AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 5, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 1/16/2024
B. Village Board 1/16/2024
C. Village Board 1/16/2024 Closed Session

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 1/30/2024

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of Thomas Middle School Girls Cross Country Team

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting from February 5, 2024

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

A. Construction Inspection Reconstruction Services - Contract Extension 2024

B. Resident Engineer & Construction Inspection Services for Rockwell/Beverly/Ridge Project - Contract Award

C. Asphalt Patching - Contract Extension 2024

D. Leak Detection Surveying - Contract Extension 2024

E. Motorcycles Purchase for Police Department 2024

F. Parkway Tree Removal & Emergency Tree Work - Contract Award 2024

G. Stump Removal and Landscape Restoration - Contract Award 2024

H. Concrete Flatwork - MPI Contract Award 2024

CONSENT LEGAL

A. IDOT Resolution for Motor Fuel Tax (MFT) Maintenance Funds - 2024 Traffic Signal Maintenance

B. Ordinance - Christian Pre-K Daycare - 308 N. Evergreen Ave.

C. Ordinance - Chase Bank - 585 E. Palatine Rd.

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Verizon Wireless Cell Tower - 1500 W. Shure Dr. - PC#23-017 Special Use Permit(s) to allow a permanent Commercial Antenna on the principal building facade and a temporary Commercial Antenna in the parking lot, Variation from landscaping requirement

B. Ramen USA - 926 & 928 W. Algonquin Rd. - PC#23-018 Land Use Variation for Bakery Products, Wholesale and Production in the B-2 District

C. 716 N. Dunton Ave. - SF/Teardown - DC#23-051 - Appeal

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Village Board
2/5/2024

Item: Committee of the Whole 1/16/2024

Department: Village Manager's Office

Committee of the Whole 1/16/2024

ATTACHMENTS:

Description	Type
Committee of the Whole Minutes 1/16/2024	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
January 16, 2024

President Hayes called the meeting to order at 7:15 PM.

BOARD MEMBERS PRESENT: President Hayes; Trustees Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, and Tinaglia

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula

OTHERS PRESENT: Dave LoSavio

A. Interview of Dave LoSavio for appointment to the Housing Commission, term ending April 30, 2026

The Mayor introduced Dave LoSavio and stated he is very qualified to fill the position on the Housing Commission. Mayor Hayes stated that he comes highly recommended by many members of the community and that he will be a good fit for the Housing Commission.

Dave stated that he moved to Arlington Heights in 2018. Although he has lived in other Northwest suburbs, he has always been drawn to Arlington Heights. Dave stated that in 2020, he left the sales job he had been in for 25 years to begin a real estate career. He has been in the community for 5 years and asked 'how can I bring value to the community' and that is how he decided to pursue serving on the Housing Commission.

Trustees thanked Dave LoSavio for his willingness to serve. Discussion ensued on Affordable Housing. Dave stated that the diversification and representation in Arlington Heights is really important. He feels that what he has learned by being in real estate will help him with collaboration and will be beneficial with enhancing diversity and inclusion. He currently works with rentals as well as property ownership. Dave has worked with numerous veterans as well.

Dave feels that all people must be comfortable and confident with their monthly payments. He stressed that he talks to all types of buyers about the importance of living within their means. He said he focuses on working with people to make a conservative financial decision. Dave and the Trustees discussed the importance of finding a safe place to call home for all.

Trustee LaBedz moved to concur in the Mayor's appointment of Dave LoSavio for appointment to the Housing Commission term ending April 30, 2026. Trustee Schwingbeck seconded the motion.

The following voice vote was recorded:

9 Ayes 0 Nays

B. The motion passed.

C. OTHER BUSINESS - None

D. ADJOURNMENT – Trustee Baldino moved, seconded by Trustee LaBedz to adjourn. The meeting adjourned at 7:31 pm.

Village Board
2/5/2024

Item: Village Board 1/16/2024

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 1/16/2024	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 5, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Grasse, LaBedz, Schwingbeck, Baldino, Bertucci, Dunnington, Shirley and Tinaglia.

Also present were: Randy Recklaus, Diana Mikula, Greg Smith, Charles Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 1/16/2024 Approved

Trustee Nicolle Grasse moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Village Board 1/16/2024 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

C. Village Board 1/16/2024 Closed Session Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 1/30/2024 Approved

Trustee James Bertucci moved to approve in the amount of $3,394,945.92. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of Thomas Middle School Girls Cross Country Team

President Hayes announced that the School District 25 Board was recognized as one of 45 school boards to earn the Illinois Association of School Board Governance Recognition by modeling behaviors that lead to excellence in governance.

Honoring the State Champion Girls Cross Country Team from Thomas, President Hayes presented each Coach and Runner with a certificate from the Village Board. He noted that the Thomas Boys Cross Country Team placed second in the State, and the South Middle School teams were in the top 10 as well.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Ron Stolberg spoke about energy and the environment. He was against the banning of natural gas saying it takes less energy to push gas through a tube than it does to push electricity through a wire. Nuclear energy is more

expensive and the waste is a threat.

Nestor Reina is the property owner of 717 S. Arlington Heights Road which is vacant right now. He would like to bring sanitary sewer to the lot and has requested permission from the Village. He has his IDOT permit and must connect within 6 months. The Village requires architectural plans ahead of time. He would like to bring the sewer line in first and then design the house. Mr. Recklaus said he would follow up so staff could provide the most efficient process possible.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting from February 5, 2024 — Approved

President Hayes administered the Oath of Office to Mr. Poulos.

Trustee James Bertucci moved to concur in the Mayor's appointment.
Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

A. Construction Inspection Reconstruction Services - Contract Extension 2024 — Approved

B. Resident Engineer & Construction Inspection Services for Rockwell/Beverly/Ridge Project - Contract Award — Approved

C. Asphalt Patching - Contract Extension 2024 — Approved

D.	Leak Detection Surveying - Contract Extension 2024	Approved
E.	Motorcycles Purchase for Police Department 2024	Approved
F.	Parkway Tree Removal & Emergency Tree Work - Contract Award 2024	Approved
G.	Stump Removal and Landscape Restoration - Contract Award 2024	Approved
H.	Concrete Flatwork - MPI Contract Award 2024	Approved

CONSENT LEGAL

A.	IDOT Resolution for Motor Fuel Tax (MFT) Maintenance Funds - 2024 Traffic Signal Maintenance	Approved

Trustee Jim Tinaglia moved to approve R2024-01. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B.	Ordinance - Christian Pre-K Daycare - 308 N. Evergreen Ave.	Approved

Trustee Jim Tinaglia moved to approve 2024-06. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

C.	Ordinance - Chase Bank - 585 E. Palatine Rd.	Approved

Trustee Jim Tinaglia moved to approve 2024-07. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,

Schwingbeck, Shirley, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Verizon Wireless Cell Tower - 1500 W. Shure Dr. Approved - PC#23-017
Special Use Permit(s) to allow a permanent Commercial Antenna on the principal building facade and a temporary Commercial Antenna in the parking lot, Variation from landscaping requirement

Verizon Wireless had an antenna on a communications tower in Palatine to cover cell phone service in the area. The property owner did not renew their lease. Verizon needs to relocate this antenna or they will not be able to provide cell phone coverage in the area. They are requesting to locate antennas on the building at 1500 W. Shure Drive. While the approvals for this move forward, they are asking to install a temporary commercial antenna in the parking lot of the building. It will be removed once their permanent antenna is constructed. Verizon representative Christopher Lee described the permanent antenna structures Verizon is planning to install.

Mr. Perkins said the Plan Commission and Staff recommend approval with the conditions that the antennas will be painted to match the building, the temporary antenna will be removed, the petitioner will remove abandoned or unused antenna from the building after the permanent antenna is installed, and the petitioner shall add the Village utility information to the engineering plans prior to the building permit issuance.

President Hayes liked the fact they are attempting to hide the antennas from the street.

Trustee Tinaglia asked how long will the temporary antenna be there. Mr. Lee said 1-3 months. He explained that the other antennas on the building are from Sprint and T-Mobile. Everyone on the building is paying rent. Some antennas are on/off periodically and may be removed in the future with the consolidation of Sprint/T-Mobile. Mr. Perkins said staff will follow up with the building owner to make sure any abandoned antennas are taken down. The temporary structure must come down by March 31 based on the previous Proceed at Your Own Risk Declaration. The new lease term is for 25 years.

Trustee Jim Tinaglia moved to approve. Trustee Tom Schwingbeck

Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Ramen USA - 926 & 928 W. Algonquin Rd. - PC#23-018 — Approved
Land Use Variation for Bakery Products, Wholesale and Production in the B-2 District

KC Kimori operates Ramen USA, a restaurant that also makes food to sell at Mitsuwa. Their sales at Mitsuwa came about during Covid as a way to augment lost in-person dining. They would like to expand their space as this partnership has evolved and is doing well. The space will be used for extended storage and packaging operations.

Mr. Perkins explained the condition which requires the petitioner, or future tenants, to keep the restaurant in order for the production facility to remain in operation. There is enough parking. Staff and the Plan Commission recommended approval. The petitioner agreed to the conditions.

Trustee Nicolle Grasse moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

C. 716 N. Dunton Ave. - SF/Teardown - DC#23-051 - Appeal

Jerome Pinderski the Attorney for Mastercraft Builders said they are seeing a reversal of the Design Commission's denial of the tear down at 716 N. Dunton. He said the home is old and has no practical value. His client bought this property and neighboring lots to build new homes on. He believes the demolition permit should be granted as the proposed home is beautiful and compliments the two newly constructed homes on either side which met the design guidelines. The proposed home matches its neighbors and the neighborhood.

Mr. Pinderski suggested the existing house is not of significant historical value. It is old, but that does not make it historic. It has not served as a first of anything nor has anyone historical owned it. It is not unique. It has some exterior decorative features that were nice. There is a large addition on the back that was un-permitted that does not help the building architecturally.

President Hayes agreed with some of Mr. Bauer's comments. He has concern that the rights of property owners are being infringed upon, but there are limits. He does not want to watch something fall apart and hopes the publicity will attract an owner who is interested in rehabbing this home.

Trustee Tinaglia said the home was purchased during the estate sale. The decision to separate the lots, and then find out the expense is not worth it is a tough nut to handle, but that is the road they chose. He suggested the Village take the next step to try and protect the homes deemed historic from the 2004 Art Institute Report.

Trustee Richard Baldino moved to deny the appeal of 716 N. Dunton Avenue. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 10:04 p.m. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

The home is not the same as it was in the late 1800's. It has been modified over the years, so is not historically accurate. Mr. Pinderski said the home is falling apart and unsafe. It needs a new foundation which means it would have to be lifted to create a new one. The exterior details would have to be removed during this rebuild. It is a brick house, and they are concerned the house would be destroyed during this kind of restoration. He disagreed that Mastercraft should be required to incur the costs to restore the home.

Mr. Pinderski said in 2004 a survey was done that identified this home as exceptional and architecturally important to the Village. This report doesn't note the condition of the home. It may have been pretty back in 2004, but it does not deserve the Exceptional "E" designation. It does not have architectural integrity according to the Federal Guidelines. He suggested that the students who prepared the report may not have understood the guidelines because if they did, he thinks the home should have been categorized as a "C". He thinks the Design Commission erred in believing this property should be deemed architecturally significant. People want to live in more modern homes. He asked for the Board to reverse the vote of the Design Commission and allow them to destroy the home to build a new modern one.

Vince Deligio, owner of Mastercraft Builders, explained that his company is not in the business of tearing down homes. They bought the empty lots and this home when there were renters. The owner asked for them to buy it as they were already buying lots on the street. They got estimates to see what it would take to refurbish this home. They do not think it can be saved. In their research and title searches, the property never came up as a landmark or a tag. They have rehabbed old homes and in fact are doing one three doors down. Most homes last 75 years. This home hasn't had anything done to it since the 70's. The exterior features are held together with paint. It's a pretty box with a gabled roof. The basement floods and the foundation is caving in. There is mold, asbestos, no garage, and a non-permitted addition that they would have to tear off as it is detaching itself from the main home. It is not a viable product because it was not taken care of along the way. It looks great from the street, but no one wants to live in there. They can't rent it, can't sell it, and can't rehab it.

Mr. Perkins said the Board has the opportunity to hear this appeal as the project was denied by the Design Commission. He explained the petitioner has built a new home on two combined lots to the south in 2020. In 2021 the two lots to the north were combined and a new home is being built by the petitioner there now. The home at 716 is of the Italianate style and used to have a nice presence on the lot and on the street before the lots were combined and re-subdivided.

The house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. The existing house

is one of only 38 homes in the report rated as "Exceptional".

Mr. Perkins said the Design Commission is charged with reviewing teardown applications to determine if they meet the standards, requirements and intent of the Village's Single-Family Design Guidelines. The relevant Code sections are listed below.

Per Chapter 28, Section 13.2 Design Review-
c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued.

> *1. The development plan: The proposed development plan includes demolition of the existing historic home described in above documents.*
>
> *2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:*
>
> > *a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines.*
> >
> > *b. Proposed redevelopment will not adversely affect the neighborhood.*

Per Chapter 28, Section 13.7 Issuance of a Certificate of Approval the Design Commission will issue a Certificate of Approval if-

> *a. The applicant's plans achieve the purpose and intent of the Design Guidelines*
>
> *b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.*
>
> *c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.*

Staff and the Design Commission recommend that the existing house should remain and be preserved as it does have significant architectural, historical, aesthetic and cultural value.

The area where the home is situated has value as a neighborhood with multiple historic buildings. This particular home is also listed on the State of Illinois Historical Survey. The Village's Comprehensive Plan sets goals and policies for historic preservation in order to preserve resources and neighborhoods with historic value, and exemplify the cultural political economic or social heritage of the Village. There are criteria to be used in evaluation listed in Chapter 6:

Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use

petition, consideration should be given to identify for possible preservation purposes, land areas or buildings that meet any of the following criteria:

a. Structures that exhibit a high quality of architectural design reminiscent of the past.

b. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.

c. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or historical association.

Demolition of the existing historic home would be a loss to the neighborhood as well as the cultural heritage of Arlington Heights. Protecting the character and the stability of residential areas within the Village is one of the purposes of the Zoning Regulations. Preserving physical resources of historic value which exemplify the cultural heritage of Arlington Heights, and preserving and protecting existing residential neighborhoods are goals of the Village's Comprehensive Plan.

Mr. Perkins explained the Single-Family Design Guidelines which delineates what the Design Commission considered in their review. The Design Commission and Staff recommend denial of the petitioner's request per Chapter 28 Section 13.7 a., b. & c. with particular regard to the architectural design and the homes preservation for its architectural, historical aesthetic and cultural value.

President Hayes said the Board is very familiar with the property and lot, as it's on the parade route. It is well known. It is rare that a decision is appealed from a Board or Commission to the Village Board. The Design Commission deserves deference and respect, as they work hard to stay within the Codes and Guidelines.

Trustee Baldino moved to deny the appeal. Trustee Tinaglia seconded the motion.

Trustee Tinaglia said there are too many things that were ignored in the attorney's presentation. We don't have a Historic Preservation Committee, but we have a lot of historic homes, and if any of them are torn down, it would be a horrible loss. This is cultural, this is what Arlington Heights is, if you are going to invest in the Village, and take a chance on buying empty lots and purchasing another home from another investor, get educated fast. He said he feels terrible for someone who runs into this scenario. This is a fact and who we are. He does not want to see it torn down. He asked if our staff had any communication with the developer or express concerns early on.

Mr. Perkins said Steve Hautzinger, the Design Commission Liaison, had a conversation in May 23 of 2023 last year. When they filed their application they were a contract purchaser. In August of 2023, staff sent a letter to them that expressed that staff would not support a teardown of the home.

After that correspondence, they applied to demolish the home. The petitioner said tonight that they own the property, staff was not aware of that until now. Trustee Tinaglia reiterated that if you are going to buy something like this in our town, you should get educated. Communication with the developer happened prior to the purchase of the property.

Trustee LaBedz took issue with the petitioner's attorney who kept saying there is nothing significant or historical. She referenced Section 13.7 regarding the significant architectural, historical, aesthetic or cultural value. This is our history. To be significant doesn't have to have a dignitary connection. Common people make history too. This does meet those criteria. It is significant to us. The other historical houses in the Village don't have a famous connection either. This little house has gotten swallowed. She is in support of the motion.

Trustee Grasse said she loves the character of older homes. There may be no 'firsts' in this house, but she heard this home may have had one of the first indoor commodes. In regards to the 13.7, in #2, the attorney mentioned the new homes complement each other and the plot; but the home needs to compliment the other historical homes in the area too, so standard #2 was not met. For #3, just because students collected the data does not mean the value or accuracy of the data is compromised. She has she heard from residents that supported the existing structure's historical aesthetic value. Only one standard needs to be met, and she believes more than one has. This home has value for her, she will go along with the motion.

Trustee Schwingbeck asked if the Village had been able to survey the home to concur with the builder on its condition. Mr. Perkins said no, although it was attempted by the Building Department. Trustee Schwingbeck asked how long the petitioner has owned the property. Cathleen Deligio said since December of 2018. They remodeled it to return it to a single family home then, it had been a two flat. She said the house is unsafe, there is mold. They asked the tenant asked to move out last year when they started building 720. Mr. Deligio said they took out the garage and they didn't want the liability as they were building the house next door. The renter communicated some issues over the years so they had professional evaluation after they moved out and that is when the numbers came together and they learned it wouldn't work.

Trustee Dunnington challenged the attorney's perspective on the Art Institute Study of 2004. This project was part of a Master's Degree historic preservation program, this was a graduate level class with 15 students of many expertise's (archeology, legal, architecture, history, interior design) who spent the whole semester preparing this architectural guide with months of intense field research including census records, reference resources, and historical study. She said she supports the Staff and Design Commission; demolition would have an adverse effect on the neighborhood due to the loss of this historic home. The Design Commission noted in their minutes the proposed home does not relate to the homes on either side.

Trustee Baldino said until late this afternoon he waffled back and forth. Then, he learned there are only 3 Italianate homes in the Village. One of them has been classified as architecturally significant, the other has a bicentennial plaque. The home is rare and historically significant.

Trustee Bertucci recalled that Design Commissioner Eckhart, an architect, said he wouldn't sleep at night if he allowed this home to be torn down. As a Historical Society member, Trustee Bertucci said he would have a tough time sleeping if it were torn down. He hopes the developer can find the right owner to bring it back to its luster.

Trustee Shirley said this is really about Sections 13.7 c., the other sections are about the plans for a house which can be changed. The point is the architectural, historical aesthetic or cultural value.

President Hayes said although the attorney did an excellent job, he disagreed with one point, that this home does not tell a compelling story. He believes it does. According to the survey of 38 homes this is one of only 11 that were built prior to 1890. That is compelling, many individuals lived in that home for 140 years. He wants to preserve this kind of homes in the neighborhood and the community; its destruction would alter the character of the neighborhood, 13.7 c. is important, b. is important as well.

The following residents spoke in support of denying the demolition: Mary Ann Crosby-Anderson, Kurt Skrudland, Vivian Menzies, Susan Skrudland, Tom Gaynor, Gregg Menzies, Joe Spinoso, John Baruch, Ann Musolf, Charles Craig, Katherine Grubba

Their reasons were as follows:

- The Design Commission are the experts and authority and their determination should stand. They have the authority per the Code to make this decision.
- No new evidence was presented tonight
- The home can be updated to a modern plan after survey, and it's design lends itself to it.
- The issues are nothing unusual or surprising, and are common in homes like this.
- The exterior is overall in excellent shape, there is nothing preventing it from being kept for another 100 years.
- The details are cannot be replicated and special.
- Nothing like it could be built again
- There were only 30 years where this kind of home was built which it is why it is historic and special
- It is significant because of its Italianate style.
- Many homes of this vintage have been rehabbed without raising it up for a new foundation
- Restoration is feasible for a homeowner, maybe not for a developer
- The State Historic Preservation Office said it believed the property meets the criteria for National Registry status because of its

architecture.

- The HANA Board supports the Design Commissions decision
- It retains sufficient material integrity for preservation.
- Tearing it down creates more waste.
- The Village stayed true to our Codes and process.
- Tearing it down creates more homogenization.
- Preserve the fabric of the community.

Kendra Parzen, an architectural historian with Landmarks Illinois, said the Illinois State Historic Preservation Organization would like to formally evaluate the home. It's a beautiful and intact example of Italianate style. She received a positive opinion that they felt this property would meet the criteria for historical preservation. Previous changes have not compromised it's standing as historic. Her organization can offer experts if further review is required.

Martin Bauer said not everything old or historic is worth preserving. We should encourage preservation when it is possible, but should not mandate it on a single-family home. Preservation shouldn't exist in isolation and treated as an absolute. We should protect the right of private owners to do with their property as they see fit and what they say is appropriate. We should not ignore rights of property owners or force a non-viable rehab which puts owners at a significant hardship. He urged the Board to uphold the appeal. He didn't think the Village should take away the private owner's rights.

Justin Walsh asked what happens next considering its current condition. He has 3 young children living next to a dilapidated property. What can we do?

Mike Landuyt who lives next door said it is a slippery slope to mandate onto a property owner. Mastercraft bought it in 2018 and a couple years later it becomes important? Should we look at clarifying a way for a search that people know what they are getting into? A new house would look better. It is dangerous in its current state.

Gary Lira said he loves old buildings and renovating them, but there is subjectivity in the Code. We are leaning on a report done by grad students. The report recommended identifying structures that should be preserved but we waited until now to say they can't do something with it when we've had the report since 2004? We need more objectivity. It's not fair to them to say you can't tear it down after you bought it.

Mr. Pinderski said there is a lot of objectivity here. He worried that what you're staying is that old equals historic. That is not what historical preservation means. He did not believe the comments were of significance from the State as they were based on photos, not inspections. Based on the changes prior owner have made, he believes it would not qualify for National Historic Preservation classification. He said to rethink your ordinance and continue the conversation.

Village Board
2/5/2024

Item: Village Board 1/16/2024 Closed Session

Department: Village Clerk

Staff recommends the approval of minutes from the Closed Session of 1/16/2024. Minutes of meetings closed to the public shall be available only after the public body determines that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential.

Village Board
2/5/2024

Item: Warrant Register 1/30/2024

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 1/30/2024	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 1/30/2024

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$668,656.33
215	CDBG FUND	$41,875.14
227	FOREIGN FIRE INS TAX FUND	$47,531.45
231	CRIMINAL INVESTIGATION FD	$16,246.55
235	MUNICIPAL PARKG OPR FUND	$41,720.82
266	HICKORY KENSINGTON TIF	$624,438.02
301	DEBT SERVICE FUND	$318.00
401	CAPITAL PROJECTS FUND	$164,462.58
426	STORM WATER CONTROL FUND	$67,196.28
505	WATER AND SEWER FUND	$130,751.21
506	LEAD SERVICE LINE REPL FUND	$30,174.75
511	SOLID WASTE FUND SWANCC	$149,945.57
515	ARTS ENTERT & EVENTS FUND	$15,074.51
605	HEALTH INSURANCE FUND	$1,226,752.76
611	GENERAL LIABILITY INS FND	$11,026.87
615	WORKERS COMPENSATION INS	$71,857.59
621	FLEET OPERATIONS FUND	$38,706.39
625	TECHNOLOGY FUND	$43,777.41
715	GUARANTY DEPOSITS FUND	$4,433.69
	TOTAL ALL FUNDS	**$3,394,945.92**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
305223	101-0000-100810-	PETTY CASH/POLICE	POLICE PETTY CASH	$900.00	**$900.00**
305410	715-0000-220930-	CIGNA	AMBULANCE REFUND	$296.58	**$296.58**
305411	715-0000-220930-	HEALTHCARE & FAMILY SERVICES	AMBULANCE REFUND	$2,234.44	**$2,234.44**
305412	715-0000-220930-	MERIDIAN HEALTH PLAN(MCAID HMO)	AMBULANCE REFUND	$88.67	**$88.67**
305413	715-0000-220930-	RYAN, DENNIS M	AMBULANCE REFUND	$1,614.00	**$1,614.00**
305414	715-0000-220930-	POOL BUSTERS LLC	BOND REFUND	$200.00	**$200.00**
305415	101-0000-432060-	TOM HOUSE	RESIDENT REIMBURSEMENT	$200.00	**$200.00**
305417	101-0000-433220-	AB DISTRIBUTING	FLASE ALARM REFUND	$50.00	**$50.00**
305418	101-0000-433220-	BRADLEY RASOF	FALSE ALARM REFUND	$50.00	**$50.00**
305419	101-0000-433220-	BRUCE HORWITZ	FALSE ALARM REFUND	$50.00	**$50.00**
305420	101-0000-433220-	FERGUSON, JOHN	FLASE ALARM REFUND	$50.00	**$50.00**
305421	101-0000-433220-	HAMLIN, MATTHEW	FALSE ALARM REFUND	$50.00	**$50.00**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305422	101-0000-433220-	JOSEPH BALIK	FALSE ALARM REFUND	$50.00	**$50.00**
305423	101-0000-433220-	JOSHUA ADLAND	FALSE ALARM REFUND	$50.00	**$50.00**
305424	101-0000-433220-	QDOBA MEXICAN GRILL	FALSE ALARM REFUND	$100.00	**$100.00**
305425	505-0000-452420-	ROGER PEDERSON	WATER REFUND	$37.90	**$37.90**
305426	101-0000-441350-	SUSHIL TANDUKAR	CITATION REFUND	$40.00	**$40.00**
305459	231-0000-350531-	SIKICH LLP	PROFESSIONAL SERVICES	$7,145.00	**$7,145.00**
802359	101-0000-210950-	RTA/CTA BENEFIT PROGRAM	EMPLOYEE BENEFIT PROGRAM	$236.00	**$236.00**
902218	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL CLAIMS 12/16-12/31	($62,770.77)	**($62,770.77)**
902220	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA 2023	$17,681.00	**$17,681.00**
902221	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA 2024	$9,764.62	**$9,764.62**
902222	101-0000-210810-	DEARBORN LIFE INS CO	FEB 2024 LIFE & DISABILITY INSURANCE	$7,789.36	**$7,789.36**
902223	101-0000-210820-	SONTIQ	ID THEFT PROTECTION	$209.75	**$209.75**
					$47.34

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902224	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA 2023	$47.34	
					$5,535.53
902225	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA 2024	$5,535.53	
					$6,000.71
902230	101-0000-211060-	VISION SERVICE PLAN	VISION FEB 2024	$1,522.75	
902230	101-0000-211060-	VISION SERVICE PLAN	VISION FEB 2024	$4,477.96	
					($32,746.11)
902231	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 01/01-01/15	($32,746.11)	
					$6,756.42
902234	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA 2024	$192.30	
902234	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA 2024	$6,564.12	
					$5,000.00
902235	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA 2023	$5,000.00	
			DEPARTMENT 0000 TOTAL:	($23,289.56)	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
305237	101-0101-522030-	ARLINGTON HTS CHAMBER OF COM	2024 GALA	$1,190.00	**$1,190.00**
305360	101-0101-521650-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	$2,250.00	**$2,250.00**
			DEPARTMENT 0101 TOTAL:	$3,440.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
					$1,338.48
	101-0201-522030-	SOUTHERN KITCHEN	MISCELLANEOUS SUPPLIES	$606.63	
	101-0201-522030-	SALSA 17	MISCELLANEOUS SUPPLIES	$91.10	
	101-0201-522030-	PASSERO	MISCELLANEOUS SUPPLIES	$76.14	
	101-0201-522030-	NORTHERN IL UNIVERSITY	TRAVEL & TRAINING	$376.00	
	101-0201-522030-	LOU MALNATI'S PIZZERIA	MISCELLANEOUS SUPPLIES	$89.71	
	101-0201-522050-	SYNTER RESOURCE GROU	SHIPPING	$42.92	
	101-0201-530010-	JOURNAL & TOPICS NEWSPAPERS	SUBSCRIPTION	$5.99	
	101-0201-530010-	JOURNAL & TOPICS NEWSPAPERS	SUBSCRIPTION	$5.99	
	101-0201-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$44.00	
					$100.00
305255	101-0201-522700-	AT & T MOBILITY	ACCT 232106787838	$100.00	
					$1,041.00
305263	515-0201-540550-	BMI GENERAL LICENSING	MISCELLANEOUS SERVICES	$1,041.00	
					$60.31
305270	101-0201-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$60.31	
					$10.00
305336	101-0201-521650-	ILLINOIS SECRETARY OF STATE	SERVICE MARK APPLICATION	$10.00	
					$43.00
305346	101-0201-530010-	JOURNAL & TOPICS NEWSPAPERS	SUBSCRIPTION	$43.00	
					$10,000.00
305363	401-0201-520050-	MAC STRATEGIES GROUP INC	PROFESSIONAL SERVICES	$10,000.00	
					$175.04
305408	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$8.99	
305408	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$166.05	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$122.00
305451	101-0201-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	$122.00	
			DEPARTMENT 0201 TOTAL:	$12,889.83	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	**HUMAN RESOURCES ADMIN**				
					$3,132.74
	101-0301-520050-	JOTFORM, INC	OFFICE EQUIPMENT	$68.60	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	$35.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	$35.00	
	101-0301-522020-	NATIONAL PELRA	DUES	$230.00	
	101-0301-540700-	SOUTHERN KITCHEN	MISCELLANEOUS SUPPLIES	($60.98)	
	101-0301-540700-	SOUTHERN KITCHEN	MISCELLANEOUS SUPPLIES	$2,372.12	
	101-0301-540700-	A LITTLE R&R ANIMAL SANCTUARY INC	MISCELLANEOUS SUPPLIES	$50.00	
	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	MISCELLANEOUS SERVICES	$60.00	
	605-0301-522020-	IL SHRM	DUES	$244.00	
	615-0301-522030-	WEPAY, INC.	TRAVEL & TRAINING	$99.00	
					$133.14
305231	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$133.14	
					$105.73
305270	101-0301-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$105.73	
					$71,758.59
305340	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	W.C.DEC. DEDUCTIBLE	$71,758.59	
					$4,709.00
305402	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICAL	$1,030.00	
305402	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICAL	$1,163.00	
305402	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICAL	$2,516.00	
					$160.00
305433	605-0301-520500-	PETTY CASH	MISCELLANEOUS SERVICES	$80.00	
305433	605-0301-520500-	PETTY CASH	MISCELLANEOUS SERVICES	$80.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$9,603.51
902209	605-0301-520450-	BENISTAR/HARTFORD - 6795	DEC 2023 RETIREE INSURANCE	$290.70	
902209	605-0301-542750-	BENISTAR/HARTFORD - 6795	DEC 2023 RETIREE INSURANCE	$9,312.81	
					$780.00
902216	605-0301-520500-	TELUS HEALTH (US) LT	NEW HIRE WEBINAR	$780.00	
					$443,461.78
902218	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL CLAIMS 12/16-12/31	$421,236.93	
902218	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL CLAIMS 12/16-12/31	$22,224.85	
					$8,163.51
902222	605-0301-520650-	DEARBORN LIFE INS CO	FEB 2024 LIFE & DISABILITY INSURANCE	$4,142.30	
902222	605-0301-520660-	DEARBORN LIFE INS CO	FEB 2024 LIFE & DISABILITY INSURANCE	$4,021.21	
					$664.11
902226	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA FLEX FEES 01/2024	$16.48	
902226	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA FLEX FEES 01/2024	$77.25	
902226	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA FLEX FEES 01/2024	$570.38	
					$14,510.90
902227	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE FEB 2024	$371.45	
902227	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE FEB 2024	$14,139.45	
					$105,112.27
902229	605-0301-520550-	BLUE CROSS BLUE SHIELD OF ILLINOIS	ADMIN FEE 12/01-12/31	$105,112.27	
					$448,405.86
902231	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 01/01-01/15	$418,423.93	
902231	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 01/01-01/15	$29,981.93	
					$286,394.70

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902236	605-0301-520600-	HMO ILLINOIS	HMO FEB 2024	$286,394.70	
			DEPARTMENT 0301 TOTAL:	$1,397,095.84	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0401	**LEGAL DEPARTMENT ADMIN**				
	101-0401-522050-	SYNTER RESOURCE GROU	SHIPPING	$21.04	**$21.04**
305281	101-0401-520200-	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	$1,125.00	**$1,125.00**
902237	101-0401-520100-	ELROD FRIEDMAN LLP	PROFESSIONAL SERVICES	$43,798.70	**$43,798.70**
			DEPARTMENT 0401 TOTAL:	$44,944.74	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0501	**FINANCE ADMIN**				
					$2,957.46
	101-0501-521650-	GOVERNMENT FINANCE OFFICERS ASSOC	MISCELLANEOUS SERVICES	$610.00	
	101-0501-521650-	APPLE STORE	CLOUD STORAGE	$0.99	
	101-0501-521650-	APPLE STORE	CLOUD STORAGE	$0.99	
	101-0501-521650-	GOVERNMENT FINANCE OFFICERS ASSOC	MISCELLANEOUS SERVICES	$575.00	
	101-0501-522020-	IL GFOA	MEMBERSHIP DUES	$800.00	
	101-0501-522030-	ROSATI'S	MISCELLANEOUS SUPPLIES	$159.93	
	101-0501-522030-	CORTLANDS GARAGE	MISCELLANEOUS SUPPLIES	$49.44	
	101-0501-522050-	SYNTER RESOURCE GROU	SHIPPING	$11.05	
	101-0501-522050-	THE LEVITON LAW FIRM	SHIPPING	$254.77	
	101-0501-530010-	JOURNAL & TOPICS NEWSPAPERS	SUBSCRIPTION	$66.00	
	101-0501-530050-	DELL MARKETING LP	OFFICE EQUIPMENT	$162.49	
	101-0501-533050-	ARMANDS	MISCELLANEOUS SUPPLIES	$266.80	
					$76.64
305231	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$12.95	
305231	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$14.47	
305231	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$49.22	
					$8,472.56
305235	101-0501-521650-	ANDRES MEDICAL BILLING LTD	FINANCIAL SERVICES	$8,472.56	
					$97.20
305293	101-0501-522010-	DAILY HERALD	ADVERTISING	$97.20	
					$41.43
305307	101-0501-522050-	FEDEX	SHIPPING	$41.43	
					$11,026.87

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305340	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	GEN LIAB AUTO DEC DEDUCTIBLE	$9,055.37	
305340	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	GEN LIAB PROP DEC DEDUCTIBLE	$1,971.50	
					$216.30
305408	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$50.14	
305408	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$51.57	
305408	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$114.59	
					$13.50
305433	101-0501-522030-	PETTY CASH	TRAVEL & TRAINING	$13.50	
					$213.56
305436	101-0501-522050-	POSTMASTER ARLINGTON HEIGHTS	POSTAGE REPLENISHMENT	$213.56	
					$1,546.41
305457	505-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	$1,546.41	
					$26.00
305500	101-0501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
					$4,344.27
902219	101-0501-522050-	CITIBANK	DECEMBER POSTAGE	$4,344.27	
			DEPARTMENT 0501 TOTAL:	$29,032.20	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0601	**INFORMATION TECHNOLOGY ADMIN**				
					$1,398.62
	401-0601-550150-	HOME DEPOT CREDIT SERVICES	OFFICE EQUIPMENT	$24.75	
	401-0601-550150-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$31.66	
	625-0601-521655-	SMARTSIGN C/O ASSET TIGER	OFFICE EQUIPMENT	$230.00	
	625-0601-522050-	SYNTER RESOURCE GROU	SHIPPING	$7.32	
	625-0601-530050-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$106.15	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$40.84	
	625-0601-530050-	FAUSTOS ITALIAN KITCHEN & CATERING	MISCELLANEOUS SUPPLIES	$96.77	
	625-0601-530050-	HARBOR FREIGHT TOOLS	OFFICE SUPPLIES	$8.78	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$24.77	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$21.56	
	625-0601-533050-	SIMPLEMDM	OFFICE EQUIPMENT	$123.00	
	625-0601-533050-	CLOUDFLARE	OFFICE EQUIPMENT	$25.00	
	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$34.99	
	625-0601-550100-	DIGITAL RIVER, INC	OFFICE EQUIPMENT	$19.99	
	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$455.29	
	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	$50.39	
	625-0601-550100-	EBAY	OFFICE EQUIPMENT	$823.90	
	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$16.24	
	625-0601-550100-	EBAY	OFFICE EQUIPMENT	($823.90)	
	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	$81.12	
					($11.87)
305231	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	($11.87)	
					$3,075.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305271	625-0601-550100-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	$3,075.00	
					$20,562.55
305294	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	$1,408.50	
305294	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	$19,154.05	
					$1,270.00
305302	625-0601-521655-	ENTRUST CORPORATION	OFFICE EQUIPMENT	$1,270.00	
					$74.99
305442	625-0601-521650-	RCN	ACCT 020144077001	$74.99	
					$144.94
305443	625-0601-521650-	RCN	ACCT 0201411183401	$144.94	
					$17,017.00
305479	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$2,516.00	
305479	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$2,550.00	
305479	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$11,951.00	
					$302.59
305490	625-0601-521650-	VERIZON WIRELESS	ACCT 78036610800001	$302.59	
			DEPARTMENT 0601 TOTAL:	$43,833.82	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1008	**BOARDS & COMM FIRE & POL COMM**				
	101-1008-522020-	IL FIRE & POLICE COMM ASSOC	MEMBERSHIP RENEWAL	$400.00	**$400.00**
305338	101-1008-520750-	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	PROFESSIONAL SERVICES	$9,237.33	**$9,237.33**
305466	101-1008-520750-	STEPHEN LASER & ASSOCIATES	PROFESSIONAL SERVICES	$600.00	**$600.00**
			DEPARTMENT 1008 TOTAL:	$10,237.33	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1018	**BOARDS & COMM SPECIAL EVENTS**				
305308	101-1018-540550-	FIVE STAR VALET	PROFESSIONAL SERVICES	$1,750.00	**$1,750.00**
305463	515-1018-540550-	STANLEY, KERI	AUTUMN HARVEST REIMBURSEMENT	$414.82	**$414.82**
305464	101-1018-540550-	STATE GRAPHICS	PRINTING SERVICES	$489.00	**$489.00**
			DEPARTMENT 1018 TOTAL:	$2,653.82	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1021	**BOARDS & COMM AH ECON ALLNCE**				
					$20.00
305433	101-1021-540400-	PETTY CASH	MISCELLANEOUS SUPPLIES	$20.00	
			DEPARTMENT 1021 TOTAL:	$20.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 2005	**SPECIAL EVENTS METROPOLIS THTR**				
					$1,001.10
	515-2005-550550-	GRAINGER W W INC	METROPOLIS SUPPLIES	$6.93	
	515-2005-550550-	GRAINGER W W INC	METROPOLIS SUPPLIES	$126.19	
	515-2005-550550-	B&H PHOTO	METROPOLIS SUPPLIES	$212.64	
	515-2005-550550-	GRAINGER W W INC	METROPOLIS SUPPLIES	$217.39	
	515-2005-550550-	SWEETWATER	METROPOLIS SUPPLIES	$437.95	
			DEPARTMENT 2005 TOTAL:	$1,001.10	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3001	**POLICE DEPT ADMIN**				
					$10,009.63
	101-3001-521020-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$48.25	
	101-3001-521020-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$180.00	
	101-3001-521020-	INTERNATIONAL E-Z UP	POLICE EQUIPMENT & SUPPLY	$170.15	
	101-3001-521650-	COMCAST PROCESSING CENTER	MONTHLY CHARGES: JANUARY	$115.83	
	101-3001-522030-	PSI SERVICES LLC	TRAVEL & TRAINING	$175.00	
	101-3001-522030-	PSI SERVICES LLC	TRAVEL & TRAINING	$175.00	
	101-3001-522030-	PSI SERVICES LLC	TRAVEL & TRAINING	$175.00	
	101-3001-522030-	PRYOR LEARNING, LLC	TRAVEL & TRAINING	$796.00	
	101-3001-522030-	IL TACTICAL OFFICERS ASSOC	TRAVEL & TRAINING	$475.00	
	101-3001-522030-	BERLA	TRAVEL & TRAINING	$200.00	
	101-3001-522030-	HARD ROCK ATLANTIC	TRAVEL & TRAINING	$101.12	
	101-3001-522030-	VISUAL COMPUTER SOLUTIONS	TRAVEL & TRAINING	$261.32	
	101-3001-530010-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$157.03	
	101-3001-530010-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$150.00	
	101-3001-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	$15.96	
	101-3001-530050-	MAG INSTRUMENT, INC	POLICE EQUIPMENT & SUPPLY	$207.00	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$139.95	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$8.99	
	101-3001-530050-	LA POLICE GEAR	POLICE EQUIPMENT & SUPPLY	$667.86	
	101-3001-530050-	WEATHERTECH	POLICE EQUIPMENT & SUPPLY	$228.90	
	101-3001-530050-	WEATHERTECH	POLICE EQUIPMENT & SUPPLY	$165.95	
	101-3001-530050-	PANERA	MISCELLANEOUS SUPPLIES	$134.43	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$218.89	
	101-3001-530050-	HARBOR FREIGHT TOOLS	POLICE EQUIPMENT & SUPPLY	$229.99	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$879.00	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$189.52	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$23.44	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$49.76	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$322.90	
	101-3001-530350-	FALCO	POLICE EQUIPMENT & SUPPLY	$205.86	
	101-3001-530350-	CHICAGO PARKING METERS	TRAVEL & TRAINING	$3.75	
	101-3001-533050-	ADOBE	OFFICE EQUIPMENT	$659.88	
	101-3001-533050-	CRASH DATA GROUP INC	OFFICE EQUIPMENT	$1,500.00	
	101-3001-533050-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	$690.60	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	($274.75)	
	101-3001-533250-	PEGGY KINNANE'S LLC	MISCELLANEOUS SUPPLIES	$56.35	
	101-3001-533250-	PANERA	MISCELLANEOUS SUPPLIES	$133.15	
	101-3001-533250-	SAMS CLUB	MISCELLANEOUS SUPPLIES	$345.76	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$26.79	
					$6,000.00
305227	101-3001-521020-	ALCALDE CUSTOMS INC	EQUIPMENT MAINTENANCE	$6,000.00	
					$23,170.40
305228	101-3001-521650-	ALEXIAN BROS CENTER MENTAL HEALTH	PROFESSIONAL SERVICES	$23,170.40	
					$668.48
305256	101-3001-521650-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287328367893	$668.48	
					$1,527.00
305261	101-3001-522100-	BELMONTE PRINTING CO	PRINTING SERVICES	$1,527.00	
					$73.06
305270	101-3001-521020-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$34.52	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305270	101-3001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$38.54	
					$1,010.00
305287	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$275.00	
305287	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$320.00	
305287	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$415.00	
					$600.00
305299	101-3001-521655-	ELINEUP LLC	OFFICE EQUIPMENT	$600.00	
					$4,170.00
305303	101-3001-520150-	ERNEST R BLOMQUIST PC	PROFESSIONAL SERVICES	$4,170.00	
					$50.00
305305	101-3001-521650-	EXPERIAN	MISCELLANEOUS SERVICES	$50.00	
					$522.00
305329	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	$125.00	
305329	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	$397.00	
					$2,574.69
305362	235-3001-533050-	M RUGGED MOBILE TECHNOLOGY	POLICE EQUIPMENT & SUPPLY	$2,574.69	
					$830.00
305365	101-3001-521650-	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	$830.00	
					$83.10
305371	101-3001-530050-	MCDONALD'S #1783	MISCELLANEOUS SUPPLIES	$83.10	
					$2,774.44
305379	401-3001-550100-	MIDWEST OFFICE INTERIORS INC	OFFICE EQUIPMENT	$2,774.44	
					$600.00
305397	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$600.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$47,546.78
305401	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$47,546.78	
					$2,548.14
305408	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$132.19	
305408	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$141.65	
305408	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$164.99	
305408	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$282.78	
305408	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$865.99	
305408	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$869.99	
305408	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$5.99	
305408	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$84.56	
					$1,558.09
305435	101-3001-522030-	PETTY CASH/POLICE	RENTAL VEHICLE	$1,113.00	
305435	101-3001-533050-	PETTY CASH/POLICE	MISCELLANEOUS SUPPLIES	$10.20	
305435	101-3001-533050-	PETTY CASH/POLICE	MISCELLANEOUS SUPPLIES	$134.89	
305435	101-3001-533050-	PETTY CASH/POLICE	MISCELLANEOUS SUPPLIES	$150.00	
305435	101-3001-533050-	PETTY CASH/POLICE	MISCELLANEOUS SUPPLIES	$150.00	
					$122.00
305451	101-3001-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	$122.00	
					$102.95
305458	101-3001-530050-	SHERWIN ACE HARDWARE	MISCELLANEOUS SUPPLIES	$21.99	
305458	101-3001-530050-	SHERWIN ACE HARDWARE	MISCELLANEOUS SUPPLIES	$21.99	
305458	101-3001-530050-	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$14.99	
305458	101-3001-533250-	SHERWIN ACE HARDWARE	MISCELLANEOUS SUPPLIES	$43.98	
					$408.75

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305482	101-3001-533250-	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT MAINTENANCE	$408.75	
			DEPARTMENT 3001 TOTAL:	$106,949.51	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003	**POLICE DEPT CRIMINAL INVEST**				
					$326.55
	231-3003-540110-	SOUTHIE GAS	FUEL	$26.55	
	231-3003-540110-	IL TACTICAL OFFICERS ASSOC	TRAVEL & TRAINING	$250.00	
	231-3003-540110-	IL TACTICAL OFFICERS ASSOC	TRAVEL & TRAINING	$50.00	
					$8,775.00
305341	231-3003-540110-	JG UNIFORMS	CLOTHING & APPAREL	$8,775.00	
			DEPARTMENT 3003 TOTAL:	$9,101.55	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3501	**FIRE ADMIN**				
					$6,677.67
	101-3501-521650-	INTL CODE COUNCIL INC	MISCELLANEOUS SERVICES	$91.55	
	101-3501-521650-	NATL FIRE PROTECTION ASSOC	MISCELLANEOUS SERVICES	$103.49	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	LICENSE RENEWAL	$21.00	
	101-3501-522030-	SCHOOL OUTFITTERS	TRAVEL & TRAINING	$1,364.78	
	101-3501-522030-	B AND H PHOTO/VIDEO	FIRE EQUIPMENT & SUPPLY	$202.50	
	101-3501-522050-	SYNTER RESOURCE GROU	SHIPPING	$94.13	
	101-3501-530010-	FIRE ENGINEERING	SUBSCRIPTION	$57.00	
	101-3501-530010-	FIRE ENGINEERING	SUBSCRIPTION	$57.00	
	101-3501-531650-	CENTRAL CONTINENTAL BAKERY	MISCELLANEOUS SUPPLIES	$219.07	
	101-3501-531650-	IDENTIFIRE SAFETY	FIRE EQUIPMENT & SUPPLY	$26.99	
	101-3501-533450-	4IMPRINT	FIRE EQUIPMENT & SUPPLY	$276.16	
	101-3501-533450-	QUALITY LOGO PRODUCTS	FIRE EQUIPMENT & SUPPLY	$1,112.51	
	101-3501-533500-	AMERICAN HEART ASSOCIATION	MISCELLANEOUS SUPPLIES	$1,571.00	
	101-3501-533500-	CARDIO PARTNERS INC	MISCELLANEOUS SUPPLIES	$645.65	
	101-3501-533500-	LIVE ACTION SAFETY	FIRE EQUIPMENT & SUPPLY	$279.84	
	101-3501-533500-	SORG FARM PACKAGING, INC	FIRE EQUIPMENT & SUPPLY	$270.00	
	101-3501-533500-	SORG FARM PACKAGING, INC	FIRE EQUIPMENT & SUPPLY	$285.00	
					$1,130.54
305231	101-3501-521020-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	$240.00	
305231	101-3501-521110-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLIES	$142.07	
305231	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$11.57	
305231	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$12.30	
305231	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$20.99	
305231	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$104.06	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305231	101-3501-530500-	AMAZON COM CAPITAL SERVICES	MEDICAL SUPPLIES	$57.94	
305231	101-3501-532800-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$131.80	
305231	101-3501-533450-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	($79.99)	
305231	101-3501-533450-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$50.00	
305231	101-3501-533450-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$439.80	
					$5.75
305270	101-3501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$5.75	
					$353.80
305289	101-3501-522030-	CONNOR MIKLASZ	REIMBURSEMENT	$59.00	
305289	101-3501-522030-	CONNOR MIKLASZ	REIMBURSEMENT	$294.80	
					$2,600.00
305298	101-3501-522030-	ELEVATED SAFETY	TRAVEL & TRAINING	$1,300.00	
305298	101-3501-522030-	ELEVATED SAFETY	TRAVEL & TRAINING	$1,300.00	
					$2,184.00
305322	101-3501-522030-	HANSELMAN, CURT	TUITION REIMBURSEMENT	$2,184.00	
					$1,576.35
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$51.74	
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$64.50	
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$126.95	
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$149.94	
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$199.00	
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$335.22	
305327	101-3501-522030-	HOME DEPOT CREDIT SERVICES	TRAVEL & TRAINING	$649.00	
					$800.00
305330	101-3501-522020-	IL FIRE CHIEFS ASSOC	DUES	$800.00	
					$10,343.78

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305337	101-3501-521655-	IMAGE TREND CONNECT	OFFICE EQUIPMENT	$10,343.78	
					$316.34
305345	101-3501-522030-	JONES AND BARTLETT LEARNING LLC	FIRE EQUIPMENT & SUPPLY	$161.92	
305345	101-3501-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL & TRAINING	$154.42	
					$513.02
305349	101-3501-522030-	KEDROK, JASON	TUITION REIMBURSEMENT	$513.02	
					$2,980.00
305381	401-3501-550150-	MISSION COMMUNICATIONS LLC	FIRE EQUIPMENT & SUPPLY	$2,980.00	
					$15,112.00
305388	401-3501-550150-	MPC COMMUNICATIONS & LIGHTING INC	EQUIPMENT MAINTENANCE	$15,112.00	
					$207.45
305389	101-3501-531650-	MUNICIPAL EMERGENCY SERVICES	FIRE EQUIPMENT & SUPPLY	$207.45	
					$6,256.88
305394	401-3501-550100-	NATL BUSINESS FURNITURE	FIRE EQUIPMENT & SUPPLY	$6,256.88	
					$2,000.00
305398	101-3501-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$600.00	
305398	101-3501-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$1,400.00	
					$47,143.71
305401	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	ANNUAL JEMS FEE	$31,294.79	
305401	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$15,848.92	
					$1,128.99
305408	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	($9.99)	
305408	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$9.99	
305408	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$28.71	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305408	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$200.97	
305408	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$899.31	
					$1,275.43
305432	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$135.81	
305432	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$562.32	
305432	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$577.30	
					$241.73
305434	101-3501-522030-	PETTY CASH/FIRE	TRAVEL & TRAINING	$44.39	
305434	101-3501-522030-	PETTY CASH/FIRE	TRAVEL & TRAINING	$59.00	
305434	101-3501-522050-	PETTY CASH/FIRE	POSTAGE	$13.55	
305434	101-3501-522050-	PETTY CASH/FIRE	POSTAGE	$13.55	
305434	101-3501-522050-	PETTY CASH/FIRE	POSTAGE	$13.55	
305434	101-3501-522100-	PETTY CASH/FIRE	PRINTING	$50.47	
305434	101-3501-530050-	PETTY CASH/FIRE	OFFICE SUPPLIES	$1.80	
305434	101-3501-530050-	PETTY CASH/FIRE	OFFICE SUPPLIES	$19.98	
305434	101-3501-530050-	PETTY CASH/FIRE	OFFICE SUPPLIES	$25.44	
					$229.50
305440	101-3501-521160-	R H MEDICAL	FIRE EQUIPMENT & SUPPLY	$229.50	
					$8,200.00
305450	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$1,200.00	
305450	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$7,000.00	
					$218.13
305452	101-3501-530050-	ROUTE 12 RENTAL CO INC	EVENT RENTAL SUPPLIES	$55.63	
305452	101-3501-531600-	ROUTE 12 RENTAL CO INC	CHEMICALS	$162.50	
					$13.34
305458	101-3501-521110-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	$8.57	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305458	101-3501-521110-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$4.77	
					$500.00
305467	101-3501-521070-	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	$500.00	
					$13,451.42
305471	101-3501-521655-	TARGET SOLUTIONS LEARNING LLC	OFFICE EQUIPMENT	$13,451.42	
					$1,256.40
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	($73.95)	
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$49.95	
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$86.95	
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$140.00	
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$157.90	
305475	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$820.60	
					$4,125.40
305478	401-3501-550150-	TUFF SHED INC	FIRE EQUIPMENT	$4,125.40	
					$12,000.00
305480	101-3501-521655-	UKG KRONOS SYSTEMS LLC	OFFICE EQUIPMENT	$12,000.00	
					$9,235.99
305499	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$475.60	
305499	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$541.50	
305499	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$358.00	
305499	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$831.90	
305499	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$7,028.99	
					$104.00
305500	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINE & ACCESS	$26.00	
305500	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINE & ACCESS	$26.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305500	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINE & ACCESS	$26.00	
305500	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINE & ACCESS	$26.00	
			DEPARTMENT 3501 TOTAL:	$152,181.62	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3701	**FOREIGN FIRE INSURANCE ADMIN**				
305226	227-3701-522030-	ADAM HOEFLICH	TUITION REIMBURSEMENT	$398.95	**$398.95**
305260	227-3701-522030-	BELLUSCI, ALEXANDER	REIMBURSEMENT	$270.27	**$270.27**
305295	227-3701-521650-	DIRECT FITNESS SOLUTIONS	MISCELLANEOUS SERVICES	$800.00	**$800.00**
305304	227-3701-522030-	ESCHNER, BENJAMIN	TUITION REIMBUSEMENT	$681.13	**$681.13**
305309	227-3701-522030-	FLYNN, KEVIN	TUITION REIMBURSEMENT	$227.53	**$227.53**
305311	227-3701-522030-	FORDE, JOSEPH	REIMBURSEMENT	$270.92	**$270.92**
305318	227-3701-522030-	GRIPPER, PETER	TUITION REIMBURSEMENT	$394.43	**$849.66**
305318	227-3701-522030-	GRIPPER, PETER	TUITION REIMBURSEMENT	$455.23	
305319	227-3701-522030-	GROSSMANN, JONATHAN	REIMBURSEMENT	$155.58	**$155.58**
305327	227-3701-550150-	HOME DEPOT CREDIT SERVICES	FIRE EQUIPMENT & SUPPLY	$59.96	**$59.96**
305357	227-3701-522030-	LIMBERS, SCOTT	REIMBURSEMENT	$269.82	**$269.82**
305385	227-3701-522030-	MORAN, MARTIN	TUITION REIMBURSEMENT	$1,472.61	**$1,472.61**
305390	227-3701-522030-	MURPHY, MATT	REIMBURSEMENT	$331.50	**$331.50**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$280.89
305407	227-3701-522030-	OATES, MATTHEW	REIMBURSEMENT	$280.89	
					$25.29
305434	227-3701-550150-	PETTY CASH/FIRE	BUILDING SUPPLIES	$25.29	
					$1,109.82
305439	227-3701-522030-	PROCTOR, BRETT	TUITION REIMBURSEMENT	$1,109.82	
					$5,500.00
305453	227-3701-530350-	RUNNERS HIGH N TRI	CLOTHING & APPAREL	$5,500.00	
					$33,595.20
305475	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$33,595.20	
					$477.65
305488	227-3701-522030-	VASICEK, SCOTT	REIMBURSEMENT	$285.23	
305488	227-3701-522030-	VASICEK, SCOTT	TUITION REIMBURSEMENT	$192.42	
					$754.67
305499	227-3701-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$754.67	
			DEPARTMENT 3701 TOTAL:	$47,531.45	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4001	**PLANNING PLANNING**				
					$3,571.06
	101-4001-521650-	APPLE STORE	ICLOUD STORAGE	$2.99	
	101-4001-522020-	AMERICAN INST OF ARCHITECTS	DUES	$760.00	
	101-4001-522020-	INTERNATIONAL COUNCIL OF SHOPPING CTRS	DUES	$250.00	
	101-4001-522030-	MAIZE & MASH	MISCELLANEOUS SUPPLIES	$57.39	
	101-4001-530050-	VERIZON WIRELESS	OFFICE SUPPLIES	$120.97	
	101-4001-533050-	DELL MARKETING L.P.	OFFICE EQUIPMENT	$989.97	
	101-4001-533050-	AMAZON.COM	OFFICE EQUIPMENT	$1,354.75	
	101-4001-533050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$34.99	
					$1,195.60
305257	101-4001-540410-	AUDACY OPERATIONS, INC.	ADVERTISING	$1,195.60	
					$56.83
305270	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$56.83	
					$13,675.97
305291	101-4001-540400-	COSTAR REALTY INFORMATION INC	OFFICE EQUIPMENT	$13,675.97	
					$4,029.40
305293	101-4001-522010-	DAILY HERALD	ADVERTISING	$194.40	
305293	101-4001-540410-	DAILY HERALD	ADVERTISING	$3,835.00	
					$2,821.50
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$243.00	
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$260.00	
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$294.00	
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$294.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$294.00	
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$362.00	
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$404.50	
305354	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$670.00	
					$500.00
305415	101-4001-521650-	TOM HOUSE	RESIDENT REIMBURSEMENT	$500.00	
					$1,430.00
305429	266-4001-520050-	PATRICK ENGINEERING, INC	PROFESSIONAL SERVICES	$1,430.00	
					$24,803.75
305431	101-4001-540430-	PAWFECT GROOMING LLC	ZERO INTEREST LOAN	$24,803.75	
					$4,000.00
305495	101-4001-540410-	WGN AM	ADVERTISING	$4,000.00	
					$623,008.02
902228	266-4001-550250-	CHICAGO TITLE INSURANCE COMPANY	LAND ACQUISITION	$623,008.02	
			DEPARTMENT 4001 TOTAL:	$679,092.13	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4101	**COMMUNITY DEVL BLK GRNTADMIN**				
305274	215-4101-541170-	CHILDREN'S ADVOCACY CENTER	CDBG GRANT	$875.00	**$875.00**
305282	215-4101-541030-	CLEARBROOK	CDBG GRANT	$25,770.00	**$25,770.00**
305288	215-4101-541620-	CONNECTIONS TO CARE	CDBG GRANT	$3,511.14	**$3,511.14**
305306	215-4101-541700-	FAMILYFORWARD	CDBG GRANT	$750.00	**$750.00**
305347	215-4101-541480-	JOURNEYS THE ROAD HOME	CDBG GRANT	$5,000.00	**$5,000.00**
305356	215-4101-541730-	LIFE SPAN	CDBG GRANT	$875.00	**$875.00**
305400	215-4101-541680-	NORTHWEST CASA	CDBG GRANT	$875.00	**$875.00**
305403	215-4101-541790-	NORTHWEST COMPASS INC	CDBG GRANT	$1,089.94	**$1,089.94**
305445	215-4101-541040-	RESOURCES FOR COMMUNITY LIVING	CDBG GRANT	$1,147.50	**$1,147.50**
305469	215-4101-541440-	SUBURBAN PRIMARY HEALTH CARE	CDBG GRANT	$1,981.56	**$1,981.56**
			DEPARTMENT 4101 TOTAL:	$41,875.14	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4501	**BUILDING ADMIN**				
					$2,483.86
	101-4501-522020-	NORTHWEST BOCA	DUES	$155.00	
	101-4501-522020-	SURVEY MONKEY	OFFICE EQUIPMENT	$900.00	
	101-4501-522030-	MR. ALLISON'S RESTAURANT	MISCELLANEOUS SUPPLIES	$204.96	
	101-4501-522030-	FIRE SMARTS LLC	TRAVEL & TRAINING	$235.00	
	101-4501-522030-	FIRE SMARTS LLC	TRAVEL & TRAINING	$188.00	
	101-4501-522030-	FIRE SMARTS LLC	TRAVEL & TRAINING	$235.00	
	101-4501-522030-	FIRE SMARTS LLC	TRAVEL & TRAINING	$47.00	
	101-4501-522030-	FIRE SMARTS LLC	TRAVEL & TRAINING	$235.00	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	$165.00	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$118.90	
					$9,061.00
305387	101-4501-520350-	MOSHE CALAMARO & ASSOCIATES, INC	PROFESSIONAL SERVICES	$9,061.00	
					$167.05
305408	101-4501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$167.05	
					$2,535.00
305474	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BUILDING MAINTENANCE	$910.00	
305474	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BUILDING MAINTENANCE	$1,625.00	
					$26.00
305500	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
			DEPARTMENT 4501 TOTAL:	$14,272.91	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7001	**HEALTH ADMIN**				
					$1,974.46
	101-7001-521650-	J2 CLOUD SERVICES LLC	OFFICE EQUIPMENT	$32.58	
	101-7001-522020-	IL ENVIRONMENTAL HEALTH ASSOC	DUES	$220.00	
	101-7001-522030-	PESI HEALTHCARE, LLC	TRAVEL & TRAINING	$319.96	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$39.97	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$51.99	
	101-7001-530050-	PORTILLOS HOT DOGS	MISCELLANEOUS SUPPLIES	$387.14	
	101-7001-530050-	PORTILLOS HOT DOGS	MISCELLANEOUS SUPPLIES	($39.15)	
	101-7001-540530-	COMMONWEALTH EDISON COMPANY	COMED BILL PAID FOR RESIDENT	$590.00	
	101-7001-540530-	HOLIDAY INN EXPRESS	SUBSIDY PROGRAM	$371.97	
					$187.00
305233	101-7001-522400-	AMERICAN TAXI	TAXI SUBSIDY	$187.00	
					$828.00
305236	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$92.00	
305236	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$736.00	
					$22,632.46
305239	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CDBG GRANT	$3,127.35	
305239	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CDBG GRANT	$3,127.35	
305239	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CDBG GRANT	$5,373.80	
305239	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CDBG GRANT	$5,501.98	
305239	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CDBG GRANT	$5,501.98	
					$19.45
305270	101-7001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$19.45	
					$220.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305290	101-7001-521100-	CORELOGIC SOLUTIONS LLC	PROFESSIONAL SERVICES	$220.00	
					$414.60
305315	101-7001-533100-	GLAXOSMITHKLINE PHARMACEUTICALS	MEDICAL SUPPLIES	$414.60	
					$100.00
305355	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	$100.00	
					$1,140.87
305369	101-7001-533100-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	($586.73)	
305369	101-7001-533100-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	$101.37	
305369	101-7001-533100-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	$167.64	
305369	101-7001-533100-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	$704.64	
305369	101-7001-533100-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	$753.95	
					$110.69
305408	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$110.69	
			DEPARTMENT 7001 TOTAL:	$27,627.53	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7007	**HEALTH SENIOR SERVICES**				
					$2,533.64
	101-7007-521650-	DUNKIN DONUTS	MISCELLANEOUS SUPPLIES	$33.35	
	101-7007-521650-	VOLGISTICS INC	OFFICE EQUIPMENT	$61.00	
	101-7007-522020-	AMERICAN ASSOCIATION OF NOTARIES	NOTARY DUES	$32.90	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$29.97	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$37.98	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$45.94	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$80.35	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$89.99	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$91.95	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$13.50	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$17.53	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$18.26	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$37.09	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$132.31	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$379.54	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$79.99	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$6.59	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$12.78	
	101-7007-531650-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	$21.35	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$24.00	
	101-7007-531650-	MEIJER'S	PROGRAM SUPPLIES	$100.12	
	101-7007-531650-	MEIJER'S	PROGRAM SUPPLIES	$12.20	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$8.89	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$31.99	
	101-7007-531650-	JEWEL OSCO 3422	PROGRAM SUPPLIES	$23.57	
	101-7007-531650-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	$36.25	
	101-7007-531650-	APPLE STORE	PROGRAM SUPPLIES	$3.99	
	101-7007-531650-	JAROSCH BAKERY, INC	PROGRAM SUPPLIES	$604.80	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$75.25	
	101-7007-531650-	ORIENTAL TRADING CO INC	PROGRAM SUPPLIES	$84.67	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$54.56	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$14.99	
	101-7007-540160-	APPLE STORE	PROGRAM SUPPLIES	$5.99	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	$230.00	
305264	101-7007-540160-	BREAKING GROUNDS IN DRUMMING	PROGRAM INSTRUCTIONAL FEES	$800.00	**$800.00**
305267	101-7007-540160-	BURKE, KEITH	PROGRAM INSTRUCTIONAL FEES	$200.00	**$200.00**
305270	101-7007-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$61.52	**$61.52**
305275	101-7007-540160-	CHINESE INTERCULTURAL, LLC	PROGRAM INSTRUCTIONAL FEES	$250.00	**$250.00**
305314	101-7007-540160-	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEES	$220.00	**$220.00**
305366	101-7007-540160-	MARQUEE MOVIE PRESENTATIONS LLC	PROGRAM INSTRUCTIONAL FEES	$225.00	**$225.00**
305382	101-7007-521020-	MITY LITE INC	OFFICE EQUIPMENT	$3,002.60	**$3,002.60**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
			DEPARTMENT 7007 TOTAL:	$7,292.76	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7101	**PUBLIC WORKS ADMIN**				
					$5,076.06
	101-7101-522020-	AMERICAN SOCIETY OF CIVIL ENGINEERS	DUES	$291.00	
	101-7101-522030-	THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOI	TRAVEL & TRAINING	$50.00	
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	$70.00	
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	$695.00	
	101-7101-522030-	IL LANDSCAPE CONTRACTORS ASSOC	TRAVEL & TRAINING	$1,000.00	
	101-7101-522030-	UNIV OF WISCONSIN	TRAVEL & TRAINING	$1,095.00	
	101-7101-522030-	AMAZON COM CAPITAL SERVICES	TRAVEL & TRAINING	$64.50	
	101-7101-522050-	SYNTER RESOURCE GROU	SHIPPING	$87.03	
	101-7101-531550-	JOHNSTONE SUPPLY	BUILDING MAINTENANCE SUPPLY	$39.58	
	101-7101-531650-	MARIANO'S	EVENT SUPPLIES	$23.91	
	101-7101-531650-	DUNKIN DONUTS	EVENT SUPPLIES	$37.49	
	101-7101-531650-	SAMS CLUB	EVENT SUPPLIES	$37.79	
	101-7101-531650-	JEWEL OSCO 3422	EVENT SUPPLIES	$55.99	
	101-7101-531650-	JEWEL OSCO 3422	EVENT SUPPLIES	$65.49	
	101-7101-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	$90.58	
	101-7101-531650-	EDDIES RESTAURANT AND LOUNGE	EVENT SUPPLIES	$105.82	
	101-7101-531650-	LEE N' EDDIES	EVENT SUPPLIES	$498.85	
	101-7101-531650-	HOME DEPOT #1922	MISCELLANEOUS SUPPLIES	$257.99	
	101-7101-531850-	WATCO INDUSTRIAL FLOORING	EQUIPMENT	$350.56	
	401-7101-550200-	DELL MARKETING L.P.	OFFICE EQUIPMENT	$29.49	
	401-7101-550200-	BEST BUY BUSINESS ADVANTAGE	WALL MOUNT	$129.99	
					$2,327.00
305225	101-7101-531650-	ACTIVE ELECTRICAL SUPPLY CO	MISCELLANEOUS SUPPLIES	$2,327.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$2,104.55
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$29.98	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$33.98	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$51.49	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$95.78	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$102.98	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$349.95	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$49.99	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$278.97	
305231	101-7101-531650-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$54.95	
305231	401-7101-550150-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$59.49	
305231	401-7101-550150-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$996.99	
					$68.43
305232	101-7101-522700-	AMERICAN MESSAGING	ACCT U1109311	$68.43	
					$878.90
305241	101-7101-521360-	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	$878.90	
					$1,203.84
305242	101-7101-522700-	AT & T	ACCT 8310010134261	$1,203.84	
					$777.27
305243	101-7101-522700-	AT & T	ACCT 8310010146347	$777.27	
					$1,019.43
305244	101-7101-522700-	AT & T	ACCT 847253312036952	$1,019.43	
					$14,447.88
305245	426-7101-550250-	AT & T	CONSTRUCTION SERVICES	$14,447.88	
					$1,141.52
305246	101-7101-522700-	AT & T	ACCT 84759060006156	$1,141.52	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305247	101-7101-522700-	AT & T	ACCT 84725535058159	$898.93	**$898.93**
305248	101-7101-522700-	AT & T	ACCT 8310010146347	$777.27	**$777.27**
305249	101-7101-522700-	AT & T	ACCT 84759060006156	$1,141.52	**$1,141.52**
305250	101-7101-522700-	AT & T	ACCT 8310010134261	$1,198.41	**$1,198.41**
305251	101-7101-522700-	AT & T	ACCT 84725331203952	$2,368.27	**$2,368.27**
305253	101-7101-522700-	AT & T	ACCT 217S667106106	$2,120.18	**$2,120.18**
305254	101-7101-522700-	AT & T LONG DISTANCE	ACCT 2147713	$6.41	**$6.41**
305259	426-7101-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$3,915.00	**$3,915.00**
305269	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$649.90	**$9,069.95**
305269	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$2,728.30	
305269	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$3,078.19	
305269	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$93.59	
305269	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$392.88	
305269	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$443.26	
305269	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$169.50	
305269	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$711.54	
305269	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$802.79	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$80.88
305270	101-7101-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$80.88	
					$41,793.02
305277	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$2,688.18	
305277	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$2,822.87	
305277	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$8,756.77	
305277	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$12,903.07	
305277	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$13,549.63	
305277	426-7101-550250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$410.00	
305277	426-7101-550250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$662.50	
					$1,350.00
305278	101-7101-521110-	CIC ROOFING CORP	SERVICE BUILDING MAINTENANCE	$1,350.00	
					$35,880.50
305279	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	$6,288.50	
305279	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	$10,294.50	
305279	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	$19,297.50	
					$31.50
305284	101-7101-522700-	COMCAST CABLE	ACCT 8771100720048998	$31.50	
					$63.00
305285	101-7101-522700-	COMCAST CABLE	ACCT 8771100720901436	$63.00	
					$24,888.00
305292	401-7101-550200-	DAHME MECHANICAL INDUSTRIES	SERVICE BUILDING MAINTENANCE	$24,888.00	
					$44,709.90
305301	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	$15,229.50	
305301	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	$17,600.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305301	426-7101-550250-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	$11,880.40	
					$163.15
305312	101-7101-530350-	FRANCIS LLOYD M	CLOTHING & APPAREL	$163.15	
					$19,150.00
305313	401-7101-550200-	FUTURITY 19, INC	PROFESSIONAL SERVICES	$19,150.00	
					$191.95
305316	101-7101-530350-	GONET, JAMES	CLOTHING & APPAREL	$191.95	
					$158.87
305317	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	($2.85)	
305317	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$14.11	
305317	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$48.22	
305317	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$99.39	
					$6,894.83
305320	101-7101-531550-	GUNN & PEGELOW, INC	BUILDING MAINTENANCE SUPPLY	$6,894.83	
					$6,752.50
305321	101-7101-520050-	HAMPTON LENZINI & RENWICK INC	PROFESSIONAL SERVICES	$1,560.00	
305321	401-7101-550300-	HAMPTON LENZINI & RENWICK INC	PROFESSIONAL SERVICES	$5,192.50	
					$1,151.60
305324	101-7101-531550-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$1,151.60	
					$1,847.70
305325	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	$1,847.70	
					$399.99
305326	101-7101-530350-	HODGE, MICHAEL	CLOTHING & APPAREL	$199.99	
305326	101-7101-530350-	HODGE, MICHAEL	CLOTHING & APPAREL	$200.00	
					$3,000.00

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305328	101-7101-522030-	HORNE, ROBERT	TUITION REIMBURSEMENT	$3,000.00	
					$34.34
305335	101-7101-531550-	ILLCO INC	BUILDING MAINTENANCE SUPPLY	$34.34	
					$26,733.00
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$3,397.00	
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$3,555.00	
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$3,555.00	
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$3,555.00	
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$3,555.00	
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$4,558.00	
305339	101-7101-531900-	INDUSTRIAL SYSTEMS LTD	STREET SUPPLIES	$4,558.00	
					$33.33
305342	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	$33.33	
					$20,133.40
305343	401-7101-550200-	JOHNSTONE SUPPLY	BUILDING MAINTENANCE SUPPLY	$4,424.14	
305343	401-7101-550200-	JOHNSTONE SUPPLY	SERVICE BUILDING MAINTENANCE	$2,062.96	
305343	401-7101-550200-	JOHNSTONE SUPPLY	SERVICE BUILDING MAINTENANCE	$13,646.30	
					$200.00
305348	101-7101-530350-	KARR, ASHLEY	CLOTHING & APPAREL	$200.00	
					$1,941.42
305361	101-7101-531450-	LOWES COMMERCIAL SERVICES	JANITORIAL SUPPLIES	$133.40	
305361	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$23.73	
305361	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$66.10	
305361	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	$1,210.08	
305361	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	$151.05	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305361	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	$168.96	
305361	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	$188.10	
					$479.87
305372	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	$169.95	
305372	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	$309.92	
					$956.17
305373	101-7101-521110-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$956.17	
					$400.56
305376	101-7101-521650-	MICROSYSTEMS	MISCELLANEOUS SERVICES	$400.56	
					$3,839.00
305380	101-7101-520050-	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	$3,839.00	
					$2,177.40
305395	101-7101-521500-	NICOR	ACCT 01701843946	$2,177.40	
					$1,260.89
305396	101-7101-521500-	NICOR	ACCT 01701843946	$1,260.89	
					$2,408.98
305399	101-7101-531850-	NORTHERN TOOL & EQUIPMENT	SMALL TOOLS & EQUIPMENT	$99.00	
305399	101-7101-531850-	NORTHERN TOOL & EQUIPMENT	SMALL TOOLS & EQUIPMENT	$2,309.98	
					$967.20
305404	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$113.16	
305404	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$132.67	
305404	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$166.33	
305404	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$555.04	
					$652.33

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305408	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$652.33	
					$56,133.32
305409	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$18,190.56	
305409	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$18,195.64	
305409	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$19,747.12	
					$478.80
305416	401-7101-550300-	WILLIAM BALCOM	RESIDENT REIMBURSEMENT	$478.80	
					$75.00
305427	101-7101-522700-	PACIFIC TELEMANAGEMENT SERVICES	PHONE SERVICES	$75.00	
					$173.62
305433	101-7101-522030-	PETTY CASH	TRAVEL & TRAINING	$18.00	
305433	101-7101-522030-	PETTY CASH	TRAVEL & TRAINING	$60.00	
305433	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$26.88	
305433	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$29.97	
305433	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$38.77	
					$522.50
305437	101-7101-522700-	PRECISE MRM LLC	EQUIPMENT MAINTENANCE	$522.50	
					$45.00
305438	101-7101-530350-	PRO SAFETY INC	CLOTHING & APPAREL	$45.00	
					$1,313.75
305446	101-7101-520050-	RITTER GIS	PROFESSIONAL SERVICES	$1,313.75	
					$2,154.00
305448	101-7101-521020-	ROBERTS ENVIRONMENTAL CONTROL CORP	SERVICE BUILDING MAINTENANCE	$2,154.00	
					$400.00
305449	101-7101-530350-	ARIANNA ROLDAN	CLOTHING & APPAREL	$200.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305449	101-7101-530350-	ARIANNA ROLDAN	CLOTHING & APPAREL	$200.00	
					$300.05
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$5.98	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$9.58	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$13.16	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$15.80	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$16.72	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$23.98	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$34.20	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$35.99	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$38.33	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$40.38	
305458	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$65.93	
					$200.00
305460	101-7101-530350-	SMITH, PATRICK	CLOTHING & APPAREL	$200.00	
					$783.81
305462	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$47.61	
305462	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$73.32	
305462	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$87.22	
305462	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$92.51	
305462	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$127.06	
305462	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$356.09	
					$10,200.00
305476	101-7101-531750-	TRADITIONAL CONCRETE INC	STREET SUPPLIES	$10,200.00	
					$300.82
305477	101-7101-531850-	TRANE	SMALL TOOLS & EQUIPMENT	$300.82	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$963.90
305481	101-7101-531450-	ULINE INC	JANITORIAL SUPPLY	$963.90	
					$2,507.93
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$21.55	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.07	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.07	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$124.28	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$124.28	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$124.28	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$124.28	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$124.28	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$124.28	
305484	101-7101-521110-	UNIFIRST CORPORATION	SERVICE SUILDING MAINTENANCE	$124.28	
					$126.44
305489	101-7101-522700-	VERIZON WIRELESS	ACCT 64202486400001	$126.44	
					$4,003.30
305491	235-7101-550250-	WALKER CONSULTANTS	PROFESSIONAL SERVICES	$1,798.30	
305491	235-7101-550250-	WALKER CONSULTANTS	PROFESSIONAL SERVICES	$2,205.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$46.21
305494	101-7101-530390-	WEX BANK	FUEL	$46.21	
					$375.00
305497	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	$375.00	
					$352.50
305502	101-7101-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	$352.50	
					$857.56
802355	101-7101-522700-	AT&T	ACCT 8477971321	$55.57	
802355	101-7101-522700-	AT&T	ACCT 8472533438	$114.15	
802355	101-7101-522700-	AT&T	ACCT 8473989336	$57.07	
802355	101-7101-522700-	AT&T	ACCT 8473988939	$61.55	
802355	101-7101-522700-	AT&T	ACCT 8472596124	$55.57	
802355	101-7101-522700-	AT&T	ACCT 8475775453	$85.39	
802355	101-7101-522700-	AT&T	ACCT 8473920866	$57.90	
802355	101-7101-522700-	AT&T	ACCT 8475775795	$314.19	
802355	101-7101-522700-	AT&T	ACCT 8473927108	$56.17	
					$1,855.24
802356	101-7101-521500-	COMED	ACCT 2278061084	$105.36	
802356	101-7101-521500-	COMED	ACCT 4643388009	$417.32	
802356	101-7101-521500-	COMED	ACCT 2985063029	$761.72	
802356	101-7101-521500-	COMED	ACCT 5492508009	$71.91	
802356	101-7101-521500-	COMED	ACCT 8572043011	$49.66	
802356	101-7101-521500-	COMED	ACCT 4103039009	$435.70	
802356	101-7101-521500-	COMED	ACCT 3183115007	$13.57	
					$956.66
802357	101-7101-521500-	CONSTELLATION	ACCT 8063218	$956.66	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$544.28
802358	101-7101-521500-	NICOR	ACCT 94830700004	$544.28	
					$995.00
902217	101-7101-521020-	BEST TECHNOLOGY SYSTEMS INC	BUILDING MAINTENANCE	$995.00	
			DEPARTMENT 7101 TOTAL:	$387,930.79	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201	**WATER AND SEWER ADMIN**				
					$5,047.34
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$252.00	
	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAINING	$400.00	
	505-7201-530350-	LACROSSE FOOTWARE, INC	CLOTHING & APPAREL	$6.70	
	505-7201-530350-	LACROSSE FOOTWARE, INC	CLOTHING & APPAREL	$3,298.32	
	505-7201-531650-	MARIANO'S	EVENT SUPPLIES	$23.90	
	505-7201-531650-	DUNKIN DONUTS	EVENT SUPPLIES	$37.48	
	505-7201-531650-	SAMS CLUB	EVENT SUPPLIES	$37.79	
	505-7201-531650-	JEWEL OSCO 3422	EVENT SUPPLIES	$55.99	
	505-7201-531650-	JEWEL OSCO 3422	EVENT SUPPLIES	$65.49	
	505-7201-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	$90.58	
	505-7201-531650-	EDDIES RESTAURANT AND LOUNGE	EVENT SUPPLIES	$105.81	
	505-7201-531650-	LEE N' EDDIES	EVENT SUPPLIES	$498.85	
	505-7201-531650-	IDVILLE INC	OFFICE SUPPLIES	$174.43	
					$476.99
305224	505-7201-531650-	ABT ELECTRONICS	MISCELLANEOUS SUPPLIES	$476.99	
					$39,895.12
305229	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$5,200.00	
305229	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$8,600.00	
305229	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$12,364.38	
305229	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$13,730.74	
					$888.78
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	BLDG MAINTENANCE SUPPLY	$15.95	
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	BLDG MAINTENANCE SUPPLY	$333.94	
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$99.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$119.98	
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$259.98	
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$8.96	
305231	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$13.99	
305231	505-7201-531850-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$36.98	
					$68.42
305232	505-7201-522700-	AMERICAN MESSAGING	ACCT U1109311	$68.42	
					$770.00
305234	505-7201-521250-	AMERICAN UNDERGROUND INC	SEWER COLLECTIONS SYSTEMS	$770.00	
					$21.99
305240	505-7201-531850-	ARLINGTON POWER EQUIPMENT	SMALL TOOLS & EQUIPMENT	$21.99	
					$400.00
305258	505-7201-522030-	AWWA ILLINOIS SECTION	TRAVEL & TRAINING	$400.00	
					$388.99
305265	505-7201-530350-	BROWN, ERIC	CLOTHING & APPAREL	$188.99	
305265	505-7201-530350-	BROWN, ERIC	CLOTHING & APPAREL	$200.00	
					$277.23
305268	505-7201-531550-	BUSHNELL INC	BUILDING MAINTENANCE SUPPLY	$277.23	
					$13,222.70
305269	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$743.49	
305269	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$3,121.18	
305269	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$3,521.44	
305269	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$197.57	
305269	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$829.41	
305269	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$935.77	
305269	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$389.95	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305269	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$1,636.98	
305269	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$1,846.91	
					$383.66
305272	505-7201-531010-	CERTIFIED LABORATORIES	WATER SUPPLY	$383.66	
					$200.00
305276	505-7201-530350-	CHRISTIANSEN BRAD	CLOTHING & APPAREL	$200.00	
					$2.10
305283	505-7201-522700-	COMCAST CABLE	ACCT 8771100720048980	$2.10	
					$26.78
305286	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$26.78	
					$2,898.10
305297	505-7201-531070-	EJ USA INC	SEWER SUPPLIES	$2,898.10	
					$3,601.40
305317	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$1,052.56	
305317	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$1,274.42	
305317	505-7201-531650-	GRAINGER W W INC	SMALL TOOLS AND EQUIPMENT	$1,274.42	
					$55.98
305323	505-7201-531850-	HARBOR FREIGHT TOOLS	SMALL TOOLS & EQUIPMENT	$55.98	
					$1,069.09
305344	505-7201-550200-	JON-DON INC	BUILDING MAINTENANCE SUPPLY	$1,069.09	
					$200.00
305350	505-7201-530350-	LAWLOR, JOHN	CLOTHING & APPAREL	$200.00	
					$323.94
305361	505-7201-531010-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$20.37	
305361	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$67.02	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305361	505-7201-531650-	LOWES COMMERCIAL SERVICES	OTHER EQUIPMENT & SUPPLIES	$236.55	
					$749.77
305374	505-7201-531650-	METROPOLITAN INDUSTRIES	MISCELLANEOUS SUPPLIES	$749.77	
					$400.00
305375	505-7201-530350-	MICHAEL MATIJEVIC	CLOTHING & APPAREL	$200.00	
305375	505-7201-530350-	MICHAEL MATIJEVIC	CLOTHING & APPAREL	$200.00	
					$2,000.00
305383	505-7201-520050-	ML STRUCTURAL, PLLC	PROFESSIONAL SERVICES	$2,000.00	
					$1,757.14
305404	505-7201-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$159.91	
305404	505-7201-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$319.81	
305404	505-7201-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$479.72	
305404	505-7201-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$761.08	
305404	505-7201-531650-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$36.62	
					$522.50
305437	505-7201-522700-	PRECISE MRM LLC	EQUIPMENT MAINTENANCE	$522.50	
					$225.00
305438	505-7201-530350-	PRO SAFETY INC	CLOTHING & APPAREL	$45.00	
305438	505-7201-531650-	PRO SAFETY INC	MISCELLANEOUS SUPPLIES	$180.00	
					$1,313.75
305446	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	$1,313.75	
					$1,317.50
305447	505-7201-520050-	RJN GROUP INC	PROFESSIONAL SERVICES	$1,317.50	
					($36.25)

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305458	505-7201-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$15.95	
305458	505-7201-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$32.77	
305458	505-7201-531850-	SHERWIN ACE HARDWARE	SMALL TOOLS & EQUIPMENT	$16.99	
305458	505-7201-531850-	SHERWIN ACE HARDWARE	SMALL TOOLS & EQUIPMENT	($101.96)	
					$163.44
305465	505-7201-531550-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$163.44	
					$2,065.00
305468	505-7201-520050-	SUBURBAN LABORATORIES INC	PROFESSIONAL SERVICES	$2,065.00	
					$165.21
305470	505-7201-530350-	TAFFE, MIKE	CLOTHING & APPAREL	$165.21	
					$200.00
305472	505-7201-530350-	TAYLOR, ZACHARY	CLOTHING & APPAREL	$200.00	
					$8,610.87
305473	505-7201-531020-	TEST GAUGE INC	METER SUPPLY	($4,351.68)	
305473	505-7201-531020-	TEST GAUGE INC	METER SUPPLY	$4,143.55	
305473	505-7201-531020-	TEST GAUGE INC	METER SUPPLY	$4,351.68	
305473	505-7201-531020-	TEST GAUGE INC	METER SUPPLY	$4,467.32	
					$281.16
305487	505-7201-531600-	USA BLUEBOOK	CHEMICALS	$79.48	
305487	505-7201-531850-	USA BLUEBOOK	SMALL TOOLS & EQUIPMENT	$201.68	
					$4,974.00
305492	505-7201-531010-	WATER PRODUCTS CO	WATER SUPPLY	$1,212.00	
305492	505-7201-531010-	WATER PRODUCTS CO	WATER SUPPLY	$1,212.00	
305492	505-7201-531010-	WATER PRODUCTS CO	WATER SUPPLY	$1,275.00	
305492	505-7201-531010-	WATER PRODUCTS CO	WATER SUPPLY	$1,275.00	
					$13,341.75

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$1,885.00	
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$1,088.00	
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$1,770.00	
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,112.15	
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,138.00	
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,167.60	
305501	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,181.00	
					$352.50
305502	505-7201-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	$352.50	
					$232.18
305503	505-7201-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	$113.39	
305503	505-7201-531850-	ZORO TOOLS INC	SEWER SUPPLY	$118.79	
					$1,221.92
802355	505-7201-522700-	AT&T	ACCT 8475908085	$114.15	
802355	505-7201-522700-	AT&T	ACCT 8475902105	$939.31	
802355	505-7201-522700-	AT&T	ACCT 8472530174	$57.32	
802355	505-7201-522700-	AT&T	ACCT 8474374685	$55.57	
802355	505-7201-522700-	AT&T	ACCT 8474374684	$55.57	
					$1,957.92
802356	505-7201-521500-	COMED	ACCT 0087155164	$108.46	
802356	505-7201-521500-	COMED	ACCT 0645171017	$68.75	
802356	505-7201-521500-	COMED	ACCT 1104021044	$100.67	
802356	505-7201-521500-	COMED	ACCT 0831076049	$112.90	
802356	505-7201-521500-	COMED	ACCT 0117046072	$79.26	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802356	505-7201-521500-	COMED	ACCT 1284169036	$224.34	
802356	505-7201-521500-	COMED	ACCT 1257044037	$1,022.59	
802356	505-7201-521500-	COMED	ACCT 3973144001	$240.95	
					$15,779.48
802357	505-7201-521500-	CONSTELLATION	ACCT 8063213	$394.19	
802357	505-7201-521500-	CONSTELLATION	ACCT 1050221	$9,833.83	
802357	505-7201-521500-	CONSTELLATION	ACCT 1050216	$709.64	
802357	505-7201-521500-	CONSTELLATION	ACCT 1050214	$694.05	
802357	505-7201-521500-	CONSTELLATION	ACCT 1060230	$4,147.77	
					$575.03
802358	505-7201-521500-	NICOR	ACCT 76830700001	$334.96	
802358	505-7201-521500-	NICOR	ACCT 05850400002	$72.26	
802358	505-7201-521500-	NICOR	ACCT 16797600000	$167.81	
			DEPARTMENT 7201 TOTAL:	$128,388.48	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7301	**PARKING ADMIN**				
305252	235-7301-521500-	AT & T	ACCT 847R0608437214	$243.94	**$243.94**
305404	235-7301-531650-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$813.26	**$813.26**
305456	235-7301-531900-	SCHOENBERG SALT INC	STREET SUPPLY	$2,342.40	**$2,342.40**
305458	235-7301-531650-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$11.98	**$11.98**
305485	235-7301-521400-	UNION PACIFIC RAILROAD	LOT P PARKING	$3,606.51	**$3,606.51**
802356	235-7301-521500-	COMED	ACCT 5231622008	$47.21	**$67.04**
802356	235-7301-521500-	COMED	ACCT 4643715006	$19.83	
			DEPARTMENT 7301 TOTAL:	$7,085.13	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
305377	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$501.75	**$501.75**
305456	235-7302-531900-	SCHOENBERG SALT INC	STREET SUPPLY	$10,540.80	**$10,540.80**
305458	235-7302-531650-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$19.98	**$19.98**
802355	235-7302-521500-	AT&T	ACCT 8472530978	$242.06	**$242.06**
802357	235-7302-521500-	CONSTELLATION	ACCT 1050215	$2,367.91	**$2,367.91**
			DEPARTMENT 7302 TOTAL:	$13,672.50	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
					$10,540.80
305456	235-7303-531900-	SCHOENBERG SALT INC	STREET SUPPLY	$10,540.80	
					$227.13
802355	235-7303-521500-	AT&T	ACCT 8476320028	$227.13	
					$1,829.21
802357	235-7303-521500-	CONSTELLATION	ACCT 1060231	$1,829.21	
			DEPARTMENT 7303 TOTAL:	$12,597.14	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
305262	235-7304-521110-	BIO ONE CHICAGO	PROFESSIONAL SERVICES	$100.00	**$100.00**
305430	235-7304-521110-	PAUL DAVIS RESTORATION OF SE WI, INC	SERVICE BUILDING MAINTENANCE	$384.97	**$384.97**
802357	235-7304-521500-	CONSTELLATION	ACCT 1050222	$1303.09	**$1,303.09**
			DEPARTMENT 7304 TOTAL:	$1,788.06	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7401	**SOLID WASTE DISPSL SWANCCADMIN**				
902232	511-7401-521540-	SOLID WASTE AGENCY	2023 TRUE UP	$4,315.57	**$4,315.57**
902233	511-7401-521540-	SOLID WASTE AGENCY	MARCH 2024 TIPPING FEES	$145,630.00	**$145,630.00**
			DEPARTMENT 7401 TOTAL:	$149,945.57	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
					$2,328.30
	401-7501-550150-	FORD ROTUNDA	OFFICE EQUIPMENT	$1,599.00	
	621-7501-522050-	SYNTER RESOURCE GROU	SHIPPING	$7.96	
	621-7501-531500-	BOOYA DIRECT	MISCELLANEOUS SUPPLY	$410.74	
	621-7501-531500-	EUROPARTS.COM	VEH MAINTENANCE SUPPLY	$310.60	
					$281.46
305230	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	$281.46	
					$3,123.92
305231	401-7501-550150-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS EQUIPMENT	$1,560.38	
305231	621-7501-531500-	AMAZON COM CAPITAL SERVICES	BLDG MAINTENANCE SUPPLY	$121.48	
305231	621-7501-531500-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$64.68	
305231	621-7501-531500-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$737.60	
305231	621-7501-531650-	AMAZON COM CAPITAL SERVICES	BLDG MAINTENANCE SUPPLY	$69.29	
305231	621-7501-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$279.99	
305231	621-7501-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$26.99	
305231	621-7501-531650-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$25.73	
305231	621-7501-531850-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$80.40	
305231	621-7501-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS AND EQUIPMENT	($184.69)	
305231	621-7501-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS AND EQUIPMENT	$113.18	
305231	621-7501-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS AND EQUIPMENT	$228.89	
					$517.82
305238	621-7501-521070-	ARLINGTON HTS FORD	EQUIPMENT MAINTENANCE	$169.95	
305238	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	($20.30)	
305238	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$23.57	
305238	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$26.35	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305238	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$30.60	
305238	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$47.83	
305238	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$239.82	
					$237.70
305266	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$54.68	
305266	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$67.00	
305266	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$116.02	
					$1,155.14
305272	621-7501-531510-	CERTIFIED LABORATORIES	VEH MAINTENANCE SUPPLY	$1,155.14	
					$965.81
305273	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	($22.00)	
305273	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$132.85	
305273	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$294.88	
305273	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$560.08	
					$130.95
305280	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$130.95	
					$1,432.44
305296	621-7501-531510-	EJ EQUIPMENT INCORPORATED	VEH MAINTENANCE SUPPLY	$1,432.44	
					$1,965.97
305310	621-7501-531510-	FORCE AMERICA	VEH MAINTENANCE SUPPLY	$492.26	
305310	621-7501-531510-	FORCE AMERICA	VEH MAINTENANCE SUPPLY	$633.07	
305310	621-7501-531510-	FORCE AMERICA	VEH MAINTENANCE SUPPLY	$840.64	
					$151.80
305331	621-7501-531510-	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	$151.80	
					$151.00
305332	621-7501-521070-	IL SECRETARY OF STATE	REGISTRATION RENEWAL	$151.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305333	621-7501-521070-	IL SECRETARY OF STATE	REGISTRATION RENEWAL	$151.00	**$151.00**
305334	621-7501-521070-	IL SECRETARY OF STATE	REGISTRATION RENEWAL	$151.00	**$151.00**
305351	621-7501-531510-	LDV INC	VEH MAINTENANCE SUPPLY	$91.13	**$91.13**
305352	621-7501-531510-	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$226.80	**$226.80**
305353	621-7501-531510-	LEAHY-WOLF COMPANY	VEH MAINTENANCE SUPPLY	$3,397.50	**$3,397.50**
305358	621-7501-531510-	LINDCO EQUIPMENT SALES INC	VEH MAINTENANCE SUPPLY	$447.50	**$1,412.80**
305358	621-7501-531510-	LINDCO EQUIPMENT SALES INC	VEH MAINTENANCE SUPPLY	$965.30	
305359	621-7501-531510-	LORCHEM TECHNOLOGIES INC	VEH MAINTENANCE SUPPLY	$1,765.50	**$1,765.50**
305364	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$55.11	**$966.80**
305364	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$911.69	
305367	621-7501-531510-	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$40.50	**$84.75**
305367	621-7501-531510-	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$44.25	
305368	621-7501-531510-	MASTER HYDRAULICS & MACHINE CO	VEH MAINTENANCE SUPPLY	$648.00	**$648.00**
305370	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$15.55	**$321.14**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305370	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$21.07	
305370	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$57.55	
305370	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$109.06	
305370	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$117.91	
					$174.24
305378	621-7501-531510-	MIDWEST FUEL INJECTION SERVICE CORP.	VEH MAINTENANCE SUPPLY	$174.24	
					$209.16
305384	621-7501-531510-	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	$209.16	
					$380.00
305386	621-7501-531510-	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	$185.00	
305386	621-7501-531510-	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	$195.00	
					$427.70
305388	621-7501-531510-	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	$178.70	
305388	621-7501-531510-	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	$249.00	
					$549.00
305391	621-7501-522020-	NAFA FLEET MGMT ASSOC	DUES	$549.00	
					$2,997.08
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$8.30	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$20.82	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$38.16	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$72.69	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$125.37	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$143.12	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$163.22	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$376.11	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$1,017.48	
305392	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$1,031.81	
					$2,059.26
305393	621-7501-521070-	NAPLETONS ARLINGTON HEIGHTS	EQUIPMENT MAINTENANCE	$2,059.26	
					$696.56
305405	621-7501-531510-	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$696.56	
					$103.14
305406	621-7501-531510-	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	$103.14	
					$1,677.94
305428	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	$297.69	
305428	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	$1,380.25	
					$645.00
305441	621-7501-531510-	RAYMAR HYDRAULIC REPAIR SRVC	VEH MAINTENANCE SUPPLY	$645.00	
					$325.50
305444	621-7501-531510-	REGIONAL TRUCK EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$160.50	
305444	621-7501-531510-	REGIONAL TRUCK EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$165.00	
					$1,454.73
305454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	($498.75)	
305454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$85.32	
305454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$191.80	
305454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$191.80	
305454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$260.00	
305454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$1,224.56	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$506.40
305455	621-7501-522030-	SALISBURY, RAYMOND	TRAVEL & TRAINING	$506.40	
					$78.88
305461	621-7501-531510-	SPRING ALIGN	VEH MAINTENANCE SUPPLY	$32.24	
305461	621-7501-531510-	SPRING ALIGN	VEH MAINTENANCE SUPPLY	$46.64	
					$2,100.00
305482	621-7501-521070-	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT MAINTENANCE	$2,100.00	
					$216.12
305484	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$61.82	
305484	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$74.15	
305484	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$80.15	
					$289.26
305493	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	$289.26	
					$240.00
305496	621-7501-521070-	WILMETTE TRUCK & BUS SALES & SVC	EQUIPMENT MAINTENANCE	$240.00	
					$4,127.72
305498	621-7501-531510-	WINTER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	$4,127.72	
					$949.35
305503	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$13.50	
305503	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$38.69	
305503	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$43.96	
305503	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$48.42	
305503	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$265.68	
305503	621-7501-531850-	ZORO TOOLS INC	SMALL TOOLS & EQUIPMENT	$539.10	
			DEPARTMENT 7501 TOTAL:	$41,865.77	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
					$30,174.75
305300	506-9001-550250-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	$30,174.75	
					$778.42
305486	505-9001-550250-	UNITED SYSTEMS	METER SUPPLY	$278.26	
305486	505-9001-550250-	UNITED SYSTEMS	METER SUPPLY	$500.16	
			DEPARTMENT 9001 TOTAL:	$30,953.17	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9555	**DEBT SVC POLICE STATION 2016**				
					$318.00
305483	301-9555-560200-	UMB BANK NA	AGENT FEES	$318.00	
			DEPARTMENT 9555 TOTAL:	$318.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9901	**NON-OPERATING**				
	515-9901-540921-	INTUIT QUICKBOOKS	OFFICE EQUIPMENT	$970.00	**$970.00**
305222	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$7,418.40	**$11,647.59**
305222	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$4,229.19	
			DEPARTMENT 9901 TOTAL:	$12,617.59	
			WARRANT TOTAL:	**$3,394,945.92**	

Village Board
2/5/2024

Item: Recognition of Thomas Middle School Girls Cross Country Team

Department: Village Manager's Office

Recognition of Thomas Middle School Girls Cross Country Team

The Thomas Middle School Girls Cross Country Team competed in the IESA competition this fall and came back as the class 4A State Championship Girls Cross County team. Athletes include:

Nora Eitz - 5th Place, All State Honors
Etta Fischer
McKenna Fox
Megan Fritzsche
Adelaide Galla
Claire Lammersfeld
Frances McDonnell
Lily Nelson
Anne Park - 17th Place, All State Honors
Madeline Serur
Clara Vincent

Coaches are Becky Fahnoe, Joe Kim and Todd Slowinski

Village Board
2/5/2024

Item: Report of the Committee of the Whole Meeting from February 5, 2024

Department: Village Manager's Office

Report of the Committee of the Whole Meeting from February 5, 2024

Interview of Marc Poulos for appointment to the Arlington Economic Alliance (Chamber member), term ending April 30, 2024

Village Board
2/5/2024

Item: Construction Inspection Reconstruction Services - Contract Extension 2024

Department: Public Works

Since 2015, the Engineering Division of Public Works has successfully utilized a consulting firm to assist with construction inspection for the annual Street Resurfacing Program and the annual Street Reconstruction Program. As typical with the annual street programs, Engineering Division Staff will still be the Resident Construction Engineers for these projects.

On March 6, 2023, the Village Board awarded a one-year Engineering Services contract for Construction Inspection for the Resurfacing Program and MFT Reconstruction Program to Doland Engineering, LLC of Palatine, IL. In addition to providing rates for the services in FY2023, the firm was also requested to provide rates for similar services in FY2024 through FY2026. Upon satisfactory completion of the first year of work, the Village has the option to extend the contract for an additional three years at the hourly rates provided in the proposal.

Per contract terms, this would be the first of three possible one-year extensions. Engineering Staff has been pleased with Doland Engineering, LLC performance and recommends the one-year contract extension with a 3.8% increase in hourly rates, as submitted in the proposal. The term of the extension would conclude in December 2024.

Funding is included in the current budget Capital Projects Fund account number 401-7101-550300 (ST9008) ($220,000).

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension to Doland Engineering, LLC of Palatine, Illinois, for Construction Inspection Professional Engineering Services for the 2024 Resurfacing & Reconstruction Programs, at the not-to-exceed amount of $220,000 and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Resident Engineer & Construction Inspection Services for Rockwell/Beverly/Ridge Project - Contract Award

Department: Public Works

On November 6, 2023, the Village Board awarded the 2023 Beverly Lane Reconstruction / Water Main Rockwell Street Rehabilitation / Combined Sewer & Ridge Avenue Reconstruction / Storm Sewer to RW Dunteman Company in the amount of $2,972,00. This project is in addition to the Village's annual street programs and is partially funded through in State and Federal grant funds.

Since 2015, the Engineering Division of Public Works has successfully utilized a consulting firm to assist with construction inspection for the annual Street Resurfacing and Reconstruction Programs, which will continue this year. After evaluating this project, based on its scale and number of different elements (water main, combined sewer, and storm sewer installation) it is necessary to secure Construction Engineering Services to ensure compliance with project specifications, grant reporting requirements, and the multiple permitting agencies (IEPA and MWRD).

On March 6, 2023, the Village Board awarded a one-year Engineering Services contract for Construction Inspection for the Resurfacing Program and MFT Reconstruction Program to Doland Engineering, LLC of Palatine, IL, which Staff will be recommending for extension under a separate Board action. To maintain continuity, Staff requested Doland Engineering, LLC provide an additional proposal for construction oversite and grant management services for the Beverly Lane, Rockwell Street, and Ridge Avenue project.

Construction Engineering Services are typically estimated to cost 8% to 12% of the contract cost. Doland Engineering, LLC and Staff will coordinate efforts between this project and the 2024 Road Programs, to reduce expenses. Staff has met with Doland and negotiated not-to-exceed fees of $159,536 which represents 5.37% of construction costs.

Funding is included in the current budget Capital Projects Fund account number 401-7101-550300 (ST9008).

RECOMMENDATION

It is recommended that the Village Board award a contract to Doland Engineering, LLC of Palatine, Illinois, for Construction Inspection Professional Engineering Services for the 2023 DCEO-MFT Beverly Lane, Rockwell Street, and Ridge Avenue project, at the not-to-exceed amount of $159,536 and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Asphalt Patching - Contract Extension 2024

Department: Public Works

Annually, the Public Works Department anticipates pavement restoration of utility excavations and contractual street and sidewalk maintenance of needed roadway repairs. This year, the approved budget has allocated $374,500 from the General Fund and $220,500 from the Water Enterprise Fund to complete this work.

On April 6, 2020, a three-year contract was approved with Schroeder Asphalt of Huntley, Illinois for Hot Mix Asphalt and restoration services. Per Village policy, successful contractors can be permitted up to three one-year extensions with Village Board approval.

Staff is requesting approval for the second of three possible one-year contract extensions. This extension would begin in February 2024, and end in December 2024. The contractor has offered to extend the contract with an increase of 2%, which is within contract terms.

Funds are available for the material and services are available in Account Nos. 505-7201-521300 (Water & Sewer) and 101-7101-521150 (Streets).

RECOMMENDATION

It is recommended that the Village Board approve a one-year contract extension for Asphalt Patching materials and services per contract terms with Shroeder Asphalt of Huntley, Illinois, and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Leak Detection Surveying - Contract Extension 2024

Department: Public Works

The 2024 Water and Sewer Operating Budget includes $37,000 for leak detection surveying. This professional service surveys 285 miles of water mains, located throughout the Village. This survey, conducted annually, allows Public Works staff to minimize emergency water main repairs, by locating leaks in the distribution system, via acoustic detection.

The Public Works Department has participated in the Municipal Partnering Initiative (MPI) Program for a Leak Detection Survey. The MPI is a working group of sixteen Chicagoland suburban municipalities which have been working together on group bids since the fall of 2010. Combining multiple municipal bids allows for lower pricing through greater quantities. The Village of Arlington Heights led the bid, developing specifications, and seeking qualified contractors.

On May 4, 2021, a three-year contract was approved with Consulting Engineering for leak detection surveying services. Per Village Policy, successful contracts can be extended with Board approval, up to the original terms of the contract.

Staff is requesting approval for the first of two possible one-year contract extensions. This extension would begin in February 2024, and end in December 2024. The contractor has offered to extend the contract with an increase of 1.25%, which is within contract terms.

Funds for these services is available in Account No. 505-7201-521300.

RECOMMENDATION

It is recommended that the Village Board approve a one-year contract extension for Leak Detection Services with Consulting Engineering through the MPI Program contract terms and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Motorcycles Purchase for Police Department 2024

Department: Public Works

The approved 2024 Capital Improvement Plan has $64,378 allocated to purchase two motorcycles. The Police Department regularly uses these motorcycles for traffic enforcement, traffic control, parades, and escort duties. The decision to replace these motorcycles is necessitated by the fact that they have exceeded their useful life for the Police's daily operations as they have been in service for ten years, and each has approximately 15,000 miles on them. Technicians from Fleet Services also performed a condition assessment and supported their replacement. Per Village guidelines, the existing motorcycles will be auctioned as surplus.

Staff leveraged competitive pricing through the State of Illinois joint purchase master contract for this purchase. The master contract allows government entities to leverage the benefit of procuring necessary goods and services by aggregating volume purchases, securing the best pricing, and reducing administrative time and expenses. Fox River Harley Davidson of St. Charles, Illinois, holds the state contract for police and rescue motorcycles. The total cost for purchasing two 2024 Harley Davidson motorcycles, with equipment upfitting for police operations, is $59,780.84.

Funding for this purchase is available in the 2024 Fleet Budget, Account No. 621-9003-550050 VH9503.

RECOMMENDATION

It is recommended that the Village Board approve the purchase of two 2024 Harley Davidson motorcycles through the State of Illinois joint purchasing master contract with Fox River Harley Davidson of St. Charles, Illinois, in an amount not-to-exceed $59,780.84 and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Parkway Tree Removal & Emergency Tree Work - Contract Award 2024

Department: Public Works

The 2024 annual operating budget includes $138,000 for the complete removal of parkway trees, due to storms, hazardous conditions, or natural decline. Annually, Public Works Staff contractually removes approximately 450 parkway trees. This work and contract is completed in conjunction with the stump removal and landscape restoration contract.

On January 23, 2024, the Village held a public bid opening for Parkway Tree Removal and Emergency Tree Work. Five bids were publicly opened and read aloud. The total bid prices are listed below:

BIDDER	**TOTAL**
Homer Tree Care, Inc.	$ 72,610
Clean Cut Tree Service	$ 87,775
Advanced Tree Care	$ 81,195
Lucas Landscaping and Design	$ 100,700
Hendricksen Tree	$ 148,515

Staff anticipates utilizing $69,000 of the $138,000 budget on the contract. While Staff will attempt to complete contractual work within budget parameters, should the work exceed this budget amount, there are sufficient operational funds to cover the overage of $3,610. The terms of the contract are for three years. The contract also stipulates an hourly emergency rate for tree removal assistance during natural disasters.

The Village has worked with Homer Tree Care in the past and has been satisfied their scheduling and quality of work and recommends approval.

Funds are available for these services in Account No. 101-7101-521550.

RECOMMENDATION

It is recommended that the Village Board award a three-year contract for Parkway Tree Removal and Emergency Tree Work to the lowest responsible bidder, Homer Tree Care Inc. of Lockport, Illinois, at unit bid prices, not-to-exceed $72,610 and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Stump Removal and Landscape Restoration - Contract Award 2024

Department: Public Works

The 2024 Public Works Operating Budget includes $138,000 for the complete removal of parkway tree stumps due to storms, hazardous conditions, or natural decline. Every year, Public Works contractually removes approximately 450 tree stumps, after the tree has been removed. This work and contract is completed in conjunction with the parkway tree removal and emergency tree work contract.

On January 23, 2024, the Village held a public bid opening for a three-year contract for Parkway Stump Removal and subsequent landscape restoration. Six bids were publicly opened and read aloud. Total bid prices are listed below:

BIDDER	**TOTAL**
Lucas Landscaping and Design	$ 83,125
Homer Tree Care, Inc.	$ 88,075
Advanced Tree Care	$ 89,900
Fleck's	$ 93,070
Hendricksen Tree	$ 134,300
Langton Group	$ 182,000

Staff anticipates utilizing $69,000 of the $138,000 budget on the contract. While Staff will attempt to complete contractual work within budget parameters, should the work exceed this budget amount, there are sufficient operational funds to cover the overage of $14,125. Staff conducted reference checks as this is a new contractor, and received positive feedback, and recommends approval.

Funds are available for these services in Account No. 101-7101-521550.

RECOMMENDATION

It is recommended that the Village Board award a three-year contract for Parkway Stump Removal and Landscape Restoration to the lowest responsible bidder, Lucas Landscaping and Design of Lake Bluff, Illinois, at bid unit prices,

not-to-exceed $83,125 and authorize Staff to execute the necessary documents.

Village Board
2/5/2024

Item: Concrete Flatwork - MPI Contract Award 2024

Department: Public Works

The 2024 budget includes $377,500, split between the General Fund and the Water & Sewer Fund, for contractual Concrete Flatwork. The contract for Concrete Flatwork generally includes unit prices and procedures for restoration/construction related to street, driveway apron, sidewalk, curb and catch basin concrete work. Unit prices also include traffic control and tree grate installation. The Public Works Department has participated in the Municipal Partnering Initiative (MPI) to complete this joint bid process and obtain lower unit pricing with comparable organizations.

Bids for the Concrete Flatwork were advertised and publicly opened on January 25, 2024. This MPI bid was jointly bid for the Villages of Arlington Heights, Gurnee, and Lincolnshire. The duration of the contract is proposed as a one-year initial term with the option to extend with three one-year extensions. The total bid price for all municipalities is listed below:

BIDDER TOTAL

Everlast Blacktop $1,228,318.90*
Globe Construction $1,259,128.30*

*This number is based upon an estimated quantity of units from the participating municipalities.

While the total costs are dependent on the actual quantities used, Public Works expenditures will not exceed the total budgeted amount. The Budget Account Numbers for this work are 101-7101-521150 ($198,000) & 505-7201-521300 ($179,500). Staff conducted reference checks as this is a new contractor, and received positive feedback, and recommends approval.

RECOMMENDATION

It is recommended that the Village Board award the competitive bid received by the Municipal Partnering Initiative from the lowest responsible bidder, Everlast

Blacktop of Elgin, Illinois, and approve the one-year contract issued by MPI to Everlast Blacktop for the Concrete Flatwork at bid unit prices up to the budgeted annual amount.

Village Board
2/5/2024

Item: IDOT Resolution for Motor Fuel Tax (MFT) Maintenance Funds - 2024 Traffic Signal Maintenance

Department: Public Works

As part of the 2024 operating budget, the Motor Fuel Tax (MFT) account included funds for Contractual Traffic Signal Maintenance. Attached is the Illinois Department of Transportation (IDOT) Motor Fuel Tax Resolution for Maintenance Under the Illinois Highway Code, which must be filed with IDOT, appropriating funds for 2024 Traffic Signal Maintenance. The expenditures ($121,400) are eligible for reimbursement through the Village's allotment of MFT funds and are defined on the required attachment.

The IDOT manages a contract for maintenance of all traffic signals under their jurisdiction within the Village limits. This expense represents the Village's obligation for its percentage of maintenance performed on State jurisdiction intersections, under the IDOT contract.

The 2024 Budget identifies two expenditures from the MFT account. The Village is required to adopt a resolution for each, annually, in order to expend money from the MFT account. The other line item is for the Road Rehabilitation Project, and Staff will bring a separate resolution to the Village Board for approval, in advance or in conjunction with that project award.

Funding for this expenditure will come from the Public Works MFT Account No. 211-7101-550400 Project # SG0302.

RECOMMENDATION

It is recommended that the Village Board adopt the Resolution for Maintenance under the Illinois Highway Code and appropriate $121,400 and authorize Staff to execute the necessary submittals.

ATTACHMENTS:

Description	**Type**
IDOT Resolution - Traffic Signal	

Maintenance

Resolution

Illinois Department of Transportation

Resolution for Maintenance Under the Illinois Highway Code

E-mail DISTRICT | Reset Form

District	County	Resolution Number	Resolution Type	Section Number
1	Cook		Original	24-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type) of Arlington Heights (Name of Local Public Agency) Illinois that there is hereby appropriated the sum of One hundred twenty-one thousand four hundred Dollars ($121,400.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/24 (Beginning Date) to 12/31/24 (Ending Date).

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village (Local Public Agency Type) of Arlington Heights (Name of Local Public Agency) shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Rebecca Hume (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)

of Arlington Heights (Name of Local Public Agency) in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the President and Board of Trustees (Governing Body Type) of Arlington Heights (Name of Local Public Agency) at a meeting held on 02/05/24 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number	Insert the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box, choose the type of resolution: -Original would be used when passing a resolution for the first time for this project. -Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. -Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement covered by the resolution.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Resolution Amount	Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().
Beginning Date	Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.
Ending Date	Insert the ending date of the maintenance period.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Name of Clerk	Insert the name of the LPA Clerk.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day the Clerk signed the document.
Month, Year	Insert the month and year of the clerk's signature.
Clerk Signature	Clerk shall sign here.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Approved	The Department of Transportation representative shall sign and date here upon approval.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.

Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)

Village Board
2/5/2024

Item: Ordinance - Christian Pre-K Daycare - 308 N. Evergreen Ave.

Department: Planning & Community Development Department

At the January 16, 2024 Village Board meeting, a request for a Land Use Variation to allow a Day Care Center in the R-7 Zoning District, a Special Use for a Day Care Center in the B-2 Zoning District, and variations were discussed and approved. The ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description	Type
Draft Ordinance - Christian Pre-K Daycare - 308 N Evergreen Ave	Ordinance

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT, VARIATIONS, AND A LAND USE VARIATION FOR A DAY CARE CENTER
(308 N. Evergreen Ave.)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2024

_____
Village Clerk

AN ORDINANCE GRANTING A SPECIAL USE PERMIT, VARIATIONS,
AND A LAND USE VARIATION FOR A DAY CARE CENTER
(308 N. Evergreen Ave.)

WHEREAS, Christian Education Pre-K NFP (*"Applicant"*) are the lessees of record of that certain property owned by St. John's United Church of Christ (*"Owner"*) located in the B-2 General Business District (*"B-2 District"*) and R-7 Multi-Family Dwelling District (*"R-7 District"*), commonly known as 308 N. Evergreen Ave., and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, the Property is currently improved with a church occupied by St. John's United Church of Christ; and

WHEREAS, the Applicant leases space within the basement of the church and is operating a day care center, known as the Christian Pre-K Prep Day Care (*"Proposed Use"*), pursuant to a Proceed At Own Risk Declaration and a Village-issued temporary business license; and

WHEREAS, pursuant to Section 8.6 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (*"Zoning Code"*), a day care center may only be constructed and used on the portion of the Property located in the B-2 District upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, pursuant to Section 12.2 of the Zoning Code, the portion of the Property located in the R-7 District may only be used for the Proposed Use upon issuance by the Village Board of Trustees of a land use variation therefor; and

WHEREAS, pursuant to Section 6.12-1(3) of the Zoning Code, a traffic study and parking analysis prepared by a qualified engineer or prepared in a manner acceptable to the Village is required for any special use that is not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan; and

WHEREAS, the Applicant proposes to not prepare a traffic study and parking analysis, in violation of Section 6.12-1(3) of the Zoning Code; and

WHEREAS, pursuant to Section 10.4 of the Zoning Code, 137 parking spaces are required for all uses on the Property, including the Proposed Use; and

WHEREAS, the Applicant proposes that the Property have 50 parking spaces, in violation of Section 10.4 of the Zoning Code; and

WHEREAS, pursuant to Sections 8 and 12 of the Zoning Code, the Applicant, with the Owner's consent, has filed an application for approval of: (i) a special use permit to permit the operation of the Proposed Use on the portion of the Property located in the B-2 District; (ii) a land use variation to permit the operation of the Proposed Use on the portion of the Property located in the R-7 District; (iii) a variation from Section 6.12-1(3) of the Zoning Code to waive the requirement of a traffic study and parking analysis, and (iv) a variation from Section 10.4 of the Zoning Code to reduce the required parking from 137 spaces to 50 spaces (collectively, the *"Requested Relief"*); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on December 5, 2023, and held on December 20, 2023; and

WHEREAS, on December 20, 2023, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for a special use permit, land use variation, and variations as set forth in Sections 8.2 and 12.2 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 8 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a special use permit to the Applicant for the Proposed Use, to authorize the use of a day care center on the portion of the Property in the B-2 District.

SECTION 3. GRANT OF LAND USE VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a land use variation to the Applicant for the Proposed Use, to authorize the use of a day care center on the portion of the Property in the R-7 District.

SECTION 4. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the following variations:

A. Traffic Study and Parking Analysis. A variation from Section 6.12-1(3) of the Zoning Code to waive the requirement of a traffic study and parking analysis prepared by a qualified professional engineer for the Proposed Use.

B. Required Parking. A variation from Section 10.4 of the Zoning Code to reduce the required parking on the Property, from 137 spaces to 50 spaces.

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Use and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time

to time. Additionally, the Proposed Use must conform with all applicable Illinois Department of Children and Family Services regulations.

B. Compliance with Floor Plan. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Use must be substantially compliant with the Floor Plan prepared by the Applicant and with a last revision date of October 10, 2023, consisting of two sheets, attached to this Ordinance as Exhibit B.

C. Maximum Occupancy. No more than 25 students may occupy the Proposed Use at the same time.

SECTION 6. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk's Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 7. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2, 3, and 4 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-2 District and R-7 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 8. AMENDMENTS. Any amendments to the approvals granted in Sections 2, 3, or 4 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 9. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 10. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations

set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 1, 2, 3, AND 4 IN BLOCK 11 IN THE TOWN OF DUNTON, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

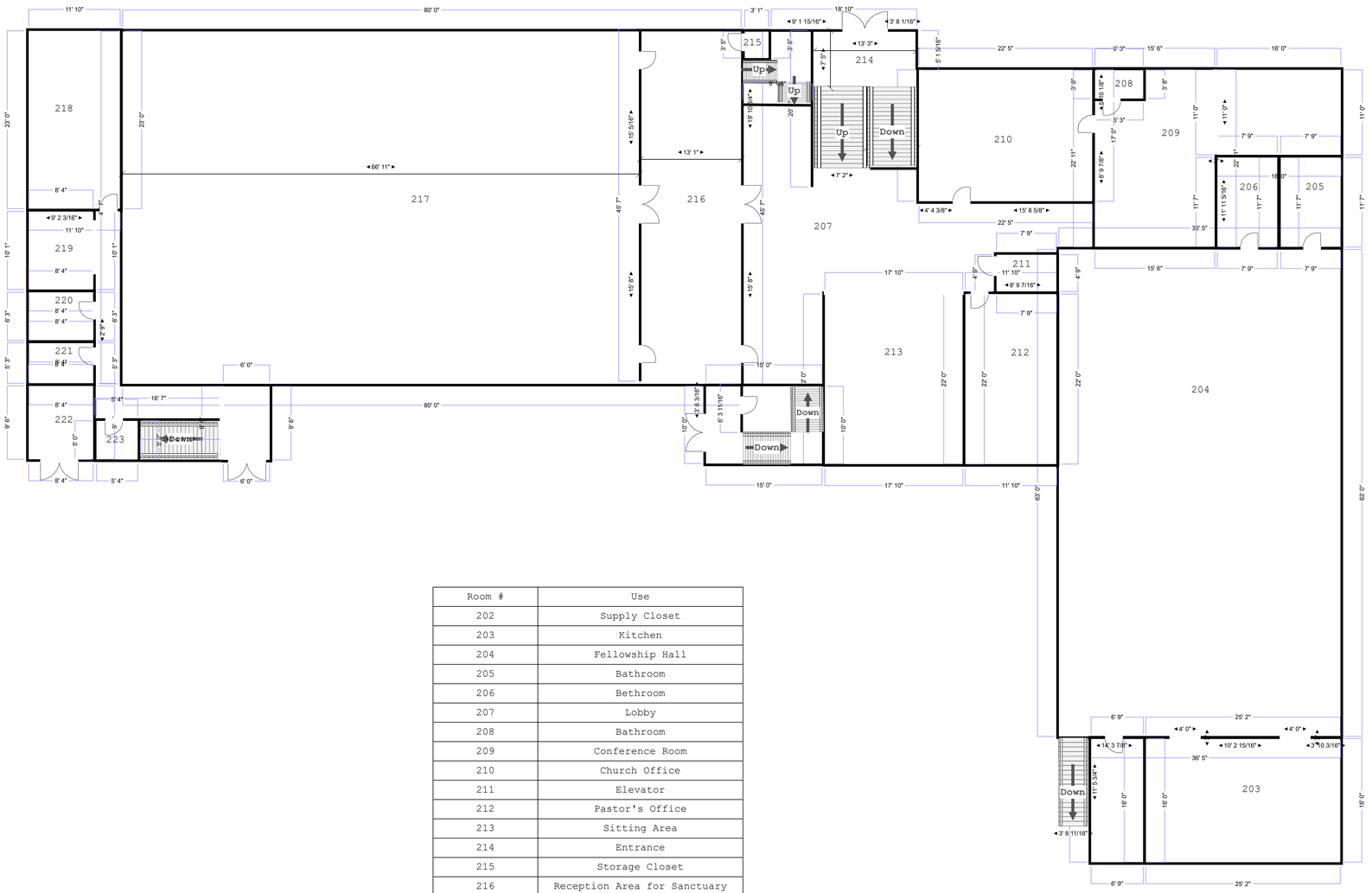
Commonly known as: 308 N. Evergreen Ave., Arlington Heights, Illinois 60004

P.I.N.: 03-29-318-005

EXHIBIT B

FLOOR PLAN

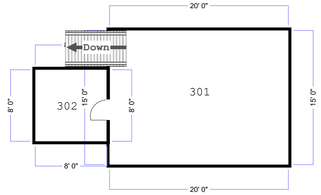
First Floor



Room #	Use
202	Supply Closet
203	Kitchen
204	Fellowship Hall
205	Bathroom
206	Bethroom
207	Lobby
208	Bathroom
209	Conference Room
210	Church Office
211	Elevator
212	Pastor's Office
213	Sitting Area
214	Entrance
215	Storage Closet
216	Reception Area for Sanctuary
217	Sanctuary
218	Choir Room
219	Kitchen
220	Bathroom
221	Storage Closet
222	Garage
223	Storage Closet

Note: Sanctuary has individual chairs for seating (not pews)

Second Floor

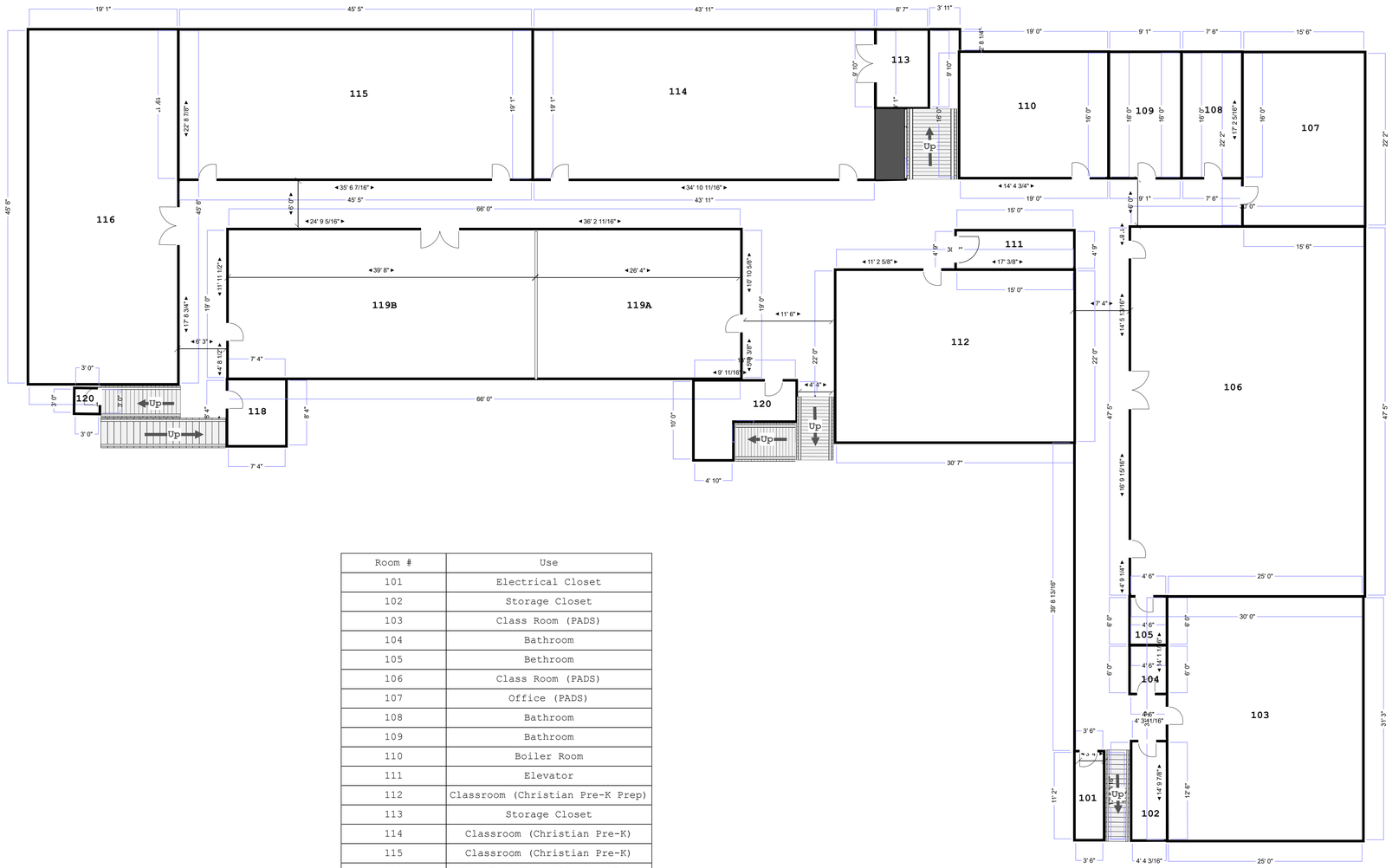


Room #	Use
301	Balcony and Audio/Visual Desk
302	Storage Closet

Note: Balcony has individual chairs for seating (not pews)

Site: **308 N. Evergreen**	Drawing: **First and Second Floors**	Project: **Floor Plan**	Drawn:	Notes: Interior closets and windows not shown.	**Christian Pre-K Prep** **308 N. Evergreen** **Arlington Heights, IL 60004**
Title: **To Scale Floor Plan**	Scale: **1/8":1'0"**	Date: **10/01/2023**	Rev: **1**		

Basement



Room #	Use
101	Electrical Closet
102	Storage Closet
103	Class Room (PADS)
104	Bathroom
105	Bethroom
106	Class Room (PADS)
107	Office (PADS)
108	Bathroom
109	Bathroom
110	Boiler Room
111	Elevator
112	Classroom (Christian Pre-K Prep)
113	Storage Closet
114	Classroom (Christian Pre-K)
115	Classroom (Christian Pre-K)
116	Hand Bell Choir Practice Room
117	Storage Closet
118	Storage Closet
119A	Office (Christian Pre-K)
119B	Office (Tenant Church)
120	Utility Closet

Site:	**308 N. Evergreen, Arlington Heights, IL, 60004**	Drawing: **Basement Level**	Project: **Floor Plan**	Drawn:	Notes: Interior closets and windows not shown	**Christian Pre-K Prep** **308 N. Evergreen** **Arlington Heights, IL, 60004**
Title:	**To Scale Floor Plan**	Scale: **1/8":1'0"**	Date: **10/01/2023**	Rev: **A**		

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (*"Village"*):

WHEREAS, Christian Education Pre-K NFP (*"Applicant"*) are the lessees of record of that certain property owned by St. John's United Church of Christ (*"Owner"*) located in both the B-2 General Business District (*"B-2 District"*) and R-7 Multi-Family Dwelling District (*"R-7 District"*), commonly known as 308 N. Evergreen Ave. (*"Property"*); and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (*"Ordinance"*), approves a special use permit, a land use variation, and variations for the Applicant for the operation of a day care center on the Property; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and Owner file, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant and Owner hereby agree and covenant as follows:

1. The Applicant and Owner hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant and Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the special use permit, variations, and a land use variation for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant or Owner against damage or injury of any kind and at any time.

4. The Applicant and Owner hereby agree to jointly and severally hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit, variations, and a land use variation for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST:

By: _____

Its: _____

CHRISTIAN EDUCATION PRE-K NFP

By: _____

Its: _____

ATTEST:

By: _____

Its: _____

ST. JOHN'S UNITED CHURCH OF CHRIST

By: _____

Its: _____

Village Board
2/5/2024

Item: Ordinance - Chase Bank - 585 E. Palatine Rd.

Department: Planning & Community Development Department

At the January 16, 2024 Village Board meeting, a request for a Special Use Permit for a drive-through, an Amendment to Rezoning Ord. 84-10 to eliminate Section Two in its entirety, and a variation were discussed and approved. The ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description	Type
Ordinance - Chase Bank - 585 E Palatine Rd	Ordinance

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION,
AND AMENDING ORDINANCE NO. 84-10, FOR A BANK AND DRIVE-THROUGH
(585 E. Palatine Rd.)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2024

_____
Village Clerk

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION, AND AMENDING ORDINANCE NO. 84-10, FOR A BANK AND DRIVE-THROUGH (585 E. Palatine Rd.)

WHEREAS, JPMorgan Chase Bank N.A. (*"Applicant"*) is the contract purchaser of that certain property owned by GW Rand Palatine AH LLC (*"Owner"*) located in the B-2 General Business District (*"B-2 District"*), commonly known as 585 E. Palatine Rd., and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is currently improved with a vacant commercial structure and other related improvements (collectively, the *"Existing Improvements"*); and

WHEREAS, the Applicant desires to demolish the Existing Improvements and construct a 5,941 square foot Chase Bank building on the Property, which will include two drive-through lanes and 29 parking stalls (collectively, the *"Proposed Improvements"*); and

WHEREAS, in 1984, the Village Board adopted Ordinance No. 84-10, approving the rezoning of the Property into the B-2 District and requiring development of the Property to be substantially compliant with the plans submitted with the application for rezoning; and

WHEREAS, Applicant desires to eliminate Section Two of Ordinance 84-10 in its entirety, which required the Property to be substantially compliant with the plans submitted as part of the approved rezoning and which granted signage variations (*"Proposed Amendment"*); and

WHEREAS, pursuant to Section 5.5-1 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (*"Zoning Code"*), the drive-through lanes portion of the Proposed Improvements may only be constructed and used on the Property upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, pursuant to Section 6.5-2 of the Zoning Code, an accessory structure may only be located in a rear yard; and

WHEREAS, the Applicant desires to construct a canopy accessory structure over a drive-through lane on the Property that would extend beyond the rear yard, in violation of Section 6.5-2 of the Zoning Code; and

WHEREAS, pursuant to Sections 8 and 12 of the Zoning Code, the Applicant, with the Owner's consent, has filed an application for approval of: (i) the Proposed Amendment to eliminate Section Two of Ordinance No. 84-10 in its entirety; (ii) a special use permit to permit the construction and operation of the two drive-through lanes portion of the Proposed Improvements on the Property; and (iii) a variation from Section 6.5-2 of the Zoning Code to allow an accessory structure outside of a rear yard on the Property (collectively, the *"Requested Relief"*); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on December 5, 2023, and held on December 20, 2023; and

WHEREAS, on December 20, 2023, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for a special use permit, a variation, and an amendment as set forth in Sections 8.2 and 12.2 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 8 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a special use permit to the Applicant to construct and operate two drive-through lanes in connection with the Proposed Improvements on the Property.

SECTION 3. GRANT OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a variation from Section 6.5-2 of the Zoning Code to permit the construction of a canopy over a drive-through lane outside of the rear yard of the Property in connection with the Proposed Improvements of the Property:

SECTION 4. GRANT OF AMENDMENT TO ORDINANCE NO. 84-10. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with the home rule powers of the Village, Section Two of Ordinance No. 84-10 is hereby eliminated in its entirety. The remainder of Ordinance No. 84-10 will continue in effect in accordance with, and subject to, the terms of this Ordinance and the Zoning Code.

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions. For all conditions set forth in this Section 5 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is authorized to take that action in their sole discretion and to their satisfaction. The Applicant will bear all costs for compliance with its obligations in this Section 5 and elsewhere in this Ordinance, unless otherwise noted.

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Improvements and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time. Additionally, all Proposed Improvements work within Illinois Department of Transportation (*"IDOT"*) rights-of-way will require permits from IDOT, as applicable.

B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Improvements and of the Property must be substantially compliant with the following plans (collectively, the "*Plans*"), and as the Plans will be modified in compliance with this Section 5:

1. The Architectural Plans, prepared by The Architects Partnership, Ltd. and consisting of three sheets, with a last revision date of November 19, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;

2. The Engineering Plans, prepared by Kimley-Horn and Associates, Inc. and consisting of nine sheets, with a last revision date of December 7, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C;

3. The Landscape and Tree Preservation Plans, prepared by Terra Engineering Ltd. and consisting of three sheets, with a last revision date of December 7, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D; and

4. The Photometric Plan, prepared by Facility Solutions Group, Inc. and consisting of one sheet, with a last revision date of December 1, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E.

C. Design Approval. Prior to submittal of a building permit application for the Proposed Improvements, the Applicant must modify the Plans to comply with the following portions of the Village's Design Commission motion passed on November 28, 2023, with the requirements being mandatory and the recommendations being optional in the Applicant's discretion, subject to Village review and approval during the building permit review process:

1. A requirement to raise the height of the stone tower on the building by approximately one foot.

2. A recommendation to lower the height of the entrance tower by approximately one foot.

3. A requirement to modify the exterior building lighting plan per Village direction.

4. A recommendation to modify the water collection point on the building roof with a rain chain or other unique feature.

5. A recommendation to include solar panels on the building in a dark color.

D. Feature Design. Prior to Village issuance of a building permit for the Proposed Improvements, the Applicant must modify the Plans to enhance the design of the focal point feature at the southwest corner of Rand Road and Palatine Road on the Property, subject to review and approval by the Village.

E. Landscaping. Prior to submittal of a building permit application for the Proposed Improvements, the Applicant must modify the Plans by replacing the seven compact junipers proposed to be adjacent to the dumpster enclosure near the southeast corner of the building portion of the Proposed Improvements with seven upright evergreen shrubs, subject to review and approval by the Village.

F. Future Crosswalks. If, prior to Village issuance of a building permit for the Proposed Improvements, the design of the proposed crosswalks on the southern and western legs of the Palatine Road and Rand Road intersection are approved by the Village, the Applicant must modify the Plans to reconfigure the connection ramps between the sidewalk and the crosswalk to align with the new crosswalk locations and construct the connection ramps as depicted in the modified Plans, subject to review and approval by the Village.

G. Sidewalk Easement. Prior to issuance by the Village of a certificate of occupancy for the Proposed Improvements, the Village must be provided with an executed and recorded public sidewalk easement for the portions of the public sidewalk that encroach on the Property, subject to review and approval by the Village.

SECTION 6. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk's Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 7. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2, 3, and 4 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-2 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 8. AMENDMENTS. Any amendments to the approvals granted in Sections 2, 3, or 4 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 9. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 10. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit F attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:
THE EAST 33 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE TIHIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF TIHE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTIH, RANGE 11 EAST OF TIHE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHWESTERLY OF THE CENTER OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM TIHE ABOVE-DESCRIBED PARCELS 1 AND 2, IHAT PART THEREOF LYING NORTHERLY OF TIHE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE WEST LINE OF THE EAST 33 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, 149.2 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON SAID WEST LINE): THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 131.0 FEET; THENCE SOUTHEASTERLY TO THE INTERSECTION WITH A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTER LINE OF RAND ROAD AT A POINT 193.59 FEET NORTHWESTERLY OF THE EAST LINE OF THE NORTHWEST 1/4 AFORESAID (AS MEASURED ON THE SOUTHWESTERLY LINE): THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD TO ITS INTERSECTION WITH THE EAST LINE OF AFORESAID NORTHWEST 1/4, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 585 E. Palatine Rd., Arlington Heights, Illinois 60004

P.I.N.: 03-20-101-002

EXHIBIT B

ARCHITECTURAL PLANS



SCALE: $\frac{3}{16}$" = 1'

0 5' 15' 30'

CHASE

PALATINE RD. AND RAND

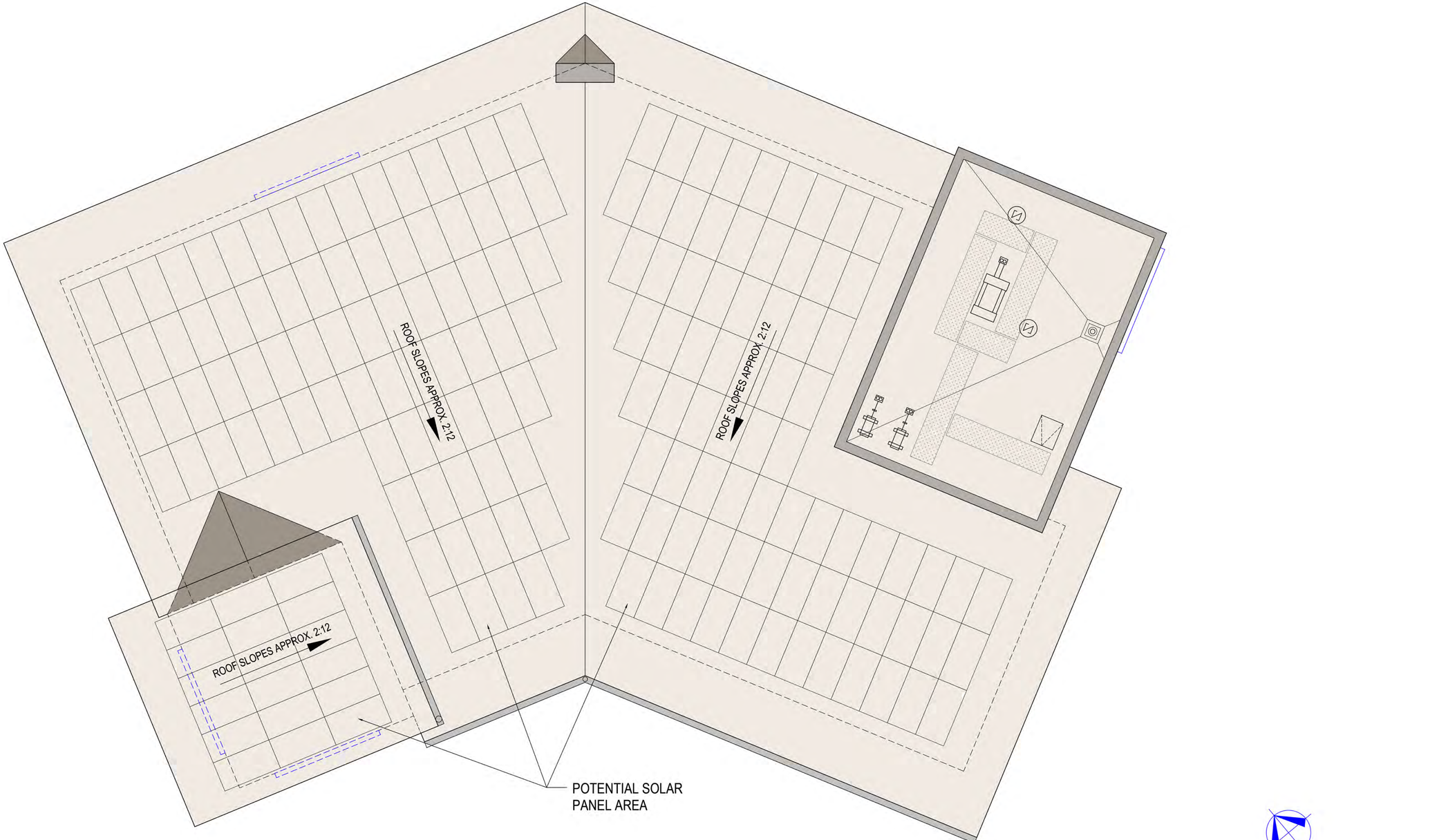
585 E Palatine Rd.
Arlington Heights, IL 60004

FLOOR PLAN

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019



SCALE: $\frac{3}{16}$" = 1'

0 5' 15' 30'

CHASE

PALATINE RD. AND RAND

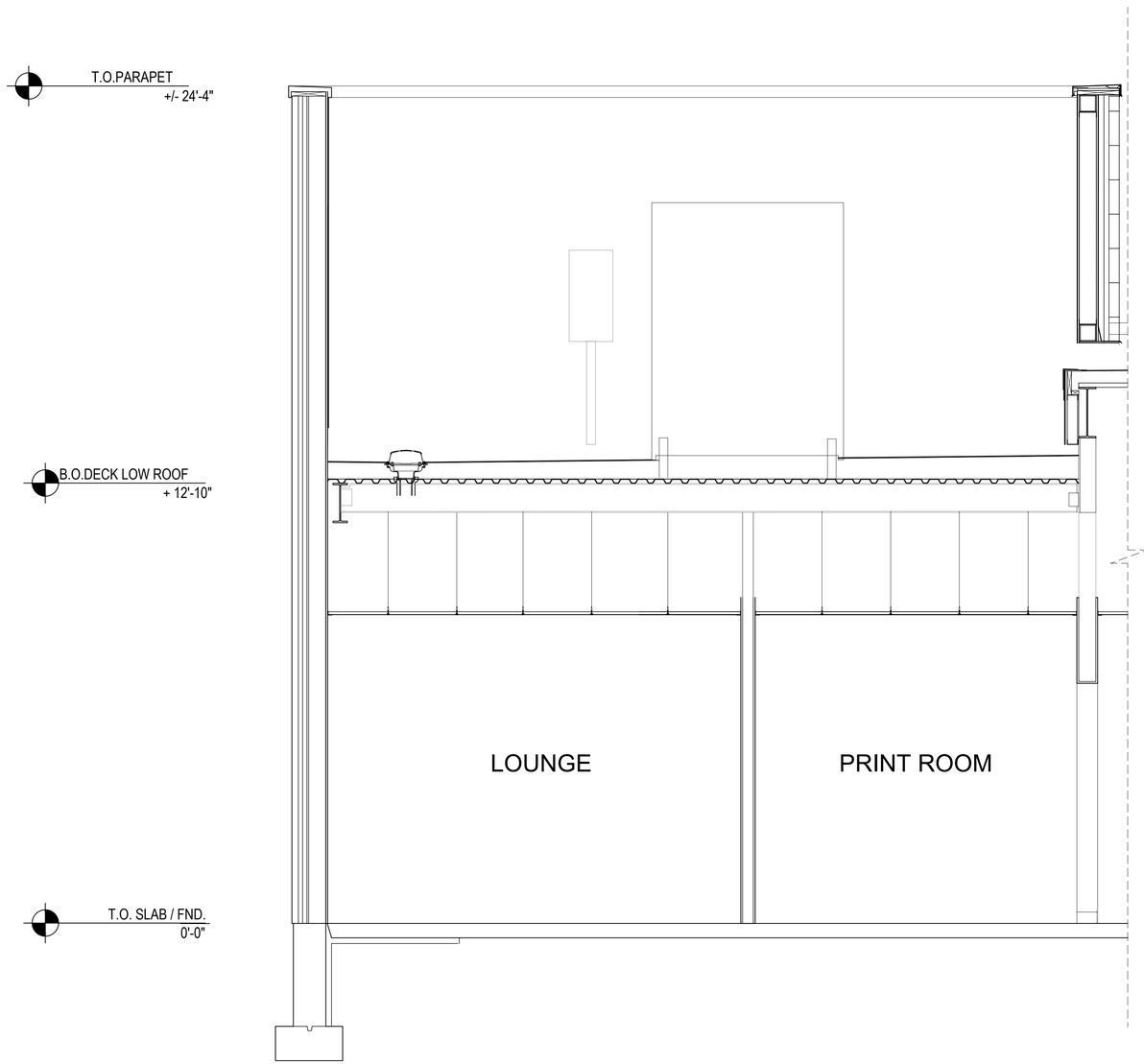
585 E Palatine Rd.
Arlington Heights, IL 60004

ROOF PLAN

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019



SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PALATINE RD. AND RAND

585 E Palatine Rd.
Arlington Heights, IL 60004

BUILDING SECTION

09.19.2023

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23019

tap

EXHIBIT C

ENGINNERING PLANS

PRELIMINARY ENGINEERING PLANS

CHASE BANK

585 E PALATINE ROAD

ARLINGTON HEIGHTS, ILLINOIS 60004

Call Before You Dig
JULIE
1-800-892-0123

PROJECT TEAM

TRAFFIC ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
CONTACT: RORY FANCLER

SURVEYOR
COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY
AURORA, IL 60502
TEL: (630) 820–9100
CONTACT: SCOTT KREBS, P.L.S.

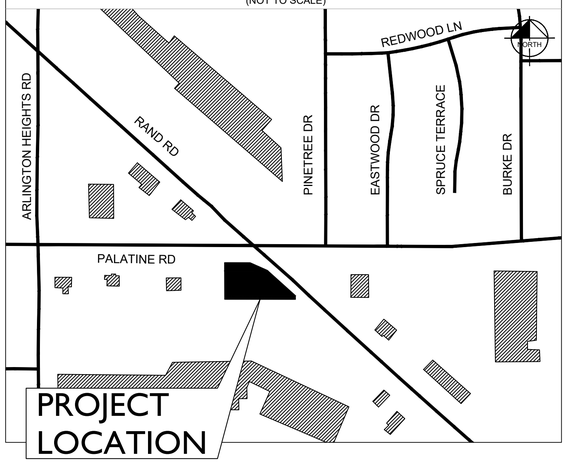
CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 216–4972
EMAIL: ALEXA.FALBO@KIMLEY–HORN.COM
CONTACT: ALEXA FALBO, P.E.

LANDSCAPE ARCHITECT
TERRA ENGINEERING LTD.
225 W OHIO ST
CHICAGO, IL 60654
TEL: (312) 467–0123
CONTACT: CRAIG MOST

SURVEYOR
THE ARCHITECT'S PARTNERSHIP, LTD.
200 S. MICHIGAN AVE, SUITE 1020
CHICAGO, IL 60604
TEL: (312) 583–9800
CONTACT: TERRON WRIGHT

LOCATION MAP

(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
V0.1	TOPOGRAPHIC SURVEY (BY OTHERS)
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	FIRE TRUCK TURN EXHIBIT
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 33 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHWESTERLY OF THE CENTER OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1 AND 2, THAT PART THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE WEST LINE OF THE EAST 33 FEET IF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 20, 149.2 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ (AS MEASURED ON SAID WEST LINE); THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID NORTHWEST ¼ 131.0 FEET; THENCE SOUTHEASTERLY TO THE INTERSECTION WITH A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTER OF RAND ROAD AT A POINT 193.59 FEET NORTHWESTERLY OF THE EAST LINE OF THE NORTHWEST ¼ AFORESAID (AS MEASURED ON THE SOUTHWESTERLY LINE); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD TO ITS INTERSECTION WITH THE EAST LINE OF AFORESAID NORTHWEST ¼, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE EASEMENT AGREEMENT DATED JUNE 30, 1981 AND RECORDED AUGUST 27. 1981 AS DOCUMENT NUMBER 25981904 OVER PROPERTY DESCRIBED THEREIN AND COMMONLY KNOWN AS "TOWN AND COUNTY MALL"

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 SOUTHWEST BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF INTERSECTION OF PALATINE ROAD AND RAND ROAD
ELEVATION=686.08

SBM #2 NORTHEAST BOLT ON LIGHT POLE IN ISLAND SOUTH OF SURVEYED BUILING
ELEVATION=689.55

COOK COUNTY BENCHMARKS:

BENCHMARK DM3905
ELEVATION=719.509 (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ALEXANDRA FALBO, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF THE ARCHITECT'S PARTNERSHIP, LTD. BY KIMLEY–HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 7TH DAY OF DECEMBER, A.D., 2023.

Alexandra Falbo

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062–073907
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2023
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

LICENSED PROFESSIONAL ENGINEER
ALEXANDRA FALBO
062.073907
OF ILLINOIS

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	12/07/23	JW
2	VILLAGE COMMENTS	11/02/23	JW

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JTW | DRAWN BY: JTW | CHECKED BY: ANF

LICENSED PROFESSIONAL ENGINEER
ALEXANDRA FALBO
062.073907
OF ILLINOIS

CHASE

COVER SHEET

CHASE BANK
585 E. PALATINE RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 06/12/23
KHA PROJECT NO. 168558032
SHEET NUMBER C0.0

Drawing name: K:\CHS_LDEV\168558032_Chase_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Dec 07, 2023 11:58am by: ALEXA.FALBO
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LOCATION MAP (N.T.S)

585 E PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET NUMBER
1 OF 1.

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555
PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

Plotted By:—— September 21, 2023 8:11:04 PM K:\CHS_LDEV\168580032_Chase_ArlingtonHeights_A1\2 Design\CAD\Exhibits\Site Location Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS NOTED OR SHOWN HEREON

I RESERVATION FOR THE EAST 40 FEET OF THAT PART OF THE LAND . . . FALLING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR PUBLIC HIGHWAY, AS CONTAINED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 14890 TO AMELIA I. MCDONNELL AND MARY T. CASSIN, DATED MARCH 11, 1832 AND RECORDED MAY 6, 1932 AS DOCUMENT 11084966.
(AFFECTS PARCEL 2)

J AGREEMENT BY AMELIA I. MCDONNELL AND MARY T. CASSIN THAT IF A ROAD OR HIGHWAY IS OPENED UP OVER, UPON AND ACROSS THE EAST 40 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, SOUTH OF RAND ROAD (EXCEPT THAT PART FALLING WITHIN PARCEL 2 OF THE LAND) THEY WILL JOIN IN SUCH INSTRUMENT OF DEDICATION FOR THE PURPOSE OF DEDICATING THE EAST 40 FEET OF PARCEL 2 FOR THE PURPOSES OF SUCH ROAD OR HIGHWAY, AS CONTAINED IN DEED TO THEM FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 14890 DATED MARCH 11, 1932 AND RECORDED MAY 6, 1932 AS DOCUMENT 11084966.

K GRANT DATED FEBRUARY 27, 1946 AND RECORDED MARCH 4, 1946 AS DOCUMENT 13732608 MADE BY GUSTAV A. REINHART AND CLARA M. REINHART, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, RELATING TO THE RIGHT TO LAY, MAINTAIN AND OPERATE AN 18 INCH GAS MAIN AND NECESSARY APPURTENANCES IN, UNDER AND ALONG THE SOUTHWEST SIDE OF PUBLIC WAY KNOWN AS RAND ROAD WHICH EXTENDS ALONG THE NORTHEAST SIDE OF THE PROPERTY OF SAID GRANTORS.
(AFFECTS PARCEL 3)

L RIGHTS, IF ANY, OF THE ILLINOIS BELL TELEPHONE COMPANY UNDER GRANT FROM HERB LESEBERG DATED SEPTEMBER 24, 1923 AND RECORDED APRIL 9, 1924 AS DOCUMENT 8395761 OF THE AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINE OF TELEPHONE AND TELEGRAPH EQUIPMENT UPON AND ACROSS PROPERTY WHICH SHE OWNS, OR IN WHICH SHE MAY BE INTERESTED, IN THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN.
(AFFECTS PARCEL 3)

M PLAT OF EASEMENT FOR WATER MAIN DATED JANUARY 7, 1980 AND RECORDED JANUARY 16, 1980 AS DOCUMENT 25322430 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 45228 OVER THE FOLLOWING LAND.

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 148.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20, AS MONUMENTED BY COOK COUNTY HIGHWAY DEPARTMENT (EVIDENCED BY PROPOSED ACQUISITION PLAT RECORDED FEBRUARY 3, 1956 AS DOCUMENT NUMBER 19730083) AND 50 FEET EAST OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE OF A DISTANCE OF 15.76 FEET, MORE OR LESS, TO A POINT IN A LINE 60 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AND THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTHEASTERLY ALONG SAID DESCRIBED LINE 45.09 FEET, MORE OR LESS, TO THE SOUTH LINE OF PALATINE ROAD AS DEDICATED BY DOCUMENT NUMBER 8395761 EXTENDED WEST; THENCE EAST ALONG SOUTH LINE 594.82 FEET TO A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE 10 FEET; THENCE WEST ALONG A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF AFOREMENTIONED AS DOCUMENT NUMBER 19730083 A DISTANCE OF 860.13 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 128 DEGREES 49 MINUTES 57 SECONDS, MEASURED FROM EAST TO SOUTHWEST, AND BEING 10 FEET SOUTHEASTERLY OF AND PARALLEL WITH AFOREMENTIONED COURSE OF 48.39 FEET, A DISTANCE OF 40.02 FEET TO A POINT TO A LINE 70 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG SAID PARALLEL LINE 48.48 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 59 MINUTES 36 SECONDS, MEASURED SOUTH TO WEST, 10 FEET TO A POINT IN A LINE 60 FEET EAST OF AND PARALLEL WITH THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG SAID PARALLEL LINE 590.23 FEET TO A POINT IN A LINE 250 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 20; THENCE WEST ALONG SAID PARALLEL LINE 10 FEET TO A POINT TO A LINE 60 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG SAID PARALLEL LINE 600.23 FEET TO A POINT, THENCE EAST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 41 MINUTES 24 SECONDS, MEASURED SOUTH TO EAST, 10 FEET TO A POINT IN A LINE 60 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF 89 DEGREES 41 MINUTES 24 SECONDS MEASURED SOUTH TO EAST 10 FEET TO A POINT IN A LINE 60 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AND 295 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 295 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.
(AFFECTS PARCEL 3)

N PLAT OF EASEMENT FOR STORM SEWER DATED JANUARY 7, 1980 AND RECORDED JANUARY 16, 1980 AS DOCUMENT 25322429 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 45228 OVER THE FOLLOWING PORTION OF THE LAND:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF DOROTHY AVENUE, AS ACCORDING TO C. A. COTLE'S ARLINGTON HEIGHTS GARDENS RECORDED AS DOCUMENT NUMBER 396997 (SAID NORTHWESTERLY LINE BEING A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4 AND RUNNING THENCE NORTH 46 DEGREES 56 MINUTES 25 SECONDS EAST 834.30 FEET TO THE CENTER LINE OF RAND ROAD), WITH THE NORTHERLY EXTENSION OF THE NORTHEASTERLY LINE OF CHARLES STREET (FORMERLY GEORGE STREET) IN AFORESAID ARLINGTON HEIGHTS GARDENS) THENCE NORTH 46 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE A SOUTH AVENUE A DISTANCE OF 501.90 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 10.45 FEET; THENCE NORTH 46 DEGREES 50 MINUTES 22 SECONDS WEST 507.38 FEET TO THE NORTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED NORTHWESTERLY LINE OF DOROTHY AVENUE A DISTANCE OF 507.38 FEET TO A POINT AS A CURVED LINE, CORNER NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 11.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
(AFFECTS PARCEL 3)

O NON-EXCLUSIVE EASEMENTS, RIGHTS AND PRIVILEGES OF PASSAGE AND USE, BOTH PEDESTRIAN AND VEHICULAR, FOR THE PURPOSE OF INGRESS, EGRESS AND PARKING OVER, UPON AND ACROSS ALL DRIVES, PARKING AREAS, SERVICE AND PARKING FACILITIES NOW OR HEREAFTER LOCATED ON THE LAND AND AS THERE MAY EXIST FROM TIME TO TIME, AS CREATED BY DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 8, 1979 KNOWN AS TRUST NUMBER 101500, DATED OCTOBER 30, 1979 AND RECORDED OCTOBER 31, 1979 AS DOCUMENT 25219795.
(AFFECTS PARCEL 3)

P EASEMENTS FOR GAS MAIN IN FAVOR OF THE NORTHERN ILLINOIS GAS COMPANY AS SHOWN IN THE DOCUMENTS RECORDED AUGUST 12, 1980 AS DOCUMENT NUMBER 25545701 AND RECORDED AUGUST 8, 1980 AS DOCUMENT NUMBER 25541564.
(AFFECTS PARCEL 3)

Q EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT FOR INGRESS AND EGRESS EXECUTED BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 8, 1979 AND KNOWN AS TRUST NUMBER 101500 AND ROBERT A. ASHER, WHICH AMONG OTHER MATTERS PROVIDES FOR RECIPROCAL ACCESS RIGHTS, RECORDED AUGUST 27, 1981 AS DOCUMENT 25981904.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LIST OF IMPROVEMENTS THAT CROSS PROPERTY LINES

A CONCRETE CROSSES LINE
B LANDSCAPING CROSSES LINE
C CURB CROSSES LINE
D BRICK PAVERS CROSS LINE

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 33 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHWESTERLY OF THE CENTER OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1 AND 2, THAT PART THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING IN THE WEST LINE OF THE EAST 33 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, 149.2 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON SAID WEST LINE); THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 131.0 FEET; THENCE SOUTHEASTERLY TO THE INTERSECTION WITH A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTER LINE OF RAND ROAD AT A POINT 193.59 FEET NORTHWESTERLY OF THE NORTHWEST 1/4 AFORESAID (AS MEASURED ON SAID SOUTHWESTERLY LINE); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD TO ITS INTERSECTION WITH THE EAST LINE OF AFORESAID NORTHWEST 1/4, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE EASEMENT AGREEMENT DATED JUNE 30, 1981 AND RECORDED AUGUST 27, 1981 AS DOCUMENT NUMBER 25981904 OVER PROPERTY DESCRIBED THEREIN AND COMMONLY KNOWN AS "TOWN AND COUNTRY MALL"

UTILITY CONTACTS

CABLE
COMCAST – MARTHA GIERAS
224-229-5862
MARTHA_GIERAS@COMCAST.COM

ELECTRIC
COMED
630-576-7094

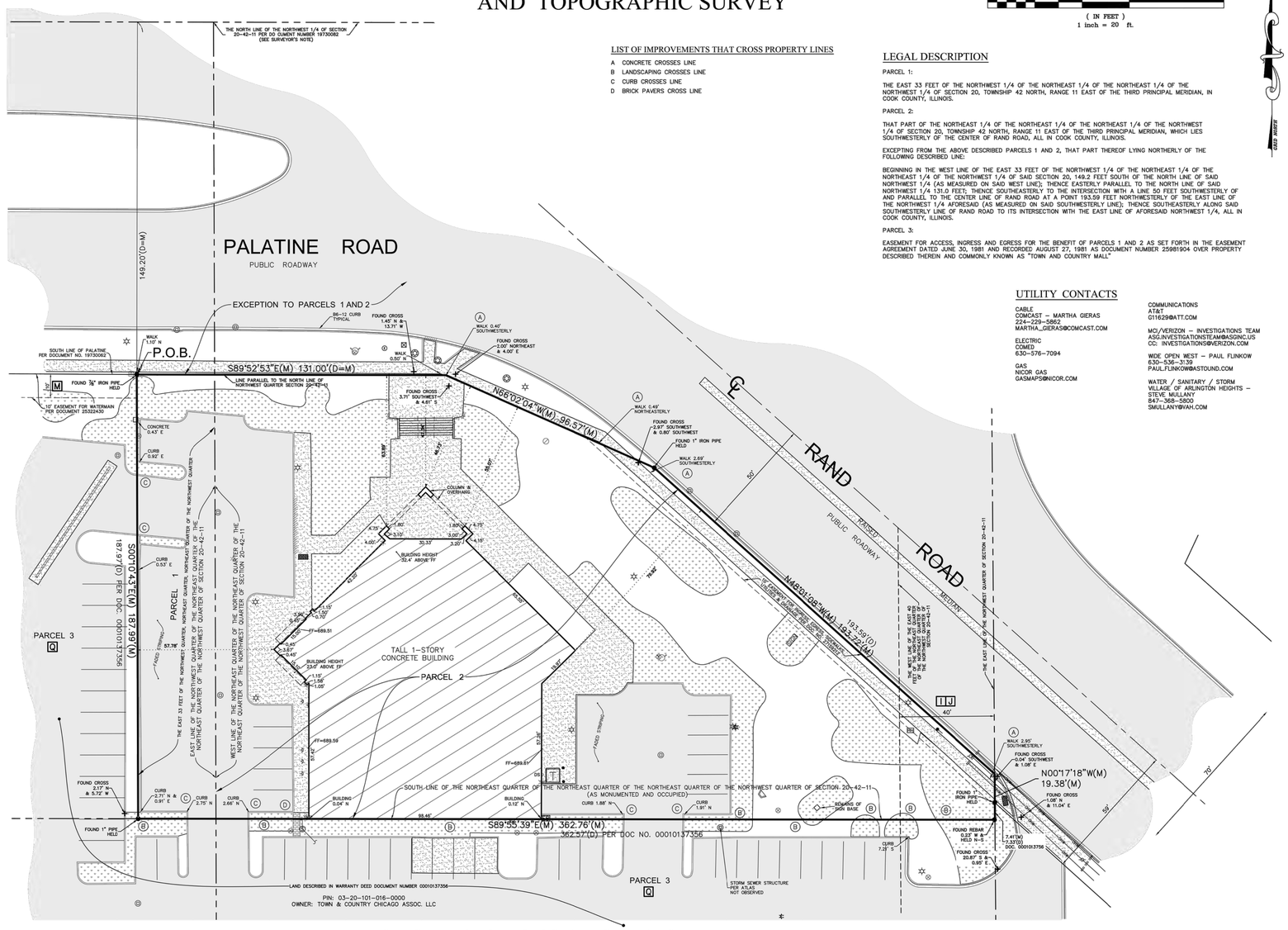
GAS
NICOR GAS
GASMAPS@NICOR.COM

COMMUNICATIONS
AT&T
G11629@ATT.COM

MCI/VERIZON – INVESTIGATIONS TEAM
ASC.INVESTIGATIONSTEAM@ASGINC.US
CC: INVESTIGATIONS@VERIZON.COM

WIDE OPEN WEST – PAUL FLINKOW
630-536-3139
PAUL_FLINKOW@ASTOUND.COM

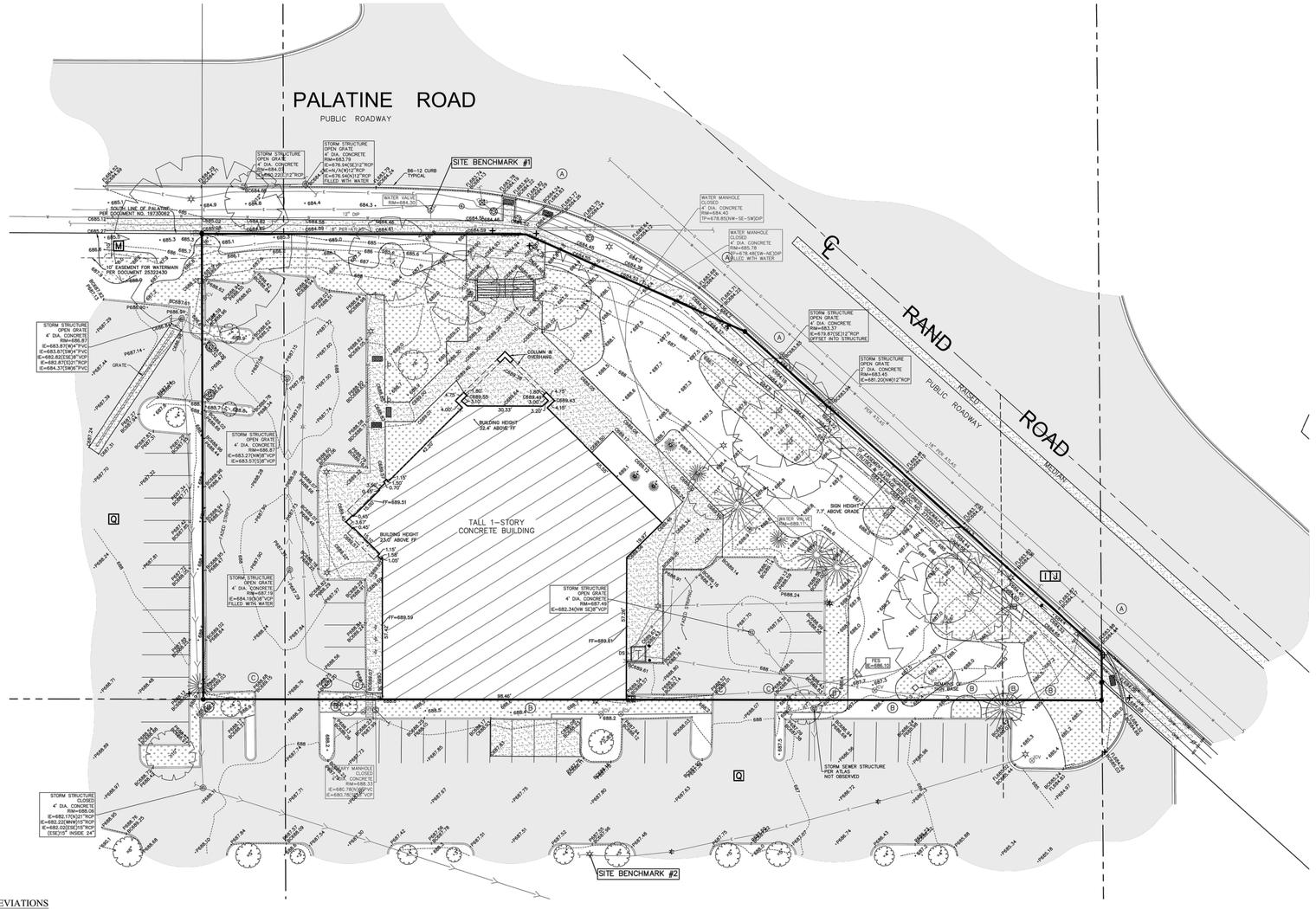
WATER / SANITARY / STORM
VILLAGE OF ARLINGTON HEIGHTS –
STEVE MULLANY
847-368-5800
SMULLANY@VAH.COM


PALATINE ROAD
PUBLIC ROADWAY
EXCEPTION TO PARCELS 1 AND 2
THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20-42-11 PER DO CUMENT NUMBER 19730082 (SEE SURVEYOR'S NOTE)
SOUTH LINE OF PALATINE, PER DOCUMENT NO. 19730082
149.20'(D=M)
P.O.B.
S89°52'53"E(M) 131.00'(D=M)
LINE PARALLEL TO THE NORTH LINE OF NORTHWEST QUARTER SECTION 20-42-11
N66°02'04"W(M) 96.57'(M)
RAND ROAD
PUBLIC ROADWAY
TAXED
N48°01'08"W(M) 193.59'(D)
193.72'(M)
PARCEL 1
PARCEL 2
PARCEL 3
TALL 1-STORY CONCRETE BUILDING
S89°55'39"E(M) 362.76'(M)
362.57'(D) PER DOC NO. 00010137356
SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20-42-11 (AS MONUMENTED AND OCCUPIED)
N00°17'18"W(M) 19.38'(M)
S00°10'43"E(M) 187.39'(M)
187.97'(D) PER DOC 00010137356
LAND DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 00010137356
PIN: 03-20-101-016-0000
OWNER: TOWN & COUNTRY CHICAGO ASSOC. LLC
EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20-42-11
WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20-42-11
THE EAST 33 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20-42-11
THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20-42-11
THE EAST LINE OF THE EAST 40 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20-42-11
STORM SEWER STRUCTURE PER ATLAS NOT OBSERVED
FOUND 3/4" IRON PIPE HELD
FOUND 1" IRON PIPE HELD
FOUND REBAR 0.23' W & 0.40' S HELD N-S
FOUND CROSS 20.87' S & 0.97' E
FOUND CROSS 1.45' N & 13.71' W
FOUND CROSS 2.07' SOUTHWEST & 0.80' SOUTHEAST
FOUND CROSS 1.00' NORTHEAST & 4.00' E
FOUND CROSS 3.77' SOUTHEAST & 4.81' S
FOUND CROSS 2.17' N & 0.72' W
FOUND CROSS 0.04' SOUTHWEST & 1.08' E
FOUND CROSS 1.08' N & 11.04' E
FOUND 1" PIPE HELD
7.41'(M) 7.33'(D) DOC. 00010137356
WALK 1.10' N
WALK 0.40' SOUTHWESTERLY
WALK 0.50' N
WALK 0.49' NORTHEASTERLY
WALK 2.69' SOUTHWESTERLY
WALK 2.95' SOUTHWESTERLY
10' EASEMENT FOR WATERMAIN PER DOCUMENT 25322430
CONCRETE 0.43' E
CURB 0.92' E
CURB 0.53' E
CURB 2.75' N
CURB 2.66' N
CURB 1.88' N
CURB 1.91' N
CURB 7.91' S
RAMP
COLUMN W OVERHANG
BUILDING HEIGHT 32.4' ABOVE FF
BUILDING HEIGHT 23.0' ABOVE FF
FF=689.51
FF=689.55
FF=689.81
BUILDING 0.04' S
BUILDING 0.12' N
BUILDING 0.98' S
ROUNDS OF SIGN BASE
FENCE STRADDLING
FENCE
ADDED STRIPING
50'
40'
70'
98.46'
57.76'
67.26'
67.28'
67.30'
67.31'
67.32'
67.33'
67.34'
67.35'
67.36'
67.37'
67.38'
67.39'
67.40'
67.41'
67.42'
67.43'
67.44'
67.45'
67.46'
67.47'
67.48'
67.49'
67.50'
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67.52'
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67.55'
67.56'
67.57'
67.58'
67.59'
67.60'
67.61'
67.62'
67.63'
67.64'
67.65'
67.66'
67.67'
67.68'
67.69'

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH



LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- WATER MAIN — W —
- GAS MAIN — G —
- ELECTRIC LINE — E —
- OVERHEAD WIRES — OHW —
- COMMUNICATION LINE — T —
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PIER
- LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

BENCHMARKS

REFERENCE BENCHMARK:

COOK COUNTY BENCHMARK DM3505, LOCATED IN PALATINE, 36 FEET NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FEET WEST OF BACK OF SIDEWALK

DATUM: NAVD88
ELEVATION = 718.509

SITE BENCHMARKS:

SITE BENCHMARK #1

SOUTHWEST BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF INTERSECTION OF PALATINE ROAD AND RAND ROAD

ELEVATION = 686.08

SITE BENCHMARK #2

NORTHEAST BOLT ON LIGHT POLE IN ISLAND SOUTH OF SURVEYED BUILDING

ELEVATION = 689.55

Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS, AND RECORDS OBTAINED FROM THE RESPECTIVE COMPANIES. ALL SUCH UTILITIES SHALL BE CONSIDERED APPROXIMATE IN NATURE AND LOCATION. THE UNDERSIGNED FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE	REVISIONS	BY
1	5/15/23	PER CLIENT COMMENTS	MRA
2	6/26/23	PER UPDATED TITLE COMMITMENT	MRA
3	7/19/23	PER UPDATED TITLE COMMITMENT	MRA
4	8/4/23	PER ATTORNEY COMMENTS	MRA
5	10/27/23	ADDED EASEMENT PER DOC. NO. 2739612	RMA

DATE: 11/2/22 | PC: TK | DRAWN BY: MRA | CHECKED BY: SK | BOOK 638 PG 69-71

CLIENT
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EASTWAY DRIVE, SUITE 204,
WARRENVILLE, IL 60555
PHONE: (630) 487-9900
WWW.KIMLEY-HORN.COM

PROJECT
CHASE BANK
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD
ALTA, SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

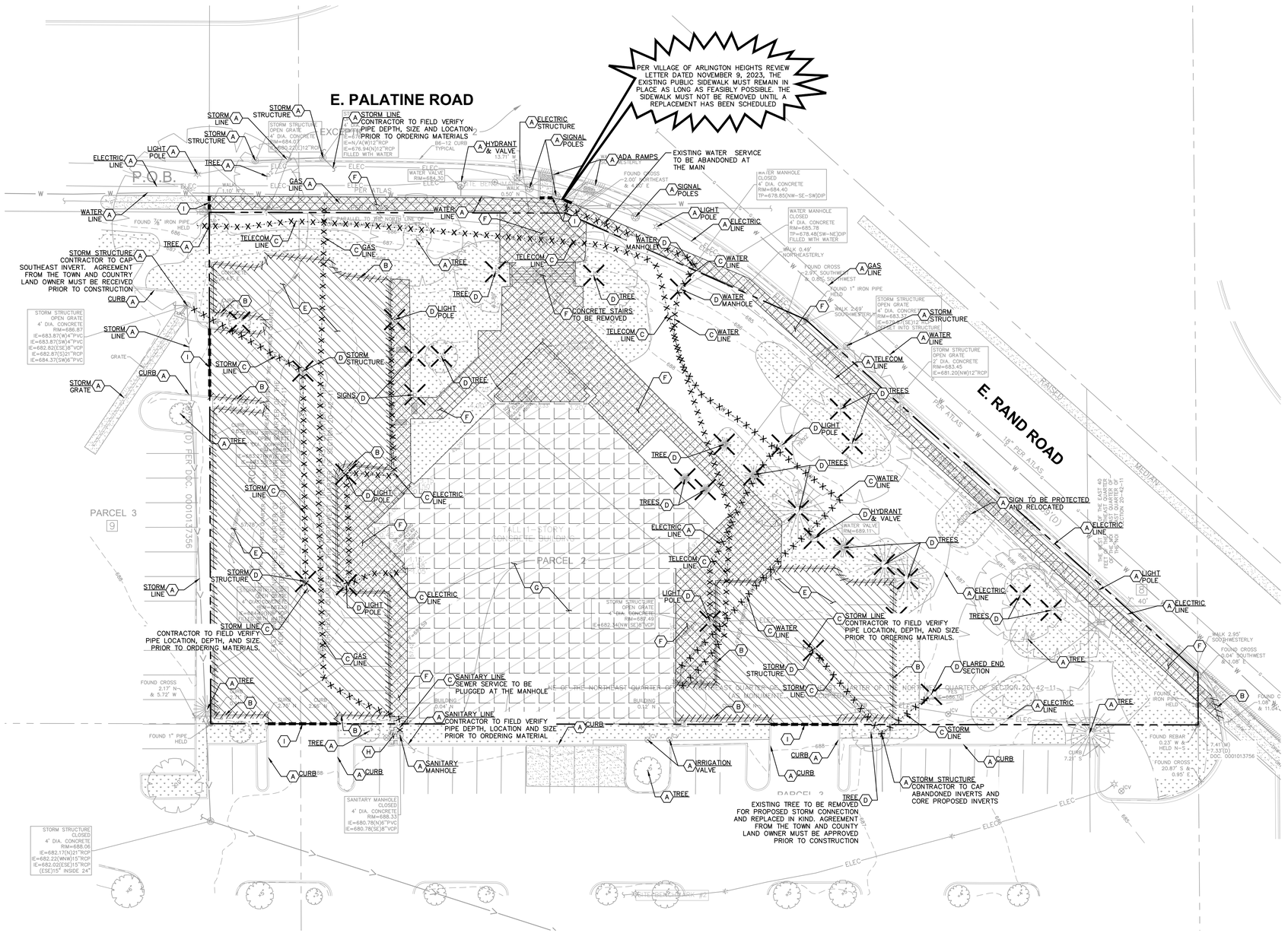
SCALE: 1" = 20'

2 OF 2

PROJ. NO.: 22.0290

J:\PSDATA\2022 PROJECTS\22.0290\22.0290 LTS TOPO.DWG

V0.1



DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

Call Before You Dig JULIE 1-800-892-0123

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	11/02/23	JW
2	VILLAGE COMMENTS	12/07/23	JW

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JTW | DRAWN BY: JTW | CHECKED BY: ANF

LICENSED PROFESSIONAL ENGINEER ALEXANDRA FALBO 062.073907 OF ILLINOIS

CHASE

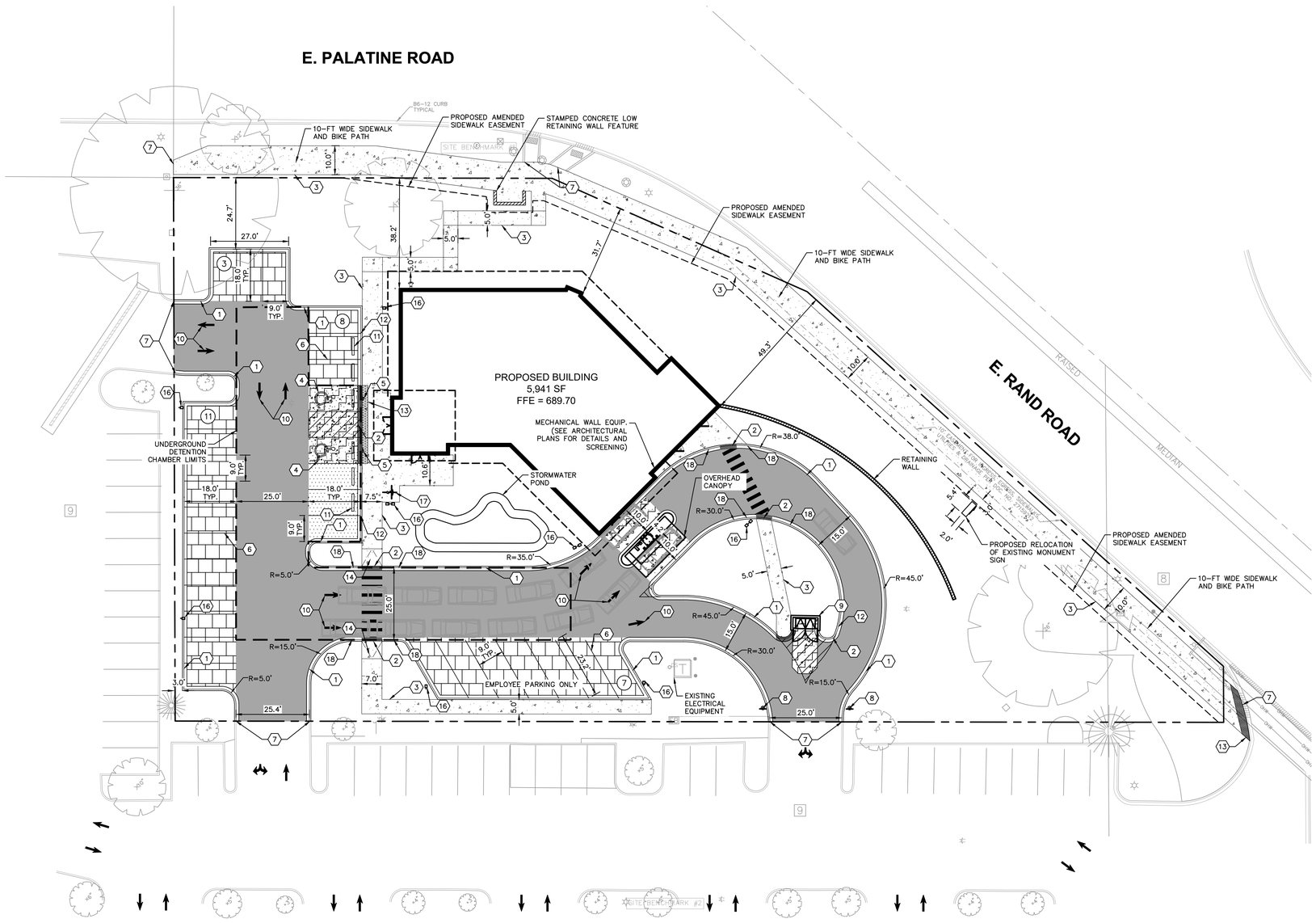
DEMOLITION PLAN

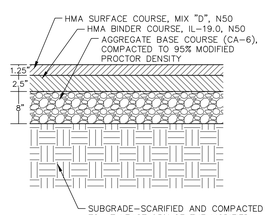
CHASE BANK
585 E. PALATINE RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 06/12/23
KHA PROJECT NO. 168558032
SHEET NUMBER C1.0

Drawing name: K:\CHS_LDEV\168558032_Chase_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C1.0 - DEMO PLAN.dwg Layout1 Dec 07, 2023 11:58am by ALEXA.FALBO
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Drawing name: K:\CHS_LDEV\168558032_Chase_Arlingtonheights_IL\2 Design\CAD\PlanSheets\C1.0 - SITE PLAN.dwg C1.0 Dec 07, 2023 11:58am by: ALEXA.FALBO
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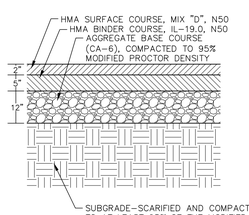


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY ECS MIDWEST, LLC DATED 02/09/2023. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK-COAT REQUIREMENTS.
3. ASSUMED 50,000 EQUIVALENT SINGLE-AXLE LOAD (ESAL).

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S. 10/19/20

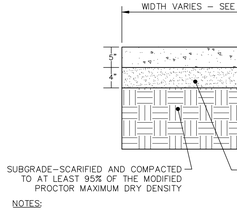


NOTE:

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2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK-COAT REQUIREMENTS.
3. EQUIVALENT SINGLE-AXLE LOAD TO BE CONFIRMED WITH CLIENT.

HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.

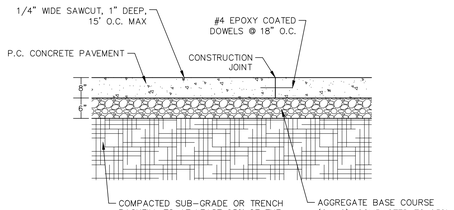


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.



NOTES:

PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY ECS MIDWEST, LLC DATED 02/09/2023. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28-DAY STRENGTH = 4000 PSI

HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. DO NOT ENTER SIGN, TYP.
9. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. SITE DIRECTIONAL MARKINGS
11. WHEEL STOP (SEE DETAILS)
12. TRANSITION FROM DEPRESSED CURB TO B6.12 OVER TWO PARKING STALLS
13. 2' WIDE DETECTIBLE WARNING TRUNCATED DOME STRIP (SEE DETAILS)
14. ACCESSIBLE RAMP (SEE DETAILS)
15. 12" WHITE PAINTED SOLID LINE, TYP. (3' C-C)
16. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE PHOTOMETRIC PLANS)
17. BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. 3-FEET TRANSITION FROM DEPRESSED CURB TO B6.12
19. RIP-RAP (SEE DETAILS)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE DETAIL BELOW FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL BELOW FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE DETAIL BELOW FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAIL BELOW FOR PAVEMENT SECTION
- PERMEABLE PAVERS
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (VILLAGE STANDARD)	=	20 SPACES
STANDARD PARKING SPACES PROVIDED	=	27 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	29 SPACES
BICYCLE PARKING SPACES REQUIRED (VILLAGE STANDARD)	=	2 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	=	5 SPACES

Call Before You Dig JULIE 1-800-892-0123

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	12/07/23	JW
2	VILLAGE COMMENTS	11/02/23	JW

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WARRENVILLE, IL 60555
PHONE: 630-487-9900
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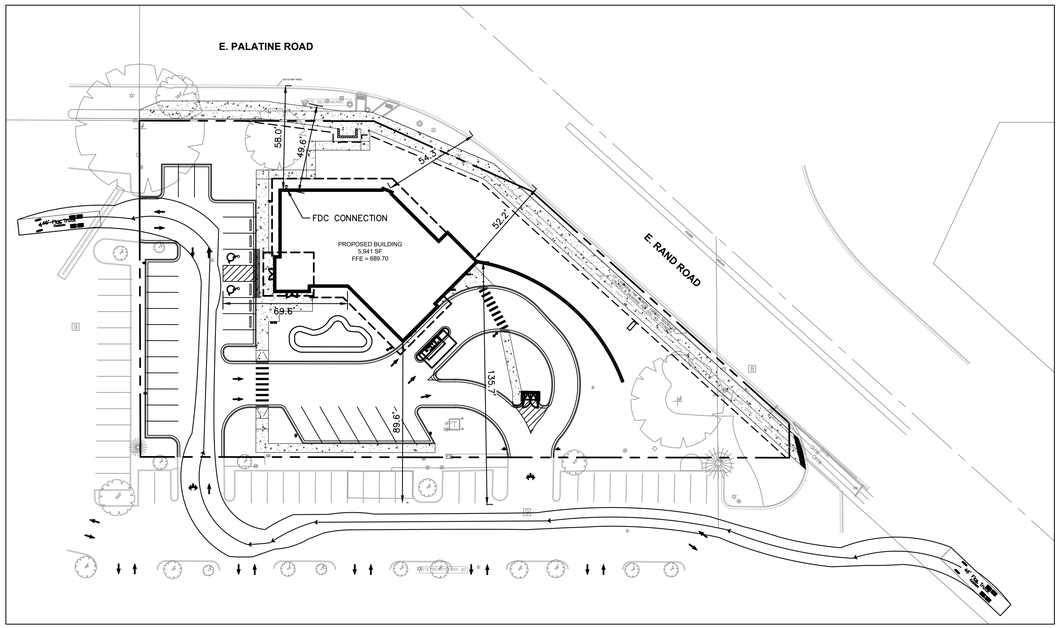
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OF ILLINOIS

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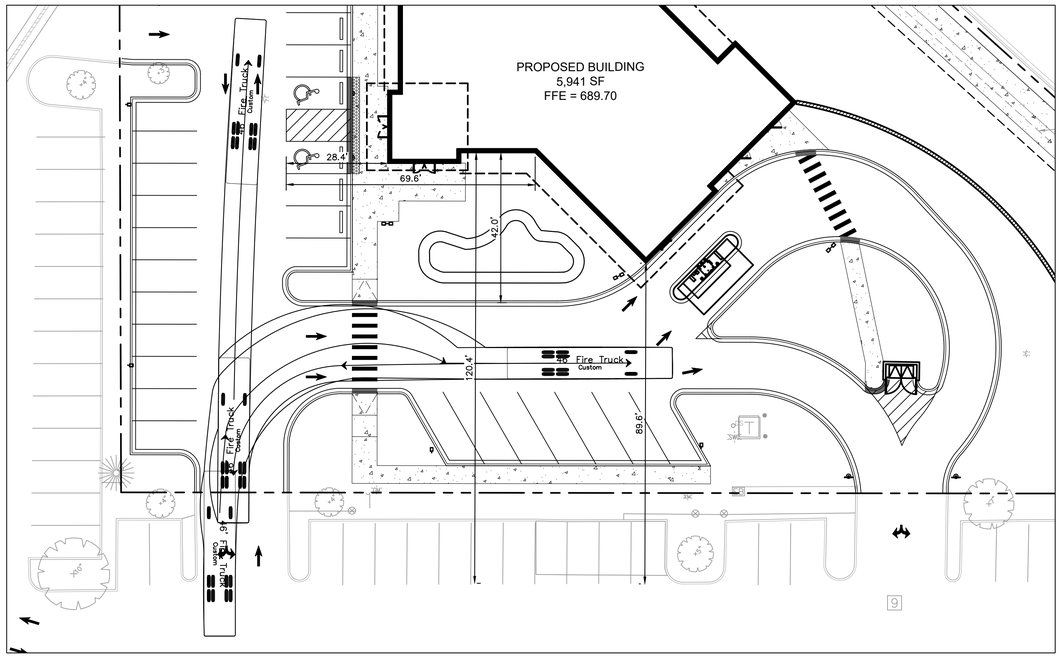
SITE PLAN

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585 E. PALATINE RD
ARLINGTON HEIGHTS, IL 60004

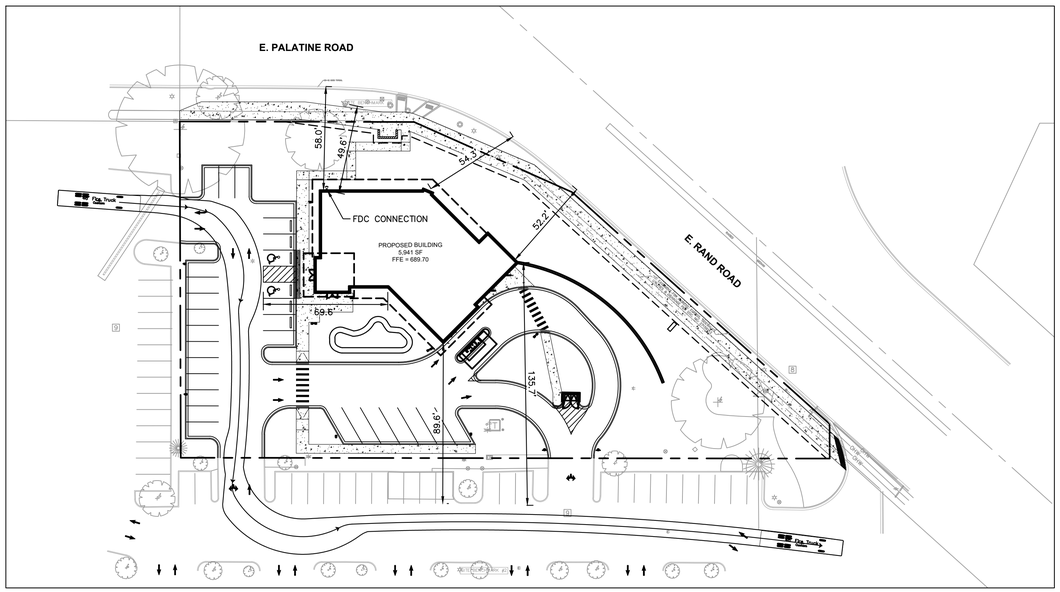
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SHEET NUMBER C2.0



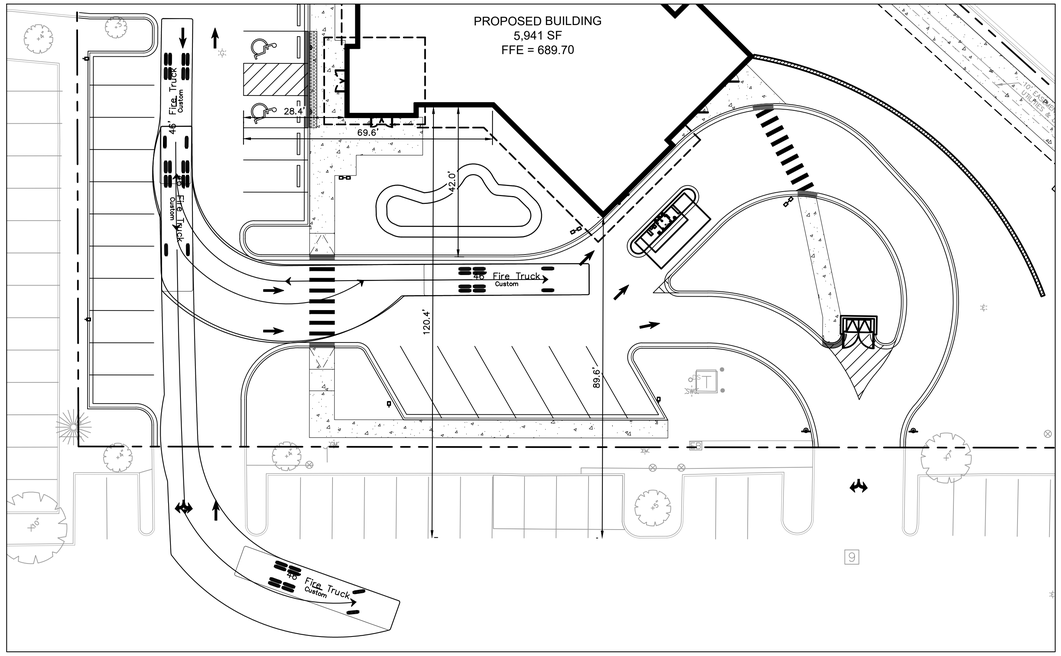
SOUTH WEST ENTRANCE ROUTE
1" = 40'



SOUTH WEST ENTRANCE TURN AROUND
1" = 20'



NORTH WEST ENTRANCE ROUTE
1" = 40'

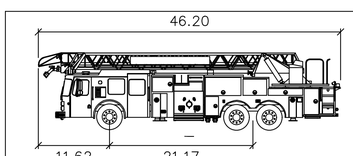


NORTH WEST ENTRANCE TURN AROUND
1" = 20'

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

NORTH



46' Fire Truck

	feet
Width	: 8.73
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 35.1

FIRE TRUCK PROFILE
N.T.S.

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NO.	REVISIONS	DATE	BY
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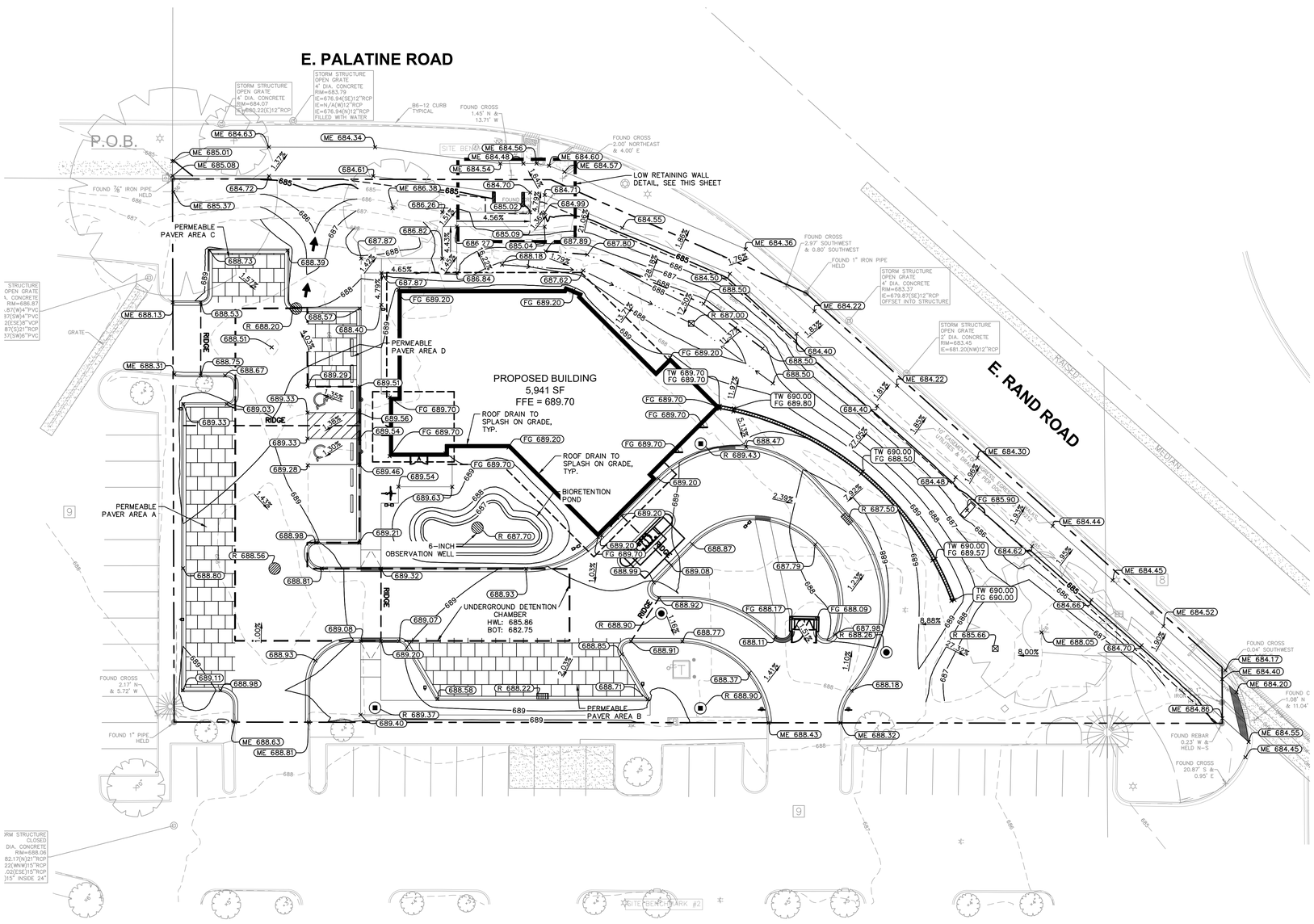
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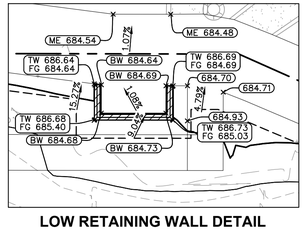
FIRE TRUCK TURN EXHIBIT

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KHA PROJECT NO. 168558032
SHEET NUMBER
C2.1

Drawing name: K:\CHS_ITEV\168558032_Chase_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C1.1 - TRUCK TURN.dwg C1.0 Dec 07, 2023 11:59am by: ALEXA.FALBO
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LOW RETAINING WALL DETAIL
1" = 10'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
——XXX——	PROPOSED CONTOUR
– – XXX – –	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED BERM
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)
	PERMEABLE PAVERS

DETENTION STATISTICS

1.	PROPERTY/DEVELOPMENT AREA	1.184 ACRES
2.	ONSITE TRIBUTARY AREA	0.883 ACRES
3.	INLET TIME OF CONCENTRATION	10 MINUTES
4.	RAINFALL DEPTH FOR 100-YR 24-HR EVENT	8.57 INCH
5.	GROSS ALLOWABLE RELEASE RATE	0.21 CFS
6.	ACTUAL RELEASE RATE AT HWL	0.05 CFS
7.	RESTRICTOR TYPE	VORTEX RESTRICTOR
8.	COMPOSITE C FOR TOTAL TRIB AREA	0.65
9.	COMPOSITE CN FOR TOTAL TRIB AREA	91.88
10.	AJUSTED CN FOR TOTAL TRIB AREA	85.34
11.	DETENTION REQUIRED	0.56 AC-FT
12.	TOTAL DETENTION PROVIDED	0.59 AC-FT
13.	DETENTION PROVIDED AT HWL	0.47 AC-FT
14.	VOLUME CONTROL REQUIRED	0.055 AC-FT
15.	VOLUME CONTROL PROVIDED	0.058 AC-FT

BIORETENTION POND STAGE STORAGE

Pond				Total Pond
Elevation	Area	Volume	Storage	Storage
(ft)	(sf)	(cf)	(cf)	(ac-ft)
686.70	350.0	0.00	0.00	**0.00**
687.70	668.0	500.51	500.51	**0.011**

UNDERGROUND DETENTION CHAMBER STAGE STORAGE

	Pond			Total Pond
Elevation	Area	Volume	Storage	Storage
(ft)	(sf)	(cf)	(cf)	(ac-ft)
682.50	6113.0	0.00	0.00	**0.00**
683.50	6113.0	6113.00	6113.00	**0.140**
684.50	6113.0	6113.00	12226.00	**0.281**
685.50	6113.0	6113.00	18339.00	**0.421**
686.50	6113.0	6113.00	24452.00	**0.561**
686.75	6113.0	1528.25	25980.25	**0.596**

PERMEABLE PAVERS VOLUME CONTROL CALCS

VOLUME TYPE	SECTION	SURFACE AREA (sft)	DEPTH	POROSITY	STORAGE VOLUME	VOLUME (ac-ft) PROVIDED
V_A:	A	1654	0.5	0.36	0.5 x 0.36 x V_A	0.003
V_B:	A	1654	1	0.36	0.36 x V_B	0.014
V_A:	B	1426	0.5	0.36	0.5 x 0.36 x V_A	0.003
V_B:	B	1426	1	0.36	0.36 x V_B	0.012
V_A:	C	426	1.33	0.36	0.5 x 0.36 x V_A	0.002
V_B:	C	426	1	0.36	0.36 x V_B	0.004
V_A:	D	442	1.33	0.36	0.5 x 0.36 x V_A	0.002
V_B:	D	442	1	0.36	0.36 x V_B	0.004
					TOTAL:	**0.044**

BIORETENTION FACILITY VOLUME CONTROL CALCS

VOLUME TYPE	SURFACE AREA (sft)	DEPTH	POROSITY	STORAGE VOLUME	VOLUME (ac-ft) PROVIDED	BOTTOM OF FACILITY
V_A:	668	1	1	1.00 x V_A	0.008	687.70
V_B:	668	1.5	0.25	0.5 x 0.25 x V_B	0.002	686.20
V_C:	668	0.5	0.36	0.5 x 0.36 x V_C	0.001	685.70
V_D:	668	0.5	0.36	0.36 x V_D	0.003	685.20
				TOTAL:	**0.014**	

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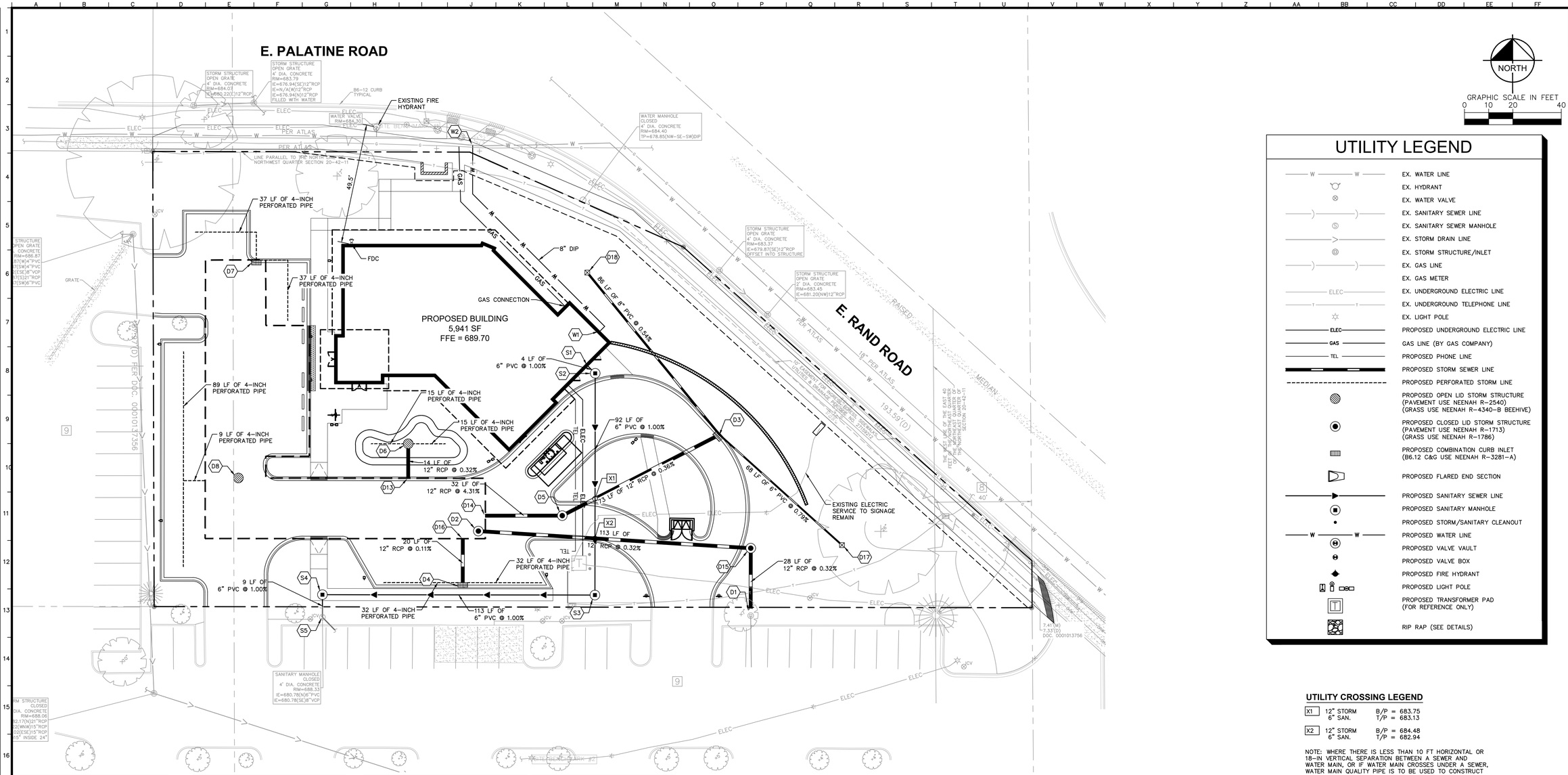
CHASE

GRADING AND DRAINAGE PLAN

CHASE BANK
585 E. PALATINE RD
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ORIGINAL ISSUE: 06/12/23
KHA PROJECT NO. 168558032
SHEET NUMBER C3.0

Drawing name: K:\CHS_LOEV\168558032_Chase_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C2.0 - GRADING PLAN.dwg C2.0 Dec 07, 2023 11:59am by: ALEXA.FALBO
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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED PERFORATED STORM LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D1	CONNECT TO EXIST STORM RIM: 686.05 INV IN: 682.05 (N, 12") INV OUT: 681.94 (E, 12")
D3	OPEN LID MANHOLE RIM: 687.50 INV IN: 684.10 (SE, 6") INV IN: 684.10 (NW, 8") INV OUT: 684.10 (SW, 12")
D4	OPEN LID MANHOLE RIM: 688.22 INV OUT: 685.10 (N, 12")
D5	CLOSED LID MANHOLE RIM: 688.90 INV IN: 683.84 (NE, 12") INV OUT: 683.84 (W, 12")
D6	6-INCH OBSERVATION WELL RIM: 687.70 INV OUT: 684.05 (S, 12")
D7	OPEN LID MANHOLE RIM: 688.20
D8	OPEN LID MANHOLE RIM: 688.56
D15	CLOSED LID MANHOLE RIM: 688.26 INV IN: 682.14 (W, 12") INV OUT: 682.14 (S, 12")
D17	24" YARD DRAIN RIM: 685.66 INV OUT: 684.64 (NW, 6")
D18	24" YARD DRAIN RIM: 687.00 INV OUT: 684.57 (SE, 8")

MISCELLANEOUS STORM STRUCTURE TABLE

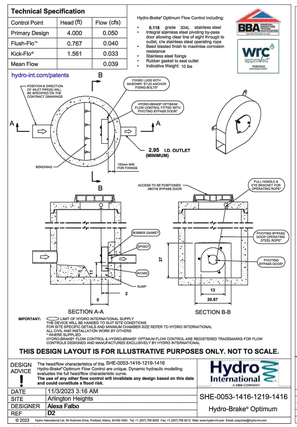
STRUCTURE NAME:	DETAILS:
D2	OULET CONTROL STRUCTURE WITH VORTEX RESTRICTOR. SEE DETAIL, THIS SHEET. INV OUT: 682.50 (E, 12")
D13	CONNECTION TO UNDERGROUND VAULT INV IN: 684.00 (N, 12")
D14	CONNECTION TO UNDERGROUND VAULT INV IN: 682.47 (E, 12")
D16	CONNECTION TO UNDERGROUND VAULT INV IN: 685.08 (S, 12")

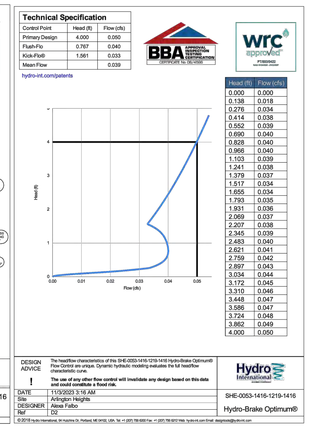
SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S1	CONNECTION TO BUILDING INV OUT: 683.18 (SE, 6")
S2	SANITARY INSPECTION MANHOLE RIM: 689.43 INV IN: 683.13 (NW, 6") INV OUT: 683.13 (S, 6")
S3	SANITARY MANHOLE RIM: 688.90 INV IN: 682.22 (N, 6") INV OUT: 682.22 (W, 8")
S4	SANITARY MANHOLE RIM: 689.37 INV IN: 681.09 (E, 6") INV OUT: 681.09 (S, 6")
S5	CONNECTION TO EXISTING SANITARY RIM: 688.33 INV IN: 681.00 (N, 6") INV OUT: 680.78 (SE, 8")

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W1	CONNECTION TO BUILDING FG ELEV: 689.56
W2	CONNECTION TO EXISTING WATER MAIN FG ELEV: 684.60





VORTEX RESTRICTOR DETAIL

UTILITY CROSSING LEGEND

X1	12" STORM 6" SAN.	B/P = 683.75 T/P = 683.13
X2	12" STORM 6" SAN.	B/P = 684.48 T/P = 682.94

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

NO.	REVISIONS	DATE	BY
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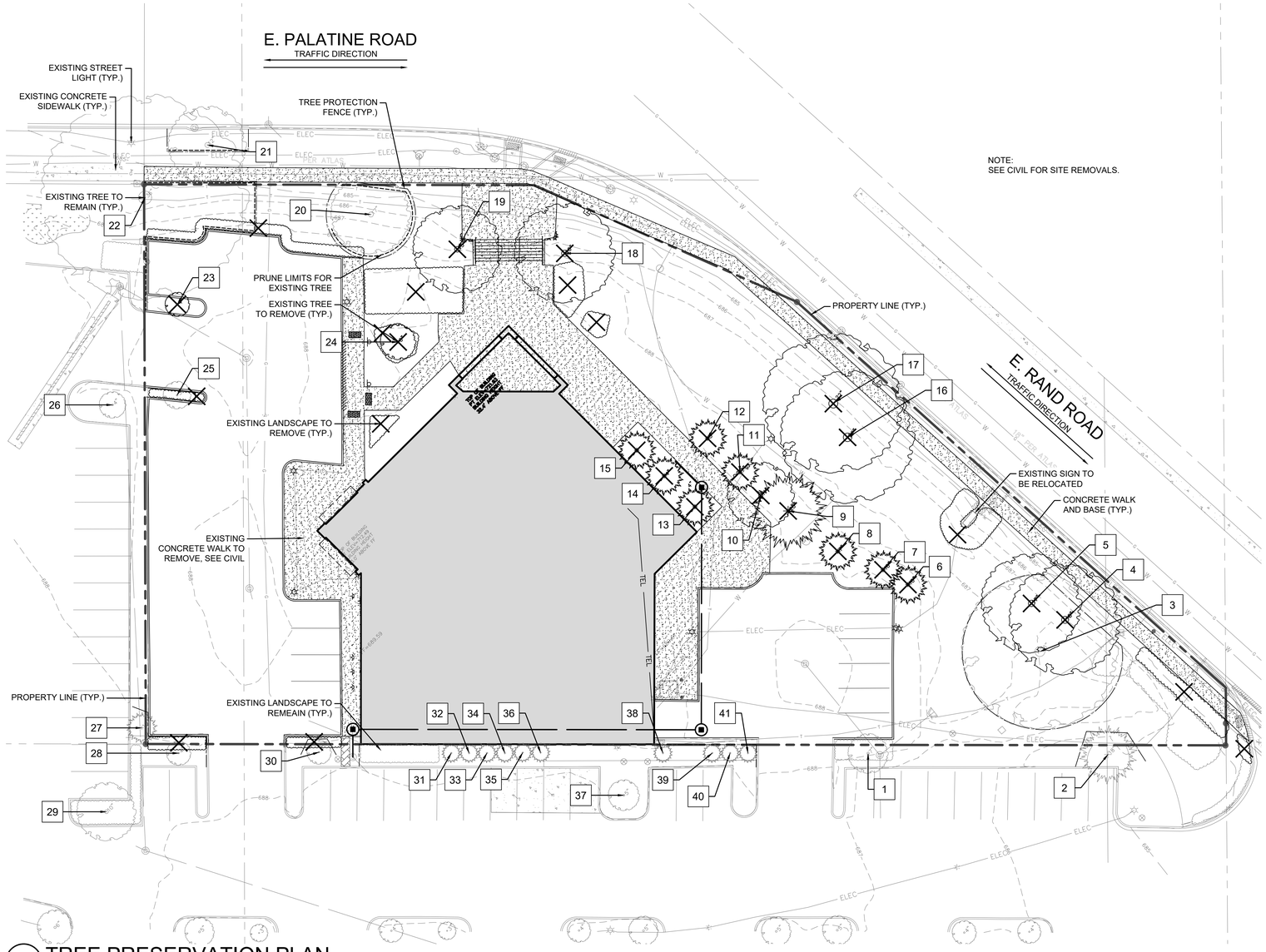
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EXHIBIT D

LANDSCAPE AND TREE PRESERVATION PLANS



1 TREE PRESERVATION PLAN
SCALE: 1" = 20'-0"

N

Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- REMOVE BUILDING AND APPURTENANCES
- REMOVE CONCRETE PAVEMENT AND BASE
- REMOVE CONCRETE WALK AND BASE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- TREE PRUNING LIMITS
- EXISTING LANDSCAPE TO REMAIN
- EXISTING LANDSCAPE TO REMOVE

Tree Survey

Chase Bank - 585 E. Palatine Rd.

#	DBH (inches)	Tree Type	Common Name	Condition	Notes	Removal
1	6"	*Gleditsia spp.*	Honey Locust	Good	Off site	No
2	15"	*Pinus spp.*	Austrian Pine	Fair	Off site	No
3	26"	*Pyrus spp.*	Pear	Fair		No
4	18"	*Pyrus spp.*	Pear	Fair	Removal for widened bike path	Yes
5	17"	*Pyrus spp.*	Pear	Good	Removal for widened bike path	Yes
6	12"	*Picea spp.*	Spruce	Fair	Removal for new site work	Yes
7	12"	*Picea spp.*	Spruce	Poor	Dying	Yes
8	6"	*Juniperus spp.*	Cedar	Good	Removal for new site work	Yes
9	12"	*Picea spp.*	Spruce	Good	Removal for new site work	Yes
10	8"	*Malus spp.*	Crabapple	Poor	Multi-stem, dying	Yes
11	4"	*Juniperus spp.*	Cedar	Good	Removal for new site work	Yes
12	1"	*Juniperus spp.*	Cedar	Good	Prune deadwood	Yes
13	3"	*Juniperus spp.*	Cedar	Good	Removal for new site work	Yes
14	3"	*Juniperus spp.*	Cedar	Fair	Removal for new site work	Yes
15	3"	*Juniperus spp.*	Cedar	Good	Removal for new site work	Yes
16	24"	*Pyrus spp.*	Pear	Fair	Removal for new site work	Yes
17	17"	*Pyrus spp.*	Pear	Fair	Limb damage	Yes
18	14"	*Gleditsia spp.*	Honey Locust	Poor	Removal for new site work	Yes
19	14"	*Gleditsia spp.*	Honey Locust	Good	Removal for new site work	Yes
20	18"	*Gleditsia spp.*	Honey Locust	Good	Critical tree to save	No
21	12"	*Gleditsia spp.*	Honey Locust	Good	Street tree	No
22	24"	*Populas spp.*	Cottonwood	Fair	Critical tree to save	No
23	4"	*Gleditsia spp.*	Honey Locust	Good	Removal for new site work	Yes
24	6"	*Gleditsia spp.*	Honey Locust	Good	Removal for new site work	Yes
25	3"	*Gleditsia spp.*	Honey Locust	Good	Removal for new site work	No
26	4"	*Celtis spp.*	Hackberry	Good	Off site	No
27	10"	*Pinus spp.*	Austrian Pine	Poor	Off site	No
28	4"	*Gleditsia spp.*	Honey Locust	Good	Off site	No
29	10"	*Gleditsia spp.*	Honey Locust	Good	Off site	No
30	4"	*Gleditsia spp.*	Honey Locust	Good	Off site	No
31	3"	*Juniperus spp.*	Cedar	Poor	Off site	No
32	3"	*Juniperus spp.*	Cedar	Poor	Off site	No
33	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
34	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
35	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
36	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
37	5"	*Gleditsia spp.*	Honey Locust	Good	Off site	No
38	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
49	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
40	3"	*Juniperus spp.*	Cedar	Fair	Off site	No
41	3"	*Juniperus spp.*	Cedar	Fair	Off site	No

Tree Removal Quantity: 18

Note:
1. All existing plant material to remain shall be pruned to remove any deadwood.
2. Any trees designated for preservation that are removed, will need to be replaced per Village Code.

CHASE

CHASE BANK

585 E. Palatine Rd.
Arlington Heights, IL
60004

Project Team

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630-487-5550

Revisions

	Date	Issue
	5/30/2023	SUBMITTAL REVIEW
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Stamp

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KEVEN GRAHAM
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State of Illinois

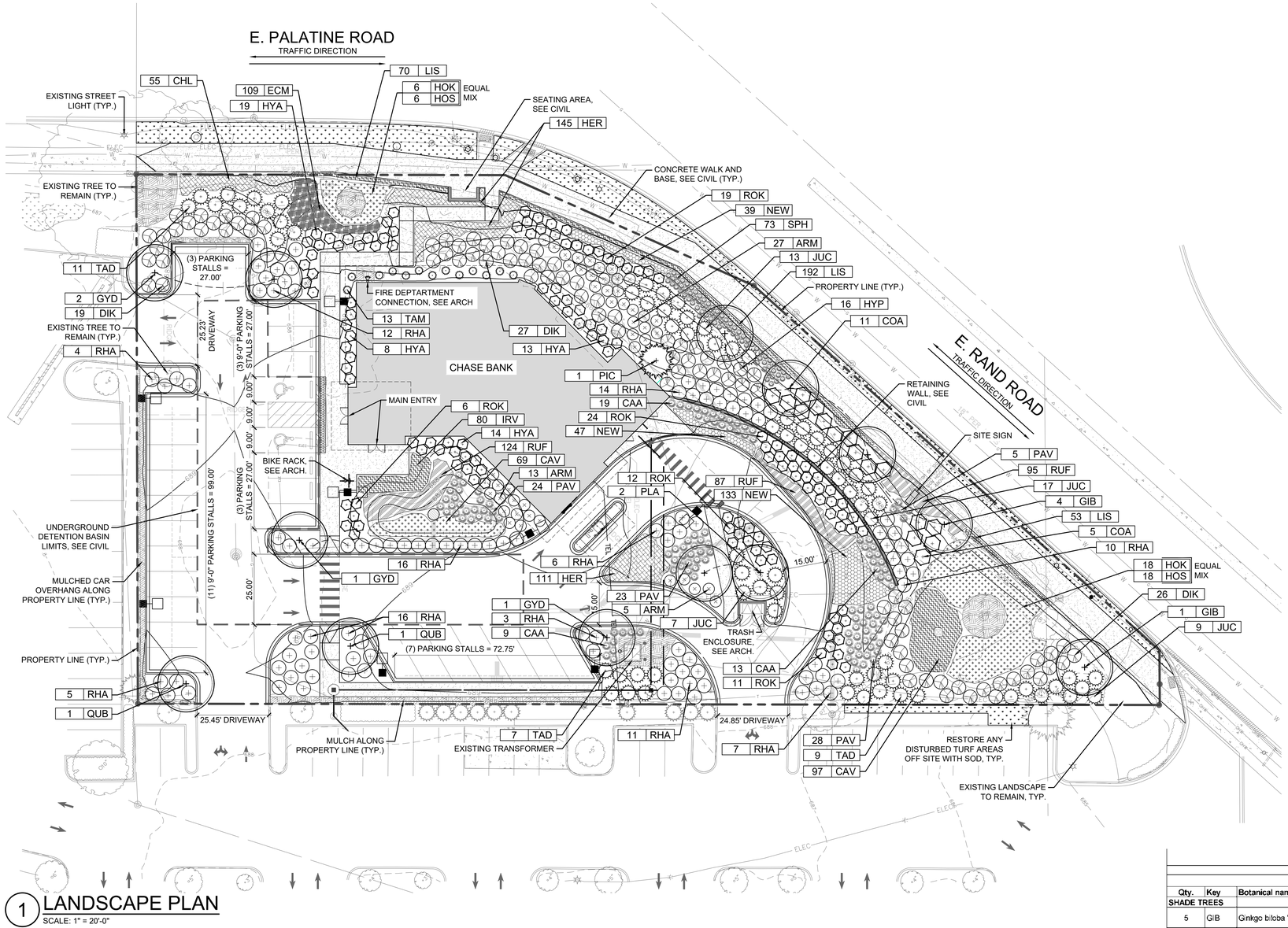
Title

TREE PRESERVATION PLAN

Sheet No.

L0.0

TERRA Project No. 18-162-035



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

N

20' 0 10' 20' 40'
Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- EXISTING TREE TO REMAIN
- BUILDING
- SITE WALL
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- DEPRESSED CURB
- SHADE TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL / GROUNDCOVER AREAS
- LIGHTS

Landscape Requirements

Chase Bank 585 E. Palatine Rd. Arlington Heights, IL 60004
B-2 General Business District

FRONT YARD
Requirement: When 80% of lot frontage directly across from a lot that fronts on a street is in a residential district, the front yard regulations for the residential district shall apply.

Proposed: Property lot frontage is on street, but not across from a residential district, no front yard required.

SIDE YARD
Requirement: Where side lot line coincides with a side or rear lot line of a property in a residential district, a side yard will be required equal to the minimum requirement for the adjacent property.

Proposed: Property does not coincide with a property in a residential district, no side yard required.

REAR YARD
Requirement: Where rear lot line coincides with a side or rear lot line of a property in a residential district, a 20' rear yard will be required.

Proposed: Property does not coincide with a property in a residential district, no rear yard required.

PARKING LOT INTERNAL
Requirement: (1) parking lot island equal to one parking spot with (1) shade tree at a minimum of 4" diameter at end of every 20 parking spaces, or below each light, whichever results in greater amount of planted islands.

32 total parking stalls requires 1.6 islands with 1 shade tree each

Proposed: (7) proposed parking lot islands with (1) existing and (6) new shade trees.

Plant Schedule

Chase Bank Arlington Heights, IL

Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
5	GIB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" B&B	Central leader, Street Trees along Rand Rd.
4	GYD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	4" B&B	Central leader, Interior Parking
2	PLA	Platanus x acerfolia 'Bloodgood'	Bloodgood London Planetree	4" B&B	Central leader, Interior Parking
2	QUB	Quercus bicolor	Swamp White Oak	4" B&B	Central leader, Interior Parking
EVERGREEN TREES					
1	PIC	Pinus cembra	Swiss Stone Pine	8' B&B	Central leader
DECIDUOUS SHRUBS					
45	ARM	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	24" B&B	4' o.c.
16	COA	Cotoneaster adpressus 'Little Gem'	Little Gem Creeping Cotoneaster	24" B&B	6' o.c.
72	DIK	Diervilla 'GZX88544'	Diervilla 'Kodiak Orange	#5 Cont.	5' o.c.
54	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' o.c.
16	HYP	Hydrangea paniculata 'Bulk'	Quick Fire Hydrangea	#5 Cont.	5' o.c.
104	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 Cont.	5' o.c., 18" Ht.
72	ROK	Rosa 'Knock Out'	Knock-Out Rose	#5 Cont.	4' o.c.
EVERGREEN SHRUBS					
46	JUC	Juniperus chinesis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	24" B&B	6' o.c.
27	TAD	Taxus media 'Densiformis'	Dense Spreading Yew	24" B&B	5' o.c.
13	TAM	Taxus media 'Everlow'	Everlow Yew	18" B&B	5' o.c.
PERENNIALS AND ORNAMENTAL GRASSES					
41	CAA	Calamegrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	3' o.c.
166	CAV	Carex vulpinoidea	Fox Sedge	#1 Cont.	2' o.c.
55	CHL	Chasmanthium latifolium	Northern Sea Oats	#1 Cont.	24" o.c.
109	ECM	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 Cont.	18" o.c.
256	HER	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 Cont.	18" o.c.
24	HOK	Hosta 'Krossa Regal'	Krossa Regal Hosta	#1 Cont.	5' o.c.
24	HOS	Hosta 'Sum and Substance'	Sum and Substance Hosta	#1 Cont.	5' o.c.
80	IRV	Iris virginica var. shrevei	Blue Flag Iris	#1 Cont.	18" o.c.
315	LIS	Liriope spicata	Creeping Lilyturf	4" pots	12" o.c.
219	NEW	Nepeta racemosa 'Walker's Low'	Walkers Low Catmint	#1 Cont.	18" o.c.
80	PAV	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	3' o.c.
306	RUF	Rudbeckia fulgida 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	#1 Cont.	18" o.c.
73	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	2' o.c.

CHASE

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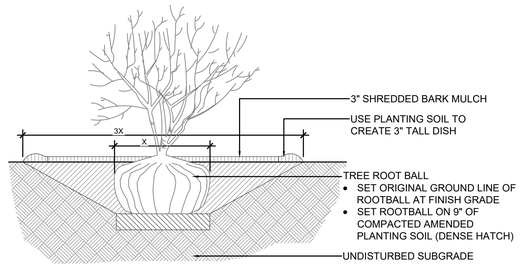
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LANDSCAPE PLAN

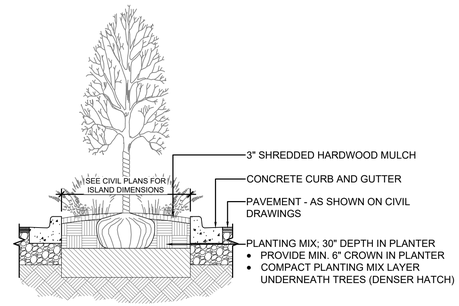
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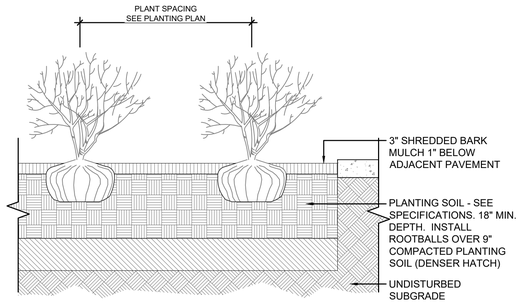
TERRA Project No. 18-162-035



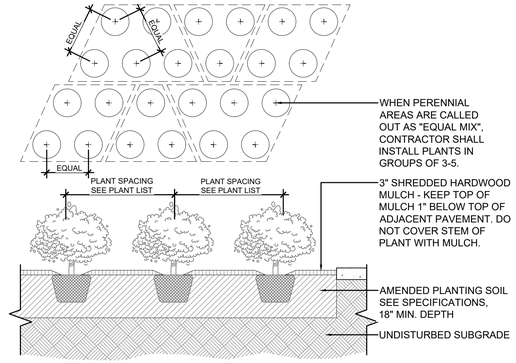
1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



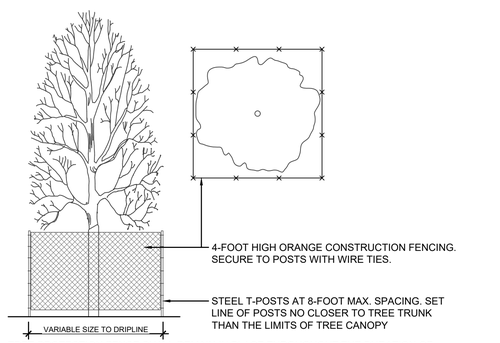
2 SHADE TREE PLANTING - PARKING LOT ISLAND
SCALE: NTS



3 SHRUB PLANTING DETAIL
SCALE: NTS



4 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS



TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ONLY BY PERMISSION OF THE OWNER. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN TREE PROTECTION ZONE.

MULTIPLE TREES MAY BE ENCLOSED BY A SINGLE FENCE LINE PROVIDED FENCE INCLUDES LIMITS OF TREE CANOPY.

5 TREE PROTECTION DETAIL
SCALE: 1/2" = 1'-0"

CHASE

CHASE BANK
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Arlington Heights, IL
60004

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KEVEN GRAHAM
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State of Illinois

Title

LANDSCAPE DETAILS

Sheet No.

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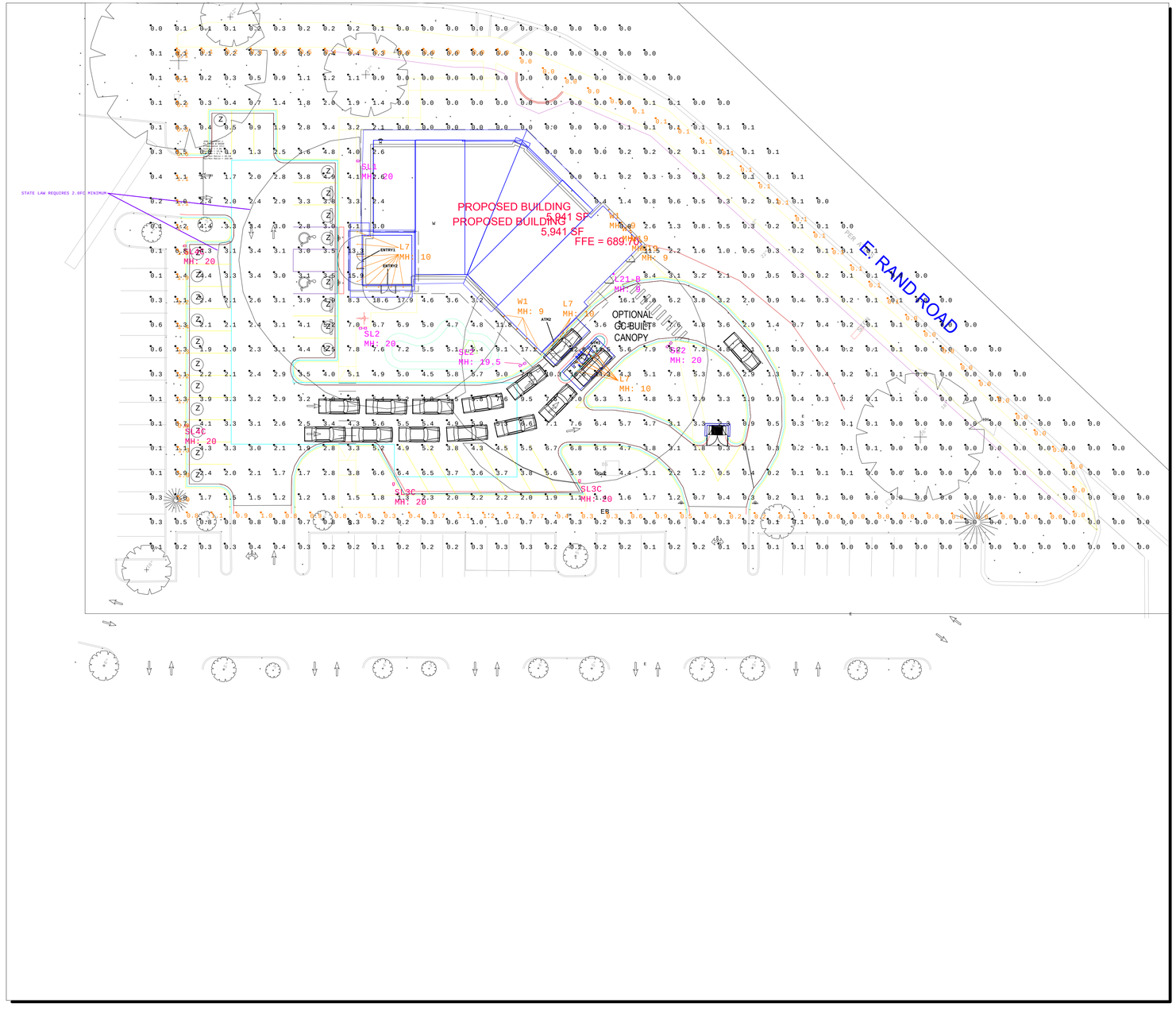
TERRA Project No. 18-162-035

EXHIBIT E

PHOTOMETRIC PLAN

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
60' PARKING	Fc	2.96	3.8	2.1	1.41	1.81	FC TAKEN 60' FROM ENTRY @ 3'-0" AFG
ATM1 5'	Fc	33.38	51.4	11.4	2.93	4.51	FC TAKEN 5' FROM ATM1 @ 3'-0" AFG
ATM2 5'	Fc	28.32	35.3	13.2	2.15	2.67	FC TAKEN 5' FROM ATM2 @ 3'-0" AFG
DRIVE TRHU ATM 50'	Fc	8.10	54.1	2.0	4.05	27.05	FC TAKEN 50' FROM D/T ATM @ 3'-0" AFG
DT 60' PARKING	Fc	3.20	4.2	2.4	1.33	1.75	FC TAKEN AT 60' FROM ATM1 @ 3'-0" AFG
ENTRY 50	Fc	5.62	35.6	0.5	11.24	71.20	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
ENTRY1	Fc	18.07	39.1	1.0	18.07	39.10	FC TAKEN 10' FROM ENTRY1 @ 3'-0" AFG
ENTRY2	Fc	20.84	38.9	6.5	3.21	5.98	FC TAKEN 10' FROM ENTRY2 @ 3'-0" AFG
PROPERTY LINE	Fc	0.39	1.9	0.0	N.A.	N.A.	FC TAKEN AT GRADE
SITE	Fc	1.90	18.6	0.0	N.A.	N.A.	FC TAKEN AT GRADE
JPMC PAVEMENT_1	Fc	4.05	16.6	0.1	40.50	166.00	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	SL4C	2	EACL010D4AF740-DIMMING-D1-FINISH WITH ELS-EAC-ABL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	SL3C	2	EACL010F4AF740-DIMMING-D1-FINISH W/ELS-EAC-ABL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	L21-B	1	XTOR6B-W	WALL MOUNT FULL CUTOFF HO WALLPACK
	L7	17	5811-1SAT20L8040W	RECESSED DOWNLIGHT
	W1	8	9004-W2-RW-LED3090-W-BK-L1-UNV	WALL MOUNT UP/ DN LIGHT
	SL1	1	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL2	3	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY

lighting > electrical > energy
technology > signs
FACILITY SOLUTIONS GROUP

#	Date	Comments

Revisions

Drawn By: JJM
Checked By:
Date:12/1/2023

JPMC ARLINGTON HEIGHTS
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

EXHIBIT F

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (*"Village"*):

WHEREAS, JPMorgan Chase Bank N.A. (*"Applicant"*) is the contract purchaser of that certain property located in the B-2 General Business District (*"B-2 District"*), commonly known as 585 E. Palatine Rd., and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (*"Ordinance"*), approves a special use permit, grants a variation, and approves an amendment to Ordinance No. 84-10 to permit the Applicant to construct a Chase Bank with drive-through lanes on the Property; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant hereby agrees and covenants as follows:

1. The Applicant hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the special use permit, the variation, and the amendment to Ordinance No. 84-10 for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit, the variation, and the amendment to Ordinance No. 84-10 for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST:	JPMORGAN CHASE BANK N.A.
By: _____	By: _____
Its: _____	Its: _____

Village Board
2/5/2024

Item: Verizon Wireless Cell Tower - 1500 W. Shure Dr. - PC#23-017

Department: Planning & Community Development Department

Requested Action

• Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot.

Variations Required

• Variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

RECOMMENDATION

A public hearing was held by the Plan Commission on January 24, 2024 where Commissioner Drost moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#23-017, a Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot, and the following variation:

• Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

This recommendation is subject to compliance with the following conditions:

1. The petitioner shall mitigate the aesthetic impacts of the permanent installation on the building façade by painting the antennas to match the building.

2. The petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-61) executed with the Village of Arlington Heights.

3. The petitioner will remove all abandoned or unused antenna equipment from the building façade upon completion of the permanent antenna installation.

4. The petitioner shall add the Village utility information to the engineering plans prior to the issuance of a building permit.

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

Roll Call Vote: Commissioners Cherwin, Drost, Ennes, Jensen, Lorenzini, Sigalos, and Acting Chair Warskow voted in favor. Motion carried.

ATTACHMENTS:

Description	**Type**
PC Staff Report	Board or Commission Report
PC Minutes 1/24/24 - DRAFT	Minutes
Aerial	Exhibits
Perm Site - Narrative	Correspondence
Temp Site - Narrative	Correspondence
Plat of Survey	Exhibits
SUP Justification	Correspondence
Perm Site - Rendering	Exhibits
Perm Site - Structural Drawings 11-16-23	Exhibits
Perm Site - Construction Drawings 1-2-24	Exhibits
Temp Site - Proceed at Own Risk Agreement	Exhibits
Temp Site - Structural Drawings	Exhibits
Temp Site - Construction Drawings 6-20-23	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 Petitioner Response	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

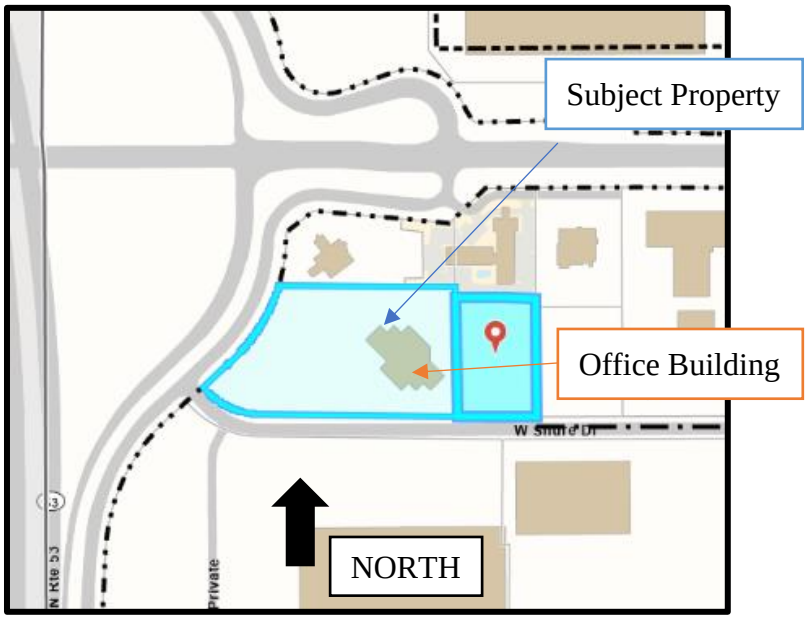
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-017*
***Project Title**: Verizon Wireless*
***Address**: 1500 W Shure Drive*
***PIN**: 03-07-102-013-0000*
03-07-102-008-0000

***To**: Plan Commission*
***Prepared By**: Michael Lysicatos, Assistant Director*
***Meeting Date**: January 24, 2024*
***Date Prepared**: January 18, 2024*

***Petitioner**: Rachael Ceckowski*
Verizon Wireless
***Address**: 1701 Golf Rd. Tower 2, Suite 400*
Rolling Meadows, IL 60008

***Existing Zoning**: M-1, Research, Development, and Light Industrial District*
***Comprehensive Plan**: Offices Only*



Surrounding Zoning :

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-3, General Service, Wholesale, & Motor Vehicle District	Professional Offices (Amita Health Medical Group)	Commercial
South	M-1, Research, Development and Light Industrial District	Professional Offices (United Airlines Offices/Operations)	R&D, Mfr. Warehouse
East	B-3, General Service, Wholesale, & Motor Vehicle District	Professional Offices (Vtech)	Commercial
West	IDOT Right-of-Way / Palatine Border	Highway Interchange, Route 53	N/A

Requested Action:

- Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot.

Variations Required:

- Variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

Project Background:

The subject property is two parcels of property that make up One North Arlington, an existing eight-story office building at 1500 W. Shure Drive. The property is bounded by W. Shure Drive to the south and N. Wilke Road to the west. The site is approximately 7.36 acres and has direct access to both W. Shure Drive through two separate two-way driveways and N. Wilke Road with one two-way driveway.

The petitioner, Verizon Wireless, is proposing two new telecommunication antenna installations. The petitioner states that the installations are necessary due to the fact that an existing telecommunications tower has been decommissioned and removed a little over a half-mile from the site which provides cell phone service to the public and first responders in this area. The site at 1500 W. Shure Drive was selected due to its ability to provide coverage in the gaps left from the facility closing in Palatine.

The petitioner is proposing the installation of a new telecommunication antenna array on the façade of the penthouse wall on the roof level of the existing office building in addition to existing equipment previously approved and installed by a separate cell phone carrier.

The petitioner is also proposing a temporary, mobile telecommunications tower in the northeastern section of the parking lot of 1500 W. Shure Drive. The purpose of the temporary antenna is to provide cell phone coverage in the areas impacted by the tower removed in Palatine until the permanent installation is complete on the façade of the office building. This antenna has already been installed and is the subject of a Procced At Own Risk Declaration executed with the Village of Arlington Heights. The Declaration states that the temporary tower be removed if the tenant does not file an application for the temporary or permanent installations, the Village Board of Trustees deny approval for the temporary or permanent installations, the permanent installation is completed, or by March 31, 2024. A copy of the agreement is in the agenda packet.

Zoning and Comprehensive Plan

The subject property is zoned M-1, Research, Development and Light Industrial District. Use of existing antenna structure can often apply for a Special Use Waiver but the nature of the new installation associated with a temporary installation necessitated the new to apply for a Special Use Permit for the installation of both antennas.

Section 6.14-2.2(a) of the Zoning Code requires the petitioner to demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be served. The petitioner has analyzed the vicinity and stated that there are no structures of a suitable height to mount antenna that would provide the coverage needed by Verizon Wireless. In addition, the petitioner has submitted propagation maps that show an existing gap in coverage within the Verizon Wireless network in the vicinity, as well as the coverage that would be provided should the permanent antenna structure be installed.

The Comprehensive Plan classifies the property as appropriate for "Offices Only" land uses, therefore the existing land use and the associated antennas are compatible with the designation.

The petitioner has provided a written response addressing each of the three criteria necessary for Special Use Permit approval, which have been included below for reference.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Staff Development Committee concurs with the petitioner that the necessary standards for approval have been met as the permanent antenna would normally be eligible for a Special Use Waiver and there have been no issues with the temporary antenna which was installed under a Proceed At Own Risk agreement with the Village.

The petitioner will also need a variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation. Staff is also in support of this variation request as the location of the structure in the parking lot does not warrant landscaping.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the site. There are no new permanent structures proposed on the site as part of this application. As soon as the permanent cell phone equipment is installed on the façade of the building and is operational, the temporary equipment will be removed from the site as per the Notice to Proceed Agreement.

As was mentioned the proposed antennas on the building façade in addition to existing equipment previously approved and installed by a separate cell phone carrier. Staff has concerns about over concentration of antennas on the building and may restrict future requests based on the visual and physical impacts on the building and surrounding area.

Staff identified one variation that would be relief from landscaping of the temporary antenna installation. This tower is located in the parking lot area which is offset from surrounding properties. Requiring plantings would be inappropriate for the reuse of the parking lot after the removal of the temporary use and would create a negative impact if required.

The petitioner provided a response and updated plans in response to Round 1 Comments from staff. The response has addressed all the issues identified in the design.

Traffic Parking and Loading

There are no concerns in regards to traffic as the proposed uses will not generate traffic. The existing parking lot provides 530 parking spaces where 608 are required by code to support the existing office building. This leaves a 78-space deficit along with an additional 14 spaces that have been occupied by the temporary antenna in the eastern parking lot. Staff acknowledges the code required parking deficiency but is not seeking a variation. There is not enough supporting data to properly analyze if a variation from the standards is warranted due to the high vacancy rate of the office building results in very low utilization of the parking lot areas. The proposed uses through the Special Use Permit have negligible impact on the parking utilization outside of the spaces that will be occupied by the temporary tower. The property would continue in a non-conforming state.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot, as well as the following variation from Chapter 28 of the Municipal Code:

- Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall mitigate the aesthetic impacts of the permanent installation on the building façade by painting the antennas to match the building.
2. The petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-61) executed with the Village of Arlington Heights.
3. The petitioner will remove all abandoned or unused antenna equipment from the building façade upon completion of the permanent antenna installation.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.



_____ January 18, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
_____
_____
_____

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

COMMISSION

RE: VERIZON WIRELESS CELL TOWER - 1500 WEST SHURE DRIVE - PC #23-017
SPECIAL USE PERMIT(S) TO ALLOW A PERMANENT COMMERCIAL ANTENNA ON THE PRINCIPAL BUILDING FACADE AND A TEMPORARY COMMERCIAL ANTENNA IN THE PARKING LOT, VARIATION FROM LANDSCAPING REQUIREMENT

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 24th day of January, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development

DRAFT

ACTING CHAIRPERSON WARSKOW: All right, at least until Sue gets here, I will take over the meeting. So, calling the Plan Commission meeting to order, can we all please stand and say the Pledge?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, I believe the first thing is roll call.

MR. LYSICATOS: Okay, Commissioner Cherwin.
COMMISSIONER CHERWIN: Here.
MR. LYSICATOS: Commissioner Drost.
COMMISSIONER DROST: Here.
MR. LYSICATOS: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MR. LYSICATOS: Commissioner Green.

(No response.)

MR. LYSICATOS: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. LYSICATOS: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. LYSICATOS: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. LYSICATOS: Acting Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Here.
MR. LYSICATOS: And Commissioner Dawson is not here at the moment. So, we have a quorum.
ACTING CHAIRPERSON WARSKOW: Okay, thank you very much.

All right, so I believe next thing, and you can correct me because I don't have my cheat sheet, is approving the minutes from the previous meeting.

MR. LYSICATOS: Yes.
ACTING CHAIRPERSON WARSKOW: Can I have a motion?
COMMISSIONER DROST: I'll make a motion to approve.
COMMISSIONER CHERWIN: I'll second.
ACTING CHAIRPERSON WARSKOW: Okay, all in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed or needs to abstain?
COMMISSIONER JENSEN: I have to abstain, yes.
COMMISSIONER SIGALOS: I have to abstain also; I was not here.
ACTING CHAIRPERSON WARSKOW: All right, so two abstains --
MR. LYSICATOS: Two abstentions?
ACTING CHAIRPERSON WARSKOW: Yes.
MR. LYSICATOS: Okay.
ACTING CHAIRPERSON WARSKOW: All right, so go right to our first petitioner.
MR. LYSICATOS: Sure, yes.

So, our first and only petitioner tonight is Verizon Wireless Cell Tower at 1500 West Shure Road, Plan Commission Application #23-017.

DRAFT

ACTING CHAIRPERSON WARSKOW: Okay, anyone who is going to speak on behalf of the project, if you could come forward? First thing I'm going to do is swear you in.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Okay, first thing is if I could ask you to say your name, spell your last name for the court reporter please.

MR. LEE: Sure. My name is Christopher Lee, last name is spelled L-e-e.

ACTING CHAIRPERSON WARSKOW: Oh, yes, thank you very much. Have all notices been given?

MR. LYSICATOS: They have.

ACTING CHAIRPERSON WARSKOW: All right, so please proceed with your presentation.

MR. LEE: Thank you. Good evening, Commissioners. So, I am Chris Lee, I'm here to represent Mountain Limited and Verizon Wireless. We are here to ask for your approval for two special uses; one for a temporary communications facility and one for a permanent communications facility.

So, the interest that Verizon has in this property is mostly due because they have an existing site that is about half a mile to the southwest of this property. They are actually located on an existing tower that the property owner has decided that they no longer want to lease to that tower owner. Verizon is a tenant on that tower, so they have no choice but to de-com all their equipment off that tower and move to a new location. This creates a big problem for them because without coverage to this area, there are quite a few businesses and residents that will lose critical cell phone coverage, you know, without them having some kind of facility in that area. So, they have worked out a deal with the property owners and building owners at the subject property to locate antennas on that building.

In the meantime, while we are going through the permitting processes to get the approvals to install the permanent location on the building, we are also asking for your approval to allow the temporary site in the parking lot of the building to be used so that the users of Verizon Wireless will not lose their coverage. I mean, you can imagine, you know, somebody who has Verizon Wireless and, you know, they have an emergency and they can't use it because their site went down. That would be a big problem for them.

So, this is a site that will drastically improve coverage to the area. Once again, they, you know, will be only using the temporary location tower that's in the parking lot for the amount of time that it takes to get the approvals and then install their equipment. So, it is temporary. We are asking for a waiver on the landscaping because, you know, it doesn't really make sense to put landscaping around a temporary tower that's on a truck in the middle of a parking lot. It is temporary, will be removed, it doesn't affect the use of the parking lot, and you know, once that's removed, the parking lot can go back to its full use.

So, I covered pretty much everything that's on the temporary communications facility. I mean, if you want me to describe it to you, it's just basically a 50 by 60-foot area in a parking lot that's fenced in. It's a truck that holds up a mass of antennas that's about 60 feet high. It does have guy wires that are anchored to the ground that support it. The truck does have stabilizers that come out. So, it's safe and secure and, as I mentioned, it's only a temporary solution, will be removed from the parking lot in the very near future.

This is the site plan just showing basically where that temporary communications facility is located. As you can see, it's east of the building there, right there in the

middle of the parking lot. This building does have a lot of vacant office space available, so there isn't any issue with taking up any parking spaces that need to be used. There typically isn't much parking needed there because of the open amount of available office space there in the building.

So, the permanent communications facility, Chapter 28 does require the special use. We are proposing to install antennas on the seven-story building. You know, the purpose again is to provide critical cell phone coverage. The antennas will be installed on the facade of the building. They will be painted to match so that when you're, you know, looking at the building from a distance, they kind of blend in with the facade. The antennas look very small as you're looking at them from the ground.

So, all the equipment that transmit to the antennas, the ground equipment, the cabinets if you will, will actually be installed on the roof where you can't see them. They're installed on an existing platform that was used by a previous carrier. Our engineers have of course, you know, done a lot of structural analysis and confirmed that the existing platform can hold the equipment, it's safe, and so it's completely un-visible from the ground.

This is the site plan that basically shows where the antennas will be located on the building. As you can see, there's antennas that are located in three different sections of the building. This provides the coverage that Verizon needs, fills that whole, and then you can also see where the cabinets will be located on the inner walls of the building, not visible from the ground whatsoever.

Here's a southeast elevation of what the building will look at if you were looking at the building at the southeast. So, you have antennas that, you know, are mounted right to the facade. They're on close mounts to the facade so it gives them enough room to be tilted one way or another so that they can achieve the azimuths that they need, but they're installed in a way that they are close-mounted to the building as much as possible to minimize that visual intrusiveness.

Here's a southwest elevation, and if I go too fast, please let me know. Northwest elevation. As you can see, they're all pretty much installed in the same manner. There are existing carriers that are already on this building that are installed in the same way that we're installing the equipment, so we're not doing anything different from the way that existing carriers have already installed and been approved to be there, and this is the northeast elevation.

Here are some photo simulations. Our engineering group put these together. So, if you're looking at the building from the street, the photo on the left is before the installation, the photo on the right is after. As you can see from a distance as you're driving by the building from a public road, the antennas blend in with the building. They're painted to match the same color. They're very unnoticeable unless you are looking at the building and actually looking for them. Here's another view, and here is our last view.

Thank you for your time. Do you have any questions?

ACTING CHAIRPERSON WARSKOW: Anyone have any initial questions?

COMMISSIONER DROST: Not at this time.

ACTING CHAIRPERSON WARSKOW: Okay, you can then go ahead and have a seat and we'll have our Staff presentation.

MR. LYSICATOS: Thank you, Chair.

Okay, so tonight, we're considering the Verizon Wireless tower at 1500 West Shure Drive. The property is in the M-1 Research Development and Light Industrial District, and the Comprehensive Plan identifies it offices only. So, the uses are compatible, it is an office building currently. So, there isn't anything that is incompatible with zoning although it

requires the special use permit as was mentioned for the permanent commercial antenna on the principal building facade. Then the temporary commercial antenna, we combined both applications into one special use permit as there is no regulation that covers temporary antennas. You would give permission, or they're seeking permission for that special use permit as well.

The one variation is for relief from the requirement of a landscaping plan for the temporary commercial antenna installation which is part of our code for any ground-mounted antenna.

The aerial here shows the two pins that are in question. So, the temporary tower is actually in the eastern lot, and then the permanent one is on the western lot. You can see some of the existing conditions of the building. These were taken just a few weeks ago before our first snow, so you can see the existing Sprint antennas that are on there now as a few of these antennas I believe will be removed, but a good portion of them will be staying.

Also, the temporary tower that is already there, this tower was installed with permission from the Village Board at a Proceed At Own Risk agreement that was executed in October. So, this has been deployed since then since the existing tower was taken down in the previous location to facilitate the temporary service as was mentioned.

The permanent antenna plans, I think you just have seen these, but it shows the dark black is the new antennas that are going to be installed. There are some existing in the lighter gray adjacent to a number of these towers as they have a similar range and similar need to fulfill cell phone service.

The temporary tower plan shows those guy lines as well as the truck structure itself. As you can see, it's in the middle of the parking lot so that the waiver request or the variation request is for the planting. If there were plantings to go, it would actually be disturbing the parking lot for the principal use that's here.

Again, this is the aerial that you've seen before.

So, the special use approval response was submitted by the Applicant. Basically, you've heard that response from the Applicant today about fulfilling the need for cell phone service in the area. Staff has reviewed this and this seems sufficient; we're satisfied with their response. It's rather lengthy, so it's got two pages at this time.

On the variation approval, this was sent to us recently, so it wasn't in your original packets. We are also satisfied with the response for the variation for some of the reasons that were already stated, that to remove some of the parking spaces that are there would be detrimental to the site. The site is actually under-parked at this point. It has a deficit. The temporary tower actually provides, it further provides more of a deficit of 14 spots.

We didn't want to address the parking deficit at this point as the use is really not directly related to the office building. When the office building either wants to re-tenant or wants to come in with a different use, that's when we believe it will be appropriate to address any parking variation that's needed. If one was addressed here and, you know, for instance provided, it's tough to say how that actually impacts the building. There's very little parking that's used right as I believe about 25 percent of the building is used, so we're going to allow that to be an existing nonconforming situation.

So, as a result, the Staff recommends approval for the special use permit for the permanent and temporary commercial antenna under Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for a temporary commercial antenna installation. There are four, or I should say five conditions that we have asked the Board to consider. One, to mitigate the aesthetic impacts of their permanent installation on the building

facade by painting the antennas, which you've heard they intend to do. We're asking the Petitioner to remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-61) executed with the Village of Arlington Heights. We're asking that the Petitioner remove all abandoned or unused antenna equipment from the building facade upon completion of their permanent antenna installation.

The fourth item is the Petitioner shall add the Village utility information to the engineering plans prior to the issuance of a building permit. This was during the dialogue on our round two comments, or in response to the round one comments I should say from our Engineering Department. While there might not be any digging on the site, they want to see all the utilities that are present and connecting to the building.

Lastly, the Petitioner shall comply with all federal, state, and Village codes, regulations and policies. I'll take any questions.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

COMMISSIONER DROST: I'll make a motion to approve the Staff Committee report, or Staff report.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, voice vote. All those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the Staff report is entered into the record.

I do have one question for you, Mr. Lee, so if you could come forward again? I just want to make sure the five conditions that Michael just listed you have agreed upon. I know the painting you already said, but I just want to make sure all the other conditions you're agreeing to.

MR. LEE: We have. I do feel like I should clarify one thing with the requirement to remove any unused equipment. So, there is equipment on the building that is currently not transmitting any frequencies. It's by Sprint. So, T-Mobile and Sprint have merged together, and what they are currently doing is that they are, you know, looking at all their sites and they're trying to, you know, figure out a game plan to either improve that location or remove equipment.

So, this is something that they're currently doing. They're talking to the building owners about that. They have leased, all the antennas that you see on the building are leased to be there. So, even though there is not any frequencies transmitting through those antennas, it doesn't mean that they're abandoned or they're not going to be used in the future.

So, I just wanted to clarify that point. If they do decide that they're not going to use those antennas in the future, they will remove them. As a matter of fact, ERS who is the rooftop management company, they're all over that. You know, they're very good about making sure that any equipment that's abandoned or not going to be used is removed off the building. So, that's the only thing I wanted to just clarify today.

As far as showing utilities on the site plans, I know that our engineers have been working with you to try to get those shown on there. So, yes, it is our very intent to make sure that's on there, but we may require some help just to get that on there because I think some of your engineers have some data that they can share with us.

MR. LYSICATOS: Yes. Yes, we will be happy to provide whatever GIS data we have.

MR. LEE: Right, sure.

MR. LYSICATOS: And Staff would also be amenable to changing requirement number three to just be abandoned equipment and maybe remove the language of 'or unused' so that it's something that's actually been abandoned on the building.

MR. LEE: Right, thank you.

ACTING CHAIRPERSON WARSKOW: Okay, thank you very much.

All right, so I am now going to open up public comment for this particular project. Do we have anyone in the audience who would like to speak?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, I do not see anyone interested, so I'm going to close that portion of the public comment and open up with my fellow Commissioners to see if they have any questions or comments.

Yes?

COMMISSIONER ENNES: I have one quick question, Mr. Lee. Just so I get and understand the need for this move, you're currently located, you have towers/antenna located in Arlington Heights that's on a pole?

MR. LEE: Yes, sir. There is a tower that is located at the corner of the intersection, southwest intersection of 53 and Rand Road.

COMMISSIONER ENNES: Right.

MR. LEE: It's a monopole that's there. I drove by there this morning and it looks like two or the three carriers have already removed their equipment off that tower. So, there's one left, I'm not sure who that carrier is. It's not Verizon because Verizon has already de-commed their equipment.

COMMISSIONER ENNES: Okay, so why are you moving off? Did you lose your lease on that? Are they taking that tower down?

MR. LEE: Yes, sir. So, Verizon doesn't actually own the tower or that site. They only installed their equipment on a structure that's owned by a third party. That third-party has not been able to secure an extension on their lease rights with the property owner. The property owner has just, you know, the lease has probably expired or will be expiring, and the property owner has decided that they have future plans for the property. They don't want the tower there anymore. So, unfortunately, Verizon has had no choice but to remove their equipment off that tower.

COMMISSIONER ENNES: Okay, that's why the temporary antennas were put in place in that --

MR. LEE: Yes, sir. Yes, sir.

COMMISSIONER ENNES: Okay, sounds good for me. That's the only question I have.

COMMISSIONER SIGALOS: Yes, I just have a minor question. If this is approved, what is the timeframe you're looking at to put up the permanent antennas, and at which time then the temporary antenna would be removed? So, what kind of timeframe are we talking about?

MR. LEE: So, I don't have an exact number of days that it will take, but I can tell you that it typically takes between one or three months just depending on the availability of the equipment that we are ordering to install there. I mean, this isn't something that's going to take a

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year or anything like that, but I think a good timeframe that I can share, just kind of a rough estimate would be between one month, best case scenario, to probably three months, worst case scenario.

COMMISSIONER SIGALOS: So, the temporary antenna could be there for three months then?

MR. LEE: Yes, sir, in a worst case scenario. I don't anticipate it will take that long, but sometimes when Verizon is trying to get special equipment that they need to build that site, those backorder, not something that they can control, but they do their best to proactively order that equipment in advance so that they reduce that timeline, but I don't typically see sites taking more than that long once they get all their approvals.

COMMISSIONER SIGALOS: Okay, and I understand that the building itself is only about 25 percent occupied. So, these parking spaces that the temporary antenna takes up will not really be a problem?

MR. LEE: Correct. I was there this morning just looking at the building, and the parking lot is completely empty, on both sides.

COMMISSIONER SIGALOS: Okay. All right, thank you.

MR. LEE: Yes, sir.

COMMISSIONER SIGALOS: That's all I have.

ACTING CHAIRPERSON WARSKOW: Okay, anyone else?

Commissioner Cherwin?

COMMISSIONER CHERWIN: No, thank you. I saw the Petitioner at the Conceptual Review Committee and I thought they did as much as they could with the circumstances and I'm good with it.

ACTING CHAIRPERSON WARSKOW: Okay, how about on this side?

COMMISSIONER JENSEN: Yes, just an informational question for Michael. What's the significance of this Proceed At Own Risk Declaration? Obviously, the Board approved it. What does that, what's the significance of that?

MR. LYSICATOS: So, the significance of the Proceed At Own Risk agreement is that there's three conditions on which the temporary tower is removed. One is that they don't apply, which they've already done. The second is that they don't get approval, which they're going through the process right now, or I believe it's the end of March, March 24th I believe is the date.

We are going to work, because the process is what it is, we are going to work with them if they need an extension because of the timeline that Commissioner Sigalos was inquiring about, working for that through Village Board, but basically that's where --

COMMISSIONER JENSEN: So, it's aimed at limiting the amount of time they have a temporary thing.

MR. LYSICATOS: Correct, correct. Then if there wasn't a good faith effort to apply and get approval or ultimately the Village Board doesn't approve it, then that temporary tower would be removed. So, we're moving along in the process and hopefully it will just be the date that we have to worry about.

COMMISSIONER JENSEN: Thank you. Mr. Lee, does Xfinity use the Verizon's network? I mean, is this network, do other people depend on it besides Verizon or not?

MR. LEE: Well, if you have Verizon as your cell phone service, then, you know, obviously, you'd be affected if that site was to go down.

COMMISSIONER JENSEN: Right.

MR. LEE: I can't confirm on, this isn't my specialty. I can't confirm, but I've heard that there are some, you know, smaller carriers that lease spectrum from --

COMMISSIONER JENSEN: I was wondering if it affects more than Verizon, that's really the essence.

MR. LEE: Yes, so that is very possible. Again, this is not my specialty, not my expertise. Just something I've heard as just, you know, being in the industry, so yes, there is a very good possibility that, you know, somebody who has some other smaller carrier that leases their spectrum would also be affected.

COMMISSIONER JENSEN: So, it could affect a number of carriers in other words?

MR. LEE: Absolutely. I mean, you know, I was there this morning and there's tons of residences and, you know, commercial buildings that surround this area, and there would be a huge impact to the area if this site was to go down. There would be at least thousands of people that would be affected.

COMMISSIONER JENSEN: Thanks for putting some perspective on that. Thank you.

MR. LEE: Yes, sir.

ACTING CHAIRPERSON WARSKOW: Joe?

COMMISSIONER LORENZINI: I have no further questions.

COMMISSIONER DROST: I'll get it moving then. I'll make a motion to approve.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-017, a Special Use permit to allow for a permanent commercial antenna on the principal building facade, and a temporary commercial antenna in the parking lot, and the following Variation:

- **A variation from Chapter 28, Section 6.14-2.2(b) for relief from the requirement of a landscaping plan for the temporary commercial antenna installation.**

This recommendation is subject to resolution of the following:

1. **The Petitioner shall mitigate the aesthetic impacts of the permanent installation on the building facade by painting the antennas to match the building.**
2. **The Petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-061) executed with the Village of Arlington Heights.**
3. **The Petitioner will remove all abandoned antenna equipment from the building facade upon completion of the permanent antenna installation.**
4. **The Petitioner shall add the Village utility information to the engineering plans prior to the issuance of a building permit.**
5. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

ACTING CHAIRPERSON WARSKOW: All right.

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, can we have a roll call?

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MR. LYSICATOS: I'm sorry, give me one moment. Just writing down my notes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. LYSICATOS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. LYSICATOS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Acting Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

All right, so you have a unanimous vote. We are though just a recommending body, so it is up to the Village Board to have the final say.

Michael, do we have a date for when they probably go before the Village Board?

MR. LYSICATOS: It will be in two weeks, the Monday two weeks from now. So, yes, they will be on the next available agenda for the Village Board.

MR. LEE: Okay, thank you.

ACTING CHAIRPERSON WARSKOW: You're very welcome.

MR. LEE: Appreciate your time, thank you.

ACTING CHAIRPERSON WARSKOW: All right, so at this time, I'm going to re-open public comment for just any other topics besides the petition that the public would like to speak to.

Do I have anyone in the public who would like to speak on another topic?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, okay. Then I will close that portion of public comment, and I don't believe there is anything else on the agenda.

COMMISSIONER CHERWIN: I'll move to adjourn.

COMMISSIONER JENSEN: Second.

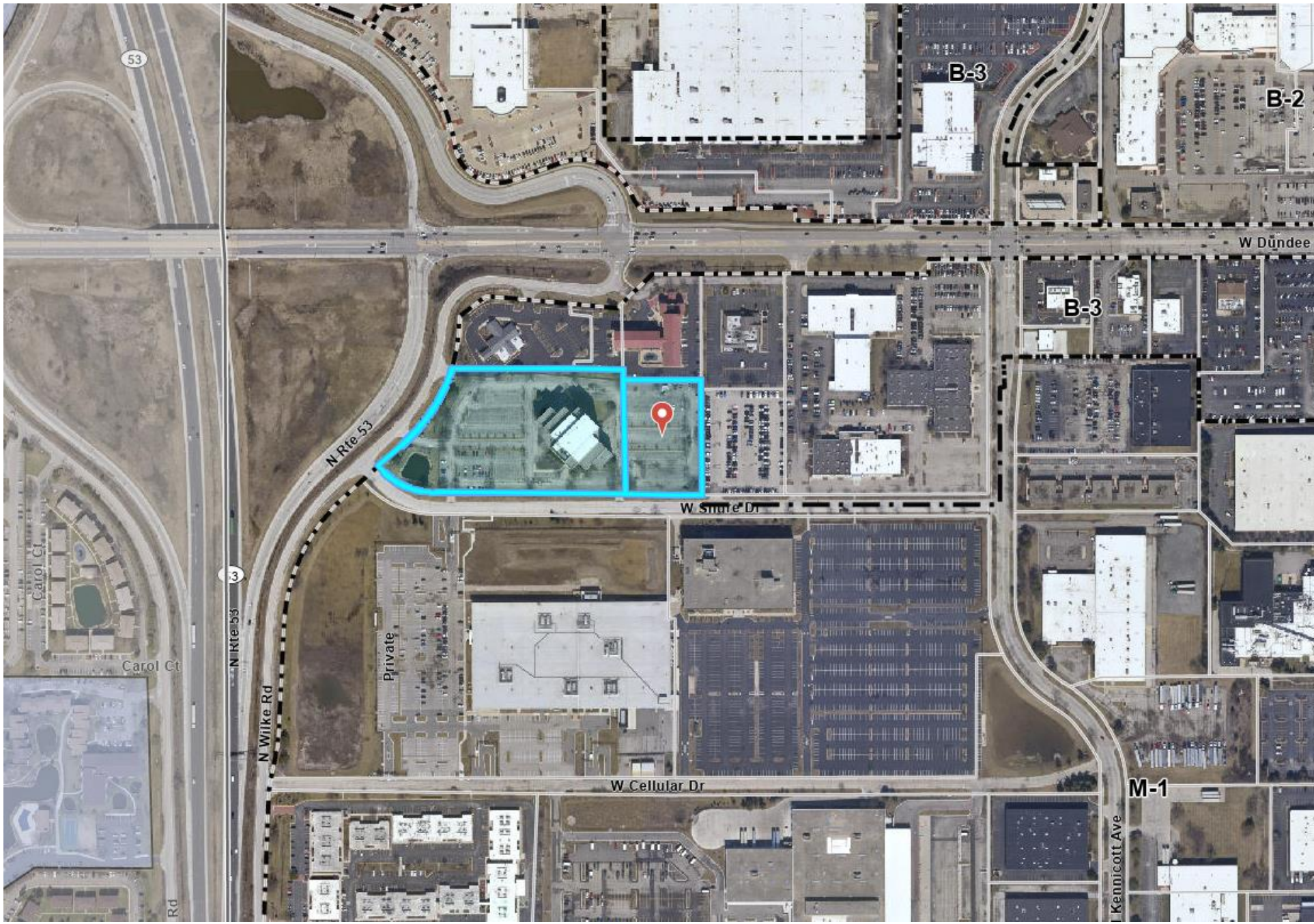
ACTING CHAIRPERSON WARSKOW: All right, voice vote. All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: The Plan Commission is adjourned.

(Whereupon, at 7:59 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT


B-3
B-2
W Dundee
B-3
N Rte 53
W Shine Dr
Carol Ct
Carol Ct
N Rte 53
N Wilke Rd
Private
W Cellular Dr
M-1
Kennicott Ave

November 10, 2023

Village of Arlington Heights
Attn: Dept. of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Project Description for Special Use Permit Application – Verizon Wireless Permanent Rooftop Wireless Communications Facility on Parcel # 03-07-102-013-0000 – 1500 W. Shure Drive (Rand & 53_Perm Site)

Dear Michael Lysicatos,

Verizon is proposing to locate antennas and ancillary equipment to the rooftop of 1500 W. Shure Drive in Arlington Heights. The proposed antennas will be mounted to three separate sectors of the rooftop's exterior at centerline heights of 90 feet to 95 feet. Equipment cabinets will be located on the southern portion of the rooftop within a 40 square foot area. The purpose of the proposed facility is to allow Verizon to improve its customer experience of the surrounding area.

For any questions regarding the proposed project, please contact Rachael Ceckowski at rceckowski@mountainltd.com or 847-254-3209.

Sincerely,

Rachael Ceckowski

Rachael Ceckowski
Agent on Behalf of Verizon Wireless
MOUNTAIN LTD.

November 10, 2023

Village of Arlington Heights
Attn: Dept. of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Project Description for Special Use Permit Application – Verizon Wireless Temporary Wireless Communications Facility on Parcel # 03-07-102-013-0000 – 1500 W. Shure Drive (Rand & 53_Perm Site)

Dear Michael Lysicatos,

Verizon is proposing to locate a temporary cell tower within the parking lot of 1500 W. Shure Drive in Arlington Heights. The proposed antennas will be mounted on two separate masts of a cell on light truck at centerline heights of 50 feet to 57.5 feet. The proposed temporary compound area is 3,000 square feet on the east side of the parcel and will be surrounded by fencing. The purpose of the proposed facility is to allow Verizon to improve its customer experience of the surrounding area prior to completion of the permanent installation.

For any questions regarding the proposed project, please contact Rachael Ceckowski at rceckowski@mountainltd.com or 847-254-3209.

Sincerely,

Rachael Ceckowski

Rachael Ceckowski
Agent on Behalf of Verizon Wireless
MOUNTAIN LTD.

BUFFALO GROVE NORTH
LOC. #269303

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON ILLINOIS STATE PLANE, IL EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°13'19.53".

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

SEE SHEET 2

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:
M-1 (LIGHT MANUFACTURING DISTRICT)
SETBACKS:
FRONT: N/A
REAR: N/A
SIDE: N/A

PROPRIETOR

YPI ARLINGTON LLC
12377 MERIT DR. #250
DALLAS, TX 75251-3201

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0044J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS IN ZONE X (UNSHADED).

LEGAL DESCRIPTION

PARENT PARCEL

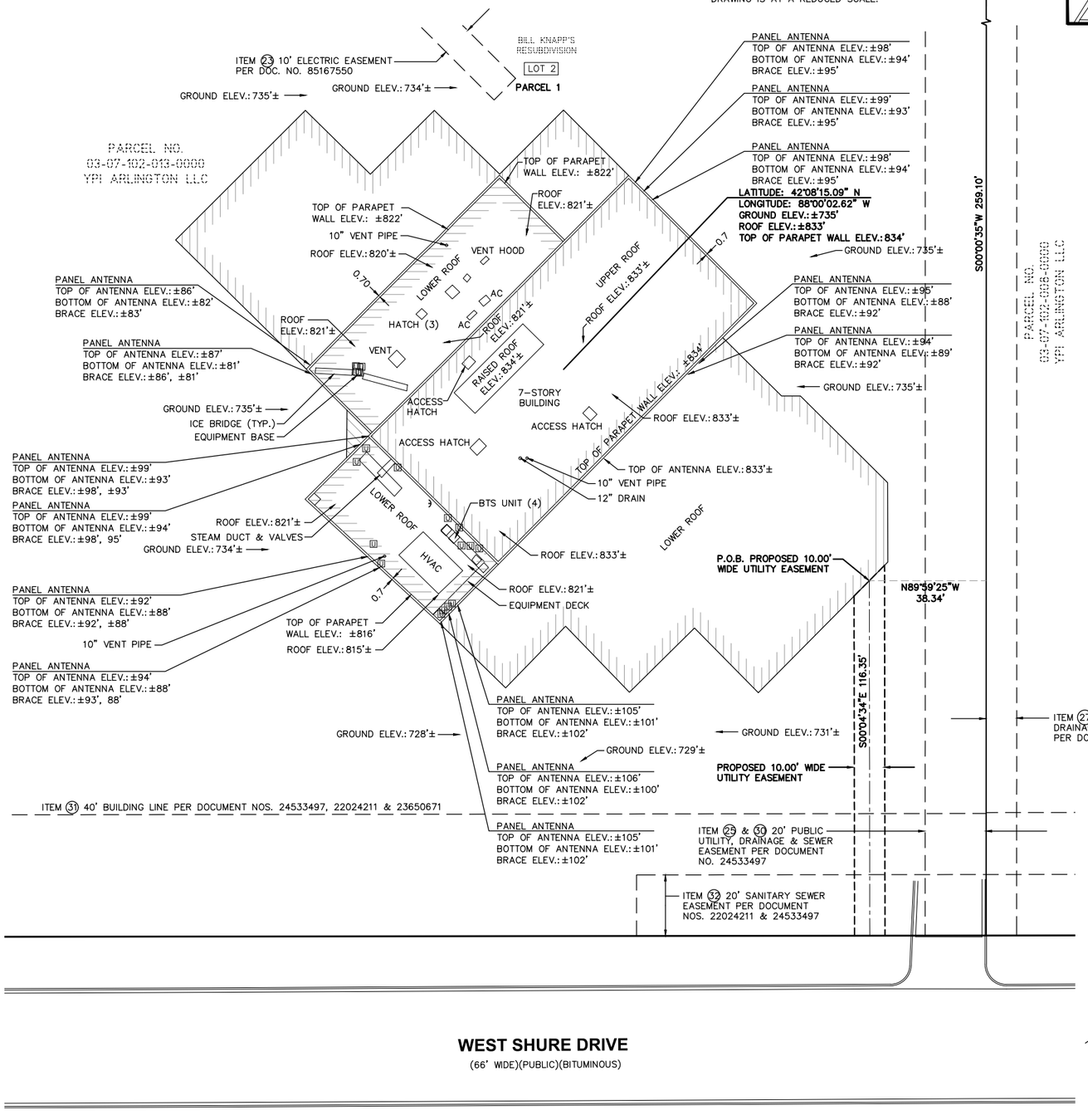
PARCEL 1: LOT 2 IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378 FOR THE PURPOSE OF ACCESS OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET OF LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1) IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3: LOT 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT NO. 24533497, IN COOK COUNTY, ILLINOIS

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 10.00' WIDE UTILITY EASEMENT

A 20.00 foot wide easement in that part of Lot 2 of Bill Knapp's Resubdivision, being a part of Arlington Industrial & Research Center Unit 12, Lot 4, being a part of the Northwest 1/4 of Section 7, Town 49, Range 9, Cook County, Illinois, the centerline of which is described as; Commencing at a found iron at the northeast corner of said Lot 2; thence South 00°00'35" West 259.10 feet along the easterly line of said Lot 2 thence; thence North 89°59'25" West 38.34 feet to a point on the southeasterly face of a 7-story building for THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 00°04'34" East 116.35 feet to the northerly right of way of West Shure Drive (66 feet wide) for the place of ending of this centerline description. The sidelines are to be lengthened and/or shortened to terminate at aforesaid 7-story building and at said northerly right of way.



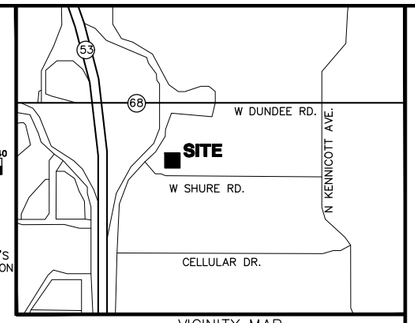
04°± MAGNETIC TRUE

TRUE NORTH

0 20 40
SCALE IN FEET

CALL CHICAGO DIGGERS HOTLINE
1-312-744-7000
OR JULIE, INC. TOLL FREE
1-800-892-0126
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE:
THE ORIGINAL SCALE (1"=20') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.



VICINITY MAP
N.T.S.

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POST
- U.G. UTILITY MARKER
- GROUND ROD
- SOIL BORING
- MAILBOX
- SATELLITE DISH
- HAND HOLE
- AC UNIT
- U.G. UTILITY MARKER
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- UST FILL PORT
- GAS PUMP
- GAS METER
- WATER METER
- TELEPHONE RISER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CABLE TV RISER
- CATCH BASIN
- ROUND CATCH BASIN
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- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- HANDICAP PARKING SPACE
- SHRUB
- TREE
- PINE TREE
- (ELEV) EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.
ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

PROFESSIONAL LAND SURVEYOR
SAMUEL ABRAHAM MILES
035-003984
GRAND RAPIDS MICHIGAN
STATE OF ILLINOIS

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH
LOC. #269303

Survey Prepared for:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
FAX: 847/698-6401

Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITLEWORK	06/11/20

williams&works
engineers | surveyors | planners
616.224.1500 phone | http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

NW | NE
SW | SE
7-42-9

DATE: 10/29/19	DWG. BY: E.C.V.
SCALE: 1"=20'	SURVEYED: R.P./B.P.
UPDATE: ECV061120	CHKD BY: S.A.M.
PROJECT NO.: 211005.852	

SITE NAME

BUFFALO GROVE NORTH

LOCATION NUMBER

LOC. #269303

SITE ADDRESS

**1500 W SHURE DR.
ARLINGTON HEIGHT, IL
60004**

SHEET TITLE

PS-1

SHEET 1 OF 2

BUFFALO GROVE NORTH
LOC. #269303

SURVEYOR'S NOTE

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THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

12. Memorandum of First Amendment to Site Lease Agreement recorded February 1, 2010 as document 1003203004 made by and between Emergency Service, Inc. and SprintCom, Inc.
Note: No Original Memorandum instrument was previously recorded with the County of Cook to memorialize the Agreement. AFFECTS THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

13. Subordination Agreement – Lease dated July 27, 2017 and recorded October 6, 2017 as document 1727913077 made and executed among Emergency Service, Inc to Sprintcom, Inc; YPI Arlington, LLC and Royal Business Bank.
Note: This document refers to 1003203004 the First Amendment to Site Lease Agreement. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

14. Memorandum of Amendment No 3 to Site Lease Acknowledgement recorded June 15, 2018 as document number 1816649022 made by and between Emergency Radio and SprintCom, Inc. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

16. Unrecorded lease made by One North Arlington, LLC in favor of Amcol International Corporation, fka American Colloid Company, dated September 29, 1986, demising a portion of the land, and all rights thereunder of the lessee and of any parson or party claiming by, through or under said lessee. DOCUMENT NOT PROVIDED.

17. Unrecorded lease made by One North Arlington, LLC, in favor of State Farm Automobile insurance company, dated December 31, 2003. DOCUMENT NOT PROVIDED.

18. Lease made by Emergency Service, Inc.., an Indiana corporation to Sprintcom, Inc., A Kansas corporation, dated October 21, 1998, a Memorandum of First Amendment to site lease acknowledgement which was recorded February 1, 2010 as document No. 1003203004, demising a portion of the land, which amendment extends the terms of the agreement for five years commencing November 1, 2008, with one additional 5 year renewal option,
and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. AFFECTS THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

19. Right, title and interest of Emergency Service, Inc., an Indiana corporation, in and to the land, as disclosed by their execution of the Memorandum of First Amendment to site lease acknowledgement recorded as document 1003203004, noted above, and of all parties claiming thereunder. AFFECTS THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

20. Note: the following item, while appearing on this commitment, is provided solely for your information. Assignment of parking agreement recorded June 22, 1988 as document 88272894 made by and between American National Bank and Trust Company, as trustee under trust number 62164 and North Arlington Towers Partnership relating to 17 parking spaces referred in in the parking agreement letter dated April 27, 1987 from Bill Knapp to Richard H. Levy for the use of Ronald J. Benach, as agent. BENEFITS THE SUBJECT PROPERTY WITH 17 PARKING SPACES ON LOT 1; LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

21. Reciprocal easement for an access road as set forth in the easement Agreement executed by and between LaSalle National Bank, as trustee under trust agreement dated August 24, 1977 known as trust number 53022 and Dundee Wilke Venture, an Illinois general partnership (beneficiary) and Bill Knapp's Properties, Inc., a Michigan corporation, recorded July 12, 1983 as document 26684378, and the terms and provisions relating thereto. Rights of the adjoining owner or owners to the concurrent use of said easement. (Easement is 35 feet in even width, the centerline of which is described as Follows: beginning at the intersection of the a line common to lots 1 and 2 in Bill Knapp's Resubdivision, with the west line of said subdivision and running thence easterly along said common line, a distance of 170 feet to a point of termination. Said easement to intersect the west line of said subdivision) AFFECTS THE SUBJECT PROPERTY AS SHOWN; SAME AS PARCEL 2.

22. Note: the following item, while appearing on this commitment/policy, is provided solely for your information. the following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:
Document number: 90344744 date of recording: July 18, 1990
Document number: 90344745 recorded on July 18, 1990
Document number: 0010341579 recorded on April 26, 2001
AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

23. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and 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/filed as document no.85167550, affecting the north line of lot 2 as shown on Exhibit A attached. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

24. Order establishing freeway and route location decision, both recorded August 29, 1962 as documents 18576703 and 18576704, respectively, purporting to give notice by the Department of Public Works and Buildings, Division of Highways, State of Illinois, of the intent of said body to establish a freeway on, over, across or contiguous to the land in a manner which will permit access between said freeway and abutting lands only at entrances provided for said purposes. (Affects underlying) AFFECTS THE SUBJECT PROPERTY.

25. We have examined the plat of Bill Knapp's Resubdivision, being a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12, being a subdivision in part of the northwest 1/4 of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat therefore recorded July 13, 1978 as document 24533497, relative thereto, we note the following:
(A) Easement over the land in favor of Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances thereto, as shown on the plat of resubdivision aforesaid recorded July 12, 1983 as document 26683318.
(B) Easement over the land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and also with right of access thereto, as granted to the the Illinois Bell Telephone Company, the Commonwealth Edison Company and Cablenet and as shown on the plat of resubdivision recorded July 12, 1983 as document 26683318.

CONTINUED

(C) Reservation and grant of a non–exclusive access right to the Village of Arlington Heights and their respective successors and assigns for the installation, maintenance, relocation, renewal and removal of manholes, inlets, catch basins, sanitary lines and appurtenances, storm sewer lines and appurtenances, watermains and appurtenances, and all other equipment and appurtenances necessary for the purpose of providing the subdivision and adjoining property with sanitary, storm and water services, over, under and upon the land as shown on the plat of resubdivision aforesaid
(D) Easement over the north 17.5 feet of the west 170 feet, said 170 feet as measured on the north line of lot 2 for ingress and egress, construction, maintenance and upkeep as shown on plat of resubdivision aforesaid and as created by agreement recorded July 12, 1983 as document26684378.
(E) Private sanitary sewer easement over the north 50 feet of the east 20 feet As shown on plat of resubdivision aforesaid.
(F) Drainage easement over the land as shown on plat of resubdivision aforesaid. (Affects that part of lot 2 described as follows: beginning at the point of intersection of southeasterly line of Illinois Route 53 and the northerly line of southeasterly line of Illinois route 53 and the northerly line of Shure Drive being the point of beginning of this description; thence northeasterly along the southeasterly line of Illinois route 53, 35 feet; thence south to a point on the northerly line of Shure Drive 18.73 feet as measured on the northerly line of Shure Drive, southeasterly of the intersection of the southeasterly line of Illinois Route 53 and the north line of Shure Drive; thence northwesterly along the northerly line of Shure Drive to the point of beginning.
(G) Easement to enter upon the land and other property reserved and granted to the Commonwealth Edison Company, the Illinois Bell Telephone Company and Cable Net, Inc, their successors and assigns, with right to cut, trim or remove trees and bushes and roots as may be reasonable required as shown on plat of subdivision
(H) A 20 foot public utilities, sewer and drainage easement as shown on the Plat of resubdivision aforesaid over the east line of lot 2 (Affects Parcel 1) AFFECTS THE SUBJECT PROPERTY AS SHOWN.

26. Easement over the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other property with telephone and electric service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on plat of Arlington Industrial and Research Center Unit 12 recorded July 13, 1978 as document 24533497 (Affects Parcel 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN.

27. 10 foot public utilities and drainage easement as shown on plat of resubdivision recorded as document 24533497 over west line of lot 3. (Affects Parcel 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN.

CONTINUED

28. Easement to enter upon the land reserved and granted to the Commonwealth Edison Company, the Illinois Bell Telephone Company, Northern Illinois Gas Company, their respective successors and assigns, together with right to cut, trim or remove trees, bushes and roots as may be reasonably required as shown on the Plat of Arlington Industrial and Research Center Unit No. 6 recorded August 22, 1972 as document 22024211. (Affects land underlying Parcel 3) PROVIDED DOCUMENT NOT LEGIBLE.

29. Notice requirements for storm water detention recorded March 9, 1977 as document 23844485. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.

30. 20 foot public utilities, sewer and drainage easement as shown on plat of resubdivision recorded as document 24533497 over the east line of lot 2. (Affects Parcel 1) AFFECTS THE SUBJECT PROPERTY AS SHOWN

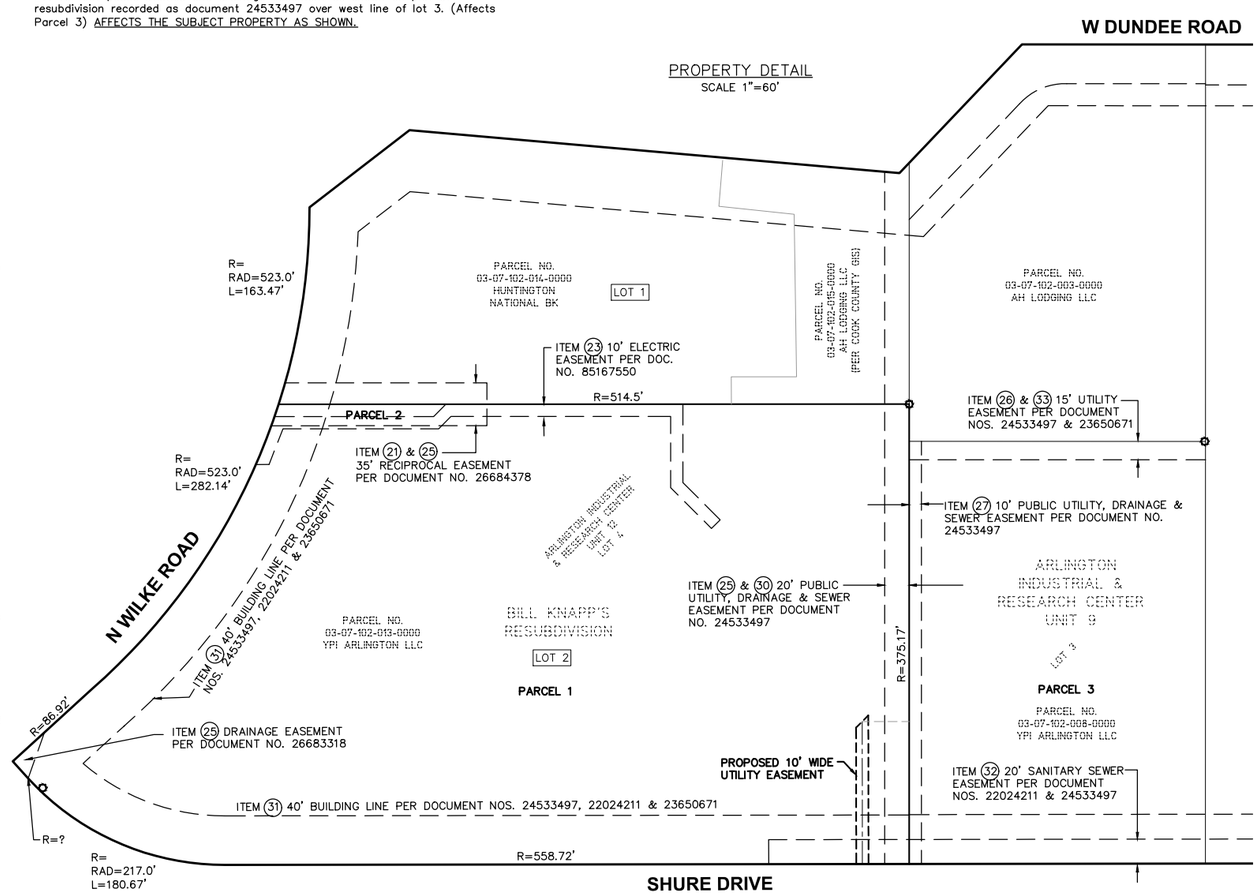
31. A 40 foot building line over the south and westerly lines of lot 2 aforesaid and over the south line of lot 3 aforesaid as shown on plats of subdivision recorded as documents 24533497, 22024211 and 23650671 (Affects Parcels 1 and 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN

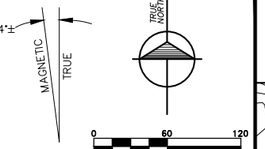
32. A 20 foot sanitary sewer easement over part of the south line of lot 2 aforesaid and all of the south line of lot 3 aforesaid as shown on plats of subdivision recorded as documents 22024211 and 24533497. (Affects Parcels 1 and 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN

33. A 15 foot sanitary sewer easement over the north 15 feet of lot 3 aforesaid as shown on plats of subdivision recorded as documents 23650671 and 24533497 (Affects Parcel 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN

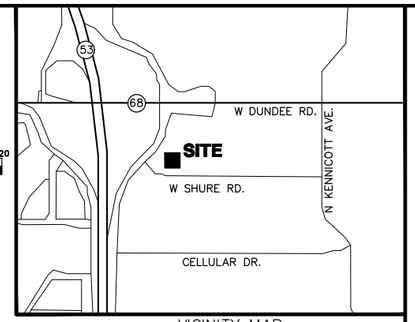
34. Covenants, restrictions and agreements contained in unrecorded cross easement agreement and grant of license between Kohl–Fredericks Development Corp, as agent for the owner of property known as 1500 West Shure Drive, Dunhill Partners, owner of property known as 1530 West Shure Drive, and American Colloid Company as licensee. Licensee being a tenant of both properties. Either Kohl or Dunhill may revoke license at any time following 30 days notice. The license will automatically cease and be of no further force or effect upon the expiration of licensee's lease with either Kohl or Dunhill. DOCUMENT NOT PROVIDED.

35. Memorandum of License dated September 14, 2017 and recorded February 22, 2018 as document number 1805346069 entered into between YPI Arlington LLc and T–Mobile central LLC. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.





CALL CHICAGO DIGGERS HOTLINE
1-312-744-7000
OR JULIE, INC. TOLL FREE
1-800-892-0126
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



VICINITY MAP
N.T.S.

NOTE:
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LEGEND

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- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR SIGN
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- GAS PUMP
- GAS METER
- WATER METER
- TELEPHONE RISER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CABLE TV RISER
- CATCH BASIN
- ROUND CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- HANDICAP PARKING SPACE
- SHRUB
- TREE
- PINE TREE
- (ELEV) – EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
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All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

PROFESSIONAL LAND SURVEYOR
SAMUEL ABRAHAM MILES
035-003984
GRAND RAPIDS MICHIGAN
STATE OF ILLINOIS

I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH
LOC. #269303

Survey Prepared for:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
FAX: 847/698-6401

Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITLEWORK	06/11/20

williams&works
engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

NW | NE
SW | SE
7-42-9

DATE: 10/29/19 | DWG. BY: E.C.V.
SCALE: 1"=60' | SURVEYED: R.P./B.P.
UPDATE: ECV061120 | CHKD BY: S.A.M.
PROJECT NO.: 211005.852

SITE NAME
BUFFALO GROVE NORTH

LOCATION NUMBER
LOC. #269303

SITE ADDRESS
1500 W SHURE DR. ARLINGTON HEIGHT, IL 60004

SHEET TITLE
PS-2

SHEET 2 OF 2

RECEIVED
NOV 29 2023
PLANNING & ZONING / COMMUNITY DEVELOPMENT DEPARTMENT

verizon

Written Justification - Special Use Permit–Communications Facility located at 1500 Shure Drive, Arlington Heights, Illinois

Including Verizon Wireless Temporary Communications Facility and proposed Permanent Installation on an existing building structure

In accordance with the requirements of the Village of Arlington Heights Criteria for Special Uses contained in Chapter 28 of the Village zoning ordinance, the applicant is requesting a Special Use to allow the construction of a temporary communications facility and a permanent communications facility on an existing seven story building ("Building"). Below are addressed the applicable conditions related to this request for a Special Use:

1. That said special use is deemed necessary for public convenience at this location.

   The addition of the proposed antenna installation will provide reliable and more stable wireless service to Village residents, employees and those visiting adjacent community and businesses, vehicles traveling on Dundee Road, Wilke Road, Route 53 and other nearby roadways, as well as improved 9-1-1 responsivity of emergency vehicles working in this area. Enhanced wireless communication will have a positive influence on the economic desirability of this area in keeping with the long-range goals of the Village. We note that the temporary facility is necessary due to the loss of a nearby Verizon Wireless network site which has created a gap in service and capacity to the area.

2. That such case will not, under any circumstance of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

   The proposed installation is a minor addition to a large, existing developed parcel in a fully developed area and will not impede or impact surrounding properties in any way. We note that the temporary facility shall be placed within a rear parking lot area that serves Building. For the permanent site, Verizon Wireless has selected co-location of antennas on the Building to ensure that it does not need to install a new structure for permanent use to serve the area. The locations and design of the permanent facility were chosen to minimize any impact to the nearby community and to the future development of the subject parcel.

   The proposed installation is an unmanned and automated utility-type addition to the property requiring only infrequent visits by a single technician and will thus have no impact on the use, development, or value of adjacent and nearby properties or result in increased traffic to the Property. Access will be afforded using the existing paved driveway servicing the subject site and



BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

RAND & 53_RELO

View from Southwest looking Northeast

TERRA CONSULTING GROUP
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG #: 33-3608

verizon



BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

RAND & 53_RELO

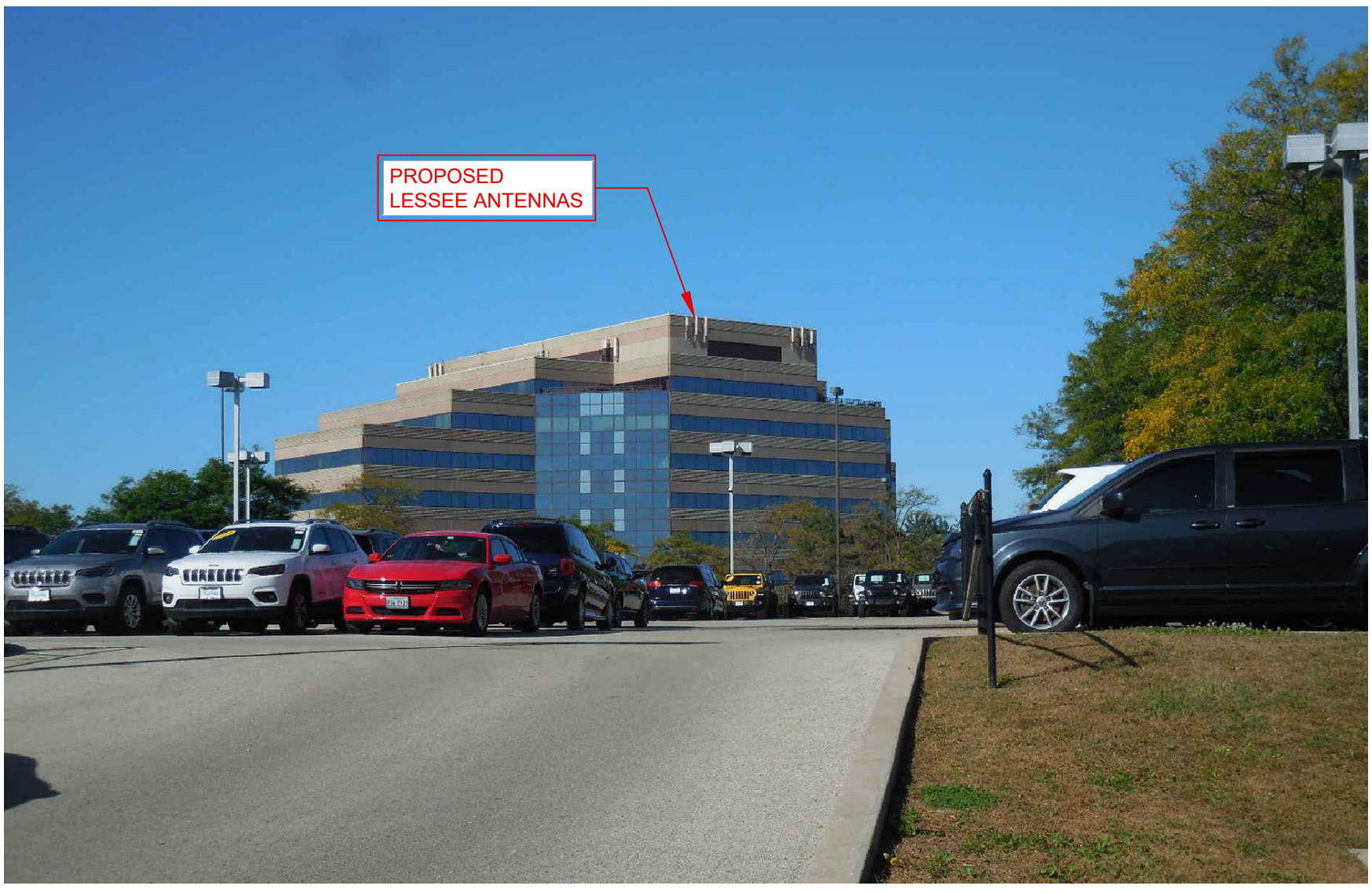
View from West looking East

TERRA CONSULTING GROUP
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG #: 33-3608

verizon



BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

RAND & 53_RELO

View from East looking West

TERRA CONSULTING GROUP
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG #: 33-3608

verizon

32 W 273 Army Trail Road, Suite # 100, Wayne, IL 60184
HUTTER TRANKINA ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
Phone: 630-513-6711
htedesign.com

June 16, 2023
Revised: November 16, 2023

Mr. Dan Szlaga
Terra Consulting Group, Ltd.
600 Busse Highway, 2nd Floor
Park Ridge, IL 60068-2568

Re: VZN: Rand & 53 Relo
Loc. # 766005 / Terra # 333608
Hutter Trankina # 20243B

Dear Mr. Szlaga:

Per your request, we have analyzed the above-referenced site, which is located at 1500 West Shure Drive in Arlington Heights, Illinois. The following paragraphs summarize our findings.

PURPOSE

The purpose of this analysis was to design antenna mounts and verify the structural adequacy of the existing supporting structure for the proposed equipment as specified by Verizon.

DESCRIPTION

The antennas are to be mounted to single pipe mounts on the side of the existing precast wall. Per the landlord's request, new mounts will be installed at the Alpha and Gamma sectors, and the existing mounts will be re-used at the Beta sector. The analysis was based on the Verizon RFDS dated 5/4/2023, a site visit performed by HTE on 3/11/2020, and information provided by your office.

ANALYSIS RESULTS AND CONCLUSION

From our analysis, the following capacity ratings were determined:

Proposed Pipe Mounts:	PASS
Existing Pipe Mounts (Beta):	**FAIL**
Existing Building:	PASS

Based on the performed calculations, the existing mounts at the Beta sector **cannot be verified as structurally acceptable** to resist the wind loads imposed by the proposed equipment. The type and depth of anchorage is unknown per the mapping provided. Please see the attached sketches for the antenna / equipment mounts at the Alpha and Gamma sectors.

Should you have any questions regarding this report or require further analysis, please feel free to contact us.

Sincerely,

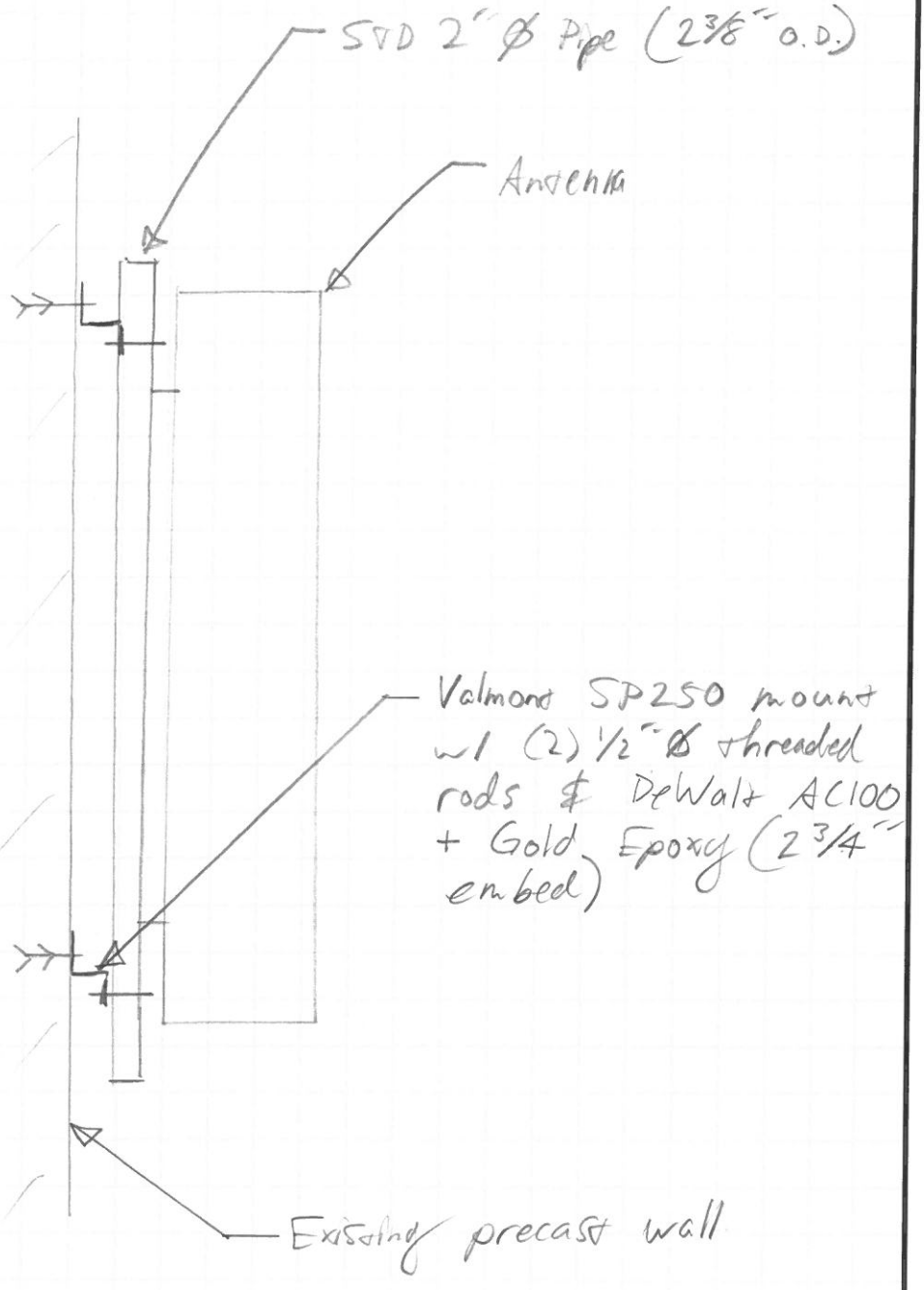
Josh D. Rak
Project Engineer

John L. Trankina
President

Attachment: Alpha/Gamma Mount Design



* All new steel shall be galvanized



(1) Antenna Mount – Proposed @ Alpha/Gamma
N.T.S.

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

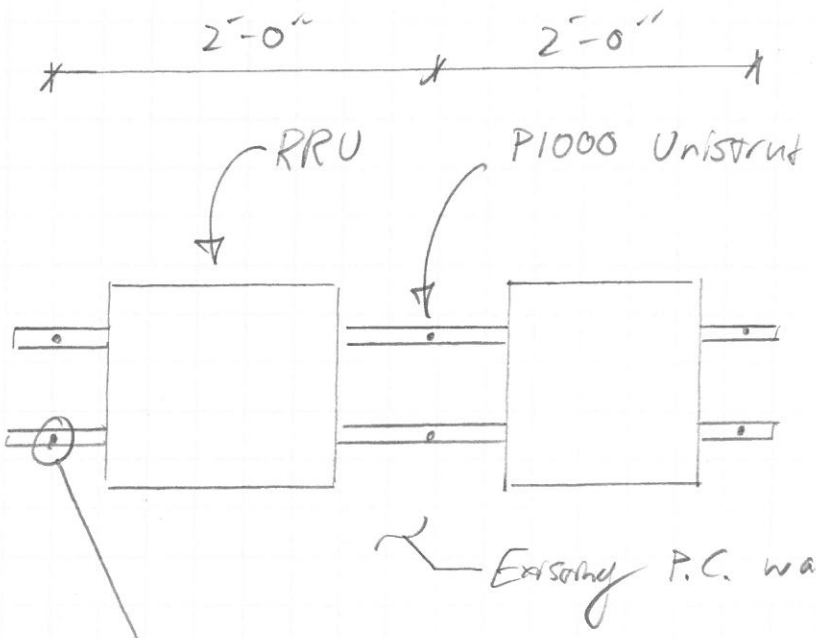
JOB 20243B

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



② RRU Wall mount
N.T.S

* All new steel shall be galvanized

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

JOB 202478

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

Structural Calculations

For

Verizon Loc. # 766005

Rand & 53 Relo

1500 West Shure Drive
Arlington Heights, Illinois

June 16, 2023
Revised: November 16, 2023

PREPARED BY:
HUTTER TRANKINA ENGINEERING
32 W 273 Army Trail Road, Suite 100, Wayne, IL 60184

Phone: 630-513-6711
htedesign.com

Project # 20243B



PURPOSE: DESIGN WALL MOUNTS FOR ANTENNAS AND ASSOCIATED EQUIPMENT

CODES, SPEC'S, REF: EIA-TIA-222-H

EQUIPMENT: PER VERIZON RFDS DATED 11/8/2023

ITEM	NO.			
Commscope NHH-65C-R2B	6			
KRE105281	3			
AIR6449	3			
Ericsson 8843	3			
Ericsson 4449	3			
Raycap 3315	3			

RESULTS:

PROPOSED MOUNTS: PASS
EXISTING MOUNTS: **FAIL**
EXISTING BUILDING: PASS

HUTTER
TRANKINA
ENGINEERING CO., P.C.
Consulting Structural Engineers
32W273 ARMY TRAIL ROAD, SUITE 100
WAYNE, ILLINOIS 60187
Tel. (630) 513-6711

JOB:	20243B		
CALC BY:	JDR	DATE:	
CHECK BY:		DATE:	
SHEET NO:	1	OF	CRITERIA
DESCRIPTION:	TELECOM PROJECT CRITERIA		

REV H - DETERMINATION OF WIND LOADS FOR MOUNT ANALYSIS

z = h =	**95.00 ft**	Z_g =	900
Exp =	**C**	α =	9.5
Risk Category=	**2**	$K_{z\,min}$ =	0.85
K_e=	**1.00** (ground elevation factor)	$K_Z = 2.01(z/z_g)^{2/a}$ =	**1.25**
V =	**107 mph**	$q_Z = 0.00256K_zK_{zt}K_dK_eK_sV^2$ =	**34.9 psf**
G_H =	**1.00** See section 2.6.9 - 3rd paragraph	$G_H\,q_z$ =	**34.9 psf**
K_{zt} =	**1.0** (topographic factor)		
K_d =	**0.95** (directionality factor)	$K_{iz} = (z/33)^{0.10} < 1.4$ =	**1.11**
K_s=	**1.00** (rooftop speed-up factor)	$t_{iz} = t_i I_{ice_t} K_{iz}(K_{zt})^{0.35}$ =	**1.67 in**
V_{ice} =	**40 mph**	$q_{Zice} = 0.00256K_zK_{zt}K_dK_eK_sV^2$ =	**4.9 psf**
t_i =	**1.50 in**	$G_H\,q_{zice}$ =	**4.9 psf**

Manufacturer	Antenna	L (in)	W (in)	D (in)	Wt (lbs)	L/W	Ca	Front CaAa	L/D	Ca	Side CaAa	CaAa (ice)	CaAa (ice)	1.67 Ice Wt.
Andrew	NHH-65C-R2B	96	11.9	7.1	52	8.07	1.44	11.39	13.52	1.62	7.66	14.48	10.61	249
Ericsson	AIR 6449 VZE01-Sub6	30.4	15.9	8.1	82	1.91	1.20	4.03	3.75	1.26	2.15	5.41	3.31	114
Ericsson	KRE 10528 / 4408	8.4	7.9	4.9	11	1.06	1.20	0.55	1.71	1.20	0.34	1.10	0.81	25
Ericsson	8843 or 4449	18	13.2	10.9	72	1.36	1.20	1.98	1.65	1.20	1.64	2.94	2.53	79
Raycap	RCMDC-3315-PF-48	19.18	15.73	10.25	32	1.22	1.20	2.51	1.87	1.20	1.64	3.58	2.55	89
Misc	2" DIA X 8' PIPE	96	2.38	2.38	29	40.34	1.20	1.90	40.34	1.20	1.90	4.73	4.73	69

Antenna 1	Qty	Front Area Exp. Factor	Front CaAa	Side CaAa	Wt.	Front CaAa (ice)	Side CaAa (ice)	1.67 Ice Wt.
NHH-65C-R2B	1	1.00	11.39	7.66	52.0	14.48	10.61	249
		Σ =	**11.39**	**7.66**	**52.0 lbs**	**14.48**	**10.61**	**249 lbs**
		Wind =	35 psf	35 psf		4.9 psf	4.9 psf	
		F =	**397 lbs**	**267 lbs**		**71 lbs**	**52 lbs**	
		F (30) =	**364 lbs**			**66 lbs**		
		F(60) =	**299 lbs**			**56 lbs**		

Antenna 2	Qty	Front Area Exposure Factor	Front CaAa	Side CaAa	Wt.	Front CaAa (ice)	Side CaAa (ice)	1.67 Ice Wt.
AIR 6449 VZE01-Sub6	1	1.00	4.03	2.15	82.0	5.41	3.31	114
KRE 10528 / 4408	1	1.00	0.55	0.34	11.0	1.10	0.81	25
		Σ =	**4.58**	**2.49**	**93.0 lbs**	**6.51**	**4.11**	**138 lbs**
		Wind =	35 psf	35 psf		4.9 psf	4.9 psf	
		F =	**160 lbs**	**87 lbs**		**32 lbs**	**20 lbs**	
		F (30) =	**141 lbs**			**29 lbs**		
		F(60) =	**105 lbs**			**23 lbs**		

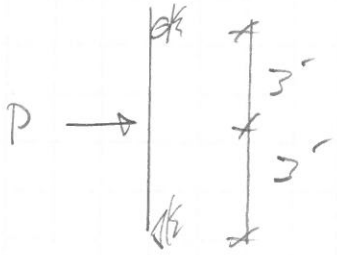
Antenna - 3	Qty	Front Area Exposure Factor	Front CaAa	Side CaAa	Wt.	Front CaAa (ice)	Side CaAa (ice)	1.67 Ice Wt.
8843 or 4449	1	1.00	1.98	1.64	72.0	2.94	2.53	79
		Σ =	**1.98**	**1.64**	**72.0 lbs**	**2.94**	**2.53**	**79 lbs**
		Wind =	35 psf	35 psf		4.9 psf	4.9 psf	
		F =	**69 lbs**	**57 lbs**		**14 lbs**	**12 lbs**	
		F (30) =	**66 lbs**			**14 lbs**		
		F(60) =	**60 lbs**			**13 lbs**		

Wall Mount

$P = 397(0.6) = 238\#$

↑ Ant 1 ASB controls

$M = \frac{Pl}{4} = 358'-\#$



Use 2" SCH Pipe
$M_{cap} = 1{,}230'-\#$ ✓

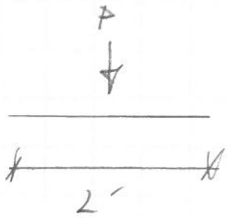
Use Valmont SP250 mount w/ (2) 1/2" ∅ threaded rods & DeWalt AC100+ Gold epoxy (2 3/4" embed) ✓

RRU Mount

$P_w = 69\#$

$P_d = 72$

$M = 40'-\#$



$M_{cap} = \frac{F_y S_x}{\Omega} = \frac{(40)(0.262)/12}{1.67} = 471'-\#$ ✓

Use P1000 Unistrut w/ same anchors ✓

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

JOB 20243B

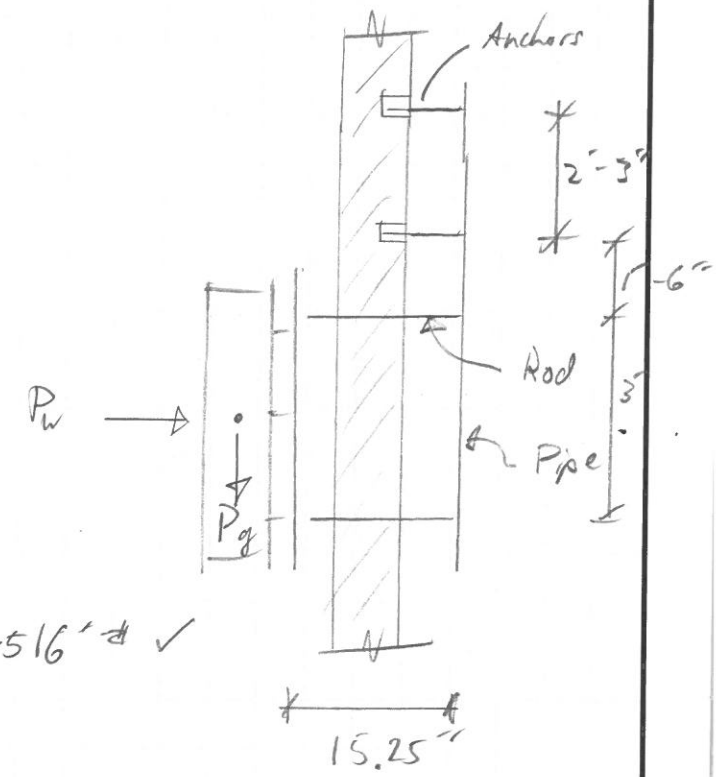
SHEET NO. 3 OF

CALCULATED BY DATE

CHECKED BY DATE

SCALE

(E) Wall Mount (Beta Sector)



Wind - no ice

$P_w = 397 \times 0.6 = 238^{\#}$

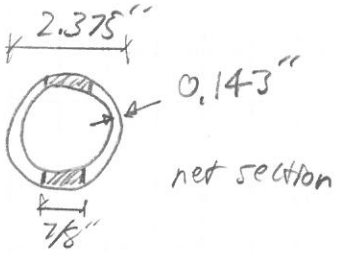
$P_g = 52^{\#}$

- Rod: 3/4"Ø (36 ksi assumed)

$M = P_g \, 15.25/12 = 66'\text{-}\#$

$$\frac{M_n}{\Omega} = \frac{F_y Z}{\Omega} = \frac{(36^{ksi})(0.75")^3/6}{1.67} = 1{,}516'\text{-}\# \quad \checkmark$$

- Pipe – 2" STD pipe assumed (2 3/8" O.D.) ← Approx, not mapped



net section

$M = P_w \times 1.5' + P_g \times 2'$

$M = 461'\text{-}\#$

Z_i of shaded area b/c rod penetration

$$M_{n/\Omega} = 1{,}250'\text{-}\# - \frac{F_y(A_i \bar{y}_{pi})}{\Omega}$$

- $F_y = 33^{ksi}$
- $A = 0.12859\ in^2$ (AutoCAD)
- $\bar{y}_p = 1.09375"$

$$M_{n/\Omega} = 1{,}250'\text{-}\# - \frac{(33^{ksi})(0.12859\,in^2 \times 1.09375 \times 2)\ 1/12"}{1.67}$$

$M_{n/\Omega} = 1{,}250'\text{-}\# - 491'\text{-}\#$

$M_{n/\Omega} = 759'\text{-}\# \quad > M_u \quad \checkmark$

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

JOB 20243B

SHEET NO. 4 OF

CALCULATED BY DATE 10/18/23

CHECKED BY DATE

SCALE

- Pipe (cont.)

gross section

$M = P_w \times 3' + P_g \times 2'$

$M = 818'^{-\#}$

$\frac{M_n}{\Omega} = 1{,}250'^{-\#} > M$ ✓

- Anchors (5/8" Ø anchors)

$\text{Max } V = \sqrt{(P_{sw}/4)^2 + (P_g/4)^2} = 68^{\#}/\text{bolt}$

$\rightarrow P_{sw} = 267 \times 0.6 = 160^{\#}$

$\text{Max } T = \left[P_w\ 5.25'/2.25\right]/2\text{bolts} + P_g\ 2'/2.25 = 324^{\#}$

Anchors adhesive unknown cannot pass!

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

JOB 20243B

SHEET NO. 5 OF

CALCULATED BY DATE

CHECKED BY DATE

SCALE

Whd – with ice

$P_w = 71^{\#} \times 0.6 = 43^{\#}$

$P_g = 249^{\#}$

- Rod: $M = P_g \; 15.25/12 = 316'\text{-}\#$

  $M_n/\Omega = 1{,}516'\text{-}\#$ ✓

- Pipe: $M = P_w \times 1.5' + P_g \times 2' = 563'\text{-}\#$

  net section $\frac{M_n}{\Omega_b} = 759'\text{-}\#$ (net section)

  gross section $M = P_w \times 3' + P_g \times 2' = 627'\text{-}\#$

  $\frac{M_n}{\Omega} = 1{,}250'\text{-}\#$ ✓

- Anchors:

  $\text{Max } V = \sqrt{(P_{sw}/4)^2 + (P_g/4)^2} = 63^{\#}/\text{bolt}$

  $\rightarrow P_{sw} = 52 \times 0.6 = 31^{\#}$

  $\text{Max } T = P_w \; 5.25/2.25/2 \text{ bolts} + P_g \; 2'/2.25' = 258^{\#}/\text{bolt}$

Epoxy unknown cannot pass! NG

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184

Phone (630) 513-6711

JOB 20243B

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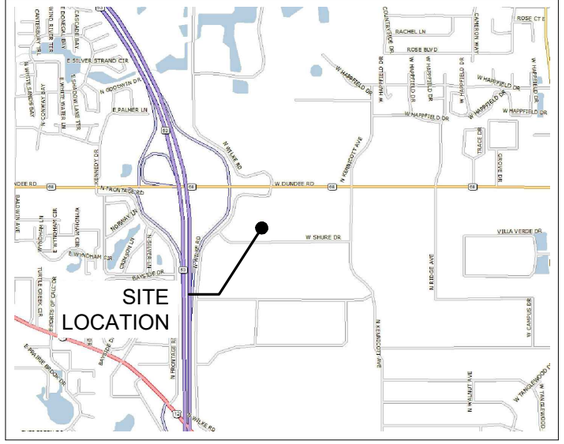
SCALE

CONSULTANT TEAM

PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
SURVEYOR:	WILLIAMS AND WORKS 549 OTTAWA AVE NW GRAND RAPIDS, MI 49503 (616) 224-1500
STRUCTURAL: (TOWER ANALYSIS)	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711
STRUCTURAL ANALYSIS DATE:	

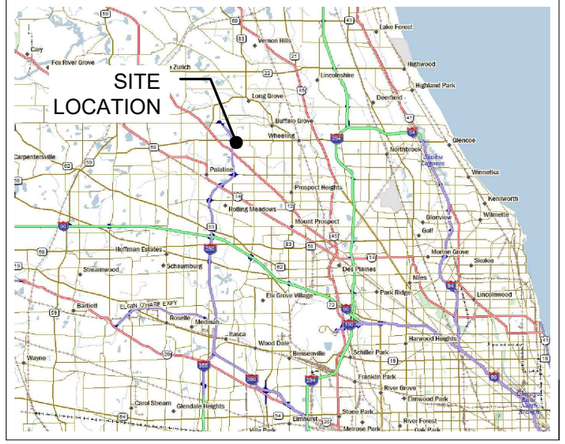
VICINITY MAP

N.T.S.



REGIONAL MAP

N.T.S.



PROJECT TYPE

PROPOSED ANTENNAS AND EQUIPMENT PLATFORM INSTALLATION ON EXISTING BUILDING.

PROJECT INFORMATION

SITE COORDINATES:	LATITUDE: 42° 08' 15.09" N (FROM 1A) LONGITUDE: 88° 00' 02.62" W (FROM 1A)
ELEVATION:	±735' (FROM 1A)
P.I.N. #:	03-07-102-008-0000, 03-07-102-013-0000
ADDRESS:	1500 W SHURE DR ARLINGTON HEIGHTS, IL 60004
UTILITIES:	POWER: HOUSE POWER FIBER: TRANSPORT BY OTHERS
JURISDICTION:	VILLAGE OF ARLINGTON HEIGHTS
OCCUPANCY:	UNINHABITED
ZONING:	M-1 LIGHT MANUFACTURING DISTRICT
CONSTRUCTION TYPE:	CO LO
LANDLORD:	ERS WIRELESS
CONTACT PERSON:	KEN HARTSOUGH PHONE: (260) 894-4145 EX. 2235 CELLPHONE: (260) 318-0900 EMAIL: KHARTSOUGH@ERSWIRELESS.COM
APPLICANT:	VERIZON WIRELESS 1515 WOODFIELD ROAD SCHAUMBURG, IL 60173
CONSTRUCTION MANAGER:	JEREMIAH SAURIOL (847) 706-7721
REAL ESTATE MANAGER:	DANNY PEREZ (847) 706-1765
GENERATOR TYPE:	N/A

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

LICENSED PROFESSIONAL ENGINEER
JOHN J. ZIMMERMANN
062-064267
OF ILLINOIS
1/2/2024
Exp 11/30/2025

MDG LOCATION NUMBER: 5000916957

LOCATION NUMBER: 766005

SITE NAME: RAND & 53_RELO

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

DRAWING INDEX

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,3,4
LP	LOCATION PLAN	1
A-1	ROOF PLAN	1,3
A-2	ENLARGED ROOF PLAN	1
A-3	PROPOSED CABLE ROUTE	3
A-4	SITE DETAILS	-
EQ-1	EQUIPMENT DETAILS	-
EQ-2	EQUIPMENT DETAILS	-
ANT-1	SITE ELEVATION	1
ANT-1A	SITE ELEVATION	1
ANT-1B	SITE ELEVATION	1,3
ANT-1C	SITE ELEVATION	3
ANT-2	ANTENNA INFORMATION	1,4
ANT-2A	EQUIPMENT INFORMATION	1,4
ANT-2B	ANTENNA INFORMATION	1,4
ANT-3	ANTENNA LAYOUT PLAN	1
ANT-4	SITE DETAILS	-
S-1	STRUCTURAL PLAN AND DETAILS	-
S-2	ANTENNA & EQUIPMENT MOUNTING DETAILS	-
E-1	OVERALL UTILITY ROUTING PLAN (AT ROOF LEVEL)	1,3
E-1A	PARTIAL UTILITY ROUTING PLAN	3
E-2	GROUNDING PLAN	1,3
E-3	ELECTRICAL AND GROUNDING DETAILS	3
E-4	PLATFORM LIGHTING PLAN	-
E-5	SINGLE LINE DIAGRAM & PANEL SCHEDULE	3
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	BUILDING PHOTOS	-
	22" x 34" IS FULL SCALE. 11" x 17" IS HALF SCALE.	
	ATTACHMENTS	
PS-1	SITE SURVEY RFDS (BY OTHERS)	-

5

REVISIONS

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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
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SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

- TRAVERSE POINT
- WELL
- MONUMENT
- MONUMENT BOX
- SIGN
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- POST
- U.G. UTILITY MARKER
- SATELLITE DISH
- HAND HOLE
- U.G. UTILITY MARKER
- FIRE HYDRANT
- WATER METER
- TELEPHONE RISER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ROUND CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE

- UGT – TELEPHONE UTILITY LINE
- UGE – ELECTRIC UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- UGF – FIBER OPTIC UTILITY LINE
- OHE – OVERHEAD UTILITY LINE

SURVEY PERFORMED BY:

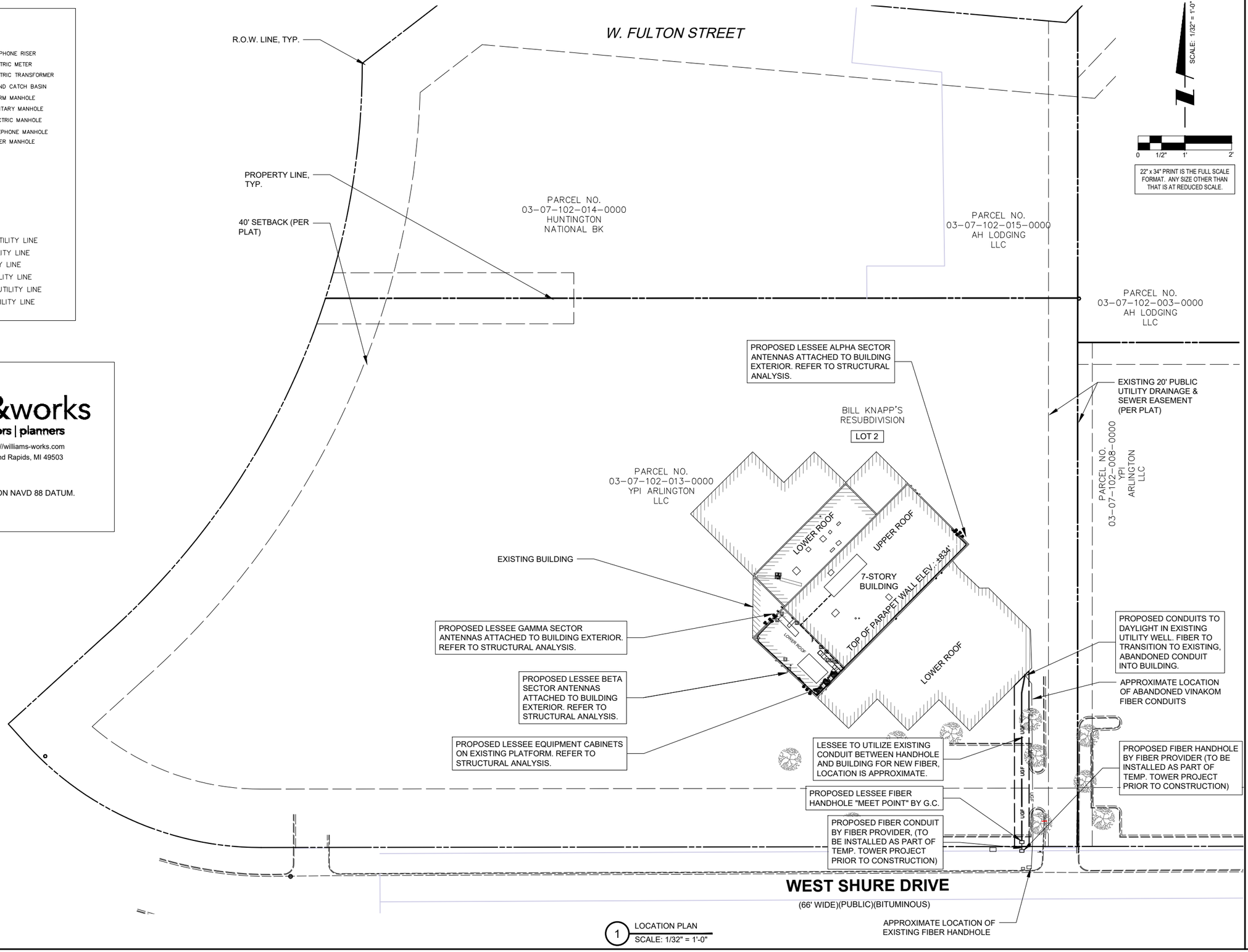
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engineers | surveyors | planners

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549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

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A DAY 365 DAYS A YEAR

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1 LOCATION PLAN
SCALE: 1/32" = 1'-0"

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FAX: (847) 706-7415

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PH: 847-698-6400
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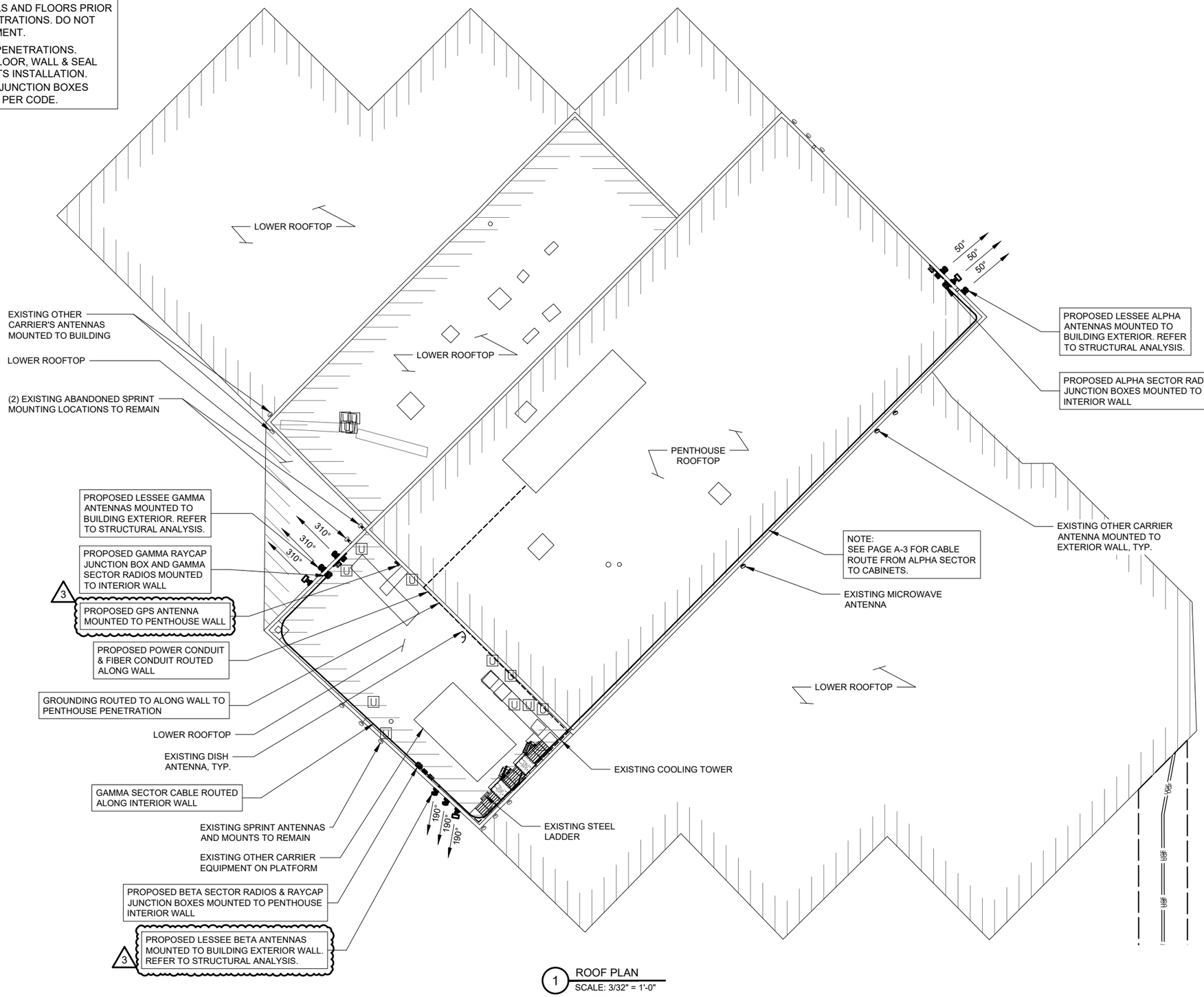
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DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

NOTE:
* CONTRACTOR TO UTILIZE NON-DESTRUCTIVE INVESTIGATION METHODS TO DETECT AND LOCATE EXISTING REINFORCEMENT AND/OR UTILITIES IN WALLS AND FLOORS PRIOR TO MAKING PENETRATIONS. DO NOT CUT REINFORCEMENT.

* FIRE STOP ALL PENETRATIONS.
  * CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.
  * INSTALL PULL/JUNCTION BOXES AS NECESSARY PER CODE.



1 ROOF PLAN
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

0 1/2" 1' 2'

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

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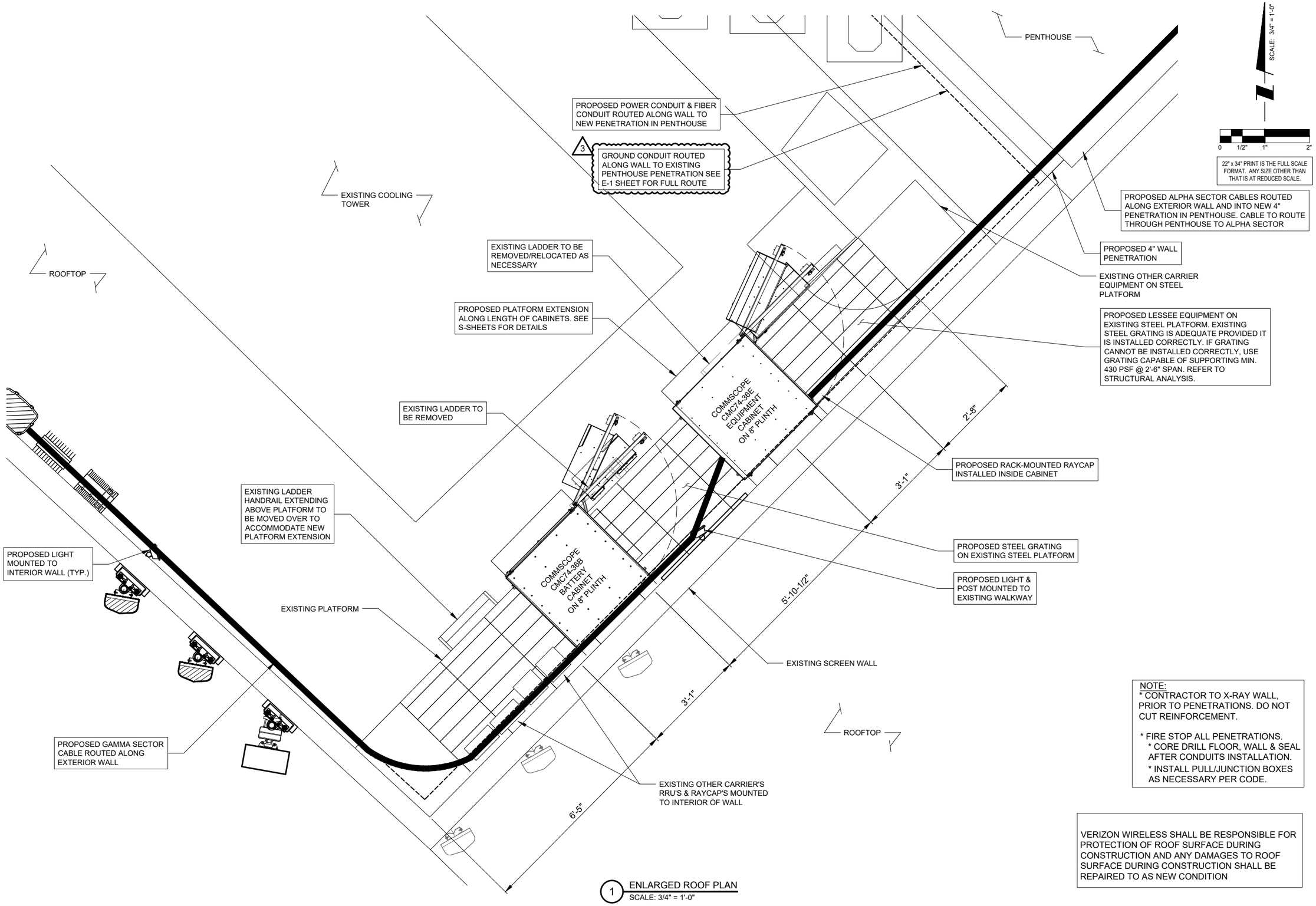
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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1



1 ENLARGED ROOF PLAN
SCALE: 3/4" = 1'-0"

NOTE:
* CONTRACTOR TO X-RAY WALL, PRIOR TO PENETRATIONS. DO NOT CUT REINFORCEMENT.

* FIRE STOP ALL PENETRATIONS.
  * CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.
  * INSTALL PULL/JUNCTION BOXES AS NECESSARY PER CODE.

VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION

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LOC. #766005

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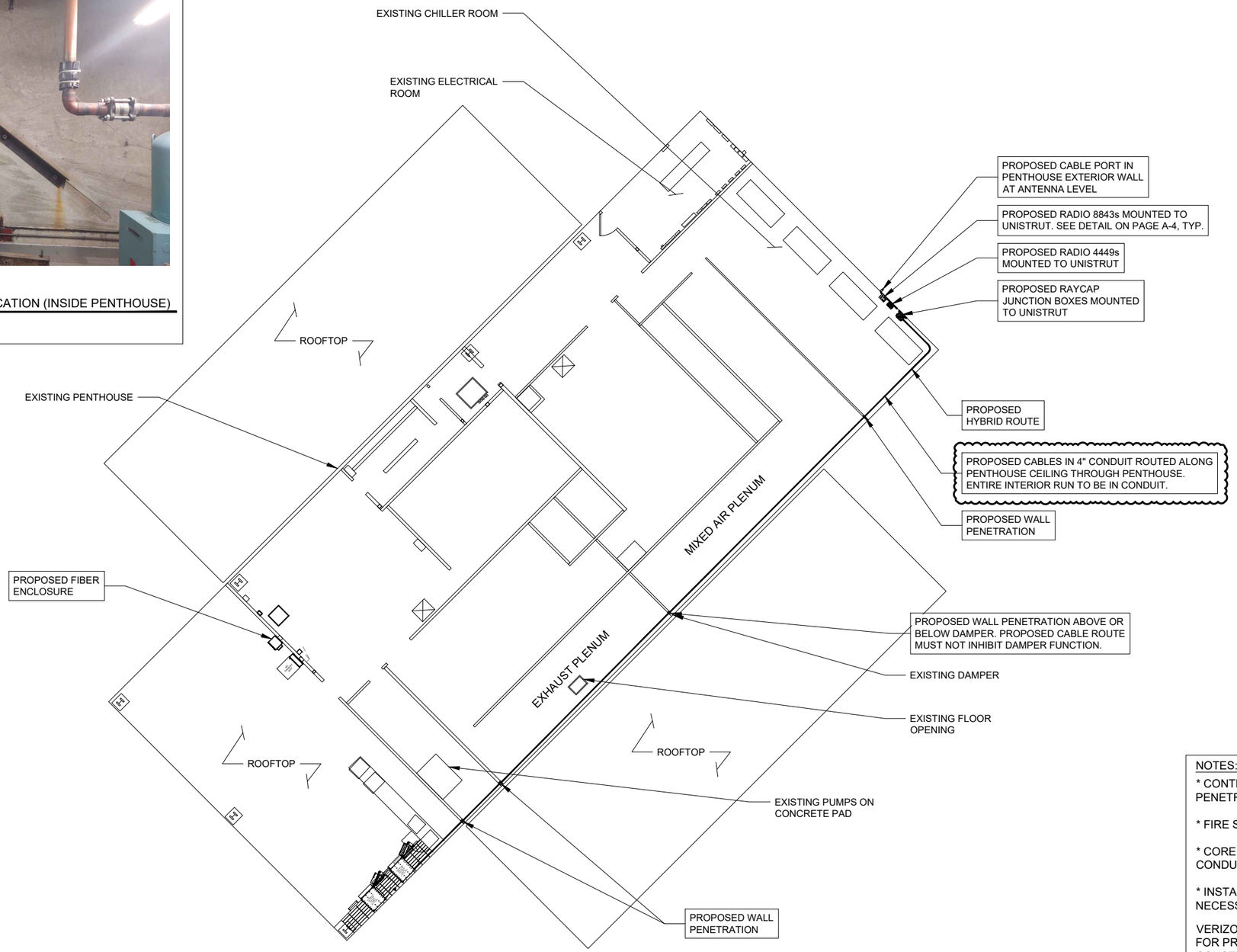
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DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ENLARGED ROOF PLAN

SHEET NUMBER
A-2



2 PROPOSED EQUIPMENT LOCATION (INSIDE PENTHOUSE)
SCALE: N.T.S.



1 PROPOSED CABLE ROUTE (PENTHOUSE)
SCALE: 1/8" = 1'-0"

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

0 1/2" 1" 2"

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

NOTES:

* CONTRACTOR TO X-RAY WALL, PRIOR TO PENETRATIONS. DO NOT CUT REINFORCEMENT.

* FIRE STOP ALL PENETRATIONS.

* CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.

* INSTALL PULL/JUNCTION BOXES AS NECESSARY PER CODE.

VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION.

ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE PLACED DIRECTLY BEHIND ANTENNA MOUNTS.

3 EXTERIOR CABLE PENETRATIONS TO BE SLOPED 10 DEGREES DOWNWARD TO THE OUTSIDE.

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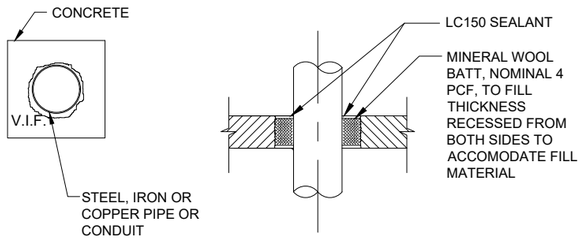
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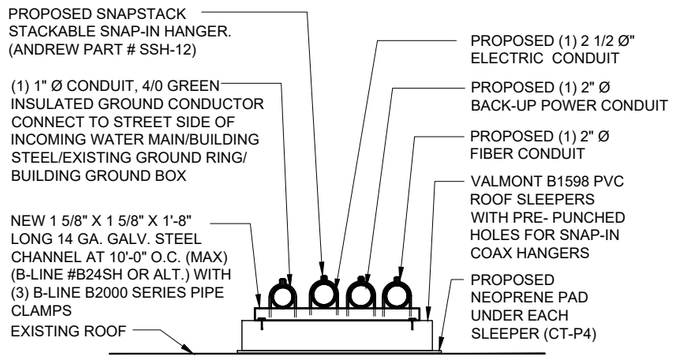
SHEET TITLE
PROPOSED CABLE ROUTE

SHEET NUMBER
A-3

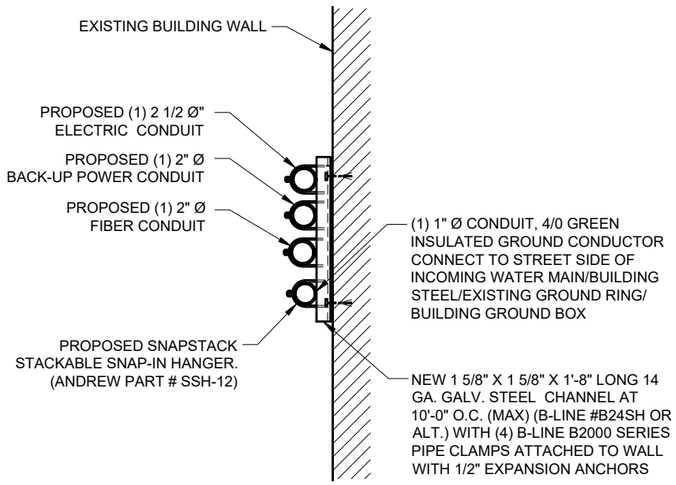


PENETRANT	MAXIMUM TRADE SIZE (IN.)	SEALANT DEPTH (IN.)	MINERAL WOOL (IN.)	ANNULUS (IN.)	
				MINIMUM	MAXIMUM
STEEL OR IRON	24	1/2	3	POINT CONTACT	2
STEEL OR IRON	4	1	NONE REQ'D.	POINT CONTACT	1-1/2
COPPER	4	1/2	3	POINT CONTACT	2

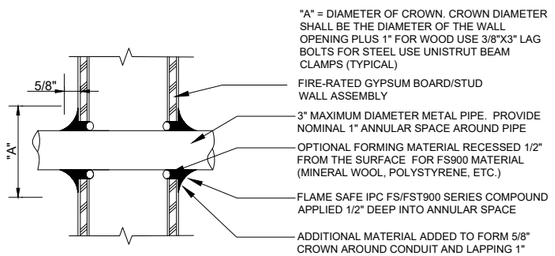
3 UL C-AJ-1213 FIRE STOP DETAIL (FOR ALL PENETRATIONS)
N.T.S.



4 ROOF MOUNTED CONDUIT SUPPORT
SCALE: N.T.S.



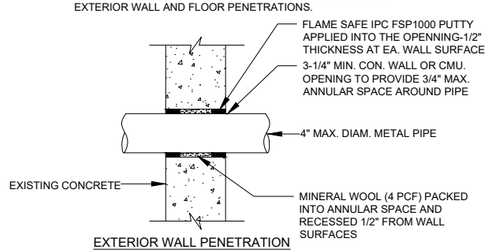
5 WALL MOUNTED CONDUIT SUPPORT
N.T.S.



FRAMED WALL PENETRATION

NOTE:
1. CONTRACTOR SHALL EXAMINE (ULTRASOUND OR EQUAL) TO LOCATE EXISTING REBAR OR CONDUITS PRIOR TO DRILLING OR CORING. DO NOT CUT REBAR.

2. CONTRACTOR SHALL ENSURE WATER-TIGHTNESS AT ALL EXTERIOR WALL AND FLOOR PENETRATIONS.



EXTERIOR WALL PENETRATION

1 CONDUIT WALL PENETRATION
N.T.S.

FIRESTOPPING SPECIFICATIONS

1.1 DESCRIPTION
A. CLOSURES OF OPENINGS IN WALLS, FLOORS, AND ROOF DECKS AGAINST PENETRATION OF FLAME, HEAT, AND SMOKE OR GASES IN FIRE RESISTANT RATED CONSTRUCTION.
B. CLOSURE OF OPENINGS IN WALLS AGAINST PENETRATION OF GASES OR SMOKE IN SMOKE PARTITIONS.

1.2 GUARANTEE
FIRESTOPPING WORK SUBJECT TO THE TERMS OF THE ARTICLE GUARANTY OF SECTION GENERAL CONDITIONS, EXCEPT EXTEND THE GUARANTY PERIOD TO FIVE YEARS.

1.3 QUALITY ASSURANCE FM, UL, OR WH OR OTHER APPROVED LABORATORY TESTED PRODUCTS WILL BE ACCEPTABLE.

1.4 APPLICABLE PUBLICATIONS
PUBLICATIONS LISTED BELOW FORM A PART OF THIS SPECIFICATION TO THE EXTENT REFERENCED. PUBLICATIONS ARE REFERENCED IN THE TEXT BY THE BASIC DESIGNATION ONLY.
A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM): E84-99 SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS E814-97 FIRE TESTS OF THROUGH-PENETRATION FIRE STOPS.

B.FACTORY MUTUAL ENGINEERING AND RESEARCH CORPORATION (FM): ANNUAL ISSUE APPROVAL GUIDE BUILDING MATERIALS.

C. UNDERWRITERS LABORATORIES, INC. (UL): ANNUAL ISSUE BUILDING MATERIALS DIRECTORY ANNUAL ISSUE FIRE RESISTANCE DIRECTORY 1479-98 FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.

D. WARNOCK HERSEY (WH): ANNUAL ISSUE CERTIFICATION LISTINGS.

PART 2 - PRODUCTS

2.1 FIRESTOP SYSTEMS
A. USE EITHER FACTORY BUILT (FIRESTOP DEVICES) OR FIELD ERECTED (THROUGH-PENETRATION FIRESTOP SYSTEMS) TO FORM A SPECIFIC BUILDING SYSTEM MAINTAINING REQUIRED INTEGRITY OF THE FIRE BARRIER AND STOP THE PASSAGE OF GASES OR SMOKE.
B. THROUGH-PENETRATION FIRESTOP SYSTEMS AND FIRESTOP DEVICES TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 USING THE "F" OR "T" RATING TO MAINTAIN THE SAME RATING AND INTEGRITY AS THE FIRE BARRIER BEING SEALED. "T" RATINGS ARE NOT REQUIRED FOR PENETRATIONS SMALLER THAN OR EQUAL TO 100 MM
(4 IN) NOMINAL PIPE OR 0.01 M2 (16 SQ. IN.) IN OVERALL CROSS SECTIONAL AREA.
C. PRODUCTS REQUIRING HEAT ACTIVATION TO SEAL AN OPENING BY ITS INTUMESCENCE SHALL EXHIBIT A DEMONSTRATED ABILITY TO FUNCTION AS DESIGNED TO MAINTAIN THE FIRE BARRIER.
D. FIRESTOP SEALANTS USED FOR FIRESTOPPING OR SMOKE SEALING SHALL HAVE FOLLOWING PROPERTIES:
1. CONTAIN NO FLAMMABLE OR TOXIC SOLVENTS.
2. HAVE NO DANGEROUS OR FLAMMABLE OUTGASSING DURING THE DRYING OR CURING OF PRODUCTS.
3. WATER-RESISTANT AFTER DRYING OR CURING AND UNAFFECTED BY HIGH HUMIDITY, CONDENSATION OR TRANSIENT WATER EXPOSURE.
4. WHEN USED IN EXPOSED AREAS, SHALL BE CAPABLE OF BEING SANDED AND FINISHED WITH SIMILAR SURFACE TREATMENTS AS USED ON THE SURROUNDING WALL OR FLOOR SURFACE.
E. FIRESTOPPING SYSTEM OR DEVICES USED FOR PENETRATIONS BY GLASS PIPE, PLASTIC PIPE OR CONDUITS, UNENCLOSED CABLES, OR OTHER NON-METALLIC MATERIALS SHALL HAVE FOLLOWING PROPERTIES:
1. CLASSIFIED FOR USE WITH THE PARTICULAR TYPE OF PENETRATING MATERIAL USED.
2. PENETRATIONS CONTAINING LOOSE ELECTRICAL CABLES, COMPUTER DATA CABLES, AND COMMUNICATIONS CABLES PROTECTED USING FIRESTOPPING SYSTEMS THAT ALLOW UNRESTRICTED CABLE CHANGES WITHOUT DAMAGE TO THE SEAL.
3. INTUMESCENT PRODUCTS WHICH WOULD EXPAND TO SEAL THE OPENING AND ACT AS FIRE, SMOKE, TOXIC FUMES, AND, WATER SEALANT.
F. MAXIMUM FLAME SPREAD OF 25 AND SMOKE DEVELOPMENT OF 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
G.FM, UL, OR WH RATED OR TESTED BY AN APPROVED LABORATORY IN ACCORDANCE WITH ASTM E814.
H. MATERIALS TO BE ASBESTOS FREE.

PART 3 - EXECUTION

3.1 PREPARATION
A. REMOVE DIRT, GREASE, OIL, LOOSE MATERIALS, OR OTHER SUBSTANCES THAT PREVENT ADHERENCE AND BONDING OR APPLICATION OF THE FIRESTOPPING OR SMOKE STOPPING MATERIALS.
B. REMOVE INSULATION ON INSULATED PIPE FOR A DISTANCE OF 150 MM (SIX INCHES) ON EITHER SIDE OF THE FIRE RATED ASSEMBLY PRIOR TO APPLYING THE FIRESTOPPING MATERIALS UNLESS THE FIRESTOPPING MATERIALS ARE TESTED AND APPROVED FOR USE ON INSULATED PIPES.

3.2 INSTALLATION
A. DO NOT BEGIN WORK UNTIL THE SPECIFIED MATERIAL DATA AND INSTALLATION INSTRUCTIONS OF THE PROPOSED FIRESTOPPING SYSTEMS HAVE BEEN SUBMITTED AND APPROVED.
B. INSTALL FIRESTOPPING SYSTEMS WITH SMOKE STOPPING IN ACCORDANCE WITH FM, UL, WH, OR OTHER APPROVED SYSTEM DETAILS AND INSTALLATION INSTRUCTIONS.
C. INSTALL SMOKE STOPPING SEALS IN SMOKE PARTITIONS.

2 FIRE STOP NOTES
N.T.S.

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LOC. #766005

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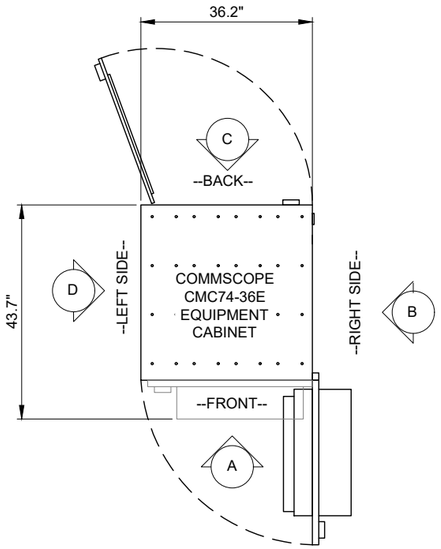
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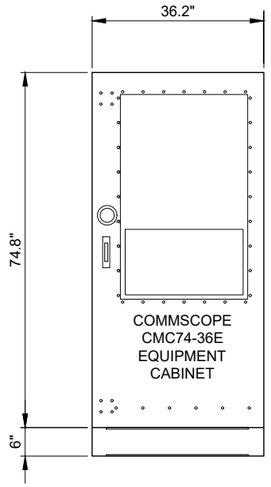
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SITE DETAILS

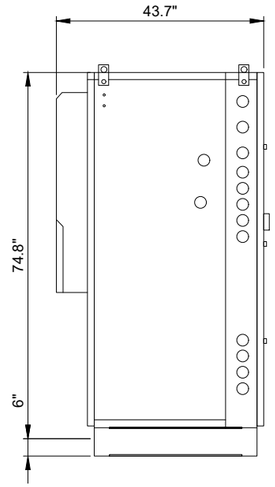
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A-4



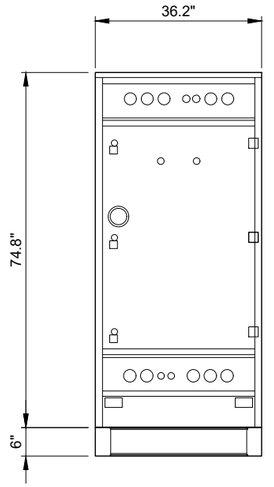
TOP VIEW



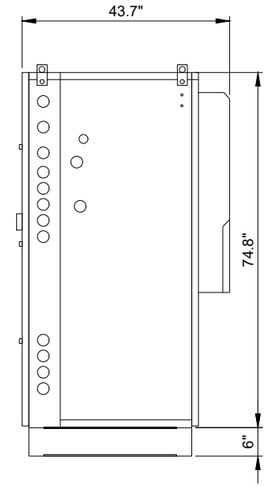
CABINET ELEVATION A



CABINET ELEVATION B



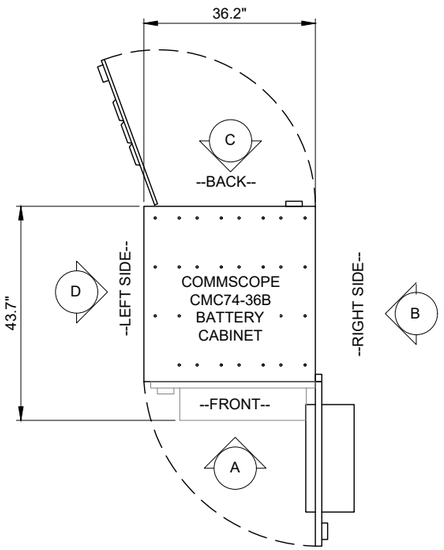
CABINET ELEVATION C



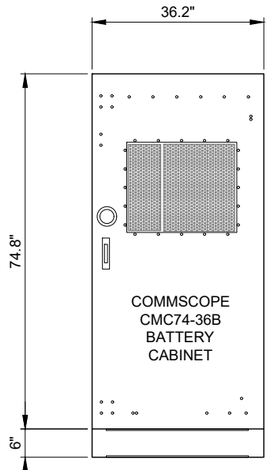
CABINET ELEVATION D

COMMSCOPE CMC74-36E EQUIPMENT CABINET	
DIMENSIONS	36.2"W x 43.7"D x 6'-9"H
WEIGHT	385LBS (EMPTY CABINET WITHOUT PLINTH,UNPACKAGED)
WEIGHT W/EQUIP	_____ LBS (TYP.)
19" RACK SPACE	40RU 70" Horizontal (Extra 19" 9RU vertical RHS)
Or 23" RACK SPACE	40RU 70" horizontal (Extra 19" 3RU vertical RHS)

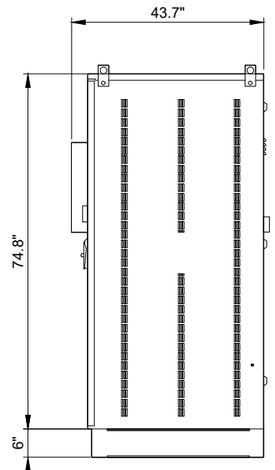
1 COMMSCOPE CMC74-36E EQUIPMENT CABINET INFORMATION
N.T.S.



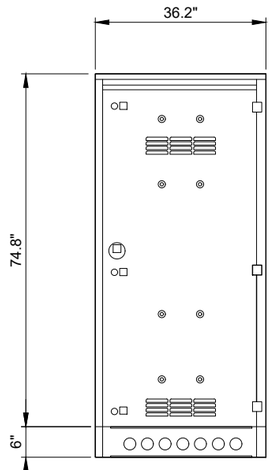
TOP VIEW



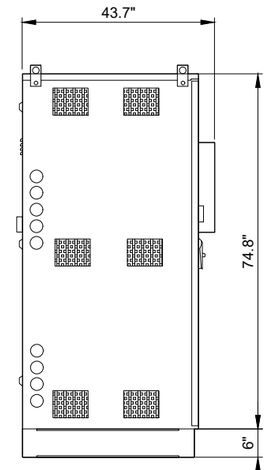
CABINET ELEVATION A



CABINET ELEVATION B



CABINET ELEVATION C



CABINET ELEVATION D

COMMSCOPE CMC74-36B BATTERY CABINET	
DIMENSIONS	36.2"W x 43.7"D x 6'-9"H
WEIGHT	1237.5 LBS (EMPTY)
WEIGHT W/BATT	_____ LBS (TYP.)

2 COMMSCOPE CMC74-36B BATTERY CABINET INFORMATION
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/16/23	TJS
0	ISSUED FOR FINAL	06/16/23	APD
1	REVISED PER RF COMMENTS	07/05/23	TJS
2	ISSUED FOR REVIEW	08/15/23	JJR
3	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR
4	REVISED PER NEW RFDS	11/17/23	JJR
5	ADDITION OF NORTHEAST ELEVATION	01/02/24	JJR

LOC. #766005

RAND &
53_RELO

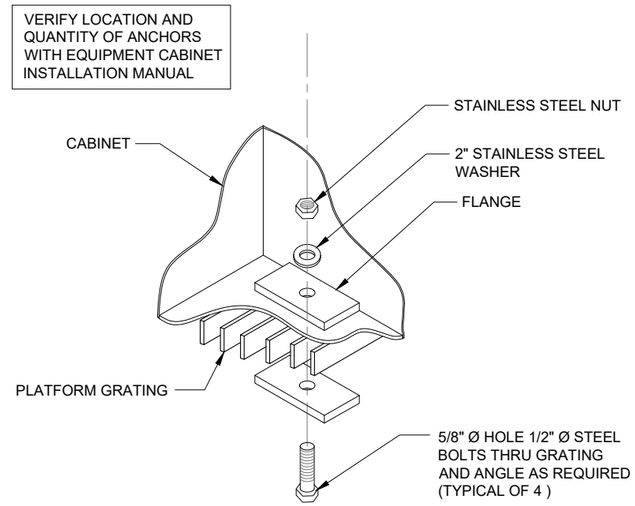
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

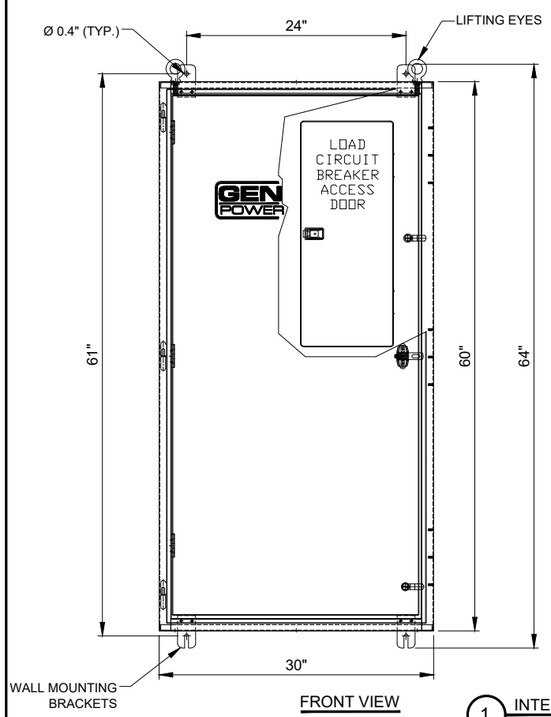
DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
EQUIPMENT CABINET DETAILS

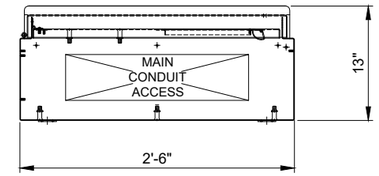
SHEET NUMBER
EQ-1



1 TYPICAL CABINET ANCHORING DETAIL
SCALE: N.T.S



ILC RATED AMPS	Voltage	Phase	Enclosure Height	Enclosure Width	Enclosure Depth	Weight (lbs.)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350

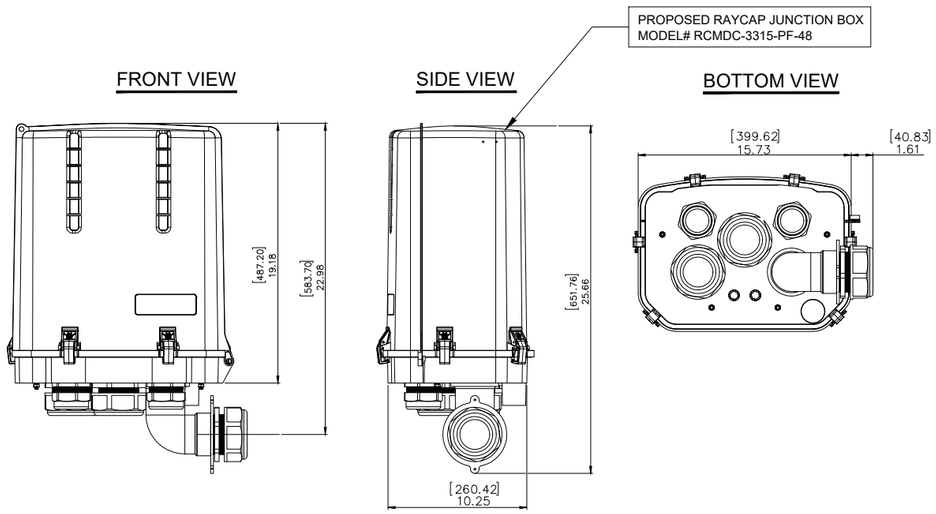


BOTTOM VIEW

1 INTEGRATED LOAD CENTER
SCALE: N.T.S

SPECIFICATIONS	DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
APPLICATION:	TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
WEIGHT:	32LBS (14.51 KG)

[mm]
INCHES



2 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
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PARK RIDGE, IL 60068
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5	ADDITION OF NORTHEAST ELEVATION	01/02/24	JJR

LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
EQ-2

NOTE:

* ANTENNAS TO BE PAINTED TO MATCH PENTHOUSE EXTERIOR. COLOR TO BE FIELD VERIFIED.

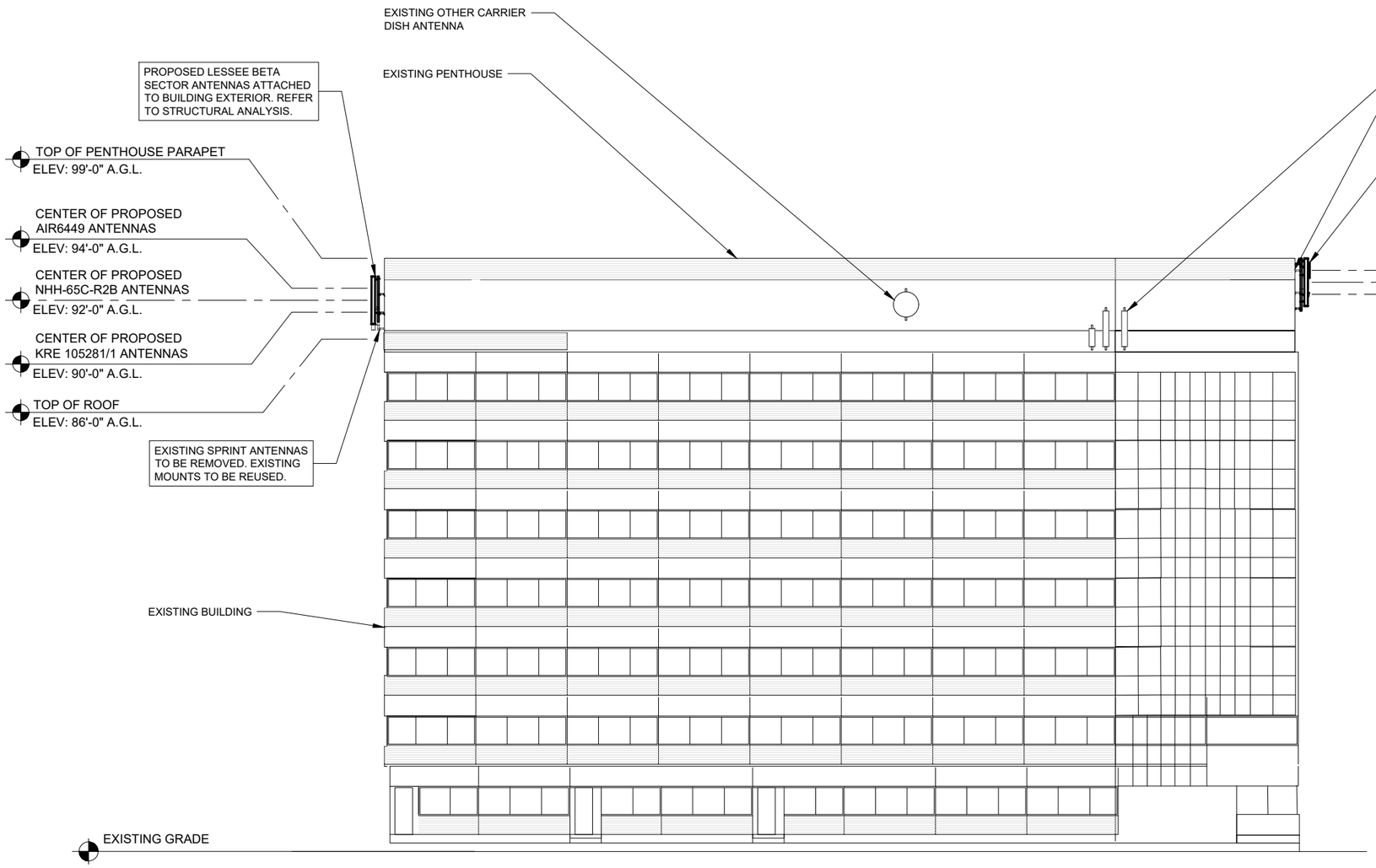
* VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION.

* SEE SHEET ANT-3 FOR ENLARGED ANTENNA PLANS.

0 1/2" 1" 2"

SCALE: 3/32" = 1'-0"

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



1 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

NOTE:

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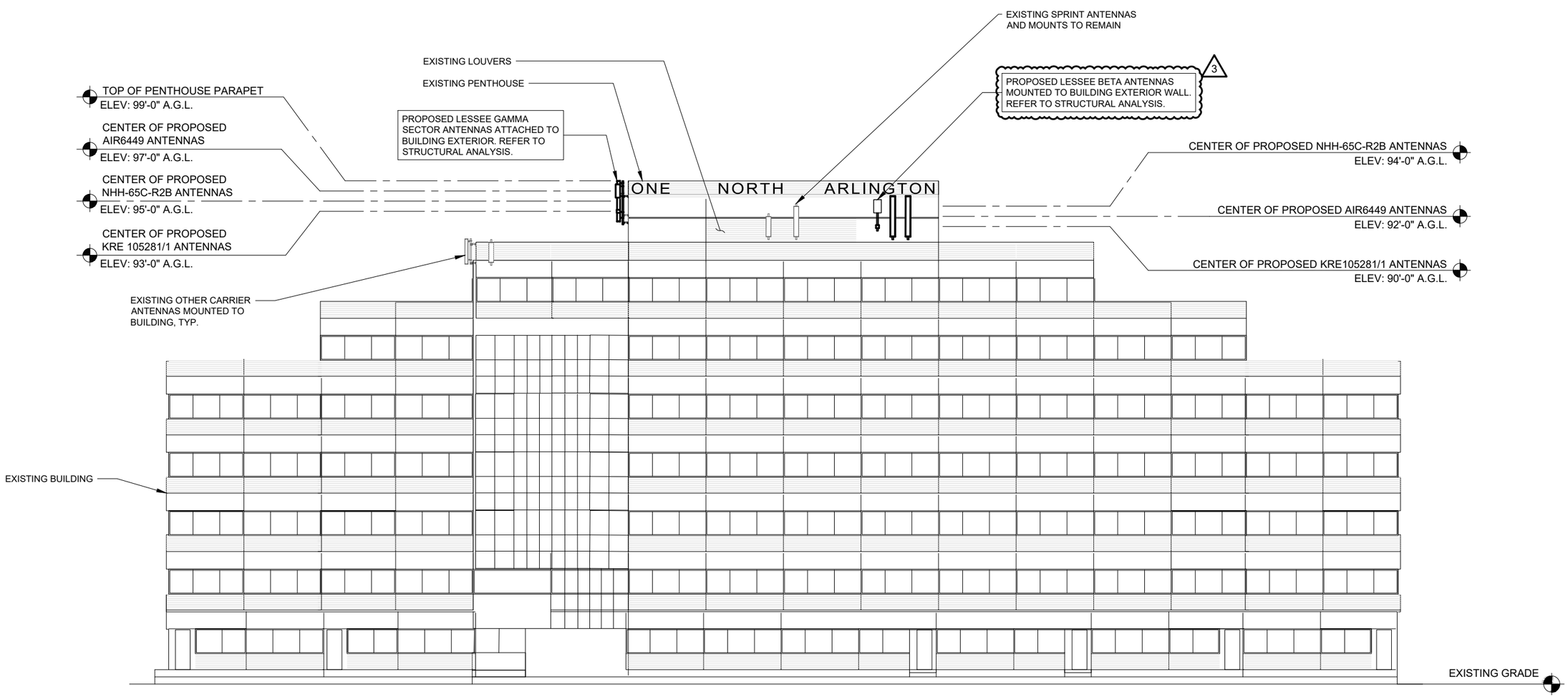
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0 1/2" 1" 2"

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1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
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TERRA CONSULTING GROUP, LTD
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PARK RIDGE, IL 60068
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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1A

NOTE:

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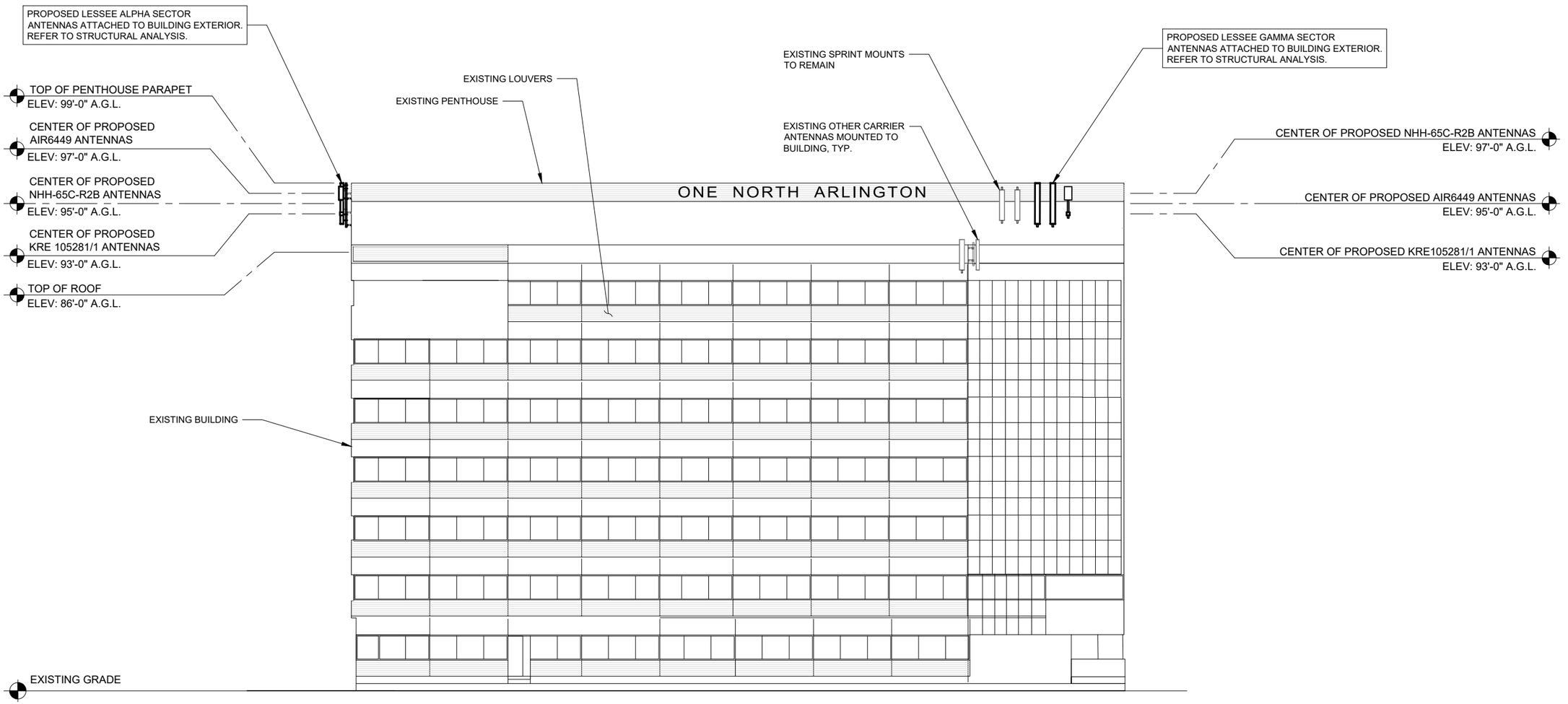
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0 1/2" 1" 2"

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1 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1B

NOTE:

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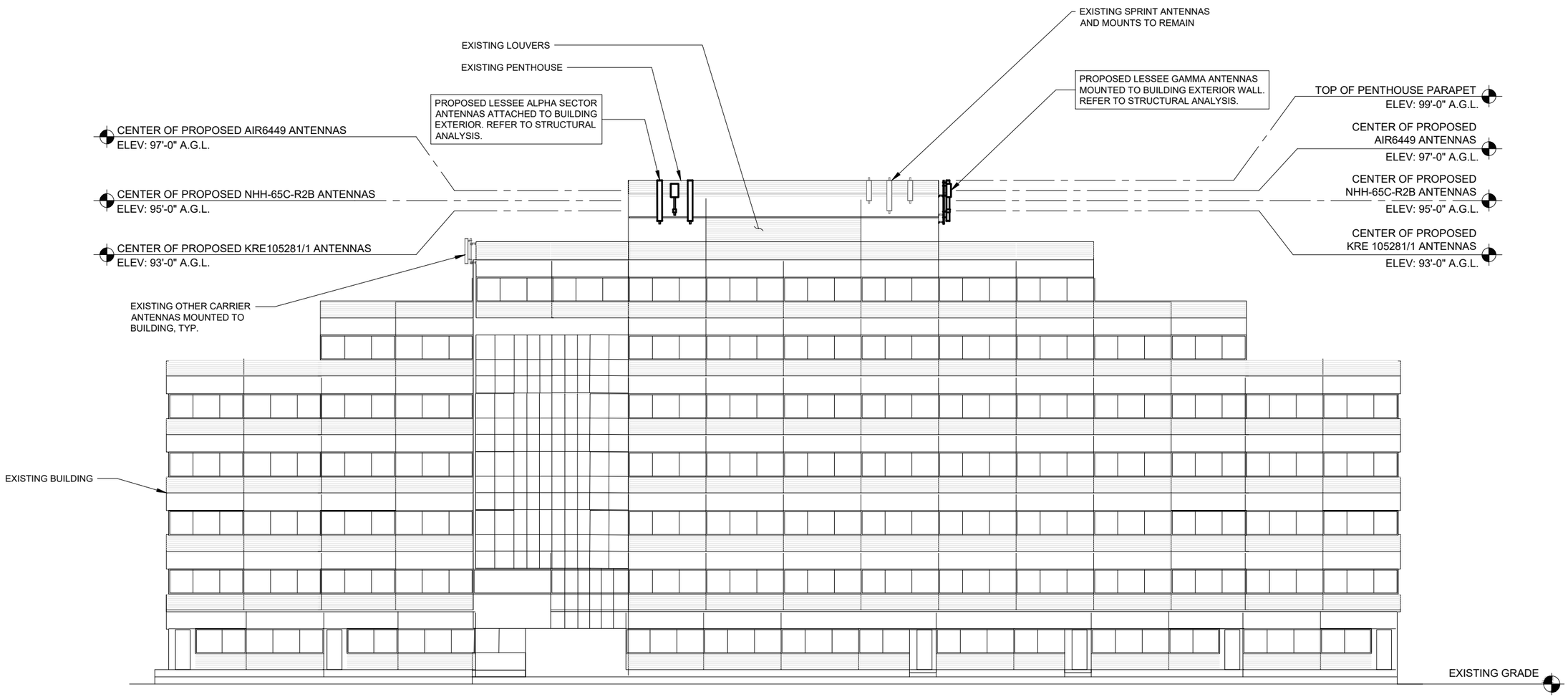
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0 1/2" 1" 2"

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1 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

5

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1C

Antenna Summary

Added

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
LTE	LTE 5G	LTE	LTE			COMMSCOPE	NHH-65C-R2B	95	99	50(0001) 50(01)		false	PHYSICAL	2	000000001900056293
LTE	LTE 5G	LTE	LTE			COMMSCOPE	NHH-65C-R2B	96	100	190(0002) 190(02) 310(0003) 310(03)		false	PHYSICAL	4	000000001900056293
				LTE		ERICSSON INC	KRE105281/1	93	93.3	50(19)		false	PHYSICAL	1	1900055217
				LTE		ERICSSON INC	KRE105281/1	94	94.3	190(20) 310(21)		false	PHYSICAL	2	1900055217
					5G	ERICSSON INC	KRD901206/11	97	98.3	50(0001)		false	PHYSICAL	1	1900068484
					5G	ERICSSON INC	KRD901206/11	98	99.3	190(0002) 310(0003)		false	PHYSICAL	2	1900068484

Removed

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Retained

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Added: 12 **Removed:** 0 **Retained:** 0

Proprietary and Confidential. Not for disclosure outside of Verizon.

1 ANTENNA SUMMARY
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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LOC. #766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2

Equipment Summary

Added

Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower	LTE	LTE 5G					ERICSSON INC	KRC161749/1			PHYSICAL	3	1900068756
RRU	Tower						5G	ERICSSON INC	KRD901206/11			PHYSICAL	3	1900068484
RRU	Tower					LTE		ERICSSON INC	KRC161746/1			PHYSICAL	3	1900068745
RRU	Tower			LTE	LTE			ERICSSON INC	KRC161707/2			PHYSICAL	3	1900068904
Power Plants	Ground (Outdoor)							ABB	109163473			PHYSICAL	6	0000000019004360
Power Plants	Ground (Outdoor)							COMMSCOPE	760237263			PHYSICAL	2	0000000019000630
Shelter/Cabinets	Ground (Outdoor)							CHARLES INDUSTRIES LTD	760250058			PHYSICAL	1	1900393048
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	760250933			PHYSICAL	2	0000000019000630
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900452342
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900073751
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	2	1900153743
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900153449
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900153751
Alarm	Ground (Outdoor)							ASENTRIA	1900070746			PHYSICAL	1	1900070746
Alarm	Ground (Outdoor)							ASENTRIA	1900076600			PHYSICAL	1	1900076600
Alarm	Ground (Outdoor)							ASENTRIA	1900076812			PHYSICAL	1	1900076812
Alarm	Tower							RAYCAPINC-001	3315-ALM-RS485			PHYSICAL	3	0000000019000700
Alarm	Ground (Outdoor)							ASENTRIA	S3406CRANCAB1			PHYSICAL	1	0000000019000770
BBU	Ground (Outdoor)							Ericsson	KDU1370015/11			PHYSICAL	1	0000000019000810
BBU	Ground (Outdoor)							Ericsson	KDU137848/11			PHYSICAL	1	0000000019001850
Battery	Ground (Outdoor)							COMMSCOPE	760250540			PHYSICAL	1	0000000019000640
Cell Site Routers	Ground (Outdoor)							NOKIAOFAME-001	3HE15386AA			PHYSICAL	1	0000000019001820
Hybrid Cable	Tower							COMMSCOPET-001	HFT1206-24SV4-xxxG			PHYSICAL	3	
OVP Box	Ground (Outdoor)							RAYCAP	1900410978			PHYSICAL	2	1900410978
OVP Box	Shelter							RAYCAP	3315-ALM-RS485			PHYSICAL	3	0000000019000700
OVP Box	Tower							RAYCAPINC-001	RVZDC-3315-PF-48		1-5/8 inch	PHYSICAL	3	0000000019004220
OVP Box	Ground (Outdoor)							RAYCAP	RVZDC-4520-RM-48			PHYSICAL	2	0000000019004100
Other	Ground (Outdoor)							COMMSCOPE	760246443			PHYSICAL	1	0000000019000090
Upconverter	Ground (Outdoor)							JOHNMEZZAL-002	PB-PSU-COV-BB			PHYSICAL	2	0000000019004000
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	SK-BSP-STDV-FIU			PHYSICAL	4	0000000019000780
Upconverter	Ground (Outdoor)							JOHNMEZZAL-002	PB-19-SYS-16-BB			PHYSICAL	1	0000000019004000
Upconverter	Ground (Outdoor)							JOHNMEZZAL-002	PB-PSU-162-BB			PHYSICAL	6	0000000019004000

Removed

Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
No data available.														

Retained

Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
No data available.														

1 EQUIPMENT SUMMARY
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
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DATE:	05/15/23
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SHEET TITLE
EQUIPMENT INFORMATION

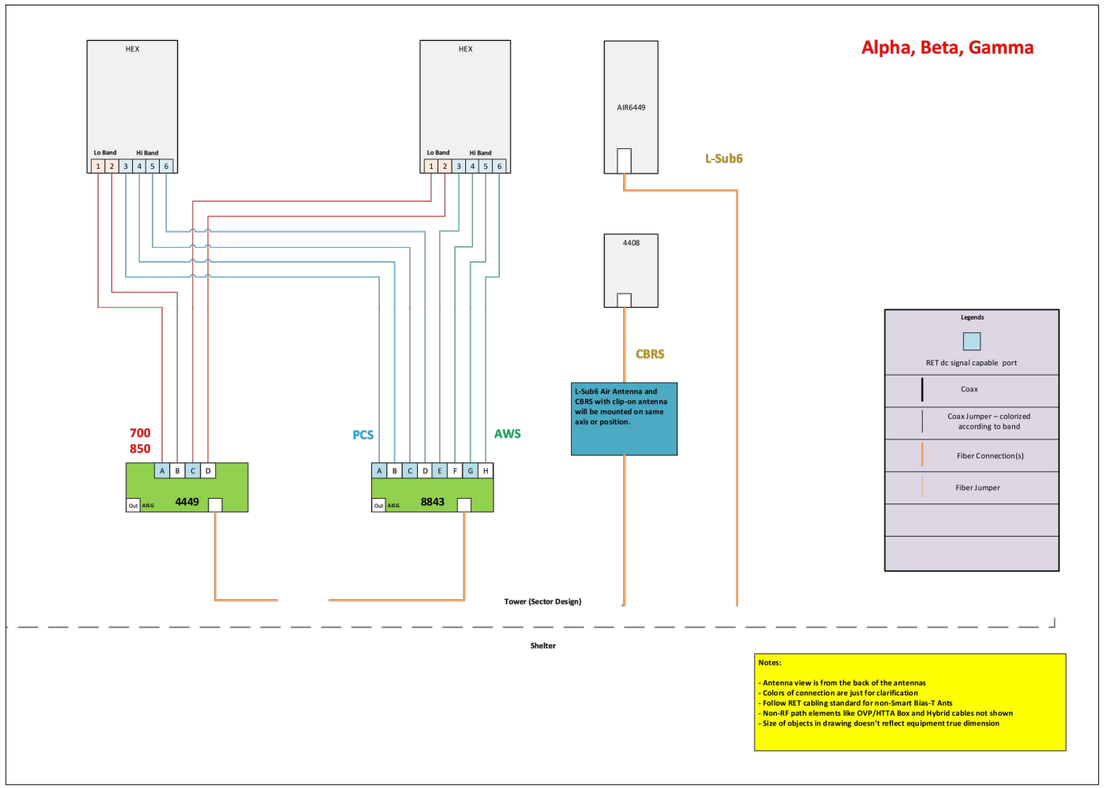
SHEET NUMBER
ANT-2A

RF EMISSIONS REPORT REQUIRED

☐ YES ☐ NO

DATE OF REPORT: _____

	HYBRID LENGTH ON ROOFTOP		
SECTOR	HOR (±)	VER (±)	TOTAL (±)
ALPHA	141'	9'	150'
BETA	84'	9'	93'
GAMMA	43'	9'	52'



1 CABLE DIAGRAM
N.T.S.

NOTE TO RF, G.C. & IMPLEMENTATION:
RAYCAP CHART IS CURRENTLY BEING UPDATED BY VERIZON WIRELESS. PRIOR TO FINAL AND CONSTRUCTION, CHART TO BE INSERTED. G.C. TO NOTIFY VERIZON WIRELESS IF THIS NOTE IS STILL ON THE DRAWINGS PRIOR TO CONSTRUCTION.

Raycap Layout - Raycap Per Sector

POWER

3	700 RRU	6	700 RRU2/A2
2	PCSLT RRU	5	PCSLT RRU2/A2
1	AWS RRU	4	AWS RRU2/A2

FIBER

1	2	3	4	5	6
AWS RRU	AWS RRU2/A2	PCSLTE RRU	PCSLTE RRU/A2	700 RRU	700 RRU/A2
7	**8**	**9**	**10**	**11**	**12**

2 RAYCAP TABLE
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

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4	REVISED PER NEW RFDS	11/17/23	JJR
5	ADDITION OF NORTHEAST ELEVATION	01/02/24	JJR

LOC. #766005

RAND & 53_RELO

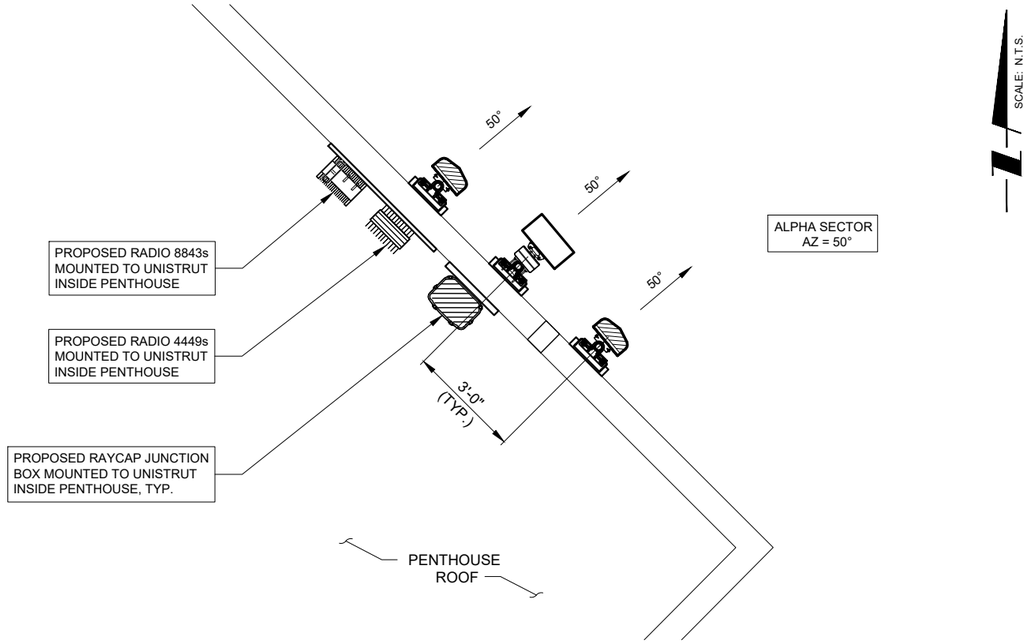
MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

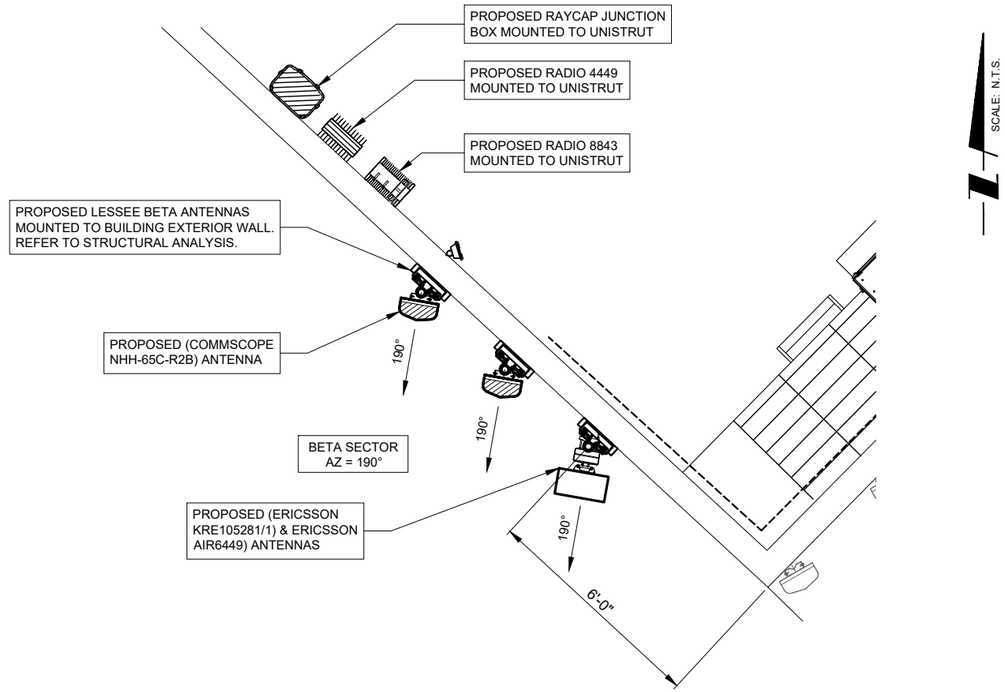
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CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ANTENNA INFORMATION

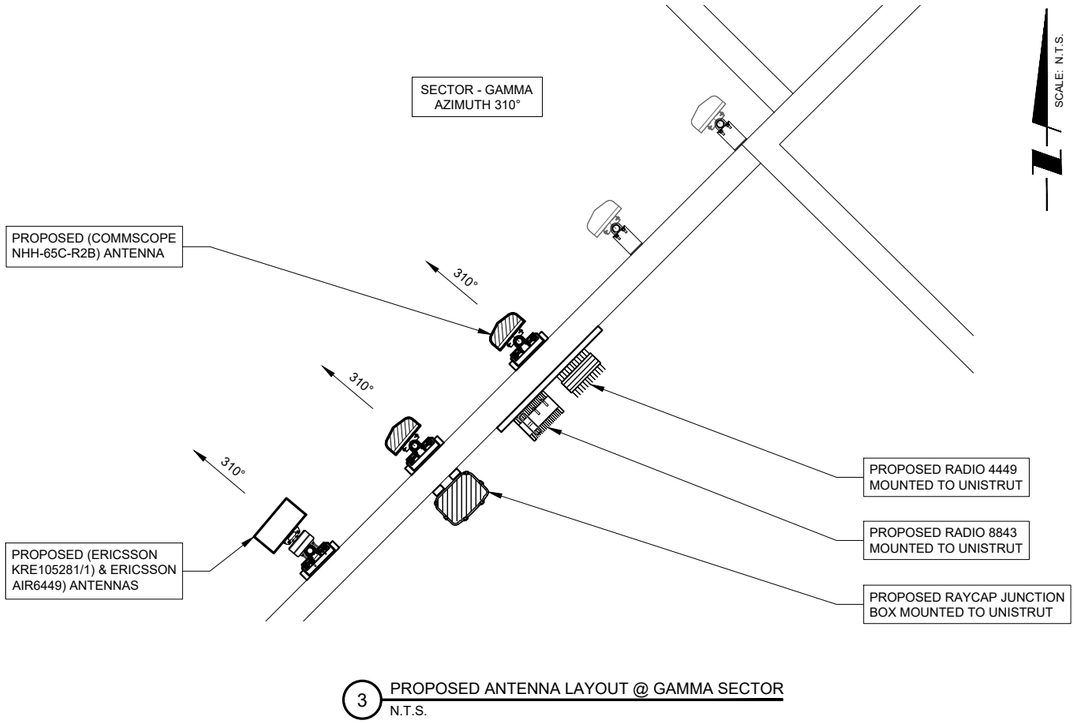
SHEET NUMBER
ANT-2B



1 PROPOSED ANTENNA LAYOUT @ ALPHA SECTOR
N.T.S.



2 PROPOSED ANTENNA LAYOUT @ BETA SECTOR
N.T.S.



3 PROPOSED ANTENNA LAYOUT @ GAMMA SECTOR
N.T.S.

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LOC. #766005

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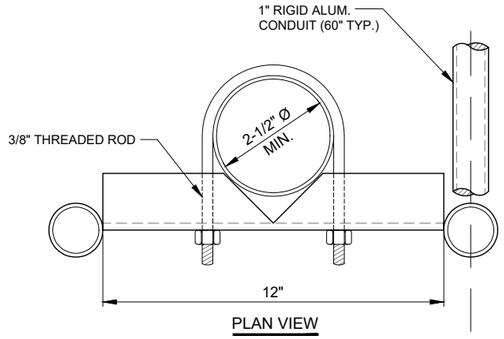
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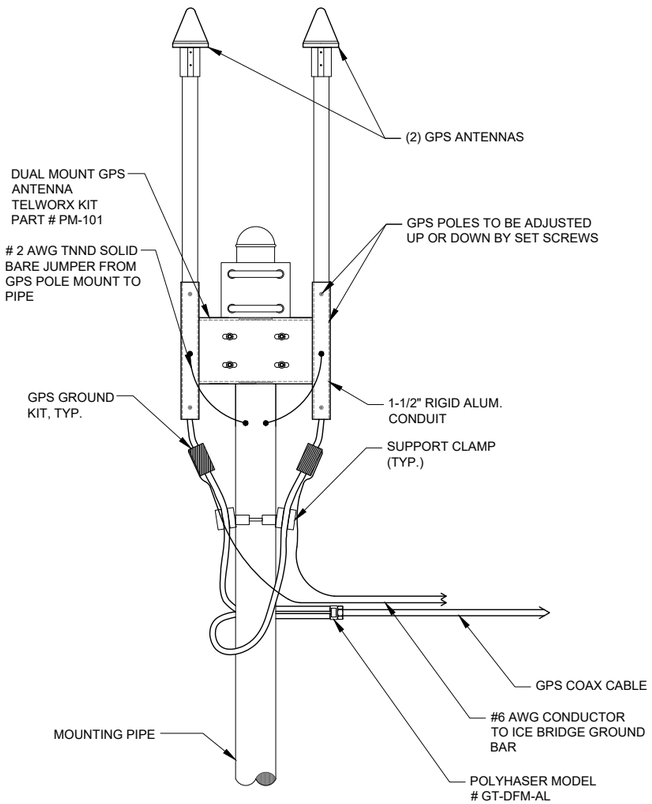
DRAWN BY:	TJS
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SHEET TITLE
ANTENNA LAYOUT PLAN

SHEET NUMBER
3
ANT-3

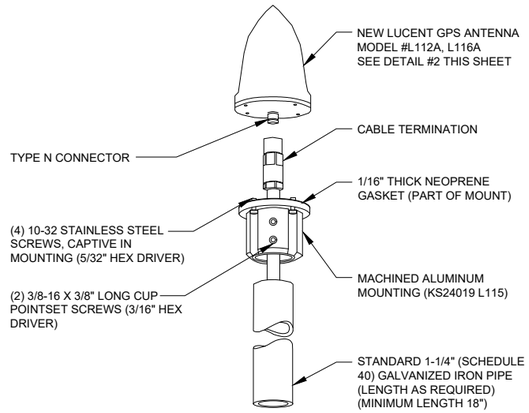


PLAN VIEW



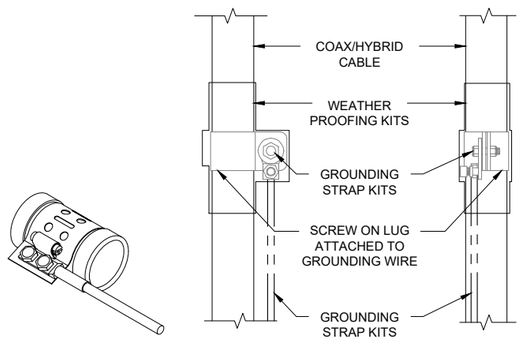
1 GPS MOUNTING DETAIL
N.T.S.

NOTE:
INSTALL EACH GPS ON THE
CLOSEST ICE BRIDGE POSTS TO
SHELTER (TYP. AT 2 LOCATIONS).



2 TYPICAL GPS DETAIL
N.T.S.

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING EQUIPMENT ROOM/ PLATFORM ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



4 COAX / HYBRID CABLE GROUND KIT DETAIL
SCALE: N.T.S.

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LOC. #766005

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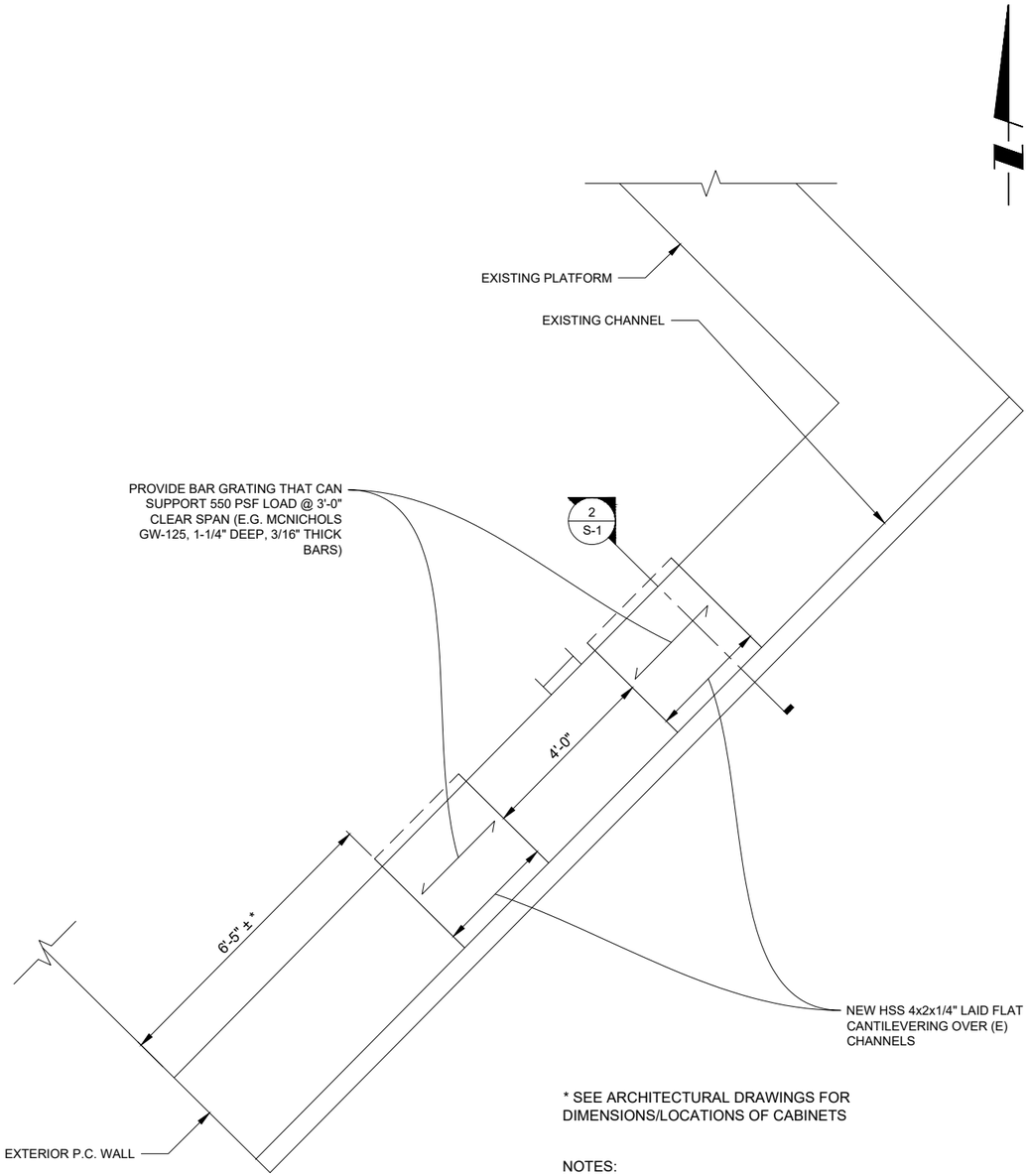
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SITE DETAILS

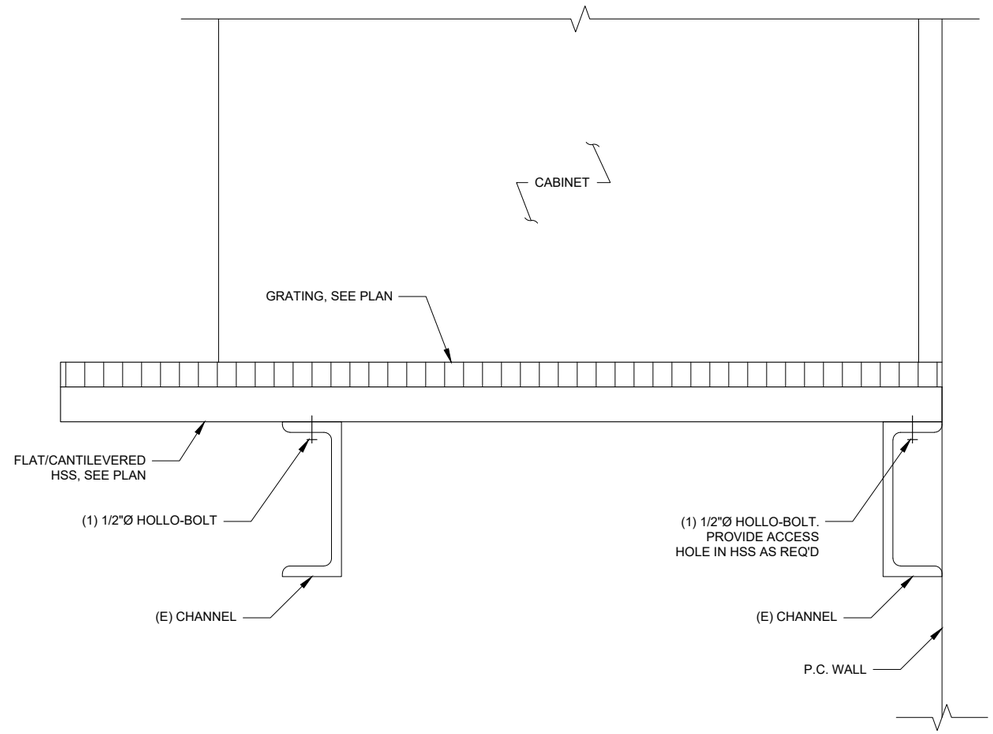
SHEET NUMBER
ANT-4



* SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS/LOCATIONS OF CABINETS

NOTES:
ALL NEW STEEL SHALL BE GALVANIZED
4,796# & 1,596# CABINET LOCATIONS ARE INTERCHANGEABLE

1 STRUCTURAL PLAN
SCALE: N.T.S.



1 SECTION
SCALE: N.T.S.

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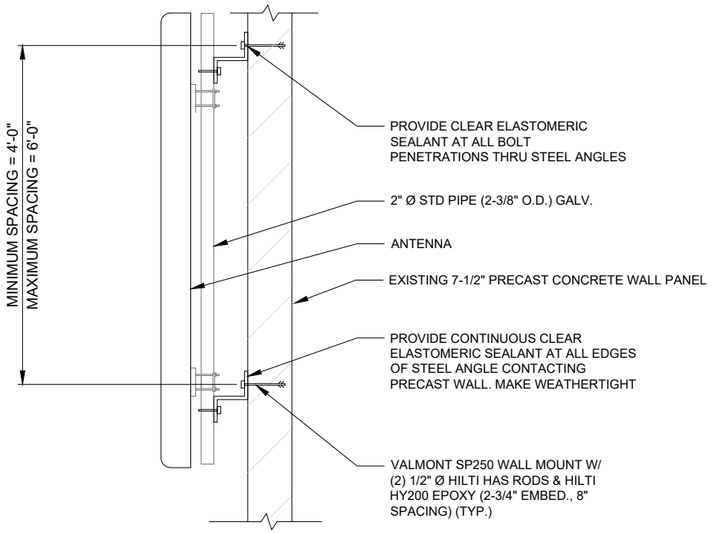
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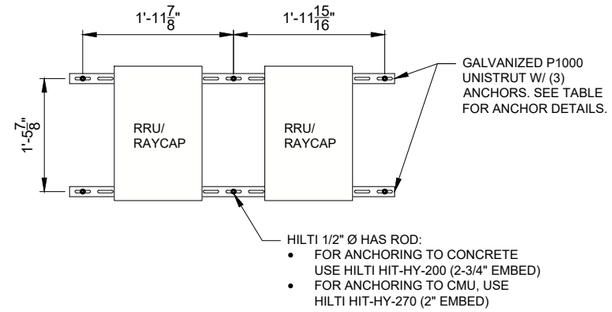
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CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
STRUCTURAL PLAN AND DETAILS

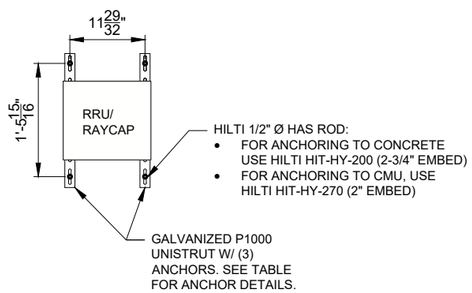
SHEET NUMBER
S-1



1 ANTENNA MOUNT DETAIL AT SECTOR 3
SCALE: N.T.S.



2 DOUBLE RAYCAP/RRU EQUIPMENT MOUNT DETAIL AT SECTOR
SCALE: N.T.S.



3 SINGLE RAYCAP/RRU EQUIPMENT MOUNT DETAIL AT SECTOR
SCALE: N.T.S.

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LOC. #766005

RAND & 53_RELO

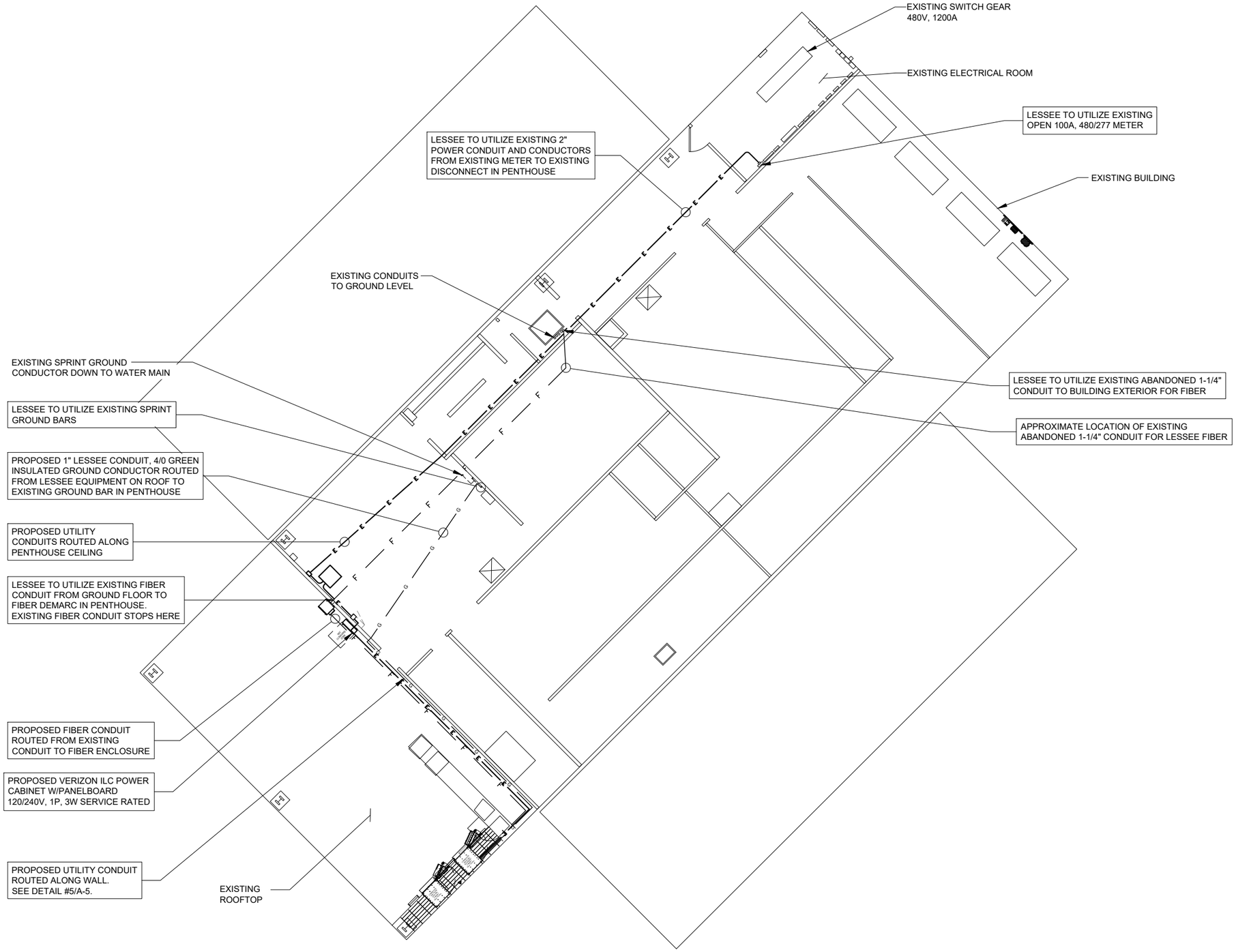
MDG LOC. # 5000916957

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SHEET TITLE
ANTENNA & EQUIPMENT MOUNTING DETAILS

SHEET NUMBER
S-2



1 OVERALL UTILITY ROUTING PLAN AT PENTHOUSE LEVEL
SCALE: 1/8" = 1'-0"

NOTE:
CONTRACTOR TO FIREPROOF ALL PENETRATIONS. SEE DETAILS ON SHEET A-5

verizon
1701 GOLF ROAD,
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PHONE: (847) 619-5397
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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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LOC. #766005

RAND &
53_RELO

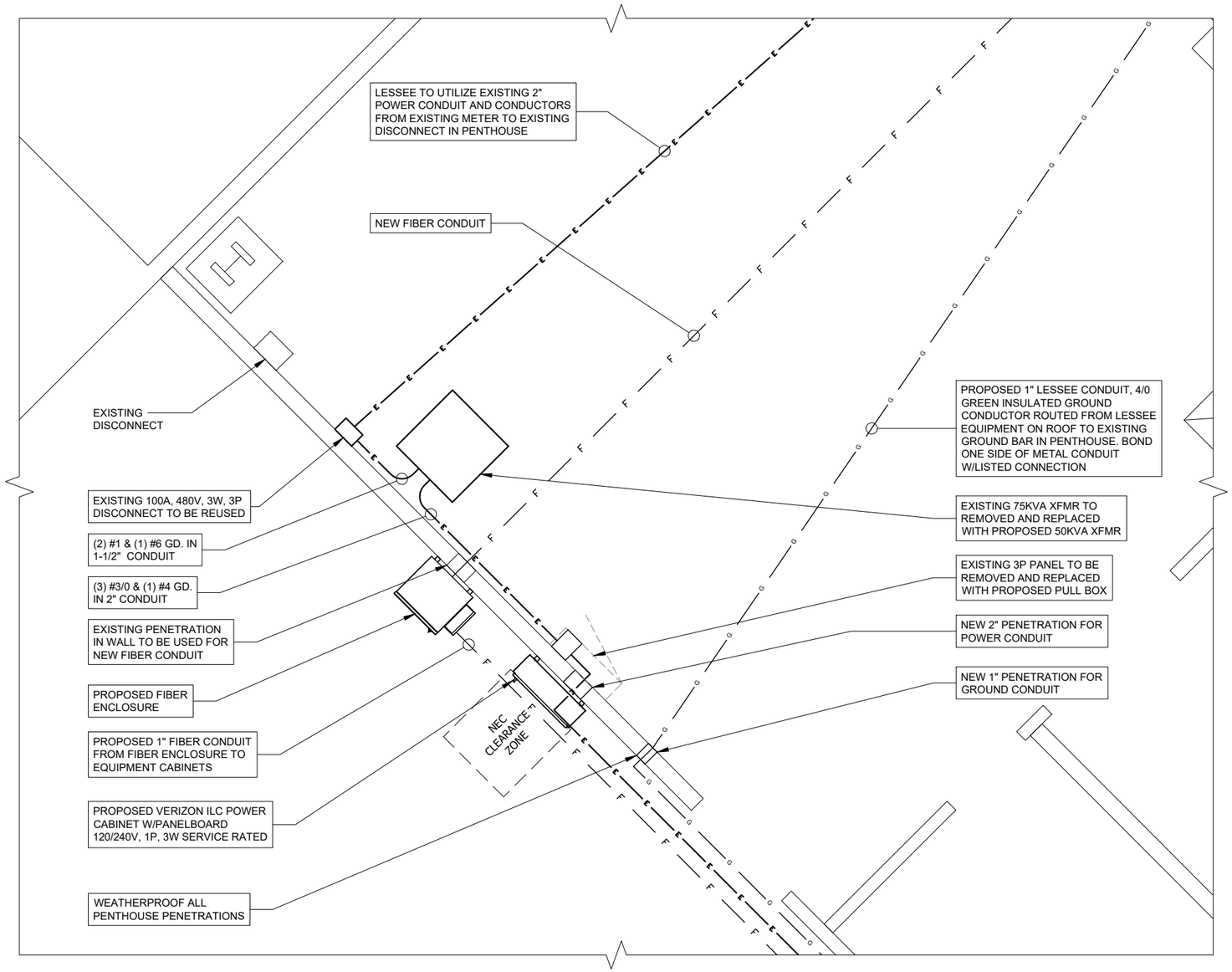
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

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CHECKED BY:	DSS
DATE:	05/15/23
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SHEET TITLE
OVERALL UTILITY
ROUTING PLAN

SHEET NUMBER
E-1



1 PARTIAL UTILITY ROUTING PLAN AT PENTHOUSE LEVEL
SCALE: 1/2" = 1'-0"

NOTE:
CONTRACTOR TO FIREPROOF ALL PENETRATIONS. SEE DETAILS ON SHEET A-5

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

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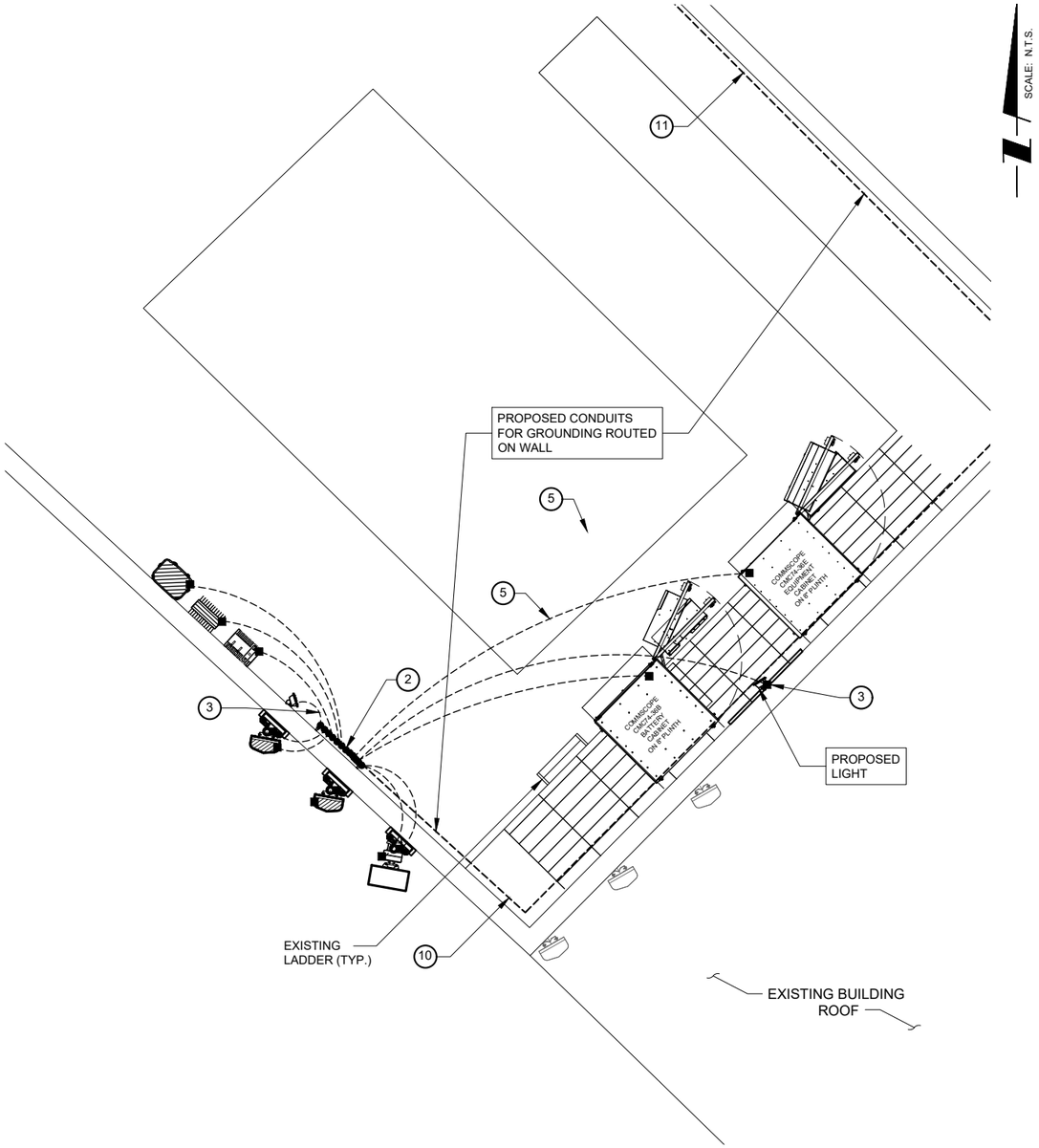
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SHEET TITLE
PARTIAL UTILITY ROUTING PLAN

SHEET NUMBER
E-1A

GROUNDING REFERENCE NOTES

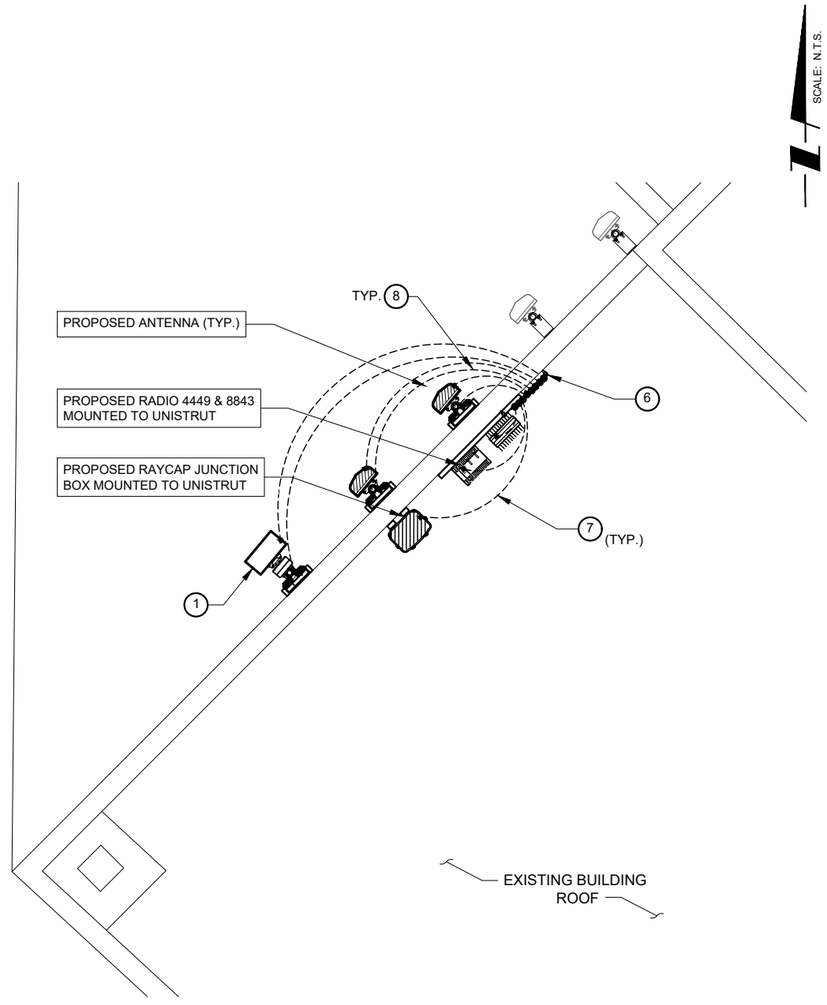
1. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ANTENNA(S), PLATFORM AND ANTENNA SUPPORT FRAMES.
2. PROVIDE MASTER GROUND BAR (HARGER 1/4"x4"x24") AT STEEL PLATFORM.
3. #2 AWG INSULATED GROUND WIRE FROM MASTER GROUND BAR TO LIGHT
4. #2 AWG INSULATED GROUND WIRE FROM MASTER GROUND BAR TO GPS ANTENNA
5. (2) #2 AWG INSULATED GROUND WIRES TO EQUIPMENT CABINET FROM MASTER GROUND BAR.
6. PROVIDE SECTOR GROUND BAR (HARGER 1/4"x4x12). BOND ANTENNA CABLE GROUNDING KITS TO SECTOR GROUND BAR. CONNECTION SHALL BE RESPONSIBILITY OF THE ANTENNA CABLE INSTALLER. BOND SECTOR GROUND BAR TO MASTER GROUND BAR AT EQUIPMENT PLATFORM USING #2 AWG INSULATED HOME RUN GROUND WIRE.
7. #2 AWG INSULATED GROUND WIRE CONNECTION TO RAYCAP OR RRU MODULE
8. #2 AWG INSULATED GROUND WIRE FROM SECTOR GROUND BAR TO ANTENNA PIPE AND ANTENNA MOUNTING BRACKET.
9. EXOTHERMIC WELD AT ANTENNA SUPPORT FRAME. SUPPORT CONDUCTOR AS REQUIRED EVERY TWO (2) FEET MINIMUM.
10. 1" CONDUIT, 4/0 GREEN INSULATED GROUND CONDUCTOR ROUTED ALONG BUILDING WALL
11. 1" CONDUIT, 4/0 GREEN INSULATED GROUND CONDUCTOR ROUTED ALONG EXTERIOR/INTERIOR BUILDING WALL TO EXISTING GROUND SYSTEM
12. #2 AWG INSULATED GROUND WIRE CONNECTION TO PROPOSED LLC
13. #2 AWG INSULATED GROUND WIRE CONNECTION TO UTILITY RACK
14. #2 AWG INSULATED GROUND WIRE CONNECTION TO PROPOSED FIBER BOX



1 PROPOSED EQUIPMENT PLATFORM PLAN
SCALE: N.T.S.

SYMBOLS LEGEND

- GROUND ROD WITH ACCESS
- GROUND ROD
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BAR
- GROUND WIRE



2 PROPOSED ANTENNA GROUNDING PLAN AT GAMMA SECTOR (ALL SECTORS TYPICAL)
SCALE: N.T.S.

verizon
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LOC. #766005

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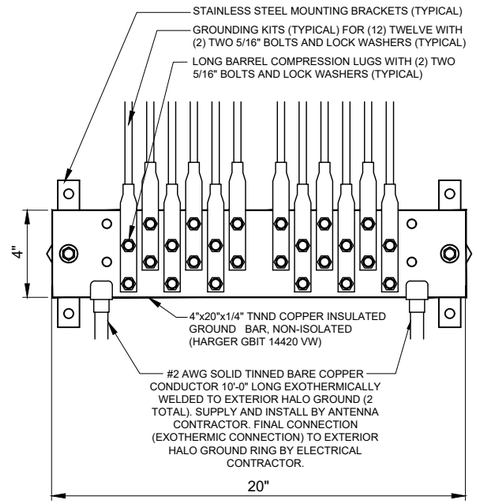
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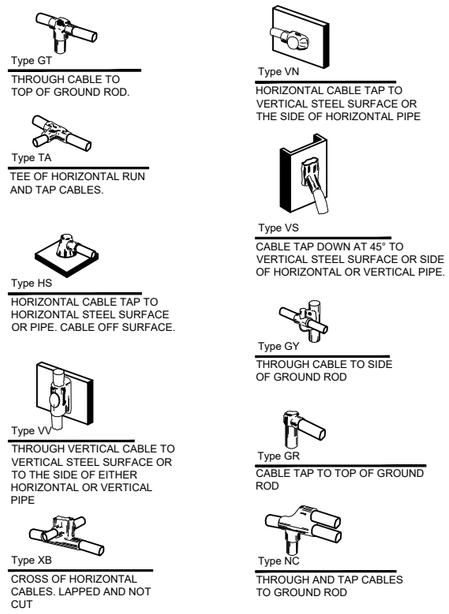
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PROJECT #:	33-3608

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
E-2



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

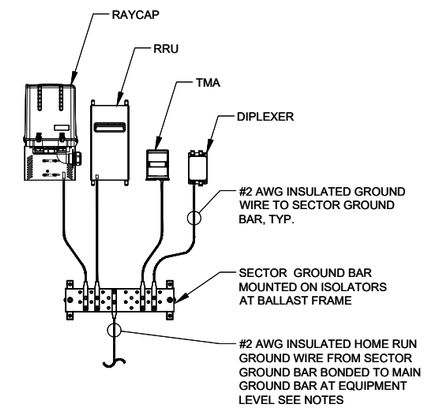


2 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNA LEVEL. VERIFY EQUIPMENT, MOUNTING, AND AZIMUTH WITH ANT-1 SHEET & ECR.

NOTES:

1. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.



3 TYPICAL APPURTENANCE GROUNDING AT ANTENNA LEVEL
N.T.S.

4 NOT USED
SCALE: N.T.S.

verizon
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LOC. #766005

RAND & 53_RELO

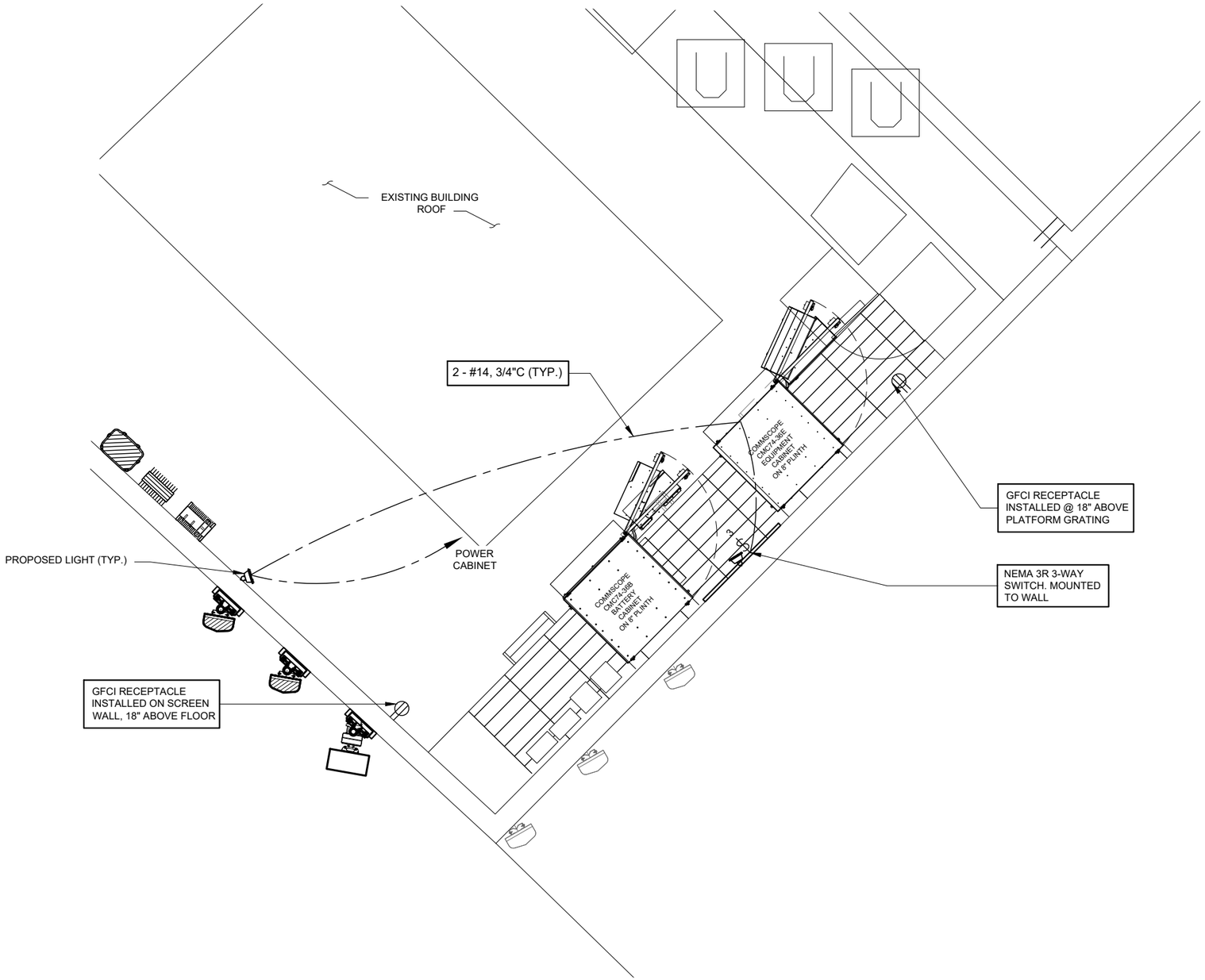
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SHEET TITLE
ELECTRICAL & GROUNDING DETAILS

SHEET NUMBER
E-3



1 PLATFORM LIGHTING PLAN
SCALE: N.T.S.

SCALE: N.T.S.

verizon
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TOWER 2, SUITE 400
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5	ADDITION OF NORTHEAST ELEVATION	01/02/24	JJR

LOC. #766005

RAND & 53_RELO

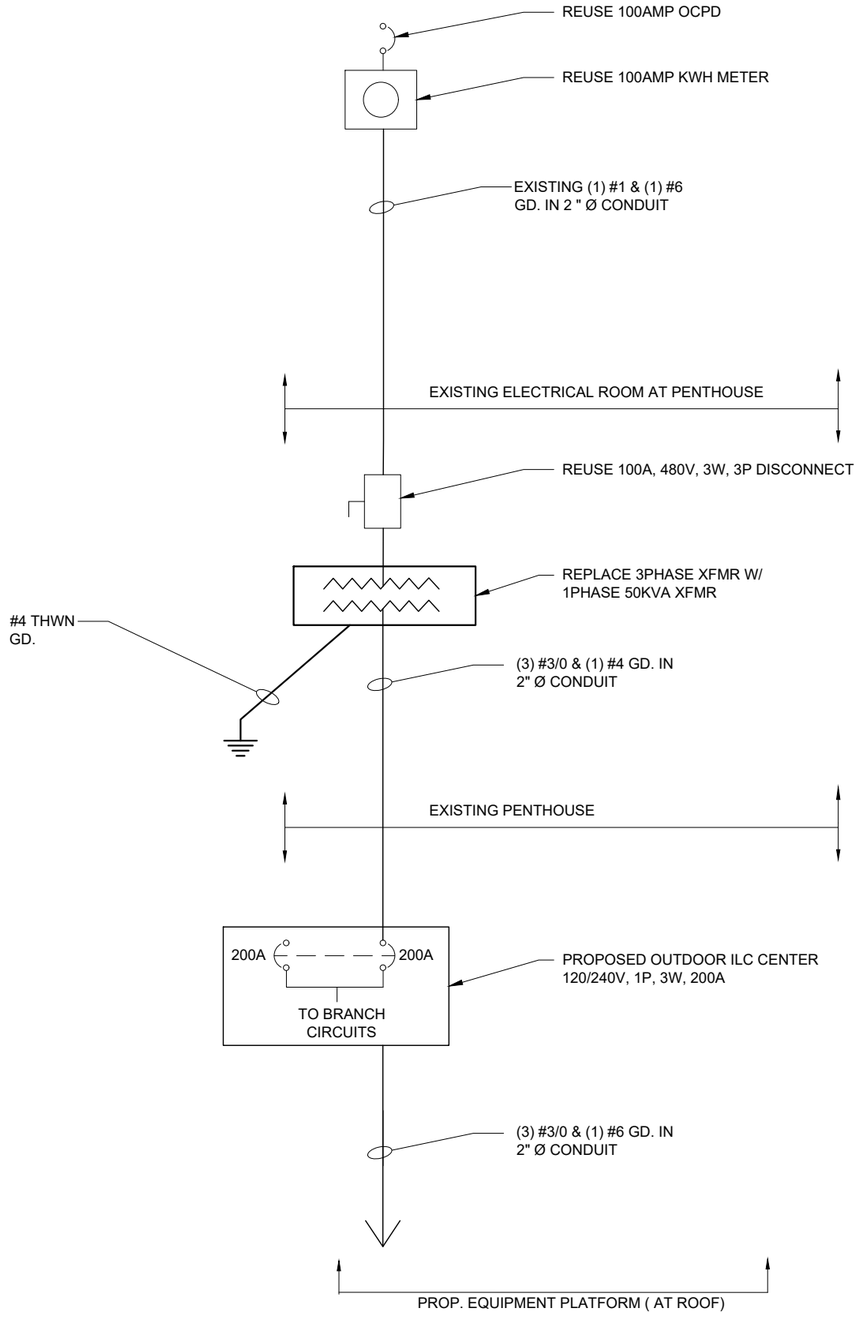
MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
PLATFORM LIGHTING PLAN

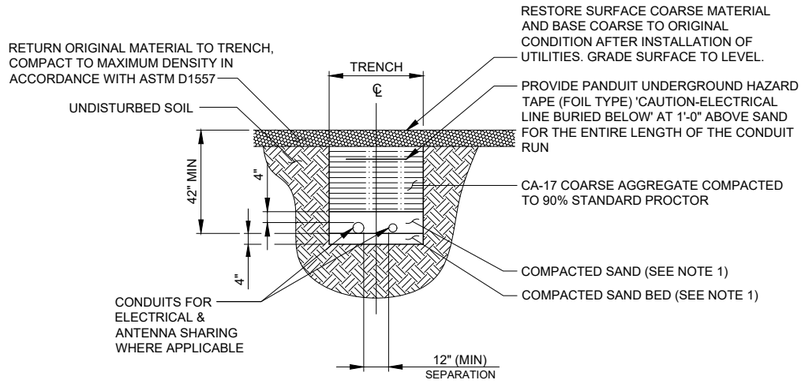
SHEET NUMBER
E-4



1 ONE LINE DIAGRAM
SCALE: N.T.S.

DIGGER
CHICAGO UTILITY ALERT NETWORK
312-774-7000
www.cityofchicago.org/transportation

NOTES:
1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
2. BURY CONDUITS 42" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
3. CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



3 UTILITY TRENCH DETAIL
SCALE: N.T.S.

VERIZON WIRELESS PANEL "A" SCHEDULE

MAIN: 200A VOLTAGE: 120/240 PHASE: 1 WIRE: 3

TO AUTOMATIC TRANSFER SWITCH — 200A/2

DESCRIPTION	BRKR.	WATTS	S/C	A	B	S/N	WATTS	BRKR.	DESCRIPTION
RECTIFIER 1	40/2	1250 1250	1 3			2 4	1250 1250	40/2	RECTIFIER 5
RECTIFIER 2	40/2	1250 1250	5 7			6 8	1250 1250	40/2	RECTIFIER 6
RECTIFIER 3	40/2	1250 1250	9 11			10 12	1250 1250	40/2	RECTIFIER 7
RECTIFIER 4	40/2	1250 1250	13 15			14 16	1250 1250	40/2	RECTIFIER 8
SPACE			17			18		20/1	SPARE
SPACE			19			20		20/1	SPARE
SPACE			21			22			SPACE
SPACE			23			24			SPACE
SPACE			25			26			SPACE
SPACE			27			28			SPACE
SPACE			29			30			SPACE
SPACE			31			32			SPACE
SPACE			33			34			SPACE
SPACE			35			36			SPACE
SPARE	20/1		37			38	360	20/1	GFCI RECEPTACLE *
SPARE	20/1		39			40	1200	20/1	EQUIPMENT
GEN BATTERY CHARGER *	20/1	1000	41			42	1000	20/1	GEN. GFCI RECEPTACLE *
			SURGE ARRESTOR						
SUBTOTALS:		6000 5000					6360 6200		
TOTAL:							23.56kW (98.2A)		

SURFACE MOUNTED NEMA 3R w/ DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/ LOCAL POWER CO.)

2 PANEL BOARD SCHEDULE
N.T.S.

NOTE:
1. VERIZON WIRELESS EQUIPMENT ENGINEERING TO SUPPLY BREAKER FOR RADIO AND POWER CABINETS
2. GENERAL CONTRACTOR TO SUPPLY BREAKERS NOTED WITH " * "

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
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SHEET TITLE
SINGLE LINE DIAGRAM & PANEL SCHEDULE

SHEET NUMBER
E-5

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.

B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.

C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
   a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
   b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE
   c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
   d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
   e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
   f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
   g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED: SEE SITE PLAN.
2. SEQUENCING
   a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.
   b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH

PART 2 - EXECUTION

1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
   a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.
   b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.
   c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
   d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
   e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
   a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
   b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
   c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
   d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
   e. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
   f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
   g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
   h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
   i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
   j.
   k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
   l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
   m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
   n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
5. PROTECTION
   a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
   b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE
2. QUALITY ASSURANCE
   a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
   a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
   a. MANUFACTURER'S DESCRIPTIVE LITERATURE.
   b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL
   a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
   b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
   c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
      i. LINE 2" SCHEDULE 40 (2 3/8" O.D.)
      ii. CORNER 3" SCHEDULE 40 (3 1/2" O.D.)
      iii. GATE 3" SCHEDULE 40 (3 1/2" O.D.)
   d. ALL TOP AND BRACE RAILS SHALL BE 1" DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.
   e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
   f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
   g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
   h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
   i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
   j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
   k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
   l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
   m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.
   n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

PART 3 - EXECUTION

1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,
2. INSTALLATION
   a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.
   b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4")
   c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
   f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
   g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
   h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
   i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:

ASTM-A120	SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.

A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
   a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
   b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
   c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
   a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.
   b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
   c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
   d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS
   a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
   b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.
   c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.
   d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
2. CONCRETE MATERIALS
   a. CEMENT: ASTM C150, PORTLAND TYPE
   b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
   c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
   d. AIR ENTRAINING ADMIXTURE: ASTM C260
   e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
   f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
3. CONCRETE MIX
   a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
   b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
   c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
      i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.
      ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
   a. THE CONSTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
   b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
   c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
   d. INSTALL CONRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
2. REINFORCEMENT PLACEMENT
   a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
   b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
   c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
   d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.
   e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").
3. PLACING CONCRETE
   a. VIBRATE ALL CONCRETE.
   b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCECURES IF SEASONAL CONDITIONS APPLY.
4. CURING
   a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
   b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
   a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
   b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
   c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

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FAX: 847-698-6401

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LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

SECTION 05000 – METALS

PART 1 – GENERAL

1. SECTION INCLUDES:
   STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:
   SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
3. QUALITY ASSURANCE
   A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
   B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

1. MATERIALS:

A.	STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B.	STRUCTURAL TUBING:	ASTM A500, GRADE B
C.	PIPE:	ASTM A53, TYPE E OR S, GRADE B
D.	BOLTS, NUTS, AND WASHERS:	ASTM A325
E.	ANCHOR BOLTS:	ASTM A307
F.	WELDING MATERIALS:	AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G.	GROUT:	NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
H.	SHOP AND TOUCH-UP PRIMER:	SSPC 15, TYPE 1, RED OXIDE
I.	TOUCH-UP PRIMER FOR GALV. SURFACES:	ZINC RICH TYPE

2. FABRICATION:
   CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:
   A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
   B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

1. EXAMINATION AND PREPARATION:
   VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:
   A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
   B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
   C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
   D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000,-METALS, PART 2 – PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:
   FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 – BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 – SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:
   A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
   B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
   C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
   D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM
   A. PREPARATION
      1. SURFACE PREPARATION:
         ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
      2. GROUND BAR PREPARATION:
         ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
      3. SLEEVES:
         ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

   B. GROUND BARS
      1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
      2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
         A. BOLT-HEAD
         B. 2-HOLE LUG
         C. TINNED COPPER BUSS BAR
         D. STAR WASHER
         E. NUT

   C. EXTERNAL CONNECTIONS
      1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
      2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.

   D. GROUND RODS
      ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

   E. GROUND CONDUCTORS
      ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

   F. LUGS
      1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548_ _BE OR EQUIVALENT

A.	535 MCM DLO	54880BE
B.	262 MCM DLO	54872BE
C.	#1/0 DLO	54862BE
D.	#4/0 THWN AND BARE	54866BE
E.	#2/0 THWN	54862BE
F.	#2 THHN	54207BE
G.	#6 DLO	54205BE

   2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

   G. GROUND RING
      1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
      2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

   H. FENCE/GATE
      GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS
   A. FOR RAW LAND SITE
      1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
      2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

   B. EQUIPMENT PAD
      1. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
      2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

   C. TOWER
      1. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
      2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS , THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

   D. EQUIPMENT PAD AND TOWER
      1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
      2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT
    UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 – POLES, POSTS, AND STANDARDS (SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL
   A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
   B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
   C. GROUNDING:
      GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.
      NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 – TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL
   A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
   B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
   C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.
2. MATERIALS:
   A. COAXIAL CABLE:
      1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
      2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING
   A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
4. COAXIAL CABLE IDENTIFICATION
   A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
      1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
      2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.
   B. USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.
5. TESTING
   LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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FAX: 847-698-8401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/16/23	TJS
0	ISSUED FOR FINAL	06/16/23	APD
1	REVISED PER RF COMMENTS	07/05/23	TJS
2	ISSUED FOR REVIEW	08/15/23	JJR
3	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR
4	REVISED PER NEW RFDS	11/17/23	JJR
5	ADDITION OF NORTHEAST ELEVATION	01/02/24	JJR

LOC. #766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SP-2



1 EXISTING BUILDING
SCALE: N.T.S.



2 EXISTING METER
SCALE: N.T.S.



3 EXISTING WATER MAIN
SCALE: N.T.S.



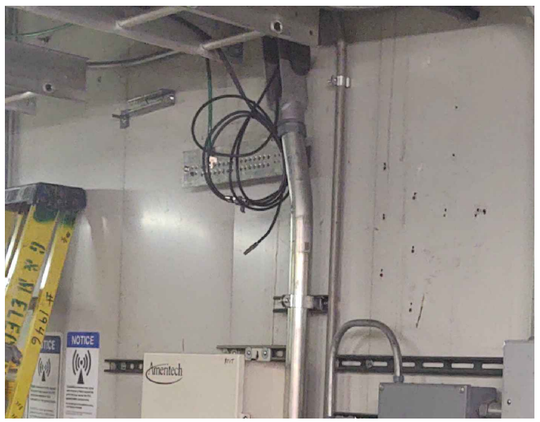
4 EXISTING STEEL PLATFORM
SCALE: N.T.S.



5 PROPOSED CABLE ROUTE
SCALE: N.T.S.



6 EXISTING DISCONNECT
SCALE: N.T.S.



7 EXISTING GROUND BAR
SCALE: N.T.S.



8 EXISTING FIBER CONDUIT DAYLIGHT OUTSIDE
SCALE: N.T.S.

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LOC. #766005
RAND & 53_RELO
MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

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SHEET TITLE
BUILDING PHOTOS

SHEET NUMBER
P-1

BUFFALO GROVE NORTH
LOC. #269303

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON ILLINOIS STATE PLANE, IL EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°13'19.53".

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

SEE SHEET 2

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:
M-1 (LIGHT MANUFACTURING DISTRICT)
SETBACKS:
FRONT: N/A
REAR: N/A
SIDE: N/A

PROPRIETOR

YPI ARLINGTON LLC
12377 MERIT DR. #250
DALLAS, TX 75251-3201

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0044J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS IN ZONE X (UNSHADED).

LEGAL DESCRIPTION

PARENT PARCEL

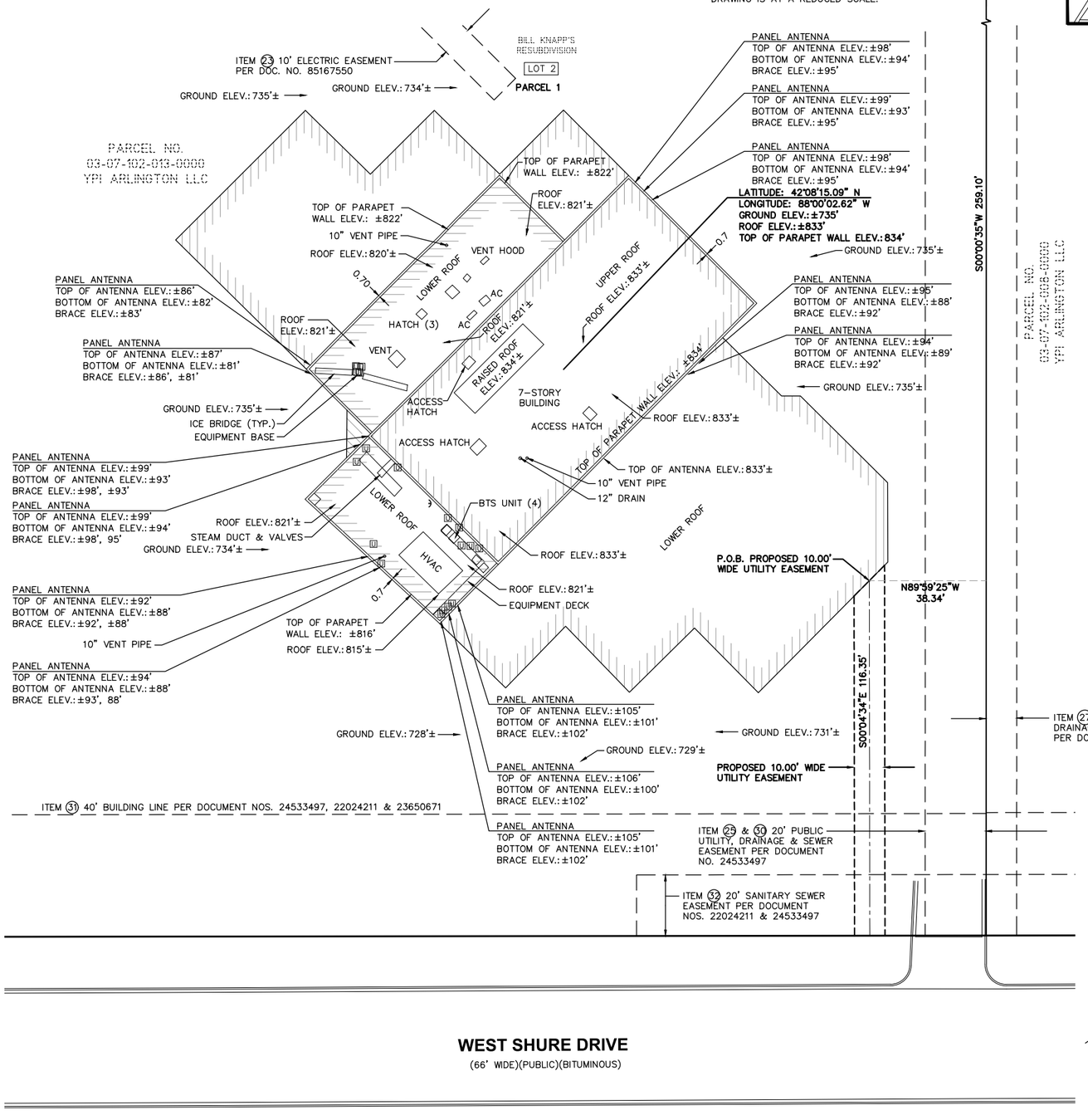
PARCEL 1: LOT 2 IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378 FOR THE PURPOSE OF ACCESS OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET OF LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1) IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3: LOT 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT NO. 24533497, IN COOK COUNTY, ILLINOIS

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 10.00' WIDE UTILITY EASEMENT

A 20.00 foot wide easement in that part of Lot 2 of Bill Knapp's Resubdivision, being a part of Arlington Industrial & Research Center Unit 12, Lot 4, being a part of the Northwest 1/4 of Section 7, Town 49, Range 9, Cook County, Illinois, the centerline of which is described as; Commencing at a found iron at the northeast corner of said Lot 2; thence South 00°00'35" West 259.10 feet along the easterly line of said Lot 2 thence; thence North 89°59'25" West 38.34 feet to a point on the southeasterly face of a 7-story building for THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 00°04'34" East 116.35 feet to the northerly right of way of West Shure Drive (66 feet wide) for the place of ending of this centerline description. The sidelines are to be lengthened and/or shortened to terminate at aforesaid 7-story building and at said northerly right of way.



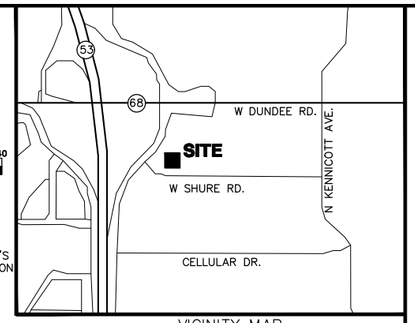
04°± MAGNETIC TRUE

TRUE NORTH

0 20 40
SCALE IN FEET

CALL CHICAGO DIGGERS HOTLINE
1-312-744-7000
OR JULIE, INC. TOLL FREE
1-800-892-0126
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE:
THE ORIGINAL SCALE (1"=20') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.



VICINITY MAP
N.T.S.

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POST
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- GROUND ROD
- SOIL BORING
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- UST FILL PORT
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- GAS METER
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- TELEPHONE RISER
- ELECTRIC METER
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- CABLE TV RISER
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- UTILITY MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- HANDICAP PARKING SPACE
- SHRUB
- TREE
- PINE TREE
- (ELEV) EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.
ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

PROFESSIONAL LAND SURVEYOR
SAMUEL ABRAHAM MILES
035-003984
GRAND RAPIDS MICHIGAN
STATE OF ILLINOIS

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH
LOC. #269303

Survey Prepared for:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
FAX: 847/698-6401

Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITLEWORK	06/11/20

williams&works
engineers | surveyors | planners
616.224.1500 phone | http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

NW | NE
SW | SE
7-42-9

DATE: 10/29/19	DWG. BY: E.C.V.
SCALE: 1"=20'	SURVEYED: R.P./B.P.
UPDATE: ECV061120	CHKD BY: S.A.M.
PROJECT NO.: 211005.852	

SITE NAME

BUFFALO GROVE NORTH

LOCATION NUMBER

LOC. #269303

SITE ADDRESS

**1500 W SHURE DR.
ARLINGTON HEIGHT, IL
60004**

SHEET TITLE

PS-1

SHEET 1 OF 2

BUFFALO GROVE NORTH
LOC. #269303

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

12. Memorandum of First Amendment to Site Lease Agreement recorded February 1, 2010 as document 1003203004 made by and between Emergency Service, Inc. and SprintCom, Inc.
Note: No Original Memorandum instrument was previously recorded with the County of Cook to memorialize the Agreement. AFFECTS THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

13. Subordination Agreement – Lease dated July 27, 2017 and recorded October 6, 2017 as document 1727913077 made and executed among Emergency Service, Inc to Sprintcom, Inc; YPI Arlington, LLC and Royal Business Bank.
Note: This document refers to 1003203004 the First Amendment to Site Lease Agreement. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

14. Memorandum of Amendment No 3 to Site Lease Acknowledgement recorded June 15, 2018 as document number 1816649022 made by and between Emergency Radio and SprintCom, Inc. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

16. Unrecorded lease made by One North Arlington, LLC in favor of Amcol International Corporation, fka American Colloid Company, dated September 29, 1986, demising a portion of the land, and all rights thereunder of the lessee and of any parson or party claiming by, through or under said lessee. DOCUMENT NOT PROVIDED.

17. Unrecorded lease made by One North Arlington, LLC, in favor of State Farm Automobile insurance company, dated December 31, 2003. DOCUMENT NOT PROVIDED.

18. Lease made by Emergency Service, Inc.., an Indiana corporation to Sprintcom, Inc., A Kansas corporation, dated October 21, 1998, a Memorandum of First Amendment to site lease acknowledgement which was recorded February 1, 2010 as document No. 1003203004, demising a portion of the land, which amendment extends the terms of the agreement for five years commencing November 1, 2008, with one additional 5 year renewal option,
and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. AFFECTS THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

19. Right, title and interest of Emergency Service, Inc., an Indiana corporation, in and to the land, as disclosed by their execution of the Memorandum of First Amendment to site lease acknowledgement recorded as document 1003203004, noted above, and of all parties claiming thereunder. AFFECTS THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

20. Note: the following item, while appearing on this commitment, is provided solely for your information. Assignment of parking agreement recorded June 22, 1988 as document 88272894 made by and between American National Bank and Trust Company, as trustee under trust number 62164 and North Arlington Towers Partnership relating to 17 parking spaces referred in in the parking agreement letter dated April 27, 1987 from Bill Knapp to Richard H. Levy for the use of Ronald J. Benach, as agent. BENEFITS THE SUBJECT PROPERTY WITH 17 PARKING SPACES ON LOT 1; LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

21. Reciprocal easement for an access road as set forth in the easement Agreement executed by and between LaSalle National Bank, as trustee under trust agreement dated August 24, 1977 known as trust number 53022 and Dundee Wilke Venture, an Illinois general partnership (beneficiary) and Bill Knapp's Properties, Inc., a Michigan corporation, recorded July 12, 1983 as document 26684378, and the terms and provisions relating thereto. Rights of the adjoining owner or owners to the concurrent use of said easement. (Easement is 35 feet in even width, the centerline of which is described as Follows: beginning at the intersection of the a line common to lots 1 and 2 in Bill Knapp's Resubdivision, with the west line of said subdivision and running thence easterly along said common line, a distance of 170 feet to a point of termination. Said easement to intersect the west line of said subdivision) AFFECTS THE SUBJECT PROPERTY AS SHOWN; SAME AS PARCEL 2.

22. Note: the following item, while appearing on this commitment/policy, is provided solely for your information. the following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:
Document number: 90344744 date of recording: July 18, 1990
Document number: 90344745 recorded on July 18, 1990
Document number: 0010341579 recorded on April 26, 2001
AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

23. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and 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/filed as document no.85167550, affecting the north line of lot 2 as shown on Exhibit A attached. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

24. Order establishing freeway and route location decision, both recorded August 29, 1962 as documents 18576703 and 18576704, respectively, purporting to give notice by the Department of Public Works and Buildings, Division of Highways, State of Illinois, of the intent of said body to establish a freeway on, over, across or contiguous to the land in a manner which will permit access between said freeway and abutting lands only at entrances provided for said purposes. (Affects underlying) AFFECTS THE SUBJECT PROPERTY.

25. We have examined the plat of Bill Knapp's Resubdivision, being a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12, being a subdivision in part of the northwest 1/4 of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat therefore recorded July 13, 1978 as document 24533497, relative thereto, we note the following:
(A) Easement over the land in favor of Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances thereto, as shown on the plat of resubdivision aforesaid recorded July 12, 1983 as document 26683318.
(B) Easement over the land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and also with right of access thereto, as granted to the the Illinois Bell Telephone Company, the Commonwealth Edison Company and Cablenet and as shown on the plat of resubdivision recorded July 12, 1983 as document 26683318.

CONTINUED

(C) Reservation and grant of a non–exclusive access right to the Village of Arlington Heights and their respective successors and assigns for the installation, maintenance, relocation, renewal and removal of manholes, inlets, catch basins, sanitary lines and appurtenances, storm sewer lines and appurtenances, watermains and appurtenances, and all other equipment and appurtenances necessary for the purpose of providing the subdivision and adjoining property with sanitary, storm and water services, over, under and upon the land as shown on the plat of resubdivision aforesaid
(D) Easement over the north 17.5 feet of the west 170 feet, said 170 feet as measured on the north line of lot 2 for ingress and egress, construction, maintenance and upkeep as shown on plat of resubdivision aforesaid and as created by agreement recorded July 12, 1983 as document26684378.
(E) Private sanitary sewer easement over the north 50 feet of the east 20 feet As shown on plat of resubdivision aforesaid.
(F) Drainage easement over the land as shown on plat of resubdivision aforesaid. (Affects that part of lot 2 described as follows: beginning at the point of intersection of southeasterly line of Illinois Route 53 and the northerly line of southeasterly line of Illinois route 53 and the northerly line of Shure Drive being the point of beginning of this description; thence northeasterly along the southeasterly line of Illinois route 53, 35 feet; thence south to a point on the northerly line of Shure Drive 18.73 feet as measured on the northerly line of Shure Drive, southeasterly of the intersection of the southeasterly line of Illinois Route 53 and the north line of Shure Drive; thence northwesterly along the northerly line of Shure Drive to the point of beginning.
(G) Easement to enter upon the land and other property reserved and granted to the Commonwealth Edison Company, the Illinois Bell Telephone Company and Cable Net, Inc, their successors and assigns, with right to cut, trim or remove trees and bushes and roots as may be reasonable required as shown on plat of subdivision
(H) A 20 foot public utilities, sewer and drainage easement as shown on the Plat of resubdivision aforesaid over the east line of lot 2 (Affects Parcel 1) AFFECTS THE SUBJECT PROPERTY AS SHOWN.

26. Easement over the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other property with telephone and electric service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on plat of Arlington Industrial and Research Center Unit 12 recorded July 13, 1978 as document 24533497 (Affects Parcel 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN.

27. 10 foot public utilities and drainage easement as shown on plat of resubdivision recorded as document 24533497 over west line of lot 3. (Affects Parcel 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN.

CONTINUED

28. Easement to enter upon the land reserved and granted to the Commonwealth Edison Company, the Illinois Bell Telephone Company, Northern Illinois Gas Company, their respective successors and assigns, together with right to cut, trim or remove trees, bushes and roots as may be reasonably required as shown on the Plat of Arlington Industrial and Research Center Unit No. 6 recorded August 22, 1972 as document 22024211. (Affects land underlying Parcel 3) PROVIDED DOCUMENT NOT LEGIBLE.

29. Notice requirements for storm water detention recorded March 9, 1977 as document 23844485. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.

30. 20 foot public utilities, sewer and drainage easement as shown on plat of resubdivision recorded as document 24533497 over the east line of lot 2. (Affects Parcel 1) AFFECTS THE SUBJECT PROPERTY AS SHOWN

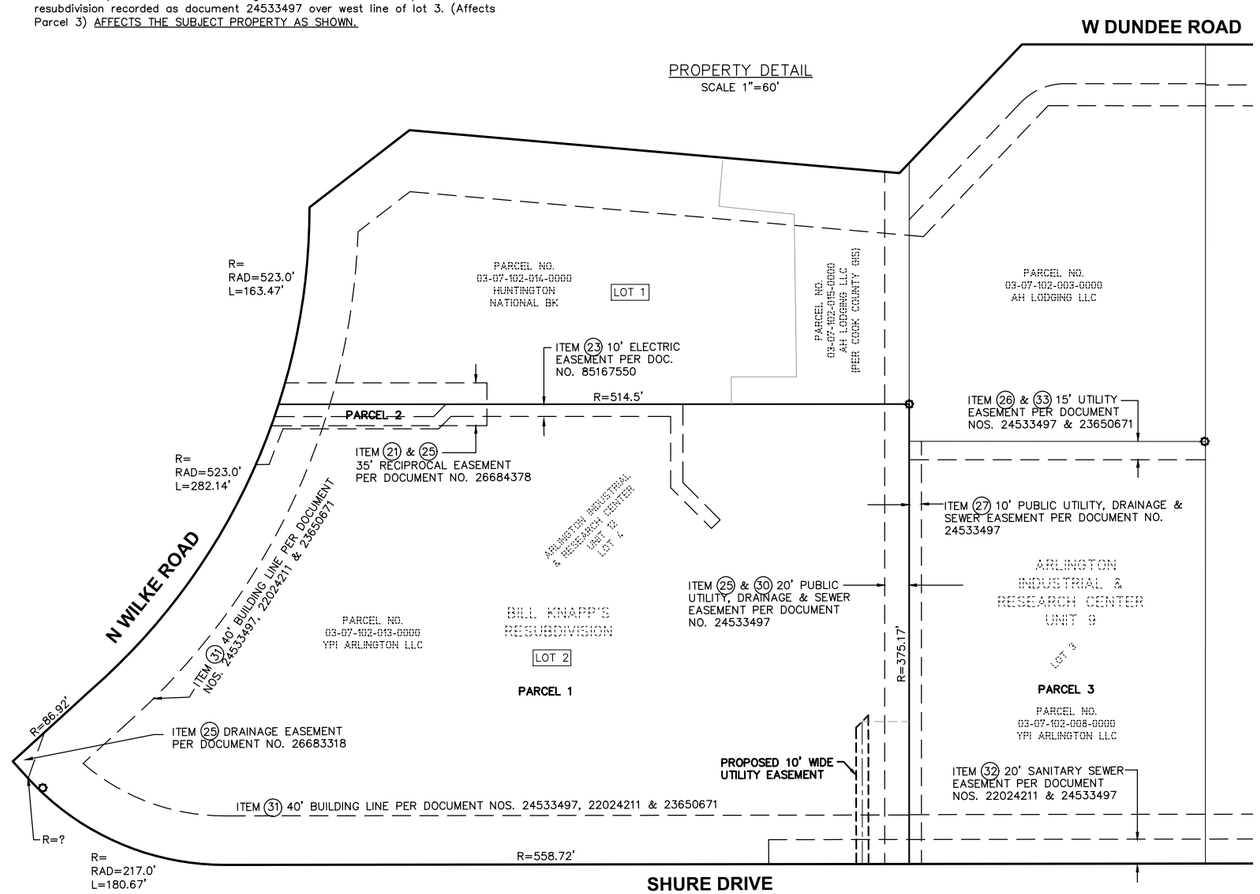
31. A 40 foot building line over the south and westerly lines of lot 2 aforesaid and over the south line of lot 3 aforesaid as shown on plats of subdivision recorded as documents 24533497, 22024211 and 23650671 (Affects Parcels 1 and 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN

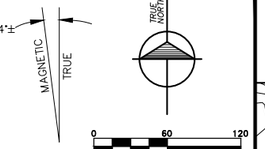
32. A 20 foot sanitary sewer easement over part of the south line of lot 2 aforesaid and all of the south line of lot 3 aforesaid as shown on plats of subdivision recorded as documents 22024211 and 24533497. (Affects Parcels 1 and 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN

33. A 15 foot sanitary sewer easement over the north 15 feet of lot 3 aforesaid as shown on plats of subdivision recorded as documents 23650671 and 24533497 (Affects Parcel 3) AFFECTS THE SUBJECT PROPERTY AS SHOWN

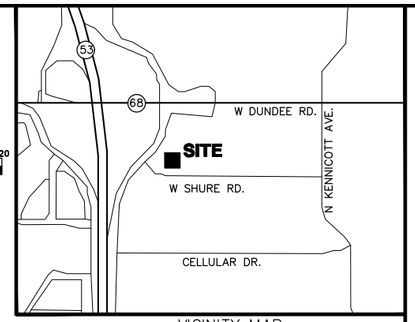
34. Covenants, restrictions and agreements contained in unrecorded cross easement agreement and grant of license between Kohl–Fredericks Development Corp, as agent for the owner of property known as 1500 West Shure Drive, Dunhill Partners, owner of property known as 1530 West Shure Drive, and American Colloid Company as licensee. Licensee being a tenant of both properties. Either Kohl or Dunhill may revoke license at any time following 30 days notice. The license will automatically cease and be of no further force or effect upon the expiration of licensee's lease with either Kohl or Dunhill. DOCUMENT NOT PROVIDED.

35. Memorandum of License dated September 14, 2017 and recorded February 22, 2018 as document number 1805346069 entered into between YPI Arlington LLc and T–Mobile central LLC. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.





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1-312-744-7000
OR JULIE, INC. TOLL FREE
1-800-892-0126
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



VICINITY MAP
N.T.S.

NOTE:
THE ORIGINAL SCALE (1"=20') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
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- GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

PROFESSIONAL LAND SURVEYOR
SAMUEL ABRAHAM MILES
035-003984
GRAND RAPIDS MICHIGAN
STATE OF ILLINOIS

I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH
LOC. #269303

Survey Prepared for:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
FAX: 847/698-6401

Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITLEWORK	06/11/20

williams&works
engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

NW | NE
SW | SE
7-42-9

DATE: 10/29/19 | DWG. BY: E.C.V.
SCALE: 1"=60' | SURVEYED: R.P./B.P.
UPDATE: ECV061120 | CHKD BY: S.A.M.
PROJECT NO.: 211005.852

SITE NAME
BUFFALO GROVE NORTH

LOCATION NUMBER
LOC. #269303

SITE ADDRESS
1500 W SHURE DR. ARLINGTON HEIGHT, IL 60004

SHEET TITLE
PS-2

SHEET 2 OF 2

verizon fuze | RFDS

MIDWEST > Upper Midwest > Illinois/Wisconsin > Northern IL > RAND&53_RELO

RF Submit by: Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 11/8/2023, 7:58:56 AM

EE Submit by: Tutt, Bradley - bradley.tutt@verizonwireless.com - 4/14/2023, 11:36:17 AM

Project Details

FUZE Project ID:	17073197
Project Name:	TRADITIONAL RELO
Project Alt Name:	RAND&53_RELO LSub6 New Build
Project Type:	Initial Build
Modification Type:	
Designed Sector Carrier 4G:	26
Designed Sector Carrier 5G:	3
Additional Sector Carrier 4G:	N/A
Additional Sector Carrier 5G:	N/A
FP Solution Type & Tech Type:	MCR;4G_700,4G_850,4G_AWS,4G_CBRS,4G_PCS,5G_850,5G_L-Sub6
Carrier Aggregation:	false
MPT Id:	
eCIP-0:	false
Suffix:	

Location Information

Site ID:	617344184
E-NodeB ID:	
MDG Location ID:	5000916957
PSLC:	766005
Switch Name:	
Tower Owner:	
Tower Type:	Rooftop
Site Type:	MACRO
Site Sub Type:	TRADITIONAL
Street Address:	1500 W Shure Drive
City:	Arlington Heights
State:	IL
Zip Code:	60004
County:	Cook
Latitude:	42.137539 / 42° 8' 15.1404" N
Longitude:	-88.000764 / 88° 0' 2.7504" W

RFDS Project Scope:

Antenna Summary

Added

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
LTE	LTE 5G	LTE	LTE			COMMSCOPE	NHH-65C-R2B	95	99	50(0001) 50(01)		false	PHYSICAL	2	000000001900056293
LTE	LTE 5G	LTE	LTE			COMMSCOPE	NHH-65C-R2B	96	100	190(0002) 190(02) 310(0003) 310(03)		false	PHYSICAL	4	000000001900056293
				LTE		ERICSSON INC	KRE105281/1	93	93.3	50(19)		false	PHYSICAL	1	1900055217
				LTE		ERICSSON INC	KRE105281/1	94	94.3	190(20) 310(21)		false	PHYSICAL	2	1900055217
					5G	ERICSSON INC	KRD901206/11	97	98.3	50(0001)		false	PHYSICAL	1	1900068484
					5G	ERICSSON INC	KRD901206/11	98	99.3	190(0002) 310(0003)		false	PHYSICAL	2	1900068484

Removed

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID

No data available.

Retained

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID

No data available.

Added: 12 | Removed: 0 | Retained: 0

Equipment Summary

Added

Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower	LTE	LTE 5G					ERICSSON INC	KRC161749/1			PHYSICAL	3	1900068756
RRU	Tower						5G	ERICSSON INC	KRD901206/11			PHYSICAL	3	1900068484
RRU	Tower					LTE		ERICSSON INC	KRC161745/1			PHYSICAL	3	1900068745
RRU	Tower			LTE	LTE			ERICSSON INC	KRC161707/2			PHYSICAL	3	1900068904
Power Plants	Ground (Outdoor)							ABB	109163473			PHYSICAL	6	000000001900436
Power Plants	Ground (Outdoor)							COMMSCOPE	760237263			PHYSICAL	2	000000001900063
Shelter/Cabinets	Ground (Outdoor)							CHARLES INDUSTRIES LTD	760250058			PHYSICAL	1	1900393048
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	760250933			PHYSICAL	2	000000001900063
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900452342
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900073751
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	2	1900153743
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900153449
Power Plants	Ground (Outdoor)							ABB POWER ELECTRONICS INCDBA GE ENERGY	760242451			PHYSICAL	1	1900153751
Alarm	Ground (Outdoor)							ASENTRIA	1900070746			PHYSICAL	1	1900070746
Alarm	Ground (Outdoor)							ASENTRIA	1900076600			PHYSICAL	1	1900076600
Alarm	Ground (Outdoor)							ASENTRIA	1900076812			PHYSICAL	1	1900076812
Alarm	Tower							RAYCAPINC-001	3315-ALM-RS485			PHYSICAL	3	000000001900070
Alarm	Ground (Outdoor)							ASENTRIA	S3406CRANCAB1			PHYSICAL	1	000000001900077
BBU	Ground (Outdoor)							Ericsson	KDU137015/11			PHYSICAL	1	000000001900081

BBU	Ground (Outdoor)							Ericsson	KDU137848/11			PHYSICAL	1	000000001900185
Battery	Ground (Outdoor)							COMMSCOPE	760250540			PHYSICAL	1	000000001900064
Cell Site Routers	Ground (Outdoor)							NOKIAOFAME-001	3HE15386AA			PHYSICAL	1	000000001900182
Hybrid Cable	Tower							COMMSCOPET-001	HFT1206-24SV4-xxxG			PHYSICAL	3	
OVP Box	Ground (Outdoor)							RAYCAP	1900410978			PHYSICAL	2	1900410978
OVP Box	Shelter							RAYCAP	3315-ALM-RS485			PHYSICAL	3	000000001900070
OVP Box	Tower							RAYCAPINC-001	RVZDC-3315-PF-48		1-5/8 inch	PHYSICAL	3	000000001900422
OVP Box	Ground (Outdoor)							RAYCAP	RVZDC-4520-RM-48			PHYSICAL	2	000000001900410
Other	Ground (Outdoor)							COMMSCOPE	760246443			PHYSICAL	1	000000001900009
Upconverter	Ground (Outdoor)							JOHNMEZZAL-002	PB-PSU-COV-BB			PHYSICAL	2	000000001900400
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	SK-BSP-STDV-FIU			PHYSICAL	4	000000001900078
Upconverter	Ground (Outdoor)							JOHNMEZZAL-002	PB-19-SYS-16-BB			PHYSICAL	1	000000001900400
Upconverter	Ground (Outdoor)							JOHNMEZZAL-002	PB-PSU-162-BB			PHYSICAL	6	000000001900400

Removed

Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID

No data available.

Retained

Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID

No data available.

Service Info

CBRS 3.5 GHz

Sector	CAND		
Azimuth	19	19	19
Cell / ENode B ID	50	50	50
Antenna Model	203390	203390	203390
	KRE105281/1	KRE105281/1	KRE105281/1
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(Ft)	93	93	93
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	8	8	8
Tip Height	93.3	93.3	93.3
Regulatory Power	28.03	28.03	28.03
DLEARFCN	55790	56090	55990
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	38.44	38.44	38.44
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC
Number of Tx, Rx Lines	4,4	4,4	4,4
Position			
Transmitter Id	15259281	15259290	15259287
Source	ATOLL_API	ATOLL_API	ATOLL_API

19	20	20
50	190	190
203390	203390	203390
KRE105281/1	KRE105281/1	KRE105281/1
ERICSSON	ERICSSON	ERICSSON
93	94	94
0	0	0
8	8	8
93.3	94.3	94.3
28.03	28.03	28.03
55890	55790	56090
10	10	10
38.44	38.44	38.44
Ericsson	Ericsson	Ericsson
4408 B48 DC	4408 B48 DC	4408 B48 DC
4,4	4,4	4,4
15259284	15259282	15259291
ATOLL_API	ATOLL_API	ATOLL_API

20	20	21
190	190	310
203390	203390	203390
KRE105281/1	KRE105281/1	KRE105281/1
ERICSSON	ERICSSON	ERICSSON
94	94	94
0	0	0
8	8	8
94.3	94.3	94.3
28.03	28.03	28.03
55990	55890	55790
10	10	10
38.44	38.44	38.44
Ericsson	Ericsson	Ericsson
4408 B48 DC	4408 B48 DC	4408 B48 DC
4,4	4,4	4,4
15259288	15259285	15259283
ATOLL_API	ATOLL_API	ATOLL_API

21
310

203390	21	21
KRE105281/1	310	310
	203390	203390
ERICSSON	KRE105281/1	KRE105281/1
94		
0	ERICSSON	ERICSSON
8	94	94
94.3	0	0
28.03	8	8
56090	94.3	94.3
	28.03	28.03
10	55990	55890
38.44		
	10	10
	38.44	38.44
Ericsson		
4408 B48 DC		
4,4	Ericsson	Ericsson
	4408 B48 DC	4408 B48 DC
15259292	4,4	4,4
ATOLL_API		
	15259289	15259286
	ATOLL_API	ATOLL_API

700 MHz LTE

Sector	CAND		
Azimuth	01	02	03
Cell / ENode B ID	50	190	310
Antenna Model	203390	203390	203390
	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)	95	96	96
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	4	2	2
Tip Height	99	100	100
Regulatory Power	147.76	147.83	147.83
DLEARFCN	5230	5230	5230
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	1329.84	1330.45	1330.45
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx, Rx Lines	4,4	4,4	4,4
Position			
Transmitter Id	15258617	15258620	15258623
Source	ATOLL_API	ATOLL_API	ATOLL_API

850 MHz LTE

Sector	CAND		
Azimuth	01	02	03
Cell / ENode B ID	50	190	310
Antenna Model	203390	203390	203390
	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)	95	96	96
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	4	2	2
Tip Height	99	100	100
Regulatory Power	382.66	382.66	382.66
DLEARFCN	2561	2561	2561
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	860.99	860.99	860.99
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx, Rx Lines	4,4	4,4	4,4
Position			
Transmitter Id	15258614	15258615	15258616
Source	ATOLL_API	ATOLL_API	ATOLL_API

850 MHz SGNR

Sector	CAND		
Azimuth	0001	0002	0003
Cell / ENode B ID	50	190	310
Antenna Model	2039200	2039200	2039200
	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)	95	96	96
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	4	2	2
Tip Height	99	100	100
Regulatory Power	382.66	382.66	382.66
DLEARFCN	2561	2561	2561
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	860.99	860.99	860.99
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx, Rx Lines	4,4	4,4	4,4
Position			
Transmitter Id	15258614	15258615	15258616
Source	ATOLL_API	ATOLL_API	ATOLL_API

1900 Mhz LTE

	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell / ENode B ID	203390	203390	203390
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)	95	96	96
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	1	2
Tip Height	99	100	100
Regulatory Power	719.1	719.1	719.1
DLEARFCN	925	925	925
Channel Bandwidth(MHz)	5	5	5
Total ERP (W)	1972.42	1972.42	1972.42
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx, Rx Lines	4,4	4,4	4,4
Position			
Transmitter Id	15258618	15258621	15258624
Source	ATOLL_API	ATOLL_API	ATOLL_API

2100 Mhz LTE

	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell / ENode B ID	203390	203390	203390
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)	95	96	96
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	1	2
Tip Height	99	100	100
Regulatory Power	228.31	228.31	228.31
DLEARFCN	2050	2050	2050
Channel Bandwidth(MHz)	20	20	20
Total ERP (W)	2504.96	2504.96	2504.96
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx, Rx Lines	4,4	4,4	4,4
Position			
Transmitter Id	15258619	15258622	15258625
Source	ATOLL_API	ATOLL_API	ATOLL_API

nl-Sub6

	CAND		
Sector	0001	0002	0003
Azimuth	50	190	310
Cell / ENode B ID			
Antenna Model	AIR6449	AIR6449	AIR6449
Antenna Make	Ericsson	Ericsson	Ericsson
Antenna Centerline(Ft)	97	98	98
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	6	6	6
Tip Height	98.3	99.3	99.3
Regulatory Power	1365.07	1365.07	1365.07
DLEARFCN	648672	648672	648672
Channel Bandwidth(MHz)	60	60	60
Total ERP (W)	23713.74	23713.74	23713.74
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	AIR6449	AIR6449	AIR6449
Number of Tx, Rx Lines	2,2	2,2	2,2
Position			
Transmitter Id	15258626	15258627	15258628
Source	ATOLL_API	ATOLL_API	ATOLL_API

Service Comments

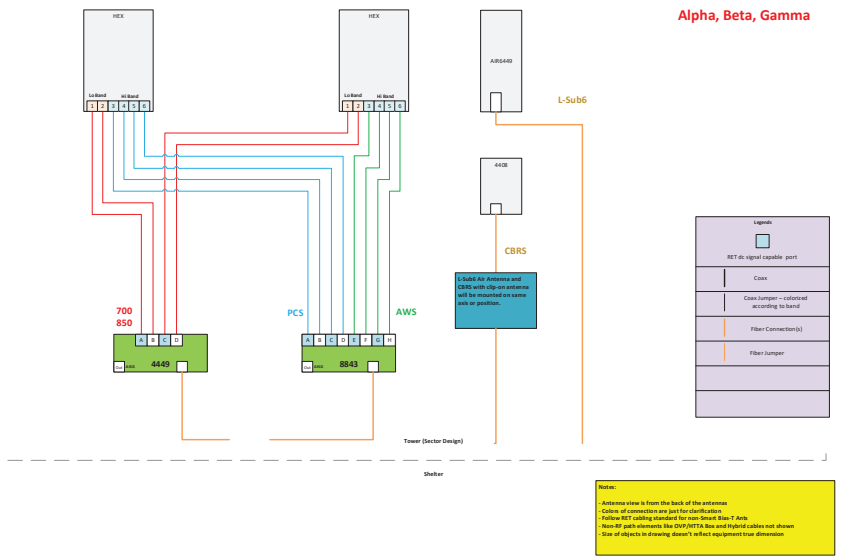
Callsigns Per Antenna

Sector	Antenna Make	Antenna Model	Ant CL Height AGL	Tip Height	Azimuth (TN)	Elec Tilt	Mech Tilt	Gain	Beam Width	Regulatory Power	Callsigns						
											700	850	1900	2100	28 GHz	31 GHz	39 GHz
0001	COMMSCOPE	NHH-65C-R2B	95	99	50	4	0	13.651	58.75	382.66 - PSD		KNKA200					
01	COMMSCOPE	NHH-65C-R2B	95	99	50	2	0	16.280001	65.25	228.31				WQGA952 WQGB264			
01	COMMSCOPE	NHH-65C-R2B	95	99	50	4	0	13.948	64.75	147.76	WQJQ691						
19	ERICSSON	KRE105281/1	93	93.3	50	8	0	8.848	62	28.03							
20	ERICSSON	KRE105281/1	94	94.3	190	8	0	8.848	62	28.03							
01	COMMSCOPE	NHH-65C-R2B	95	99	50	2	0	15.65	68.75	719.1			KNLF207				
01	COMMSCOPE	NHH-65C-R2B	95	99	50	4	0	13.651	58.75	382.66 - PSD		KNKA200					
03	COMMSCOPE	NHH-65C-R2B	96	100	310	2	0	13.495	58.5	382.66 - PSD		KNKA200					
19	ERICSSON	KRE105281/1	93	93.3	50	8	0	8.848	62	28.03							
19	ERICSSON	KRE105281/1	93	93.3	50	8	0	8.848	62	28.03							
0002	Ericsson	AIR6449	98	99.3	190	6	0	22.95	95	1365.07							
0002	COMMSCOPE	NHH-65C-R2B	96	100	190	2	0	13.495	58.5	382.66 - PSD		KNKA200					
20	ERICSSON	KRE105281/1	94	94.3	190	8	0	8.848	62	28.03							
0003	Ericsson	AIR6449	98	99.3	310	6	0	22.95	95	1365.07							
02	COMMSCOPE	NHH-65C-R2B	96	100	190	2	0	13.495	58.5	382.66 - PSD		KNKA200					
03	COMMSCOPE	NHH-65C-R2B	96	100	310	2	0	13.909	65.25	147.83	WQJQ691						
21	ERICSSON	KRE105281/1	94	94.3	310	8	0	8.848	62	28.03							
03	COMMSCOPE	NHH-65C-R2B	96	100	310	2	0	15.65	68.75	719.1			KNLF207				
21	ERICSSON	KRE105281/1	94	94.3	310	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	94	94.3	310	8	0	8.848	62	28.03							
0001	Ericsson	AIR6449	97	98.3	50	6	0	22.95	95	1365.07							
02	COMMSCOPE	NHH-65C-R2B	96	100	190	1	0	15.65	67.75	719.1			KNLF207				
03	COMMSCOPE	NHH-65C-R2B	96	100	310	2	0	16.280001	65.25	228.31				WQGA952 WQGB264			
02	COMMSCOPE	NHH-65C-R2B	96	100	190	2	0	13.909	65.25	147.83	WQJQ691						
0003	COMMSCOPE	NHH-65C-R2B	96	100	310	2	0	13.495	58.5	382.66 - PSD		KNKA200					
02	COMMSCOPE	NHH-65C-R2B	96	100	190	1	0	16.21	65.25	228.31				WQGA952 WQGB264			
19	ERICSSON	KRE105281/1	93	93.3	50	8	0	8.848	62	28.03							
20	ERICSSON	KRE105281/1	94	94.3	190	8	0	8.848	62	28.03							
20	ERICSSON	KRE105281/1	94	94.3	190	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	94	94.3	310	8	0	8.848	62	28.03							

Callsigns

Callsign	Market	Radio Code	Market Number	Block	State	County	Licensee Name	Wholly Owned	Total MHZ	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	Regulatory Power	Threshold (W)	POPs /Sq Mi	Status	Action	Approved for Insvc
WRLD570	*D17031 - Cook, IL*	*PL*	*D17031*	*0*	*17031*	*Cook*	*Verizon Wireless Network Procurement LP*	*Yes*	*100.000*	*3550.000-3650.000*	*.000-.000*	*.000-.000*	*.000-.000*	*28.03*	*501*	*5580.63*	*Active*	*added*	*Yes*
WQJQ691	*Great Lakes*	*WU*	*REA003*	*C*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*22.000*	*746.000-757.000*	*776.000-787.000*	*.000-.000*	*.000-.000*	*147.83*	*1000*	*5580.63*	*Active*	*added*	*Yes*
WRNE596	*Chicago, IL*	*PM*	*PEA003*	*A1*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3700.000-3720.000*	*.000-.000*	*.000-.000*	*.000-.000*	*868.59*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRHD633	Chicago, IL	UU	PEA003	M2	17031	Cook	Cellco Partnership	Yes	100.000	37700.000-37800.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD638	Chicago, IL	UU	PEA003	M7	17031	Cook	Cellco Partnership	Yes	100.000	38200.000-38300.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
CBRS_CALL	*UNLICENSED*	*3.5 GHz*	*UNLICEI*	*UNLICI*	*UNLICI*	*Cook*	*UNLICENSED*	*UNLICI*	*UNLICEI*	*UNLICENSED-UNLICENSED*	*UNLICENSED-UNLICENSED*	*UNLICENSED-UNLICENSED*	*UNLICENSED-UNLICENSED*	*28.03*	*0*	*5580.63*	*Active*	*added*	*No*
WRNE597	*Chicago, IL*	*PM*	*PEA003*	*A2*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3720.000-3740.000*	*.000-.000*	*.000-.000*	*.000-.000*	*868.59*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRHD636	Chicago, IL	UU	PEA003	M5	17031	Cook	Cellco Partnership	Yes	100.000	38000.000-38100.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRNE598	*Chicago, IL*	*PM*	*PEA003*	*A3*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3740.000-3760.000*	*.000-.000*	*.000-.000*	*.000-.000*	*868.59*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRHD637	Chicago, IL	UU	PEA003	M6	17031	Cook	Cellco Partnership	Yes	100.000	38100.000-38200.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRNE602	*Chicago, IL*	*PM*	*PEA003*	*B2*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3820.000-3840.000*	*.000-.000*	*.000-.000*	*.000-.000*	*369.01*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRHD639	Chicago, IL	UU	PEA003	M8	17031	Cook	Cellco Partnership	Yes	100.000	38300.000-38400.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WQGB264	*Chicago, IL*	*AW*	*CMA003*	*A*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*1710.000-1720.000*	*2110.000-2120.000*	*.000-.000*	*.000-.000*	*228.31*	*1640*	*5580.63*	*Active*	*added*	*Yes*
KNLF207	*Chicago*	*CW*	*MTA003*	*B*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*10.000*	*1880.000-1885.000*	*1960.000-1965.000*	*.000-.000*	*.000-.000*	*681.25*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRLD569	*D17031 - Cook, IL*	*PL*	*D17031*	*0*	*17031*	*Cook*	*Verizon Wireless Network Procurement LP*	*Yes*	*100.000*	*3550.000-3650.000*	*.000-.000*	*.000-.000*	*.000-.000*	*28.03*	*501*	*5580.63*	*Active*	*added*	*Yes*
WRHD634	Chicago, IL	UU	PEA003	M3	17031	Cook	Cellco Partnership	Yes	100.000	37800.000-37900.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRLD571	*D17031 - Cook, IL*	*PL*	*D17031*	*0*	*17031*	*Cook*	*Verizon Wireless Network Procurement LP*	*Yes*	*100.000*	*3550.000-3650.000*	*.000-.000*	*.000-.000*	*.000-.000*	*28.03*	*501*	*5580.63*	*Active*	*added*	*Yes*
WRNE603	*Chicago, IL*	*PM*	*PEA003*	*B3*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3840.000-3860.000*	*.000-.000*	*.000-.000*	*.000-.000*	*369.01*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRLD572	*D17031 - Cook, IL*	*PL*	*D17031*	*0*	*17031*	*Cook*	*Verizon Wireless Network Procurement LP*	*Yes*	*100.000*	*3550.000-3650.000*	*.000-.000*	*.000-.000*	*.000-.000*	*28.03*	*501*	*5580.63*	*Active*	*added*	*Yes*
WRNE600	*Chicago, IL*	*PM*	*PEA003*	*A5*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3780.000-3800.000*	*.000-.000*	*.000-.000*	*.000-.000*	*868.59*	*1640*	*5580.63*	*Active*	*added*	*Yes*

WQGA952	*Chicago-Gary-Kenosha, IL-IN-WI*	*AW*	*BEA064*	*B*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*1720.000-1730.000*	*2120.000-2130.000*	*.000-.000*	*.000-.000*	*228.31*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRHD631	Chicago, IL	UU	PEA003	M1	17031	Cook	Cellco Partnership	Yes	100.000	37600.000-37700.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRBA756	Chicago, IL	UU	BTA078	L1	17031	Cook	Cellco Partnership	Yes	75.000	27850.000-27925.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
KNKA200	*Chicago, IL*	*CL*	*CMA003*	*B*	*17031*	*Cook*	*Chicago SMSA LP*	*No*	*25.000*	*835.000-845.000*	*880.000-890.000*	*846.500-849.000*	*891.500-894.000*	*382.66 - PSD*	*400*	*5580.63*	*Active*	*added*	*Yes*
WRBA757	Chicago, IL	UU	BTA078	L2	17031	Cook	Cellco Partnership	Yes	125.000	27925.000-28050.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD632	Chicago, IL	UU	PEA003	M10	17031	Cook	Cellco Partnership	Yes	100.000	38500.000-38600.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD640	Chicago, IL	UU	PEA003	M9	17031	Cook	Cellco Partnership	Yes	100.000	38400.000-38500.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD635	Chicago, IL	UU	PEA003	M4	17031	Cook	Cellco Partnership	Yes	100.000	37900.000-38000.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRNE599	*Chicago, IL*	*PM*	*PEA003*	*A4*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3760.000-3780.000*	*.000-.000*	*.000-.000*	*.000-.000*	*868.59*	*1640*	*5580.63*	*Active*	*added*	*Yes*
WRNE601	*Chicago, IL*	*PM*	*PEA003*	*B1*	*17031*	*Cook*	*Cellco Partnership*	*Yes*	*20.000*	*3800.000-3820.000*	*.000-.000*	*.000-.000*	*.000-.000*	*369.01*	*1640*	*5580.63*	*Active*	*added*	*Yes*



Prepared by and return to:

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

PROCEED AT OWN RISK DECLARATION

BY

YPI ARLINGTON, LLC AND
CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS

(1500 Shure Drive, Arlington Heights, Illinois
Property Index Number 03-07-102-013)

A2023-61

license and building permits; and (d) Tenant is not entitled to its Requested Approvals by the Village, regardless of expenditures incurred by Owner and Tenant in proceeding prior to the date of, or pursuant to, this Declaration, unless and until Tenant has satisfied all of the terms and conditions of this Declaration, or imposed in connection with the approval of any of the Requested Approvals, or required by all other applicable Village codes and ordinances.

2. Owner and Tenant acknowledge and agree that the Village's consent to this Declaration is not to be deemed or construed as requiring the Village to either: (a) issue any further approvals for operation of the Temporary Use or the Permanent Use on the Property; or (b) approve any or all of the Requested Approvals.

3. The Temporary Use may not be carried out except in strict compliance with: (a) the terms of any and all Village approvals including, without limitation, a special use permit, issued therefor; and (b) this Declaration.

4. The Village has the right to enter the Property at all times from and after the execution of this Declaration to ascertain compliance with the terms, conditions, restrictions, and limitations contained in this Declaration.

5. Tenant must continuously and promptly apply for and pursue every approval required for the Temporary Use and Permanent Use including, without limitation, the Requested Approvals.

6. The Temporary Use must cease upon the earliest of the following to occur:

a. Tenant failing to file an application for the Requested Approvals on or before October 30, 2023, or a later date at the sole discretion of the Village Manager;

b. The Village President and Board of Trustees denying the Temporary Use portion of the Requested Approvals;

c. The Village President and Board of Trustees denying the Permanent Use portion of the Requested Approvals;

d. The Permanent Use commencing; or

e. March 31, 2024.

When the Temporary Use is required to cease, Tenant and Owner at their sole cost and expense, must perform, or cause to be performed, all remedial actions necessary to bring the Property into compliance with the Zoning Code, in a manner satisfactory to the Village

7. Owner and Tenant acknowledge and agree that the remedial actions that may be required pursuant to Paragraph 6 of this Declaration will include, without limitation, the ceasing of the Temporary Use and removal from the Property of all equipment, fixtures, and improvements related to the Temporary Use.

8. In the event that Owner or Tenant fail to perform, or cause to be performed, all remedial actions that may be required pursuant to Paragraph 6 of this Declaration, the Village will have the right, but not the obligation, to: (a) enter the Property and cause to be performed all such remedial actions; (b) charge Owner and Tenant for all costs incurred by the Village in the course

of such remediation, plus an administrative fee of 20% of such costs, which sum will be owed jointly and severally by Owner and Tenant (collectively, the ***"Remediation Costs"***); and (c) record and enforce a lien against the Property for the Remediation Costs.

9. Owner and Tenant expressly acknowledge and agrees that they are jointly and severally and absolute liable and responsible, and the Village has no liability or responsibility whatsoever, for the costs and expenses incurred in connection with the remediation that may be required pursuant to Paragraph 6 of this Declaration.

10. Owner and Tenant each hereby agree to release, indemnify, defend, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to: (a) this Declaration; (b) any action taken by the Village pursuant to or in connection with this Declaration; or (c) the review and approval by the Village of the Requested Approvals.

11. Owner and Tenant agree to reimburse the Village, promptly upon receipt of an invoice therefor, for the costs and expenses incurred by the Village, including specifically legal fees, in connection with the drafting and execution of this Declaration.

12. This Declaration may not be modified, amended, or annulled without the express, prior written approval of the Village Manager.

13. The provisions of this Declaration run with and bind the Property, and are binding upon Owner and Tenant, and their respective heirs, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of any portion of the Property, and all persons claiming under them. If any of the rights or restrictions imposed by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provision will continue only until 21 years after the death of the survivor of the now living lawful descendants of the current President of the United States as of the date of this Declaration.

14. This Declaration will be recorded with the Cook County Clerk's Recording Division, Illinois, and all conveyances relating to the Property, or any part thereof, are subject to the provisions of this Declaration.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Owner and Tenant have caused this Declaration to be executed by a duly authorized representative on the date first above written.

OWNER:

ATTEST:

By:_____

Its:_____

YPI ARLINGTON, LLC

By:_____

Its: President

TENANT:

CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS

ATTEST:

By:_____

Its:_____

By: Cellco Partnership, its General Partner

By:_____

Its: Director - Engineering

Accepted this 25 day of September, 2023.

Randall R. Recklaus
Village Manager
Village of Arlington Heights

ACKNOWLEDGEMENT – OWNER

STATE OF California)
) SS
COUNTY OF Los Angeles)

I, Sally Neuberg, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that 26 yr 5. Year and _____, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of Tenant, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary acts, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 12th day of October, 2023.

Notary Public

My Commission expires: 12/05/2024

SALLY NEUBERG
Notary Public - California
Los Angeles County
Commission # 2339245
My Comm. Expires Dec 5, 2024

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 10.12.2023 (DATE) before me, Sally Neuberg, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Zaya S. Younan (NAME(S) OF SIGNER(S))

who proved to me on the basis of satisfactory evidence to be the person(s)whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SALLY NEUBERG
Notary Public - California
Los Angeles County
Commission # 2339245
My Comm. Expires Dec 5, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____ (TITLE(S))

- ☐ LIMITED PARTNER(S)
- ☐ GENERAL PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR

DESCRIPTION OF ATTACHED DOCUMENT

proceed at own risk Agr. (TITLE OR TYPE OF DOCUMENT)

_____ (NUMBER OF PAGES)

_____ (DATE OF DOCUMENT)

ACKNOW

ACKNOWLEDGEMENT – TENANT

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Patrice Lewis, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Sunny Shah and _____, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of Tenant, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary acts, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 17th day of October, 2023.

Patrice Lewis
Notary Public

My Commission expires: 7/5/2027

Official Seal
PATRICE C LEWIS
Notary Public, State of Illinois
Commission No. 974407
My Commission Expires July 5, 2027

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 2 IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378 FOR THE PURPOSE OF ACCESS OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET OF LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1) IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT NO. 24533497, IN COOK COUNTY, ILLINOIS.

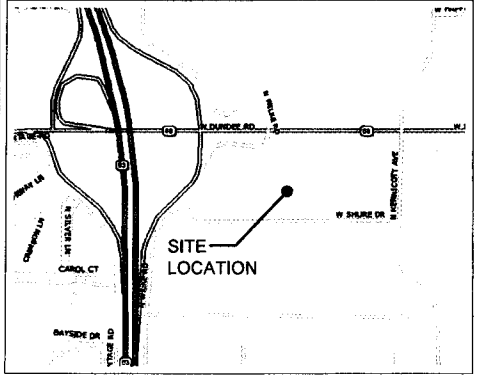
Property Index Number 03-07-102-013

Commonly known as: 1500 Shure Drive, Arlington Heights, Illinois

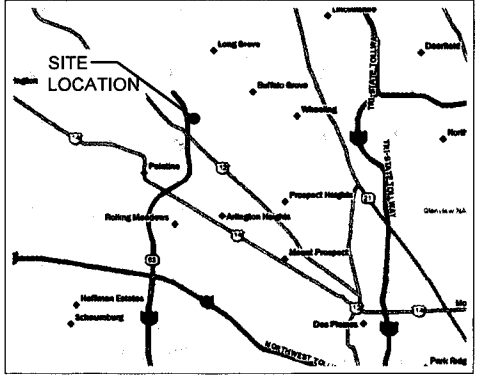
CONSULTANT TEAM

PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 696-6400
STRUCTURAL: (TOWER ANALYSIS)	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711
STRUCTURAL ANALYSIS DATE:	06/20/2023

VICINITY MAP N.T.S.



REGIONAL MAP N.T.S.



PROJECT TYPE

PROPOSED VERIZON ANTENNAS TO BE MOUNTED ON TEMPORARY COLT.

PROJECT INFORMATION

SITE COORDINATES:	LATITUDE: 42° 08' 15.57" N LONGITUDE: 87° 59' 58.81" W
ADDRESS:	1500 SHURE DRIVE ARLINGTON HEIGHTS, IL 60004
JURISDICTION:	VILLAGE OF ARLINGTON HEIGHTS
OCCUPANCY:	UNINHABITED
CONSTRUCTION TYPE:	COLT
PROPERTY OWNER:	VILLAGE OF ARLINGTON HEIGHTS
TOWER OWNER:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
APPLICANT:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
REAL ESTATE MANAGER:	ALLEN WAITES (630) 291-7845
CONSTRUCTION MANAGER:	JEREMIAH SAURIOL (847) 706-1765

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MGD LOCATION NUMBER: 5000926022

SITE NAME: RAND & 53_TEMP_ASSET

1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE 1(800) 892-0123 48 HOURS BEFORE YOU DIG

6/30/2023
Exp 11/30/2023

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,2,3
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
ANT-1	SITE ELEVATION	-
ANT-1A	ANTENNA ORIENTATION (PLAN VIEWS)	-
ANT-2	ANTENNA INFORMATION	3
E-1	GROUNDING DETAILS	-

22" x 34" IS FULL SCALE | 11" x 17" IS HALF SCALE

ATTACHMENTS

RFFS (BY OTHERS)

verizon
1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-696-6400
FAX: 847-696-6491

REVISIONS			
NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/06/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/12/23	APD
3	REVISED PER NEW RFDS	06/20/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

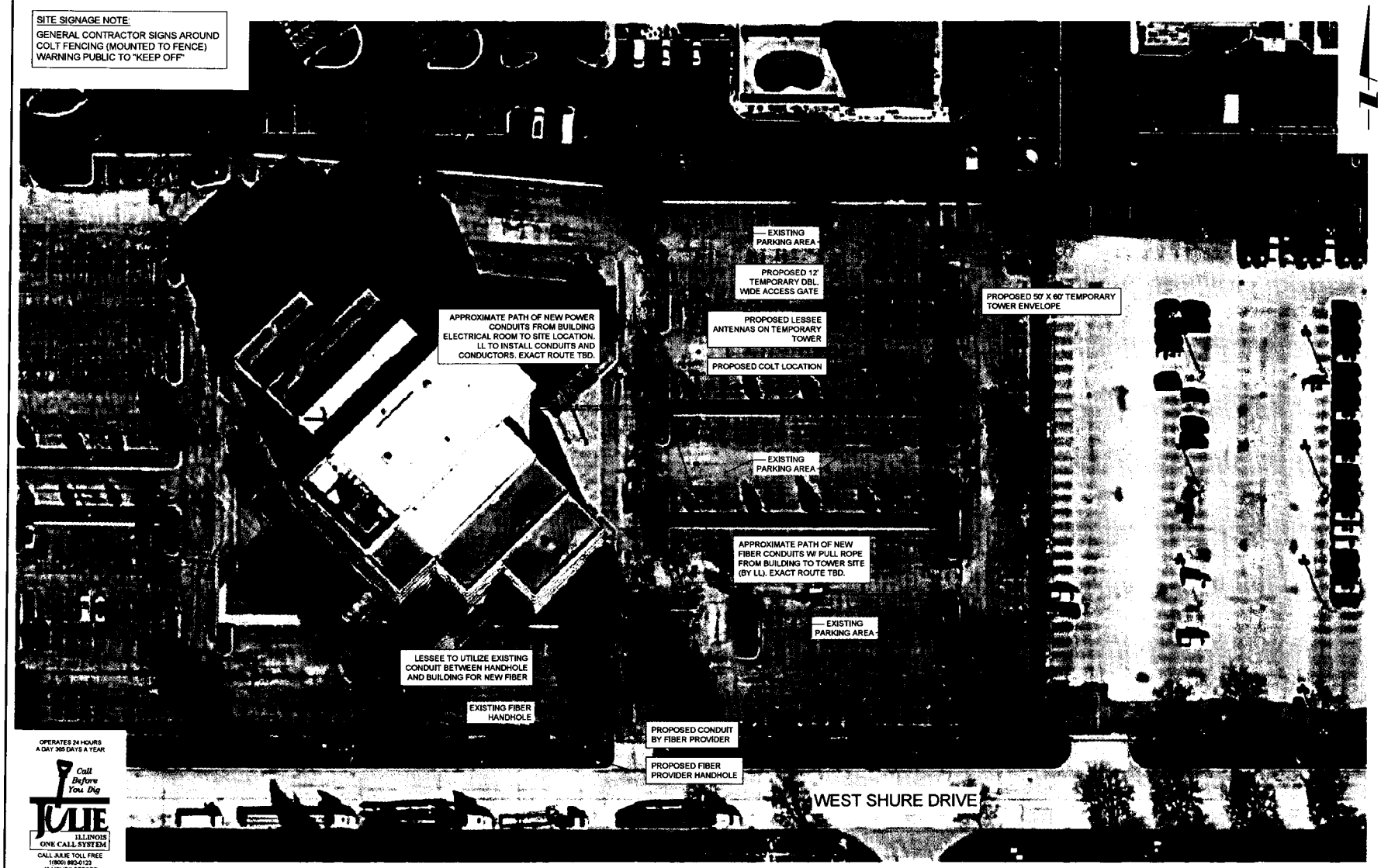
1500 SHURE DR. ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SITE SIGNAGE NOTE:
GENERAL CONTRACTOR SIGNS AROUND COLT FENCING (MOUNTED TO FENCE) WARNING PUBLIC TO "KEEP OFF"



OPERATES 24 HOURS A DAY, 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE 1(800) 892-0123
48 HOURS BEFORE YOU DIG

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER, AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

1 SITE PLAN
SCALE: 1" = 50'

POWER INFORMATION:
PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:
FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
[illegible]
PH: 847-806-6000
FAX: 847-806-6001

REVISIONS

NO	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/09/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	APD
3	REVISED PER NEW RDS	06/30/23	TJS

MGD LOC. # 5000926022

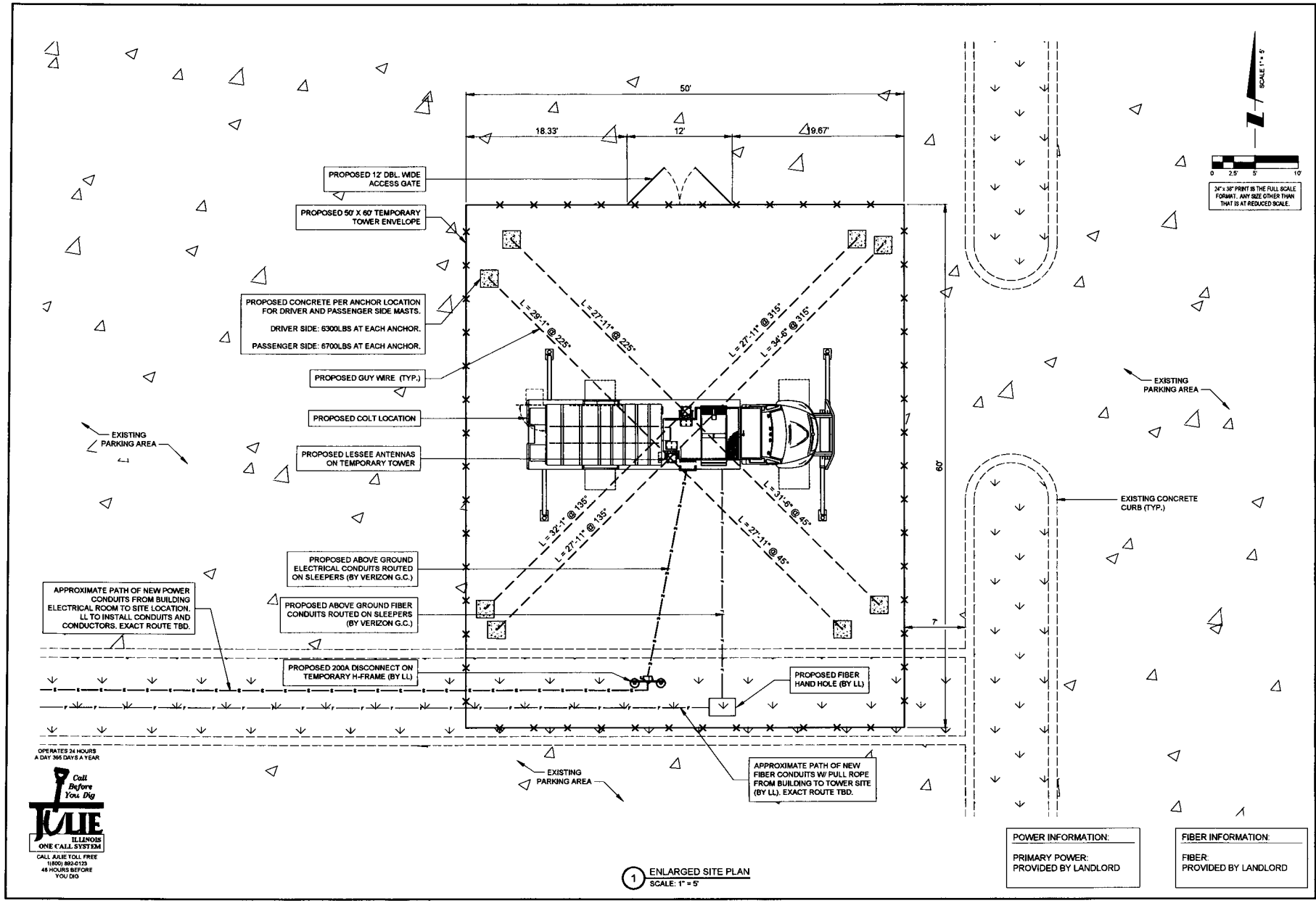
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE	04/19/23
PROJECT #	194-072

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



OPERATES 24 HOURS A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE 1(800) 892-0123 48 HOURS BEFORE YOU DIG

1 ENLARGED SITE PLAN
SCALE: 1" = 5'

POWER INFORMATION:

PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:

FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 806-5300
FAX: (847) 706-7415

TERRA
565 BUSINESS CENTER DRIVE
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/09/23	JJR
1	UPDATE PER REVISED COMPOUND SIDE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	AFD
3	REVISED PER NEW RFDS	08/30/23	TJS

MGD LOC. # 5000926022

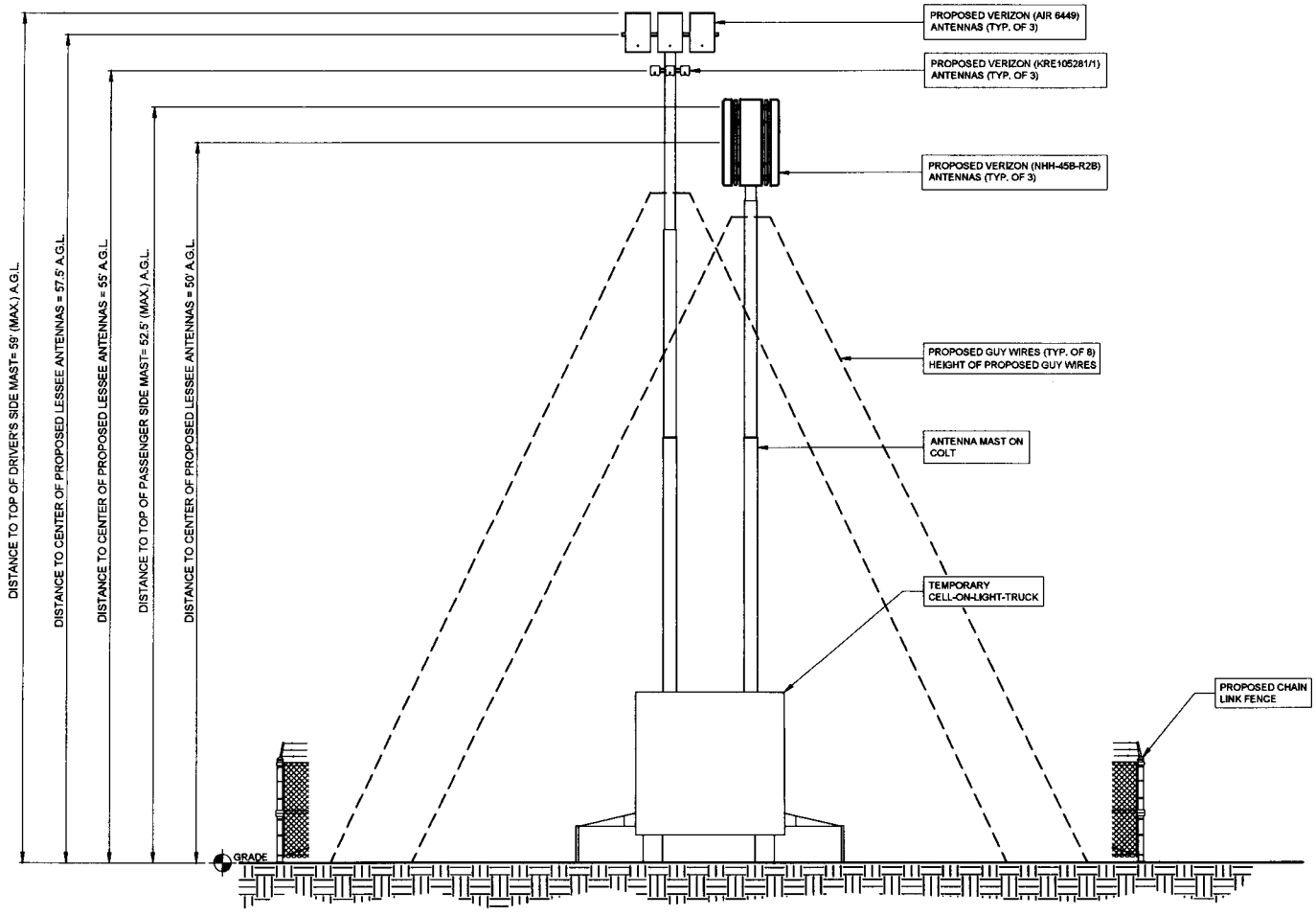
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE	04/19/23
PROJECT #:	194-072

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: **A-2**



1 SITE ELEVATION
SCALE: 1/4" = 1'-0"

verizon
1701 GOLF ROAD
TOWER 2, SUITE 401
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
PARK RIDGE, IL 60068
PH: 847-698-6490
FAX: 847-698-6491

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/05/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	05/22/23	APD
3	REVISED PER MEM RFDS	06/30/23	TJS

MGD LOC. # 5000926022

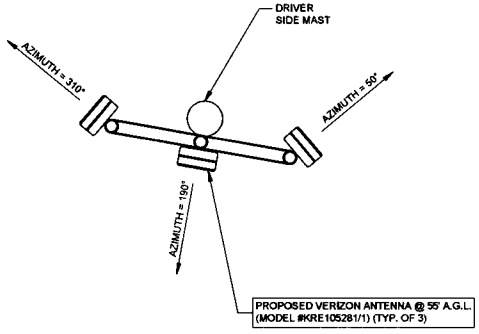
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

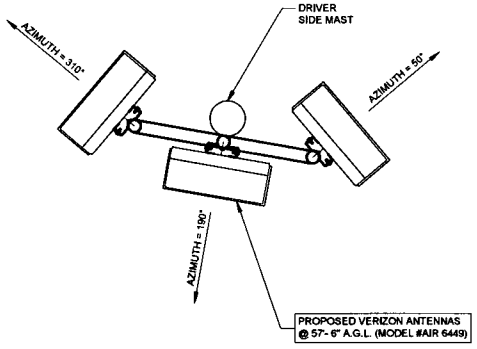
DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
SITE ELEVATION

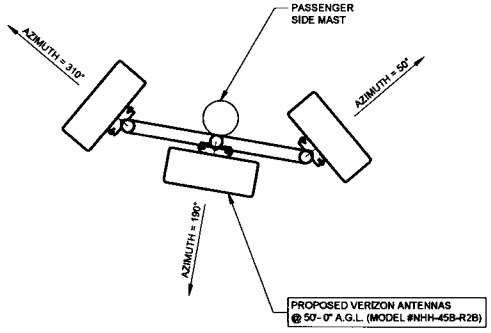
SHEET NUMBER
ANT-1



1 DRIVER SIDE MAST:
ELEVATION @ 55'-0"
SCALE: 1" = 1'-0"



2 DRIVER SIDE MAST:
ELEVATION @ 57'-6"
SCALE: 1" = 1'-0"



3 PASSENGER SIDE MAST:
ELEVATION @ 50'-0"
SCALE: 1" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 3, SUITE 400,
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-3397
FAX: (847) 706-7415

TERRA
[illegible]
PH: 847-[illegible]
FAX: 847-[illegible]

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/EQUIPMENT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	04/20/23	APD
3	REVISED PER NEW RFDS	05/30/23	TLS

MGD LOC. #
5000926022

RAND & 53_
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA ORIENTATION
(PLAN VIEWS)

SHEET NUMBER
ANT-1A

verizon
NPP RFDS

WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53 Temp Asset
Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Abbreviation	M	Site Id	517286675
Echo	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-Hosted ISR	null
Project Alt Name	COW SPECIAL EVENT	Site ID	E
Project Id	1700001	Switch Name	Elgin-1
Declared Sector Carrier 4G	24	Town Type	
Declared Sector Carrier 5G	0	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type		Zip Code	60004
		County	Cook
		Latitude	42.13780
		Longitude	-87.99997

1 RFDS TITLE SHEET
N.T.S.

Antenna Summary

Added Antenna

LTE	850,LTE	LTE	LTE			COMMSCOPE	NHH-65B-R2B	30	65	65C(1),180(2),3 19(3)	PHYSICAL	3
				LTE		ERICSSON	KRE106261/1	66	65.3	65C(B),190(2),3 ,21(P21)	PHYSICAL	3
					5G	Ericsson	AIR6449	67.5	69.8	65C(1),190(2),3 19(3)	PHYSICAL	3

Removed Antenna

Retained Antenna

Added: 6	Removed: 0	Retained: 0

2 ANTENNA SUMMARY
N.T.S.

Non Antenna Summary

Added Non Antenna

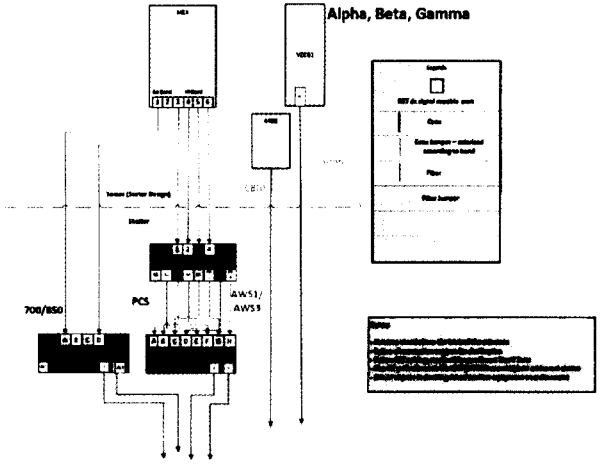
Hybrid Cable	Tower						N/A	1x1 Hybrid Jumper	PHYSICAL	6
Ustilizer	Ground (Outdoor						Commscope	CUKR6SKO-D6-43	PHYSICAL	3
Coaxial Cables	Tower						N/A	1/2"" Coax	PHYSICAL	16
RRU	Tower				LTE		Ericsson	4408,B46,DC	PHYSICAL	3
RRU	Tower		LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	850,LTE				Ericsson	4449	PHYSICAL	3
RRU	Tower					5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna

Retained Non Antenna

Added: 39	Removed: 0	Retained: 0

3 EQUIPMENT SUMMARY
N.T.S.



4 CABLE DIAGRAM
N.T.S.

verizon
1701 GOLF ROAD
TOWER 1, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-2397
FAX: (847) 706-7415

TERRA
999 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/02/23	APD
3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

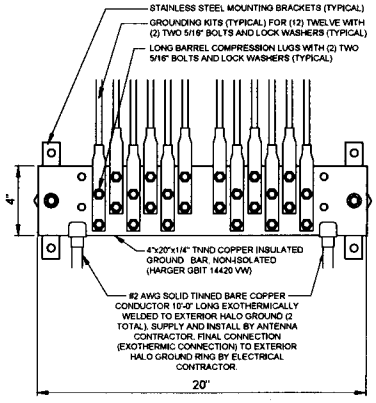
SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2

GROUNDING ELECTRODE SYSTEM NOTES:

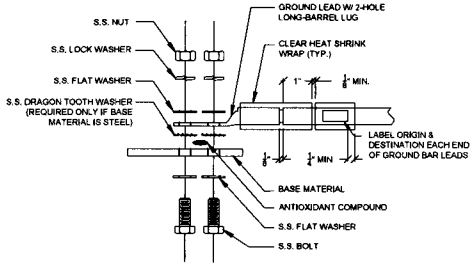
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES.GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B56B11 (OR EQUAL). ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
3. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
5. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
6. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   ONE (1) COPY TO OWNER REPRESENTATIVE
   ONE (1) COPY TO ENGINEER
   ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

NOTE:
DO NOT ATTACH GROUND BARS ON ANY OF THE TANKS COATED SURFACES

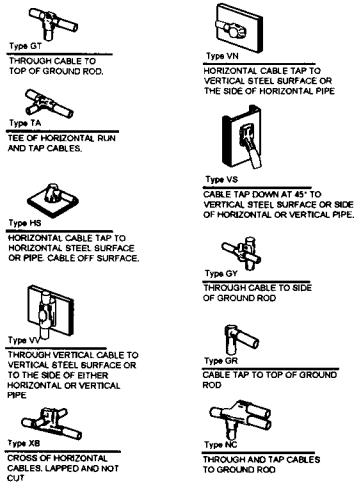


1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE

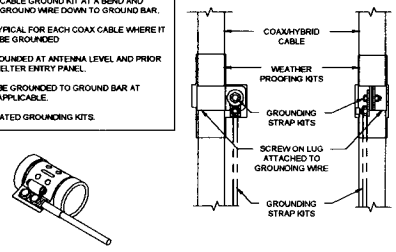


2 GROUND LUG INSTALLATION DETAIL
N.T.S.

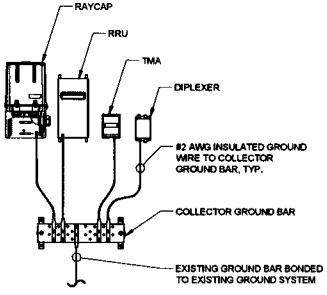


3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

NOTES
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



4 COAX / HYBRID CABLE GROUND KIT DETAIL
N.T.S.



NOTES:
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

5 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 806-7007
FAX: (847) 706-7415

TERRA
CONSULTANTS, INC.
650 E. ALGONQUIN ROAD, SUITE V
PALATINE, ILLINOIS 60074
PH: 847-496-4400
FAX: 847-496-4401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/04/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	KPD
3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-1

verizon
NPP RFDS

WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&3_Temp_Asset

Mcdaniel, Jesse - jesse.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Abbreviation	N	Site Id	617386575
Eclp	N	Branch Name	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLCR	0
Project Id	17084021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1650 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR:4G_700:4G_850:5G_850:4G_AWS:4G_CBRS:5G_L-Band:5G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99987

Project Scope

Antenna Summary

Added Antenna

RAD Center	5G Flag	Tech	Sector	Band	Band Class	Vendor	Model	Azimuth	Mech Tilt	Frequency	Port Type	Ports
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),310(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(18),190(20),310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),3 10(3)	PHYSICAL	3

Removed Antenna

RAD Center	5G Flag	Tech	Sector	Band	Band Class	Vendor	Model	Azimuth	Mech Tilt	Frequency	Port Type	Ports

Retained Antenna

RAD Center	5G Flag	Tech	Sector	Band	Band Class	Vendor	Model	Azimuth	Mech Tilt	Frequency	Port Type	Ports

Added: 9	Removed: 0	Retained: 0

Non Antenna Summary

Added Non Antenna

Equipment Type	Location	RAD	5G	Tech	Sector	Band	Band Class	Vendor	Model	Port Type	Quantity
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2"" Coax	PHYSICAL	18
RRU	Tower					LTE		Ericsson	4406 B48 DC	PHYSICAL	3
RRU	Tower			LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna

Equipment Type	Location	RAD	5G	Tech	Sector	Band	Band Class	Vendor	Model	Cable Type	Qty	Port Type	Quantity

Retained Non Antenna

Equipment Type	Location	RAD	5G	Tech	Sector	Band	Band Class	Vendor	Model	Cable Type	Qty	Port Type	Quantity

Added: 39	Removed: 0	Retained: 0

Services

1900 LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Sector Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DL EARFCN	925	925	925
Mech Down Tilt	0	0	0
Elec Down Tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Ports	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806590	16806593	16806596
Source	VZNPP	VZNPP	VZNPP
Structure	5	5	5
Ant. Dimensions H x W x Depth	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lbs)	73.44	73.44	73.44

Services			
700 LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DL EARFCN	5230	5230	5230
Mech Down tilt	0	0	0
Elec Down tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of TX/Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806589	16806592	16806595
Status	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(mm)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
850 LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DL EARFCN	2561	2561	2561
Mech Down tilt	0	0	0
Elec Down tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of TX/Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806610	16806611	16806612
Status	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(mm)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
850 NR	CAND		
Sector	0001	0002	0003
Azimuth	50	190	310
Cell/Enodeb Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DL EARFCN	2561	2561	2561
Mech Down tilt	0	0	0
Elec Down tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of TX/Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806610	16806611	16806612
Status	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(mm)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
AWS LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DL EARFCN	2050	2050	2050
Mech Down tilt	0	0	0
Elec Down tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of TX/Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806591	16806594	16806597
Status	VZNPP	VZNPP	VZNPP
Bandwidth	20	20	20
Ant. Dimensions H x W x D(mm)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
CBAND NR		CAND	
[redacted]		0001	0002	0003
[redacted]		50	190	310
[redacted]				
[redacted]		AIR6449	AIR6449	AIR6449
[redacted]		Ericsson	Ericsson	Ericsson
[redacted]		57.6	57.6	57.6
[redacted]		648672	648672	648672
[redacted]		0	0	0
[redacted]		6	6	6
[redacted]		58.9	58.9	58.9
[redacted]		1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP
[redacted]		50.8 dBm	50.8 dBm	50.8 dBm
[redacted]				
[redacted]				
[redacted]		Ericsson	Ericsson	Ericsson
[redacted]		AIR6449	AIR6449	AIR6449
[redacted]		2 , 2	2 , 2	2 , 2
[redacted]				
[redacted]		16806613	16806614	16806615
[redacted]		VZNPP	VZNPP	VZNPP
[redacted]		60	60	60
[redacted]		30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8
[redacted]		88.0	88.0	88.0

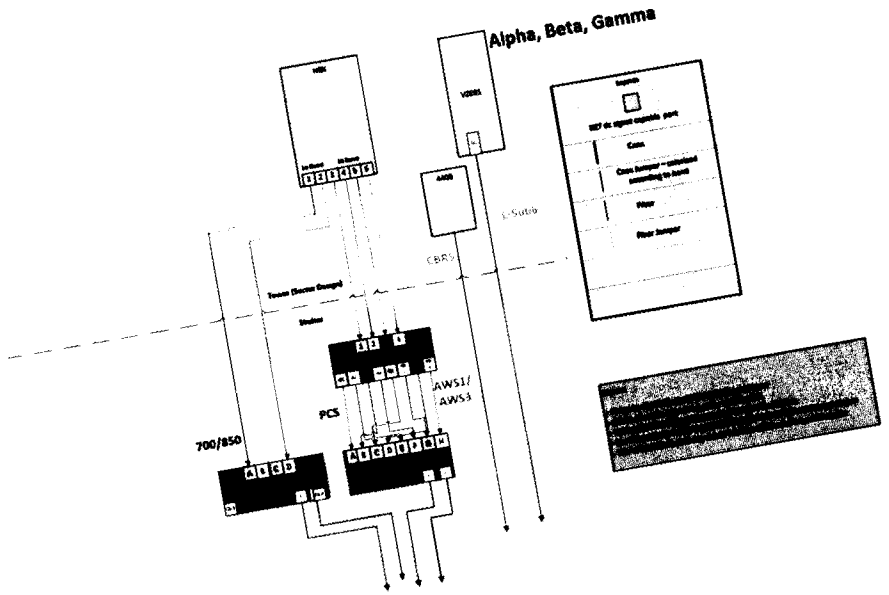
Services			
CBRS LTE		CAND	
[redacted]		19	20	21
[redacted]		50	190	310
[redacted]				
[redacted]		KRE105281/1	KRE105281/1	KRE105281/1
[redacted]		ERICSSON	ERICSSON	ERICSSON
[redacted]		55	55	55
[redacted]		55790, 55890, 55990, 56090	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090
[redacted]		0	0	0
[redacted]		8, 8, 8, 8	8, 8, 8, 8	8, 8, 8, 8
[redacted]		55.3	55.3	55.3
[redacted]		28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD
[redacted]		37.0 dBm	37.0 dBm	37.0 dBm
[redacted]				
[redacted]				
[redacted]		Ericsson	Ericsson	Ericsson
[redacted]		4408 B48 DC	4408 B48 DC	4408 B48 DC
[redacted]		4 , 4	4 , 4	4 , 4
[redacted]				
[redacted]		16806598, 16806599, 16806600, 16806601	16806602, 16806603, 16806604, 16806605	16806606, 16806607, 16806608, 16806609
[redacted]		VZNPP	VZNPP	VZNPP
[redacted]		10, 10, 10, 10	10, 10, 10, 10	10, 10, 10, 10
[redacted]		7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98
[redacted]		1.76	1.76	1.76

Callsigns Per Antenna

Sector	Radio	Model	Ant Pattern Azimuth	Ant Tilt Mech	Antenna	Ant Tilt Elec	Ant Tilt Total	Beamwidth	Frequency Range	Tilt	Band	Radio	Band	Ant Gain	Ant MHz	Ant Qty
00	ERICSSON	KRE105281/1	55	55.1	190	3	0	6.5dB	83	38.65						
10	ERICSSON	KRE105281/1	55	55.1	60	3	0	6.5dB	83	38.65						
0003	COMMSCOPE	NHH-45B-R3B	55	53	310	2	0	15.0B	42.75	580.48		XMLF207				
21	ERICSSON	KRE105281/1	55	55.1	310	3	0	6.5dB	83	38.65						
20	COMMSCOPE	NHH-45B-R3B	55	53	190	2	0	15.0B	42.75	580.48		XMLF207				
01	COMMSCOPE	NHH-45B-R3B	55	53	50	2	0	17.5dB	44.5	1111.7			XMLF207			
03	COMMSCOPE	NHH-45B-R3B	55	53	310	2	0	14.3dB	47.4	167.4	MADU0881					
30	ERICSSON	KRE105281/1	55	55.1	190	3	0	6.5dB	83	38.65						
10	ERICSSON	KRE105281/1	55	55.1	50	3	0	6.5dB	83	38.65						
23	ERICSSON	KRE105281/1	55	55.1	310	3	0	6.5dB	83	38.65						
0002	Ruckus	ASB4A9	57.4	58.5	190	4	0	22.0B	82	1366.07						
03	COMMSCOPE	NHH-45B-R3B	55	53	310	3	0	17.5dB	44.5	1111.7		XMLF207				
03	COMMSCOPE	NHH-45B-R3B	50	53	310	3	0	14.0B	42.75	387.48		XMLK305				
0002	COMMSCOPE	NHH-45B-R3B	50	53	190	2	0	15.0B	42.75	387.48		XMLK305				
01	COMMSCOPE	NHH-45B-R3B	55	53	50	4	0	14.3dB	47.4	167.4	MADU0881					
02	COMMSCOPE	NHH-45B-R3B	55	53	190	2	0	14.3dB	47.4	167.4	MADU0881					
10	ERICSSON	KRE105281/1	55	55.1	50	3	0	6.5dB	83	38.65						
31	ERICSSON	KRE105281/1	55	55.1	310	3	0	6.5dB	83	38.65						
0001	COMMSCOPE	NHH-45B-R3B	50	53	50	4	0	16.1dB	43	387.48		XMLK305				
0001	Ruckus	ASB4A9	57.4	58.5	50	4	0	22.0B	82	1366.07						
01	COMMSCOPE	NHH-45B-R3B	50	53	50	4	0	16.1dB	43	387.48		XMLK305				
20	ERICSSON	KRE105281/1	55	55.1	190	3	0	6.5dB	83	38.65						
0003	Ruckus	ASB4A9	57.4	58.5	310	4	0	22.0B	82	1366.07						
02	COMMSCOPE	NHH-45B-R3B	50	53	190	1	0	17.0B3	36.75	327.21				WCGA852,WCB294		
30	ERICSSON	KRE105281/1	55	55.1	190	3	0	6.5dB	83	38.65						
21	ERICSSON	KRE105281/1	55	55.1	310	3	0	6.5dB	83	38.65						
02	COMMSCOPE	NHH-45B-R3B	55	53	190	1	0	17.5dB	44.5	1111.7		XMLE207				
01	COMMSCOPE	NHH-45B-R3B	50	53	50	2	0	16.1dB	36.25	327.21				WCGA852,WCB294		
03	COMMSCOPE	NHH-45B-R3B	50	53	310	2	0	16.1dB	36.25	327.21				WCGA852,WCB294		
10	ERICSSON	KRE105281/1	55	55.1	50	3	0	6.5dB	83	38.65						

Callsigns

Callsign	Market	Market Code	Element	Ring	Block	Frequency	Market Name	Unlicensed	Bandwidth	Block 1 Frequency	Block 2	Block 3	Block 4	Population	Sqkilometers	Sqmiles	Status	Action	Callsign Version
WQJQ881	Great Lakes	INU	KEA003	C	IL	17031	Cellco Partnership	Yes	22,000	746,000 - 757,900,000 - .000	776,000 - 787,900,000 - .000	746,000 - 757,000,000 - .000	776,000 - 787,900,000 - .000	167.4	1080	6680.63	proposed	added	1
KNRA208	Chicago, IL	CL	CMA003	B	IL	17031	Chicago SMSA LP	No	25,000	846,000 - 846,00049 6,900 - 849,000	846,000 - 846,00049 6,900 - 849,000	846,000 - 846,00049 6,900 - 849,000	880,000 - 880,00049 1,500 - 884,000	382.48	480	6680.63	proposed	added	1
XMLF207	Chicago	CW	MTA003	B	IL	17031	Cellco Partnership	Yes	10,000	1880,000 - 1885,000,000 - .000	1900,000 - 1905,000,000 - .000	1880,000 - 1885,000,000 - .000	1900,000 - 1905,000,000 - .000	1111.7	1040	6680.63	proposed	added	1
CBRS_CALLSIGN	UNLICENSED	3.5 GHz	UNLICENSED	UNLICENSED	IL	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED UNLICENSED &UNLICENSED D-UNLICENSED	UNLICENSED UNLICENSED &UNLICENSED D-UNLICENSED	-/-	-/-	28.03		6680.63	proposed	added	
WRLD648	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100,000	3660,000 - 3680,000,000 - .000	.000 - .000,000 - .000	3660,000 - 3680,000,000 - .000	.000 - .000,000 - .000	28.03	501	6680.63	proposed	added	1
WRLD671	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100,000	3660,000 - 3680,000,000 - .000	.000 - .000,000 - .000	3660,000 - 3680,000,000 - .000	.000 - .000,000 - .000	28.03	501	6680.63	proposed	added	1
WRLD670	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100,000	3640,000 - 3660,000,000 - .000	.000 - .000,000 - .000	3640,000 - 3660,000,000 - .000	.000 - .000,000 - .000	28.03	501	6680.63	proposed	added	1
WRLD672	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100,000	3680,000 - 3660,000,000 - .000	.000 - .000,000 - .000	3660,000 - 3680,000,000 - .000	.000 - .000,000 - .000	28.03	501	6680.63	proposed	added	1
WQQB364	Chicago, IL	AW	CMA003	A	IL	17031	Cellco Partnership	Yes	20,000	1710,000 - 1720,000,000 - .000	2110,000 - 2120,000,000 - .000	1710,000 - 1720,000,000 - .000	2110,000 - 2120,000,000 - .000	327.21	1040	6680.63	proposed	added	1
WRNE696	Chicago, IL	PM	PEA003	A1	IL	17031	Cellco Partnership	Yes	20,000	3700,000 - 3720,000,000 - .000	.000 - .000,020 - .000	3700,000 - 3720,000,000 - .000	.000 - .000,020 - .000	1366.07	1040	6680.63	proposed	added	1
WRNE697	Chicago, IL	PM	PEA003	A2	IL	17031	Cellco Partnership	Yes	20,000	3720,000 - 3740,000,000 - .000	.000 - .000,020 - .000	3720,000 - 3740,000,000 - .000	.000 - .000,020 - .000	1366.07	1040	6680.63	proposed	added	1
WRNE698	Chicago, IL	PM	PEA003	A3	IL	17031	Cellco Partnership	Yes	20,000	3740,000 - 3760,000,000 - .000	.000 - .000,020 - .000	3740,000 - 3760,000,000 - .000	.000 - .000,020 - .000	1366.07	1040	6680.63	proposed	added	1
WQQA852	Chicago-Gary-Kenosha - Bi-Mkt	AW	BEA004	B	IL	17031	Cellco Partnership	Yes	20,000	1720,000 - 1730,000,000 - .000	2120,000 - 2130,000,000 - .000	1720,000 - 1730,000,000 - .000	2120,000 - 2130,000,000 - .000	327.21	1040	6680.63	proposed	added	1


Alpha, Beta, Gamma
MBC
V2001
A009
L-Sub-b
CBR1
PCS
AWS1/
AWS3
700/850

32 W 273 Army Trail Road, Suite # 100, Wayne, IL 60184
HUTTER TRANKINA ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
Phone: 630-513-6711
htedesign.com

June 7, 2023
Revised: June 20, 2023

Mr. Dan Szlaga
Terra Consulting Group, Ltd.
600 Busse Highway
2nd Floor
Park Ridge, IL 60068-2568

Re: VZN: Rand and 53
Loc. # 5000926022/ Terra # 194072
Hutter Trankina # 23126

Dear Mr. Szlaga:

Per your request, we have analyzed the above-referenced Colt truck, which will be at 1500 Shure Drive in Arlington Heights, Illinois. The following paragraphs summarize our findings.

PURPOSE

The purpose of this analysis was to verify the structural adequacy of a Colt truck and attached masts to resist proposed equipment loads as specified by Verizon.

DESCRIPTION

- **Masts**

  The truck is equipped with a 59'-0" mast on the driver side and a 60'-0" mast on the passenger side. The 59'-0" mast is comprised of (7) sections with a base diameter of 13.5" and a top diameter of 7.5". This mast was deployed to a maximum height of 61'-0" above grade for our analysis. The 60'-0" mast is comprised of (8) sections with a base diameter of 11.25" and a top diameter of 5.25". This mast was deployed to a maximum height of 54'-6" above grade for our analysis. The masts are made of 6061-T6 aluminum alloy (Fy = 35 ksi). For our analysis of both masts, the smallest diameter section was deployed first with the next smallest diameter section deployed next and so on. The mast information was provided by the manufacture, Will-Burt.

- **Guy Wires and Anchor Bolts**

  Four 1/4" diameter EHS guy wires shall be attached at elevations 52'-4" and 46'-8" above grade for the driver side (59'-0") and passenger side (60'-0") masts, respectively. **For the driver side mast (59'-0'), the guy wires shall be weighed down with 6,300 pounds of concrete weight at each anchor location. For the passenger side mast (60'-0"), the guy wires shall be weighed down with 6,700 pounds of concrete weight at each anchor location. Alternatively, a helix**

- **Guy Wires and Anchor Bolts – Cont'd.**

  anchor, aligned in the direction of the wire, may be used with a minimum working capacity of 2,900 pounds and 2,900 pounds for the drive side mast (59'-0") and passenger side mast (60'-0'), respectively. See attached Plan 1 for anchor locations. The base of masts are attached into the chassis of the truck with (4) ⅜" dimeter bolts assumed to be of A307 grade steel (Fy = 36 ksi). The base of each mast shall be supported per attached Section 2.

- **Truck Chassis**

  The truck chassis consists of (2) 10" steel channels running the full length and are assumed to be of A36 steel (Fy = 36 ksi). The truck weighs approximately 31,020 pounds. Outriggers are attached to the chassis and shall be deployed the full length of 18'-8".

ANTENNA CONFIGURATION

The following antenna layout was employed in the analysis:

59'-0" MAST ON DRIVER SIDE

Elevation	Antenna or Appurtenance	Qty.
57''-6"	Ericsson AIR 6449	3
55'-0"	Ericsson KRE105281/4408	3
4'-0"/55'-0"	Hybrid cable	3
4'-0"/57'-6"	Hybrid cable	3

60'-0" MAST ON PASSENGER SIDE

Elevation	Antenna or Appurtenance	Qty.
50'-0"	NHH-45B-R2B	3
4'-0"/50'-0"	½" coax*	18

**coax to be attached to the side of the mast and stacked in rows of (6)*

ANALYSIS PROCEDURE AND RESULTS

The existing structure was subjected to the TIA/EIA-222-H Code standards. The analysis considered a maximum deployment period of six (6) months. The following two (2) loading cases were considered:

I. Forces due to a ultimate wind speed of 86 mph;

II. Forces due to an ultimate wind speed of 32 mph and 1 ½" ice thickness; and

III. Service wind of 60 mph.

The following stress ratios were determined:

59'-0" Mast	40%
60'-0" Mast	92%
Truck Chassis	Pass

CONCLUSION

Based on the performed calculations, the Colt truck and attached masts are **structurally acceptable** to resist the wind loads imposed by the proposed equipment. Please note: the maximum deployment period shall not exceed six (6) months.

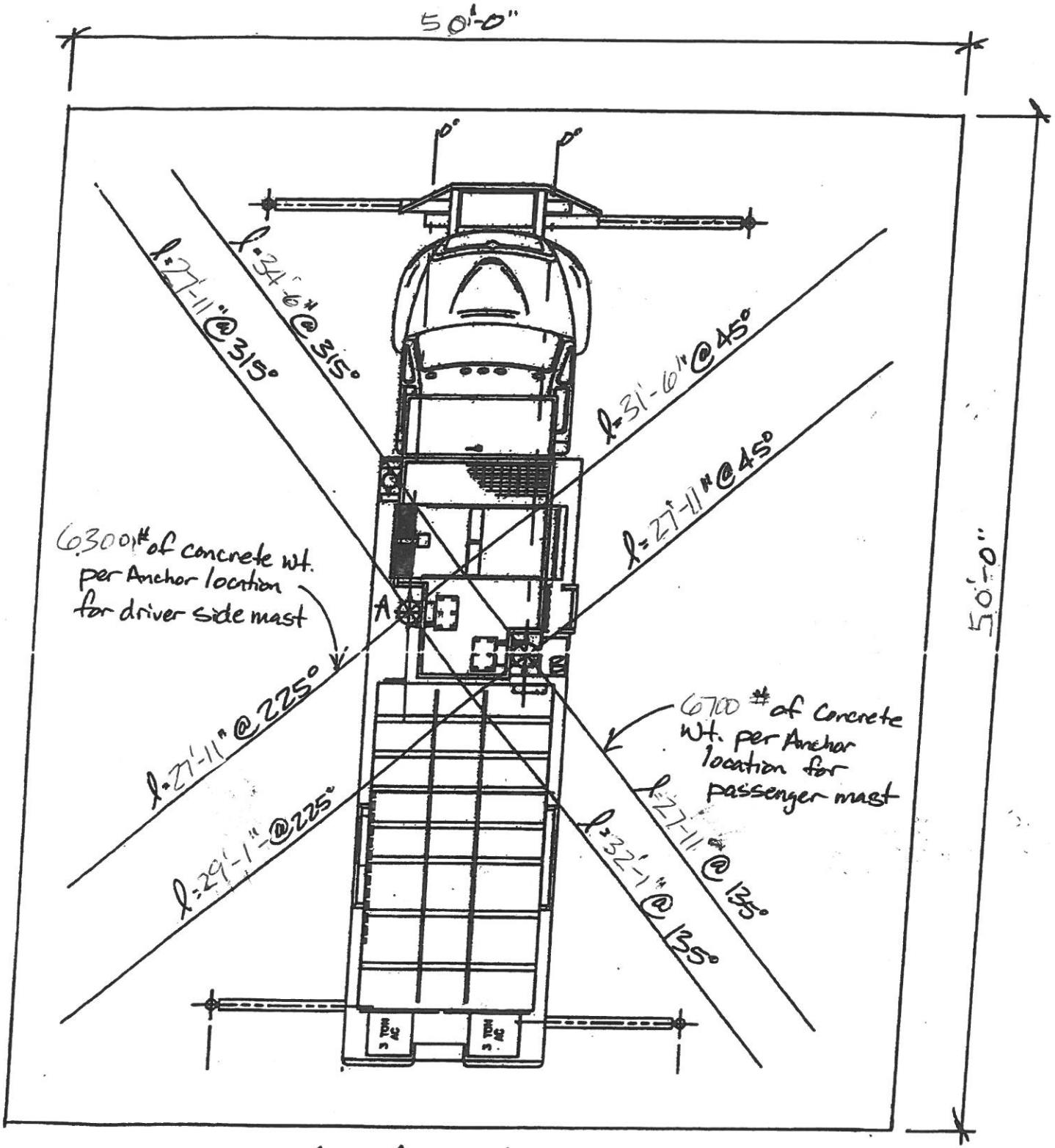
Should you have any questions regarding this report or require further analysis, please feel free to contact us.

Sincerely,

John C. Matzke
Project Engineer

John L. Trankina
President





1 Guy Anchor Layout
N.T.S.

A: 59'-0" Mast
B: 60'-0" Mast

HTF# 23121
Sketch 1

Structural Calculations

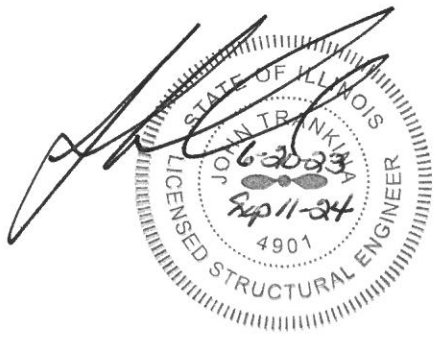
For

Verizon Loc. # 5000926022

Rand and 53

1500 Shure Dr
Arlington Heights, IL

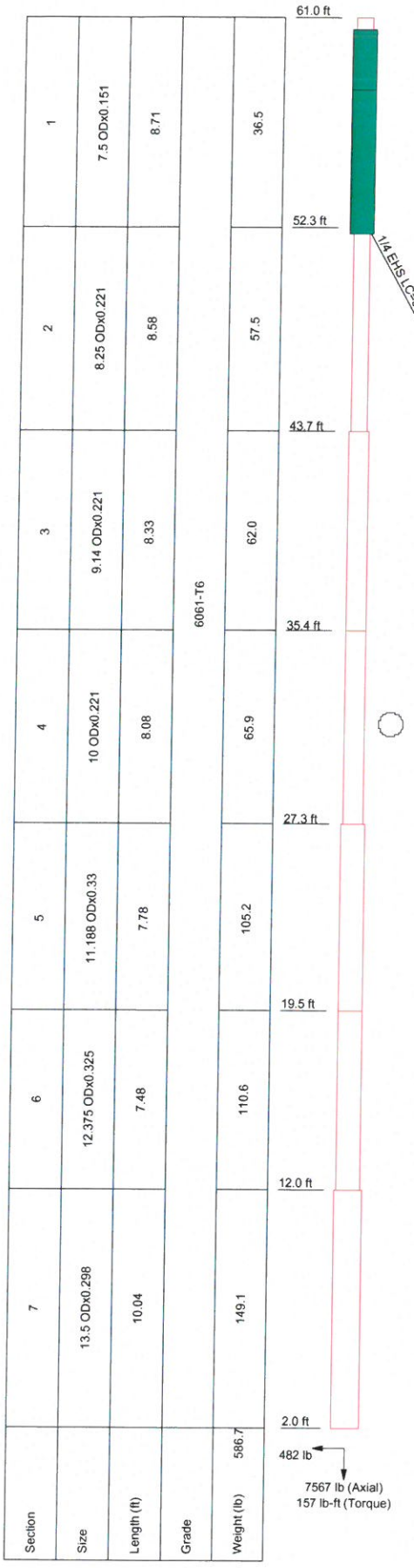
June 7, 2023
Revised: June 20, 2023

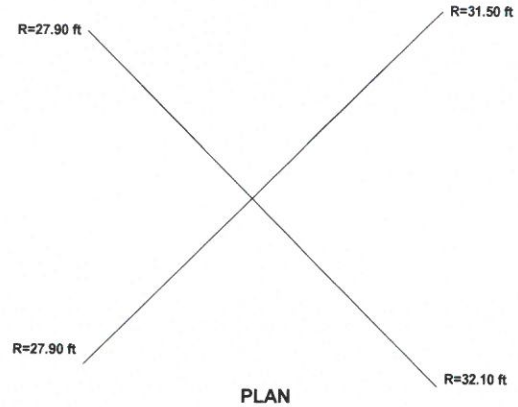


PREPARED BY:
HUTTER TRANKINA ENGINEERING
32 W 273 Army Trail Road, Suite 100, Wayne, IL 60184

Phone: 630-513-6711
htedesign.com

Project # 23126





PLAN

DESIGNED APPURTENANCE LOADING

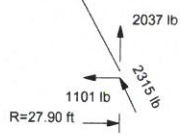
TYPE	ELEVATION	TYPE	ELEVATION
Ericsson AIR6449	57.5	Ericsson 4408 / KRE 105281 w/ 6' pipe	55
Ericsson AIR6449	57.5	Ericsson 4408 / KRE 105281 w/ 6' pipe	55
Ericsson AIR6449	57.5		
Ericsson 4408 / KRE 105281 w/ 6' pipe	55		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
6061-T6	35 ksi	42 ksi			

TOWER DESIGN NOTES

1. Tower is located in Winnebago County, Wisconsin.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 86 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 32 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. TOWER RATING: 58.2%



ALL REACTIONS ARE FACTORED

Hutter Trankina Engineering
32W273 Army Trail Road
Wayne, IL 60184
Phone: 630-53-6711
FAX:
www.htedesign.com

Job: VZN Rand & 53 TEMP (HTE# 23126) 59'-0" Mast			
Project: Arlington Hts, IL			
Client: Terra Consulting Group	Drawn by: John Matzke	App'd:	
Code: TIA-222-H	Date: 06/20/23	Scale: NTS	
Path: M:\Current HTE\2023 Projects\23126 VZN Rand & 53 Temp Asset Loc #60008628\22 TCG #19407\Celoxia\tia Mast\23126 59' Mast.eri		Dwg No. E-1	

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-H standard.
The following design criteria apply:

Tower is located in Winnebago County, Wisconsin.
Tower base elevation above sea level: 2.00 ft.
Basic wind speed of 86 mph.
Risk Category II.
Exposure Category C.
Simplified Topographic Factor Procedure for wind speed-up calculations is used.
Topographic Category: 1.
Crest Height: 0.00 ft.
Nominal ice thickness of 1.5000 in.
Ice thickness is considered to increase with height.
Ice density of 56 pcf.
A wind speed of 32 mph is used in combination with ice.
Temperature drop of 50 °F.
Deflections calculated using a wind speed of 60 mph.
Pressures are calculated at each section.
Stress ratio used in pole design is 1.
Safety factor used in guy design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

	Consider Moments - Legs		Distribute Leg Loads As Uniform		Use ASCE 10 X-Brace Ly Rules
	Consider Moments - Horizontals		Assume Legs Pinned	√	Calculate Redundant Bracing Forces
	Consider Moments - Diagonals	√	Assume Rigid Index Plate		Ignore Redundant Members in FEA
	Use Moment Magnification	√	Use Clear Spans For Wind Area		SR Leg Bolts Resist Compression
√	Use Code Stress Ratios	√	Use Clear Spans For KL/r	√	All Leg Panels Have Same Allowable
√	Use Code Safety Factors - Guys	√	Retension Guys To Initial Tension		Offset Girt At Foundation
	Escalate Ice	√	Bypass Mast Stability Checks		Consider Feed Line Torque
	Always Use Max Kz	√	Use Azimuth Dish Coefficients		Include Angle Block Shear Check
	Use Special Wind Profile	√	Project Wind Area of Appurt.		Use TIA-222-H Bracing Resist. Exemption
√	Include Bolts In Member Capacity	√	Autocalc Torque Arm Areas		Use TIA-222-H Tension Splice Exemption
√	Leg Bolts Are At Top Of Section		Add IBC .6D+W Combination		Poles
√	Secondary Horizontal Braces Leg		Sort Capacity Reports By Component		Include Shear-Torsion Interaction
	Use Diamond Inner Bracing (4 Sided)	√	Triangulate Diamond Inner Bracing	√	Always Use Sub-Critical Flow
	SR Members Have Cut Ends		Treat Feed Line Bundles As Cylinder		Use Top Mounted Sockets
	SR Members Are Concentric		Ignore KL/ry For 60 Deg. Angle Legs		Pole Without Linear Attachments
					Pole With Shroud Or No Appurtenances
					Outside and Inside Corner Radii Are Known

Pole Section Geometry

Section	Elevation ft	Section Length ft	Pole Size	Pole Grade	Socket Length ft
L1	61.00-52.29	8.71	7.5 ODx0.151	6061-T6 (35 ksi)	
L2	52.29-43.71	8.58	8.25 ODx0.221	6061-T6 (35 ksi)	
L3	43.71-35.38	8.33	9.14 ODx0.221	6061-T6 (35 ksi)	
L4	35.38-27.30	8.08	10 ODx0.221	6061-T6 (35 ksi)	
L5	27.30-19.52	7.78	11.188 ODx0.33	6061-T6 (35 ksi)	
L6	19.52-12.04	7.48	12.375 ODx0.325	6061-T6 (35 ksi)	
L7	12.04-2.00	10.04	13.5 ODx0.298	6061-T6 (35 ksi)	

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 61.00-52.29				1	1	1			
L2 52.29-43.71				1	1	1			
L3 43.71-35.38				1	1	1			
L4 35.38-27.30				1	1	1			
L5 27.30-19.52				1	1	1			
L6 19.52-12.04				1	1	1			
L7 12.04-2.00				1	1	1			

Guy Data

Guy Elevation ft	Guy Grade		Guy Size	Initial Tension lb	%	Guy Modulus ksi	Guy Weight plf	L_u ft	Anchor Radius ft	Anchor Azimuth Adj. °	Anchor Elevation ft	End Fitting Efficiency %
52.29	EHS	A	1/4	665.00	10%	21000	0.121	59.07	27.90	0.0000	0.00	100%
		B	1/4	665.00	10%	21000	0.121	60.83	31.50	0.0000	0.00	100%
		C	1/4	665.00	10%	21000	0.121	61.14	32.10	0.0000	0.00	100%
		D	1/4	665.00	10%	21000	0.121	59.07	27.90	0.0000	0.00	100%

Guy Data*(cont'd)*

Guy Elevation ft	Mount Type	Torque-Arm Spread ft	Torque-Arm Leg Angle °	Torque-Arm Style	Torque-Arm Grade	Torque-Arm Type	Torque-Arm Size
52.29	Corner						

Guy Data *(cont'd)*

Guy Elevation ft	Diagonal Grade	Diagonal Type	Upper Diagonal Size	Lower Diagonal Size	Is Strap.	Pull-Off Grade	Pull-Off Type	Pull-Off Size
52.29	A572-50 (50 ksi)	Solid Round			No	A572-50 (50 ksi)	Solid Round	1 1/4

Guy Data *(cont'd)*

Guy Elevation ft	Cable Weight A lb	Cable Weight B lb	Cable Weight C lb	Cable Weight D lb	Tower Intercept A ft	Tower Intercept B ft	Tower Intercept C ft	Tower Intercept D ft
52.29	7.15	7.36	7.40	7.15	0.32 1.0 sec/pulse	0.34 1.0 sec/pulse	0.34 1.0 sec/pulse	0.32 1.0 sec/pulse

Guy Data *(cont'd)*

Guy Elevation ft	Calc K Single Angles	Calc K Solid Rounds	Torque Arm K_x	Torque Arm K_y	Pull Off K_x	Pull Off K_y	Diagonal K_x	Diagonal K_y
52.29	No	No			1	1	1	1

Guy Data *(cont'd)*

Guy Elevation ft	Torque-Arm Bolt Size in	Torque-Arm Number	Torque-Arm Net Width Deduct in	Torque-Arm U	Pull Off Bolt Size in	Pull Off Number	Pull Off Net Width Deduct in	Pull Off U	Diagonal Bolt Size in	Diagonal Number	Diagonal Net Width Deduct in	Diagonal U
52.29	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75

Guy Pressures

Guy Elevation ft	Guy Location	z ft	q_z psf	q_z Ice psf	Ice Thickness in
52.29	A	26.15	17	2	1.4655
	B	26.15	17	2	1.4655
	C	26.15	17	2	1.4655
	D	26.15	17	2	1.4655

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Sector	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Start/End Position	Width or Diameter in	Perimeter in	Weight plf
Andrew HFT1206-24S49	D	Yes	Surface Ar (CaAa)	55.00 - 4.00	6	6	0.000 0.000	1.5000		1.60
Andrew HFT1206-24S49	D	Yes	Surface Ar (CaAa)	57.50 - 55.00	3	3	0.000 0.000	1.5000		1.60

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight lb
L1	61.00-52.29	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	3.564	0.000	38.02
L2	52.29-43.71	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	7.722	0.000	82.37
L3	43.71-35.38	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	7.497	0.000	79.97
L4	35.38-27.30	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	7.272	0.000	77.57
L5	27.30-19.52	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	7.002	0.000	74.69
L6	19.52-12.04	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	6.732	0.000	71.81
L7	12.04-2.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	7.236	0.000	77.18

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight lb
L1	61.00-52.29	A	1.583	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	6.517	0.000	106.84
L2	52.29-43.71	A	1.557	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight lb
		D		0.000	0.000	12.993	0.000	218.27
L3	43.71-35.38	A	1.527	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	12.552	0.000	209.07
L4	35.38-27.30	A	1.492	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	12.104	0.000	199.57
L5	27.30-19.52	A	1.449	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	11.572	0.000	188.40
L6	19.52-12.04	A	1.393	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	11.021	0.000	176.47
L7	12.04-2.00	A	1.285	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	11.628	0.000	180.14

Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K_a No Ice	K_a Ice
L1	4	Andrew HFT1206-24S49	52.29 - 55.00	1.0000	1.0000
L1	5	Andrew HFT1206-24S49	55.00 - 57.50	1.0000	1.0000
L2	4	Andrew HFT1206-24S49	43.71 - 52.29	1.0000	1.0000
L3	4	Andrew HFT1206-24S49	35.38 - 43.71	1.0000	1.0000
L4	4	Andrew HFT1206-24S49	27.30 - 35.38	1.0000	1.0000
L5	4	Andrew HFT1206-24S49	19.52 - 27.30	1.0000	1.0000
L6	4	Andrew HFT1206-24S49	12.04 - 19.52	1.0000	1.0000
L7	4	Andrew HFT1206-24S49	4.00 - 12.04	1.0000	1.0000

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft / Vert ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight lb
Ericsson AIR6449	B	From Face	1.00 0.00 0.00	-40.0000	57.50	No Ice 1/2" Ice 1" Ice 2" Ice	4.13 4.40 4.67 5.24	2.88 3.10 3.34 3.83	88.00 122.74 161.44 251.46
Ericsson AIR6449	C	From Face	1.00	10.0000	57.50	No Ice	4.13	2.88	88.00

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft / Vert ft / ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight lb
			0.00			1/2" Ice	4.40	3.10	122.74
			0.00			1" Ice	4.67	3.34	161.44
						2" Ice	5.24	3.83	251.46
Ericsson AIR6449	D	From Face	1.00	40.0000	57.50	No Ice	4.13	2.88	88.00
			0.00			1/2" Ice	4.40	3.10	122.74
			0.00			1" Ice	4.67	3.34	161.44
						2" Ice	5.24	3.83	251.46
Ericsson 4408 / KRE 105281 w/ 6' pipe	B	From Face	1.00	-40.0000	55.00	No Ice	1.80	1.69	31.90
			0.00			1/2" Ice	2.34	2.26	52.62
			0.00			1" Ice	2.76	2.71	76.50
						2" Ice	3.67	3.65	137.05
Ericsson 4408 / KRE 105281 w/ 6' pipe	C	From Face	1.00	10.0000	55.00	No Ice	1.80	1.69	31.90
			0.00			1/2" Ice	2.34	2.26	52.62
			0.00			1" Ice	2.76	2.71	76.50
						2" Ice	3.67	3.65	137.05
Ericsson 4408 / KRE 105281 w/ 6' pipe	D	From Face	1.00	40.0000	55.00	No Ice	1.80	1.69	31.90
			0.00			1/2" Ice	2.34	2.26	52.62
			0.00			1" Ice	2.76	2.71	76.50
						2" Ice	3.67	3.65	137.05

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice+1.0 Guy
3	1.2 Dead+1.0 Wind 45 deg - No Ice+1.0 Guy
4	1.2 Dead+1.0 Wind 90 deg - No Ice+1.0 Guy
5	1.2 Dead+1.0 Wind 135 deg - No Ice+1.0 Guy
6	1.2 Dead+1.0 Wind 180 deg - No Ice+1.0 Guy
7	1.2 Dead+1.0 Wind 225 deg - No Ice+1.0 Guy
8	1.2 Dead+1.0 Wind 270 deg - No Ice+1.0 Guy
9	1.2 Dead+1.0 Wind 315 deg - No Ice+1.0 Guy
10	1.2 Dead+1.0 Ice+1.0 Temp+Guy
11	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp+1.0 Guy
12	1.2 Dead+1.0 Wind 45 deg+1.0 Ice+1.0 Temp+1.0 Guy
13	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp+1.0 Guy
14	1.2 Dead+1.0 Wind 135 deg+1.0 Ice+1.0 Temp+1.0 Guy
15	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp+1.0 Guy
16	1.2 Dead+1.0 Wind 225 deg+1.0 Ice+1.0 Temp+1.0 Guy
17	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp+1.0 Guy
18	1.2 Dead+1.0 Wind 315 deg+1.0 Ice+1.0 Temp+1.0 Guy
19	Dead+Wind 0 deg - Service+Guy
20	Dead+Wind 45 deg - Service+Guy
21	Dead+Wind 90 deg - Service+Guy
22	Dead+Wind 135 deg - Service+Guy
23	Dead+Wind 180 deg - Service+Guy
24	Dead+Wind 225 deg - Service+Guy
25	Dead+Wind 270 deg - Service+Guy
26	Dead+Wind 315 deg - Service+Guy

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
L1	61 - 52.29	Pole	Max Tension	23	0.01	-0.15	-0.00
			Max. Compression	17	-1360.73	-100.70	3.34
			Max. Mx	4	-525.32	-2224.06	-23.64
			Max. My	2	-525.87	-173.24	1949.54
			Max. Vy	4	463.35	-2224.06	-23.64
			Max. Vx	2	-446.39	-173.24	1949.54
			Max. Torque	6			156.58
L2	52.29 - 43.71	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	13	-5028.13	181.38	-0.17
			Max. Mx	8	-3756.76	-2952.85	25.17
			Max. My	6	-3871.26	-154.60	2911.44
			Max. Vy	4	-580.95	-1599.88	-20.07
			Max. Vx	6	-576.77	-172.67	-1380.73
			Max. Torque	6			157.00
		Guy A	Bottom Tension	5	2315.13		
			Top Tension	5	2321.34		
			Top Cable Vert	5	2054.15		
			Top Cable Norm	5	1081.24		
			Top Cable Tan	5	0.35		
			Bot Cable Vert	5	-2036.83		
			Bot Cable Norm	5	1100.53		
			Bot Cable Tan	5	0.35		
		Guy B	Bottom Tension	7	2094.02		
			Top Tension	7	2100.26		
			Top Cable Vert	7	1806.45		
			Top Cable Norm	7	1071.36		
			Top Cable Tan	7	0.23		
			Bot Cable Vert	7	-1788.24		
			Bot Cable Norm	7	1089.55		
			Bot Cable Tan	7	0.23		
		Guy C	Bottom Tension	9	2085.70		
			Top Tension	9	2091.94		
			Top Cable Vert	9	1790.35		
			Top Cable Norm	9	1082.05		
			Top Cable Tan	9	0.19		
			Bot Cable Vert	9	-1772.01		
			Bot Cable Norm	9	1100.05		
			Bot Cable Tan	9	0.19		
		Guy D	Bottom Tension	3	2294.44		
			Top Tension	3	2300.65		
			Top Cable Vert	3	2035.95		
			Top Cable Norm	3	1071.41		
			Top Cable Tan	3	0.38		
			Bot Cable Vert	3	-2018.63		
			Bot Cable Norm	3	1090.69		
			Bot Cable Tan	3	0.38		
L3	43.71 - 35.38	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	13	-5493.42	741.51	0.62
			Max. Mx	8	-3930.67	-5631.54	21.69
			Max. My	6	-4045.10	-129.99	5611.75
			Max. Vy	4	-421.05	2734.29	-18.95
			Max. Vx	6	-415.48	-154.88	2911.46
			Max. Torque	6			156.98
L4	35.38 - 27.3	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	13	-5956.89	999.59	0.88

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
			Max. Mx	8	-4103.56	-6671.75	17.19
			Max. My	6	-4217.93	-100.83	6664.92
			Max. Vy	4	-230.65	5480.03	-16.37
			Max. Vx	6	-225.45	-130.09	5611.74
			Max. Torque	6			156.92
L5	27.3 - 19.52	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	13	-6460.51	976.10	0.87
			Max. Mx	8	-4134.24	-6691.73	16.50
			Max. My	6	-4248.60	-96.41	6686.19
			Max. Vy	8	-149.24	-6205.73	12.21
			Max. Vx	6	148.71	-69.86	6204.82
			Max. Torque	6			156.88
L6	19.52 - 12.04	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	13	-6959.23	713.45	0.64
			Max. Mx	8	-4317.52	-6205.76	12.21
			Max. My	6	-4431.82	-69.72	6204.82
			Max. Vy	8	-321.36	-4436.92	7.10
			Max. Vx	6	321.25	-39.16	4437.90
			Max. Torque	6			156.88
L7	12.04 - 2	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	13	-7566.59	-0.90	-0.00
			Max. Mx	8	-4533.59	-4436.98	7.09
			Max. My	6	-4647.82	-39.02	4437.92
			Max. Vy	8	-560.18	0.03	-0.10
			Max. Vx	6	560.37	2.60	-0.07
			Max. Torque	6			156.87

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical lb	Horizontal, X lb	Horizontal, Z lb
Mast	Max. Vert	13	7566.86	-68.14	0.34
	Max. H_x	8	4809.45	482.24	-0.37
	Max. H_z	2	4904.49	4.58	478.64
	Max. M_x	1	0.00	2.70	-0.04
	Max. M_z	1	0.00	2.70	-0.04
	Max. Torsion	6	156.89	5.50	-478.45
	Min. Vert	1	3787.05	2.70	-0.04
	Min. H_x	4	5087.28	-470.69	0.55
	Min. H_z	6	4923.77	5.50	-478.45
	Min. M_x	1	0.00	2.70	-0.04
	Min. M_z	1	0.00	2.70	-0.04
	Min. Torsion	2	-156.74	4.58	478.64
Guy D @ 27.9 ft Elev 0 ft Azimuth 225 deg	Max. Vert	7	-100.12	-29.72	29.71
	Max. H_x	7	-100.12	-29.72	29.71
	Max. H_z	3	-2018.63	-771.51	770.97
	Min. Vert	3	-2018.63	-771.51	770.97
	Min. H_x	3	-2018.63	-771.51	770.97
	Min. H_z	7	-100.12	-29.72	29.71
Guy C @ 32.1 ft Elev 0 ft Azimuth 135 deg	Max. Vert	5	-74.31	24.61	24.62
	Max. H_x	9	-1772.01	777.72	777.99
	Max. H_z	9	-1772.01	777.72	777.99

Location	Condition	Gov. Load Comb.	Vertical lb	Horizontal, X lb	Horizontal, Z lb
	Min. Vert	9	-1772.01	777.72	777.99
	Min. H_x	5	-74.31	24.61	24.62
	Min. H_z	5	-74.31	24.61	24.62
Guy B @ 31.5 ft Elev 0 ft Azimuth 45 deg	Max. Vert	3	-76.48	24.87	-24.89
	Max. H_x	7	-1788.24	770.27	-770.59
	Max. H_z	3	-76.48	24.87	-24.89
	Min. Vert	7	-1788.24	770.27	-770.59
	Min. H_x	3	-76.48	24.87	-24.89
	Min. H_z	7	-1788.24	770.27	-770.59
Guy A @ 27.9 ft Elev 0 ft Azimuth -45 deg	Max. Vert	9	-101.34	-30.18	-30.16
	Max. H_x	9	-101.34	-30.18	-30.16
	Max. H_z	9	-101.34	-30.18	-30.16
	Min. Vert	5	-2036.83	-778.44	-777.95
	Min. H_x	5	-2036.83	-778.44	-777.95
	Min. H_z	5	-2036.83	-778.44	-777.95

Tower Mast Reaction Summary

Load Combination	Vertical lb	$Shear_x$ lb	$Shear_z$ lb	Overturning Moment, M_x lb-ft	Overturning Moment, M_z lb-ft	Torque lb-ft
Dead Only	3787.05	-2.70	0.04	0.00	0.00	-0.00
1.2 Dead+1.0 Wind 0 deg - No Ice+1.0 Guy	4904.49	-4.58	-478.64	0.00	0.00	156.74
1.2 Dead+1.0 Wind 45 deg - No Ice+1.0 Guy	5045.31	331.05	-336.17	0.00	0.00	106.76
1.2 Dead+1.0 Wind 90 deg - No Ice+1.0 Guy	5087.28	470.69	-0.55	0.00	0.00	-5.98
1.2 Dead+1.0 Wind 135 deg - No Ice+1.0 Guy	5063.85	330.22	335.32	0.00	0.00	-115.33
1.2 Dead+1.0 Wind 180 deg - No Ice+1.0 Guy	4923.77	-5.50	478.45	0.00	0.00	-156.89
1.2 Dead+1.0 Wind 225 deg - No Ice+1.0 Guy	4840.00	-341.41	338.71	0.00	0.00	-106.34
1.2 Dead+1.0 Wind 270 deg - No Ice+1.0 Guy	4809.45	-482.24	0.37	0.00	0.00	6.12
1.2 Dead+1.0 Wind 315 deg - No Ice+1.0 Guy	4828.37	-340.92	-338.25	0.00	0.00	114.90
1.2 Dead+1.0 Ice+1.0 Temp+Guy	7439.25	-11.54	-0.07	0.00	0.00	-0.00
1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp+1.0 Guy	7521.20	-12.46	-81.30	0.00	0.00	30.90
1.2 Dead+1.0 Wind 45 deg+1.0 Ice+1.0 Temp+1.0 Guy	7556.76	44.62	-57.70	0.00	0.00	21.39
1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp+1.0 Guy	7566.86	68.14	-0.34	0.00	0.00	-0.84
1.2 Dead+1.0 Wind 135 deg+1.0 Ice+1.0 Temp+1.0 Guy	7563.61	44.02	56.71	0.00	0.00	-22.57
1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp+1.0 Guy	7526.67	-12.61	80.80	0.00	0.00	-30.91
1.2 Dead+1.0 Wind 225 deg+1.0 Ice+1.0 Temp+1.0 Guy	7486.99	-70.12	57.72	0.00	0.00	-21.38
1.2 Dead+1.0 Wind 270	7482.60	-93.75	-0.15	0.00	0.00	0.84

Load Combination	Vertical	$Shear_x$	$Shear_z$	Overturning Moment, M_x	Overturning Moment, M_z	Torque
	lb	lb	lb	lb-ft	lb-ft	lb-ft
deg+1.0 Ice+1.0 Temp+1.0 Guy						
1.2 Dead+1.0 Wind 315 deg+1.0 Ice+1.0 Temp+1.0 Guy	7483.96	-69.99	-58.05	0.00	0.00	22.55
Dead+Wind 0 deg - Service+Guy	3811.04	-2.78	-212.27	0.00	0.00	68.27
Dead+Wind 45 deg - Service+Guy	3799.30	146.83	-150.26	0.00	0.00	46.48
Dead+Wind 90 deg - Service+Guy	3796.85	208.63	-0.18	0.00	0.00	-2.64
Dead+Wind 135 deg - Service+Guy	3798.51	146.56	150.01	0.00	0.00	-50.23
Dead+Wind 180 deg - Service+Guy	3809.47	-3.17	212.29	0.00	0.00	-68.30
Dead+Wind 225 deg - Service+Guy	3818.08	-152.76	150.31	0.00	0.00	-46.41
Dead+Wind 270 deg - Service+Guy	3826.21	-214.54	0.20	0.00	0.00	2.66
Dead+Wind 315 deg - Service+Guy	3819.44	-152.49	-150.01	0.00	0.00	50.14

Solution Summary

	Sum of Applied Forces			Sum of Reactions			
Load Comb.	PX lb	PY lb	PZ lb	PX lb	PY lb	PZ lb	% Error
1	0.00	-1477.03	0.00	0.32	1477.03	-0.00	0.022%
2	-4.57	-1766.72	-1558.18	4.68	1766.71	1557.63	0.024%
3	1110.55	-1765.95	-1099.08	-1110.44	1765.95	1098.94	0.007%
4	1574.41	-1765.24	4.57	-1573.97	1765.23	-4.57	0.018%
5	1116.94	-1765.86	1105.47	-1116.83	1765.85	-1105.33	0.008%
6	4.57	-1766.53	1558.18	-4.51	1766.52	-1557.86	0.014%
7	-1110.55	-1767.30	1099.08	1110.40	1767.29	-1098.95	0.008%
8	-1574.41	-1768.01	-4.57	1574.02	1768.00	4.58	0.016%
9	-1116.94	-1767.39	-1105.47	1116.80	1767.39	1105.35	0.008%
10	0.00	-5129.27	0.00	-0.77	5129.26	-0.14	0.015%
11	-0.47	-5129.44	-433.51	0.21	5129.44	434.28	0.016%
12	308.74	-5128.09	-307.11	-309.60	5128.08	307.74	0.021%
13	435.82	-5126.82	0.47	-436.90	5126.82	-0.46	0.021%
14	309.28	-5127.91	307.64	-309.81	5127.91	-308.06	0.013%
15	0.47	-5129.09	433.51	-0.73	5129.09	-434.33	0.017%
16	-308.74	-5130.45	307.11	309.26	5130.45	-307.97	0.019%
17	-435.82	-5131.71	-0.47	436.68	5131.71	0.43	0.017%
18	-309.28	-5130.62	-307.64	309.78	5130.62	308.42	0.018%
19	-1.99	-1477.07	-678.61	1.99	1477.06	677.99	0.038%
20	483.66	-1476.74	-478.66	-483.25	1476.72	478.22	0.037%
21	685.67	-1476.42	1.99	-685.06	1476.41	-1.99	0.038%
22	486.44	-1476.69	481.45	-486.04	1476.68	-481.00	0.037%
23	1.99	-1476.99	678.61	-2.01	1476.97	-677.98	0.038%
24	-483.66	-1477.32	478.66	483.24	1477.31	-478.27	0.035%
25	-685.67	-1477.63	-1.99	685.05	1477.62	2.00	0.038%
26	-486.44	-1477.36	-481.45	486.03	1477.35	481.07	0.034%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	6	0.00000001	0.00005042
2	Yes	17	0.00000001	0.00014641
3	Yes	18	0.00000001	0.00011571
4	Yes	18	0.00000001	0.00011292
5	Yes	18	0.00000001	0.00011965
6	Yes	18	0.00000001	0.00008634
7	Yes	17	0.00000001	0.00010387
8	Yes	17	0.00000001	0.00008614
9	Yes	17	0.00000001	0.00009799
10	Yes	13	0.00000001	0.00005512
11	Yes	16	0.00000001	0.00005813
12	Yes	16	0.00000001	0.00007810
13	Yes	16	0.00000001	0.00007825
14	Yes	17	0.00000001	0.00005108
15	Yes	16	0.00000001	0.00006147
16	Yes	15	0.00000001	0.00006715
17	Yes	15	0.00000001	0.00005817
18	Yes	15	0.00000001	0.00006205
19	Yes	13	0.00000001	0.00008248
20	Yes	13	0.00000001	0.00007599
21	Yes	13	0.00000001	0.00007113
22	Yes	13	0.00000001	0.00007692
23	Yes	13	0.00000001	0.00008309
24	Yes	13	0.00000001	0.00007419
25	Yes	13	0.00000001	0.00007176
26	Yes	13	0.00000001	0.00007402

Guy Design Data

Section No.	Elevation ft	Size	Initial Tension lb	Breaking Load lb	Actual T_u lb	Allowable ϕT_n lb	Required S.F.	Actual S.F.
L2	52.29 (A) (11)	1/4 EHS	665.00	6649.98	2321.34	3990.00	1.000	1.719 ✔
	52.29 (B) (10)	1/4 EHS	665.00	6649.98	2100.26	3990.00	1.000	1.900 ✔
	52.29 (C) (9)	1/4 EHS	665.00	6649.98	2091.94	3990.00	1.000	1.907 ✔
	52.29 (D) (8)	1/4 EHS	665.00	6649.98	2300.65	3990.00	1.000	1.734 ✔

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u lb
L1	61 - 52.29 (1)	7.5 ODx0.151	8.71	0.00	0.0	3.4862	-525.32
L2	52.29 - 43.71 (2)	8.25 ODx0.221	8.58	0.00	0.0	5.5745	-3787.44
L3	43.71 - 35.38	9.14 ODx0.221	8.33	0.00	0.0	6.1924	-3961.31

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u lb
	(3)						
L4	35.38 - 27.3 (4)	10 ODx0.221	8.08	0.00	0.0	6.7895	-4134.13
L5	27.3 - 19.52 (5)	11.188 ODx0.33	7.78	0.00	0.0	11.2568	-4416.08
L6	19.52 - 12.04	12.375 ODx0.325	7.48	0.00	0.0	12.3033	-4568.78
	(6)						
L7	12.04 - 2 (7)	13.5 ODx0.298	10.04	0.00	0.0	12.3596	-4782.56

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} lb-ft	M_{uy} lb-ft
L1	61 - 52.29 (1)	7.5 ODx0.151	2224.18	0.00
L2	52.29 - 43.71	8.25 ODx0.221	2970.46	0.00
	(2)			
L3	43.71 - 35.38	9.14 ODx0.221	5650.88	0.00
	(3)			
L4	35.38 - 27.3 (4)	10 ODx0.221	6689.66	0.00
L5	27.3 - 19.52 (5)	11.188 ODx0.33	6649.32	0.00
L6	19.52 - 12.04	12.375 ODx0.325	6186.09	0.00
	(6)			
L7	12.04 - 2 (7)	13.5 ODx0.298	4429.06	0.00

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u lb	Actual T_u lb-ft
L1	61 - 52.29 (1)	7.5 ODx0.151	463.38	6.14
L2	52.29 - 43.71	8.25 ODx0.221	435.06	106.39
	(2)			
L3	43.71 - 35.38	9.14 ODx0.221	247.65	106.36
	(3)			
L4	35.38 - 27.3 (4)	10 ODx0.221	52.64	106.33
L5	27.3 - 19.52 (5)	11.188 ODx0.33	43.04	106.75
L6	19.52 - 12.04	12.375 ODx0.325	172.54	106.75
	(6)			
L7	12.04 - 2 (7)	13.5 ODx0.298	345.04	106.75

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
		Guy A@52.29	1/4	11	2321.34	3990.00	58.2	Pass
		Guy B@52.29	1/4	10	2100.26	3990.00	52.6	Pass
		Guy C@52.29	1/4	9	2091.94	3990.00	52.4	Pass
		Guy D@52.29	1/4	8	2300.65	3990.00	57.7	Pass
							Summary	
						Guy A (L2)	58.2	Pass

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
						Guy B (L2)	52.6	Pass
						Guy C (L2)	52.4	Pass
						Guy D (L2)	57.7	Pass
						RATING =	**58.2**	**Pass**

CHECK ROUND ALUMINUM POLE AT BOTT OF L1

Mu = 2.24 ft-kip
Pu = 0.53 kip
Vu = 0.46 kip
Tu = .00 ft-kip
B2 = 1.000
L = 8.71 ft

Diameter = 7.50 in
t = 0.1510 in
6061-T6 Tempered

A = 3.49 in^2
S = 6.3 in^3
I = 23.5 in^4
rg = 2.60 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 24.3 < $\lambda 1$ = 28.6 — ϕF_b = 38.5 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 0 < $\lambda 2 = Cc$ = 65.7 — ϕF_c = 30.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 24.3 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 30.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 49.2 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.2 ksi	$\phi F'_c$ = 30.1 ksi	fc / $\phi F'_c$ = 0.005
fb = Mu/S =	4.3 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.121
fs = Vu/(A/2) =	0.3 ksi	$\phi F'_s$ = 18.0 ksi	fs / $\phi F'_s$ = 0.015

i.c. = 0.126 **OK (12.6% Cap)**

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CHECK BY:		DATE:	
SHEET NO:	14	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L2

Mu = 2.97 ft-kip
Pu = 3.79 kip
Vu = 0.25 kip
Tu = .00 ft-kip
B2 = 1.000
L = 50.30 ft

Diameter = 8.25 in
t = 0.2210 in
6061-T6 Tempered

A = 5.57 in^2
S = 10.9 in^3
I = 45.0 in^4
rg = 3.46 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 18.2 < $\lambda 1$ = 28.6 — ϕF_b = 41.2 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 174 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.5 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 18.2 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.5 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 62.2 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.7 ksi	$\phi F'_c$ = 2.5 ksi	$fc / \phi F'_c$ = 0.271
fb = Mu/S =	3.3 ksi	$\phi F'_b$ = 35.3 ksi	$B_2 * fb / \phi F'_b$ = 0.093
fs = Vu/(A/2) =	0.1 ksi	$\phi F'_s$ = 18.0 ksi	$fs / \phi F'_s$ = 0.005

i.c. = 0.364 **OK (36.4% Cap)**

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JOB NO:		REV:	
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CHECK BY:		DATE:	
SHEET NO:	15	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L3

Mu = 5.65 ft-kip
Pu = 3.96 kip
Vu = 0.25 kip
Tu = .00 ft-kip
B2 = 1.000
L = 50.30 ft

Diameter = 9.14 in
t = 0.2210 in
6061-T6 Tempered

A = 6.19 in^2
S = 13.5 in^3
I = 61.6 in^4
rg = 3.46 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 20.2 < $\lambda 1$ = 28.6 — ϕF_b = 40.3 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 174 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.5 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 20.2 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.5 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 64.7 > $\lambda 1$ = 64 — **ϕF_s = 17.8 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.6 ksi	$\phi F'_c$ = 2.5 ksi	fc / $\phi F'_c$ = 0.255
fb = Mu/S =	5.0 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.142
fs = Vu/(A/2) =	0.1 ksi	$\phi F'_s$ = 17.8 ksi	fs / $\phi F'_s$ = 0.004

i.c. = 0.398 **OK (39.8% Cap)**

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JOB NO:		REV:	
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CHECK BY:		DATE:	
SHEET NO:	16	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L4

Mu = 6.69 ft-kip
Pu = 4.13 kip
Vu = 0.05 kip
Tu = .00 ft-kip
B2 = 1.000
L = 50.30 ft

Diameter = 10.00 in
t = 0.2210 in
6061-T6 Tempered

A = 6.79 in^2
S = 16.2 in^3
I = 81.2 in^4
rg = 3.46 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 22.1 < $\lambda 1$ = 28.6 — ϕF_b = 39.4 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 175 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.5 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 22.1 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.5 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 67.0 > $\lambda 1$ = 64 — **ϕF_s = 16.6 ksi**

> $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.6 ksi	$\phi F'_c$ = 2.5 ksi	fc / $\phi F'_c$ = 0.243
fb = Mu/S =	4.9 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.140
fs = Vu/(A/2) =	0.0 ksi	$\phi F'_s$ = 16.6 ksi	fs / $\phi F'_s$ = 0.001

i.c. = 0.383 **OK (38.3% Cap)**

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JOB NO:		REV:	
CALC BY:	JCM	DATE:	6/20/2023
CHECK BY:		DATE:	
SHEET NO:	17	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L5

Mu = 6.65 ft-kip
Pu = 4.42 kip
Vu = 0.04 kip
Tu = .00 ft-kip
B2 = 1.000
L = 50.30 ft

Diameter = 13.50 in
t = 0.2980 in
6061-T6 Tempered

A = 12.36 in^2
S = 39.9 in^3
I = 269.4 in^4
rg = 3.46 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 22.2 < $\lambda 1$ = 28.6 — ϕF_b = 39.4 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 174 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.5 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 22.2 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.5 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 62.2 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.4 ksi	$\phi F'_c$ = 2.5 ksi	fc / $\phi F'_c$ = 0.143
fb = Mu/S =	2.0 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.057
fs = Vu/(A/2) =	0.0 ksi	$\phi F'_s$ = 18.0 ksi	fs / $\phi F'_s$ = 0.000

i.c. = 0.199 **OK (19.9% Cap)**

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CHECK BY:		DATE:	
SHEET NO:	18	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L6

Mu = 6.19 ft-kip
Pu = 4.57 kip
Vu = 0.17 kip
Tu = .00 ft-kip
B2 = 1.000
L = 50.30 ft

Diameter = 12.38 in
t = 0.3250 in
6061-T6 Tempered

A = 12.30 in^2
S = 36.1 in^3
I = 223.5 in^4
rg = 3.46 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 18.5 < $\lambda 1$ = 28.6 — ϕF_b = 41.0 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 174 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.5 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 18.5 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.5 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 56.9 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.4 ksi	$\phi F'_c$ = 2.5 ksi	$fc / \phi F'_c$ = 0.148
fb = Mu/S =	2.1 ksi	$\phi F'_b$ = 35.3 ksi	$B_2 * fb / \phi F'_b$ = 0.058
fs = Vu/(A/2) =	0.0 ksi	$\phi F'_s$ = 18.0 ksi	$fs / \phi F'_s$ = 0.002

i.c. = 0.206 **OK (20.6% Cap)**

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JOB NO:		REV:	
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CHECK BY:		DATE:	
SHEET NO:	19	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L7

Mu = 4.43 ft-kip
Pu = 4.78 kip
Vu = 0.35 kip
Tu = .00 ft-kip
B2 = 1.000
L = 50.30 ft

Diameter = 13.50 in
t = 0.2980 in
6061-T6 Tempered

A = 12.36 in^2
S = 39.9 in^3
I = 269.4 in^4
rg = 3.46 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 22.2 < $\lambda 1$ = 28.6 — ϕF_b = 39.4 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 174 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.5 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 22.2 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.5 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 62.2 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

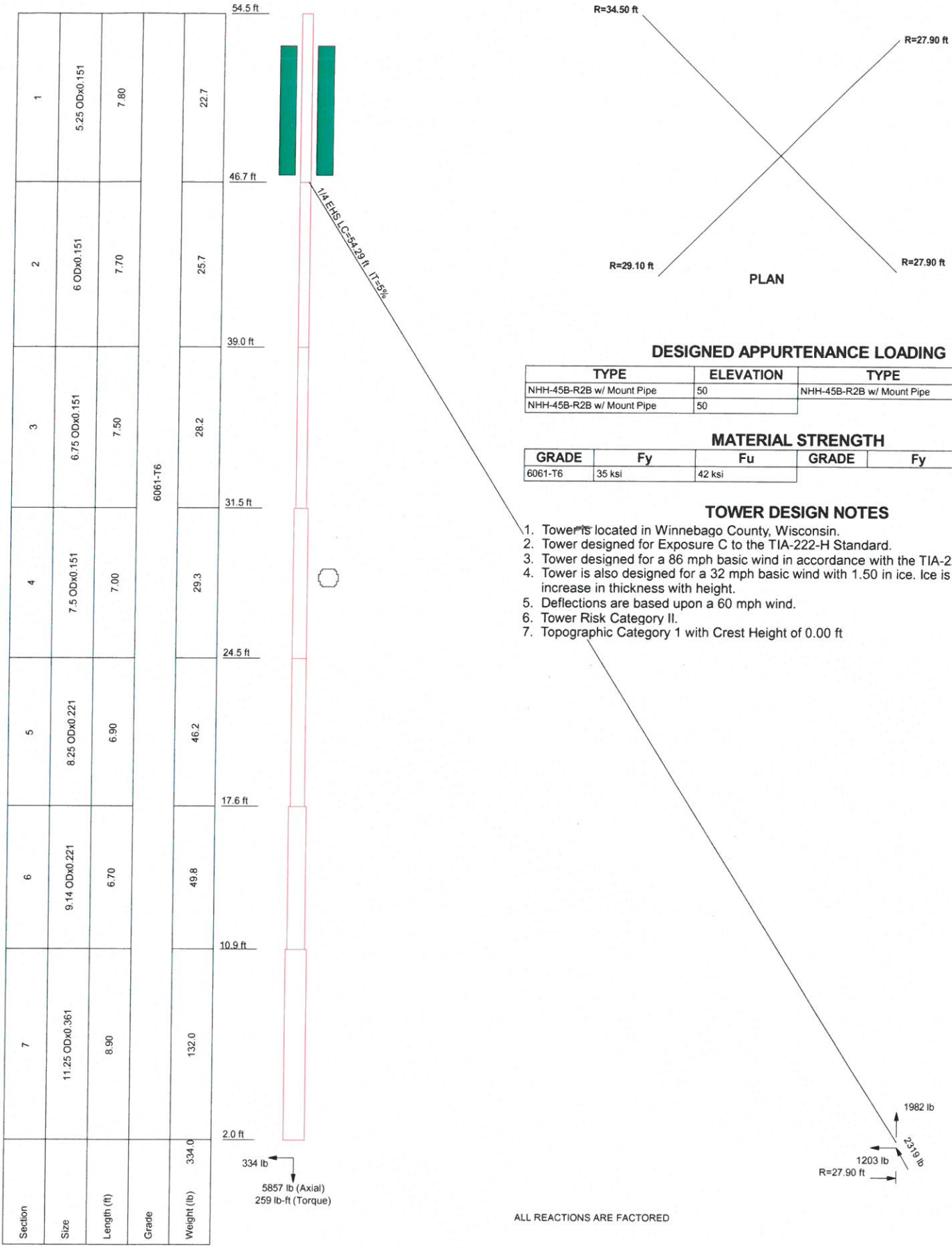
Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.4 ksi	$\phi F'_c$ = 2.5 ksi	fc / $\phi F'_c$ = 0.154
fb = Mu/S =	1.3 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.038
fs = Vu/(A/2) =	0.1 ksi	$\phi F'_s$ = 18.0 ksi	fs / $\phi F'_s$ = 0.003

i.c. = 0.192 **OK (19.2% Cap)**

HUTTER TRANKINA ENGINEERING
Consulting Structural Engineers
32W273 Army Trail Rd. Suite 100
WAYNE, ILLINOIS 60184
Tel. (630) 513-6711

JOB:	23126		
JOB NO:		REV:	
CALC BY:	JCM	DATE:	6/20/2023
CHECK BY:		DATE:	
SHEET NO:	20	OF	
DESCRIPTION:			



Section	Size	Length (ft)	Grade	Weight (lb)
1	5.25 ODx0.151	7.80	6061-T6	22.7
2	6 ODx0.151	7.70		25.7
3	6.75 ODx0.151	7.50		28.2
4	7.5 ODx0.151	7.00		29.3
5	8.25 ODx0.221	6.90		46.2
6	9.14 ODx0.221	6.70		49.8
7	11.25 ODx0.361	8.90		132.0
				334.0

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
NHH-45B-R2B w/ Mount Pipe	50	NHH-45B-R2B w/ Mount Pipe	50
NHH-45B-R2B w/ Mount Pipe	50		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
6061-T6	35 ksi	42 ksi			

TOWER DESIGN NOTES

1. Tower is located in Winnebago County, Wisconsin.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 86 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 32 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft

ALL REACTIONS ARE FACTORED

Hutter Trankina Engineering
32W273 Army Trail Road
Wayne, IL 60184
www.htedesign.com
Phone: 630-53-6711
FAX:

Job: VZN VZN Rand & 53 TEMP (HTE# 23126) 60'-0" Mast		
Project: Arlington Hts		
Client: Terra Consulting Group	Drawn by: John Matzke	App'd:
Code: TIA-222-H	Date: 06/20/23	Scale: NTS
Path: M:\Current HTE\2023 Projects\23126 VZN Rand & 53 Temp Asset Loc #500926023 TCG #184072\Calcs\60' Mast\23126 60' Mast mod.eri		Dwg No. E-1

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-H standard.
The following design criteria apply:

Tower is located in Winnebago County, Wisconsin.
Tower base elevation above sea level: 2.00 ft.
Basic wind speed of 86 mph.
Risk Category II.
Exposure Category C.
Simplified Topographic Factor Procedure for wind speed-up calculations is used.
Topographic Category: 1.
Crest Height: 0.00 ft.
Nominal ice thickness of 1.5000 in.
Ice thickness is considered to increase with height.
Ice density of 56 pcf.
A wind speed of 32 mph is used in combination with ice.
Temperature drop of 50 °F.
Deflections calculated using a wind speed of 60 mph.
Pressures are calculated at each section.
Stress ratio used in pole design is 1.
Safety factor used in guy design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Pole Section Geometry

Section	Elevation ft	Section Length ft	Pole Size	Pole Grade	Socket Length ft
L1	54.50-46.70	7.80	5.25 ODx0.151	6061-T6 (35 ksi)	
L2	46.70-39.00	7.70	6 ODx0.151	6061-T6 (35 ksi)	
L3	39.00-31.50	7.50	6.75 ODx0.151	6061-T6 (35 ksi)	
L4	31.50-24.50	7.00	7.5 ODx0.151	6061-T6 (35 ksi)	
L5	24.50-17.60	6.90	8.25 ODx0.221	6061-T6 (35 ksi)	
L6	17.60-10.90	6.70	9.14 ODx0.221	6061-T6 (35 ksi)	
L7	10.90-2.00	8.90	11.25 ODx0.361	6061-T6 (35 ksi)	

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 54.50-46.70				1	1	1			

Tower Elevation ft	Gusset Area (per face) ft²	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L2 46.70-39.00				1	1	1			
L3 39.00-31.50				1	1	1			
L4 31.50-24.50				1	1	1			
L5 24.50-17.60				1	1	1			
L6 17.60-10.90				1	1	1			
L7 10.90-2.00				1	1	1			

Guy Data

Guy Elevation ft	Guy Grade		Guy Size	Initial Tension lb	%	Guy Modulus ksi	Guy Weight plf	L_u ft	Anchor Radius ft	Anchor Azimuth Adj. °	Anchor Elevation ft	End Fitting Efficiency %
46.7	EHS	A	1/4	332.50	5%	21000	0.121	57.91	34.50	0.0000	0.00	100%
		B	1/4	332.50	5%	21000	0.121	54.26	27.90	0.0000	0.00	100%
		C	1/4	332.50	5%	21000	0.121	54.26	27.90	0.0000	0.00	100%
		D	1/4	332.50	5%	21000	0.121	54.88	29.10	0.0000	0.00	100%

Guy Data(cont'd)

Guy Elevation ft	Mount Type	Torque-Arm Spread ft	Torque-Arm Leg Angle °	Torque-Arm Style	Torque-Arm Grade	Torque-Arm Type	Torque-Arm Size
46.7	Corner						

Guy Data (cont'd)

Guy Elevation ft	Diagonal Grade	Diagonal Type	Upper Diagonal Size	Lower Diagonal Size	Is Strap.	Pull-Off Grade	Pull-Off Type	Pull-Off Size
46.70	A572-50 (50 ksi)	Solid Round			No	A572-50 (50 ksi)	Solid Round	1 1/4

Guy Data (cont'd)

Guy Elevation ft	Cable Weight A lb	Cable Weight B lb	Cable Weight C lb	Cable Weight D lb	Tower Intercept A ft	Tower Intercept B ft	Tower Intercept C ft	Tower Intercept D ft
46.7	7.01	6.57	6.57	6.64	0.61	0.53	0.53	0.54

Guy Elevation ft	Cable Weight A lb	Cable Weight B lb	Cable Weight C lb	Cable Weight D lb	Tower Intercept A ft	Tower Intercept B ft	Tower Intercept C ft	Tower Intercept D ft
					1.3 sec/pulse	1.3 sec/pulse	1.3 sec/pulse	1.3 sec/pulse

Guy Data *(cont'd)*

Guy Elevation ft	Calc K Single Angles	Calc K Solid Rounds	Torque Arm K_x	Torque Arm K_y	Pull Off K_x	Pull Off K_y	Diagonal K_x	Diagonal K_y
46.7	No	No			1	1	1	1

Guy Data *(cont'd)*

Guy Elevation ft	Torque-Arm Bolt Size in	Torque-Arm Number	Torque-Arm Net Width Deduct in	Torque-Arm U	Pull Off Bolt Size in	Pull Off Number	Pull Off Net Width Deduct in	Pull Off U	Diagonal Bolt Size in	Diagonal Number	Diagonal Net Width Deduct in	Diagonal U
46.7	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75

Guy Pressures

Guy Elevation ft	Guy Location	z ft	q_z psf	q_z Ice psf	Ice Thickness in
46.7	A	23.35	17	2	1.4490
	B	23.35	17	2	1.4490
	C	23.35	17	2	1.4490
	D	23.35	17	2	1.4490

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Sector	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Start/End Position	Width or Diameter in	Perimeter in	Weight plf
1/2	B	Yes	Surface Ar (CaAa)	50.00 - 4.00	18	6	-0.500 0.500	0.5800		0.25

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight lb
L1	54.50-46.70	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	1.148	0.000	14.85
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00
L2	46.70-39.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	2.680	0.000	34.65
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00
L3	39.00-31.50	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	2.610	0.000	33.75
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00
L4	31.50-24.50	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	2.436	0.000	31.50
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00
L5	24.50-17.60	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	2.401	0.000	31.05
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00
L6	17.60-10.90	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	2.332	0.000	30.15
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00
L7	10.90-2.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	2.401	0.000	31.05
		C	0.000	0.000	0.000	0.000	0.00
		D	0.000	0.000	0.000	0.000	0.00

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight lb
L1	54.50-46.70	A	1.566	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	2.727	0.000	54.76
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00
L2	46.70-39.00	A	1.540	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	6.313	0.000	126.11
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00
L3	39.00-31.50	A	1.510	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	6.094	0.000	120.96
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00
L4	31.50-24.50	A	1.476	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	5.627	0.000	110.90
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00
L5	24.50-17.60	A	1.434	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	5.475	0.000	106.97
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00
L6	17.60-10.90	A	1.379	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	5.225	0.000	100.90
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight lb
L7	10.90-2.00	A	1.274	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	5.199	0.000	98.19
		C		0.000	0.000	0.000	0.000	0.00
		D		0.000	0.000	0.000	0.000	0.00

Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K_a No Ice	K_a Ice
L1	1	1/2	46.70 - 50.00	1.0000	1.0000
L2	1	1/2	39.00 - 46.70	1.0000	1.0000
L3	1	1/2	31.50 - 39.00	1.0000	1.0000
L4	1	1/2	24.50 - 31.50	1.0000	1.0000
L5	1	1/2	17.60 - 24.50	1.0000	1.0000
L6	1	1/2	10.90 - 17.60	1.0000	1.0000
L7	1	1/2	4.00 - 10.90	1.0000	1.0000

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft / Vert ft / ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight lb
NHH-45B-R2B w/ Mount Pipe	B	From Leg	1.00 0.00 0.00	-40.0000	50.00	No Ice 1/2" Ice 1" Ice 2" Ice	11.40 11.89 12.38 13.39	6.71 7.66 8.49 10.20	95.90 177.38 267.02 474.05
NHH-45B-R2B w/ Mount Pipe	C	From Leg	1.00 0.00 0.00	10.0000	50.00	No Ice 1/2" Ice 1" Ice 2" Ice	11.40 11.89 12.38 13.39	6.71 7.66 8.49 10.20	95.90 177.38 267.02 474.05
NHH-45B-R2B w/ Mount Pipe	D	From Leg	1.00 0.00 0.00	40.0000	50.00	No Ice 1/2" Ice 1" Ice 2" Ice	11.40 11.89 12.38 13.39	6.71 7.66 8.49 10.20	95.90 177.38 267.02 474.05

Load Combinations

Comb. No.	Description

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice+1.0 Guy
3	1.2 Dead+1.0 Wind 30 deg - No Ice+1.0 Guy
4	1.2 Dead+1.0 Wind 60 deg - No Ice+1.0 Guy
5	1.2 Dead+1.0 Wind 90 deg - No Ice+1.0 Guy
6	1.2 Dead+1.0 Wind 120 deg - No Ice+1.0 Guy
7	1.2 Dead+1.0 Wind 150 deg - No Ice+1.0 Guy
8	1.2 Dead+1.0 Wind 180 deg - No Ice+1.0 Guy
9	1.2 Dead+1.0 Wind 210 deg - No Ice+1.0 Guy
10	1.2 Dead+1.0 Wind 240 deg - No Ice+1.0 Guy
11	1.2 Dead+1.0 Wind 270 deg - No Ice+1.0 Guy
12	1.2 Dead+1.0 Wind 300 deg - No Ice+1.0 Guy
13	1.2 Dead+1.0 Wind 330 deg - No Ice+1.0 Guy
14	1.2 Dead+1.0 Ice+1.0 Temp+Guy
15	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp+1.0 Guy
16	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp+1.0 Guy
17	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp+1.0 Guy
18	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp+1.0 Guy
19	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp+1.0 Guy
20	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp+1.0 Guy
21	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp+1.0 Guy
22	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp+1.0 Guy
23	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp+1.0 Guy
24	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp+1.0 Guy
25	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp+1.0 Guy
26	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp+1.0 Guy
27	Dead+Wind 0 deg - Service+Guy
28	Dead+Wind 30 deg - Service+Guy
29	Dead+Wind 60 deg - Service+Guy
30	Dead+Wind 90 deg - Service+Guy
31	Dead+Wind 120 deg - Service+Guy
32	Dead+Wind 150 deg - Service+Guy
33	Dead+Wind 180 deg - Service+Guy
34	Dead+Wind 210 deg - Service+Guy
35	Dead+Wind 240 deg - Service+Guy
36	Dead+Wind 270 deg - Service+Guy
37	Dead+Wind 300 deg - Service+Guy
38	Dead+Wind 330 deg - Service+Guy

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
L1	54.5 - 46.7	Pole	Max Tension	8	0.01	-0.37	-0.10
			Max. Compression	25	-1397.75	-100.48	-212.09
			Max. Mx	5	-411.37	-2172.27	-212.40
			Max. My	8	-389.86	-207.82	-2224.85
			Max. Vy	5	606.88	-2172.27	-212.40
			Max. Vx	8	626.99	-207.82	-2224.85
			Max. Torque	9			262.29
L2	46.7 - 39	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	25	-4306.71	-1343.37	-988.99
			Max. Mx	11	-3495.61	-2975.75	-35.78
			Max. My	3	-3160.20	1196.59	-2254.22
			Max. Vy	11	664.74	1543.48	-41.84
			Max. Vx	13	538.75	781.59	1456.61
			Max. Torque	9			260.04
		Guy A	Bottom Tension	6	2016.27		

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
			Top Tension	6	2021.83		
			Top Cable Vert	6	1631.50		
			Top Cable Norm	6	1194.15		
			Top Cable Tan	6	0.12		
			Bot Cable Vert	6	-1614.50		
			Bot Cable Norm	6	1207.77		
			Bot Cable Tan	6	5.50		
		Guy B	Bottom Tension	10	2220.00		
			Top Tension	10	2225.52		
			Top Cable Vert	10	1913.73		
			Top Cable Norm	10	1136.04		
			Top Cable Tan	10	1.14		
			Bot Cable Vert	10	-1898.03		
			Bot Cable Norm	10	1151.45		
			Bot Cable Tan	10	6.72		
		Guy C	Bottom Tension	12	2318.78		
			Top Tension	12	2324.30		
			Top Cable Vert	12	1998.17		
			Top Cable Norm	12	1187.29		
			Top Cable Tan	12	1.11		
			Bot Cable Vert	12	-1982.47		
			Bot Cable Norm	12	1202.71		
			Bot Cable Tan	12	6.69		
		Guy D	Bottom Tension	4	2153.68		
			Top Tension	4	2159.22		
			Top Cable Vert	4	1836.34		
			Top Cable Norm	4	1135.82		
			Top Cable Tan	4	0.10		
			Bot Cable Vert	4	-1820.37		
			Bot Cable Norm	4	1150.90		
			Bot Cable Tan	4	5.49		
L3	39 - 31.5	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	25	-4584.12	-1958.92	-1354.58
			Max. Mx	11	-3583.72	-5735.62	-31.85
			Max. My	3	-3246.05	2495.88	-4486.47
			Max. Vy	11	482.82	-2975.73	-36.35
			Max. Vx	13	394.05	-1334.94	-2206.66
			Max. Torque	9			259.83
L4	31.5 - 24.5	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	25	-4849.87	-2036.79	-1372.63
			Max. Mx	11	-3659.51	-6558.82	-25.92
			Max. My	13	-3416.17	-3045.36	-5194.66
			Max. Vy	11	230.93	-5735.61	-32.17
			Max. Vx	9	-195.36	-2753.93	4225.05
			Max. Torque	9			259.16
L5	24.5 - 17.6	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	25	-5134.97	-1715.47	-1137.87
			Max. Mx	11	-3659.49	-6558.84	-25.99
			Max. My	13	-3416.19	-3045.40	-5194.76
			Max. Vy	11	-198.24	-5842.58	-17.44
			Max. Vx	3	-153.92	2637.49	-4661.73
			Max. Torque	9			258.75
L6	17.6 - 10.9	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	25	-5419.76	-1114.51	-731.42
			Max. Mx	11	-3746.79	-5842.61	-17.40
			Max. My	13	-3504.19	-2729.64	-4671.14
			Max. Vy	11	-373.19	-3902.65	-7.64
			Max. Vx	13	-298.58	-1829.22	-3137.73
			Max. Torque	9			258.70
L7	10.9 - 2	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	25	-5855.50	0.35	0.44

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial lb	Major Axis Moment lb-ft	Minor Axis Moment lb-ft
			Max. Mx	11	-3835.36	-3902.69	-7.56
			Max. My	13	-3593.60	-1829.64	-3138.01
			Max. Vy	11	-500.16	-0.06	7.26
			Max. Vx	13	-403.88	3.28	-1.50
			Max. Torque	9			258.71

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical lb	Horizontal, X lb	Horizontal, Z lb
Mast	Max. Vert	25	5857.49	62.47	38.62
	Max. H_x	11	4043.31	328.72	-0.04
	Max. H_z	3	3705.45	-161.49	278.90
	Max. M_x	1	0.00	1.77	1.73
	Max. M_z	1	0.00	1.77	1.73
	Max. Torsion	9	258.90	164.48	-275.29
	Min. Vert	1	1974.31	1.77	1.73
	Min. H_x	5	3740.16	-330.34	3.07
	Min. H_z	7	3495.50	-160.01	-276.15
	Min. M_x	1	0.00	1.77	1.73
	Min. M_z	1	0.00	1.77	1.73
	Min. Torsion	3	-257.45	-161.49	278.90
Guy D @ 29.1 ft Elev 0 ft Azimuth 225 deg	Max. Vert	35	-33.54	-12.00	13.73
	Max. H_x	35	-33.54	-12.00	13.73
	Max. H_z	3	-1812.54	-805.55	815.02
	Min. Vert	4	-1820.37	-817.69	809.93
	Min. H_x	4	-1820.37	-817.69	809.93
	Min. H_z	34	-34.08	-13.96	12.24
Guy C @ 27.9 ft Elev 0 ft Azimuth 135 deg	Max. Vert	31	-44.30	15.82	17.55
	Max. H_x	12	-1982.47	855.18	845.71
	Max. H_z	13	-1974.42	842.15	851.51
	Min. Vert	12	-1982.47	855.18	845.71
	Min. H_x	31	-44.30	15.82	17.55
	Min. H_z	32	-44.80	17.76	16.02
Guy B @ 27.9 ft Elev 0 ft Azimuth 45 deg	Max. Vert	29	-37.95	13.17	-14.88
	Max. H_x	10	-1898.03	818.95	-809.45
	Max. H_z	28	-38.17	14.99	-13.25
	Min. Vert	10	-1898.03	818.95	-809.45
	Min. H_x	29	-37.95	13.17	-14.88
	Min. H_z	9	-1890.16	806.49	-814.69
Guy A @ 34.5 ft Elev 0 ft Azimuth -45 deg	Max. Vert	37	-23.90	-10.12	-11.83
	Max. H_x	37	-23.90	-10.12	-11.83
	Max. H_z	38	-24.15	-11.95	-10.24
	Min. Vert	6	-1614.50	-857.91	-850.13
	Min. H_x	6	-1614.50	-857.91	-850.13
	Min. H_z	7	-1608.07	-846.40	-854.71

Tower Mast Reaction Summary

Load Combination	Vertical	$Shear_x$	$Shear_z$	Overturning Moment, M_x	Overturning Moment, M_z	Torque
	lb	lb	lb	lb-ft	lb-ft	lb-ft
Dead Only	1974.31	-1.77	-1.73	0.00	0.00	-0.00
1.2 Dead+1.0 Wind 0 deg - No Ice+1.0 Guy	3636.45	0.33	-174.20	0.00	0.00	201.54
1.2 Dead+1.0 Wind 30 deg - No Ice+1.0 Guy	3705.45	161.49	-278.90	0.00	0.00	257.45
1.2 Dead+1.0 Wind 60 deg - No Ice+1.0 Guy	3576.95	287.58	-169.43	0.00	0.00	248.37
1.2 Dead+1.0 Wind 90 deg - No Ice+1.0 Guy	3740.16	330.34	-3.07	0.00	0.00	172.10
1.2 Dead+1.0 Wind 120 deg - No Ice+1.0 Guy	3439.77	287.69	163.90	0.00	0.00	50.40
1.2 Dead+1.0 Wind 150 deg - No Ice+1.0 Guy	3495.50	160.01	276.15	0.00	0.00	-85.53
1.2 Dead+1.0 Wind 180 deg - No Ice+1.0 Guy	3475.43	-3.27	171.75	0.00	0.00	-202.64
1.2 Dead+1.0 Wind 210 deg - No Ice+1.0 Guy	3675.20	-164.48	275.29	0.00	0.00	-258.90
1.2 Dead+1.0 Wind 240 deg - No Ice+1.0 Guy	3740.53	-288.84	164.52	0.00	0.00	-248.52
1.2 Dead+1.0 Wind 270 deg - No Ice+1.0 Guy	4043.31	-328.72	0.04	0.00	0.00	-170.86
1.2 Dead+1.0 Wind 300 deg - No Ice+1.0 Guy	3786.08	-286.37	-164.88	0.00	0.00	-49.06
1.2 Dead+1.0 Wind 330 deg - No Ice+1.0 Guy	3799.99	-160.73	-275.62	0.00	0.00	85.82
1.2 Dead+1.0 Ice+1.0 Temp+Guy	5713.43	-3.99	-5.18	0.00	0.00	-0.09
1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp+1.0 Guy	5808.89	-3.56	-57.40	0.00	0.00	30.11
1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp+1.0 Guy	5797.87	30.19	-63.11	0.00	0.00	37.51
1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp+1.0 Guy	5777.47	56.12	-39.09	0.00	0.00	36.36
1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp+1.0 Guy	5753.94	65.73	-4.99	0.00	0.00	25.73
1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp+1.0 Guy	5746.18	56.61	29.58	0.00	0.00	8.10
1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp+1.0 Guy	5753.73	30.41	54.20	0.00	0.00	-11.93
1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp+1.0 Guy	5768.52	-3.96	48.04	0.00	0.00	-30.32
1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp+1.0 Guy	5809.40	-37.26	53.54	0.00	0.00	-37.67
1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp+1.0 Guy	5829.06	-62.73	29.19	0.00	0.00	-36.53
1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp+1.0 Guy	5837.66	-71.96	-4.88	0.00	0.00	-25.89
1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp+1.0 Guy	5857.49	-62.47	-38.62	0.00	0.00	-8.24
1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp+1.0 Guy	5851.29	-36.99	-62.61	0.00	0.00	11.72
Dead+Wind 0 deg - Service+Guy	2230.80	-0.96	-118.93	0.00	0.00	89.01
Dead+Wind 30 deg - Service+Guy	2289.01	81.59	-144.93	0.00	0.00	114.96

Load Combination	Vertical	$Shear_x$	$Shear_z$	Overturning Moment, M_x	Overturning Moment, M_z	Torque
	lb	lb	lb	lb-ft	lb-ft	lb-ft
Dead+Wind 60 deg - Service+Guy	2271.60	146.71	-87.49	0.00	0.00	110.69
Dead+Wind 90 deg - Service+Guy	2228.89	169.48	-2.63	0.00	0.00	76.87
Dead+Wind 120 deg - Service+Guy	2213.87	146.11	82.53	0.00	0.00	22.40
Dead+Wind 150 deg - Service+Guy	2220.92	80.35	140.68	0.00	0.00	-38.18
Dead+Wind 180 deg - Service+Guy	2185.81	-2.66	115.36	0.00	0.00	-89.18
Dead+Wind 210 deg - Service+Guy	2301.30	-85.22	141.15	0.00	0.00	-115.18
Dead+Wind 240 deg - Service+Guy	2310.75	-150.27	83.63	0.00	0.00	-110.80
Dead+Wind 270 deg - Service+Guy	2326.48	-172.71	-0.96	0.00	0.00	-76.72
Dead+Wind 300 deg - Service+Guy	2333.07	-149.31	-85.79	0.00	0.00	-22.16
Dead+Wind 330 deg - Service+Guy	2334.90	-83.65	-143.88	0.00	0.00	38.24

Solution Summary

	Sum of Applied Forces			Sum of Reactions			
Load Comb.	PX	PY	PZ	PX	PY	PZ	% Error
	lb	lb	lb	lb	lb	lb	
1	0.00	-855.44	0.00	-0.33	855.41	-0.31	0.052%
2	-25.83	-1020.43	-1190.77	25.79	1020.41	1190.45	0.020%
3	738.44	-1020.92	-1330.68	-739.05	1020.93	1330.63	0.033%
4	1325.25	-1021.80	-766.27	-1325.41	1021.81	766.83	0.031%
5	1544.39	-1022.29	25.83	-1544.08	1022.27	-25.79	0.017%
6	1350.34	-1022.11	810.60	-1350.28	1022.12	-811.05	0.024%
7	782.77	-1021.94	1355.77	-783.21	1021.94	-1355.69	0.024%
8	25.83	-1021.91	1190.77	-25.89	1021.90	-1190.51	0.017%
9	-738.44	-1021.41	1330.68	738.90	1021.43	-1330.83	0.026%
10	-1325.25	-1020.54	766.27	1325.23	1020.55	-766.88	0.033%
11	-1544.39	-1020.04	-25.83	1544.09	1020.02	25.83	0.016%
12	-1350.34	-1020.22	-810.60	1350.40	1020.24	811.23	0.034%
13	-782.77	-1020.39	-1355.77	783.31	1020.41	1355.84	0.029%
14	0.00	-3909.79	0.00	0.41	3909.78	0.38	0.014%
15	-1.06	-3908.48	-379.15	1.28	3908.48	379.61	0.013%
16	214.56	-3909.36	-373.74	-214.62	3909.35	374.29	0.014%
17	374.02	-3910.90	-217.95	-374.31	3910.89	218.46	0.015%
18	431.11	-3911.77	1.06	-431.55	3911.76	-0.69	0.015%
19	373.78	-3911.46	219.05	-374.25	3911.45	-219.13	0.012%
20	215.67	-3911.15	373.50	-215.69	3911.15	-373.98	0.012%
21	1.06	-3911.09	379.15	-0.60	3911.09	-379.35	0.013%
22	-214.56	-3910.22	373.74	215.01	3910.22	-373.99	0.013%
23	-374.02	-3908.68	217.95	374.51	3908.68	-218.03	0.013%
24	-431.11	-3907.81	-1.06	431.66	3907.81	1.27	0.015%
25	-373.78	-3908.12	-219.05	374.26	3908.13	219.45	0.016%
26	-215.67	-3908.43	-373.50	216.05	3908.43	373.96	0.015%
27	-11.35	-855.11	-582.55	11.31	855.10	582.25	0.030%
28	334.68	-855.33	-602.39	-334.60	855.31	602.11	0.027%
29	600.66	-855.71	-347.29	-600.44	855.70	347.16	0.024%
30	699.79	-855.93	11.35	-699.49	855.92	-11.39	0.027%
31	611.69	-855.85	366.78	-611.39	855.84	-366.67	0.029%
32	354.17	-855.78	613.42	-354.06	855.76	-613.13	0.028%

	Sum of Applied Forces			Sum of Reactions			
Load Comb.	PX lb	PY lb	PZ lb	PX lb	PY lb	PZ lb	% Error
33	11.35	-855.76	582.55	-11.43	855.75	-582.24	0.032%
34	-334.68	-855.54	602.39	334.52	855.53	-602.16	0.026%
35	-600.66	-855.16	347.29	600.44	855.15	-347.23	0.021%
36	-699.79	-854.94	-11.35	699.47	854.93	11.34	0.029%
37	-611.69	-855.02	-366.78	611.48	855.01	366.69	0.021%
38	-354.17	-855.10	-613.42	354.07	855.08	613.22	0.020%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	11	0.00000001	0.00000001
2	Yes	26	0.00000001	0.00006344
3	Yes	30	0.00000001	0.00006858
4	Yes	29	0.00000001	0.00006691
5	Yes	30	0.00000001	0.00004893
6	Yes	28	0.00000001	0.00003764
7	Yes	28	0.00000001	0.00004242
8	Yes	25	0.00000001	0.00005931
9	Yes	30	0.00000001	0.00005743
10	Yes	31	0.00000001	0.00006006
11	Yes	33	0.00000001	0.00004079
12	Yes	31	0.00000001	0.00003714
13	Yes	31	0.00000001	0.00003498
14	Yes	28	0.00000001	0.00000001
15	Yes	32	0.00000001	0.00000001
16	Yes	32	0.00000001	0.00000001
17	Yes	31	0.00000001	0.00000001
18	Yes	29	0.00000001	0.00000001
19	Yes	27	0.00000001	0.00000001
20	Yes	27	0.00000001	0.00000001
21	Yes	28	0.00000001	0.00000001
22	Yes	32	0.00000001	0.00000001
23	Yes	33	0.00000001	0.00000001
24	Yes	33	0.00000001	0.00000001
25	Yes	34	0.00000001	0.00000001
26	Yes	34	0.00000001	0.00000001
27	Yes	20	0.00000001	0.00006929
28	Yes	21	0.00000001	0.00008781
29	Yes	21	0.00000001	0.00008158
30	Yes	21	0.00000001	0.00006324
31	Yes	20	0.00000001	0.00000001
32	Yes	20	0.00000001	0.00000001
33	Yes	19	0.00000001	0.00007153
34	Yes	21	0.00000001	0.00009007
35	Yes	22	0.00000001	0.00006777
36	Yes	22	0.00000001	0.00007246
37	Yes	22	0.00000001	0.00000001
38	Yes	22	0.00000001	0.00000001

Guy Design Data

Section No.	Elevation ft	Size	Initial Tension lb	Breaking Load lb	Actual T_u lb	Allowable ϕT_n lb	Required S.F.	Actual S.F.
L2	46.70 (A) (11)	1/4 EHS	332.50	6649.98	2021.83	3990.00	1.000	1.973 ✔
	46.70 (B) (10)	1/4 EHS	332.50	6649.98	2225.52	3990.00	1.000	1.793 ✔
	46.70 (C) (9)	1/4 EHS	332.50	6649.98	2324.30	3990.00	1.000	1.717 ✔
	46.70 (D) (8)	1/4 EHS	332.50	6649.98	2159.22	3990.00	1.000	1.848 ✔

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u lb
L1	54.5 - 46.7 (1)	5.25 ODx0.151	7.80	0.00	0.0	2.4189	-408.32
L2	46.7 - 39 (2)	6 ODx0.151	7.70	0.00	0.0	2.7747	-3495.61
L3	39 - 31.5 (3)	6.75 ODx0.151	7.50	0.00	0.0	3.1304	-3583.72
L4	31.5 - 24.5 (4)	7.5 ODx0.151	7.00	0.00	0.0	3.4862	-3659.51
L5	24.5 - 17.6 (5)	8.25 ODx0.221	6.90	0.00	0.0	5.5745	-3666.97
L6	17.6 - 10.9 (6)	9.14 ODx0.221	6.70	0.00	0.0	6.1924	-3754.39
L7	10.9 - 2 (7)	11.25 ODx0.361	8.90	0.00	0.0	12.3494	-3847.30

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} lb-ft	M_{uy} lb-ft
L1	54.5 - 46.7 (1)	5.25 ODx0.151	2365.34	0.00
L2	46.7 - 39 (2)	6 ODx0.151	2975.97	0.00
L3	39 - 31.5 (3)	6.75 ODx0.151	5735.71	0.00
L4	31.5 - 24.5 (4)	7.5 ODx0.151	6558.88	0.00
L5	24.5 - 17.6 (5)	8.25 ODx0.221	6558.89	0.00
L6	17.6 - 10.9 (6)	9.14 ODx0.221	5842.63	0.00
L7	10.9 - 2 (7)	11.25 ODx0.361	3902.70	0.00

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u lb	Actual T_u lb-ft
L1	54.5 - 46.7 (1)	5.25 ODx0.151	654.49	87.29
L2	46.7 - 39 (2)	6 ODx0.151	515.30	171.72
L3	39 - 31.5 (3)	6.75 ODx0.151	267.90	171.15
L4	31.5 - 24.5 (4)	7.5 ODx0.151	23.39	170.76
L5	24.5 - 17.6 (5)	8.25 ODx0.221	33.50	170.74

Section No.	Elevation ft	Size	Actual V_u lb	Actual T_u lb-ft
L6	17.6 - 10.9 (6)	9.14 ODx0.221	228.98	170.69
L7	10.9 - 2 (7)	11.25 ODx0.361	390.74	170.70

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
		Guy A@46.7	1/4	11	2021.83	3990.00	50.7	Pass
		Guy B@46.7	1/4	10	2225.52	3990.00	55.8	Pass
		Guy C@46.7	1/4	9	2324.30	3990.00	58.3	Pass
		Guy D@46.7	1/4	8	2159.22	3990.00	54.1	Pass
							Summary	
						Guy A (L2)	50.7	Pass
						Guy B (L2)	55.8	Pass
						Guy C (L2)	58.3	Pass
						Guy D (L2)	54.1	Pass
						RATING =	**58.3**	**Pass**

Program Version 8.1.1.0 - 6/3/2021 File:M:/Current HTE/2023 Projects/23126 VZN Rand & 53_Temp_Asset Loc #5000926022 TCG #194072/Calcs/60' Mast/23126 60' Mast mod.eri

CHECK ROUND ALUMINUM POLE AT BOTT OF L1

Mu = 2.37 ft-kip
Pu = 0.41 kip
Vu = 0.65 kip
Tu = .00 ft-kip
B2 = 1.000
L = 7.80 ft

Diameter = 5.25 in
t = 0.1510 in
6061-T6 Tempered

A = 2.42 in^2
S = 3.0 in^3
I = 7.9 in^4
rg = 1.80 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 16.9 < $\lambda 1$ = 28.6 — ϕF_b = 41.8 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 0 < $\lambda 2 = Cc$ = 65.7 — ϕF_c = 30.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 16.9 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 30.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 41.8 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.2 ksi	$\phi F'_c$ = 30.1 ksi	fc / $\phi F'_c$ = 0.006
fb = Mu/S =	9.5 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.268
fs = Vu/(A/2) =	0.5 ksi	$\phi F'_s$ = 18.0 ksi	fs / $\phi F'_s$ = 0.030

i.c. = 0.274 **OK (27.4% Cap)**

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JOB:	23126		
JOB NO:		REV:	
CALC BY:	JCM	DATE:	6/20/2023
CHECK BY:		DATE:	
SHEET NO:	35	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L2

Mu = 2.98 ft-kip
Pu = 3.50 kip
Vu = 0.52 kip
Tu = .00 ft-kip
B2 = 1.000
L = 44.70 ft

Diameter = 6.00 in
t = 0.1510 in
6061-T6 Tempered

A = 2.77 in^2
S = 4.0 in^3
I = 11.9 in^4
rg = 2.84 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 19.4 < $\lambda 1$ = 28.6 — ϕF_b = 40.6 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 189 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 19.4 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 68.0 > $\lambda 1$ = 64 — **ϕF_s = 16.1 ksi**

> $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	1.3 ksi	$\phi F'_c$ = 2.1 ksi	fc / $\phi F'_c$ = 0.589
fb = Mu/S =	9.0 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.255
fs = Vu/(A/2) =	0.4 ksi	$\phi F'_s$ = 16.1 ksi	fs / $\phi F'_s$ = 0.023

i.c. = 0.845 **OK (84.5% Cap)**

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JOB:	21129C		
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CHECK BY:		DATE:	
SHEET NO:	30	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L3

Mu = 5.74 ft-kip
Pu = 3.58 kip
Vu = 0.27 kip
Tu = .00 ft-kip
B2 = 1.000
L = 44.70 ft

Diameter = 6.75 in
t = 0.1510 in
6061-T6 Tempered

A = 3.13 in^2
S = 5.1 in^3
I = 17.0 in^4
rg = 2.84 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 21.9 < $\lambda 1$ = 28.6 — ϕF_b = 39.5 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 189 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 21.9 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 71.2 > $\lambda 1$ = 64 — **ϕF_s = 14.7 ksi**

> $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	1.1 ksi	$\phi F'_c$ = 2.1 ksi	fc / $\phi F'_c$ = 0.535
fb = Mu/S =	13.6 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.385
fs = Vu/(A/2) =	0.2 ksi	$\phi F'_s$ = 14.7 ksi	fs / $\phi F'_s$ = 0.012

i.c. = 0.921 **OK (92.1% Cap)**

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CHECK BY:		DATE:	
SHEET NO:	37	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L4

Mu = 6.56 ft-kip
Pu = 3.66 kip
Vu = 0.02 kip
Tu = .00 ft-kip
B2 = 1.000
L = 44.70 ft

Diameter = 7.50 in
t = 0.1510 in
6061-T6 Tempered

A = 3.49 in^2
S = 6.3 in^3
I = 23.5 in^4
rg = 2.84 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 24.3 < $\lambda 1$ = 28.6 — ϕF_b = 38.5 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 189 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 24.3 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 74.1 > $\lambda 1$ = 64 — **ϕF_s = 13.6 ksi**

> $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	1.0 ksi	$\phi F'_c$ = 2.1 ksi	fc / $\phi F'_c$ = 0.491
fb = Mu/S =	12.5 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.355
fs = Vu/(A/2) =	0.0 ksi	$\phi F'_s$ = 13.6 ksi	fs / $\phi F'_s$ = 0.001

i.c. = 0.846 **OK (84.6% Cap)**

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JOB:	23126		
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CALC BY:	JCM	DATE:	6/20/2023
CHECK BY:		DATE:	
SHEET NO:	38	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L5

Mu = 6.56 ft-kip
Pu = 3.67 kip
Vu = 0.03 kip
Tu = .00 ft-kip
B2 = 1.000
L = 44.70 ft

Diameter = 8.25 in
t = 0.2210 in
6061-T6 Tempered

A = 5.57 in^2
S = 10.9 in^3
I = 45.0 in^4
rg = 2.84 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 18.2 < $\lambda 1$ = 28.6 — ϕF_b = 41.2 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 189 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 18.2 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 60.4 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.7 ksi	$\phi F'_c$ = 2.1 ksi	$fc / \phi F'_c$ = 0.308
fb = Mu/S =	7.2 ksi	$\phi F'_b$ = 35.3 ksi	$B_2 * fb / \phi F'_b$ = 0.204
fs = Vu/(A/2) =	0.0 ksi	$\phi F'_s$ = 18.0 ksi	$fs / \phi F'_s$ = 0.001

i.c. = 0.512 **OK (51.2% Cap)**

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CHECK BY:		DATE:	
SHEET NO:	39	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L6

Mu = 5.84 ft-kip
Pu = 3.75 kip
Vu = 0.23 kip
Tu = .00 ft-kip
B2 = 1.000
L = 44.70 ft

Diameter = 9.14 in
t = 0.2210 in
6061-T6 Tempered

A = 6.19 in^2
S = 13.5 in^3
I = 61.6 in^4
rg = 2.84 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 20.2 < $\lambda 1$ = 28.6 — ϕF_b = 40.3 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 189 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 20.2 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 62.8 < $\lambda 1$ = 64 — **ϕF_s = 18.0 ksi**

< $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.6 ksi	$\phi F'_c$ = 2.1 ksi	fc / $\phi F'_c$ = 0.284
fb = Mu/S =	5.2 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.147
fs = Vu/(A/2) =	0.1 ksi	$\phi F'_s$ = 18.0 ksi	fs / $\phi F'_s$ = 0.004

i.c. = 0.431 **OK (43.1% Cap)**

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CALC BY:	JCM	DATE:	6/20/2023
CHECK BY:		DATE:	
SHEET NO:	40	OF	
DESCRIPTION:			

CHECK ROUND ALUMINUM POLE AT BOTT OF L7

Mu = 3.90 ft-kip
Pu = 3.85 kip
Vu = 0.39 kip
Tu = .00 ft-kip
B2 = 1.000
L = 44.70 ft

Diameter = 10.00 in
t = 0.2210 in
6061-T6 Tempered

A = 6.79 in^2
S = 16.2 in^3
I = 81.2 in^4
rg = 2.84 in

Ref Table 6.4.1-1
Fty = 35 ksi
Fcy = 35 ksi
Fsy = 20 ksi
E = 10100 ksi
Ftu = 38 ksi
Fsu = 24 ksi

Ref Table 6.6.2-1
kt = 1

Buckling Constants

Flex. Comp.-Circ. Sect		Axial Comp.-Circ. Sect		Shear in flat elements	
Btb =	64.8 ksi	Bt =	43.2 ksi	Bs =	25.8 ksi
Dtb =	4.458 ksi	Dt =	1.56 ksi	Ds =	0.131 ksi
Ctb =	55.4	Bc =	39.4 ksi	Cs =	81.0
		Dc =	0.25 ksi		
		Cc =	65.7		

Flexure

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-35 — ϕ_f = 0.9

$\lambda = R_b/t$ = 22.1 < $\lambda 1$ = 28.6 — ϕF_b = 39.4 ksi

Flexural Compressive Yielding- Table 6.5.1-5- Eq. 6.5.1-20 — ϕF_b = 36.9 ksi

Flexural Tensile Yielding- Table 6.5.1-2- Eq. 6.5.1-7 — ϕF_b = 36.9 ksi

Flexural Tensile Rupture- Table 6.5.1-2- Eq. 6.5.1-8 (ϕ_f = 0.75) — ϕF_b = 35.3 ksi

ϕF_b = 35.3 ksi

Compression

Member Bucking - Table 6.5.1-3 - Eq. 6.5.1-11 — ϕ_c = 0.9

$\lambda = kL/r$ = 189 > $\lambda 2 = Cc$ = 65.7 — ϕF_c = 2.1 ksi

Local Bucking - Table 6.5.1-8 - Eq. 6.5.1-34

$\lambda = R_b/t$ = 22.1 < $\lambda 1$ = 27.6 — ϕF_c = 31.5 ksi

ϕF_c = 2.1 ksi

Shear

Table 6.5.1-9 - Eq. 6.5.1-37 — ϕ_v = 0.9

λ = 65.0 > $\lambda 1$ = 64 — **ϕF_s = 17.7 ksi**

> $\lambda 2$ = 65

Combined Force Check

Table 6.5.1-12 - Eq. 6.5.1-48

fc = Pu/A =	0.6 ksi	$\phi F'_c$ = 2.1 ksi	fc / $\phi F'_c$ = 0.265
fb = Mu/S =	2.9 ksi	$\phi F'_b$ = 35.3 ksi	B_2*fb / $\phi F'_b$ = 0.082
fs = Vu/(A/2) =	0.1 ksi	$\phi F'_s$ = 17.7 ksi	fs / $\phi F'_s$ = 0.007

i.c. = 0.347 **OK (34.7% Cap)**

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CHECK BY:		DATE:	
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DESCRIPTION:			

Base PL Conn.: (4) 3/8"Φ Bolts (Assume A307)

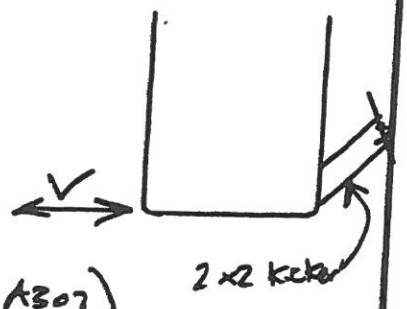
$V_U = 0.1^K$ $V_{cap.} = 4 Anch \times 27 ksi \times 0.11 in^2 \times .75 = 8.9^K$

Check HSS2x2 Kicker @ 59' Mast

$K\ell = 3.5'$ Assume HSS 2x2x3/16

$C_U = T_U = \frac{0.5^K}{\cos 35^\circ} = 0.6^K$

$\phi_c P_n = 39^K$ $\phi_t P_n = 41.5^K$



(2) 1/2"Φ Bolts (Assume A307)

$T_{cap} = 2 Anch \times 45 ksi \times 0.2 in^2 \times .75 = 13.5^K$

$V_{cap.} = 2 Anch \times 27 \times 0.2 in^2 \times 0.75 = 8.1^K$

$V_U = \sqrt{0.6^2 - 0.5^2} = 0.3^K$

Check HSS2x2 Kicker @ 100' Mast

$K\ell = 2.0'$ $C_U = T_U = \frac{0.3^K}{\cos 32} = 0.4^K$ OK

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JOB #23126

SHEET NO. 42 OF

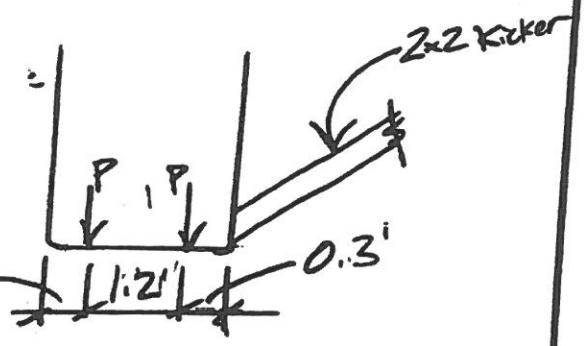
CALCULATED BY DATE

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SCALE

Saddle ℄ Conn. @ 59' Mast:

$P_U = \frac{7.6^K}{2} = 3.8^K$



$M_U = 3.8^K \times 0.3' = 1.1^{K\text{-}FT}$

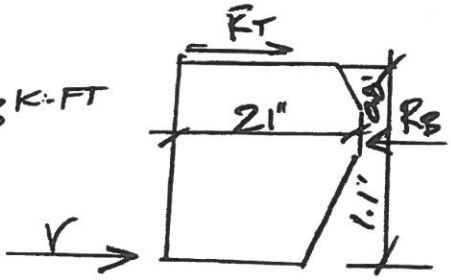
$f_b = \frac{1.1^{K\text{-}FT} \times 12}{\frac{15" \times 2 \times (0.28)^2}{6}} = 42\,ksi < 1.5 \times 36\,ksi \times 0.9 = 49\,ksi$

Side ℄ tension! $T_U = 3.8^K$

$\phi P_n = 36\,ksi \times 0.32" \times 10" \times 0.9 = 105^K$

(2) ½"ϕ Bolts $V_{cap} = 8.1^K > 3.8^K$

$V_U = \frac{0.5^K}{2\ sides} = 0.3^K$ $M_U = 0.3^K \times 1.1' = 0.33^{K\text{-}FT}$



$f_b = \frac{0.33^{K\text{-}FT} \times 12}{\frac{0.32" \times 21^2}{6}} = 0.2\,ksi$ $\frac{L_b d}{t^2} > \frac{1.9E}{F_y}$

$F_b = \frac{1.9 \times 29000\,ksi}{\frac{13 \times 21}{0.32^2}} \times 0.9 = 19\,ksi > 0.2\,ksi$

$R_T = 0.3^K \times 1.1'/0.8' = 0.4^K$

$R_B = 0.3^K \times \frac{1.9'}{0.8'} = 0.7^K$ (Factored)

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SCALE

Saddle Conn. Cont:

@ R_B: ½"Ø Bolt $T_{cap.} = 45\,ksi \times 0.2\,in^2 \times 0.75 = 6.8^k$

@ R_T: (2) ½"Ø Bolt $V_{cap.} = 8.1^k$ 0.7^k

$> \sqrt{0.4^2 + 3.8^2} = 3.8^k$

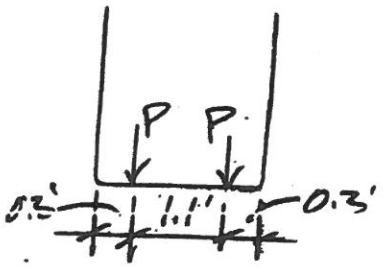
Bending of Chassis Channel: $d = 10"$ $t_f = 0.4"$ $b_f = 3.5$

$$f_b = \frac{0.7^k \times 9"}{\frac{20" \times 0.4^2}{6}} = 12\,ksi < 1.5 \times 36\,ksi \times 0.9 = 49\,ksi$$



Saddle Conn. @ 60' Mast:

$P_u = \frac{5.9^k}{2} = 3.0^k$



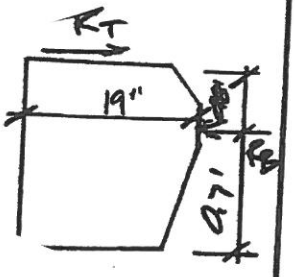
$M_u = 3.0^k \times 0.3' = 0.9^{k\cdot ft}$

$$f_b = \frac{0.9^{k\cdot ft} \times 12}{\frac{15" \times 2 \times 0.21^2}{6}} = 49\,ksi \leq 1.5 \times 36\,ksi \times 0.9 = 49\,ksi$$

$V_u = \frac{0.3^k}{2\,sides} = 0.2^k$ $M_u = 0.2^k \times 0.7' = 0.14^{k\cdot ft}$

$$f_b = \frac{0.14^{k\cdot ft} \times 12}{\frac{0.21" \times 19^2}{6}} = 0.13\,ksi$$

$$F_b \quad \frac{29{,}000\,ksi}{\frac{8" \times 19}{0.21^2}} \times 0.9 = 14\,ksi > 0.1\,ksi$$



(factored) $R_B = 0.2^k \times \frac{1.5'}{0.8'} = 0.4^k$ $R_T = 0.2^k \times \frac{0.7'}{0.8'} = 0.2^k$ ✓OK

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #23120

SHEET NO. 44 OF 44

CALCULATED BY _____ DATE _____

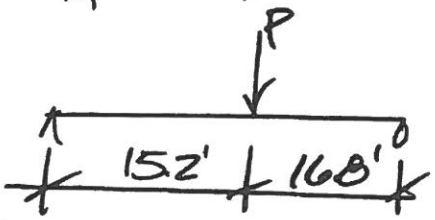
CHECKED BY _____ DATE _____

SCALE _____

Check Chassis Channel: $A = 6.5\,in^2$ $Z_x = 21.9\,in^3$ $Z_y = 4.6\,in^3$
$d = 10"$ $b_f = 3.5"$ $t_f = 0.4"$

Weak axis: $P_U = 0.5K$

$$M_U = \frac{0.5 \times 15.2' \times 16.8'}{32'} = 4.0\,K\text{-}FT$$



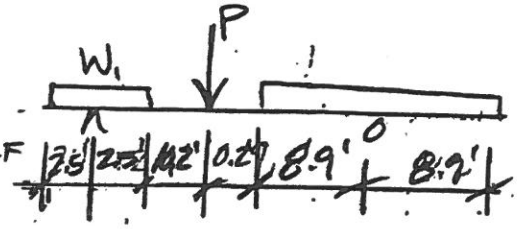
$$\phi M_n = \frac{36\,ksi \times 4.6\,in^3 \times 0.9}{12} = 12.4\,K\text{-}FT$$

Strong axis:

$P_U = 7.6K$

Front axel wt: $W_{1_U} = \frac{12{,}100\#}{2 \times 5'} \times 1.2 = 1452\,PLF$

Rear axel wt: $W_{2_U} = \frac{18920\#}{2 \times 17.8} \times 1.2 = 638\,PLF$



$M_U^+ = 40K\text{-}FT$ $M_U^- = 24\,K\text{-}FT$

$$\phi M_n^+ = \frac{0.9 \times 36\,ksi \times 23.8\,in^3}{12} = 59\,K\text{-}FT$$

$\phi M_n^- = 36.5K\text{-}FT$ @ $C_b = 1.43$

Combined @ Max Weak axis moment:

$$= \frac{4.0}{12.4} + \frac{40}{59} = 1.0 \leq 1.0$$

√OK

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Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #23126

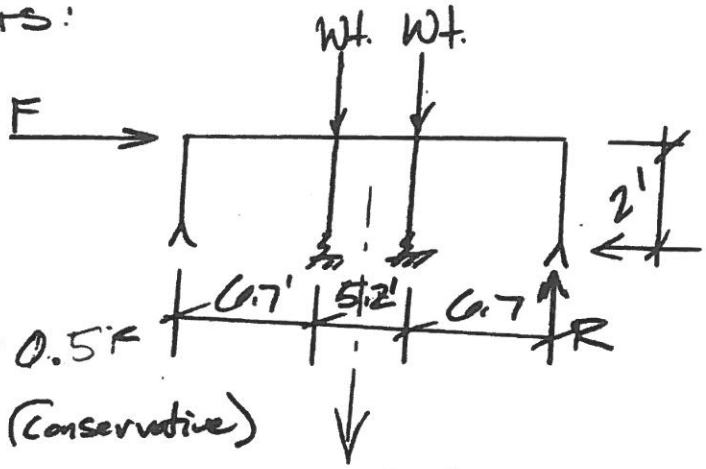
SHEET NO. 45 OF

CALCULATED BY DATE

CHECKED BY DATE

SCALE

Check outriggers:



$F_u = 0.5^K \times 2 \times \frac{16.8'}{32'} = 0.5^K$

$F_n = 0.5^K$ (Conservative)

$Wt. = \frac{12.1^K}{2} = 6.1^K$ Front axel wt.

$R = 0.5^K \times \frac{2'}{6.7' + 5.2'/2} = 0.1^K$

$M = 0.1^K \times 6.7' = 0.7^{K\cdot FT}$

HSS 5×5×1/4 $\frac{M_n}{\Omega_b} = 1.9^{K\text{-}FT}$ ✓OK

@59' Mast:

Conc. block Wt.: $\frac{2.0^K}{0.9} + \frac{1.1^K}{0.3 \times 0.9} = 6.3^K$

Helix Anch = $\frac{2.3^K}{1.6} \times 2 = 2.9^K$

@60' Mast:

Conc block Wt = $\frac{2.0^K}{0.9} + \frac{1.2^K}{0.3 \times 0.9} = 6.7^K$

Helix Anch = $\frac{2.3}{1.6} \times 2 = 2.9^K$

HUTTER TRANKINA ENGINEERING, PC

Consulting Structural Engineers

32 W 273 ARMY TRAIL ROAD
SUITE # 100
WAYNE, ILLINOIS 60184
Phone (630) 513-6711

JOB #23126

SHEET NO. 46 OF

CALCULATED BY DATE

CHECKED BY DATE

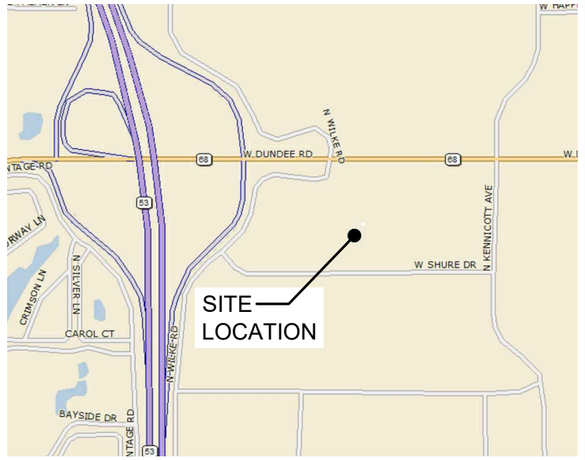
SCALE

CONSULTANT TEAM

PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
STRUCTURAL: (TOWER ANALYSIS)	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711
STRUCTURAL ANALYSIS DATE:	06/20/2023

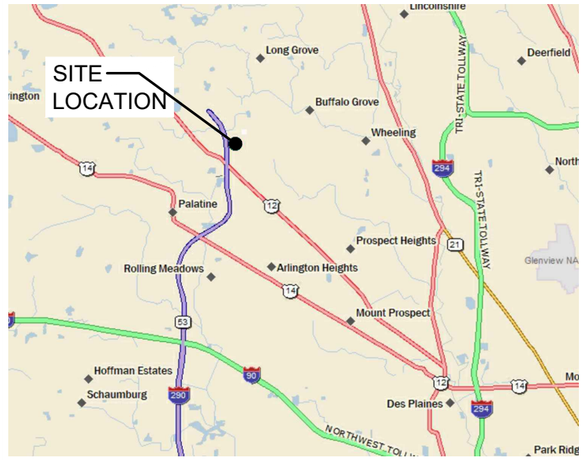
VICINITY MAP

N.T.S.



REGIONAL MAP

N.T.S.



PROJECT TYPE

PROPOSED VERIZON ANTENNAS TO BE MOUNTED ON TEMPORARY COLT.

PROJECT INFORMATION

SITE COORDINATES:	LATITUDE: 42° 08' 15.57" N LONGITUDE: 87° 59' 58.81" W
ADDRESS:	1500 SHURE DRIVE ARLINGTON HEIGHTS, IL 60004
JURISDICTION:	VILLAGE OF ARLINGTON HEIGHTS
OCCUPANCY:	UNINHABITED
CONSTRUCTION TYPE:	COLT
PROPERTY OWNER:	VILLAGE OF ARLINGTON HEIGHTS
TOWER OWNER:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
APPLICANT:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
REAL ESTATE MANAGER:	ALLEN WAITES (630) 291-7845
CONSTRUCTION MANAGER:	JEREMIAH SAURIOL (847) 706-1765

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MGD LOCATION NUMBER: 5000926022
SITE NAME: RAND & 53_TEMP_ASSET
1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

LICENSED PROFESSIONAL ENGINEER
JOHN ZIMMERMANN
062-047267
OF ILLINOIS

6/30/2023
Exp 11/30/2023

DRAWING INDEX

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,2,3
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
ANT-1	SITE ELEVATION	-
ANT-1A	ANTENNA ORIENTATION (PLAN VIEWS)	-
ANT-2	ANTENNA INFORMATION	3
E-1	GROUNDING DETAILS	-

22" x 34" IS FULL SCALE | 11" x 17" IS HALF SCALE

ATTACHMENTS

RFFS (BY OTHERS)

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TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	APD
3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

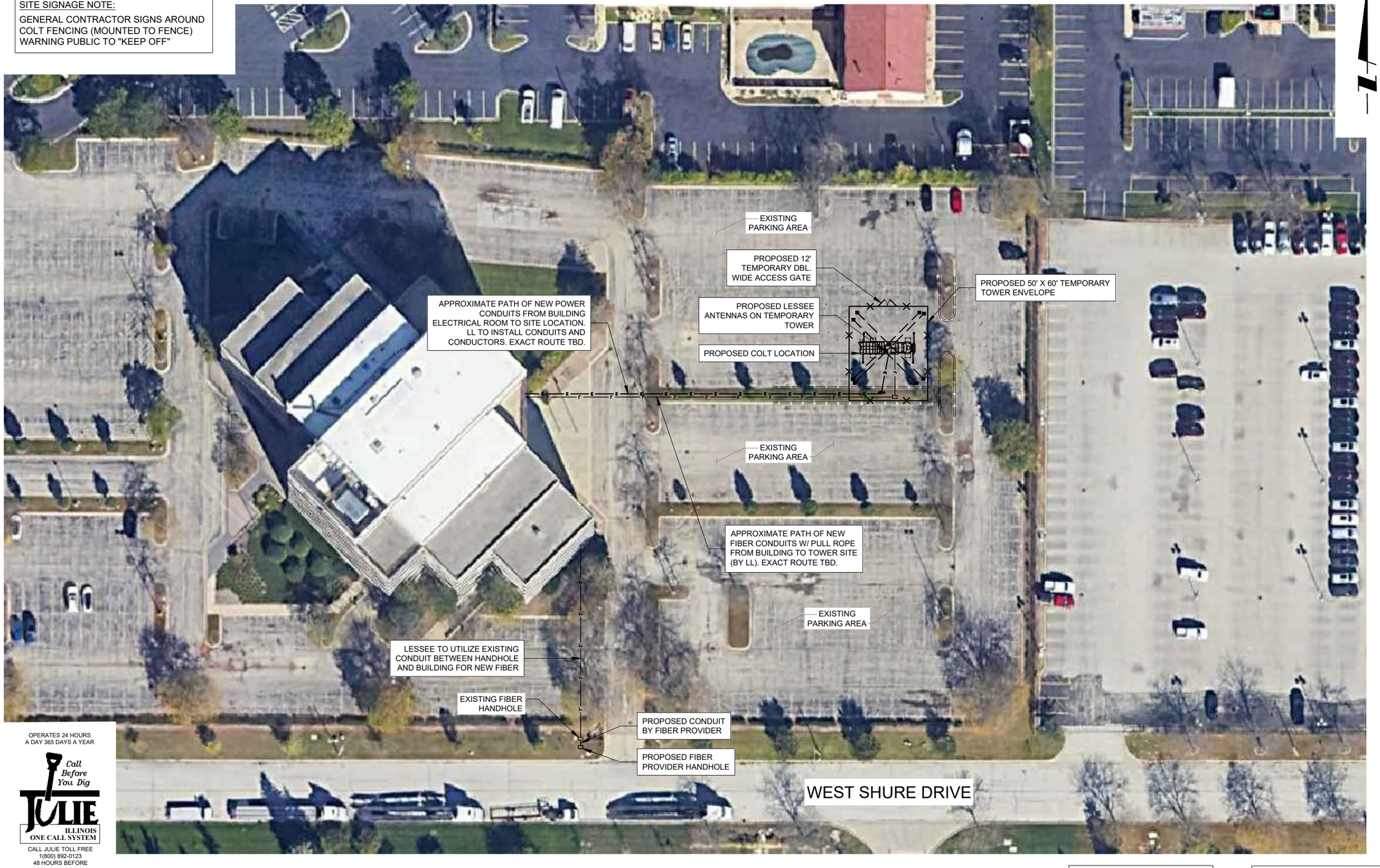
DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SITE SIGNAGE NOTE:

GENERAL CONTRACTOR SIGNS AROUND COLT FENCING (MOUNTED TO FENCE) WARNING PUBLIC TO "KEEP OFF"



OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER, AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

1 SITE PLAN
SCALE: 1" = 50'

POWER INFORMATION:

PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:

FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

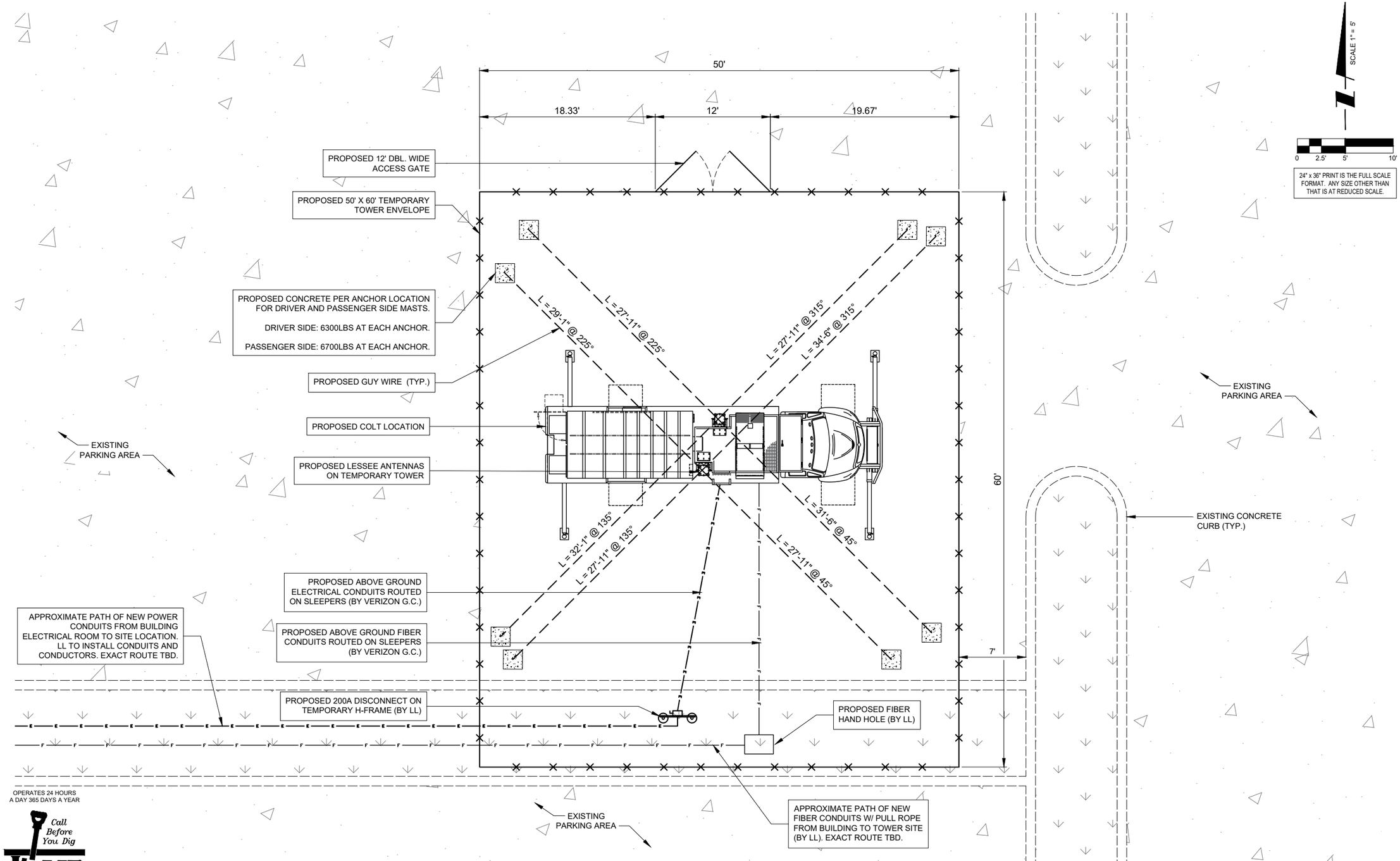
DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

1 ENLARGED SITE PLAN
SCALE: 1" = 5'

POWER INFORMATION:

PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:

FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
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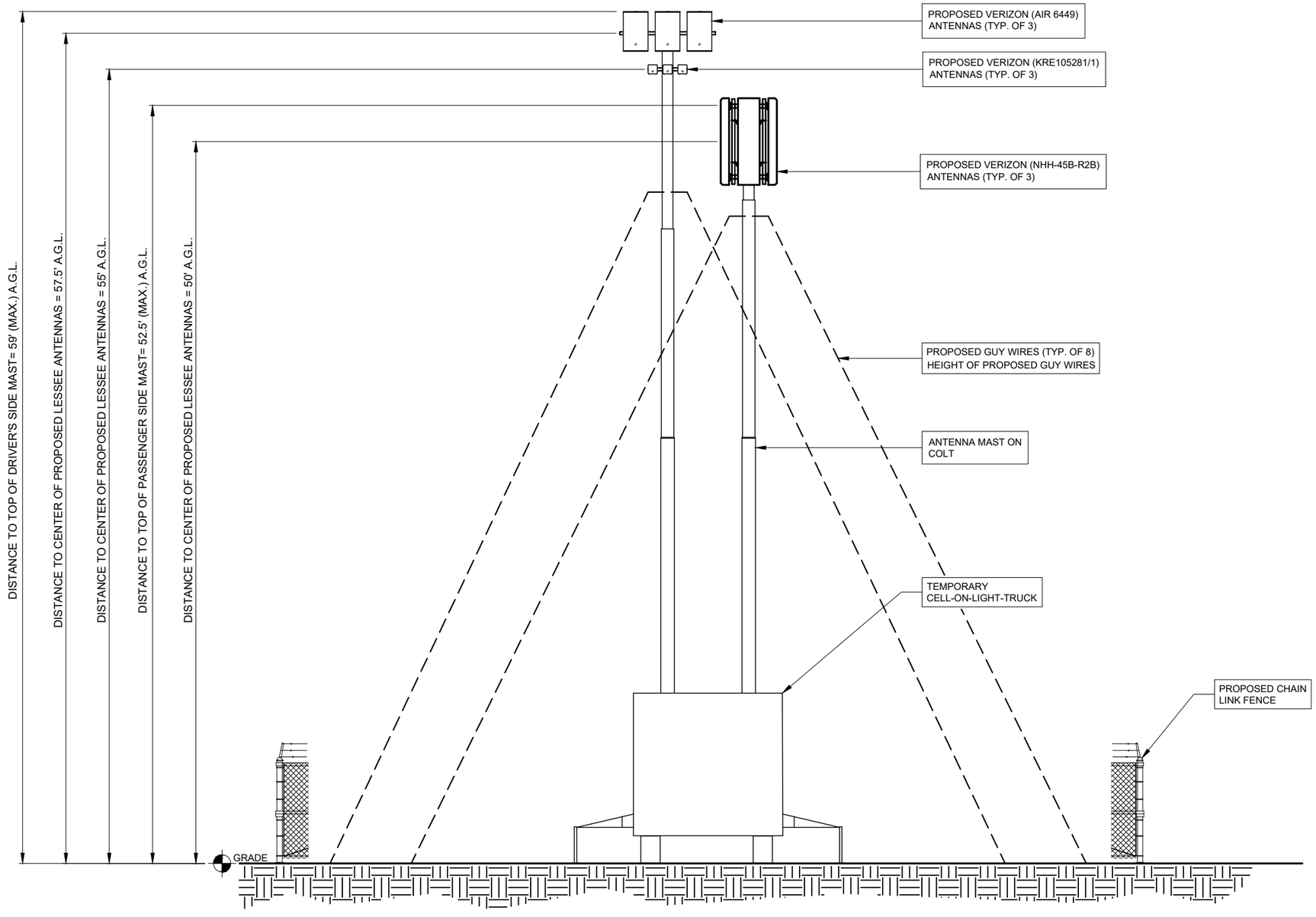
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



1 SITE ELEVATION
SCALE: 1/4" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
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PHONE: (847) 619-5397
FAX: (847) 706-7415

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

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MGD LOC. # 5000926022

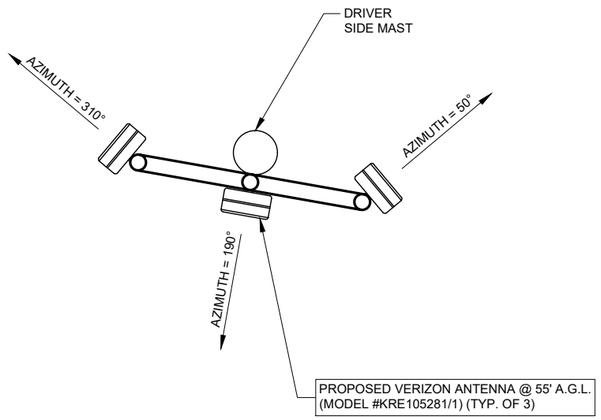
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

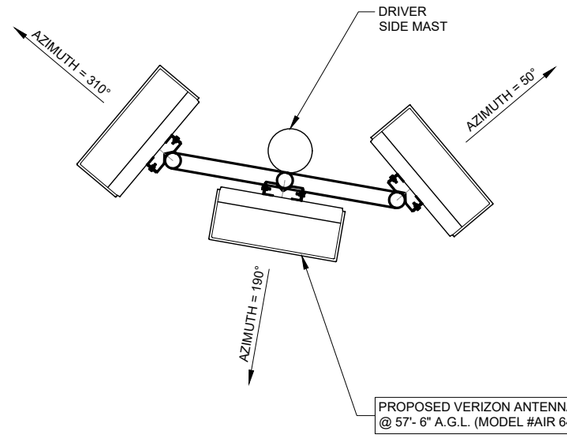
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DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
SITE ELEVATION

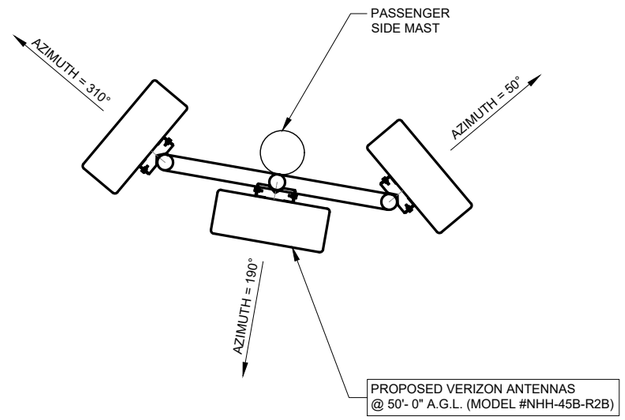
SHEET NUMBER
ANT-1



1 DRIVER SIDE MAST:
ELEVATION @ 55'-0"
SCALE: 1" = 1'-0"



2 DRIVER SIDE MAST:
ELEVATION @ 57'-6"
SCALE: 1" = 1'-0"



3 PASSENGER SIDE MAST:
ELEVATION @ 50'-0"
SCALE: 1" = 1'-0"

verizon
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TOWER 2, SUITE 400
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PHONE: (847) 619-5397
FAX: (847) 706-7415

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MGD LOC. #
5000926022

RAND & 53_
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA ORIENTATION
(PLAN VIEWS)

SHEET NUMBER
ANT-1A

verizon
NPP RFDS

WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53_Temp_Asset

Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Aggregation	N	Site Id	617386575
Ecip	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLC#	0
Project Id	17064021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR;4G_700;4G_850;5G_850;4G_AWS;4G_CBRS;5G_L-Sub6;4G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99967

1 RFDS TITLE SHEET
N.T.S.

Antenna Summary

Added Antenna

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quanti ty
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),3 10(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(19),190(20) ,310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),3 10(3)	PHYSICAL	3

Removed Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cente rline	Tip Heigh	Azimuth	Instal l Type	Quant ity

Retained Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cente rline	Tip Heigh	Azimuth	Instal l Type	Quant ity

Added: 9	Removed: 0	Retained: 0

2 ANTENNA SUMMARY
N.T.S.

Non Antenna Summary

Added Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Install Type	Quantit
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2"" Coax	PHYSICAL	18
RRU	Tower					LTE		Ericsson	4408 B48 DC	PHYSICAL	3
RRU	Tower			LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna

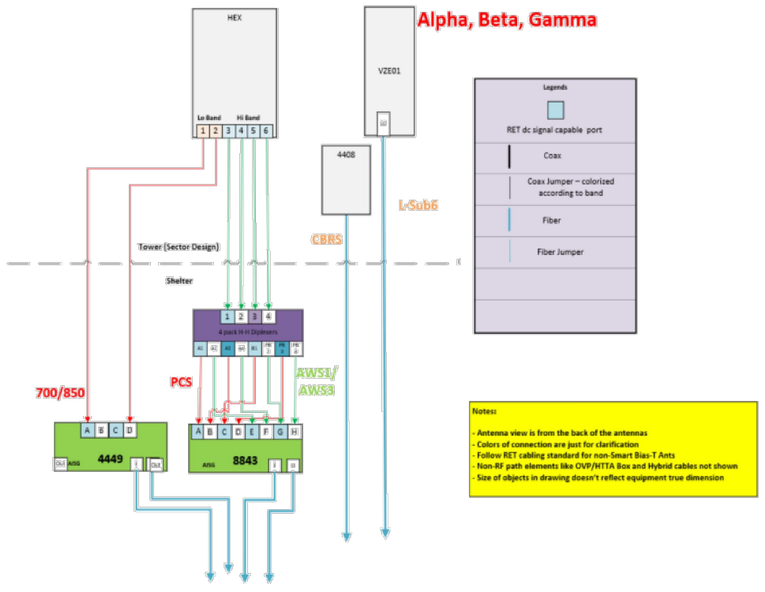
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Instal l Type	Quant ity

Retained Non Antenna

Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Instal l Type	Quant ity

Added: 39	Removed: 0	Retained: 0

3 EQUIPMENT SUMMARY
N.T.S.



4 CABLE DIAGRAM
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
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2	ISSUED FOR FINAL	06/22/23	APD
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MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES.GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.

2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL). ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION

3. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.

4. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.

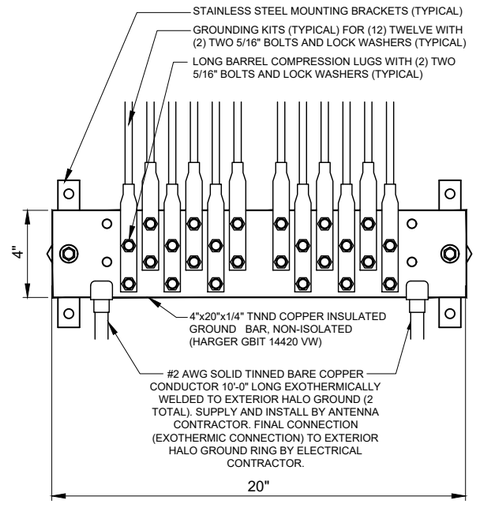
5. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.

6. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.

7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   ONE (1) COPY TO OWNER REPRESENTATIVE
   ONE (1) COPY TO ENGINEER
   ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

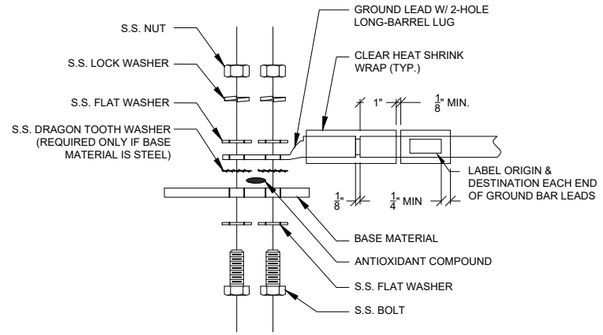
NOTE:

DO NOT ATTACH GROUND BARS ON ANY OF THE TANKS COATED SURFACES



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	APD
3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-1


Type GT
THROUGH CABLE TO TOP OF GROUND ROD.


Type TA
TEE OF HORIZONTAL RUN AND TAP CABLES.


Type HS
HORIZONTAL CABLE TAP TO HORIZONTAL STEEL SURFACE OR PIPE. CABLE OFF SURFACE.


Type VV
THROUGH VERTICAL CABLE TO VERTICAL STEEL SURFACE OR TO THE SIDE OF EITHER HORIZONTAL OR VERTICAL PIPE


Type XB
CROSS OF HORIZONTAL CABLES. LAPPED AND NOT CUT


Type VN
HORIZONTAL CABLE TAP TO VERTICAL STEEL SURFACE OR THE SIDE OF HORIZONTAL PIPE


Type VS
CABLE TAP DOWN AT 45° TO VERTICAL STEEL SURFACE OR SIDE OF HORIZONTAL OR VERTICAL PIPE.

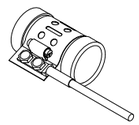

Type GY
THROUGH CABLE TO SIDE OF GROUND ROD

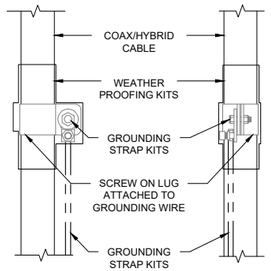

Type GR
CABLE TAP TO TOP OF GROUND ROD


Type NC
THROUGH AND TAP CABLES TO GROUND ROD

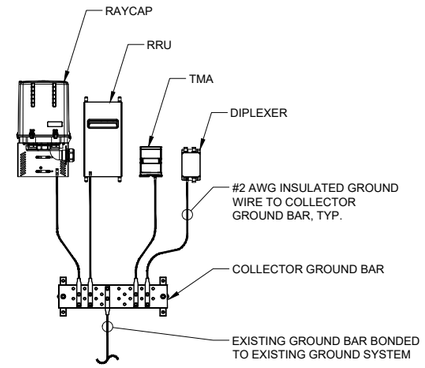
3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.





4 COAX / HYBRID CABLE GROUND KIT DETAIL
N.T.S.



NOTES:
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

5 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

verizon NPP RFDS

WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53_Temp_Asset

Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Aggregation	N	Site Id	617386575
Ecip	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLC#	0
Project Id	17064021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR;4G_700;4G_850;5G_850;4G_AWS;4G_CBRS;5G_L-Sub6;4G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99967

Project Scope

Non Antenna Summary

Added Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Install Type	Quantit
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2"" Coax	PHYSICAL	18
RRU	Tower					LTE		Ericsson	4408 B48 DC	PHYSICAL	3
RRU	Tower			LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna

Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Install Type	Quantity

Retained Non Antenna

Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Install Type	Quantity

Added: 39	Removed: 0	Retained: 0

Antenna Summary

Added Antenna

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantity
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),310(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(19),190(20),310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),310(3)	PHYSICAL	3

Removed Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Centerline	Tip Heigh	Azimuth	Install Type	Quantity

Retained Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Centerline	Tip Heigh	Azimuth	Install Type	Quantity

Added: 9	Removed: 0	Retained: 0

Services

1900 LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	925	925	925
Mech Down-tilt	0	0	0
Elect Down-tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806590	16806593	16806596
Source	VZNPP	VZNPP	VZNPP
Bandwidth	5	5	5
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
700 LTE		**CAND**	
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	5230	5230	5230
Mech Down-tilt	0	0	0
Elect Down-tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806589	16806592	16806595
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
850 NR		**CAND**	
Sector	0001	0002	0003
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	2561	2561	2561
Mech Down-tilt	0	0	0
Elect Down-tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806610	16806611	16806612
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
850 LTE		**CAND**	
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	2561	2561	2561
Mech Down-tilt	0	0	0
Elect Down-tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806610	16806611	16806612
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
AWS LTE		**CAND**	
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	2050	2050	2050
Mech Down-tilt	0	0	0
Elect Down-tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806591	16806594	16806597
Source	VZNPP	VZNPP	VZNPP
Bandwidth	20	20	20
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
CBAND NR		**CAND**	
Sector	0001	0002	0003
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	AIR6449	AIR6449	AIR6449
Antenna Make	Ericsson	Ericsson	Ericsson
Centerline	57.6	57.6	57.6
DLEARFCN	648672	648672	648672
Mech Down-tilt	0	0	0
Elect Down-tilt	6	6	6
Tip Height	58.9	58.9	58.9
Regulatory Power	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP
Cell Max Power	50.8 dBm	50.8 dBm	50.8 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	AIR6449	AIR6449	AIR6449
Number of Tx,Rx	2 , 2	2 , 2	2 , 2
Position			
Transmitter Id	16806613	16806614	16806615
Source	VZNPP	VZNPP	VZNPP
Bandwidth	60	60	60
Ant. Dimensions H x W x D(inch)	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8
Weight(lb)	88.0	88.0	88.0

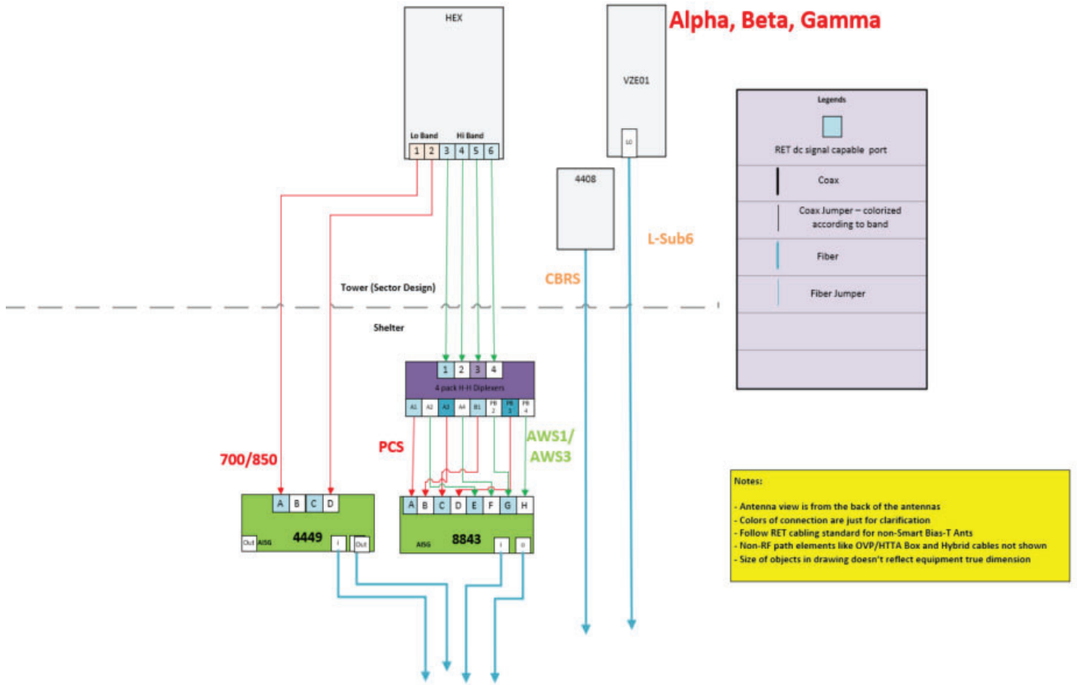
Services			
CBRS LTE		**CAND**	
Sector	19	20	21
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	KRE105281/1	KRE105281/1	KRE105281/1
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Centerline	55	55	55
DLEARFCN	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090
Mech Down-tilt	0	0	0
Elect Down-tilt	8, 8, 8, 8	8, 8, 8, 8	8, 8, 8, 8
Tip Height	55.3	55.3	55.3
Regulatory Power	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD
Cell Max Power	37.0 dBm	37.0 dBm	37.0 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806598, 16806599, 16806600, 16806601	16806602, 16806603, 16806604, 16806605	16806606, 16806607, 16806608, 16806609
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10, 10, 10, 10	10, 10, 10, 10	10, 10, 10, 10
Ant. Dimensions H x W x D(inch)	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98
Weight(lb)	1.76	1.76	1.76

Callsigns Per Antenna

Sector	Make	Model	Ant CL Height AG	Ant Tip Height	Azimuth	Elect Down-tilt	Mech Down-tilt	Gain	Bandwidth	Regulatory Power	700	850	1900	2100	28 GHz	31 GHz	39 GHz
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							
0003	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	15.09	42.75	392.48		KNKA200					
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
02	COMMSCOPE	NHH-45B-R2B	50	53	190	2	0	15.09	42.75	392.48		KNKA200					
01	COMMSCOPE	NHH-45B-R2B	50	53	50	2	0	17.531	44.5	1111.7			KNLF207				
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	14.365	47.5	167.4	WQJQ691						
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
0002	Ericsson	AIR6449	57.6	58.9	190	6	0	22.95	95	1365.07							
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	17.531	44.5	1111.7			KNLF207				
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	15.09	42.75	392.48		KNKA200					
0002	COMMSCOPE	NHH-45B-R2B	50	53	190	2	0	15.09	42.75	392.48		KNKA200					
01	COMMSCOPE	NHH-45B-R2B	50	53	50	4	0	14.399	47.5	167.4	WQJQ691						
02	COMMSCOPE	NHH-45B-R2B	50	53	190	2	0	14.365	47.5	167.4	WQJQ691						
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
0001	COMMSCOPE	NHH-45B-R2B	50	53	50	4	0	15.184	43	392.48		KNKA200					
0001	Ericsson	AIR6449	57.6	58.9	50	6	0	22.95	95	1365.07							
01	COMMSCOPE	NHH-45B-R2B	50	53	50	4	0	15.184	43	392.48		KNKA200					
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
0003	Ericsson	AIR6449	57.6	58.9	310	6	0	22.95	95	1365.07							
02	COMMSCOPE	NHH-45B-R2B	50	53	190	1	0	17.982	39.75	327.21				WQGA952;WQB264			
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
02	COMMSCOPE	NHH-45B-R2B	50	53	190	1	0	17.458	44.5	1111.7			KNLF207				
01	COMMSCOPE	NHH-45B-R2B	50	53	50	2	0	18.149	39.25	327.21				WQGA952;WQB264			
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	18.149	39.25	327.21				WQGA952;WQB264			
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							

Callsigns

Callsign	Market	Radio Code	Market #	Block	State	County	License Name	Wholly Owner	Total MHZ	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	Regulatory Power	Threshold (W)	POPs/Sq. mil	Status	Action	Approve for lnsvc
WQJQ691	Great Lakes	WU	REA003	C	IL	17031	Cellco Partnershi	Yes	22.000	746.000 - 757.000/.000 - .000	776.000 - 787.000/.000 - .000	746.000 - 757.000/.000 - .000	776.000 - 787.000/.000 - .000	167.4	1000	5580.63	proposed	added	1
KNKA200	Chicago, IL	CL	CMA003	B	IL	17031	Chicago SMSA LP	No	25.000	835.000 - 845.000/84 6.500 - 849.000	880.000 - 890.000/89 1.500 - 894.000	835.000 - 845.000/84 6.500 - 849.000	880.000 - 890.000/89 1.500 - 894.000	392.48	400	5580.63	proposed	added	1
KNLF207	Chicago	CW	MTA003	B	IL	17031	Cellco Partnershi	Yes	10.000	1880.000 - 1885.000/.000 - .000	1960.000 - 1965.000/.000 - .000	1880.000 - 1885.000/.000 - .000	1960.000 - 1965.000/.000 - .000	1111.7	1640	5580.63	proposed	added	1
CBRS_CALLSIGN	UNLICENSED	3.5 GHz	UNLICENSED	UNLICENSED	IL	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED /UNLICENSED /UNLICENSED - UNLICENSED	UNLICENSED /UNLICENSED /UNLICENSED - UNLICENSED	- / -	- / -	28.03		5580.63	proposed	added	
WRLD569	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WRLD571	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WRLD570	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WRLD572	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WQGB264	Chicago, IL	AW	CMA003	A	IL	17031	Cellco Partnershi	Yes	20.000	1710.000 - 1720.000/.000 - .000	2110.000 - 2120.000/.000 - .000	1710.000 - 1720.000/.000 - .000	2110.000 - 2120.000/.000 - .000	327.21	1640	5580.63	proposed	added	1
WRNE596	Chicago, IL	PM	PEA003	A1	IL	17031	Cellco Partnershi	Yes	20.000	3700.000 - 3720.000/.000 - .000	.000 - .000/.000 - .000	3700.000 - 3720.000/.000 - .000	.000 - .000/.000 - .000	1365.07	1640	5580.63	proposed	added	1
WRNE597	Chicago, IL	PM	PEA003	A2	IL	17031	Cellco Partnershi	Yes	20.000	3720.000 - 3740.000/.000 - .000	.000 - .000/.000 - .000	3720.000 - 3740.000/.000 - .000	.000 - .000/.000 - .000	1365.07	1640	5580.63	proposed	added	1
WRNE598	Chicago, IL	PM	PEA003	A3	IL	17031	Cellco Partnershi	Yes	20.000	3740.000 - 3760.000/.000 - .000	.000 - .000/.000 - .000	3740.000 - 3760.000/.000 - .000	.000 - .000/.000 - .000	1365.07	1640	5580.63	proposed	added	1
WQGA952	Chicago-Gary-Kenosha, IL-IN-WI	AW	BEA064	B	IL	17031	Cellco Partnershi	Yes	20.000	1720.000 - 1730.000/.000 - .000	2120.000 - 2130.000/.000 - .000	1720.000 - 1730.000/.000 - .000	2120.000 - 2130.000/.000 - .000	327.21	1640	5580.63	proposed	added	1


HEX
Lo Band
Hi Band
1 2 3 4 5 6
VZE01
Alpha, Beta, Gamma
4408
L-Sub6
CBRS
Tower (Sector Design)
Shelter
1 2 3 4
4 pack H-H Diplexers
700/850
PCS
AWS1/
AWS3
A B C D
4449
A B C D E F G H
8843
Legends
RET dc signal capable port
Coax
Coax Jumper – colorized according to band
Fiber
Fiber Jumper
Notes:
- Antenna view is from the back of the antennas
- Colors of connection are just for clarification
- Follow RET cabling standard for non-Smart Bias-T Ants
- Non-RF path elements like OVP/HTTA Box and Hybrid cables not shown
- Size of objects in drawing doesn't reflect equipment true dimension

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

December 22, 2023

Rachel Ceckowski
Mountain Ltd., as agent for Verizon
52 Farm View Drive, Suite 201
New Gloucester, ME 04260

RE: Plan Commission Application, Round 1 Comments – Verizon Wireless, 1500 W Shure Road – Case# PC-23-017

Dear Ms. Ceckowski,

On December 5th, 2023, a complete Plan Commission application packet was submitted to the Department of Planning and Community Development along with payment. The application packet for both the temporary and permanent cell phone towers were circulated for preliminary review by the relevant department. This does not preclude departments from submitting new or amended comments during the Conceptual Plan Review, Plan Commission or Village Board processes. Below, please find the preliminary Round 1 comments. Please provide any response to these comments so that they are received by our office by **January 5, 2024** in order for staff to have the appropriate time to share the information with the Conceptual Plan Review Committee and Plan Commission.

Planning and Community Development

1. It is recommended that options be explored for placing the antennas on the rooftop instead of the face of the building.
2. If the antennas are placed on the face of the building, the antennas must be painted to match the existing building. Provide renderings to confirm the visual impact of the installation.
3. Remove the temporary installations as per the agreement.
4. Please provide the renderings of the Northeast elevation that were missing from the submitted plans.
5. Remove all abandoned or unused communication equipment from the building façade.
6. Any future installations should be ideally located on the roof and screened by the parapet walls.

Engineering Department

7. 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.
8. The temporary site has already been installed. The Public Works Department and Engineering Division have no comments on the temporary site.

9. The Village GIS information shows the following utilities in the vicinity of the proposed conduit:
    a) A 12" sanitary sewer is located north of the property line in an easement. The location of the sanitary sewer and the manholes in the area of the proposed work should be shown on the engineering plans. Provide the invert elevations for the manholes.
    b) Street light conduit located behind the curb on the north side of Shure Dr. Provide a note on the plans.
    c) Water meter located in a meter pit approximately 7 ft west of the parking lot curb. Show the location of the water meter pit and the water service for the building.
    d) The location of the conduit may need to be adjusted to avoid conflicts with the existing utilities.
    e) These items can be addressed at permit.
10. The Public Works Department and Engineering Division have no additional comments.

Building and Life Safety

- No objections or comments.

Health Department

- No comments.

Police Department

- No concerns with this application.

Fire Department

- No comments at this time

Sincerely,



Michael Lysicatos, AICP – Assistant Director
Department of Planning and Community Development

C: Charles Witherington-Perkins, Director of Planning & Community Development
Sam Hubbard, Development Planner
File PC 23-0197

From: Chris Lee
To: Lysicatos, Michael
Cc: Rachael Ceckowski; Hubbard, Sam; "allen.waites@verizonwireless.com"; DeWalt, Jessica; danny.perez2@VerizonWireless.com; Ari Rosenthal; Dans@terraltd.com; Mark Biesiada
Subject: FW: PC 23-017, 1500 W Shure Dr, Arlington Heights - Round 1 Review and Pencil Date Letter
Date: Friday, January 5, 2024 3:56:19 PM
Attachments: image001.png
image002.png
Rand & 53-Relo_Rev 5_01022024.pdf
Rand & 53_Relo_Photosim_REV A.pdf
Rand & 53_Public Notice Letter Mailing List.xlsx
Rand & 53_Notice of Public Hearing Letter Draft.pdf
Rand & 53_Notice of Public Hearing Sign Draft.pdf
EXTERNAL EMAIL Verizon Wireless Application - Arlington Heights.msg

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Michael, to address the comments rec'd on 12/22/23 see attached and below in green. Thanks,

Response to Planning and Community Development comments:

1. It is recommended that options be explored for placing the antennas on the rooftop instead of the face of the building. Installing the antennas on the penthouse rooftop would be much more visually intrusive and the owners of the building have prohibited this type of installation. The existing parapet walls and exiting lower levels would require the antennas to be installed on tripods or some other supporting structure raising the antennas to a height above the roofline so that the parapet walls do not interfere with the signal. The only way to screen the antennas would be to move them back from the edge of the roofline and parapet walls, however, the further the antennas are moved back the higher they must be mounted to avoid shadowing the signal.

2. If the antennas are placed on the face of the building, the antennas must be painted to match the existing building. Provide renderings to confirm the visual impact of the installation. See attached before/after photo simulations. The antennas will be painted to match.

3. Remove the temporary installations as per the agreement. Temporary installations will be removed as agreed.

4. Please provide the renderings of the Northeast elevation that were missing from the submitted plans. Northeast elevation has been added to the attached CDs, see page ANT-1C.

5. Remove all abandoned or unused communication equipment from the building façade. Acknowledged.

6. Any future installations should be ideally located on the roof and screened by the parapet walls. See response to #1 above.

Response to Engineering Department Comments:

7. 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.
Acknowledged.

8. The temporary site has already been installed. The Public Works Department and Engineering Division have no comments on the temporary site.

9. The Village GIS information shows the following utilities in the vicinity of the proposed conduit:

a) A 12" sanitary sewer is located north of the property line in an easement. The location of the sanitary sewer and the manholes in the area of the proposed work should be shown on the engineering plans. Provide the invert elevations for the manholes.

b) Street light conduit located behind the curb on the north side of Shure Dr. Provide a note on the plans.

c) Water meter located in a meter pit approximately 7 ft west of the parking lot curb. Show the location of the water meter pit and the water service for the building.

d) The location of the conduit may need to be adjusted to avoid conflicts with the existing utilities.

e) These items can be addressed at permit. Acknowledged. We have not been able to find any GIS utility data available online. We have a request for the City to provide this information but the online portal says it will take 5-21 days. Could your Engineering Department provide what they are looking at that generated these comments? This would be very helpful in updating our plans.

10. The Public Works Department and Engineering Division have no additional comments.

Per public notice requirements outlined on Thursday 1/4/24 see attached Mailing list, Letter Draft, and Sign Draft. These will be mailed and sign posted prior to January 9th, 2024 (15 days prior to Plan Commission Public Hearing). Please let me know as soon as possible if any changes are needed to the letter draft or sign draft.

Also, within 1 day after notification has been completed the below items will be provided.

1) Signed and notarized Notification Affidavit (see Plan Commission application packet).
2) 1 Copy of the signed Public Hearing Notification Letter that was sent to nearby property owners.
3) A list of all addresses and associated PIN numbers where the notification letter was sent.
4) Photographs of the posted Public Hearing signage on the property.

If any further questions or concerns, please don't hesitate to reach out.

Thanks,

Chris Lee
Director of Wireless

MOUNTAIN, LTD.
EXPLORE YOUR POSSIBILITIES.
Cell: 813.727.2484

11315 Corporate Blvd, Suite 220
Orlando, FL 32817
www.MOUNTAINLTD.com | LinkedIn
EOE, AA.

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From: Lysicatos, Michael <mlysicatos@vah.com>
Sent: Friday, December 22, 2023 5:10 PM
To: Rachael Ceckowski <rceckowski@mountainltd.com>; Chris Lee <clee@mountainltd.com>; Hubbard, Sam <shubbard@vah.com>
Cc: allen.waites@verizonwireless.com; Dewalt, Jessica <jessica.dewalt@verizonwireless.com>; danny.perez2@VerizonWireless.com; Ari Rosenthal <arosenthal@ginsbergjacobs.com>; Dan Szlaga <DanS@terraltd.com>; Mark Biesiada <mbiesiada@ginsbergjacobs.com>
Subject: [EXTERNAL EMAIL] PC 23-017, 1500 W Shure Dr, Arlington Heights - Round 1 Review and Pencil Date Letter

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure and require assistance, please submit a help desk ticket.

Rachael,

Good afternoon. Attached please find our Round 1 review of the Plan Commission Application for 1500 W Shure Road. Please keep in my mind that these are preliminary comments and that staff may add or amend these comments as the review moves forward. Please provide any formal response or changes by January 5th so staff is prepared with up to date reports to the Conceptual Plan Review Committee, and Plan Commission. I have also provided a Pencil Date Letter with the dates of aforementioned meetings for your review. If these dates are not acceptable or you have conflicts, please contact me as soon as possible. I look forward to hearing back and please reach out to me if you would like to discuss the comments.

Have a Happy Holidays.

Best regards,

Michael Lysicatos, AICP
Assistant Director
Department of Planning and Community Development
Village of Arlington Heights,IL
847-368-5211
www.vah.com
www.discoverarlington.com
Please consider the Environment before printing this e-mail

Village Board
2/5/2024

Item: Ramen USA - 926 & 928 W. Algonquin Rd. - PC#23-018

Department: Planning & Community Development Department

Requested Action

1. Land Use Variation to allow a 1,616 sf Bakery Products, Wholesale and Production facility in the B-2 District.

Variations Required

None identified at this time.

Recommendation

A public hearing was held by the Plan Commission on January 10, 2024 where Commissioner Cherwin moved and Commissioner Ennes seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#23-018, a Land Use Variation to allow a 1,616 square-foot of *Bakery Products, Wholesale and Production* facility in the B-2 District.

This recommendation is subject to the resolution of the following:

1. The petitioner, or any future tenant(s), must keep the restaurant, or a comparable use, in order for the Bakery Products, Wholesale and Production facility to remain in operation. If at any point the restaurant, or comparable use, ceases operation, the Bakery Products, Wholesale and Production facility must cease operation as well.

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

Roll Call Vote: Commissioners Drost, Green, Lorenzini, Warskow, Ennes, Cherwin, and Chair Dawson voted in favor. Motion carried.

ATTACHMENTS:

Description	Type

PC Staff Report	Board or Commission Report
PC Minutes - 1/10/24	Minutes
Aerial	Exhibits
Architectural Plans	Exhibits
Floor Plans	Exhibits
Round 1 Review Comments	Correspondence
Round 2 Review Comments	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

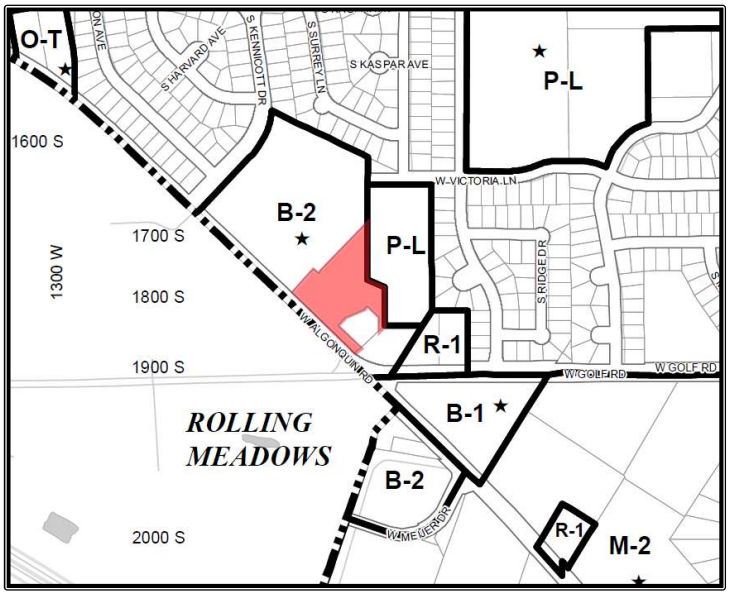
STAFF DEVELOPMENT COMMITTEE REPORT

PC File Number: *PC 23-018*
Project Title*: Ramen USA*
Location*: 926 & 928 W Algonquin Rd*
PIN*: 08-09-300-018*

To*: Plan Commission*
Prepared By*: Hailey Nicholas, Assistant Planner*
Meeting Date*: January 10, 2024*
Date Prepared*: January 3, 2024*

Petitioner*: KC Kimori*
Address*: 2750 Northampton Dr Apt D1*
Rolling Meadows, IL 60008

Existing Zoning*: B-2: General Business District*
Comprehensive Plan*: Commercial*



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Kingsbridge Arboretum	Parks
South	B-2, General Business District	Lowe's Home Improvement	Commercial
East	B-2, General Business District	Bank of America, National Tire & Battery	Commercial
West	-City of Rolling Meadows-		

Requested Action:
1. Land Use Variation to allow a 1,616 sf *Bakery Products, Wholesale and Production* facility in the B-2 District.

Variations Required:
None identified at this time.

Project Background:

The subject property is located within the Surrey Ridge Shopping Center, which is a Planned Unit Development (PUD) that was approved in 1972. The PUD is approximately 12 acres, consisting of three single-tenant commercial buildings and one multi-tenant commercial building. Access to the site comes from three curb cuts on Algonquin Rd and one curb cut on Golf Rd. The parking on-site is shared, with a total of 685 spaces over four parking areas.

The petitioner, Ramen USA, has operated their existing restaurant under the same name since 2020 at 932 W Algonquin Rd. They began their operations as a primarily take-out restaurant with limited seating due to COVID-19 restrictions. In March 2023, they applied for and received a special use permit waiver to expand their operations into 928 W Algonquin Rd. At that time, it was not clear that the restaurant was actually using unit 928 for the preparation, packaging, and storage of food to be delivered to Mitsuwa Marketplace, where it is then sold as a retail food item. The petitioner is now looking to expand their food production, packaging, and storage operations into 926 W Algonquin Rd, which requires a Land Use Variation for Bakery Products, Wholesale and Production.

Their expansion requires interior remodel work to allow access between all three units, which involves the removal of wall sections between units 926 and 928. Unit 932 will continue to operate as a restaurant, while units 926 & 928 will be used for food production, packaging, and storage.

The petitioner has indicated that their primary business activities for their food production operations include cooking, preparing, packaging, and storing food products. These products include rice bowls, sushi rolls, vegetables, pasta, and burgers. Once prepared and packaged, the food is delivered daily to Mitsuwa Marketplace, using two delivery vehicles owned and operated by the applicant. The vehicles are not kept on-site overnight. Hours of operation for non-restaurant operations are 6:00am-11:30am Monday through Saturday, before the restaurant opens at 12:00pm. Loading and delivery occurs between 8:45am and 11:00am Monday through Sunday. There are ten employees overall, four of which are responsible for the food production and processing side of the business, excluding managers.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as Bakery Products, Wholesale and Production, which requires a Land Use Variation. As part of their application, the petitioner has provided a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

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.**
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.**
3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee concurs with the petitioner that the necessary standards for approval have been met. The Comprehensive Plan classifies this property as appropriate for "Commercial" uses. However, the proposed business is classified as a Manufacturing/Industrial use. Due to the physical connection and association with the Ramen USA restaurant, the Staff Development Committee finds the proposed use to be generally compatible with the Comprehensive Plan.

Building, Site and Landscaping

The petitioner has not proposed any changes to the exterior of the building or site. Staff has identified that landscaping in the parking lot of the shopping center may be deficient, and is working with the business and property owners to resolve any issues relative to code requirements.

The petitioner has been actively working with staff to ensure their proposed interior remodel meets code requirements. Staff has confirmed that any remaining issues with the proposed work can be resolved through the building permit review process.

Parking and Traffic:

Ingress and egress to and from the shopping center comes from one non-signalized entrance/exit on Golf Road, and three along Algonquin Road. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center.

Staff has analyzed the parking requirements for the shopping center including the proposed Bakery Products, Wholesale and Production facility. Including all uses on-site, the subject property is code-compliant and includes a surplus as shown below.

Parking Provided	685 spaces
Parking Required	682 spaces
Parking Surplus	3 spaces

The petitioner has provided a detailed parking survey, which has been combined with another survey conducted in April of 2023 for Massa Spa, another tenant in the shopping center that received a Land Use Variation. At the time of the survey, the subject property was approximately 12% vacant and the survey showed peak usage of the parking fields in the vicinity of the subject unit to be approximately 51%. The Staff Development Committee has found that the parking surveys demonstrate there is sufficient parking on-site to support the proposed use.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the request for a Land Use Variation to allow a Bakery Products, Wholesale and Production facility in the B-2 District. The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner, or any future tenant(s), must keep the restaurant, or a comparable use, in order for the Bakery Products, Wholesale and Production facility to remain in operation. If at any point the restaurant, or comparable use, ceases operation, the Bakery Products, Wholesale and Production facility must cease operation as well.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ January 3, 2024.

Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

APPROVED

PLAN
_____
_____
_____

COMMISSION

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

RE: RAMEN USA - 926 & 928 WEST ALGONQUIN ROAD - PC #23-018
LAND USE VARIATION FOR BAKERY PRODUCTS, WHOLESALE AND PRODUCTION IN THE B-2 DISTRICT

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 10th day of January, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JAY CHERWIN

ALSO PRESENT:

HAILEY NICHOLAS, Assistant Planner
SAM HUBBARD, Development Planner
MICHAEL LYSICATOS, Assistant Director, Planning and Community Development

CHAIRPERSON DAWSON: Welcome to the Plan Commission meeting.
Pledge allegiance.
(Pledge of Allegiance recited.)
CHAIRPERSON DAWSON: All right, roll call, please.
MR. LYSICATOS: Yes, sorry about that. Okay, Chair Dawson.
CHAIRPERSON DAWSON: Here.
MR. LYSICATOS: Commissioner Cherwin.
COMMISSIONER CHERWIN: Here.
MR. LYSICATOS: Commissioner Drost.
COMMISSIONER DROST: Here.
MR. LYSICATOS: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MR. LYSICATOS: Commissioner Green.
COMMISSIONER GREEN: Here.
MR. LYSICATOS: Commissioner Jensen.
(No response.)
MR. LYSICATOS: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. LYSICATOS: Commissioner Sigalos.
(No response.)
MR. LYSICATOS: And Commissioner Warskow.
COMMISSIONER WARSKOW: Here.
CHAIRPERSON DAWSON: All right, first order of business, approval of the minutes from the last meeting.
COMMISSIONER GREEN: I'd like to make a motion to approve those minutes.
COMMISSIONER ENNES: I second.
CHAIRPERSON DAWSON: All in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: Any abstentions or opposed?
COMMISSIONER WARSKOW: I guess I should abstain since I didn't attend that meeting.
CHAIRPERSON DAWSON: Okay, so we have the first petition on the agenda. Which one is first? Ramen. Is Ramen, is the Petitioner present? Yes. Would you like to come up to the podium please?
First of all, have all public notices been given?
MS. NICHOLAS: Yes.
CHAIRPERSON DAWSON: Thank you.
I need to swear in anyone who'll be testifying. Even if you're not going to, if you think you might, let's just get you sworn in. Just you or would the two behind you be potentially testifying? It's all right.
MR. KIMORI: I'm KC, owner of the business, and I brought one of my employees. She's the operation manager and she's going to do the presentation today.
MR. PENAVIC: I'm just representing the ownership and here as moral

support.

CHAIRPERSON DAWSON: Okay, so why don't we just swear you two in, and then if for some reason ownership needs to stand up, we will swear you in later.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific. Then go ahead and give us your report. If you don't mind stating your name and spelling your last name for the record, that would be great.

MR. KIMORI: Okay, I'm KC Kimori, owner of the business. Thank you very much for your time today.

CHAIRPERSON DAWSON: Could you spell the last name? Spell the last name for the record.

MR. KIMORI: Spelling is K-o-i-c-h-i-r-o, my first name Koichiro, and last name is K-i-m-o-r-i, Kimori.

CHAIRPERSON DAWSON: Great, thank you. Do you have a presentation for us? If you don't, that's fine.

MR. KIMORI: Yes, just, again, thank you for your time. I'm here for the petition of the land use variation and bakery and the wholesale. I brought Kristie Toondarack, the Operations Manager, and she's very familiar with the operations so she's going to do this presentation.

CHAIRPERSON DAWSON: Okay, terrific.

MR. KIMORI: The first page, there's the petition for the land use variation, I'm repeating in saying this, in the B-2 District. There you go.

MS. TOONDARACK: Hi, thank you, everybody. Thank you for joining us tonight and, you know, I really appreciate your time with us, spending this chilly Wednesday night, and of course, you know, next week we're going to be ending up in the negatives, but anyway, we do appreciate you guys joining us.

CHAIRPERSON DAWSON: Can I interrupt? State your name and spell your last name, just it helps the court reporter.

MS. TOONDARACK: Sure. My name is Kristie Toondarack, and the first name is spelled K-r-i-s-t-i-e, last name T-o-o-n-d-a-r-a-c-k.

CHAIRPERSON DAWSON: Great, thank you so much.

MS. TOONDARACK: Yes, no problem. Okay. All right, so first and foremost, I've been working with KC since 2020 up until now. I have a pretty extensive knowledge about the restaurant business. My family has been in the restaurant business since I was a child. Up until now for at least eight years, I've been very familiar with these operations and it's been a great journey working with Mr. Kimori and, you know, we are here to continue our journey and we're hoping to expand our business.

So, in the first slide, you can see we will be talking about our business milestones, a little bit about our history. At this time, right now our restaurant Ramen USA, we're currently operating as a full and dine-in restaurant as well as doing takeout orders. Sorry, I'm just going to adjust the microphone.

So, now first and foremost, we started our business in 2020, and we started as a takeout lunch pack operations. Of course during 2020, the pandemic presented a lot of, you know, natural, you know, due to the nature of the circumstances of, you know, COVID-19, we faced many challenges as with other businesses as well such as, you know, having to face

the minimal capacity of people, lots of social distancing, and trying to keep sanitation up to par. During this time, we were also having Mitsuwa Marketplace as one of our clients helping us, or not helping us but more so we were providing them packing services during the time of 2020. During 2020, our takeout service at the restaurant, our retail and restaurant as well was not doing so well, but throughout these years we've seen a lot of progressive growth in our restaurant and retail business, and more rapidly so as we've seen growth in the Mitsuwa Marketplace as we were packaging our products to Mitsuwa Marketplace. Up until now we've seen a rapid growth, and since we've seen the demand to rapidly grow, we need more space to expand.

Okay, and our second slide, now I would like to point out why we need more space. Know that Mr. KC submitted a building permit application for the new unit of 926, and this location was previously used as a State Farm office. Some alterations that we are looking to do to expand our business is install like simple hand sinks replacements or new hand sinks, prep tables, refrigerators and wire shelving. Our main purpose of using this space is of course to expand our space for packaging operations and additional storage space in order to compensate with the increasing rapid orders we are receiving from Mitsuwa Marketplace.

Okay, now you can see here this is our architect floor plan. Some couple of points I would like to point, that we are looking to do some minor alternations, it would be like to demolish the old furniture, tiles, you know, replace some new power plugs, new hand sink, floor tiles, wire shelving, refrigerator, appliances, prep tables, and also allowing accesses throughout all the units. Of course all of our equipment is NSF certified, and also we have submitted the fire safety and egress plans. So, everything is up to code, and of course we talk with health inspectors and building inspectors and we've done everything to keep everything up to code.

MR. KIMORI: The left side drawing in this before, the left side drawing, all the prep tables and shelvings and refrigerators, that's after the alterations.

MS. TOONDARACK: All right, thank you. Now, here we'd like to kind of visualize our work environment and our operational volumes. So, under our present circumstances right now, we are, excuse me, we are, for the majority of our operations, we are either doing any type of cook, prep, pack, process or any deliveries. Our labor costs and revenues and hours of operations, this is between the wholesale and restaurant business, as you can see below, and of course our percentages are, you know, are various depending on seasonal customer volume, holiday traffic, and of course depending on our manpower situation. Here, we have Mr. Kimori putting out our ratios.

MR. KIMORI: Yes, the operation volumes means how much stuff that our employees do it in timely schedules. Operation volumes is 50/50. Wholesale is when we package for the Mitsuwa Marketplace, that's the wholesale part, and the restaurant part is 50 percent, 50/50 operation volumes. Labor costs, they're 40/60.

In the restaurant business, in the Ramen side, the restaurant business, it needs more manpower. That's why the labor cost is higher than the wholesale business. The revenue, Mitsuwa is the last variable. We're doing everyday packaging, so its volume is higher than the restaurant business, but the restaurant, we are picking it up more, more sales. So, down the road is, hopefully, like 50/50, 60/40.

Then the hours of operation, the packaging, all the preparations for the Mitsuwa Marketplace, it's only the morning time. On the right-hand side, there's a diagram. So, package work, molding, boxing, delivery, cleaning stuff, it's morning time. We start it from

6:00 a.m. to 11:30, and after 11:30 we start doing the preparation for the Ramen restaurant business.

MS. TOONDARACK: Okay, pictures. All right, so here above, you can see this is our restaurant menu. From my left side, I believe your left as well, you can see those are some samples of our ramen menu. Ramen in Japanese, this is just ramen noodle bowls or, yes, noodle soup bowls. Then addressing to the right, you can see we do have like a Japanese poke style fish over rice and Japanese curry. Like I said, these are the items that we offer at our restaurant location.

Below, what we see are, this is our packaged products that we deliver to Mitsuwa Marketplace. As you can see, we have some sushi, in the middle we have, those are, we call it rice bowls or uni kyuri. To the third picture, we also do rice bowls and also more varieties of sushi.

MR. KIMORI: Oh, then the salaries. Like I said, Mitsuwa's operation is only 6:00 a.m. to 11:30, and after that 11:45 to 2:00 p.m. for the lunch restaurant business, and dinnertime 5:00 to 9:00. So, the last site, the other business owner, I really appreciate letting us doing the business in Arlington Heights. This is, it really got challenging after the pandemic.

Actually, I used to do another Japanese restaurant in Rolling Meadows, and right before the pandemic I closed it. I've been through a few years helping our friends' restaurants. Finally, I found his property and then we started up the new business in Arlington Heights. This is our first time in Arlington Heights.

So, our goal is to satisfy customers, and our motto is to keep the good quality of our products and service. I believe there is mutual benefit for our experience and for our customers in Arlington Heights. Thank you very much.

CHAIRPERSON DAWSON: Thank you so much. Just one question, have you read the Staff report, and do you agree to the conditions of approval?

MR. KIMORI: Yes.

CHAIRPERSON DAWSON: You do, all right. Great, thank you. Thank you so much. We'll move to Staff report now and if there's questions we'll call you back up in a minute.

MS. TOONDARACK: Okay, thank you.

CHAIRPERSON DAWSON: All right, Hailey?

MS. NICHOLAS: All right, thank you. Today I'll be providing the Staff presentation for Project #23-018, Ramen USA.

So, the subject property is 926 and 928 West Algonquin Road which is located in the B-2 General Business District. The Comprehensive Plan designates this property as appropriate for commercial land uses. The Petitioner is requesting a land use variation to allow bakery products, wholesale and production facility in the B-2 District, and there are no variations requested.

This image provides an aerial view of the subject property which is located within the Surrey Ridge Shopping Center. This shopping center is a planned unit development that was approved in 1975 which includes the Lowe's to the northwest, also the southeast, the bank and the auto repair business next to the outlined red parcel which is the subject property. Access to the site comes from three curb cuts on Algonquin Road and one curb cut on Golf Road, and the parking is shared among all businesses within the planned unit development with a total of 685 parking spaces on site.

Ramen USA has operated their existing restaurant since 2020 at 932 West Algonquin Road. They received a special use waiver to expand their operations into 928 West Algonquin Road in March of 2023. At that time, it was not clear that Unit 928 was used for the preparation, packaging and storage of food products to be delivered to the Mitsuwa Marketplace, a local grocery store, where it's then sold as a retail food item. Now, the Petitioner is looking to expand this operation into 926 West Algonquin Road, and this expansion requires a land use variation for bakery products, wholesale and production.

The Petitioner has indicated that their primary business activities include cooking, preparing, packaging and storing food products as listed here and mentioned by the Petitioner previously with lovely pictures. Once these products are prepared and packaged, the food is delivered daily to Mitsuwa Marketplace using two delivery vehicles owned and operated by the Petitioner. The vehicles are not kept on site overnight.

The hours of operation are before the restaurant opens from 6:00 a.m. to 11:30 a.m., Monday through Sunday. Loading and delivery occurs between 8:45 and 11:00 a.m. There are 10 employees total, and four of which are responsible for the food production and processing side of the business.

This is the site plan. I'm showing the subject property, particularly the three units that the Petitioner will be occupying, two of which they currently occupy, 932 and 928. Loading and delivery will occur in the rear of the building through the backdoors of Units 926 and 928.

This is the floor plan for the business. They currently occupy 932 and 928, so 932 is the existing restaurant floor plan, and 928 is their current processing and storage production, and 926 is where they plan to expand. As you can see in the picture here, they plan to open some walls between the units to create open access among all three units and some other work as they had previously mentioned. To expand into Unit 926, the Petitioner will be working with their contractors and they're already working with the Building Department to obtain permits for all of this remodel work.

These are the parking requirements for the planned unit development as calculated by Staff. There's an overall surplus of three spaces, and with all tenant spaces currently occupied, Staff has determined that there is sufficient parking on site to support all uses within this development. That being said, as required for a Plan Commission application, a parking survey was submitted by the Petitioner and this was then combined with a survey submitted by another business in the shopping center.

The Petitioner surveyed the parking area for the shopping center within the development shown in this aerial image so it wasn't the entire parking lot. So, they surveyed the 110 spaces that were closest to the unit which was determined by Staff. This table shows six days of survey data in which the highest utilization was 56 percent. Staff has reviewed the survey and conducted site visits and did not observe any issues with parking availability.

The Petitioner has responded to the criteria of approval for variation requests. Staff is recommending a condition of approval for this petition to confirm compliance with these conditions and the Comprehensive Plan. As mentioned, the subject property is designated as appropriate for commercial land uses. That being said, the proposed use, bakery products, wholesale and production, is classified as a manufacturing land use in the Zoning Code. However, due to the connection and association with the Petitioner's existing restaurant, Ramen USA, Staff concurs with the Petitioner that the proposed use will not alter the character of

the shopping center, and that the proposed use generally complies with the intent of the Comprehensive Plan.

The Staff Development Committee recommends approval of the application subject to the conditions, the first addressing what I had previously mentioned, that the Petitioner or a future tenant must keep the restaurant or another comparable use in order for the bakery products, wholesale and production facility to remain in operation. Therefore, if a future facility were to occupy the space without having an associated restaurant or comparable use, they will not be permitted to do so without securing their own zoning approvals. The final condition is that the Petitioner shall comply with all applicable regulations and policies. That concludes the Staff presentation.

CHAIRPERSON DAWSON: Great, thank you.

Do I have a motion to approve the Staff presentation?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER DROST: I'll second it.

CHAIRPERSON DAWSON: Did you catch that? Because I don't know who said what. Who has the motion and who has the second?

MS. NICHOLAS: Lorenzini motioned.

COMMISSIONER LORENZINI: I had the motion.

CHAIRPERSON DAWSON: Commissioner Lorenzini has the motion. Commissioner Drost, you're the second?

COMMISSIONER DROST: And I was the second, yes.

CHAIRPERSON DAWSON: Okay, wow.

All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed? Any abstentions?

(No response.)

CHAIRPERSON DAWSON: All right, motion passes. Terrific. So, then we'll go ahead and go to questions.

Let's start with you, Commissioner Warskow.

COMMISSIONER WARSKOW: I think it's a wonderful project and I have no questions.

CHAIRPERSON DAWSON: Great.

Commissioner Lorenzini?

COMMISSIONER LORENZINI: I agree, it's a good project and no questions.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: Thumbs up, no questions.

CHAIRPERSON DAWSON: Commissioner Drost?

COMMISSIONER DROST: Thumbs up. Just a question as to the vacancy, maybe the owner, the moral supporter here. What was the former tenant in that location at 928?

CHAIRPERSON DAWSON: If he's going to --

COMMISSIONER DROST: He needs to be sworn in.

CHAIRPERSON DAWSON: Come on up.

COMMISSIONER DROST: I wanted to get you into the role here, you know, so you're showing value.

MR. PENAVIC: Thank you.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, and then state your name and spell your last name please.

MR. PENAVIC: Yes. My first name is Tin, T-i-n, last name is Penavic, P-e-n-a-v-i-c, and I represent the ownership. We've been the owner since 2016. So, when we bought the Surrey Ridge Shopping Center, it was occupied by an existing Japanese restaurant which was on the corner. Then right next to it was the State Farm office which had been there for about 32 years, and then after that was a gadget repair store.

The gadget repair store was the first to vacate after we took over due to lack of staffing and no business. They in turn leased it to another gadget store. They also were impacted directly by the pandemic by the time we took over and had them as a second tenant in 2019, so they didn't renew. Then from 2019 through 2021, that space was vacant and I couldn't get anybody even interested in a gadget store, especially if it was going to be the same style of use.

The State Farm store as well, people found out that they didn't want to pay and have a State Farm office when most of them were doing their office work remotely during COVID. Having a franchise agent, you know, meant a lot more paperwork and legwork for a lot of these agents, so they just decided not to renew as well.

COMMISSIONER DROST: Yes, so we're getting retail basically instead of office use.

MR. PENAVIC: I think so, yes.

COMMISSIONER DROST: So, this is going to be a boost to sales tax as well.

MR. PENAVIC: It will be a boost to sales tax because the existing mart that he also just got approved on which is the M Cafe, that will be open soon, and that was a mart that was a vacant space when we took over and that was a Mediterranean bakery for three years, but they opted not to renew. So, he's been my only tenant and I've been in this business now since I was child, I've been doing this with my family. I've only seen one tenant and he's the only one that's grown from one space to two spaces to three spaces to four spaces.

COMMISSIONER DROST: He'll soon take over the whole center then.

MR. PENAVIC: We're already in negotiations that I'm ready to, you know, when the time comes, but --

COMMISSIONER DROST: Okay, just wanted to get this for the record so that, you know --

MR. PENAVIC: -- Mr. Kimori has been an excellent tenant of excellent character. I couldn't have been happier that when he came, he came at the right time, and he always made his payments and everything, even during, you know, the impact of the COVID-19 pandemic. When other tenants were asking me for breaks, he was still paying on time. I never had an issue with his character or how he was conducting business. Those of us that have tried his food have always come back for seconds. I recommend it to you guys as well.

COMMISSIONER DROST: Yes, and that's a disappointment because the pictures certainly whetted my appetite.

MR. PENAVIC: Yes, exactly.

COMMISSIONER DROST: Yes.

MR. PENAVIC: So, we hope to see you all there.

COMMISSIONER DROST: Yes. So, Mr. Kimori, could you come to the microphone please? Your business is developing into more of a wholesale business. This requires less staffing and from the chart that you looked at, it looks like the business to be in; is that right?

MR. KIMORI: Yes, sounds right, but I'm trying to develop all the businesses I'm doing. So, just the Mitsuwa Marketplace wholesale business, they're a larger scale business so that we're trying to develop the wholesale side but also the retail side. Mainly I wanted to do the restaurant business, but the Mitsuwa Marketplace, after the pandemic time, they helped us and they gave us more business. So, I try to keep both business improved.

COMMISSIONER DROST: Yes, and the wholesale is like an insurance policy in case there's another pandemic, or it basically allows you to sell off site.

MR. KIMORI: Yes.

COMMISSIONER DROST: So, you don't have to have a restaurant clientele.

MR. KIMORI: Yes.

COMMISSIONER DROST: One final question. On sales tax, is there any differentiation between the wholesale and retail restaurant? You charge the same amount, correct?

MR. KIMORI: I file the tax, when my accountants --

COMMISSIONER DROST: I don't need to know your personal tax, but just from the standpoint as a business operator, the sales tax that's generated off of wholesale and the retail is the same, is that a correct statement?

MR. KIMORI: Same as in percentage-wise?

COMMISSIONER DROST: Yes, if you're getting 10 percent, or --

MR. KIMORI: Right.

COMMISSIONER DROST: Yes, so the point I'm making is that if you're making more wholesale volume, you're getting more sales tax for less space.

MR. KIMORI: Right.

COMMISSIONER DROST: So, all right, that's the point. Thanks.

CHAIRPERSON DAWSON: Any other questions or comments, Commissioner Drost?

COMMISSIONER DROST: No, I'm done. I announced no more. I'm going to save you all, yes.

CHAIRPERSON DAWSON: Okay, I just want to make sure.

Commissioner Ennes?

COMMISSIONER ENNES: I don't. I think it's a great project and I like to see businesses expanded in Arlington Heights.

CHAIRPERSON DAWSON: Okay, Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I would add, I mean, it's great to have Mitsuwa here but it's just really great to have you here, too, Mr. Kimori. It sounds like you're a great tenant and a great part of the business community in Arlington Heights so we're happy to have you. I can't wait to go over there and try out the restaurant. I live right in the neighborhood and I can't believe I haven't been there yet. So, I've got to get over there.

COMMISSIONER DROST: Yes, what time do you close?

COMMISSIONER CHERWIN: Yes, right.
COMMISSIONER DROST: You've got an hour left.
COMMISSIONER CHERWIN: Welcome now.
COMMISSIONER DROST: Yes, there you go.
COMMISSIONER CHERWIN: No, I'm happy to support it. In fact, I would make a motion.
CHAIRPERSON DAWSON: No, we have to open to public commentary.
COMMISSIONER CHERWIN: Oh, I forgot about that, yes.
CHAIRPERSON DAWSON: That's okay.
COMMISSIONER CHERWIN: We do that first, sorry.
CHAIRPERSON DAWSON: All right, first, I'm going to quickly ask anyone in the audience, I'm looking at you, Mr. Moens, any?
(No response.)
CHAIRPERSON DAWSON: Okay, with that, I'm going to close public commentary.
Commissioner Cherwin, you had a motion?
COMMISSIONER CHERWIN: Yes, I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-018, a Land Use Variation to allow a 1,616 square-foot of *Bakery Products, Wholesale and Production* facility in the B-2 District.

This recommendation is subject to resolution of the following:

1. **The Petitioner, or any future tenant(s), must keep the restaurant, or a comparable use, in order for the bakery products, wholesale and production facility to remain in operation. If at any point the restaurant, or comparable use, ceases operation, the bakery products, wholesale and production facility must cease operation as well.**
2. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: I'll second that.
CHAIRPERSON DAWSON: All right, any discussion?
(No response.)
CHAIRPERSON DAWSON: All right, roll call.
MS. NICHOLAS: Commissioner Drost.
COMMISSIONER DROST: Aye.
MS. NICHOLAS: Commissioner Green.
COMMISSIONER GREEN: Yes.
MS. NICHOLAS: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MS. NICHOLAS: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MS. NICHOLAS: Commissioner Ennes.
COMMISSIONER ENNES: Yes.

MS. NICHOLAS: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MS. NICHOLAS: And Chair Dawson.
CHAIRPERSON DAWSON: Yes.
All right, congratulations, that's a unanimous approval.
MR. KIMORI: Thank you.
CHAIRPERSON DAWSON: We are a recommending body only. You need to go forward to the Village Trustees, but you do have our unanimous recommendation of approval. So, good luck to you. Congratulations.
MR. KIMORI: Thank you very much.
(Whereupon, at 8:02 p.m., the public hearing on the above-mentioned petition was adjourned.)

GISConsortium | Aerial



0 500 1000 ft

Print Date: 9/21/2023

Notes

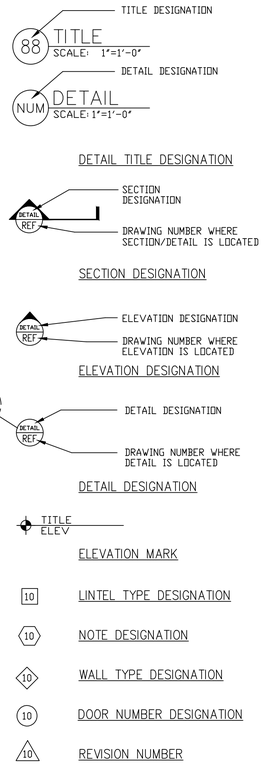
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UMA JAPAN EATERY

Additional Food Prep Build-Out

926 W. Algonquin Road, Arlington Heights, Illinois 60005

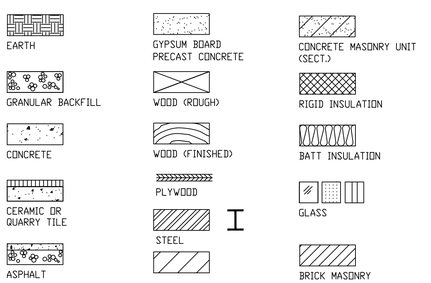
DRAFTING SYMBOLS



LINE TYPES

- OBJECT LINE
- HIDDEN LINE (DENOTES SOMETHING LOCATED BELOW OR BEHIND)
- PHANTOM LINE (DENOTES SOMETHING LOCATED ABOVE OR IN FRONT)
- CENTER LINE

MATERIAL DESIGNATIONS

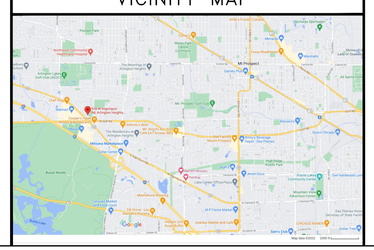


ABBREVIATIONS

AB.	Anchor Bolt	KIT.	Kitchen
ABV.	Above	KPL.	Kickplate
A/C.	Air Conditioning		
ACOUST.	Acoustic(al)	LAB.	Laboratory
A.F.F.	Above Finish Floor	LAM.	Laminate
AGG.	Aggregate	LAV.	Lavatory
ALT.	Alternate	lb.	Pound
ALUM.	Aluminum	LP.	Low Point
ANOD.	Anodized	L.L.	Live Load
APPROX.	Approximate	LT.	Light
ARCH.	Architectural	LTL.	Lintel
AUTO.	Automatic	LVR.	Louver
AVG.	Average	LVT.	Luxury Vinyl Tile
BD.	Board	MAINT.	Maintenance
BIT.	Bituminous	MANUF.	Manufacturer
BLDG.	Building	MAS.	Masonry
BLKG.	Blocking	MAT'L.	Material
BRG.	Bearing	MAX.	Maximum
BRK.	Brick	MECH.	Mechanical
BSMT.	Basement	MEZZ.	Mezzanine
BTM.orB.	Bottom	MIN.	Minimum
BTW.	Between	MISC.	Miscellaneous
		MMB.	Membrane
CAP.	Capacity	M.O.	Masonry Opening
CEM.	Cement	MRB.	Marble
CER.	Ceramic	MTG.	Mounting
CFT.	Cubic Foot	MTL.	Metal
C.J.	Control Joint	MULL.	Mullion
℄	Centerline		
CLG.	Ceiling	N.I.C.	Not In Contract
CLO.	Closet	N.T.S.	Not To Scale
CLR.	Clear	No.	Number
CMU	Concrete Masonry Unit		
COL.	Column	O.C.	On Center
CONC.	Concrete	OPN'G.	Opening
CONF.	Conference	OPP.	Opposite
CONN.	Connection		
CONSTR.	Construction	PL.	Plate
CONT.	Continuous	PLYWD.	Plywood
CONTR.	Contractor	P.P.T.	Pressure Prsrv. Treated
CORR.	Corrugated	PNL.	Panel
C.T.	Ceramic Tile	PR.	Pair
		PREFAB.	Prefabricated
DBL.	Double	PROP.	Proposed
DEMO.	Demolition		
DET.	Detail	PSF.	Pounds Per Square Foot
D.F.	Drinking Fountain	PSI	Pounds Per Square Inch
DIA.	Diameter	PT.	Paint
DIAG.	Diagonal	PVC.	Polyvinyl Chloride
DIFF.	Diffuser		
DIM.	Dimension	R.	Riser
D.L.	Dead Load	RAD.	Radius
DN.	Down	R.D.	Roof Drain
D.S.	Downspout	REFL.	Reflected
DWG.	Drawing	REFRIG.	Refrigerator
		REINF.	Reinforcing
EA.	Each	REQ'D.	Required
ELEC.	Electric	RM.	Room
ELEV.orEL.	Elevation	R.O.	Rough Opening
ENTR.	Entrance		
EQ.	Equal	SC.	Solid Core
EQUIP.	Equipment	SECT.	Section
EXH.	Exhaust	S.F.	Square Feet
EXIST.	Existing	SIM.	Similar
EXT.	Exterior	SPEC.	Specification
		SQ.	Square
F.A.	Fire Alarm	S.S.	Stainless Steel
F.D.	Floor Drain	STD.	Standard
F.F.L.	Finished Floor Line	STL.	Steel
FIN.	Finish	STOR.	Storage
FL.	Floor	STRUCT.	Structural/Structure
FND.	Foundation	SUSP.	Suspended
FP.	Fireproof	SYS.	System
FR.	Frame		
FT.	Foot/Feet	T/	Top of
FTG.	Footing	T&B.	Top And Bottom
		TC.	Terra Cotta
GA.	Gauge	TEL.	Telephone
GALV.	Galvanized	TEMP.	Tempered
G.C.	General contractor	THK.	Thick
GL.	Glass/Glazing	TYP.	Typical
GYP.	Gypsum		
		VAR.	Varies
HC.	Hollow Core	V.B.	Vapor Barrier
HGT.	Height	VCT	Vinyl Composition Tile
HM.	Hollow Metal	VEN.	Veneer
HVAC	Heating, Ventilating & Air Conditioning	VENT.	Ventilation
		VEST.	Vestibule
HWH.	Hot Water Heater	V.I.F.	Verify in Field
		VIN.	Vinyl
IN.	Inches	VWC	Vinyl Wall Covering
INCL.	Include		
INSUL.	Insulation	W/	With
INT.	Interior	WC.	Water Closet
		WD.	Wood
J.	Joist	W/O	Without
JT.	Joint	WP.	Weatherproofing

NOTE: ADDITIONAL TRADE ABBREVIATIONS MAY BE USED AND DEFINED ON OTHER DRAWING SHEETS

VICINITY MAP



GENERAL NOTES

1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, PRIOR TO SUBMITTING THEIR BID(S), SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE AND VERIFY THE EXTENT AND NATURE OF THIS PROJECT.
2. IF AT ANY TIME, PRIOR TO AND DURING CONSTRUCTION, A DISCREPANCY, OMISSION, AND/OR CONFLICT IS DISCOVERED, NOTIFY RISING SUN ARCHITECTURE LLC (RSA) FOR CLARIFICATION AND/OR RESOLUTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING PERMITS. PERMITS ARE TO BE POSTED ON JOB SITE.
4. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE PLANS, ELEVATIONS AND SECTIONS.
5. THE GENERAL CONTRACTOR SHALL NOTIFY RSA OF ANY UNFORESEEN JOB CONDITIONS WHICH MAY AFFECT PROJECT COST. EXTRA WORK AND/OR EXTRA COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK.
6. CONTRACTOR(S) SHALL NOT REMOVE ANY MATERIALS, (SIDELIGHTS, DOOR ASSEMBLIES, LIGHT FIXTURES, ETC.) FROM AREAS NOT IN CONTRACT (N.I.C.) UNLESS ILLUSTRATED AS DEMOLITION AND NOTED AS RE-LOCATED IN THESE DOCUMENTS OR CONTRACTOR HAS WRITTEN APPROVAL FROM THE OWNER TO DO SO.
7. ALL CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL BUILDING CODES FOR WORK OF THIS TYPE.
8. WHERE NEW WORK CONNECTS WITH EXISTING, ALL REQUIRED WORK SHALL BE INCLUDED IN THE CONTRACT, WHETHER OR NOT SHOWN OR INDICATED.
9. THE GENERAL CONTRACTOR (G.C.) SHALL COORDINATE WITH THE OWNER FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO: RUBBISH REMOVAL.
10. THE G.C. SHALL PROVIDE ALL NECESSARY SAFE GUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION/CONSTRUCTION.

GENERAL NOTES – CON'T

11. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF THE OTHERS.
12. THE GENERAL CONTRACTOR SHALL PROTECT NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, CONSTRUCTION, DUST, WATER, ETC. DAMAGE TO EXISTING MATERIALS, FINISHES, STRUCTURE, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
13. ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILINGS, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.
14. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREA, WHETHER WITHIN OR OUTSIDE THE JOB SITE.
15. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL TURN THE PROJECT OVER TO OWNER: FREE FROM ALL CONSTRUCTION DEBRIS; MATERIAL AND EQUIPMENT. ALL INTERIOR GLASS FREE OF LABELS, AND CLEANED ON BOTH SIDES. ALL MILLWORK AND BUILT-INS FREE OF DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL RESILIENT FLOORINGS MOP CLEANED. VINYL WALL COVERINGS FREE OF DIRT AND OTHER FOREIGN MATERIALS.
16. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR THE TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION.

PROJECT OBSERVATION

THE OWNER AND THE GENERAL CONTRACTOR SHALL ASSUME ALL THE RESPONSIBILITY FOR THE INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND SUPERVISION AND WAIVES ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO.

THE OWNER AND THE GENERAL CONTRACTOR SHALL AGREE TO FULLY INDEMNIFY AND HOLD THE ARCHITECT/RSA HARMLESS FROM ANY LOSS, CLAIM OR COST, INCLUDING FEES AND COSTS FOR DEFENSE, ARISING OR RESULTING FROM THE PERFORMANCE OF SUCH SERVICES BY OTHERS AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OF CHANGES MADE TO THE CONTRACT DOCUMENTS TO REFLECT FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE ARCHITECT.

ARCHITECT'S NOTICE

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S (GC) RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THEIR WORK.

THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY KNOWLEDGEABLE CONTRACTORS WHO ARE FAMILIAR IN THE BUILDING TRADES WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR SAME WHEN EXECUTING THEIR WORK.

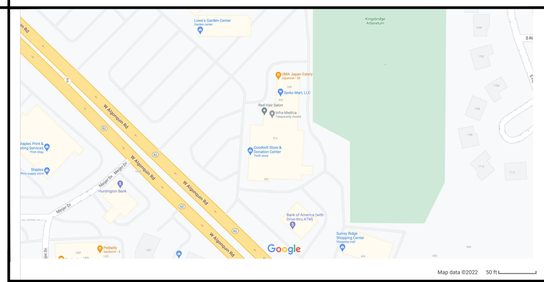
DRAWING SHEET INDEX

DWG.No.	DRAWING TITLE
T1.00	TITLE SHEET
	ARCHITECTURAL
A1.00	EMERGENCY EGRESS PLAN
A1.10	DEMOLITION AND CONSTRUCTION PLANS
A1.30	WALL & FLOOR FINISH AND POWER & EQUIPMENT PLAN

CODE ANALYSIS

CONSTRUCTION TYPE	TYPE 2B-NON COMBUSTIBLE (EXISTING CONSTRUCTION)
FIRE SUPPRESSION	FULLY SPRINKLER
FIRE RATING OF STRUCTURE	1 HOUR MINIMUM
OCCUPANCY (IBC TABLE 1004.5) BUSINESS = 1/150 SQ.FT. GROSS	716/150 = 5 OCCUPANT LOAD
USE GROUP (IBC SECTION 302/304)	B: BUSINESS (FOOD PROCESSING & COMMERCIAL KITCHENS)
ADJACENT GROUP (Suites 928 & 924)	B: BUSINESS
REQ'D SEPARATIONS OF OCCUPANCY	0 HOUR RATING (NO SEPARATION REQUIREMENT – IBC TABLE 508.4)
MINIMUM NO. OF PLUMBING FIXTURES	
WATER CLOSETS	1 EACH PER 1-100 MALE/1-100 FEMALE (EXISTING)
LAVATORIES	1 EACH PER 1-200 MALE/1-200 FEMALE (EXISTING)
SERVICE/MOP SINK	1 SERVICE/MOP SINK (NEW)
CODES APPLICABLE	2018 INTERNATIONAL BUILDING CODE (IBC) w/AMENDMENTS 2018 INTERNATIONAL FIRE CODE (IFC) w/AMENDMENTS 2017 NATIONAL ELECTRIC CODE (NEC) w/LOCAL AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE (IMC) w/AMENDMENTS 2018 INTERNATIONAL FUEL GAS CODE (IFGC) w/ADMENDMENTS 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) w/AMENDMTS. 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) w/AMENDMENTS 2018 ILLINOIS ENERGY CONSERVATION CODE W/STATE AMENDMENTS NFPA 2015 LIFE SAFETY CODE (OSFM) CURRENT EDITION OF ILLINOIS PLUMBING CODE 2018 ILLINOIS ACCESSIBILITY CODE
SCOPE OF WORK	DEMOLITION OF EXISTING WALL AND DOOR, REMOVAL OF EXISTING CEILING TILES, REMOVAL OF EXISTING FLOORING, INSTALLATION OF NEW CEILING TILES, NEW WALL FINISHES, NEW TILE FLOORING, NEW ELECT. OUTLETS, PLUMBING FIXTURES- NEW SERVICE/MOP SINK & NEW HAND SINK.
INTERIOR FINISHES	CLASS B (26-75 FLAME SPREAD INDEX, 0-450 SMOKE DEVELOPED)
TOTAL SQ.FT. OF EXISTING SPACE	716 USF

LOCATION PLAN



STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARRIERS ACT (410 ILCS) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400)

DATE: 12-12-2023

SIGNED: Stanley S. Nakamura

ILLINOIS LICENSE NUMBER 001-014851

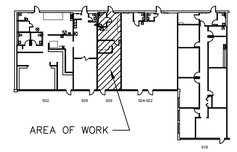
LICENSE EXPIRATION DATE: 11-30-2024

RISING SUN ARCHITECTURE, LLC

5150 Burnham Street
Lisle, Illinois 60532

PHONE: (630) 417-7155
FAX: (630) 416-9746

Professional Design Firm No. 184 - 006187



Rev. No.	Date	Description
⚠	12/12/23	Revised Per Plan Review Comments No. 1 Dated Nov. 17, 2023 from Elliot Eldridge
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LICENSED ARCHITECT
STANLEY S. NAKAMURA
001-014851
STATE OF ILLINOIS

EXPIRES: 30 NOV 2024

ILLINOIS LICENSE NUMBER 001-014851

LICENSE EXPIRATION DATE: 11-30-24

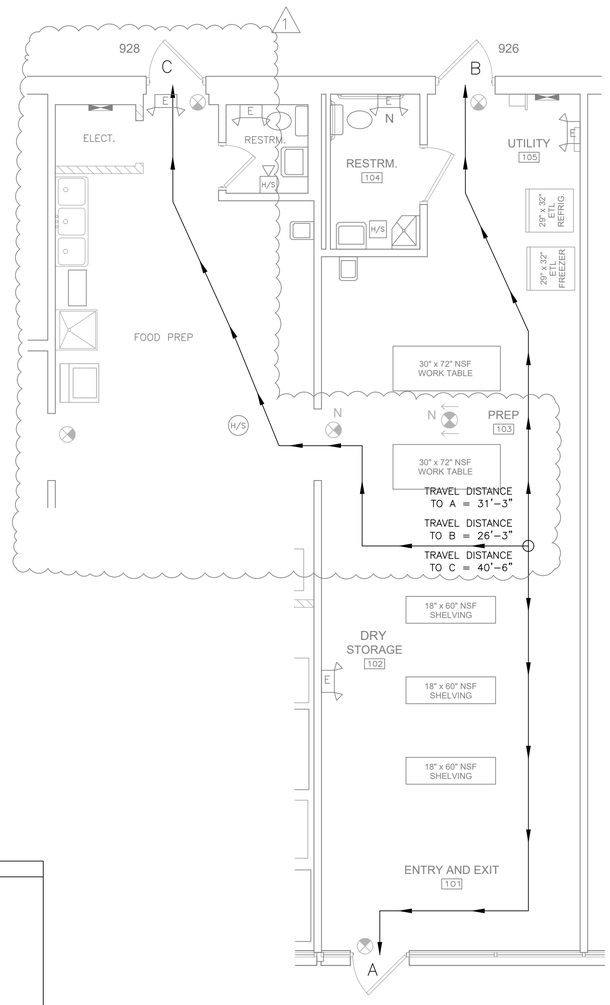
Project:
UMA JAPAN EATERY
Additional Food Prep Build-Out
926 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title:
TITLE SHEET

Date:	11/10/23	Proj. No:	18123-03.1
Drawn:	RSA	Sheet No:	T1.00
Checked:	SN		
Approved:			

LIFE SAFETY DEVICE LEGEND

- EXISTING EXIT SIGN TO REMAIN - SHADED PORTION DENOTES DIRECTION OF TRAVEL
- E — EXISTING EMERGENCY WALL MOUNTED LIGHT FIXTURE TO REMAIN
- N — NEW EXIT SIGN - SHADED PORTION DENOTES DIRECTION OF TRAVEL
- N E — NEW EMERGENCY WALL MOUNTED LIGHT FIXTURE IN RESTROOM 104
- N — NEW CEILING MOUNTED EXIT SIGN - ARROW DENOTES DIRECTION OF TRAVEL
- H/S OR H/S — EXISTING CEILING MOUNTED FIRE ALARM AUDIBLE HORN/STROBE DEVICE TO REMAIN
- H/S — EXISTING WALL MOUNTED FIRE ALARM AUDIBLE HORN/STROBE DEVICE FIXTURE TO REMAIN



GENERAL NOTES

1. ACCESS TO ALL EXITS TO BE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE.
2. ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE & SHALL BE CLASS B OR BETTER WITH A FLAME SPREAD INDEX OF 26–75 AND SMOKE DEVELOPED INDEX OF 0–450.
3. ALL NEW GLASS TO BE SAFETY GLASS ACCORDING TO CODE.
4. ALL WOOD BLOCKING TO BE FIRE RETARDANT (TREATED).
5. EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBF OF DOOR OPENING FORCE. INTERIOR HINGED DOORS SHALL NOT EXCEED 5 LBF OF DOOR OPENING FORCE.
6. LIFE SAFETY SYSTEMS SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
7. EMERGENCY EGRESS SHALL BE MAINTAINED AT ALL TIMES.
8. FIRE EXTINGUISHER LOCATION – FINAL LOCATION(S) AND TYPE OF FIRE EXTINGUISHER SHALL BE COORDINATED WITH THE VILLAGE OR CITY FIRE INSPECTOR AS/IF REQUIRED.

MAXIMUM ALLOWED EXIT ACCESS TRAVEL DISTANCE: 300'-0"
(IBC TABLE 1017.2 with SPRINKLER SYSTEM)

ACTUAL MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 40'-6" (Travel Distance C)

1 EMERGENCY EGRESS PLAN
1/4" = 1'-0"

WALL DESIGNATIONS

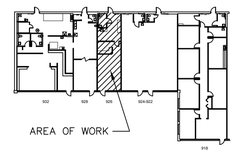
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN

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Partial Strip Mall KEY PLAN

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STATE OF ILLINOIS

EXPIRES: 30 NOV 2024

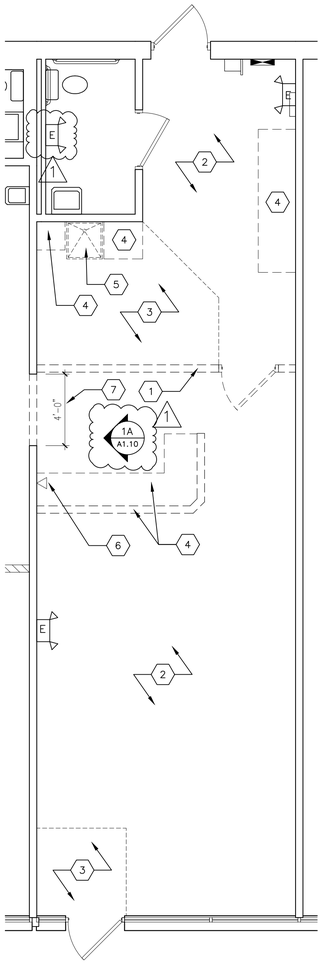
ILLINOIS LICENSE NUMBER 001-014851

LICENSE EXPIRATION DATE: 11-30-24

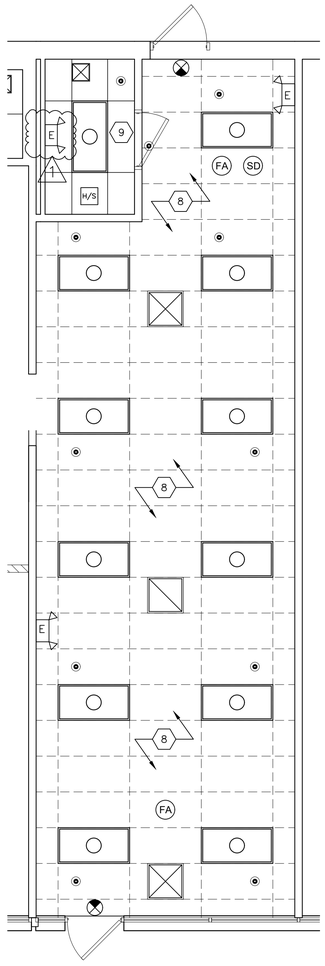
Project:
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Additional Food Prep Build-Out
926 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title:
EMERGENCY EGRESS PLAN

Date:	11/10/23	Proj. No:	18123-03.1
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Checked:	SN		
Approved:			



1 FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 CEILING DEMOLITION PLAN
1/4" = 1'-0"

REFLECTED CEILING/DEMOLITION PLAN LEGEND

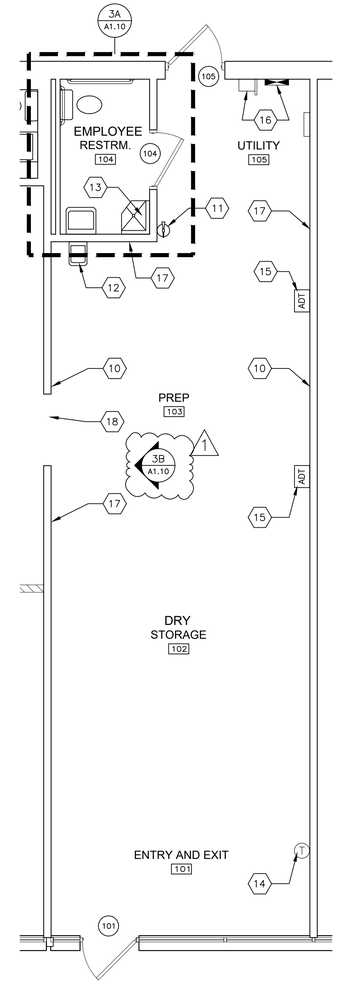
- NEW CEILING TILES WITHIN EXISTING GRID SYSTEM. REFER TO THE FINISH SCHEDULE ON SHEET A1.30
- EXISTING CEILING TILES TO BE REMOVED ONLY - EXISTING GRID SYSTEM LAYOUT TO REMAIN
- EXISTING 2' x 4' LIGHT FIXTURE TO REMAIN.
- EXISTING SPRINKLER HEAD TO REMAIN
- EXISTING 2' x 2' SUPPLY DIFFUSER TO REMAIN
- EXISTING 2' x 2' RETURN DIFFUSER TO REMAIN
- (SD) EXISTING CEILING MOUNTED SMOKE DETECTOR DEVICE TO REMAIN
- (FA) EXISTING CEILING MOUNTED FIRE ALARM DETECTOR DEVICE TO REMAIN
- EXISTING CEILING MOUNTED VENTILATION FAN TO REMAIN
- H/S EXISTING CEILING MOUNTED HORN/STROBE LIFE SAFETY DEVICE TO REMAIN
- E EXISTING WALL MOUNTED EMERGENCY LIGHT FIXTURE TO REMAIN AND SHALL BE TESTED FOR PROPER OPERATION
- N NEW CEIING MOUNTED EXIT SIGNS. ARROW DENOTES DIRECTION OF TRAVEL

DEMOLITION PLANS KEY NOTES:

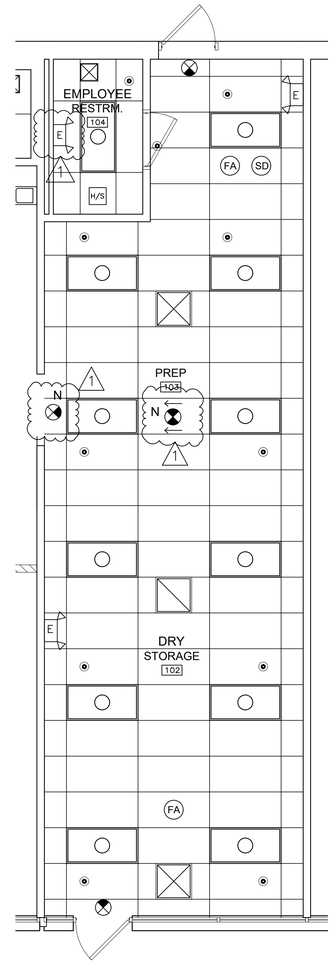
1. EXISTING WALL, DOOR AND DOOR FRAME IF SHOWN SHALL BE CAREFULLY REMOVED AS REQUIRED. EXISTING CEILING GRID ABOVE TO REMAIN AND SHALL NOT BE DAMAGED DURING DEMOLITION WORK.
2. EXISTING CARPET AND ASSOCIATED WALL BASE SHALL BE CAREFULLY REMOVED AS REQUIRED. PREP SLAB FLOOR TO RECEIVE NEW TILE FLOORING. REFER TO THE FLOOR FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
3. EXISTING TILE FLOORING MATERIAL SHALL BE CAREFULLY REMOVED AS REQUIRED. PREP SLAB FLOOR TO RECEIVE NEW TILE FLOORING. REFER TO THE FLOOR FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
4. EXISTING BUILT-IN MILLWORK (TRANSACTION COUNTER AND WORK SURFACE, BACK COUNTER, WALL MOUNTED SHELVING, FLOOR CABINETS) SHALL BE CAREFULLY REMOVED AS REQUIRED.
5. EXISTING SINK AND FAUCET SET TO BE CAREFULLY REMOVED AS REQUIRED. EXISTING WATER SUPPLY LINES AND WASTE LINE SHALL BE SAVED FOR REUSE IN THE NEW CONSTRUCTION SCOPE OF WORK. REFER TO THE CONSTRUCTION PLAN FOR ADDITIONAL INFORMATION AND NOTES.
6. EXISTING WALL MOUNTED LOW VOLTAGE PHONE OUTLET TO BE RENDERED INACTIVE AND CAPPED WITH A BLANK COVER PLATE.
7. NEW 48" x 84" WALL OPENING. CAREFULLY DEMO EXISTING WALL AS REQUIRED TO CREATE A PASSAGE TO THE ADJACENT EXISTING FOOD PREP AND DRY STORAGE SPACE. COORDINATE FINAL LOCATION OF THE WALL OPENING WITH THE TENANT.
8. EXISTING CEILING TILES SHALL BE CAREFULLY REMOVED AS REQUIRED. EXISTING CEILING GRID SYSTEM TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION OR CONSTRUCTION WORK.
9. EXISTING CEILING TILES AND CEILING GRID SYSTEM TO REMAIN. REPLACE ANY DAMAGED OR STAINED CEILING TILES WITH NEW TO MATCH EXISTING.

CONSTRUCTION PLAN KEY NOTES:

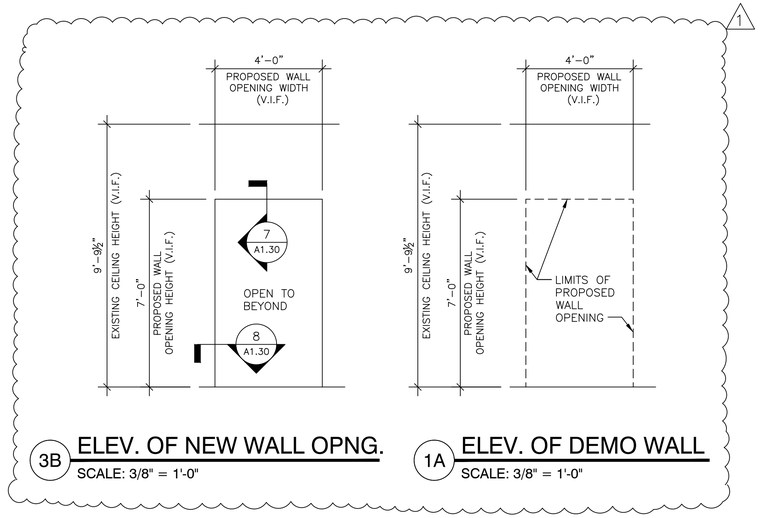
10. PATCH AND REPAIR HOLES IN WALL AS REQUIRED DUE TO DEMOLITION OF PREVIOUS WALL LOCATION. PREP WALL SURFACE AS REQUIRED FOR A NEW PAINT FINISH. REFER TO THE WALL FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
11. NEW PORTABLE FIRE EXTINGUISHER LOCATION WITH A MINIMUM RATING OF 2-A. FIRE EXTINGUISHER SHALL BE WITHIN SEVENTY-FIVE FEET (75') TRAVEL DISTANCE OF ALL LOCATIONS. ALL WALL MOUNTED FIRE EXTINGUISHERS WITH THEIR LEADING EDGES BETWEEN TWENTY-SEVEN INCHES (27") AND EIGHTY INCHES (80") ABOVE THE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN FOUR INCHES (4") INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.
12. PROVIDE AND INSTALL NEW NSF APPROVE HAND SINK WITH FAUCET SET WHERE SHOWN (1'-6" C.L. OF SINK TO ADJACENT WALL). REUSE AND REWORK EXISTING HOT AND COLD WATER LINES AND WASTE LINE FROM PREVIOUSLY REMOVED SINK LOCATION. PROVIDE NEW SHUT-OFF VALVES AND ROD-OUT WASTE LINE AS REQUIRED.
13. NEW CORNER MOP SINK LOCATION WITHIN THE EXISTING RESTROOM. PROVIDE NEW HOT AND COLD WATER LINES AND WASTE LINE TIED INTO THE EXISTING PLUMBING SYSTEM AS PER APPLICABLE PLUMBING CODES. REFER TO EQUIPMENT SCHEDULE ON SHEET A1.30 FOR ADDITIONAL INFORMATION AND NOTES.
14. LOCATION OF EXISTING THERMOSTAT. PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK. TEST SYSTEM FOR PROPER AND SAFE OPERATION.
15. LOCATION OF EXISTING ADT SECURITY SYSTEM KEYPAD. PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK. TEST SYSTEM FOR PROPER OPERATION. VERIFY WITH OWNER THE REMOVAL OF EITHER KEYPAD SYSTEM IF NOT REQUIRED.
16. LOCATION OF EXISTING ELECTRICAL PANEL AND DISCONNECT SWITCH (D.S.) SHALL BE PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK.
17. PATCH AND REPAIR HOLES IN WALL AS REQUIRED DUE TO THE REMOVAL OF EXISTING MILLWORK OR EXISTING WALL MOUNTED SHELVING BRACKETS. PREP WALL SURFACE AS REQUIRED FOR A NEW PAINT FINISH. REFER TO THE WALL FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
18. NEW 48" x 84" DRYWALL CASED OPENING. REFER TO ELEVATION 3B THIS SHEET FOR ADDITIONAL INFORMATION. PREP WALL SURFACE AS REQUIRED FOR A NEW PAINT FINISH. REFER TO THE WALL FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.



3 FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



4 FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

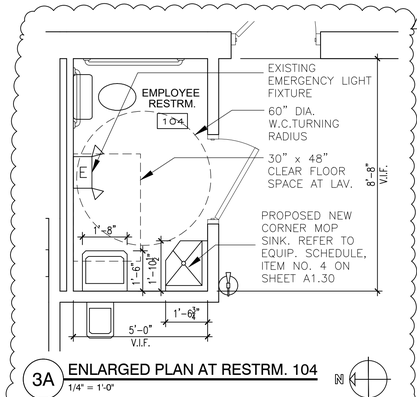


3B ELEV. OF NEW WALL OPNG.
SCALE: 3/8" = 1'-0"

1A ELEV. OF DEMO WALL
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

MARK	SIZE		DOOR		FRAME			HARDWARE SET LEVER HANDLE	RATING	REMARKS
	WIDTH	HEIGHT	TYPE	MATERIAL	TYPE	MATERIAL	DEPTH			
101	–	–	–	–	–	–	–	–	–	EXISTING DOOR, DOOR FRAME, & DOOR EXIT HARDWARE W/EXISTING CLOSER TO REMAIN
102/103										DOOR NUMBER NOT USED
104	–	–	–	–	–	–	–	–	–	EXISTING DOOR, DOOR FRAME, & DOOR PRIVACY HARDWARE W/NEW HEAVY DUTY DOOR CLOSER
105	–	–	–	–	–	–	–	–	–	EXISTING DOOR, DOOR FRAME, & DOOR EXIT HARDWARE W/EXISTING CLOSER TO REMAIN



3A ENLARGED PLAN AT RESTRM. 104
1/4" = 1'-0"

NOTE:

DOOR OPERATION PER ILLINOIS ACCESSIBILITY CODE SECTION 400.310 (j)(9)(10) FOR DOOR PRESSURES

ALL LEVER HANDLES TO BE IN COMPLIANCE WITH ILLINOIS HANDICAP ACCESSIBILITY CODE.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT IN COMPLIANCE WITH IBC SECTION 1003.3.1.8.

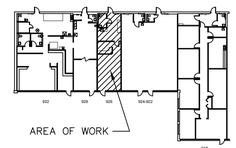
IF SIGNAGE IS USED, THE SIGN MUST BE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

RISING SUN ARCHITECTURE, LLC

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WALL DESIGNATIONS

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING WALL AND/OR DOOR IF SHOWN TO BE REMOVED

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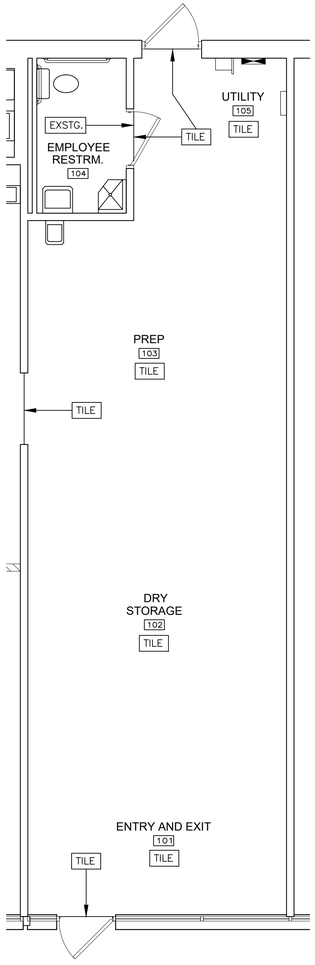
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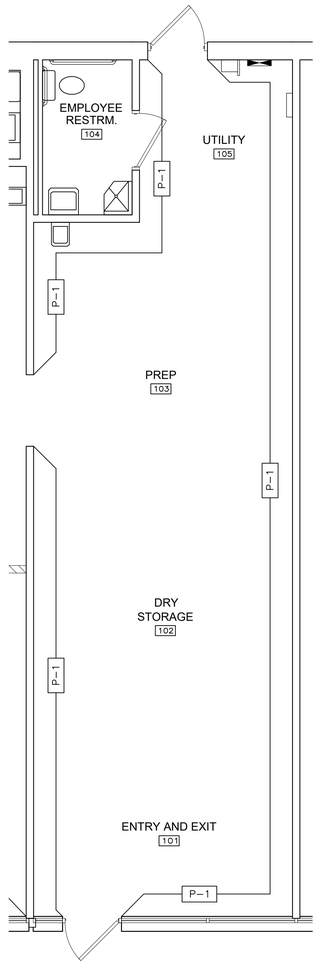
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Sheet Title:
DEMOLITION & CONSTRUCTION PLANS AND NOTES

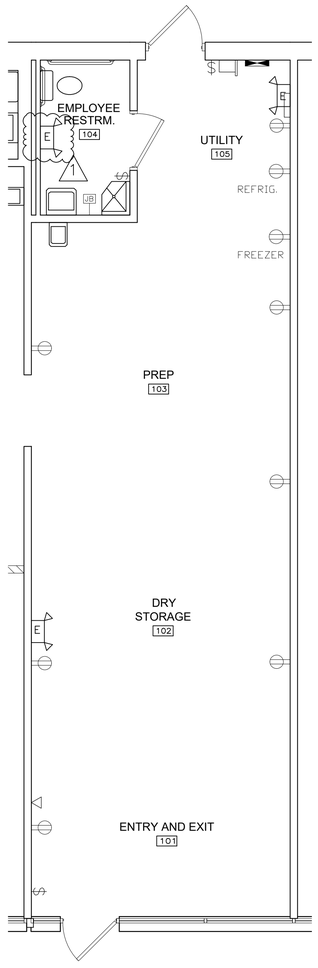
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Checked:	SN		
Approved:			



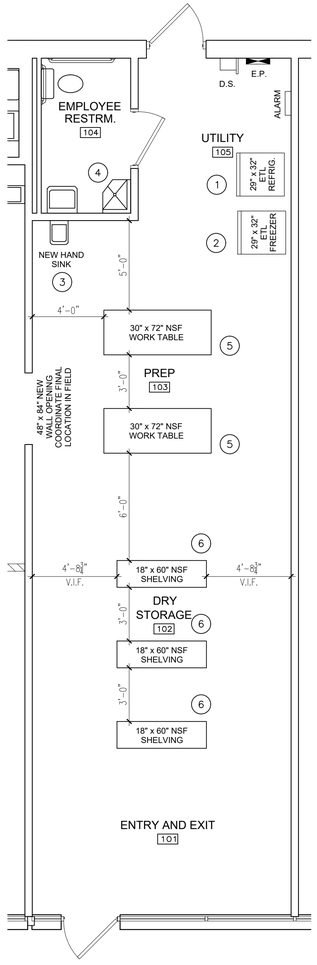
1 FLOOR FINISH PLAN
1/4" = 1'-0"



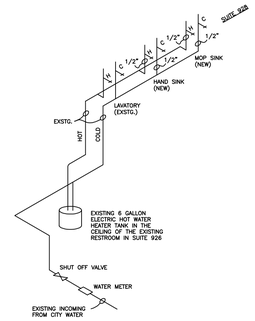
2 WALL FINISH PLAN
1/4" = 1'-0"



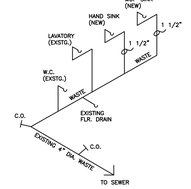
3 ELECTRICAL/POWER PLAN
1/4" = 1'-0"



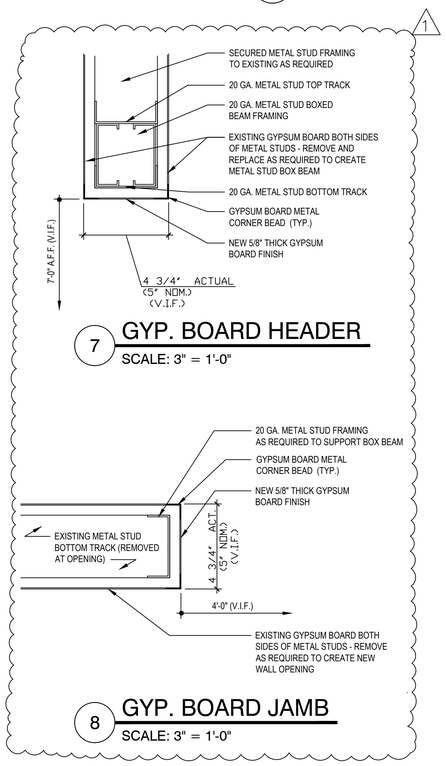
4 EQUIPMENT LAYOUT PLAN
1/4" = 1'-0"



5 WATER RISER DIAGRAM
NOT TO SCALE



6 WASTE DIAGRAM
NOT TO SCALE



7 GYP. BOARD HEADER
SCALE: 3" = 1'-0"

8 GYP. BOARD JAMB
SCALE: 3" = 1'-0"

FINISH SCHEDULE	
CEILING TILES	NEW 2' x 4' CEILING TILES AS MANUFACTURE BY ACP, WATERPROOF PVC/VINYL CEILING TILES WITH SMOOTH FINISH. EXISTING CEILING GRID SYSTEM TO REMAIN. CLASS A FIRE RATING
LUMINAIRES	EXISTING 2' x 4' LIGHT FIXTURES WITH SHIELDED COVER. 20 FOOTCANDLES MINIMUM LIGHT LEVEL THROUGHOUT SPACE. REFER TO REFLECTED CEILING PLAN FOR LOCATION OF LIGHT FIXTURES AND ADDITIONAL INFORMATION AND NOTES.
PAINT (P-1)	NEW PAINT THROUGHOUT WHERE NOTED. USE BENJAMIN MOORE, OR APPROVED EQUAL, TENANT'S CHOICE IN COLOR, EGGSHELL OR FLAT FINISH – COORDINATE W/OWNER. PAINT ALL WALLS TWO COATS.
WALL BASE	PREP EXISTING WALL SURFACE AND PROVIDE AND INSTALL NEW 4" HIGH COVE BASE (AS APPROVED BY THE HEALTH DEPARTMENT AND FOR FOOD PREP ESTABLISHMENTS) THROUGHOUT SPACE. COLOR TO BE COORDINATED WITH THE TENANT.
TILE FLOOR (TILE)	PROVIDE AND INSTALL NEW PORCELAIN COMPOSITION FLOOR TILES AS MANUFACTURE BY DAL-TILE CORPORATION, CERAMIC TILE AND WARES, 13" x 13", MODEL NUMBER AL78. C.O.F. = 0.5 (WET) C.O.F. = 0.8 (DRY) 1

FINISH PLAN NOTES:

1. PREP AND CLEAN EXISTING FLOORING AS REQUIRED FOR ANY NEW FLOOR FINISH. REFER TO THE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. PROTECT NEW FLOOR FINISH AS REQUIRED AFTER INSTALLATION OF SAME DURING ANY ADDITIONAL CONSTRUCTION WORK THAT NEEDS TO BE COMPLETED PRIOR TO OCCUPANCY.

POWER LEGEND

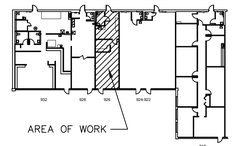
- EXISTING DUPLEX OUTLET TO REMAIN. ELECTRICAL CONTRACTOR (E.C.) OF RECORD TO VERIFY LOCATION AND PROPER OPERATION OF OUTLET
- FREEZER — NEW 4.6 AMPS, 115 VOLTS, SINGLE PHASE, NEMA 5-15P ELECTRICAL OUTLET 420 WATTS FOR REACH-IN FREEZER
- REFRIG. — NEW 1.37 AMPS, 115 VOLTS, SINGLE PHASE, NEMA 5-15P ELECTRICAL OUTLET FOR REACH-IN REFRIGERATOR
- EXISTING DATA OUTLET LOCATION TO REMAIN. COORDINATE WITH OWNER.
- E — EXISTING EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BACK-UP POWER TO REMAIN OR IF NOTED WITH (N) TO BE PROVIDED AND INSTALLED AS NEW. VERIFY FOR PROPER OPERATION. 1
- EXISTING SINGLE POLE WALL LIGHT SWITCH TO REMAIN

EQUIPMENT SCHEDULE							
ITEM NUMBER	PRODUCT / DESCRIPTION	MANUFACTURER	MODEL	WIDTH	DEPTH	HEIGHT	REMARKS
1	REACH-IN REFRIGERATOR	AVANTCO	A-23R-HC	29"	32 5/8"	82 1/2"	29" STAINLESS STEEL DOORS R290 REFRIGT.; 115v; NEMA 5-15P
2	REACH-IN FREEZER	MAINSTREET EQUIPMENT	BMR-23-F	29"	32 5/8"	82 1/2"	29" STAINLESS STEEL DOORS R290 REFRIGT.; 115v; NEMA 5-15P
3	HAND SINK	REGENCY	18 GAUGE STAINLESS STL.	12"	16"	-	9" x 9" x 4" BOWL & SIDE SPLASH
4	MOP SINK	REGENCY	16 GAUGE STAINLESS STL.	22 1/2"	18 3/4"	16"	20" x 16" x 12" BOWL
5	STAINLESS STEEL WORK TABLE	REGENCY	304 STAINLESS STL.-18 GA.	30"	72"	34"	WITH GALVANIZED LEGS AND UNDERSHELF
6	NSF GREEN EPOXY 5-SHELF UNIT	REGENCY	GREEN EPOXY COATED	18"	60"	54"	WITHOUT CASTERS, 2,250 LBS. CAPACITY, NSF LISTED

PLUMBING NOTES:

1. AT HAND SINKS THE WATER TEMPERATURE SHALL NOT EXCEED 110 DEGREES MAXIMUM.
2. A LICENSED PLUMBER SHALL BE PRESENT AT ANY SCHEDULED INSPECTION CONDUCTED BY THE VILLAGE OF ARLINGTON HEIGHTS.
3. A RPZ SHALL BE REQUIRED AT ALL AUTOMATIC SOAP DISPENSERS IF USED AND INSTALLED.

RISING SUN ARCHITECTURE, LLC
5150 Burnham Street
Lisle, Illinois 60532
PHONE: (630) 417-7155
FAX: (630) 416-9746
Professional Design Firm No. 184 - 006187



Rev. No.	Date	Description
1	12/12/23	Revised Per Plan Review Comments No. 1 Dated Nov. 17, 2023 from Elliot Eldridge
–	11/13/23	ISSUED FOR PERMIT
–	11/10/23	ISSUED FOR CLIENT REVIEW

ISSUES & REVISIONS

LICENSED ARCHITECT STANLEY S. NAKAMURA 001-014851 STATE OF ILLINOIS
EXPIRES: 30 NOV 2024

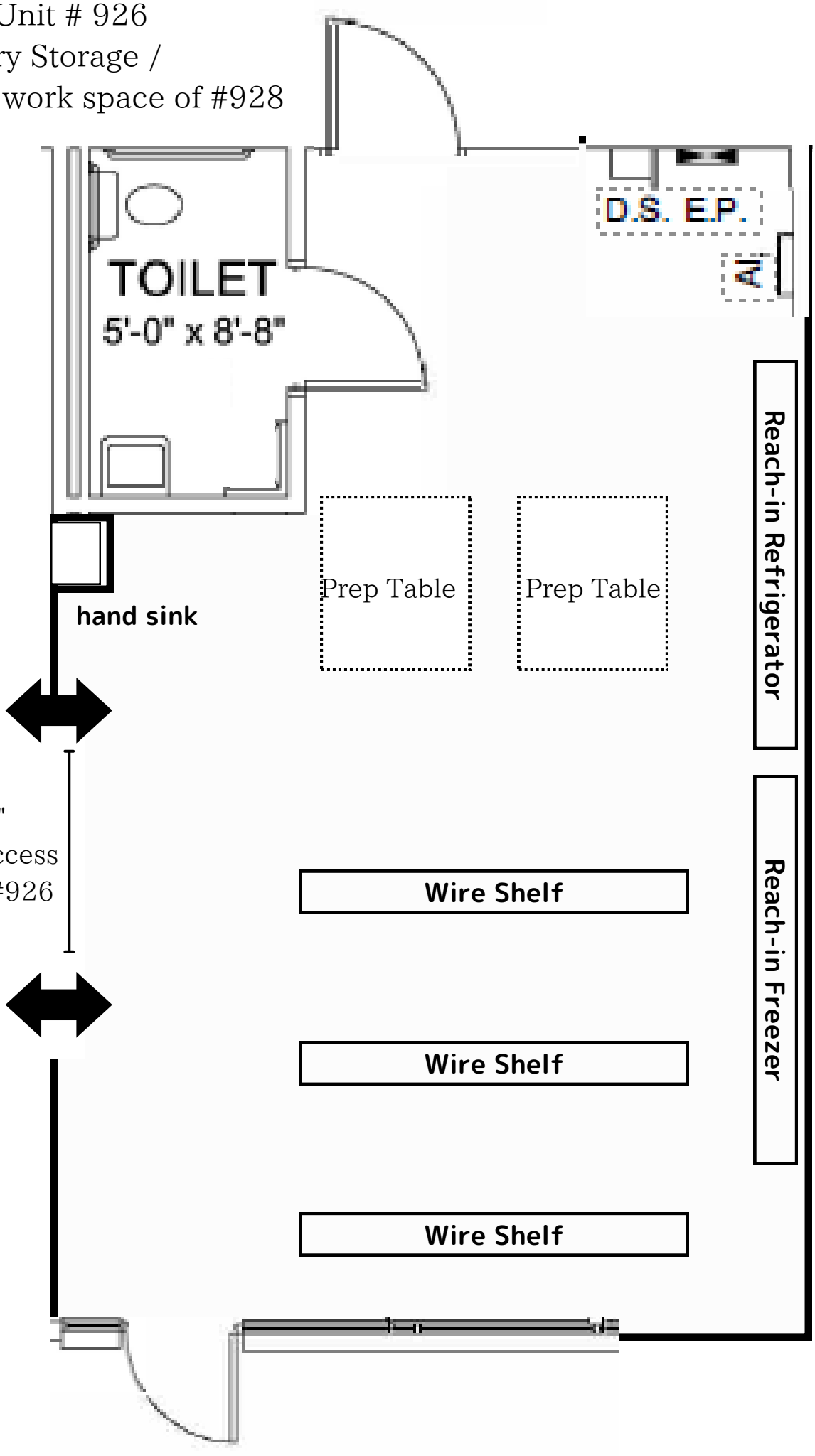
ILLINOIS LICENSE NUMBER 001-014851
LICENSE EXPIRATION DATE: 11-30-24

Project:
UMA JAPAN EATERY
Additional Food Prep Build-Out
926 W. Algonquin Road
Arlington Heights, IL 60005

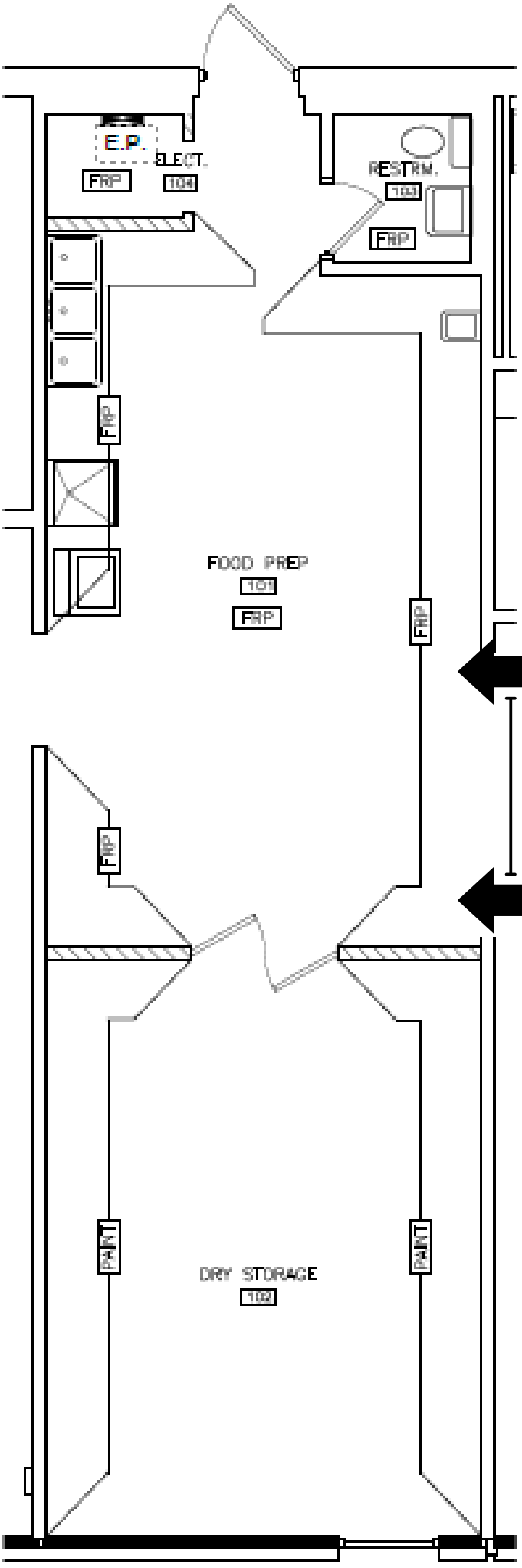
Sheet Title:
WALL & FLOOR FINISH PLAN
POWER & EQUIPMENT PLAN

Date: 11/10/23	Proj. No: 18123-03.1
Drawn: RSA	Sheet No: A1.30
Checked: SN	
Approved:	

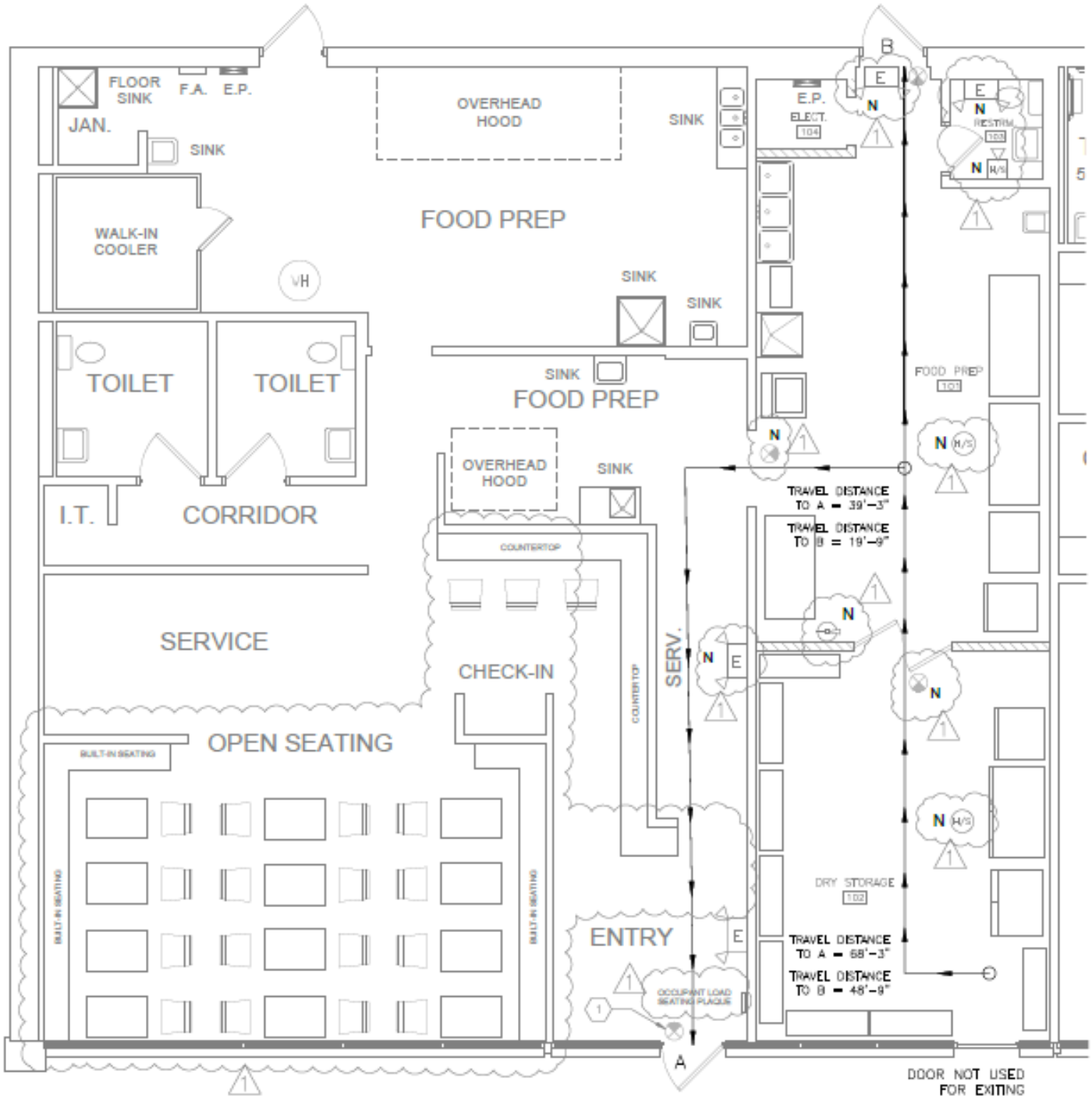
Unit # 926
Dry Storage /
Extended work space of #928



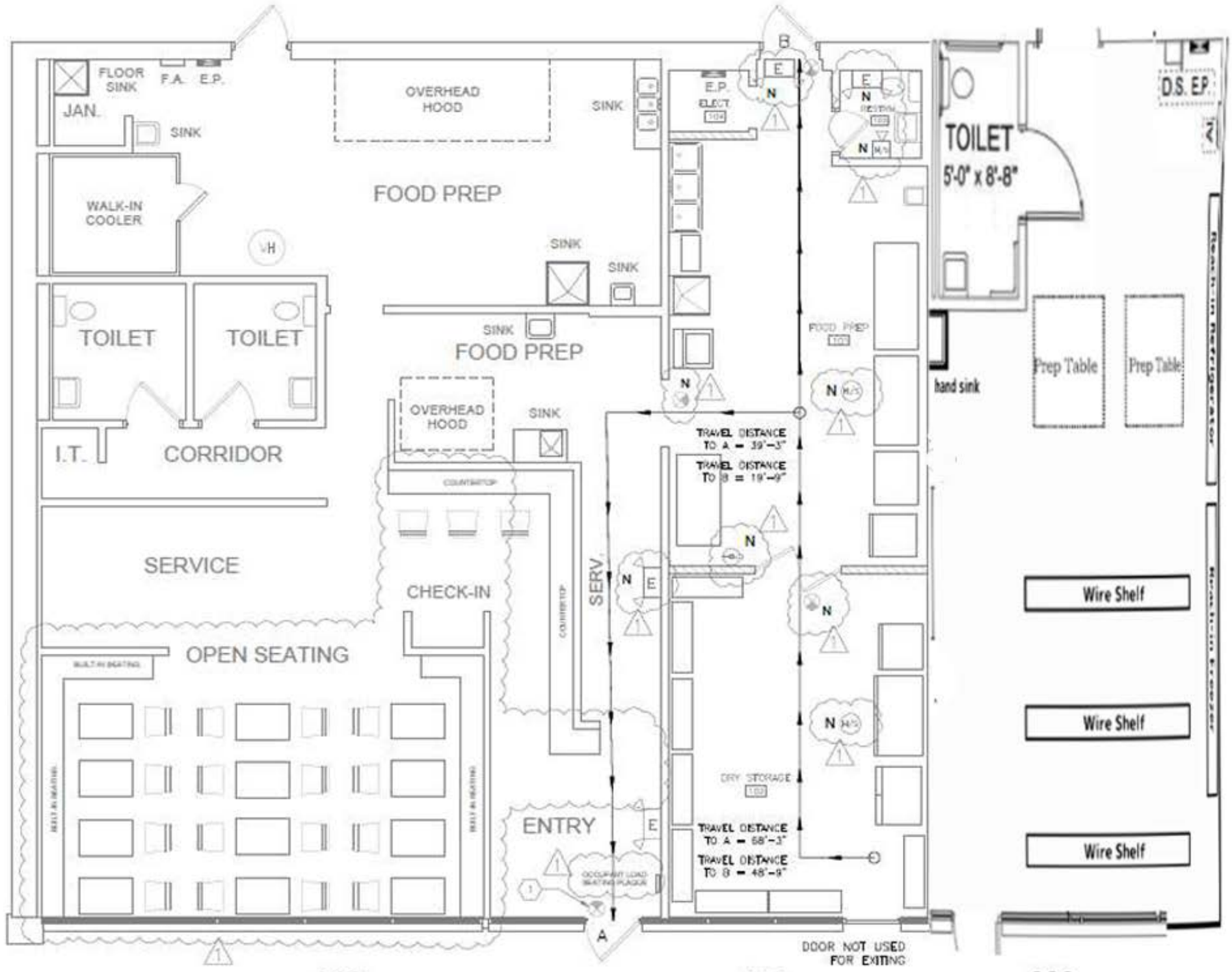
Unit # 928
Extended Prep
& dry storage
of #932



Unit # 932
Dining Space to #928
(extended Prep space)



(Existing (N.I.C.) - Shown For Reference Only)



(Existing (N.I.C.) - Shown For Reference Only)

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **SDC Report - Ramen USA - 926 W. Algonquin Rd.**

Date: **November 17, 2023**

General Comments:

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

1. Provide construction details on how the wall openings between units # 926 and #928 will be constructed. Submittal is missing this information.

2. Provide emergency lighting in the toilet room. Emergency backup lights shall be provided to anyone with normal vision can see the path to the exit. Submittal is missing this information.

3. Provide the slip rate of Coefficient for the proposed new flooring. The slip resistance of floors is the measure of the ability of a surface to prevent accidental slipping by pedestrians in dry or wet conditions. Submittal is missing this information.

4. Complete door schedule verifying compliance to the code. Submittal is missing this information.

5. Provide exit directional signage for the proposed new opening between units # 926 and #928. Exit directional signage will help illuminate the direction and location of travel to the final exit doors if light sources are not functioning. The exit directional signage shall be located in the middle of unit # 926, in line of sight of the proposed new wall opening. Submittal is missing this information.

6. Provide maneuvered clearances and dimensions of plumbing fixtures for the existing toilet. For the lavatory provide a clear floor space of at least 30 inches (760 mm) wide and 48 inches (1220 mm) long is required for a forward approach in front of the accessible lavatory. Verify dimensionally that the new mop sink will not interfere with the clear floor space of the lavatory. Submittal is missing this information.

7. If required, separate permits are required for the following:
    - Fire Alarm alteration
    - Fire Suppression alteration
    - Signage

Note: “A transmittal letter detailing all the changes from the initial review will be required for any additional reviews”.

PLAN COMMISSION PC #23-018
Ramen USA Expansion
926-928 W Algonquin Road
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.

12. In the event further review of more detailed plans determines that an exterior grease trap is required for the expansion, an MWRD permit will be required. The petitioner shall accept this understanding. This can be addressed at permit.

13. The Public Works Department and Engineering Division have no further comments.

12-04-23

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Raman USA
926/928 W Algonquin Rd

Round 1 Review Comments **12/01/2023**

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.

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

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

Approved by: 543
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-018
Petitioner: koichiro kimori (KC Kimori)
2750 Northampton Drive Unit D1 Rolling Meadows IL 60005

Owner: Haroslav Tin Penavic

Contact Person: koichiro kimori
Address: 932 W. Algonquin Rd. Arlington Heights IL 60005

Phone #: 2242685284
Fax #:
Email:

P.I.N.# 08-09-300-018
Location: 926-928 W Algonquin Rd
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: x For: Bakery Products, Wholesale and Production
Land Use: _____ Current: Vacant
Proposed: _____
Site Gross Area: 14 acres (Surrey Ridge Shopping Center), 1,616 sf (Units 926-928)
# of Units Total: 2
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 11/15/23
Environmental Health Officer Date

James McCalister 11/15/23
Director Date

Planning & Community Development Department Review

November 30, 2023

REVIEW ROUND 1

Project: Ramen USA
926-928 W Algonquin Rd

Case Number: PC 23-018

General:

7) The following approvals are required:
    a. Land Use Variation for a Bakery Products, Wholesale and Production facility in the B-2 District.
8) Please provide more information about your delivery frequency and schedule. All deliveries and loading related activities are not permitted between 10:00pm and 7:00am.
9) With this proposed expansion, do you anticipate using more delivery vehicles in the future, or increasing the frequency of deliveries?
10) Are refrigerated trailers used to deliver the food products?
11) Is there a designated loading area on-site? Please provide a site plan that shows the designated loading area, if applicable.
12) How is trash handled on-site? Do you anticipate an increase in trash with the expansion of food production? Are the dumpsters on-site suited to handle an increase in trash if that were to occur?
13) Section 5.1-11.4(c) limits the manufacturing and processing of products to five employees, excluding drivers and managers, in the B-2 District. Can you clarify how many employees will be responsible for the food production and processing side of your business, excluding drivers and managers?
14) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Prepared by: Hailey Nicholas

Ramen USA Expansion
926 W. Algonquin Road
PC 23-018
November 16, 2023

Landscaping

1. The landscaping must be consistent with the approved plan as part of ordinance #04-050.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **PC 23-018 - Ramen USA - 926 W. Algonquin Rd.**

Date: **December 15, 2023**

General Comments:

The Building & Life Safety Department has reviewed the responses to our "Round 1" review comments for PC 23-018 - Ramen USA - 926 W. Algonquin Rd., B&LS Department offer no comments during the "Round 2 Department Reviews".

PLAN COMMISSION PC #23-018
Ramen USA Expansion
926-928 W Algonquin Road
Round 2

14. The petitioner's response to comment nos. 11-13 are acceptable. The Public Works Department and Engineering Division have no further comments.

_____

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

Nicholas, Hailey

From: Roberts, David
Sent: Tuesday, December 19, 2023 7:59 AM
To: Nicholas, Hailey
Cc: Harris, Lance; Torres, Jorge
Subject: RE: Plan Commission Round 2 Submission: PC 23-018 (Ramen USA)

Hailey,

The Fire Department has no comments on the above submission.

Thanks,

David Roberts
Division Chief
Community Risk Reduction
Arlington Heights Fire Department
1150 North Arlington Heights Rd.
Arlington Heights, IL 60004
847-368-5450

PLAN COMMISSION REVIEW
HEALTH SERVICES DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Hailey Nicholas, Assistant Planner**
From:	**Sean Freres, Environmental Health Officer**
Department:	**Health Services Department**
File Number:	**PC 23-018**
Project:	**Ramen USA**
Review Round:	**Round 2**
Date:	**12/14/23**

GENERAL COMMENTS:

No comment from Health Department at this time.

Planning & Community Development Department Review

December 21, 2023

REVIEW ROUND 2

Project: Ramen USA
926-928 W Algonquin Rd

Case Number: PC 23-018

General:

15) The responses to #7-14 are sufficient.

16) The Planning Department may recommend that this Land Use Variation approval be conditional upon the petitioner continuing to operate a restaurant on the subject property. If a future tenant were to move into this unit with plans to operate Bakery Products, Wholesale and Production, they would also need to operate a business with a use permitted in the B-2 District.

Prepared by: Hailey Nicholas

Community Development Department Review

December 18, 2023

REVIEW ROUND 1

Project: Ramen USA Expansion
926-928 W Algonquin Rd

Case Number: PC 23-018

General:

1. The landscaping must be consistent with the approved plan as part of ordinance #04-050.
   Response noted.

Prepared by: _____
Derek Mach, Landscape Planner

Village Board
2/5/2024

Item: 716 N. Dunton Ave. - SF/Teardown - DC#23-051 - Appeal

Department: Planning & Community Development Department

Requested Action

Appeal of the Design Commission denial for a proposed new (teardown) single-family residence.

Recommendation

A public meeting was held by the Design Commission on October 10, 2023 where Commissioner Eckhardt moved and Commissioner Kingsley seconded, a motion to **deny** the proposed demolition of the existing single-family residence located at 716 N. Dunton Avenue, and the construction of a new single-family home.

Staff's recommendation for denial is based on the analysis and that the proposal does not comply with the requirements and standards of the Village of Arlington Heights Comprehensive Plan, the Single-Family Design Guidelines, the 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Chapter 28 Section 28-2 Intent and Purpose 2.1, 2.2, & 2.3, Chapter 28 Section 13.2 Design Review c.1 & 2.a & b, Chapter 28 Section 13.7.a, b. & c., and the following:

1. The proposed redevelopment is not in compliance with Chapter 28, Section 13.7.a, b. & c. The existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic, and cultural value.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage

requirements.

Roll Call Vote: Commissioners Fitzgerald, Eckhardt, Kingsley, Seyer and Chair Kubow voted in favor of the motion to deny. Motion carried.

ATTACHMENTS:

Description	**Type**
Petitioner Appeal	Correspondence
Design Commission Appeal Process	Exhibits
DC Staff Report	Board or Commission Report
DC Minutes - 10/10/23	Minutes
Exhibits	Exhibits
Existing Conditions Report 10-4-23	Correspondence
Letter to Petitioner 8-23-23	Correspondence
Public Comments - Round 1	Correspondence
Public Comments - Round 2	Correspondence
Community Preservation Report	Report

Before The of Village of Arlington Heights, Illinois

In Re: 716 N. Dunton Ave. D.C. 23-051

Memorandum in Support of Appeal

Mastercraft Builders & Carpentry, Inc. does hereby submit its memorandum in support of its appeal to the Village Board from the denial of a demolition permit by the Arlington Heights Design Commission. The formal notice of the denial was provided to Mastercraft Builders on October 12, 2023. Mastercraft Builders submitted its formal notice of appeal to the Village Manager to seek review of the adverse decision on November 10, 2023.

I. Introduction

Mastercraft Builders & Carpentry, Inc. is a well established Chicagoland custom homebuilder and remodeler. Though it has been in existence since 2000, its principals have over 40 years of construction experience.

Mastercraft Builders has successfully built new homes and undertaken significant remodeling projects within the Village of Arlington Heights over the last 7+ years. It has otherwise enjoyed a good relationship with the Village, and has built a number of new homes within the community which add to its vibrancy as one of the most sought after communities within the Northwest suburbs to live and raise families.

The project for which appellate review is sought involves a property commonly known as 716 N. Dunton. The property is presently improved with a small single-family home in extraordinarily poor condition. The property was owned by a single family for many decades. Its ownership encompassed the home on 716 N. Dunton, and vacant lots on either side of the property, commonly known as 720 N. Dunton and 710 N. Dunton.

Mastercraft's original plan called for the purchase of the three properties by it and an investor with an overall land development plan to construct three new homes on the

three lots. Mastercraft took title to 710 and 720 N. Dunton, and is the contract purchaser from its investor as to 716 N. Dunton. To date, a new single-family home at 710 N. Dunton has been completed and sold. The sale price was in excess of $1,000,000. A second new home is under construction at 720 N. Dunton which is scheduled to be delivered in spring 2024. It also will sell for a final price in excess of $1,000,000.

Both new homes were custom-built projects for specific clients who sought to move their families to Arlington Heights. Though attracted to the established neighborhood along Dunton Street, between Hawthorn and Vine, their family and lifestyle requirements necessitated the design and construction of new custom homes.

Earlier this year, Mastercraft Builders approached the Village of Arlington Heights to apply for a demolition permit for home located at 716 N. Dunton. In accordance with the Village Code, specifically 28-13.2 (c), it filed an application and supporting documents to be presented to the Design Commission for review and approval. The Village Code requires that demolition permits for structures in all residential zoning districts be submitted for review and approval by the Design Commission.

The application for the demolition permit, and all supporting documents, were in good order and should otherwise have caused the Design Commission to issue its Certificate of Approval. However, the application was denied without any findings of fact or determinations as to ordinance deficiencies by the Design Commission.

II. Confusion as to Design Commission final decision

In conjunction with this appeal, it is important to note that some ambiguity exists with respect to the actual decision rendered by the Design Commission.

In conjunction with the minutes of its public meeting on October 10, 2023, the minutes reflect the following decision having been made by the Design Commission as follows:

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT *716 N. DUNTON AVENUE*, BASED ON ITS HISTORICAL VALUE, AND THE CONSTRUCTION OF A NEW HOME.

FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE; SEYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

The official notice of denial provided to Mastercraft Builders by the Village of Arlington Heights on October 12, 2023, contains the following statement with respect to the denial by the Design Commission:

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY DEMOLITION OF THE EXISTING HOUSE AND CONSTRUCTION OF THE PROPOSED NEW SINGLE-FAMILY HOME AT 716 N. DUNTON AVENUE.

FITZGERALD, AYE; SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE; KUBOW, AYE
ALL WERE IN FAVOR. MOTION CARRIED.

Mastercraft Builders engaged an official court reporter to prepare a formal transcript of the actual public meeting held before the Design Commission on October 10, 2023, The transcript is attached hereto as Exhibit 3. The actual motion voted on by the Design Commission at its meeting directed to the application presented by Mastercraft Builders was as follows:

COMMISSIONER ECKHARDT: I'll make a motion to deny petitioner's request presented tonight which would include demolishing of this house and construction of a new house.

Though all of the members of the Design Commission made oral comments during the course of the evening's meeting, no formal findings of fact or ordinance deficiencies were specifically noted by the Commission as a foundation for its vote to deny the Certificate of Approval. It is difficult to challenge the denial in the absence of any findings of fact or conclusions of ordinance deficiencies to support the Commission decision.

III. Village Code Requirements for Certificate of Approval for Demolition

The requirements for a Certificate of Approval for the issuance of demolition permit are set forth in Section 28-13.7 of the Arlington Heights Municipal Code, which states as follows:

13.7 Issuance of a Certificate of Approval. The Design Commission will issue a Certificate of Approval if:

a. The applicant' s plans achieve the purpose and intent of the Design Guidelines; and,

b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.

c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.

A. Design Plans for new home at 716 N. Dunton

As to the architectural plans for the new home, a summary of same are attached hereto as Exhibit 4, Mastercraft Builders asserts that its plans clearly meet the purpose and intent of the design guidelines. The guidelines provide broad philosophical statements and process suggestions to be considered by persons who wish to build structures within the Village of Arlington Heights. The design guidelines are not building codes. They do not contain nor require the use of any specific architectural design requirements or techniques. At best, they embody nonspecific generalizations as to processes to be followed in conjunction with the design of new structures, and in particular residential structures, within any Village neighborhood, whether old or new.

The architectural plans prepared by Mastercraft's architect, John Nelson were developed in conjunction with the design guidelines. The specific structure was designed to architecturally “fit” the lot at 716 N. Dunton in the most appealing fashion possible, taking into account the challenges presented by the lot size, dimensions and grade issues present. The new home will be built between two brand-new homes that have been constructed by Mastercraft Builders.

The proposed new single-family residence was a collaborated design effort amongst the potential owners, architect and Mastercraft. The resulting design is a residence which incorporates many of the same elements found in the homes being built on either side of this property, including but not limited to gables, bays, porches, windows, and masonry features. The open spaces found within the first floor of the new home will include an enlarged kitchen, great room and dining room which are amenities desired by the future owner that cannot reasonably be created through any plan of remodeling

of the existing 716 N. Dunton Avenue structure. The new home plan is harmonious and contextual with the Dunton Avenue neighborhood between Hawthorne and Vine Street. The new custom home to be built has been designed for a specific client who desires to move his family into the Village of Arlington Heights. The exterior design and related exterior architectural features blend well into the neighborhood, and in a particular, fit well with the new homes on either side of 716 N. Dunton.

The design guidelines, when objectively applied to the architectural plans for the new home to be built on the lot at 716 N. Dunton clearly show that the planned new home does in fact fit within the immediate neighborhood in which it will be built. It is not out of character by design, shape or size. The neighborhood block itself in which the new home will be constructed already has several new homes. The character of the immediate neighborhood is shaped by the new homes as much as by any of the older homes which remain on the block.

To the extent that the Design Commission implicitly determined that the architectural plans submitted by Mastercraft Builders, and its architect failed to meet the design guidelines, such a conclusion was in error.

B. Compatibility with existing neighborhood buildings

In conjunction with the second element pertaining to the issuance of a Certificate of Approval, it is not reasonably possible for the Design Commission to conclude that the proposed new home design is not compatible with the character of the immediate neighborhood. As noted above, the building plans were specifically designed to complement the existing two homes recently built on either side of 716 N. Dunton. The immediate neighborhood along Dunton, between Hawthorn and Vine, is in transition. This is evident by the number of new homes already constructed. It is a desirable location for the construction of new custom homes for families wishing to move into the Village.

The proposed new home for 716 N. Dunton captures the character of the neighborhood in transition, and will contribute to the favorable environment of the Village as a sought

after community desired by individuals who wish to move in and make it their family's home. There is nothing associated with the proposed architectural plans for the new home to be built at 716 N. Dunton that would in anyway suggest that it is out of character with the existing neighborhood.

To the extent the Design Commission rejected the proposed new home as being incompatible with the character of the existing neighborhood, and concluding that it would not contribute to a favorable environment in the Village of Arlington Heights, is a clearly erroneous decision.

C. No significant architectural, historical, aesthetic or cultural value exists

The property to be redeveloped does not possess any significant architectural, historical, aesthetic or cultural value. Mastercraft Builders asserts that no significant "community value" exists that would preclude the demolition of the dilapidated structure.

It is important to note that the Village Board inserted the word "significant" as a limiting measure to guide the Design Commission in determining whether one or more of the four elements is present to deny the issuance of a Certificate of Approval for a demolition permit. The dictionary defines the term "significant" as being of importance or of consequence. Its recognized synonyms are: consequential, momentous, weighty.

The use of the limiting term "significant" is important as it does represent a conscious decision by the Village Board to respect the property rights of petitioners who are otherwise entitled to a fair return on the redevelopment of their properties. Though many properties may have some architectural, historical aesthetic or cultural value, few have the significant value required by the ordinance.

Absent the limiting language within the Village ordinance, it likely could be construed as an unlawful exercise of police power by the Village, either as drafted or applied, as it could lead to arbitrary and capricious results which impose undo hardships on a property owner for no realistic public benefit. The ordinance is a land use restriction on

the subject property. When little public gain results when compared to the hardship imposed upon the property owner, the ordinance must fail.

"If a zoning ordinance is applied to a particular parcel of land in an arbitrary, unreasonable, or capricious manner, and the application bears no substantial relationship to the public welfare, then that application is an improper restriction on the ownership of property. (*Bennett v. City of Chicago* (1962), 24 Ill.2d 270, 273–74, 181 N.E.2d 96, 98; *Safanda v. Zoning Board of Appeals* (1990), 203 Ill.App.3d 687, 149 Ill.Dec. 134, 561 N.E.2d 412.)" Hewette v. Carbondale Zoning Bd. of Appeals, 261 Ill. App. 3d 803, 810, 634 N.E.2d 1223, 1228 (5th Dist. 1994)

"if the restrictions imposed bear no real and substantial relation to the public health, safety, morals, comfort and general welfare, the ordinance is void. Pringle v. City of Chicago, 404 Ill. 473, 89 N.E.2d 365; Hannifin Corp. v. City of Berwyn, 1 Ill.2d 28, 115 N.E.2d 315; Tower Cabana Club, Inc., v. City of Chicago, 5 Ill.2d 11, 123 N.E.2d 834; Petropoulos v. City of Chicago, 5 Ill.2d 270, 125 N.E.2d 522; Krom v. City of Elmhurst, 8 Ill.2d 104, 133 N.E.2d 1; Regner v. County of McHenry, 9 Ill.2d 577, 138 N.E.2d 545." La Salle Nat. Bank of Chicago v. Cook Cnty., 12 Ill. 2d 40, 46, 145 N.E.2d 65, 69 (1957)

"When it is shown that no reasonable basis of public welfare requires the limitation or restriction and resulting loss, the ***48** ordinance fails and the presumption of validity is dissipated. Krom v. City of Elmhurst, 8 Ill.2d 104, 133 N.E.2d 1. The law does not require that the subject property be totally unsuitable for the purpose classified but it is sufficient ****70** that a substantial decrease in value results from a classification bearing no substantial relation to the public welfare." La Salle Nat. Bank of Chicago v. Cook Cnty., 12 Ill. 2d 40, 47–48, 145 N.E.2d 65, 69–70 (1957)

Mastercraft Builders asserts that the Design Commission did not properly apply the ordinance in conjunction with its consideration of the application for a demolition permit for the 716 N. Dunton building, resulting in an unlawful decision.

As to whether the subject property has any significant **architectural value**, Mastercraft Builders has found none. The original home was not constructed by a well known architect. The architectural plans for the original dwelling, both interior and exterior are not unique, and merely reflect the period of time in which construction took place. Though the original façade of the home is interesting, its style in and of itself is not a significant architectural feature. Architecture by its very nature involves unique elements of design, form and function. There is nothing of consequence associated with the architecture of this residence. Any special architectural character associated with the

home was otherwise destroyed years ago through the poorly designed and constructed home addition.

Mastercraft Builders has found no evidence of any **historical significance** associated with the property. No historic events have taken place on the property. The home played no critical role in the development of Arlington Heights as a place of worship, a government center, a mercantile center, a school, or as a place for some other consequential activity of note. No famous persons have resided in the home. The property and home have merely served as a single-family home from its inception, and ultimately a non-code conforming two flat that was out of character with the original building and the neighborhood.

The existing building has no significant **aesthetic value**. As noted above, the building, both interior and exterior, is in poor repair. The home has no meaningful aesthetic character for which any form of preservation can be justified.

Mastercraft Builders has found no **cultural value** associated with the property. The lack of any historical events or historical uses associated with the home indicate that the property has served no meaningful role in the development of Arlington Heights's arts, letters, and related scholarly pursuits which are the principal elements associated with a community's culture.

It is important to note that most old homes are not historic homes which are otherwise associated with unique or important events that have had a major impact on our country, state or local community. Such events are generally associated with individuals of importance having resided in, or otherwise making use of a dwelling for critical business associated with a historical event. No such proof was presented to the Design Commission. Many witnesses spoke generally as to their personal opinions with respect to the need for the preservation of older homes within their community. Such comments, though genuine expressions of personal opinions, do not give rise to any proof of historic or architectural significance. Laurie Turpin-Soderholm attempted to provide some historical context for the home in her comments. She briefly discussed the lives of

the home's original occupant and subsequent homeowners. None of her testimony provides any support for the home as being a significant historical place worthy of preservation.

The Staff report to the Design Commission also make numerous and gratuitous references to the terms "historic homes" and "historic neighborhoods." These terms are misplaced as they have no legal or factual reference points to serve as a foundation for same. The report should merely have referenced the fact that the subject property lies in a neighborhood of older homes, not historic homes. Arlington Heights has never established any historical protection or preservation districts. The Village has never adopted a specific historical preservation code.

In Staff's report of the Design Commission, it makes note of a School of the Art Institute of Chicago community survey undertaken in 2004, wherein art students were recruited to traverse the Village in an effort to identify its diverse housing stock and the varying architectural styles and designs. It is true that the art students did make a note of the subject property, and indicated that its façade is an excellent example of Italianate design. However, the actual report merely contains a one line notation utilizing the character "E" as its measure. The report contains no background information with respect to the condition of the property in 2004, the identity of the builder and/or architect, nor any other comments with respect to the structure as a whole. The report merely indicates that the building's front façade facing the street is an example of an interesting building design.

Staff also notes an Illinois Historic Structure survey from 1971 to 1975. It suggests that the property at 716 N. Dunton was included in the survey as having some potential historical value based on its architecture. Whether this is true or not is simply not known. A Freedom of Information Act request was served on the Illinois Department of Natural Resources which operates the State Historic Preservation Office. No records were found in its possession with respect to the purported historic structure or survey noted by staff. Though such a survey may have been undertaken, no information exists as to the length and breath of the survey rules or methods. No information exists as to

findings as to the condition of the home, the basis for any possible historic claim, nor even its architectural value other than a likely notation as to the façade design.

Neither of these two (2) data points provides any foundation for an objective finding that the home has significant architectural value or significant historical value. Though the home may have once been a nice-looking property, it has fallen into extraordinary disrepair as a result of prior homeowners' failure to any make investments in the property's maintenance or necessary capital repairs and improvements. Over the last several decades, the home has lost its physical value and any associated aesthetic value.

It is important to note that neither the Staff report nor any other person presented to the Design Commission any current dated information regarding the home's alleged architectural significance or historical significance. The state of the home in 2004 is likely irrelevant today given the passage of almost 20 years from the last survey date.

The principal guide for the evaluation of properties in the United States that may have significant historical, architectural or cultural value is set forth in a document entitled *National Register Bulletin, How to Apply the National Register Criteria for Evaluation (1995)*. The document is authored by the US Department of the Interior. This federal agency, and its affiliated working groups, maintain the National Registry of historic buildings and other facilities within the United States. It is worth noting that the federal guidelines applicable to the historical designation of a building such as 716 N. Dunton would require, at a minimum, that the property contain all of its basic structural elements as originally designed and built.

"If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a ruin." *National Register Bulletin, How to Apply the National Register Criteria for Evaluation (1995) (p.4).*

As noted above, the home at 716 N. Dunton does not exist today as originally constructed. Its prior owners had not cared for the home. They constructed an unpermitted addition to the home, built additional stairways within the home, and

converted same into an unlawful two flat apartment. Any potential historical or architectural value associated with the property was lost through the undertaking of these construction projects, and the gross failure to maintain the property.

The Village ordinance applicable to this case is entitled to be interpreted utilizing the generally accepted understandings of the terms contained therein. The Village specifically provided that potential protections from demolition would only be provided to structures that objectively contained significant architectural value, significant historical value, significant aesthetic value and/or significant cultural value. The definitions utilized by the US Department of the Interior and like groups working with it to obtain property registration on the National Register of Historic Places are appropriate sources of information for use in understanding and applying the terms contained within the Village ordinance.

Based upon the foregoing, 716 N. Dunton lacks any of the special significance that would other otherwise be necessary to reach a conclusion that the subject property is worthy of historical preservation.

Mastercraft Builders appreciates the passion and desire of many of the neighbors and community members who testified at the Design Commission meeting. However, the current Village ordinance does not support their vision for the general preservation of all old homes in the community. The current ordinance would need to be significantly revised and redrawn to embrace a program to simply preserve older homes for the sake of preservation. This is not the case being brought before the Village Board by Mastercraft Builders. The wishes and desires of the community to preserve this particular property, though well meaning, are not relevant in the consideration of the application of the current Village ordinance to the subject property.

IV. The Property

The home located at 716 N. Dunton, Arlington Heights Illinois is approximately 140 years old. The property is zoned R-3. The Village's Comprehensive Plan calls for the

residential zoning classification to remain. The proposed new home construction project does not require any zoning change.

The structure of the home, both internally and externally, is in very poor condition. Its internal floor plan is woefully inadequate to address the needs of modern families. The home was reconfigured many years ago through the construction of a poorly designed addition at the rear of the home. The addition did not respect or even consider any of the architectural features of the original dwelling.

The home has been utilized as a two flat dwelling for many years. The home contained a poorly designed makeshift kitchen area that was not code complaint to support the two flat concept.

Floor plans depicting the layout of the current home have been prepared by architect John Nelson, and are attached hereto as Exhibit 5. The home's floor plan, room dimensions and tiny bathrooms depict a home that is not functional for a modern family.

All of the home's current systems and structural components, including but not limited to its electrical service, plumbing, HVAC service and structural supports, are obsolete and not code compliant. The home was built on a crumbling brick foundation system that is damaged beyond repair. The basement area floods during heavy rainstorms. It has no drain tiles nor other drainage systems.

When the home was purchased in 2019, the seller specifically remarked that the home needed to be torn down as it was beyond repair. None of the home's prior owners had invested any money in the upkeep of the property, nor made any necessary capital repairs and/or improvements.

Several property condition reports were presented to the Design Commission at its public meeting on October 10, 2023.

A. Architect John Nelson prepared a report dated October 6, 2023, that details numerous building code violations within the existing home, which in many cases

represent clear health and safety issues that fairly call into question whether the current home is a safe place of residence. The Nelson report contains an addendum prepared by a consulting electrician that notes 65 electrical issues affecting the home, many of which represent critical deficiencies which require immediate repair and/or replacement. See Exhibit 7.

B. ALTA Engineering, Ltd. prepared a report dated October 4, 2023. See Exhibit 8. The report provides a detailed review of the structural integrity of the home. As noted throughout the report which is accompanied by a series of telling photographs, the structural integrity of the home is poor. Numerous structural deficiencies were noted by the consulting engineer, likely due to the lack of maintenance and repair over the years. The lack of proper maintenance and repair has cause significant amounts of water infiltration to take place. The engineer notes in the conclusion to his report that:

"With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option."

One of the critical deficiencies noted by the consulting engineer is the deteriorated state of the home's foundation system. The engineer recommends its replacement. This is a significant undertaking. To accomplish this task, Mastercraft Builders has determined that the existing home structure would need to be stripped of all exterior ornamental structures, porches, stairways and the like. Once this work is completed, the remaining home structure would need to be physically lifted off its existing foundation, and suspended in the air for several weeks. The existing foundation system would then be removed, and a new foundation system built. Only then could the house be lowered atop the new foundation. Significant concerns exist regarding the survivability of the home. Once removed from its foundation and suspended in the air while the new foundation construction takes place, the home may simply crumble and disintegrate. Notwithstanding this danger, this is the only meaningful way in which a new foundation system can be constructed to properly support the existing home.

C. Reports from Tropical Environmental, Inc. were prepared based on physical examinations of the property to determine size and scope of mold contamination within the existing home as well as the presence of asbestos. The mold report is attached as Exhibit 9. The asbestos report is attached as Exhibit 10.

These reports detail significant mold infestation throughout the residence. Extraordinary remediation efforts will be needed separate and apart from any reconstruction work in order to clean the home down to its basic structural components. The companion asbestos report details a significant concentration of asbestos materials throughout the home. All of the asbestos materials will need to be removed and disposed of prior to the commencement of any restoration efforts. The mold and asbestos reports fairly call into question whether the home is a safe place in which to live today. Given the presence of significant environmental hazards, anyone living within the home will be exposed to such hazards on a regular basis.

In conjunction with any restoration efforts, such work would necessitate the removal of the poorly constructed home addition which is identified as the "family room" in the existing floor plan prepared by architect John Nelson. See Exhibit 5. The living space would be lost as a new garage would need to be constructed at the rear portion of the property.

Mastercraft Builders President/CEO Vince Deligio has prepared an estimated budget of the costs associated with any proper rehabilitation of the existing house at 716 N. Dunton. The restoration work would encompass not only the foundation replacement work described above, but include a complete gut rehab to remove and replace all existing walls, electrical systems and plumbing systems and fixtures. The gut rehab would allow for the construction of a new HVAC system to support a modern forced air heating and air conditioning system. The home is presently served by a boiler that is beyond repair. The home has no central air conditioning system.

The estimated budget encompasses all materials and labor costs as well as permitting and miscellaneous expenses that would be required to construct a modern home within

the framework of the existing house at 716 N. Dunton. The estimated budget sum is **$1,093,173.54**. See Exhibit 11.

It is not financially or physically feasible to rehabilitate the home. The costs associated with such work, even if undertaken, would not provide for any reasonable return to the property owner. Some of the structural deterioration within the home, including its foundation, is simply beyond repair.

Mastercraft Builders takes issue with many of the casual and cavalier comments made by certain members of the Design Commission that any costs associated with the rehabilitation of the home, no matter how steep, are an appropriate financial imposition on the property owner to preserve the property. These comments are not in keeping with the ordinance governing the operation of the Design Commission in its consideration of the demolition permit application. These comments, which endorse the imposition of unreasonable costs on a property owner, are proof of an arbitrary and capricious decision made by the Design Commission to deny the demolition permit.

V. Conclusion

As noted at the onset of this Memorandum, Mastercraft Builder's has restored a number of older homes throughout the Chicago area. Mastercraft and its principals appreciate the look, feel and charm associated with many older properties which have otherwise been well maintained, and are ready for some specific refurbishment to extend their useful lives. Mastercraft Builders has embarked upon a restoration project involving the home at 702 N. Dunton. The property is a short walk from the 716 N. Dunton property. The home has been extraordinarily well maintained. Its internal floor plan remains viable for today's families. The planned remodeling will enhance the character of the existing home while incorporating a host of modern amenities.

Unlike 702 N. Dunton, 716 N. Dunton has no viable physical structure that can be restored in any meaningful way. The costs associated with any such efforts are horrendous. The final results will still produce a small, inefficient home that would have little market appeal. The home is in extraordinarily poor condition. Its prior owners left

the home to deteriorate. The home is beyond the scope of any reasonable rehabilitation. The best use of this property for its owner as well as for the neighborhood is to remove the old home, and allow for the construction of a new home as proposed by Mastercraft Builders.

For all of the reasons set forth herein, Mastercraft Builders believes in earnest that the Design Commission failed in its consideration of the application to demolish 716 N. Dunton. The home has no significant architectural, historical, aesthetic or cultural attributes. The property is in terrible disrepair and unsafe as a residence in its present condition. The proposed new home to be built complements the new home construction recently built on either side of the property.

Mastercraft Builders & Carpentry, Inc. respectfully requests that the Village Board of Arlington Heights provide the following appeal relief: (i) reverse the decision of the Design Commission; (ii) order the issuance of a demolition permit for the property at 716 N. Dunton; and (iii) authorize the construction of the new home proposed by Mastercraft Builders.

Signed at Palatine, Illinois on November 17, 2023.

PINDERSKI & PINDERSKI, LTD.
Attorneys for Appellant
Mastercraft Builders & Carpentry, Inc.

By: Jerome W. Pinderski, Jr.

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Verification

Under penalties of perjury as provided by law pursuant to Section 1-109 of the Code of Civil Procedure (Illinois Revised Statutes, Chapter 110, Section 1-109), the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief, and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Dated: November 17, 2023.

Vincent Deligio

Vincent Deligio, President/CEO
Mastercraft Builders & Carpentry, Inc.

Certificate of Service

I, Jerome W. Pinderski, Jr., an attorney do hereby certify that a true and correct copy of the foregoing Memorandum in Support of Appeal and all Appendix exhibits attached thereto was duly served by electronic means as provided for by Supreme Court Rule 11 on November 17, 2022, addressed as follows:

Randall R. Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
rrecklaus@vah.com

Dated: November 17, 2023. Jerome W. Pinderski, Jr.

Mastercraft Builders Appeal of Denial of Demolition Permit

Appendix

List of Exhibits

		Page
1.	Official Notice of denial	1
2.	Design Commission meeting minutes of October 10, 2023	2
3.	Transcript of October 10, 2023 meeting of Design Commission	12
4.	Architectural plans for new home at 716 N. Dunton	78
5.	Floor plan for existing home at 716 N. Dunton	82
6.	Neighborhood photo maps of 716 N. Dunton and surrounding properties	85
7.	Architect John Nelson deficiency report letter	87
8.	ALTA engineering report	98
9.	Tropical Environmental, Inc. mold contamination report	112
10.	Tropical Environmental, Inc. asbestos contamination report	140
11.	Estimated budget for the rehabilitation of existing home at 716 N. Dunton	167

EXHIBIT
1
ALL-STATE LEGAL®

DESIGN COMMISSION
NOTICE OF DENIAL

D.C. Number: **23-051** PIN#: 03-29-115-019

Name: 716 N. Dunton Ave. / Single-Family Teardown
Address: 716 N. Dunton Ave.

Petitioner Name: Cathleen Deligio / Mastercraft Builders & Carpentry
1000 George Street
Barrington, IL 60010 October 12, 2023

On October 10, 2023 the Design Commission met to review the proposal for a new (teardown) single-family home.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY DEMOLITION OF THE EXISTING HOUSE AND CONSTRUCTION OF THE PROPOSED NEW SINGLE-FAMILY HOME AT 716 N. DUNTON AVENUE.

FITZGERALD, AYE; SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE; KUBOW, AYE ALL WERE IN FAVOR. MOTION CARRIED.

Steve Hautzinger AIA, Design Planner
October 12, 2023

Chapter 28, Section 13.7 Issuance of a Certificate of Approval. The Design Commission will issue a Certificate of Approval if:

a. The applicant's plans achieve the purpose and intent of the Design Guidelines; and,
b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.
c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value. If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application except by direction of the Village Board.

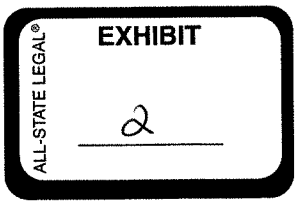
Chapter 28, Section 13.10 Appeal. For all petitioners appearing before the Design Commission who do not need to also appear before the Plan Commission or Zoning Board of Appeals, the petitioner has the right to appeal directly to the Village Board. The appeal must be made in writing and submitted to the Village Manager, within 30 days of receipt of the notice of denial by the Design Commission. The Village Board, at a regular meeting, will either:

a. agree with the Design Commission's decision; or
b. overrule or modify the decision of the Design Commission and direct the issuance of a permit.

c: Charles Witherington-Perkins, Director Planning and Community Development, Jorge Torres, Director Building & Life Safety, Mike Boyle, Building & Life Safety, Elliott Eldridge, Building & Life Safety, Petitioner, DC File 23-051

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APPROVED



MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS POLICE BUILDING
200 E. SIGWALT ST.
OCTOBER 10, 2023

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Scott Seyer Kirsten Kingsley John Fitzgerald
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Chestnut Rowhomes* Christopher Plummer, Owner of the property at *315 W. Rand Rd/2201 N. Chestnut Ave* Cathleen Deligio, Mastercraft Builders for *716 N. Dunton Ave.* John Nelson, Architect for *716 N. Dunton Ave.* Steve Hautzinger, Planning Staff

Chair Kubow acknowledged the large number of people in the audience tonight and said that anyone who wanted to speak during Public Comment, should sign in on the sign-in sheet.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-051 – 716 N. Dunton Ave.

Cathleen Deligio, representing *Mastercraft Builders*, and **Don Nelson**, the Architect for the project, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval to demolish an existing two-story home to allow construction of a new two-story home. The subject property is in the Historical Arlington Neighborhood Association (HANA) neighborhood.

Mr. Hautzinger said that in 2004, a community preservation report was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago. This report was prepared to raise community awareness and promote preservation of historic character in certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as Exceptional, Notable, or Contributing. The existing home is 1 of 38 homes in the report that was rated as Exceptional. This property was platted in 1874 and according to the report, the home was built pre-1890. Additionally, the State of Illinois conducted a historic structures survey in the early 1970s. The survey identified architecturally interesting properties throughout Illinois, and this subject house was identified by the State of Illinois as one of 30 significant historic structures in the Village of Arlington Heights.

Chapter 28 of the Village Municipal Code, Section 13.2, states that for demolition in residential zoning districts, design review is required prior to a demolition permit being issued. That review would include verifying that the proposed redevelopment is in character with the neighborhood, that it meets the criteria and the Design Guidelines, and that the proposed redevelopment would not adversely affect the neighborhood. Section 13.7 of Chapter 28 states that the Design Commission will issue a Certificate of Approval if **a:** the applicant's plans achieve the purpose and intent of the Design Guidelines; **b:** the proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village; and **c:** the existing property or structure is determined not to have significant architectural, historical, aesthetic or cultural value. If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application, except by the direction of the Village Board.

Additionally, the Village of Arlington Heights has a Comprehensive Plan, which is a long range plan looking ahead towards goals of the Village. The current Comprehensive Plan discusses historic preservation, with one goal being to preserve physical resources of historic value, which exemplify cultural, political, economic or social heritage of Arlington Heights, with the policy being that whenever specific land areas and/or existing structures come under review, consideration should be given to identify for possible preservation purposes for any buildings that meet certain criteria; one of which is structures that exhibit a high quality of architectural design reminiscent of the past. Another goal of the Comprehensive Plan regarding historic preservation is to preserve and protect existing and future residential neighborhoods in the Village, with the policy being to preserve and renovate housing of historic or aesthetic value.

In regards to **Section 13.2 Design Review**, 'for demolition in residential zoning districts', Staff is opposed to the proposed development plan that includes demolition of this existing historic home due to the home's significant historical quality. Staff evaluated the proposed redevelopment and determined that it is not in character with the neighborhood and it does not meet the criteria in the Design Guidelines because it is not in character with the neighborhood due to the proposal including the demolition of the existing historic home. 'The proposed redevelopment will not adversely affect the neighborhood', Staff feels that demolition and redevelopment of this property would have an adverse effect on the neighborhood due to the loss of the existing historic home.

In regards to **Section 13.7 Issuance of a Certificate of Approval**, a. 'the applicant's plans achieve the purpose and intent of the design guidelines', Staff feels the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does in this location. b. 'the proposed design being compatible with the character of the neighboring buildings contributing to a favorable environment of the Village', Staff feels the new house in this location would not be as compatible as the existing historic house due to the architectural quality of

the existing house which fits with the character of the surrounding historic homes in this location and neighborhood. c. 'the existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value', since the existing house is rated Exceptional in the Community preservation report and since this house was included in the State of Illinois Historic Structure Survey, Staff feels the existing property does have significant historical and cultural value. Additionally, the house has a unique and distinctive design with ornate detailing that has architectural and aesthetic value within this historic neighborhood. The house is in a prominent location, it is valued by many of the residents in the neighborhood for its historical quality. The house could be updated and expanded while still maintaining the historic character. For these reasons, Staff recommends the existing house should remain and be preserved.

Staff acknowledged the reports submitted by the petitioner to show the existing conditions of the house and citing numerous repairs and maintenance required for the house. In Staff's evaluation, based on the limited information provided, the issues do not appear to be justification for demolition. Staff recommends that the petitioner seek an alternate lot appropriate for a teardown redevelopment and that the existing home be preserved and updated. **Mr. Hautzinger** explained that during an initial discussion about this project. Staff verbally discouraged the petitioner on 5/23/23 in a phone conversation from planning a teardown/redevelopment of this property, and again in writing on 8/23/23.

In conclusion, Staff recommends the Design Commission deny this proposal tonight, based on that the proposed redevelopment is not in compliance with Chapter 28, Section 13.7 a, b, and c, and that the existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic and cultural value.

Cathleen Deligio, representing Mastercraft Builders and Carpentry spoke on behalf of the project. She said that Mastercraft is a recognized leader in the construction of custom designed residential dwellings throughout the Chicagoland Metropolitan area. Much of its work involves redevelopment projects within older neighborhoods with existing homes that have exceeded their useful life and where intense remodeling or rehabilitation are cost prohibitive. Mastercraft prides itself on striking the right balance in its redevelopment work to ensure new homes fit within the existing neighborhood, and its architectural plans work to ensure the exterior design, size, dimensions, and interior layouts of each new home to blend in with the existing neighborhood.

Ms. Deligio said that the existing home located at 716 N. Dunton is approximately over 140 years old. She submitted to the commission, the following additional reports that speak to the condition of the existing home. Beginning with the report from ALTA Engineering, which includes photos of the exterior and interior of the home, **Ms. Deligio** read the evaluation/recommendation that was given by ALTA Engineering. It read, "In our opinion, the condition of this residence is poor. The lack of maintenance and repair has significant water to infiltrate the building and allowed the structure to deteriorate. The work necessary to correct and restore the integrity of the structure is significant and includes the following: new drain tile and sumps, new waterproofing of the basement walls, remove and replace the basement walls, the basement could be deepened. As an option, the existing basement walls can be reinforced and braced with additional wall structure, the deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns, the chimney should be removed and replaced, the exterior brick should be patched or tuckpointed, the exterior wood porches including the foundations should be removed and replaced, the wood railings, trim, and architectural elements should be replaced, the wood windows and trim should be replaced, the interior wood floors should be shimmed or leveled to reduce unevenness. With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option." This report was signed by the president of ALTA Engineering.

Ms. Deligio also presented a letter from the Architect, John Nelson, who was here tonight to speak. She also presented a report from Tropical Environmental, whom she hired to do a mold and asbestos report, which determined that asbestos was found in the home, as well as active mold spores. **Ms. Deligio** read Page 1 of the report into the record as follows:

"Please find this as a letter of explanation of the laboratory results received for the asbestos and mold sampling conducted at the above structure, as requested. Asbestos materials found positive for asbestos are: Flat roof over the

west addition to the house, Grey Mastic located on the chimney and the front buildout, Window glazing located on the windows for the main part of the structure (original windows), Window and door caulk located on the exterior sides of the main structure. Mold in air (taken in basement of structure) counts exceeding the background (baseline) sample taken outside the structure are: Aspergillus/Penicillium. Active mold spores identified by swab sampling (located on basement ceiling) are: Aspergillus/Penicillium". This report was signed by the president of Tropical Environmental.

Mr. Nelson spoke to the letter he submitted. He visited the home with his engineer/inspector to look at what could be seen at the surface, and they cited code violations against the 2018 International Residential Code and the 2017 National Electrical Code. They are not saying that the home should be torn down or anything like that, but they do cite code violations that were found, to note what has to happen to this house if it remains. A dollar amount is not used in their report because he is not capable of doing that; however, he is just citing code violations, which are numerous, with 65 items cited just in the National Electric Code that need to be addressed. He also pointed out that the pictures submitted do not show what is happening to the houses on either side of this home, with one house recently built and the other home currently under construction. Both homes were approved by this commission. So with that, the suggestion is that it is hard to put this house in a position to be saved, but that is not to say that it is impossible, it is just to say that it is hard and technically infeasible. That's essentially it.

Ms. Deligio said that the structure of this home, as John has mentioned, both internally and externally, is in very poor condition, and its internal floor plan does not address the needs of a modern family. The home was reconfigured many years ago through the construction of a poorly designed addition at the rear of the home. The addition did not respect or even consider any of the architectural features of the original home. She did not have a date on when the addition was done. The home has been utilized as a two-flat dwelling for many years, and it contained a poorly designed makeshift kitchen area that is non-code compliant to support the two-flat concept, which was removed when purchased in 2019. It still has two separate electrical meters. All of the home's current systems and structural components, including but not limited to: its electrical service, plumbing, heating service and structural supports, are obsolete and not code compliant. The home was built on a crumbling brick foundation system that is damaged beyond repair. The basement area floods during heavy rainstorms. It has no drain tiles or other drainage systems. When the home was purchased in 2019, the seller specifically remarked that the home needed to be torn down, as it is beyond repair. None of the home's prior owners have invested any money in the upkeep of the property, nor made any necessary capital repairs and/or improvements. It is not financially or physically feasible to rehabilitate this home. The costs associated with such work, even if undertaken, cannot provide for any reasonable return. Some of the structural deterioration within the home, including its foundation, is simply beyond repair, which is stated in the ALTA Engineering report that the foundation is buckling in and how it has been patched.

Ms. Deligio continued her comments. She said that per Chapter 28 of the Municipal Code, Section 13.7, the Design Commission is charged by the Village Board to review plans for demolition and redevelopment of residential properties throughout this community. The issuance of a Certificate of Approval is conditioned upon findings by the Commission that the following conditions have been met: The applicant's plans achieve the purpose and intent of the Design Guidelines, and the proposed design is compatible with the character of the neighboring buildings contributing to a favorable environment in the village, and the existing property is determined not to have a significant architectural, historical, aesthetic, or cultural value.

Ms. Deligio said that they built the new home at 710 N. Dunton and they are currently building the new home at 720 N. Dunton, so there will be 3 new homes on that section of the property, which is right across the street and a few doors down from another new home. Mastercraft believes in earnest that its redevelopment plan meets or exceeds all of the design guidelines, its plans are compatible with the character of the neighborhood in which the construction will take place, the proposed new home will contribute to the vitality of Arlington Heights as a premier residential designation in the Northwest suburbs. The property to be redeveloped does not possess any significant architectural, historical aesthetic for cultural values. Mastercraft asserts that no significant community value exists that would preclude the demolition of this dilapidated structure. It is important to note that the Village Board inserted the word 'Significant' as a limiting measure to the Design Commission in determining whether one or more of the four elements is present to deny the issuance of the Certificate of Approval for a demolition permit. The dictionary defines the term 'Significant'

as part of importance or of consequence. It recognized synonyms are consequential, momentous, or weighing. The use of the limiting term 'significant' is important because it does not represent the conscious decision by the Village Board to respect property rights and petitioners who are otherwise entitled to a fair return on the redevelopment of their properties. Though many properties may have some architectural, historical, aesthetic, or cultural value, few have the significant value required by the ordinance. As to whether the subject property has any architectural value, Mastercraft has found none. The original home was not constructed by a well-known architect, the architectural plans for the original dwelling, both interior and exterior, are not unique and merely reflect the period of time in which the construction took place. Though the original facade of the home is interesting, its style in and of itself is not a significant architectural feature. Architecture by its very nature, involves unique elements of design, form, and function. There is nothing of consequence associated with the architecture of this residence. Any special architectural province associated with the home was otherwise destroyed years ago through the poorly designed and constructed home addition. Mastercraft has found no evidence of any historical significance either associated with this property, no historical events have taken place on the property, the home played no critical role in the development of Arlington Heights as a place of worship, a government center, or mercantile center, a school, or a place for some other consequential activity of note. No famous people have resided in this home. The property and home have merely served as a single-family home from its inception and ultimately a non-code conforming two-flat that was out of character with the original building and neighborhood. The existing building has no significant aesthetic value, as noted above, the building both interior and exterior is in very poor condition. The home has no meaningful aesthetic character from which any form of preservation can be justified. Mastercraft has found no cultural value associated with this property, the lack of any historical events or historical uses associated with this home indicate that the property has served no meaningful role in the development of Arlington Heights, parks, letters and related scholarly pursuits, which are the principle elements associated with a community's culture.

Ms. Deligio said that based on the pictures provided from the reports, both of the porches would need to be removed and one side porch only has 7-feet, so there is only 2-feet to get off of the side porch because it abuts the new neighboring home. When she developed the home next door at 710 N. Dunton, most of the pavers had to be removed, leaving only one row going to the back of the home. They have no foundation structure, as the architect has indicated in his report, so those have to be removed and redone. The windows are original in the front, and a few new windows throughout the house would have to be redone. The basement is the main concern because it does not support, it has intense spalling. **Mr. Nelson** explained that an attempt to shore up the existing foundation wall with some concrete was made, but it did not work. On the northwest portion of the house there is some failing coming through, there is spalling on the inside throughout the basement. In a penetration test, beams and the joists are soft, probably owning to the moisture that is there. The adjustable columns that are about 4 to 6-feet on center are supported by 4 x 4, which is certainly very temporary and not acceptable as a design requirement found in Section 311 of the 2018 International Residential code.

Ms. Deligio asked if anyone had any questions at this time. **Chair Kubow** appreciated the presentation and said that there will now be a discussion by the commissioners and then public comments. After that, any questions or discussion from the commissioners for the petitioner would occur.

The commissioners summarized their comments. **Commissioner Seyer** thanked everyone for coming tonight and he appreciated this project being brought before the commission because it has enlightened him a lot about the area and the existing home. He felt the existing home shows some historic character in the surrounding neighborhood, which is important, but he could certainly appreciate that there is a lot to do with maintaining or bringing it up to a current state, these are very historic homes. Speaking from his own experience, his firm renovated the Tribune Tower, taking it from an unused office building of historic importance to condominiums, which is extremely unique. Therefore, he felt this home could be something amazing, but he understood the financial constraints of doing that. He wanted to limit his comments tonight to what is being presented with respect to the design of the new home. Because of the importance of the site and the existing home, he could not make a decision without seeing an actual 3D rendering of the proposed home. Only a 2-dimensional elevation has been presented, while this commission has seen much more than that on a much less sensitive site. All he could go by when looking at this project and whether he votes for or against it, is what is going to replace the home that will get demolished. Looking at the context elevation submitted, he felt the

homes on either side of this property are quite nice and fit in to the context, at the very least with respect to the heights; however, when he looks at the design of the new home at 716 N. Dunton, there is nothing that relates to the new homes on either side of it, and it was quite massive in scale. Looking at the proposed new home and everything presented, which again is nothing rendered or shown, he felt it was kind of a generic home that might actually be more like a modern farmhouse, which this commission has seen so many times for so many other projects. The design does not fit here, in his opinion. **Commissioner Seyer** went back to some of the comments expressed about quality architecture, which should be unique; however, he saw nothing unique about what is being presented on the design of the new home. If the petitioner is proposing something that is a respectful nod towards the historic significance of the existing home, then he would be more sympathetic, but his decision is based almost entirely on the proposed design, which he felt just did not fit; therefore, he was against it. He acknowledged the large amount of people here tonight who are against this project, and if this project went forward, it would put the homeowner in a really difficult position where the entire neighborhood did not want that new home there. The new homeowners will not be appreciated or be able to have anything to do with their neighborhood, and the best part of the neighborhood are the people there. In conclusion, **Commissioner Seyer** said that he could not support this project, on those topics and those items, because in the end, the petitioner is going to want that approval, otherwise the home buyer is going to be in a terrible position; please don't do that to them.

Commissioner Kingsley concurred with the comments from Commissioner Seyer. She felt the existing home has a lot of value and it is hard to put a label on a home to say that it has exceeded its life. Many people in this neighborhood live in older homes, many people have bought homes that have mold, many people have bought homes that have had asbestos, whether you tear down a home or keep it, you have to deal with the asbestos. Many people in this room and many people around the Village and elsewhere have original windows in their home, and they can be made efficient. Therefore, she did not think that is a reason to say that the home cannot be preserved. It may cost quite a bit, but tearing it down, doing the abatement, and then building a new home is also going to cost quite a bit. Most people who buy an older home deal with that, they do some structural intervention, they redo all the electrical, it is what they do because they love the home.

Commissioner Kingsley said that a Design Commission application requires existing floor plans and elevations be submitted, and that information was not included in the packet tonight, which would have been quite helpful. The existing home is probably a smaller home with 3 bedrooms and 2 bathrooms, but without floor plans she was unsure. The proposed new home has 3 bedrooms and 3 baths, with new millwork that will not be patterned like the existing oak millwork in the home. Many people want new homes because it is easier to not have to deal with shoring up and replacing things, and fewer people want to do the hard work of preservation; however, those people are out there. She did not think this can be a reason that the existing home has to be torn down. She said the existing home has been there a really long time, it was indicated in the 1970's report and then again in 2004, which is significant and adds value to the neighborhood. She felt it was better when there were 2 vacant properties on each side of this home because that is how it was meant to be on the site, but that did not mean that the home should be demolished now. **Commissioner Kingsley** said that is where she is at right now; the design of the proposed new home is not of higher value, while the existing home has a lot of value to the neighborhood.

Commissioner Eckhardt asked about the sideyard setbacks for the new home, and **Mr. Hautzinger** replied that one side is at 5-1/2-feet and the other side is at 11.9-feet, which **Mr. Nelson** confirmed. **Commissioner Eckhardt** also asked about the comments that were made regarding the pavers being removed for construction of the new home next door, and **Mr. Nelson** explained that the plat of survey for 716 N. Dunton shows an encroachment into the side yard setback on the 50-foot wide lot. **Commissioner Eckhardt** said that some of these issues were self-created by the petitioner for wanting to build 3 homes on 3 lots that previously only had one home on all 3 lots; however, these are all buildable lots and he understood why the petitioner chose to build 3 homes here. **Commissioner Eckhardt** said that he could not sleep at night if he allowed the existing home to be torn down. He had no further comments.

Commissioner Fitzgerald agreed with the comments from the other commissioners. He said the existing home has architectural value and it is a beautiful home that is not built anywhere anymore. The existing home looks wonderful

even in bad shape, and for him, it would be great if someone would come in and fix it. He said the existing home is exceptional, unique, and significant to the neighborhood; therefore, he is against demolishing it.

Chair Kubow said there were a lot of comments tonight and he appreciated the commissioners' passion and thoughts towards the Village and renovations. This commission sees houses every other week that are allowed to be demolished, it happens constantly, but never in his 10 or 11 years on this commission has a home that is considered exceptional and part of the historic survey that was done been brought in front of them. Therefore, he agreed with the commissioners; he was not comfortable in allowing this home that is deemed exceptional, 1 of only 38 in the Village, to be torn down. He appreciated all the reports submitted and he understood the hardship of what the petitioner bought; the home is in rough shape and there is a lot of work to do, but that is not this commission's problem, the petitioner bought it. This is a home that was built in the late 1800's and he just could not in his good conscious allow a home like that to be torn down.

PUBLIC COMMENT

Mary Ann Crosby-Anderson, presented a slide presentation that she and some other members of the audience will speak to. She lives at 728 N. Dunton Avenue, which is 3 houses away from the subject home. She and her husband moved to Arlington Heights 36 years ago, they moved from the city and they chose to move to a more historic area of the suburbs, and in particular Arlington Heights. She thanked the Design Commission for all their hard work and for listening to all the details and seeing their faces at many meetings. She knows that this is an appointed volunteer position and the commissioners do it well. She also thanked Steve Hautzinger for his work for the Village. She is here tonight to ask the Design Commission to deny approval of the demolition of the Italianate home at 716 N. Dunton, and to deny the subsequent new construction. Her argument is based on what has already been mentioned; Sections 13.2 and 13.7 of the Municipal Code. She gave a bit of background: their neighborhood has been in a state of flux for awhile, with a lot of teardowns in the two blocks of 700, 800, and 900 N. Dunton, as well as new construction. In addition to that, this house is now being proposed to be torn down, and they are also aware that another house located 2 houses away could potentially come up for demolition/new construction. That home is also an 'Exceptional' house in the same report. Because they are concerned about this, a group of neighbors including herself and her husband, have begun to meet for the past couple months and decided to research the current Village approval process for the demolition and new construction of single-family homes. For the sake of the audience, in case they are not aware, this is what their group found: To demolish an existing single-family home, this commission has to approve it before a demolition permit and a building permit for new construction is issued, and if the commission approves it, then the petitioner can apply for demolition and building permits. If the Design Commission does not approve it, the petitioner can appeal to the Village Board. If this house at 716 N. Dunton is demolished, there is no recourse, it is never going to come back. These sections of the Municipal Code allow the Design Commission to deny a demolition, it is in this commission's purview and in your opinions. They first found these sections in the code in 2003, and it was most recently revised in 2018. So based on the content of the Municipal Code, they again are asking the commissioners to deny this demolition. She said there are several other people who want to talk about the architectural, historical, aesthetic and cultural significance of the home, to plead to you that it does indeed have architectural, historical, aesthetic, and cultural significance. They believe that if this home is demolished, it will adversely affect their neighborhood. She lives 3 houses away and she does not want to see the home gone. She lives in an old house and she knows the work that goes into it. This denial is in the commission's power, authority, and responsibility, based on the Village code. Again, she respectfully requests that this commission use their authority to please protect this home and to protect our neighborhood and our community. She thanked the commission for what they do.

Kurt Skrudland continued with the slide presentation. He lives at 735 N. Vail Avenue. He and his wife are longtime residents of Arlington Heights and live on the same block as the house at 716 N. Dunton. He is an architect and has been designing single-family houses almost exclusively for over 30 years. Over that time, he has designed a fair number of new houses and many renovations in Arlington Heights; however, the vast majority of his work for many years has been on the North Shore of Chicago and in the historic districts of those communities. When working in those communities, he often works with preservation or Design Commissions similar to this one. When there is a request for a teardown, it is determined on a case-by-case basis and it depends on the character of the existing

residence. Sometimes the question of whether a house should be preserved or torn down is unclear; however, with this house on Dunton, it is not complicated because it compares in character and quality with some of the better houses in those communities. There is no possibility that this house would be allowed to be demolished if it were located there. His license allows him to do structural work for single-family residences and he regularly surveys and documents the conditions of older historic homes. Unless there is something unusual, he does all the structural engineering necessary for renovation himself, so he has significant experience with this. Given this experience, he is qualified to comment on the condition of this home at 716 N. Dunton. The developer submitted a report from an Engineering commissioned environmental survey to assess the condition of the residence. In his experience, the issues cited are nothing unusual or surprising, they are very common and they are what he would expect to deal with in the renovations he works on. Therefore, he did not think the report actually makes a case for demolition; instead, it is a positive report in support of renovation. During the estate sale at 716 N Dunton when the house was opened to the public, he took the opportunity to informally survey the interior and exterior the house. Overall, he found the house to be in amazingly good shape, and he believes its longevity is partly due to its exceptional design. As you can see, the roofs are simple, the whole structure with the intersecting roofs and walls essentially interlock and buttress themselves; it is essentially like a church would be built with a cruciform shape. The exterior wood details, the majority of which are protected by the roofs and overhangs, are highly detailed and especially well preserved. As one would expect some of the unprotected wood details have been replaced or repaired overtime, but that work was done respectfully and can be replicated where necessary. The roofs are straight and the masonry craftsmanship and material itself is of high quality and is in excellent condition. The interior of most houses of this vintage would have been renovated beyond recognition by now, but as you can see, the house has retained much of its original character. The code violations that the architect cited are not relevant. The home is grandfathered in and you are not required to update those existing non-complaint conditions. The current code only applies to whatever addition might be built and the elements being replaced. Stylistically, the house at 716 N Dunton is an excellent example of Italianate architecture. He is not aware of another historic home in Arlington Heights that has a higher quality design or detail than this one. He felt it was safe to say that nothing like it will be built again, it is irreplaceable. He believes that Arlington Heights is on the verge of losing all of the historic fabric that remains in this community, unique and beautiful residences like this contribute greatly to the character of Arlington Heights, and for many of us they are a major part of the reason why we live here. The people that have turned up tonight are evidence of this. If this house does not qualify as having significant architectural, historical, aesthetic, or cultural value, honestly, he did not know what does. Thank you for your attention.

Tom Gaynor continued with the presentation. He lives at 208 W. Fremont Street, and he has been there for 41 years. He is currently serving as the HANA Board president. As you know, HANA is 625 households north of the Downtown Central Business District. It is an all-volunteer organization and as president, he is one of the residents there. He does not represent HANA in any way, but what HANA does is communicate issues of neighborhood importance. There is a terrific network as you can see, and when information comes up that affects their neighborhood, that information is provided, such as information for this meeting, to their neighbors who would like to participate in this community effort. The HANA Board will never come out with a position statement, because that is not what they do; they do not speak on behalf of their neighbors. He just wanted to be clear on that. Mr. Gaynor explained that they recently had down-zoning approved by the Village Board this summer, which is a terrific way to shore up the southern border of HANA, and they really appreciate the Design Commission's full support of that effort. The teardown issue has been on HANA's radar for decades, so they decided to understand the process of teardowns in the Village. What they found was everything that was talked about earlier; the School of Art Institute of Chicago study, the Village Ordinance that talks about the criteria by which teardowns are evaluated, and this commission of experts that have the responsibility to review the merit of homes based on the ordinance. Arlington Heights already has this framework in place by which we can do a great job of historic preservation, which is really great to see because they were not aware of that. He referred to the slide presentation that shows, through a Freedom of Information Request to the Village, they found that there were 43 homes in HANA that have been torn down in the last 19 years, with 2 homes being Exceptional, and 6 homes being Notable. The residents of HANA now know how this process works and that there are opportunities for them to weigh in and help get to the right decision on teardowns in their neighborhood. So going forward, anytime there is a proposed teardown of any nature in their neighborhood, they will be more engaged in the process. From a historic preservation standpoint, HANA does have the majority of the older homes in town, but there are a lot of older homes in other parts of the Village that are of historic nature, and we really should figure out how to do something at the Village

level to do the right thing. Of the 517 homes in the School of Art Institute of Chicago study that were noted, 52 of those homes were torn down. We have to be aware as a Village that our character could slowly be diminished by these one-at-a-time teardowns.

Tina Kanter said that her family lived in the Scarsdale neighborhood for 30 years and they raised their two daughters there. They had the opportunity to move and after they sold their home and were in transition, they decided to find a home to rent in the Village, and had always admired the home at 716 N. Dunton. She and her family had the privilege of renting and living in this home for four years, from May 2019 to June 2023. They were amazed at the beauty and intricate details of the woodwork both inside and outside, the two beautiful porches, the charm and warmth of the home with the 10' ceilings, beautiful built-in cabinets, a built-in bookcase in the dining room, the grand and beautiful staircase that she loved decorating, and the gorgeous floor boards, wood trim and doors, and wood floors. The quality and workmanship cannot be replicated today, and it reminds her of the old adage 'they don't make them like they use to', which is certainly true in this case. Along with everyone else, she felt there was no reason for the home to be destroyed, perhaps only to continue to try to bring in other homes that really don't fit in the area and to continue to build new homes in a historical district instead of preserving the neighborhood's rich character will only help erase a key part of the history here. She said that they loved living in this home, it is very livable, and she was sad to leave.

Laurie Turpin-Soderholm, 717 N. Dunton Avenue, lives directly across the street from this home. She wanted to briefly address 716 N. Dunton Ave. in terms of its importance to our history and culture. She referred to the slide presentation and said that in the 1870s, Arlington Heights at that time known as Dunton, was small but bustling. It had a burgeoning downtown and a train that went to Chicago. Residents watched the Great Chicago Fire from Asa Dunton's roof on what is now Arlington Heights Road. Approximately 2 years later, noted portrait photographer C. H. Hanchett built the house at 716 N. Dunton. Hanchett must have done well for himself, besides having 3 working studios in Illinois, he had this large ornate house built in brick, when everyone else was building wooden farmhouses. It included a closet lined in zinc and designed for a shower, which must have been a luxury since complete water systems did not come to town until 1903. Eventually, Mr. Hanchett sold the house and moved closer to one of his other studios, and the house was sold to Carl & Sarah Bellindor, who purchased it in the early 1890s, leaving their farm in Mount Prospect to move into town. In 1923 their daughter Martha and her young family moved in with them. In fact, one of their daughters, Iona, was just three years old when she moved into her grandparent's big home, and she lived there until 2018 when she passed way at the age of 98. The Bellindor family were known for their generosity. During the Great Depression they often provided hot meals to the so-called hobos who came to their back door, and to help neighbors through hard times, they gave away parcels of their own remaining farmland, so others could provide for their families. Over the years, they provided a safe and warm home to widowed or otherwise needy women in the separate apartment built into the house. They were not people who were famous, they did not hold office, they were not influential business people or industrialists. But they were the kind of people who built this town with their generosity, their love of family, and service to others in the community. 716 N. Dunton for many years was known as a place of great safety, warmth and generosity. Since the 1870s, our country has been through multiple wars, including two world wars, the Cold War, two global pandemics, the Great Depression, as well as the invention of electricity, the automobile, the telephone, the airplane, the space shuttle, the Internet. It has seen 28 presidents, the turn of two centuries, one millennial, and Y2K. 716 N. Dunton Avenue has survived it all. In some ways it is like comfort food, providing a sense of stability and strength to our community in times of turmoil and uncertainty. Perhaps it is the brick used to build the home that helps this solid structure ground us. To lose a piece of local culture and history of this magnitude would be like cutting the very heart and soul out of our community. Some people may say it's just an old building; those people are wrong. Buildings tell stories, they are a testament to those who came before us, what was important to them and what they have passed on to us. They live and breathe and connect us to our past and all that made us what we are today. The fact that we are all here tonight, makes it clear that 716 N. Dunton reminds us and even teaches us that we are a community made up of neighbors who value our past and work together for our future. There are many lovely bedroom communities in our area, but we have all chosen to live in this beautiful community, with its history and diverse neighborhoods and our beautiful old homes with the character that cannot be built into new homes. Visitors love our downtown, they love visiting our historical museum, strolling through our historic neighborhoods that we all cherish. We are in fact a Norman Rockwell painting. But this cannot happen in a community made-up entirely of subdivisions, and this is why Arlington Heights is such a desirable place to live, work and shop. The home at 716 N. Dunton Avenue, with its firm standing in

our collective cultural history, its documented architectural significance and importance to the stability of the neighborhood, is an icon and a local landmark. We ask the Design Commission to consider carefully the neighborhood and the community of large. The loss of this home would not just negatively impact the look and feel of our neighborhood, irreparably changing it, but it would also affect the desirability of living here, which would impact our entire community. We ask you to put first the interests of the people who live here, go to school here, pay taxes here, and are committed to Arlington Heights. Development is important, and especially in other neighborhoods where the development actually contributes to that neighborhood. Not all teardowns are bad, and just because a house is old does not mean necessarily it needs to be saved. As I hope you have heard tonight, this is not the case here. Development at the expense of our history will permanently and irreversibly harm this neighborhood and this community. Please don't let Dunton Avenue, the jewel and the historic crown of Arlington Heights, become a subdivision of million dollar cookie-cutter new builds. Please help us to ensure that our history, culture, and community, remains at the heart of who we are in Arlington Heights, and not outside developers who make permanent changes and drive away as soon as the check clears. Our collective neighbors ask our Design Commission to use the authority given to them to deny this demolition and save this home. Because we care about this place that we've chosen to live, we care that 716 N. Dunton continues to speak to us, continues to share our history, and in fact shares our future. For all the people who have written to share their concern, have signed their petition, and have forgone an otherwise pleasant evening at home to be here, we ask you to hear us and deny this demolition. Thank you.

Chair Kubow asked if there was any further comment from the public and there was no response.

Ms. Deligio commented that the photos submitted by Ms. Kanter of the staircase decorated for the holidays do not show how the stairs were in fact broken, the bathrooms are undersized, the basement floods, there is no central air conditioning; there are many items in the home that have not been shown. Ms. Kanter said that while she and her family lived there, they never had an instance of flooding from rain and they did not see any broken stairs when they left.

Ms. Deligio said that she has been told to possibly put the home back up for sale. If HANA wants to buy it at the value that we believe we need to because of the loss of income, then HANA can approach and we will look at it carefully. But for us to be able to do what everyone thinks should be done, is not feasible. She could not sell the house because basically we would have to cut off the back room to put up a garage, which would be establishing the house at a very nominal amount of square footage, besides the porches have to be taken out and reconstructed. So really, there is nothing that is of value except for maybe the front windows that are original, and the couple of corbels underneath, but the top rake is deteriorating and has to be replaced. She submitted all the reports because she wanted to come informed because she is not a person to demolish, she has renovated homes in Chicago and other areas, but the life expectancy at some point has to end, and this one has not been taken care of and in fact the original owner said that the home that was very similar to this one was demolished, 2 houses were demolished at the corner of Dunton to do a library, and she said that was a sin.

Chair Kubow asked if Staff had any comments at this time and there were none.

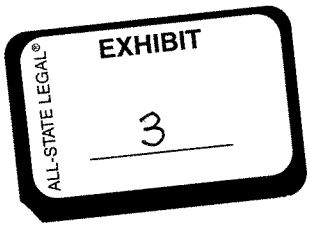
A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT *716 N. DUNTON AVENUE*, BASED ON ITS HISTORICAL VALUE, AND THE CONSTRUCTION OF A NEW HOME.

FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE; SEYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

EXCERPT OF A RECORDING OF THE

VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

Present: Jonathan Kubow, Chair
Ted Eckhardt
Scott Seyer
Kristen Kingsley
John Fitzgerald
Cathleen Deligio
John Nelson
Steve Hautzinger



CHAIR KUBOW: Okay. Next up is (indecipherable) 051 (indecipherable) 716 North Dunton. We're going to start with the staff report then we're going to go to petitioner's presentation and then we'll go to the commissioner comments and then we'll (indecipherable).

Steve, we'll start with you.

MR. HAUTZINGER: Okay. Petitioner is here tonight seeking approval to demolish an existing two-story residence to allow construction of a new two-story residence.

The subject property which is shown on the areal image on the screen highlighted with the red rectangle is in the historical Arlington neighborhood association, HANA, neighborhood.

And there was a -- in 2004, a community preservation report was prepared for the Village of Arlington Heights by the School of the Art Institute

of Chicago.

The report was prepared to raise community awareness and promote preservation of historic character in certain neighborhoods in Arlington Heights.

The homes in the report are rated in order of importance as exceptional, notable or contributing. The existing house is one of 38 homes in the report that was rated as exceptional.

The property was platted in 1874. And according to the report, the home was built pre 1890. I don't have specifics on exactly when it was built.

Additionally, the State of Illinois conducted a historic structure survey in the early 1970s. The survey identified architecturally interesting properties throughout Illinois.

And this subject house, which I should scroll to -- so this is the subject house we're discussing. This was identified by the State of Illinois as one of 30 significant historic structures in the Village of Arlington Heights.

And in Chapter 28 which is the Municipal Codes Zoning Regulations, there is a

Section 13.2 which states that for demolition and residential zoning districts, design review is required prior to a demolition permit being issued.

And this is the design review process. That section of code is under the Design Commission heading.

That review would include verifying that proposed redevelopment is in character with the neighborhood, it meets the criteria and the design side guidelines, and that the proposed redevelopment would not adversely affect the neighborhood.

Section 13.7 of that -- of Chapter 28 says the Design Commission will issue a certificate approval if: A, the applicant's plans achieve the purpose and intent of the design guidelines; B, the proposed design is compatible with the character of neighborhood buildings -- sorry, neighboring buildings contributing to a favorable environment in the Village; and C, the existing property or structure is determined not to have significant architectural, historical, aesthetic or cultural value.

And if the Commission denies the issuance of a certificate of approval, no building

permit or demolition permit will be issued on the application except by the direction of the Village Board in the event of an appeal.

Additionally, in the Village of Arlington Heights, we have a comprehensive plan which is like long-range planning, looking ahead towards goals of the Village. The current comprehensive plan discusses historic preservation.

A couple of the goals and policies outlined -- just kind of hitting on a few highlighted points -- one goal is to preserve physical resources of historic value which exemplify cultural, political, and economic or social heritage of Arlington Heights with the policy being that whenever specific land areas and/or existing structures come under review, consideration should be given to identify for possible preservation purposes for any buildings that meet the following criteria, one of which is structures that exhibit a high quality of architectural design reminiscent of the past.

Another goal of that comprehensive plan regarding historic preservation is to preserve and protect existing and future residential

neighborhoods in the Village with the policy being to preserve and renovate housing of historic or aesthetic value.

So staff's comments in regards to those regulations and plans is that starting with the section 13.2 for demolition and residential zoning districts in regards to the development plan, staff feels that the proposed development plan which includes demolition of this existing historic home, staff is opposed due to its historical quality.

The proposed redevelopment -- evaluating whether the proposed redevelopment is in character with the neighborhood and meets the criteria of the design guidelines, staff feels that this proposed redevelopment is not in character with the neighborhood due to the proposal, including the demolition of the existing historic home.

And then thirdly for that section, the proposed redevelopment will not adversely affect the neighborhood.

Staff feels that demolition and redevelopment of this property would have an adverse affect on the neighborhood due to the loss of the existing historic home.

Moving on to Section 13.7, the first criteria, does the applicant's plans achieve the purpose and intent of the design guidelines.

Staff feels that the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does in this location.

The proposed design being compatible with the character of the neighboring buildings contributing to a favorable environment of the Village, staff feels a new house in this location would not be as compatible as the existing historic house due to the architectural quality of the existing house which fits perfectly with the character of the surrounding historic homes in this location and neighborhood.

And then finally, the existing property or structure is determined not to have significant architectural historical, aesthetic or cultural value.

Since the existing being house is rated exceptional in the community preservation report and since this house was included in the State of Illinois historic structure survey, staff feels the

existing property does have significant historical and cultural value.

Additionally, the house has a unique and distinctive design with ornate detailing that has architectural and aesthetic values within this historic neighborhood.

The house is in a prominent location. It's valued by many of the residents in the neighborhood for its historical quality.

This house could be updated and expanded while still maintaining the historic character. And for these reasons, staff recommends the existing house should remain and be preserved.

Staff acknowledges that the petitioner has provided an existing conditions report citing numerous repairs and maintenance required for the house.

In staff's evaluation -- and I think petitioner is going to expand upon that -- but based on the limited information provided, the issues appear to be -- or I should say do not appear to be justification for demolition.

Staff would recommend the petitioner seek an alternate lot appropriate for a teardown

redevelopment and that the existing home -- consider preserving and updating the existing home.

The petitioner was discouraged by staff from planning a teardown or redevelopment of this property -- of property back in May 23rd of this year verbally in a phone conversation, an initial kind of discussion about it, and then again in writing on August 23rd.

So we did try to give advanced notice to the petitioner of staff's position on this property before investing a lot of time or money into developing plans for redevelopment.

Staff recommends the Design Commission deny this proposal based on that the proposed redevelopment is not in compliance with Chapter 28, Section 13.7 A, B and C and that the existing historic house should remain and be preserved based on its significant, architectural, historical, aesthetic and cultural value.

CHAIR KUBOW: Thank you.

Petitioner, you have the floor.

MS. DELIGIO: My name is Cathleen Deligio of Mastercraft Builders and Carpentry.

I was (indecipherable) authorization

(indecipherable) with the parcel of property located at 716 North Dunton Avenue.

Mastercraft is a recognized leader in the construction of custom designed residential dwellings throughout the Chicagoland area -- metropolitan area.

Much of its work involves redevelopment projects within older neighborhoods with existing homes that have exceeded their useful life and where intense remodeling or rehabilitation are cost prohibitive.

Mastercraft prides itself on striking the right balance in its redevelopment to ensure new homes fit within the existing neighborhood which is this building.

Its architectural plans work to ensure the exterior design, size, dimension and interior layouts of each new home will blend in with the existing neighborhood.

This (indecipherable) home at 716 Dunton is approximately over 140 years old. I am submitting to the Commission the following additional reports from the -- regarding the condition of the structure as follows -- so I've

given it to you and I'll share it on the screen.

And I would like if possible we could do the ALTA Engineering report first which is what I sent you so that everyone can see the condition of the inside of the home and the report pointing to numerous items.

The evaluation that they did was on Page 3. In our opinion, the condition of this residence is poor, lack of maintenance and repair has (indecipherable) significant water to infiltrate the building and allow the structure to deteriorate.

The work necessary to correct and restore the integrity of the structure is significant and includes the follow: New drain tiles and sumps, new waterproofing of the basement walls, remove and replace the basement walls. The basement could be deepened.

As an option, the existing basement walls can be reinforced and braced with additional wall structure.

The deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns.

The chimney should be removed and

replaced. The exterior brick should be patched or tuck-pointed.

The exterior wood porches, including the foundations, should be removed and be replaced. The wood railings, trim and architectural elements should be replaced.

The wood windows and trim should be replaced. The interior wood floors should be shimmed or leveled to reduce unevenness.

With the amount of the work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option.

And this report was signed by the president of ALTA Engineering, the president of the company with the pictures that he took and all of the items that he will (indecipherable).

Okay. And continuing on, I also have my architect here which I have given Steve a copy and everyone has a copy of John Nelson (indecipherable) of his report.

And I also have -- had hired Tropical Environmental to do a mold and asbestos report. And basically they have found asbestos in the home and

there is also mold.

And it's on the first page to kind of synopsis the importance of the (indecipherable) with the information from their lab.

So it does have active mold spores which is on the report --

CHAIR KUBOW: Which one? Report mold?

MS. DELIGIO: Mold. First -- if you go down that -- just keep going down. (Indecipherable) it might be on the first page.

I had the president of Tropical Environment to kind of just do a one-page synopsis so you can understand it easily, but I can read it.

Please find this letter of explanation -- if you can't find it (indecipherable) -- of the laboratory's results received from the asbestos and mold sampling conducted at the above structure as requested.

Asbestos materials found possible for asbestos are in the flat roof over the west addition to the house, the Grey Mastic located on the chimney and the front build out.

Window glazing located on the windows for the main part of the structure, original

windows, window and door caulk located on the exterior sides of the main structure.

Mold in air taken in the basement of structure counts exceedingly the background baseline sample taken outside the structure are Aspergillus -- I'm not -- or Penicillium, and the active mold spores identified by swab sampling located on the basement ceiling are Aspergillus/Penicillium. And then he signed it.

And he also, you know, noted where the asbestos is, as I said. And it is the (indecipherable) roofing -- it's on Page 2 of his report -- the west addition roof, the Gray Mastic, the window glazing, the window and door caulking and some other items.

Did you find that?

CHAIR KUBOW: Sorry. I had pulled the mold report. This is the asbestos report.

MS. DELIGIO: Correct.

Okay. And then I'll have John speak to his report and then I'll finish up with the (indecipherable).

MR. NELSON: Essentially I was there with one engineer, with my electrical inspector. And

what we did was we looked at the -- as you can see at the surface and cited to code violations against what you have as the 2018 International Residential Code.

So what you have is (indecipherable) that enumerated to this. And to that electrical (indecipherable) -- 19 -- 2017 National Electrical Code you're using.

So essentially, we don't say that it should be torn down or anything like that. But we do cite the code violations to note that that's what has to happen to this house if it is to remain.

I don't cite a dollar amount on it. I'm sure there are dollar amounts all over the place. We don't do that in this report. We are not capable of doing that (indecipherable).

With respect to code violations, which are numerous with 65 items cited just in the National Electric Code that are issues that need to be addressed on behalf of this single family house.

In addition, I just wanted to point out as aside, what we don't see in these pictures is what's happening to the house on either side, one that's being installed, one being built and one that

hasn't (phonetic) been built.

This building has no -- does not represent what's happening on either side of the house. Okay. There is new houses on either side that were approved (indecipherable) by this Commission.

So with that, the suggestion is that it's hard to put it -- this house in a position to be saved, but it isn't to say that it's impossible.

This is just to say that it's hard and might be technically infeasible.

That's essentially it.

MS. DELIGIO: Thank you.

So the structure of this home as John mentioned both internally and externally is in very poor condition.

It's internal floor plan is roughly inaccurate -- inadequate to address the needs of a modern family.

The home was reconfigured may years ago through the construction of a poorly designed addition to -- at the rear of the home.

The addition did not respect or even consider any of the architectural features of the

original (indecipherable).

And I don't have a date when that was added on.

The home has been utilized as a two-flat dwelling for many years. The home contained a poorly designed make-shift kitchen area that is non-code compliant to support the two-flat concept which was removed when purchased in 2019.

It still has two separate electrical meters. All of the home's current systems and structural components, including but not limited to is its electrical service, plumbing, heating service, and structural supports are obsolete and non-code compliant.

The home was built on a crumbling brick foundation system that is damaged beyond repair. The basement area floods during heavy rainstorms. It has no drain tiles or other drainage systems.

When the home was purchased in 2019, the seller specifically remarked that the home needed to be torn down as it is beyond repair.

None of the home's prior owners have invested any money in the upkeep of the property nor made any necessary capital repairs or -- and/or

improvements.

It is not financially or physically feasible to rehabilitate this home. The costs associated with such work, even if undertaken, cannot provide for any reasonable return.

Some of the structural deterioration within the home, including its foundation, is simply beyond repair.

And that is in the ALTA Engineering report of how the foundation is buckling in, et cetera, and how they have patched it.

The Design Commission is charged by the Village Board in reviewing plans for demolition and redevelopment of residential properties throughout this community.

The issuance of a Certificate of Approval is conditioned upon findings by the Commission that the following conditions have been met: The applicant's plans achieve the purpose and intent of the design guidelines, and the proposed design is compatible with the character of the neighborhood's buildings contributing to a favorable environment in the Village.

We are -- we have built 710 and we are

building 720. So there are three -- about to be three brand new homes in that section of the property to me -- which is right across the street and a few doors down to the right is a brand new home.

The existing property or structures is determined not to have significant architectural, historical, aesthetic or cultural value (indecipherable). That is Municipal Code Section 28-13.7.

Mastercraft believes in earnest that its redevelopment plans meets or exceeds all of the design guidelines.

It's plans are compatible with the character of the neighborhood in which the construction will take place.

The proposed new home will contribute to the vitality of Arlington Heights as a premier residential designation in the Northwest suburbs.

The property to be redeveloped does not possess any significant architectural, historical, aesthetic or cultural values.

Mastercraft asserts that no significant community value exists that would preclude the

demolition of this dilapidated structure.

It is important to note that the Village Board inserted the word significant as a limiting measure to the Design Commission in determining whether one or more of the four elements is present to deny the issuance of the Certificate of Approval for a demolition permit.

The dictionary defines the significant -- the term significant as part of importance of or consequence. It recognized synonyms are consequential, momentous or weighing.

The use of the limiting term significant is important because it does not represent a -- the conscious decision by the Village Board to respect property rights of petitioners who are otherwise entitled to a fair return on the redevelopment of their properties.

Though many properties may have some architectural, historical, aesthetic or cultural value, few have the significant value required by the Board.

As to whether the subject property has any architectural value, Mastercraft has found none. The original home was not constructed by a

well-known architect.

The architectural plans for the original dwelling, both interior and exterior, are not unique and merely reflect the period of time in which the construction took place.

Though the original style of the home is interesting, it's style in and of itself is not a significant architectural feature.

Architecture by its very nature involves unique elements of design, form and function. There is nothing of consequence associated with the architecture of this residence.

Any special architectural province associated with the home was otherwise destroyed years ago through the poorly design and construction of the addition.

Mastercraft has found no evidence of any historical significance either associated with this property.

Though historical events have taken please on the property, the home played no critical role in the development of Arlington Heights as a place of worship, a government center or mercantile center, a school or a place for some other

consequential activity of note.

No famous people have resided in this home. The property itself has merely served as a single family home from its inception and ultimately a non-code conforming two-plat that was out of character with the original building and neighborhood.

The existing building has no significant aesthetic value. As noted above, the building, both interior and exterior, is in very poor condition.

The home has no meaningful aesthetic character from which any form of preservation can be justified.

Mastercraft has found no cultural value associated with the property. The lack of any historical events or historical uses associated with this home indicates the property has served no meaningful role in the development of Arlington Heights, parks, (indecipherable) and related scholarly pursuits which are the principle elements associated with a community's culture.

So as -- like I said, he's put up some pictures. From the reports, basically we'd have to

be pulling off both of those porches, and one side porch only has seven feet.

So you would only have two feet to get off of the side porch because it butts up to the neighbor -- the new neighboring home.

We had to remove -- developing 710, we had to remove most of the pavers. So there is only like one little (phonetic) row going to the back area of the house.

They have no foundation structure, as John has put in his report when you read it (indecipherable). So those have to be removed and redone.

The windows are original in the front and I believe there is a few new windows throughout the house, so those would have to be redone.

The basement is the main concern because it's not support. It has --

UNIDENTIFIED SPEAKER: (Indecipherable).

MS. DELIGIO: Yeah. In terms of -- like (indecipherable cross-talk).

MR. NELSON: (Indecipherable) pictures -- but there was an attempt to shore up with some concrete. It didn't work.

On the northwest portion of the house, there is -- you see it on the outside addition -- failure coming through this -- through the spalling on the inside throughout the basement.

In (indecipherable) to the Penicillium penetration test, the beams and the joists are soft, probably pointing to the moisture that's there.

The (indecipherable) adjustable columns, there about four foot to six foot on the center supported by (indecipherable noise) floor which is certainly very temporary and not acceptable as a design requirement found in 2018, Section 311, 2018 International Residential Code.

MS. DELIGIO: Does anyone have any questions?

CHAIR KUBOW: We appreciate the presentation.

What we are going to do now is have a brief discussion. And we'll see (indecipherable) commissioners and then we're going to go to the public for commentary.

I think when we have the discussion, the commission might ask questions and then we'll open it up to --

MS. DELIGIO: Okay.

MR. KUBOW: (Indecipherable) after the public commentary, we'll deliberate and then make a decision.

MS. DELIGIO: Perfect. Thank you.

MR. KUBOW: Okay. All right. We'll start with Commissioner Seyer, you get to go first.

COMMISSIONER SEYER: Okay. Thank you everybody for coming today. I know you want to speak, but I think it's important if you get an idea of where our heads are all at.

And I appreciate the applicant's bringing this project to us. It's enlightened me a lot about the home and the area.

But I just have a few notes here, and I just want to kind of explain them a bit.

But I do believe the existing home shows some historic character in the surrounding neighborhood which is important.

But I can certainly appreciate that there is a lot to do with maintaining or bringing up to current state these existing homes or these, you know, very historic homes.

But I'm speaking from my own

experience. My firm redid the Tribune Tower TO take it from an unused office building of historic importance and converge it to condos which are extremely unique.

So I think it could be something amazing, but understand the financial constraints on it.

However, I do want to limit, not necessarily that, my thought, it's just about what was presented with respect to the design.

And (indecipherable) the importance of the site and the historic representation -- you know, the importance of this building and this home, I can't make a decision on this without seeing an actual rendered 3D image of this home.

What was presented was a 2D elevation. And we've seen much more to that as far as exhibits of three dimensional materiality to a home on a much less sensitive site.

So all I have to go by on looking at this and whether I vote for it or against it is what's coming into it, what's going to replace this home if it gets demolished.

And all I can see is -- Steve, if you

don't mind going to the elevation -- I realize we talked about the importance -- or perhaps if you go to the context -- the importance or perhaps lack of importance of the homes adjacent to it, I actually think the homes are quite nice to both sides and fit into the context at the very least with respect to the heights.

And when I see what's proposed for 716, it doesn't relate to either of the new homes that are adjacent to it with anything in my opinion that has Heights.

And I feel like it's quite massive in scale. So I go by what I'm looking at when it comes to what's being proposed.

And the other things is, it's -- everything I've seen, which is again nothing rendered or shown, but what I see is kind of a generic home that might actually be a little bit more like a modern farmhouse.

And we've seen this so many times for so many other projects. And it doesn't fit here in my opinion.

And I think if I go back to some of the words that were expressed about quality

architecture, it should be unique. I see nothing unique about what's being presented on this particular design.

So, if, you know, you are proposing something that's a respectful nod towards the historic significance of the existing property, I'd be more sympathetic.

But my decision is really based almost entirely on the proposed design, and I just don't think it fits, so I would be against it.

I also want to say that there is a lot of people here who are against it. And unless you are the homeowner or somebody else that's presenting, I think even if this went forward, you would put that home buyer and then homeowner in a really difficult position where the entire neighborhood doesn't want that, and then they're going to be against them.

You are going to put them in a tremendous spot because they are not going to be appreciated or be able to be entertained or have anything to do with their neighborhood.

And that's the best part are the people and the neighborhoods here.

So, I -- I just can't go for this on those topics and those items. But at the end, you are going to want that approval otherwise that home buyer is going to be in a terrible position. Please don't do that to them.

That's it.

CHAIR KUBOW: Thank you.

Commissioner Kingsley.

COMMISSIONER KINGSLEY: Thank you.

So I concur. I think you said a lot of great things and you presented it very well.

I do think that this home -- or I believe this home has a lot of value. I think it's hard to put kind of a label on a home to say that it has exceeded its life.

Many people in this neighborhood live in older homes. Many people have bought homes that have mold.

Many people have bought home that have had asbestos. Whether you tear the home down or you keep it, you have to deal with the asbestos.

Many people in this room and many people around the Village and elsewhere have these original windows in their homes, and you can make

them efficient.

So I don't think that that can be the reason to say that the home cannot be preserved. It may cost quite a bit, but tearing it down, doing abatement and then building a new home is also going to cost quite a bit.

This existing home has, I think, three bedrooms and two baths. Typically, when we -- when we ask a petitioner to submit to the Planning Commission, we ask for existing (phonetic) plans and elevation and that actually was in our packet and I think that that would have helped the case quite a bite because we could have seen what the floor plans are.

For most people who buy an older home, they deal with it. They do some structural intervention. They redo all the electrical and that's what we do if we like the home or love the home.

So anyway, the existing house, I think is three bedroom, two baths and the new one is three bedrooms three baths.

So there is -- you know, it's probably a smaller home. We don't really know because we

don't have those existing plans.

But it's really a new home that's going in with new millwork. It's going to have new oak. It's not going to have the old oak. It has a different pattern in it.

So it's going to be cost -- there is going to be costs involved to both of those scenarios.

Many more people do new homes. It's easier. You don't have to deal with a lot of these shoring up and replacing. And there are fewer people that do preservation and do that hard work, but they're out there.

So I don't think that that can be a cause or a reason that it has to be torn down.

So my feeling is, is that this home has been here for a really long time. Any of you that grew up here or have lived here for just a few years probably know this home.

And it was indicated in the 1970s report and then again in 2001 or -- when was that other report done?

UNIDENTIFIED SPEAKER: 2004.

COMMISSIONER KINGSLEY: 2004. That it was significant and that it adds value to our neighborhood.

I think it -- it was better with the two pieces of property vacant next to it because it gave itself -- you know, that's I think how it was supposed to be on situated on the land, but that doesn't mean that it has to be removed now.

So that's kind of where I'm at right now is that the home that's going to be replaced or will replace this other home is not of higher value.

And the one that is currently there has a lot of value to our neighborhood.

CHAIR KUBOW: Thank you.

Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Thank you. All right. I have a couple quick questions for the petitioner.

The exhibits that you submitted for the new house, you really didn't have anything other than the elevations, and I don't know if any of your (indecipherable) plans showed your proposed site plan.

MS. DELIGIO: It should be

(indecipherable) --

COMMISSIONER ECKHARDT: Well, maybe you can, I can't read it. Can you tell me what you side yards are, Mr. Nelson?

MR. NELSON: It should be in the plan (indecipherable cross-talk).

MR. HAUTZINGER: I can tell you what they are -- one side is five-and-a-half feet and the other is 11.9.

UNIDENTIFIED SPEAKER: And the lot is 50-foot.

COMMISSIONER ECKHARDT: In the presentation, there was some conversation about the sidewalk having to be removed for whatever -- whatever reason, the house was under construction and that there was now an issue with that side yard because of the removal of the sidewalk.

MR. NELSON: In the plat of survey for 716 Dunton (indecipherable due to shuffling of papers) shows an encroachment in the side yard set back. (Indecipherable cross-talk and unidentifiable speakers).

COMMISSIONER ECKHARDT: Okay. So when this property was purchased (indecipherable due to

shuffling of papers) you haven't changed those dimensions. They are the existing (indecipherable).

MR. NELSON: That's correct.

COMMISSIONER ECKHARDT: So the developer bought the three buildings, two on either side and now she's dealing with the one in the middle which is the 50-foot lot, right?

MR. NELSON: Fifty foot lot.

COMMISSIONER ECKHARDT: All right. So some of these issues were a little self-created, but again they are buildable lots and I don't blame you for wanting to build three houses on them.

So in terms of my opinion about the house, I'll be honest with you, I won't sleep at night if I allow you to tear this house down. I mean that's the best -- that's all I've got to say.

CHAIR KUBOW: Okay. Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: All right. And I do agree with what my other commissioners have said so far.

I will say that I disagree because I think the house does have architectural value. I just think it's beautiful. You don't see this built

ever anymore.

It looks wonderful even in that shape. And for me, I think it would be great if somebody would come in and fix it.

I think the existing home is exceptional, unique and I really think it's a significant addition -- or I should say a significant (indecipherable) to the neighborhood, so I would be against demolishing the house.

CHAIR KUBOW: Thank you.

I appreciate the commissioners' passion, thoughts towards the Village and, you know, renovation.

We've see houses every other week that we allow demolishing, have been, constantly. But never in my 10 or 11 years since I've been on this commission have more members considered a home exceptional and part of a historic survey and brought it forward.

So I just -- I -- I wouldn't -- I just -- I'm not comfortable in allowing a house that is deemed exceptional, one of only 38 in the Village, to be torn down.

(Indecipherable) and I appreciate your

reports. I understand the hardship of the work involved. You bought the house in rough shape and you've got a lot of work to do, but (indecipherable).

It's a house that's from the 1800s and I just can't in my good conscience demolish it.

All right. So, members of the public, please come up (indecipherable) and sign in, please.

(Indecipherable due to noise).

MS. ANDERSON: Thank you.

My name is Mary Ann Crosby-Anderson. I live at 728 North Dunton. I don't know if you want to see where that is in relationship to this house in question, but I live three houses away and (indecipherable).

It's three houses away. My husband and I, Mark, (indecipherable) we moved to Arlington Heights 36 years ago.

We moved there because we were moving from the City and we wanted -- we chose to move to a more historic area of the suburbs and in particular Arlington Heights.

And I want to thank the Design Commission for all of your hard work, all of your

listening to all the details and (indecipherable) seeing our faces from meeting to meeting.

I know that it's a volunteer position that you do, appointed position, and you do it well, and I want to thank Steve for his work to the Village.

I'm here tonight to ask the design team to deny the approval of the demolition of the home at 716 North Dunton and to deny the subsequent new construction.

And my -- if you could go to the next side, Steve.

My argument is based on what has already been mentioned, the section of the Municipal Code 13.2 which -- can everybody see that -- and 13.7.

A bit of background, our neighborhood has been in a stage of pretty much flex for awhile now, a lot of tear downs in the two blocks on Dunton, 700, 800 and 900 and new construction.

In addition, this house has come up to be proposed to be torn down and also -- as well as another house two houses away could potentially come up for demolition and new construction also. It's

also an exceptional house in the same category that you talked about.

And so since we were concerned about this, a group of concerned neighbors, including myself and my husband, we began to meet for the past couple months and we decided to research the current Village process for approval or denial of demolition and new construction of single family homes.

And I know that I'm preaching to the choir on what the process is, but for the audience's sake in case you are not aware, this is what we found.

We found that to demolish an existing single family home, this Commission has to approve that before a demolition permit and a building permit for new construction is issued.

And if the Commission approves it, then the petitioner can apply for demolition, building permits.

If a Design Commission does not approve it, the petitioner can appeal to the Village Board.

If this house is demolished, we have no appeal, you know, we have no resource. It's never going to come back.

And when we found these parts of the Municipal Codes, there is teeth (indecipherable) in the Municipal Code that allows this Design Commission to deny the demolition.

And it's in -- it's in your purview and it's in your opinion. So it is -- the code was -- we first found it in 2003. It was most recently revised in 2018.

So based on this, the content of this Municipal Code, we again are asking you to deny the demolition.

We have -- we have several people who want to talk about the architectural and historical, the aesthetic and cultural significance of the home to show you, to plead to you that it does in deed have architectural, historical, aesthetic and cultural significance.

And we believe that in 13.2 that if it is demolished, it will adversely affect our neighborhood.

I mean, I live three houses away. I don't want to see it gone. I live in an old house. I know the work that goes into it.

So I would -- this denial is in your

power, your authority, and your responsibility based on the Arlington Heights Village Code.

And again, I would just respectfully request that you use your authority to please protect this home and to protect our neighborhood and our whole city.

And again, thank you so much for what you do. And I'm going to pass to Kurt Skrudland who will speak to the architectural significance (indecipherable).

Thank you.

MR. SKRUDLAND: Thanks a lot.

Hello. My name is Kurt Skrudland. My wife and I are long-time residents of Arlington Heights and live on the same block as the house at 716 Dunton.

I'm an architect and have designed single family houses almost exclusively for over 30 years.

Over that time, I've designed a fair number of new houses and many renovations in Arlington Heights.

However, the vast majority of my work for many years has been on the North Shore of

Chicago and in the historic districts of those communities.

When working in those communities, I often work with preservations or Design Commissions similar to this forum.

When there is a request for a tear down, it is determined on a case by case basis. It depends on the character of the existing residence.

Sometimes the question of whether a house should be preserved or town down is unclear. However, with the house on Dunton, it's not complicated because it compares in character and quality with some of the better houses in those communities.

There is no possibility that this house would be allowed to be demolished if it were located there.

My license allows me to do structural work for single family residences, and I regularly survey and document the conditions of the older historic homes.

Unless there is something unusual, I do all the structural engineering necessary for renovation myself, so I have significant experience

with this.

Given this experience, I am qualified to comment on the condition of this home.

The developers submitted a report from an engineer commissioned environmental survey to assess the condition of the residence.

In my experience, the issues cited are nothing unusual or surprising. They are very common and they are what I would expect to deal with in renovations that I've worked.

Therefore, I don't think the report actually makes a case for demolition; instead, it's a positive report in support of renovation.

During the estate sale on 716 North Dunton when the house was open to the public, I took the opportunity to informally survey the interior and exterior of the house.

Overall, I found the house to be in amazingly good shape. I believe it's longevity is (indecipherable) due to its exceptional design.

As you can see, the roofs are simple (phonetic). The whole structure with the intersecting roofs and walls essentially interlock and buttress themselves.

Can you go to the next slide, please?

It's essentially like a church that's built with a cruciform shape. The exterior wood details, the majority of which are protected by the roofs and overhangs, are highly detailed and especially well preserved.

As one would expect, some of these unprotected wood details have been replaced or repaired at the time, but that work was done respectfully and replicated when necessary.

The roofs are straight. And the masonry craftsmanship and material itself is of high quality and is in excellent condition.

You can go to the next slide.

The interior of most houses in this vintage would have been renovated beyond recognition by now. But as you see, the house has retained much of its original character.

The code violations that the architect cited are not relevant. The home is grandfathered in and you are required to update those existing non-compliant -- you are not required to update those existing non-compliant conditions.

The current code only applies to

whatever addition is built and those elements that are deemed (indecipherable).

Stylistically, the house at 716 North Dunton is an excellent example of Italianate architecture.

I am not aware of another historic home in Arlington Heights that has a higher quality design or detail than this one.

I think it's safe to say that nothing like it will be built again. It is irreplaceable.

I believe we are on the verge of losing all of the historic fabric that remains in our community. Unique and beautiful residences like this one contribute greatly to the character of Arlington Heights, and for many of us, they are a major part of the reason we live there.

The people that have turned up tonight are evidence of this.

If this house doesn't qualify as having significant architectural, historical, aesthetic or cultural value, honestly, I don't know what does.

Thank you for your attention.

I would now like to pass it to Tom Gaynor.

MR. GAYNOR: My name is Tom Gaynor. I live at 208 West Fremont and I've been there for 41 years.

I am currently serving has the HANA Board President and I would just like to explain that before I just make a couple comments.

HANA, as you know is 625 households north of the downtown central business district and it's an all-volunteer organization.

And as HANA President, I am one of the residents there. I do not represent HANA in any way, shape or form, neither does the board.

But what HANA does do is communicate issues of neighborhood importance. We have a terrific network as you can probably well tell.

So when information comes up that affects our neighborhood, we provide that information, such as the meeting information here, Steve's contact information to our neighbors and we like them to participate in this community effort.

All right. So the HANA Board will never come out with a position statement, that is not what we do, we don't speak on behalf of our neighbors. All right, just so you're clear on that.

But what we do have as you can well tell is a very engaged neighborhood and community that I think is, you know, kind of brought to life here.

So we had down-zoning approved by the board this summer which is just a terrific way to shore up the Southern boarder of HANA and we really appreciate the Design Commission's full support of that effort that's been on our to-do list for HANA for decades, frankly.

So after we got that one done, Maryann said that -- she said, well, what's all this, the tear-down issue has been on the radar for HANA for decades as well.

And we said, well, we don't really know how that works and what the numbers are. So it's likely to spin up an effort -- and you'll hear from Laurie shortly along with Maryann and Rob and others -- to understand what the as-is process is to make certain that we're a part of it and we know how to play within the rules.

And when we found all this stuff that has been talked about earlier, the School of Art Institute of Chicago study, we have the

(indecipherable), we have the Village Ordinance which talks about the criteria by which tear downs are evaluated, we found that you, our panel, our community of experts in this area have the responsibility to review the merit based on that ordinance to the site.

So we looked at this (indecipherable) we said that's (indecipherable) we thought we may have to create an ordinance or steel something from some other community that already does this.

With regard to this, we have the framework in place by which we can do a great job of historic preservation which was really great to see because frankly within HANA, we were not aware of that. And that's, you know kind of a, you know (indecipherable).

So, Steve, if I can ask you to click through?

So here you all know about the comprehensive planning (indecipherable).

I just want to talk about we did a FOIA request to the Village (indecipherable) to understand what has happened, just so we start quantifying the situation.

There's a lot of (indecipherable) that are wavering as to older houses getting torn down.

And it turns out that it is not an insignificant issue. We've had 43 homes in HANA torn down in the last 19 years since the school having of -- School of Art Institute Chicago study was performed.

Two of them were exceptional. One was (indecipherable) was the Queen Anne on Euclid (indecipherable) which I think was protected (indecipherable) which I think that was a pretty amazing house that we probably really should have taken a stand on.

And the other was the Luxtron (phonetic) home which nobody wants to live in which is exceptional, but should be somewhere in the museum or something because (indecipherable).

And then the -- what we found also from our prior dealings with this Design Commission is that this is a peer level things. These are all volunteers appointed by the Mayor.

They listen really well. They take our interests really to heart, and I think that's very respectful bi-directionally (phonetic).

So when we see things like there is six notables that have been knocked -- or knocked down and we didn't say anything about it, you know, that's on us, HANA, the residents to say why weren't we more engaged in this process. We can't play ignorant anymore.

We know how this works and that there is an opportunity for us to weigh in and to help get to the right decision.

And I think that's something that is in the spirit of the collaboration that we in our neighborhood association like to maintain.

And so going forward, you will probably see -- any time there is a proposed teardown that's of any, you know, nature -- frankly, most of the homes that are torn down are probably -- there are a lot of things that really shouldn't be around anymore, but the ones that are in the gray area, I think warrant this level of scrutiny.

And I think that's exactly what we are looking for, let's make sure we're going the right thing rather than just, you know, doing this in the dark.

So given that HANA has had a number

of homes (indecipherable) -- if you click one more, Steve, and I'll wrap up -- is that -- this is not just a HANA issue.

And I think that's something we talked to this Commission about in the past is that from a historic preservation standpoint HANA does have the majority of these older homes in town, but we just have to be organized and we can't just throw an artificial boundary around what we, you know, call our own.

But, I mean, there are a lot of homes in town that are of historic nature. And we really should I think over time figure out to how to do something at the Village level to do the right things.

So we found out in the last 19 years, 517 homes have been torn down and --

UNIDENTIFIED SPEAKER: Fifty-two.

MR. GAYNOR: What's that?

UNIDENTIFIED SPEAKER: Fifty-two.

MR. GAYNOR: Oh, I'm sorry, 52. (Indecipherable) I'm sorry. Of the 517 homes in the School of Art Institute of Chicago study that were noted, 52 were torn down.

All right. So we're at a ten percent tear down rate for what was identified as historic at one time. And, you know, it hasn't been accelerated, which is good, but it hasn't stopped either.

So we have to just be aware as a Village that our characteristic is just being slowly diminished by these one-at-a-time tear downs. And I think that kind of perspective is a good thing for all of us to maintain.

Okay. I just wanted to share that. And if I could, I'd like to introduce our inside person, Tina.

MS. KANTER: Hi. Thank you for your time tonight. My name is Tina Kanter.

Our family has lived here in Arlington Heights 30 for years. We raised our two daughters, my husband and I, and (indecipherable) and had the opportunity to sadly move, decided a couple years back to move.

We love Arlington Heights. But we really (indecipherable) and so we are planning to relocate there (indecipherable), but at the time we went to sell our house, our youngest was going off

to college.

We had a major disagreement on not wanting to say there (indecipherable). So anyway, we came to move to Arlington Heights (indecipherable) and decided to stay and had to find a house to rent.

And so my husband thought it would be a great adventure, and I went along with that. So we were very lucky, we were very blessed that we found 716 after living here for those many years and being able to rent in the community.

Like almost anyone who lives on (indecipherable) home, I'm an avid runner and I would run by just like steering and almost tripping over my feet.

So I just want to tell you a little bit about living here. I had the privilege of living in this beautiful home. And it's been about four years.

So we moved in May of 2019 and just recently, sadly had to move in June of 2023. We're still planning to leave, but we hoped to stay here another year before we left.

Basically, both my full grown children,

my husband, all of us, we were amazed at the beauty and the intricate details of the (indecipherable) woodwork both inside and the outside.

We just never -- we obviously didn't know what it looked like on the inside. But the details of the woodwork on both the outside and inside (indecipherable) the two beautiful porches, to spend time on it truly is breathtaking.

It's very full of charm and warmth. The detail of the house, you can kind of see from some of the pictures boasts ten foot ceilings, beautiful built-in cabinets, in the dining room also a built-in bookcase.

In the sitting room, the front sitting room, that grand, beautiful staircase that I loved decorating and the gorgeous floorboards, wood trim and doors as well as the new owner who was our landlord, I believe did pull up the carpeting and expose the beautiful floors (indecipherable) gorgeous wood floors as well.

The quality of workmanship which I'll talk about cannot be replicated today. It reminds me of that old adage, they don't make them like they used, and it's certainly true in this case. I

believe that those details and intricate craftsman is (indecipherable) very lost era.

Again, along with everyone else here, there is no reason for the home to be destroyed perhaps only to continue to try that trend to bring in other homes that really don't fit in the area and to continue to build new homes in historical districts instead of preserving the neighborhood's rich character will only help erase a key part of the history here.

And I just want to say that we loved living there. It's very livable. And I was sad to leave.

And if I could do it all over again, I would love to live in HANA. (Indecipherable).

So I'm going to turn it over to Laurie.

MS. SODERHOLM: Good evening. My name is Laurie Turpin-Soderholm. I live at 717 North Dunton Avenue directly across the street from this house.

I am the closer this evening, so we're almost done.

I would like to briefly address 716 Dunton Avenue in terms of its importance to our history and culture.

Steve, can I ask you to -- thank you.

In the 1870s, Arlington Heights at that time known as Dunton, was small, but bustling. It had a burgeoning downtown and a train that went to Chicago.

Residents watched the Great Chicago fire from Asa Dunton's roof on what is now Arlington Heights Road.

Approximately two years later, noted portrait photographer C.H. Hanchett built the house at 716 North Dunton Avenue.

Hanchett must have done well for himself, besides having three working studios in Illinois, he had this large, ornate house built in brick where everyone else was building wooden farm houses.

It included a closet lined in zinc and designed for a shower which must have been a luxury since complete water systems didn't come to town until 1903.

Steve, if you could, please. Thank you.

Eventually Mr. Hanchett sold the house and moved closer to one of his other others studios,

and the house was sold to Carl and Sarah Bellindor who purchased it in the early 1890s leaving their farm in Mount Prospect to move into town.

In 1923, 100 years ago in fact, their daughter, Martha, and her young family moved in with them.

In fact, one of their daughters, Iona was just three years old when she moved into her grandparent's big house. She lived there until 2018 when she passed away at age 98.

The Bellindor family were known for their generosity. During the Great Depression, they often provided hot meals to the so-called hobos who came to their back door.

And to help neighbors through hard times, they gave away parcels of their own remaining farm land so others could provide for their families.

Over the years, they provided a safe and warm home to widowed or otherwise needy women in a separate apartment built into the house.

They weren't people who were famous. They didn't hold office. They weren't influential business people or industrialists, but they were the

kind of people who built this town with their generosity, their love of family and service to others in the community.

716 North Dunton for many years was known as a place of great safety, warmth and generosity.

Since the 1870s s, our country has been through multiple words, including two World Wars, the Cold War, two global pandemics, the Great Depression as well as the invention of electricity, the automobile, the telephone, the airplane, the space shuttle, the Internet. It has seen 28 presidents, the turn of two centuries, one Millenium and Y2K.

716 North Dunton Avenue has survived it all. In some way, it's like comfort food providing a sense of stability and strength to our community in times of turmoil and uncertainly.

Perhaps it's the brick C.H. Hanchett used to build that helps this solid structure ground us.

To lose a piece of local culture and history of this magnitude would be like cutting the very heart and sole out of our community.

Some people may say it's just an old building. Those people are wrong. Buildings tell stories.

They are testament to those who came before us, what was important to them and what they've passed onto us.

They live and breathe and connect us to our past and all that made us what we are today.

The fact that we are all here tonight makes it clear that 716 North Dunton reminds us and even teaches us that we are a community made up of leaders and value our past and work together for our future.

There are many lovely bedroom (phonetic) communities in our area, but we've all chosen to live in this beautiful community with its histories and diverse neighborhoods and our beautiful old homes with a character that can't be built into homes.

Visitors love our downtown. They love visiting our historical museums, strolling through our historic neighborhoods that we all cherish.

We are in fact a Normal Rockwell painting. But this cannot happen in a community

made up entirely of subdivisions. And this is why Arlington Heights is such a desirable place to live, work and shop.

The home at 716 North Dunton Avenue with its firm standing in our collective cultural history, its documented architectural significance and importance to the stability of the neighborhood is an icon and a local landmark.

We ask the Design Commission to consider carefully the neighborhood and the community at large.

The loss of this home would not just negatively impact the look and feel of our neighborhood irreparably changing it, but it also would also affect the desirability of living here which would impact our entire community.

We ask you to put first the interest of the people who live here, who go to school here, pay taxes here and committed to Arlington Heights.

Development is important and especially in other neighborhoods where the development actually contributes to that neighborhood.

Not all tear downs are bad. And just because a house is old does not mean necessarily it

needs to be saved.

As I hope you've heard tonight, this is not the case here. Development at the expense of our history will permanently and irreversibly harm this neighborhood and this community.

Please don't let Dunton Avenue, the jewel of the historic crown of Arlington Heights become a subdivision of million dollars cookie cutter new builds.

Please help us to ensure that our history, culture and community remains at the heart of who we are in Arlington Heights and not outside developers who make permanent changes and drive away as soon as the check clears.

Our collective neighbors ask our Design Commission to use the authority given to you to deny this demolition and save this home.

Because we care about this place that we've chosen to live, we care that 716 North Dunton continues to speak to us, continues to share history and in fact shares our future.

For all the people who have worked to share their concern, have signed our petitions and have foregone an otherwise pleasant evening at home

to be here, we ask you to hear us and to deny this.

Thank you.

CHAIR KUBOW: Thank you.

(Indecipherable) public comment. Any (indecipherable.

MS. DELIGIO: And I would like to ask (indecipherable) that the staircase as you look down (indecipherable) the railing at the top part of the (indecipherable) such under-sized staircase going up.

UNIDENTIFIED SPEAKER: (Indecipherable cross-talk).

MS. DELIGIO: So -- and then the back staircase, can you tell me how that staircase worked?

UNIDENTIFIED SPEAKER: (Indecipherable cross-talk).

MS. DELIGIO: Okay. Well, this is the opportunity to -- well, I want to clarify this because she showed me pictures of it being this beautiful Christmas (indecipherable).

The bathrooms are under-sized. The basement floods. We've gotten constant calls regarding that. The boiler, there is no central

air. It's all window units.

So -- yeah, it was pretty for Christmas, but there are many items that have not been shown.

MS. KANTER: And I do want to point out that while we lived there, we did not have one instance of flooding (indecipherable). I have two daughters and I'm embarrassed to say that they didn't realize they shouldn't be flushing everything down the toilet.

So immediately after we lived there, I'd say two or three months, a plumber came, I think with your husband and cleared that out.

But we never had any flooding in the (indecipherable). We did not see broken (phonetic) stairs. We were -- I would suggest -- (indecipherable cross-talk).

CHAIR KUBOW: All right.

Is there a motion from the Commissioners? A couple comments? Do you have anything more you want to add?

MS. DELIGIO: You know, I've been told to possibly put it back up for sale. If HANA wants to buy it at the value that we think we need to because

of the loss of income, then HANA can approach and we will look at it carefully.

But for us to be able to do what everyone thinks should be done is not feasible. I could not sell that house because basically we would have to cut off that back room to put in a garage which would be establishing that house at a very nominal amount of square footage, besides the porches have to be taken out and reconstructed.

So really there is nothing that is of value except for maybe the front windows, those will be original, if you don't replace those, but -- and a couple (indecipherable) underneath, but the tops -- I don't know what you would call that.

UNIDENTIFIED SPEAKER: (Indecipherable).

MS. DELIGIO: Yeah, those have to be replaced and they are deteriorating also.

So why we have all these reports because I wanted to have a report because I am not the person who demolishes. I have renovated homes in Chicago and, you know, other areas.

But the life expectancy at some point have has to end. And this one has not been taken care of.

And in fact, the original owner said that a home that was very similar to this one was demolished -- two houses were demolished at the corner of Dunton to do the library. And she said that was a sin.

So thank you.

CHAIR KUBOW: Thank you.

Steve, any commentary from you?

MR. HAUTZINGER: No.

CHAIR KUBOW: Are we prepared for a motion?

COMMISSIONER ECKHARDT: I'll make a motion to deny petitioner's request presented tonight which would include demolishing of this house and construction of a new house.

And keep in mind, fellow Commissioners, that a yes vote is what's required if you agree with me because I made a motion to deny.

CHAIR KUBOW: Okay. There's a motion.

Is there a second?

COMMISSIONER KINGSLEY: I second.

CHAIR KUBOW: All those in favor? There is a second.

Additional commentary?

Okay. All those in favor of denying of

what's on the agenda tonight (indecipherable) call to order the recommendation for denial.

Commissioner (indecipherable)?

UNIDENTIFIED SPEAKER: Yes.

MR. HAUTZINGER: Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kingsley?

COMMISSIONER KINGSLEY: Yes.

MR. HAUTZINGER: Commissioner Seyer?

COMMISSIONER SEYER: Yes.

MR. HAUTZINGER: Chairman Kubow?

CHAIR KUBOW: Yes.

MR. HAUTZINGER: So the motion is denied.

(Excerpt of proceedings was concluded at this point.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

JODI ANNE FEIGN, being first duly sworn on oath, says that she is a Certified Shorthand Reporter doing business in the City of Chicago, County of Cook and the State of Illinois;

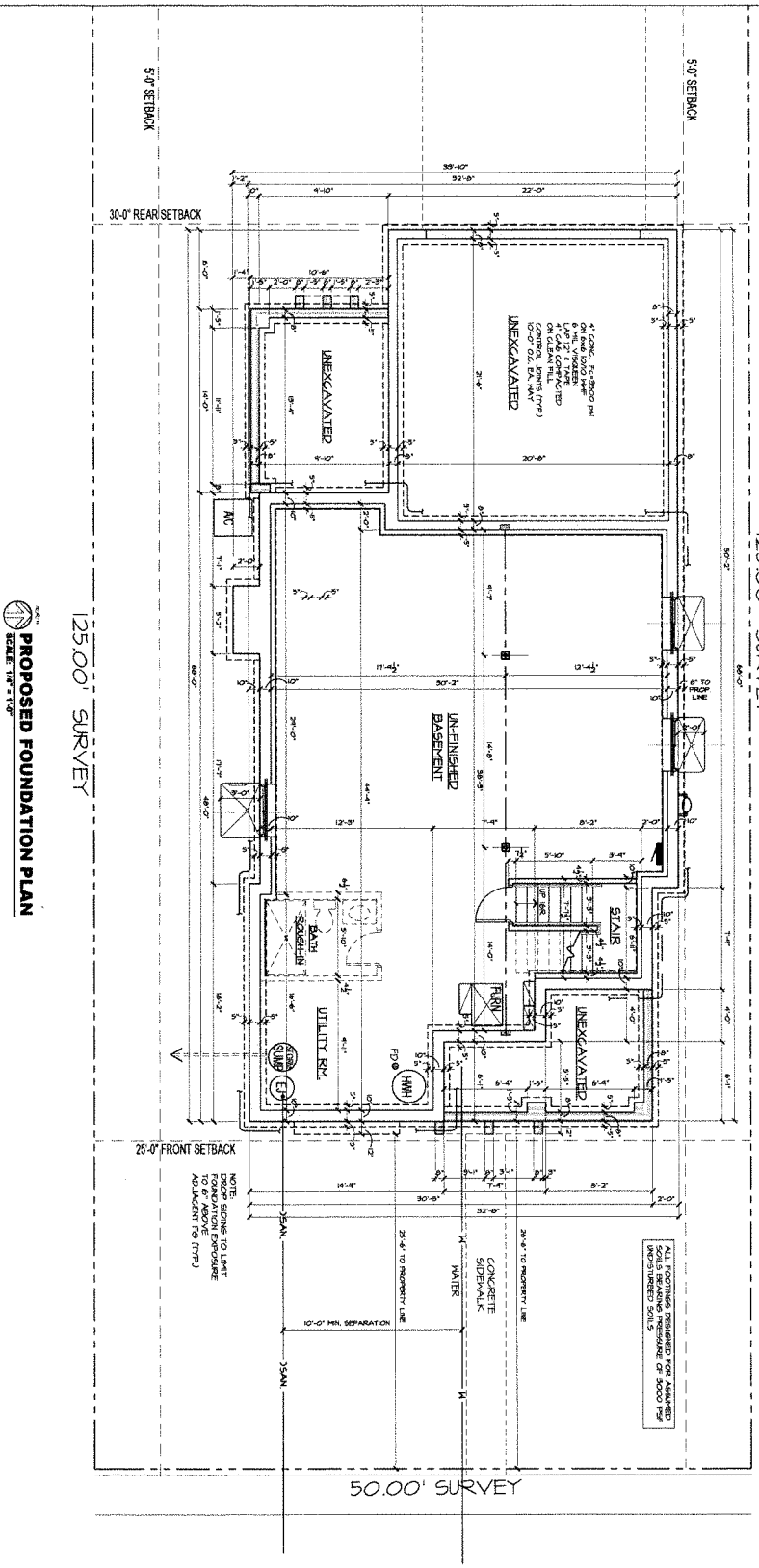
That she transcribed the pre-recorded excerpt of the proceedings had at the foregoing Design Commission meeting, and this is as accurate a transcription to the best of my ability.

Jodi Anne Feign, CSR
JODI ANNE FEIGN, CSR
Certified Shorthand Reporter

EXHIBIT

4

ALL-STATE LEGAL®



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

N. DUNTON AVE.

SHEET NUMBER:	A1
OF TOTAL SHEETS	
SHEET TITLE:	FOUNDATION PLAN
SCALE:	
DRAWN BY:	
CHECKED BY:	
DATE:	

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DATE	
6/5/23	CLIENT REVIEW
7/5/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/6/23	CLIENT REVIEW
9/1/23	APPEARANCE REVIEW

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL
MASTER CRAFT BUILDERS & CARPENTRY
(847) 875-6249

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

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BUILDING & ZONING DATA

716 N. DUNTON AVE. - PROPOSED SINGLE FAMILY

ZONING: R-3 (RESIDENTIAL)

TOTAL LOT AREA: 6,250 SF (+/- 0.14 ACRES)

	ALLOWED	PROPOSED
LOT SETBACKS:		
FRONT YARD:	25 FT.	25.5 FT.
REAR YARD:	30 FT.	35.5 FT.
INT. SIDE YARD:	5 FT.	5.5 FT.
INT. SIDE YARD:	5 FT.	9.16 FT.
MAX. BLDG. HEIGHT:	25 FT. TO MIDPT.	23'-11 ½" FT. TO MIDPT.
FAR:	2,813.0 SF	2,805.4 SF
BLDG. LOT COVERAGE:	2,188.0 SF	1,835.1 SF
IMP. LOT COVERAGE:	3,438.0 SF	2,770.3 SF

AREA CALCULATIONS

FIRST FLOOR: 1,835.1 - 400 SF (GAR.) = 1,435.1 SF

SECOND FLOOR: 1,370.3 SF

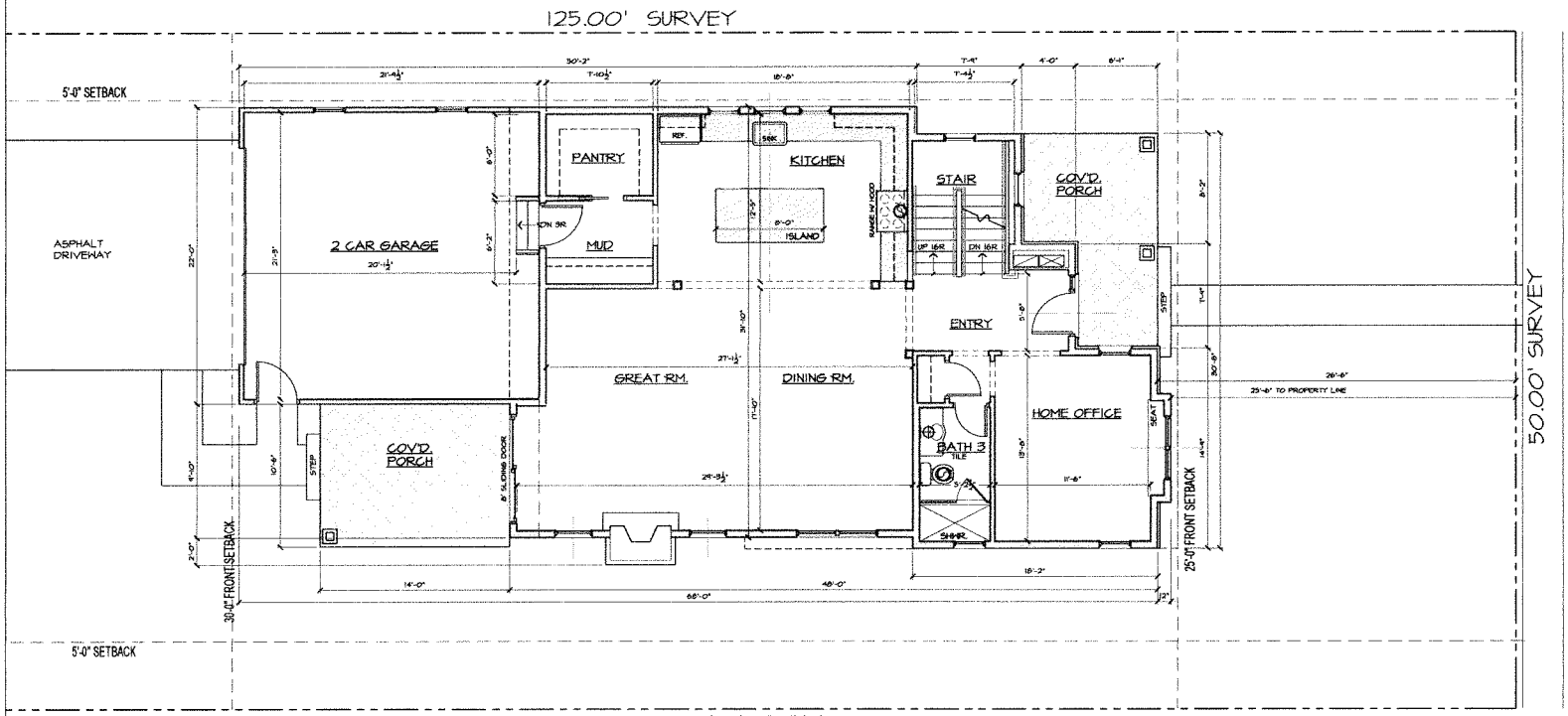
TOTAL HABITABLE: 2,805.4 SF ACTUAL FAR

6,250 SF X 0.45 = 2,813 SF ALLOW. FAR

AREA BREAKDOWN:
- 76.7 SF (FRONT SIDEWALK)
- 1,835.1 SF (HSE. & GAR.)
- 515.2 SF (DRIVEWAY)
- 62.4 SF (WALKWAY)
- 133.9 SF (FRONT PORCH)
- 147.0 SF (REAR PORCH)
- 2,770.3 SF

TOTAL IMPERVIOUS;
PROPOSED IMPERVIOUS AREA:
2,770.3 SF / 6,250 SF = 0.44 or 44.3%

ALLOWABLE IMPERVIOUS AREA: 55%



N. DUNTON AVE.

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;
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DATE	
6/5/23	CLIENT REVIEW
7/15/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/16/23	CLIENT REVIEW
9/7/23	APPEARANCE REVIEW

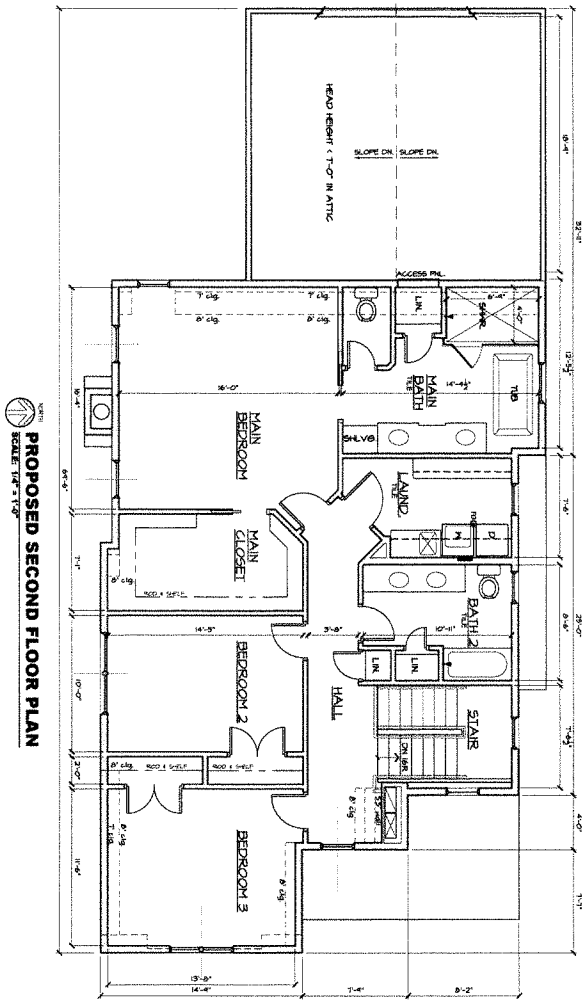
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SHEET TITLE:
FIRST FLOOR PLAN

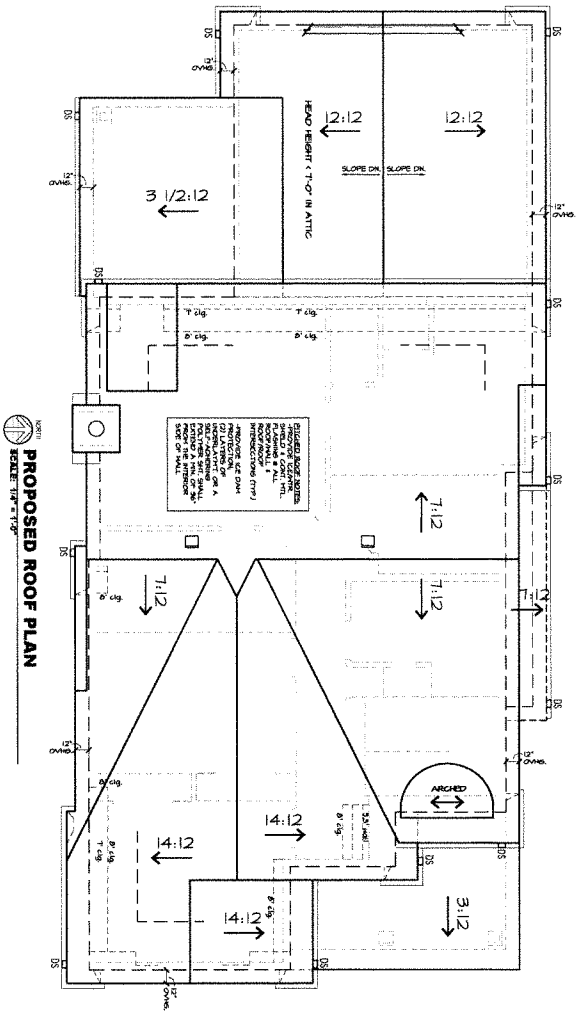
SHEET NUMBER.
OF: TOTAL SHEETS
A2

A000079



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

DATE	CLIENT REVIEW
6/5/23	CLIENT REVIEW
7/5/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/16/23	CLIENT REVIEW
9/1/23	APPEARANCE REVIEW

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PALATINE, IL 60074

SHEET NUMBER: A3
OF: TOTAL SHEETS

SHEET TITLE: SECOND FLOOR PLAN

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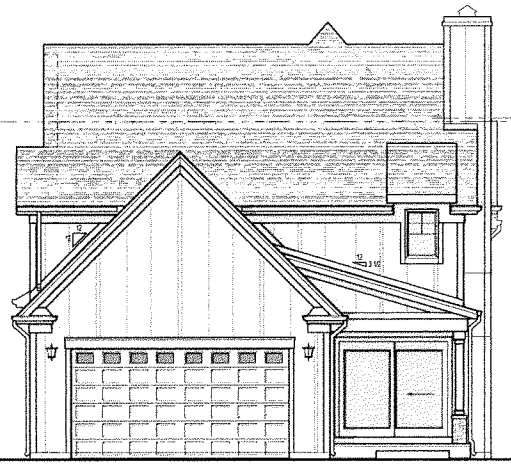
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
4	Windows	Vinyl	Sierra Pacific	White
5	Front Door	Fiberglass	Therma-Tru	Timber Finish
6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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PALATINE, IL 60074

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL
MASTER CRAFT BUILDERS & CARPENTRY
(847) 875-6249

DATE	
6/5/23	CLIENT REVIEW
7/25/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/18/23	CLIENT REVIEW
9/7/23	APPEARANCE REVIEW

DATE:
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SHEET TITLE:
EXTERIOR ELEVATIONS

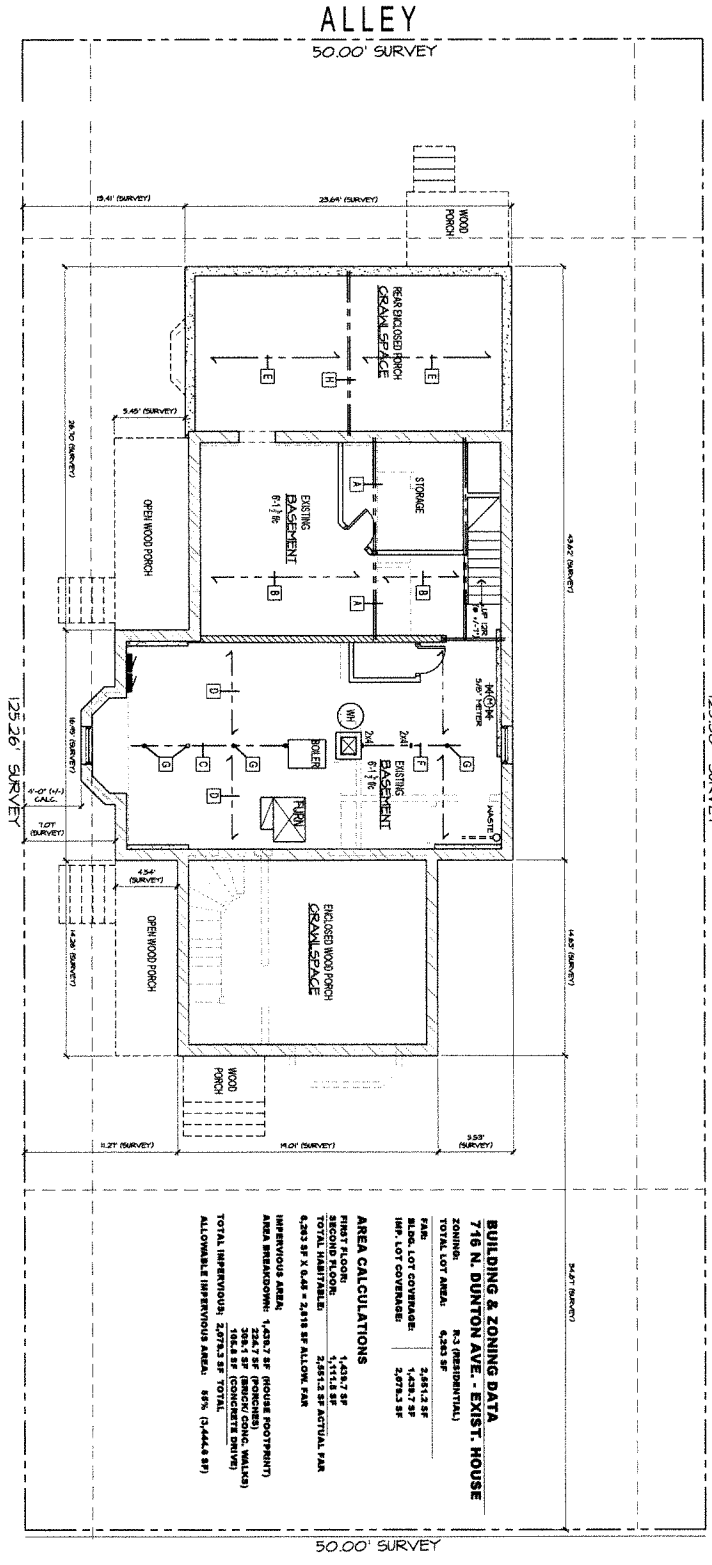
SHEET NUMBER:
OF: TOTAL SHEETS
A4

A000081

EXHIBIT

5

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EXISTING BASEMENT FLOOR PLAN

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

BUILDING & ZONING DATA
716 N. DUNTON AVE. - EXIST. HOUSE

ZONING:	R-3 (RESIDENTIAL)	
TOTAL LOT AREA:	6,283 SF	
FAR:		2,851.2 SF
BLDG. LOT COVERAGE:		1,439.7 SF
IMP. LOT COVERAGE:		2,978.3 SF

AREA CALCULATIONS

FIRST FLOOR:	1,439.7 SF
SECOND FLOOR:	1,111.5 SF
TOTAL HABITABLE:	2,551.2 SF ACTUAL FAR
6,283 SF X 0.45 = 2,826 SF ALLOWL FAR	

IMPERVIOUS AREA:	
AREA BREAKDOWN:	1,439.7 SF (HOUSE FOOTPRINT)
	224.7 SF (PORCHES)
	308.1 SF (BRICK/ CONC. WALKS)
	166.8 SF (CONCRETE DRIVE)
TOTAL IMPERVIOUS:	2,978.3 SF TOTAL
ALLOWABLE IMPERVIOUS AREA:	55% (3,444.6 SF)

BASEMENT PLAN NOTES

A	(2) 2" x 7 3/8" LVL
B	2" x 7 3/8" @ 16" o.c. DF
C	5 1/2" x 3 1/2" BEAM
D	2" x 6" @ 16"o.c.
E	NOM. 2 x 10 @ 16"o.c.
F	4 x 4 BEAM
G	NOM. 5" H.H. COLUMN (NO FOOTING)
H	NOM. (2) 2 x 10 BEAM

N. DUNTON AVE.

SHEET NUMBER: A1	
OF: TOTAL SHEETS	
SHEET TITLE: EXISTING BASEMENT PLAN	
SCALE:	
CHECKED BY:	
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DATE	
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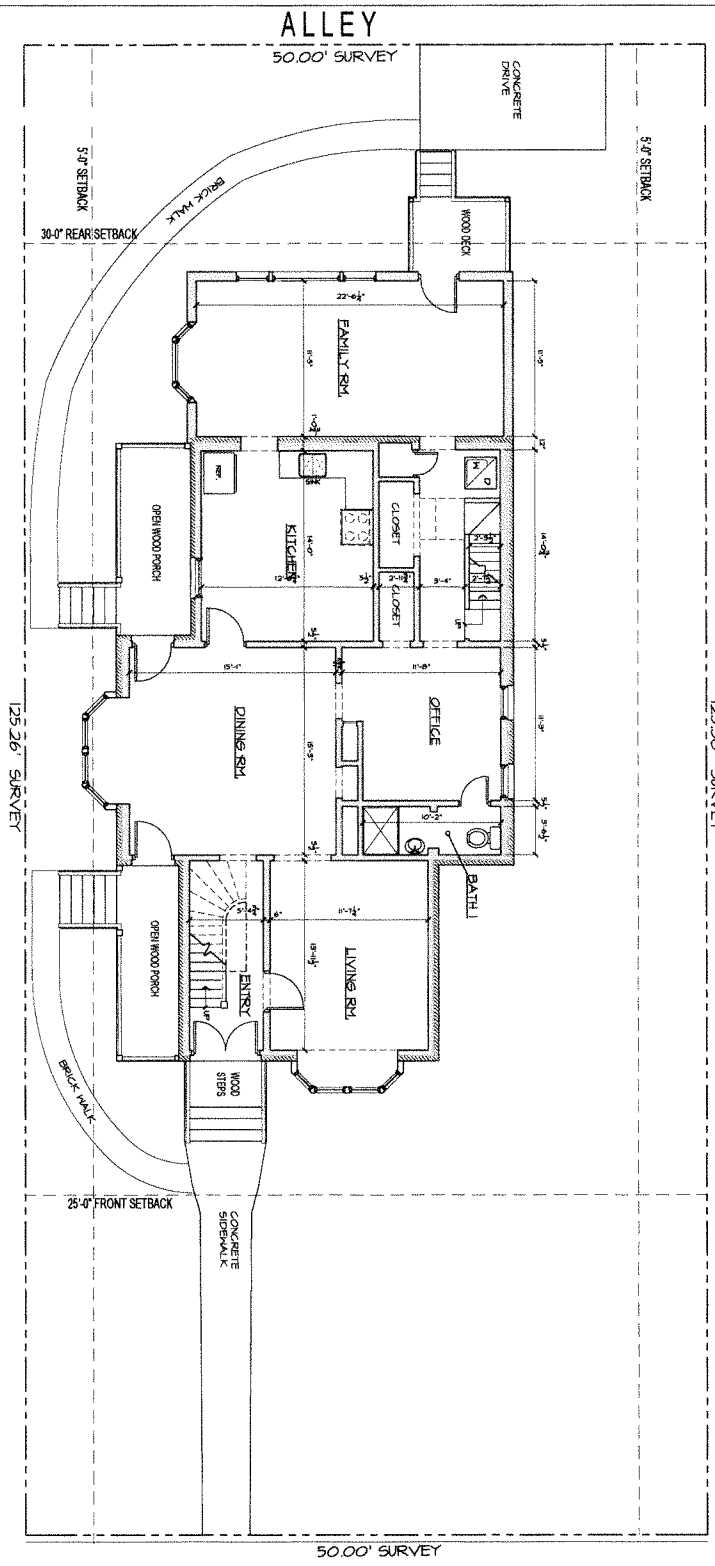
DATE	CLIENT REVIEW
10/21/23	

EXISTING AS-BUILT PLANS FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

MASTER CRAFT BUILDERS & CARPENTRY
(847) 875-6249

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NORTH

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE	10/21/23 CLIENT REVIEW

EXISTING AS-BUILT PLANS FOR;
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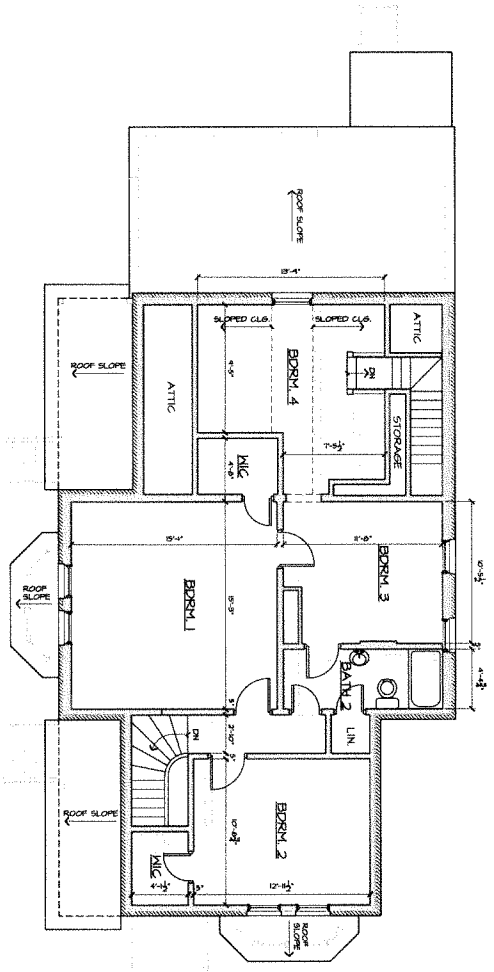
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PALATINE, IL 60074

SHEET TITLE: EXISTING FIRST FLOOR PLAN
SHEET NUMBER: A2
OF: TOTAL SHEETS

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NORTH

EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NUMBER:	A3
OF: TOTAL SHEETS	
SHEET TITLE:	EXISTING SECOND FLOOR PLAN
SCALE:	
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DATE	

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DATE	CLIENT REVIEW
10/21/23	

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PALATINE, IL 60074

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EXHIBIT

6

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NORTH

0 40

Scale: 1" = 40'

BLOCK SETBACK EXHIBIT

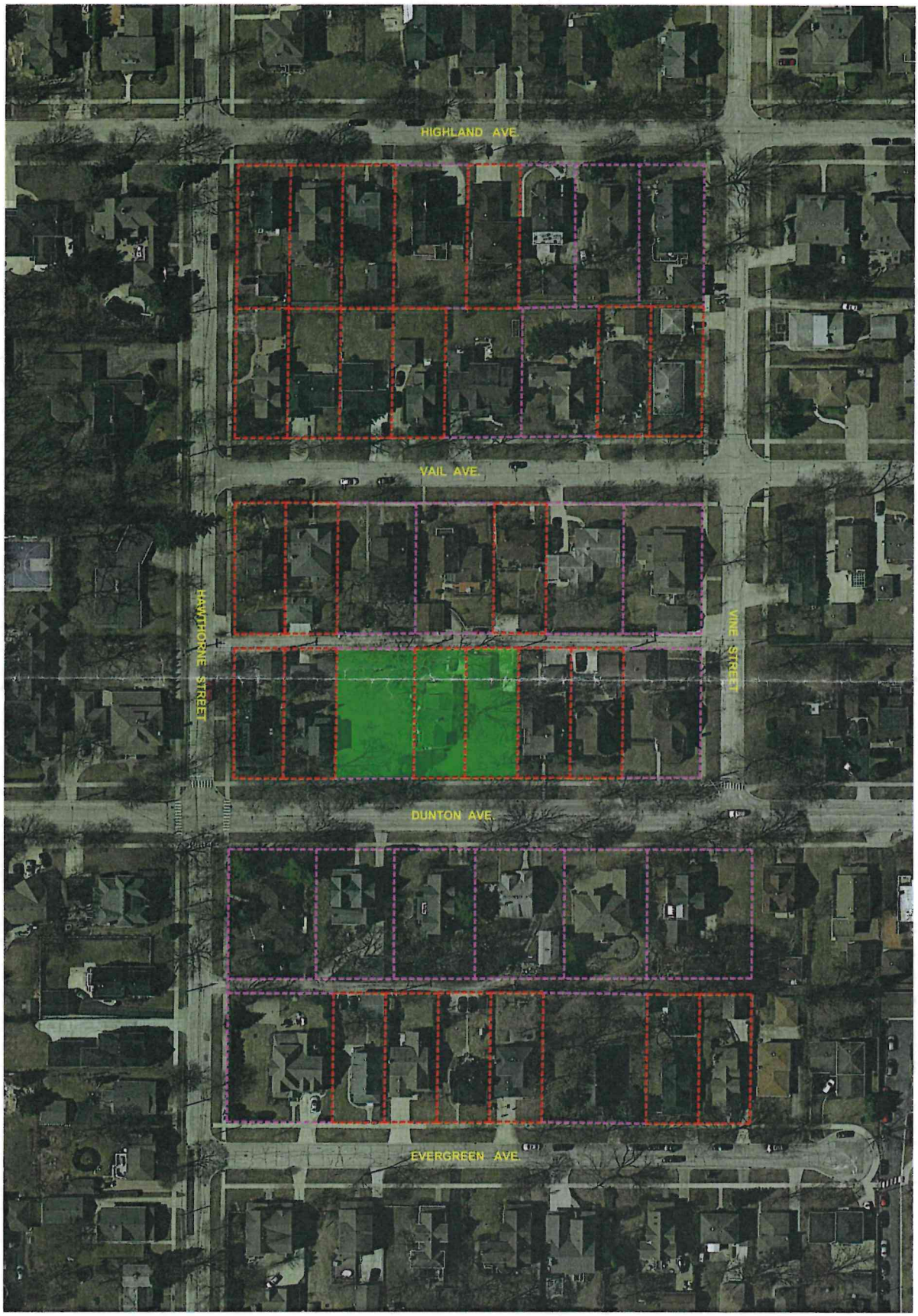
FOR 716 N. DUNTON AVE
ARLINGTON HEIGHTS

A000085

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel 847.394.6600 Fax 847.394.6608
Illinois Professional Design Firm License No 184.003152 www.HaegerEngineering.com

Project Manager:
Engineer:
Date: 12.18.20
Project No. 19-1
Sheet 1/

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Project Manager: MLA
Designed:
Drawn:
Project No: 19-1700
Sheet 1/1

PROPERTY EXHIBIT

NEIGHBORHOOD VICINITY
716 N. DUNTON AVE
ARLINGTON HEIGHTS

HAEGER ENGINEERING
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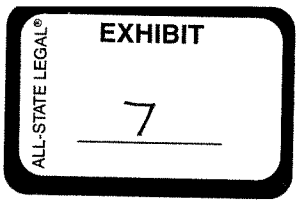
No. Date Revision

Scale: 1" = 40'

NORTH

JOHN NELSON – ARCHITECT, INC.
NCARB CBO

1420 Whispering Springs Circle
Palatine, IL 60074
847-991-9154 - Office
847-513-4389 - Cell
janco4@comcast.net



October 6, 2023

Mr. Vince Deligio
Mastercraft Builders and Carpenters
1000 George Street
Barrington, Illinois 60010

Re: 716 N. Dunton Avenue – Existing Conditions Observed
Arlington Heights, Illinois

Mr. Deligio:

A property inspection made to an existing single family at 716 N. Dunton Avenue in Arlington Heights on September 30, 2023.

Present at the site were Mr. and Mrs. Deligio the building owners, Troy Perrin an electrical inspector and John Nelson.

The purpose of this inspection was to provide ownership with a list of visible code violations.

Note from AJ 501.3 of the 2018 International Residential Code (IRC) "Extensive alteration" – where the total area of all the work areas included in an alteration exceeds 50% of the area of the dwelling unit the work shall be considered reconstruction and shall comply with the requirements of this provision for reconstruction work."

Much settlement within the building and at the building perimeter was observed. Therefore provide soil test per R 401.4. The basement floor was considerably depressed in many areas. Evidence of attempts of concrete shoring at the deteriorating masonry foundation was made. Evidence of foundation bowing at the building exterior was seen.

Provide an asbestos report from a certified asbestos specialist clearly noting the extent of asbestos found in the home and detailing the method by which the asbestos may be removed, hauled away and appropriately disposed off- site per the Cook County Environmental Division.

Provide a mold report. Water has seeped through the masonry foundation requiring foundation replace an apparent mold intrusion appears to have worked to the 2 x 8 basement ceiling joists and associated beams. Metal columns supporting the 4 x 4 beam now serving as the supporting means for the

basement ceiling joist. Penetration of the joists reveals softening wood fibers to the joists and associated ledgers. This report must be included in any permitting for the reconstruction per R 106.1 of the 2018 IRC.

Install stairway illumination per R 311.7.9 of the 2018 IRC.

Height of basement ceiling at our measured location is 6'-3" in conflict with R 305.1.1 of the 2018 IRC.

Minimum bathroom fixture clearances mandated by R 307 and figure R 307 .1 of the 2018 IRC are not kept in place.

Safety glazing required to windows at the tub area per R 308.4 of the 2018 IRC. (Bathroom 2nd floor etc.)

The required 2nd means of egress for bedrooms appears to be inadequate per R 310.1, R310.2.1 of the 2018 IRC and NFPA 24.2.2.1.

Interior stair treads and risers do not comply with R 311.7.5 of the 2018 IRC.

Minimum stair way headroom to the basement of 6'-8" is not met per R 311.7.2 of the 2018 IRC.

Required handrails to interior stairs per R 311.7.8 of the 2018 IRC.

Interior and exterior handrails do not comply with height requirements per R 311.7.8.1, handrail grip size per R 311.7.8.3, handrail/guardrail structural requirements per Table 301.5, stair and deck guard rail baluster spacing per R 312.1.2; all of the 2018 IRC.

Window fall protection required for the 2nd floor windows per R 312.2 of the 2018 IRC.

Proper number and location of smoke detectors required per R 314.3 and R314.6 of the 2018 IRC.
Proper number of CO alarms required per R 315.2 of the 2018 IRC.

All rain water runoff from the building shall be collected by an adequate system of drain pipes which discharge into downspouts and evacuate away from the residence and drain such that it does not create a nuisance to neighbors per local ordinance.

Porches and decks that do not allow access for maintenance underneath shall have all vegetation and organic material removed from beneath the porch/deck and the ground under the structure shall be covered in polyethylene sheet or weed block material and then with grave per R 408.5 of the 2018 IRC.

Porch/deck not positively anchored to the primary structure per R 507.1 of the 2018 IRC.

Porch/deck ledger structure shall not be supported on stone or masonry veneer per R 507.2.1 of the 2018 IRC.

Exterior stairway illumination shall be provided in operable condition with the light source at the tub landing of the stair way per 311.7.9 of the 2018 IRC.

Guardrails and handrail construction is not designed to withstand a horizontally applied load of 200 lbs./sf. Guardrail infill components like balusters do not withstand a horizontally applied load of 50 lbs/sf per table R 301.5 of the 2018 IRC.

The interior columns supporting the main beam have no footing support per R 401.2 of the 2018 IRC.

Sill bolt spacing and size in the basement framing at the intersection of the masonry wall and basement ceiling joists are not apparent per R 403.1.6 of the 2018 IRC with basement ceiling joists imbedded into the water damage masonry walls of the basement.

Porch masonry foundation pier structure is spaulding all locations. Cannot determine whether or not there is a frost wall supporting these masonry piers per 403.1.4.1

Masonry foundation walls out of plumb at northwest corner of original building. Interior masonry walls in basement out of plumb and Spaulding all locations. Verify thickness of foundation is adequate per R 404.1.2 of the 2018 IRC.

Drain tile is absent around foundation perimeter. Install same per R 404.1 of the 2018 IRC.

The floor joist at basement ceiling easily penetrated owing to mold, moisture, etc. present in the basement. Rear enclosed porch floor area pitched towards exterior walls. It does not appear that that proper bearing is provided per R 502.6 of the 2018 IRC.

Basement concrete floor badly pitched (over 6") at corner by the basement stairs. Concrete replacement required to provide compliance per R 506 of the 2018 IRC.

Adjustable columns have been placed to support floor and 4 x 4 beam center span. Redesign required per R 106.1 of the 2018 IRC to show how permanent bearing can occur for live loads required per Table R 301.5 and Table R 301.7 of the 2018 IRC.

Exterior masonry wall exhibits Spaulding. Complete tuck-pointing, lintel replacement, flashing required all areas for a weather tight condition. Exterior decorative finishes to be replaced as they are beyond repair some locations per R 606 of the 2018 IRC.

Roofing at the original building is approx.. 8 years old. Drip edge is missing all locations as required per R 905.2.8.5 of the 2018 IRC. Could not determine if ice and water protection as required per R 905.2.7 of the 2018 IRC was installed.

Complete compliance with R 402.1.3 of the 2018 International Energy Conservation Code (Table N 1102.1.3) required for reconstruction in this climate area 5 and Marine area for fenestration (U= max.0.30), ceiling R value (R 49) and basement masonry walls (13/17) as well as exterior 1st and 2nd floor masonry walls (R 20) for prescriptive performance; or otherwise show compliance with R 401.2.2 and R 401.2.3 for alternate compliance method per 2018 International Energy Conservation Code (IECC)

Elements are to be sealed to comply with Table R 402.4.1.1 of the 2018 IECC.

The owner is required to replace the inoperative boiler system. For the new HVAC unit equipment sizing shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA manual J or other approved heating and cooling calculation methodologies per R 403.7 of the 2018 IECC.

How water piping shall be insulated per R 403.5.3 of the 2018 IECC and R 403.4 of the 2018 IECC.

New supply and return air ducts in attic shall be insulated per R 403.3.1 of the 2018 IECC.

The mechanical HVAC system is to be replaced in complete compliance with M1300 of the 2018 IRC (general), M1400 (Heating and Cooling equipment and Appliances) M 1500 (Exhaust system), M1600 (duct system) M 1700 (combustion air), M 1800 (chimney and vent) and Section 24 (fuel gas) all of the 2018 IRC.

The existing plumbing has a lead water service requiring replacement and a 5e/8" water meter; undersized per a water fixture count prescribed by the Illinois Department of Public Health.

716 N Dunton, Arlington Heights
Electrical Evaluation

1. 110.3 Examination, Identification, Installation, Use, and Listing (Product Certification) of Equipment. (A) Examination. In judging equipment, considerations such as the following shall be evaluated: (1) Suitability for installation and use in conformity with the provisions of this Code.
2. 110.3 Examination, Identification, Installation, Use, and Listing (Product Certification) of Equipment. (A) Examination. In judging equipment, considerations such as the following shall be evaluated: (3) Wire-bending and connection space.
3. 110.3 Examination, Identification, Installation, Use, and Listing (Product Certification) of Equipment. (A) Examination. In judging equipment, considerations such as the following shall be evaluated: (4) Electrical insulation.
4. 110.2 Approval. The conductors and equipment required or permitted by this Code shall be acceptable only if approved.
5. 110.7 Wiring Integrity. Completed wiring installations shall be free from short circuits, ground faults, or any connections to ground other than as required or permitted elsewhere in this Code. (Cloth wiring. Failure of insulation.)
6. 110.12 Mechanical Execution of Work. Electrical equipment shall be installed in a neat and workmanlike manner.
7. 110.12 (A) Unused Openings. Unused openings, other than those intended for the operation of equipment, those intended for mounting purposes, or those permitted as part of the design for listed equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment. Where metallic plugs or plates are used with nonmetallic enclosures, they shall be recessed at least 6 mm (1⁄4 in.) from the outer surface of the enclosure.
8. 110.12 (B) Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating.
9. 110.14 (D) Installation. Where a tightening torque is indicated as a numeric value on equipment or in installation instructions provided by the manufacturer, a calibrated torque tool shall be used to achieve the indicated torque value, unless the equipment manufacturer has provided installation instructions for an alternative method of achieving the required torque.
10. 200.4 Neutral Conductors. Neutral conductors shall be installed in accordance with 200.4(A) and (B).
11. 200.4 (A) Installation. Neutral conductors shall not be used for more than one branch circuit, for more than one multiwire branch circuit, or for more than one set of ungrounded feeder conductors unless specifically permitted elsewhere in this Code.
12. 200.4 (B) Multiple Circuits. Where more than one neutral conductor associated with different circuits is in an enclosure, ground- ed circuit conductors of each circuit shall be identified or grouped to correspond with the ungrounded circuit conductor(s) by wire markers, cable ties, or similar means in at least one location within the enclosure.

13. 200.6 Means of Identifying Grounded Conductors. (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means: (1) A continuous white outer finish. (2) A continuous gray outer finish.
14. 210.4 (D) Grouping. The ungrounded and grounded circuit conductors of each multiwire branch circuit shall be grouped in accordance with 200.4(B).
15. 200.6 (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4 AWG or larger shall be identified by one of the following means: (1) A continuous white outer finish. (2) A continuous gray outer finish.
16. 200.10 Identification of Terminals. 200.10 (B) Receptacles, Plugs, and Connectors. Receptacles, polarized attachment plugs, and cord connectors for plugs and polarized plugs shall have the terminal intended for connection to the grounded conductor identified as follows: (1) Identification shall be by a metal or metal coating that is substantially white in color or by the word white or the letter W located adjacent to the identified terminal. (2) If the terminal is not visible, the conductor entrance hole for the connection shall be colored white or marked with the word white or the letter W.
17. 200.11 Polarity of Connections. No grounded conductor shall be attached to any terminal or lead so as to reverse the designated polarity.
18. 210.4 Multiwire Branch Circuits. 210.4 (B) Disconnecting Means. Each multiwire branch circuit shall be provided with a means that will simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates.
19. 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(A) through (E). The ground-fault circuit interrupter shall be installed in a readily accessible location.
20. 2120.8 (A) Dwelling Units. All 125-volt, single-phase, 15- and 20- ampere receptacles installed in the locations specified in 210.8(A) shall have ground-fault circuit interrupter protection for personnel. (1) Bathrooms (3) Outdoors (5) Unfinished portions or areas of the basement not intended as habitable rooms (6) Kitchens — where the receptacles are installed to serve the countertop surfaces (7) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink (9) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall (10) Laundry areas.
21. 210.11 (C) (1) Small-Appliance Branch Circuits. In addition to the number of branch circuits required by other parts of this section, two or more 20-ampere small-appliance branch circuits shall be provided for all receptacle outlets specified by 210.52(B).
22. 210.11 (C) (2) Laundry Branch Circuits. In addition to the number of branch circuits required by other parts of this section, at least one additional 20-ampere branch circuit shall be provided to supply the laundry receptacle outlet(s) required by 210.52(F). This circuit shall have no other outlets.
23. 210.11 (C) (3) Bathroom Branch Circuits. In addition to the number of branch circuits required by other parts of this section, at least one 120-volt, 20-ampere branch circuit shall be provided to supply the bathroom(s) receptacle outlet(s). Such circuits shall have no other outlets.
24. 210.12 (A) Arc-Fault Circuit-Interrupter Protection. Dwelling Units. All 120-volt, single-phase, 15- and 20- ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms

or areas shall be protected by any of the means described in 210.12(A): (1) A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit (2) A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. (3) A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met: a. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter. b. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor. c. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. (4) A listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met: a. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter. b. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor. c. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. d. The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination–type AFCI and shall be listed as such.

25. 210.50 (C) Appliance Receptacle Outlets. Appliance receptacle outlets installed in a dwelling unit for specific appliances, such as laundry equipment, shall be installed within 1.8 m (6 ft) of the intended location of the appliance.
26. 210.52 (A) (1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft) from a receptacle outlet.
27. 210.52 (A) (2) Wall Space. As used in this section, a wall space shall include the following: (1) Any space 600 mm (2 ft) or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces (2) The space occupied by fixed panels in walls, excluding sliding panels (3) The space afforded by fixed room dividers, such as free- standing bar-type counters or railings.
28. 210.52 (B) (2) No Other Outlets. The two or more small-appliance branch circuits specified in 210.52(B)(1) shall have no other outlets.
29. 210.52 (B) (3) Kitchen Receptacle Requirements. Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not fewer than two small-appliance branch circuits.
30. 210.52 (C) (1) Wall Countertop and Work Surface. In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces. A receptacle outlet shall be installed at each wall countertop and work surface that is 300 mm (12 in.) or wider. Receptacle outlets shall be installed so that no

point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space.

31. 210.52 (C) (5) Receptacle Outlet Location. Receptacle outlets shall be located on or above, but not more than 500 mm (20 in.) above, the countertop or work surface. Receptacle outlet assemblies listed for use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
32. 210.52 (D) (D) Bathrooms. At least one receptacle outlet shall be installed in bathrooms within 900 mm (3 ft) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop, located on the countertop, or installed on the side or face of the basin cabinet. In no case shall the receptacle be located more than 300 mm (12 in.) below the top of the basin or basin countertop. Receptacle outlet assemblies listed for use in counter- tops shall be permitted to be installed in the countertop.
33. 210.52 (E) (1) For a one-family dwelling and each unit of a two-family dwelling that is at grade level, at least one receptacle outlet readily accessible from grade and not more than 2.0 m (6 1⁄2 ft) above grade level shall be installed at the front and back of the dwelling.
34. 210.52 (E) (3) Balconies, Decks, and Porches. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle outlet shall not be located more than 2.0 m (61⁄2 ft) above the balcony, deck, or porch walking surface.
35. 210.52 (G) Basements, Garages, and Accessory Buildings. For one and two- family dwellings, at least one receptacle outlet shall be installed in the areas specified in 210.52(G). These receptacles shall be in addition to receptacles required for specific equipment. Basements. In each separate unfinished portion of a basement.
36. 210.52 (H) Hallways. In dwelling units, hallways of 3.0 m (10 ft) or more in length shall have at least one receptacle outlet.
37. 210.70 (A) (1) Habitable Rooms. At least one wall switch–controlled lighting outlet shall be installed in every habitable room, kitchen, and bathroom.
38. 210.70 (A) (2) Additional Locations. Additional lighting outlets shall be installed in accordance with the following: (1) At least one wall switch–controlled lighting outlet shall be installed in hallways, stairways, attached garages, and detached garages with electric power.
39. 210.70 (A) (3) Where one or more lighting outlet(s) are installed for interior stairways, there shall be a wall switch at each floor level, and landing level that includes an entryway, to control the lighting outlet(s) where the stairway between floor levels has six risers or more.
40. Per local amendments – BX and cloth wiring are not permitted.
41. 225.27 Raceway Seal. Where a raceway enters a building or structure from outside, it shall be sealed. Spare or unused race- ways shall also be sealed. Sealants shall be identified for use with cable insulation, conductor insulation, bare conductor, shield, or other components.
42. Local amendment does not permit the service entrance rated cable from meter to panel. Service conductors are required to be in an AHJ approved conduit.
43. 230.66 Marking. Service equipment rated at 1000 volts or less shall be marked to identify it as being suitable for use as service equipment. All service equipment shall be listed or field labeled.

Individual meter socket enclosures shall not be considered service equipment but shall be listed and rated for the voltage and ampacity of the service.

44. 230.70 (B) Marking. Each service disconnect shall be permanently marked to identify it as a service disconnect.
45. 250.24 (A) System Grounding Connections. A premises wiring system supplied by a grounded ac service shall have a grounding electrode conductor connected to the grounded service conductor, at each service.
46. 250.24 (B) Main Bonding Jumper. For a grounded system, an unspliced main bonding jumper shall be used to connect the equipment grounding conductor(s) and the service-disconnect enclosure to the grounded conductor within the enclosure for each service disconnect in accordance with 250.28.
47. 250.53 (A) Rod, Pipe, and Plate Electrodes. Rod, pipe, and plate electrodes shall meet the requirements of 250.53. (1) Below Permanent Moisture Level. If practicable, rod, pipe, and plate electrodes shall be embedded below permanent moisture level. Rod, pipe, and plate electrodes shall be free from nonconductive coatings such as paint or enamel.
48. 250.53 (A) (2) Supplemental Electrode Required. A single rod, pipe, or plate electrode shall be supplemented by an additional electrode of a type specified in 250.52(A)(2) through (A)(8). The supplemental electrode shall be permitted to be bonded to a ground rod.
49. 250.53 (A) (3) Supplemental Electrode. If multiple rod, pipe, or plate electrodes are installed to meet the requirements of this section, they shall not be less than 1.8 m (6 ft) apart.
50. 250.64 (A) (2) Exposed to Physical Damage. A copper grounding electrode conductor exposed to physical damage shall be protected in an AHJ approved conduit.
51. 250.68 (C) (1) Interior metal water piping that is electrically continuous with a metal underground water pipe electrode and is located not more than 1.52 m (5 ft) from the point of entrance to the building shall be permitted to extend the connection to an electrode(s). Interior metal water piping located more than 1.52 m (5 ft) from the point of entrance to the building shall not be used as a conductor to interconnect electrodes of the grounding electrode system.
52. 250.92 Services. (A) Bonding of Equipment for Services. The normally non- current-carrying metal parts of equipment indicated in 250.92(A)(1) and (A)(2) shall be bonded together. (1) All raceways that enclose, contain, or support service conductors, except as permit- ted in 250.80 (2) All enclosures containing service conductors, including meter fittings, boxes, or the like, interposed in the service raceway.
53. 250.94 Bonding for Communication Systems. Communications system bonding terminations shall be connected to a Bonding Termination Device. An intersystem bonding termination (IBT) for connecting intersystem bonding conductors shall be provided external to enclosures at the service equipment or metering equipment enclosure and at the disconnecting means for any additional buildings or structures.
54. 250.104 (B) Other Metal Piping. If installed in or attached to a building or structure, a metal piping system(s), including gas piping, that is likely to become energized shall be bonded to any of the following: (1) Equipment grounding conductor for the circuit that is likely to energize the piping system (2) Service equipment enclosure (3) Grounded conductor at the service (4) Grounding electrode conductor, if of sufficient size (5) One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size.

55. 314.27 (2) Ceiling Outlets. At every outlet used exclusively for lighting, the box shall be designed or installed so that a luminaire or lampholder may be attached. Boxes shall be required to support a luminaire weighing a minimum of 23 kg (50 lb.). A luminaire that weighs more than 23 kg (50 lb.) shall be supported independently of the outlet box, unless the outlet box is listed for not less than the weight to be supported. The interior of the box shall be marked by the manufacturer to indicate the maximum weight the box shall be permitted to support.
56. 314.27 (C) Boxes at Ceiling-Suspended (Paddle) Fan Outlets. Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb.). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb.), the required marking shall include the maximum weight to be supported.
57. 406.4 (A) Grounding Type. Except as provided in 406.4(D), receptacles installed on 15- and 20-ampere branch circuits shall be of the grounding type. Grounding-type receptacles shall be installed only on circuits of the voltage class and current for which they are rated.
58. 406.4 (D) (5) Tamper-Resistant Receptacles. Listed tamper-resistant receptacles shall be provided where replacements are made at receptacle outlets that are required to be tamper-resistant else- where in this Code.
59. 406.12 Tamper-Resistant Receptacles. All 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be listed tamper resistant receptacles. (1) Dwelling units in all areas specified in 210.52 and 550.13
60. 406.9 (B) Wet Locations. (1) Receptacles of 15 and 20 Amperes in a Wet Location. Receptacles of 15 and 20 amperes, 125 and 250 volts installed in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. An outlet box hood installed for this purpose shall be listed and shall be identified as "extra-duty." Other listed products, enclosures, or assemblies providing weatherproof protection that do not utilize an outlet box hood need not be marked "extra duty."
61. 408.4 Field Identification Required. (A) Circuit Directory or Circuit Identification. Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include an approved degree of detail that allows each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory that is located on the face or inside of the panel door in the case of a panelboard and at each switch or circuit breaker in a switchboard or switchgear. No circuit shall be described in a manner that depends on transient conditions of occupancy.
62. 410.2 Definition. Closet Storage Space. The volume bounded by the sides and back closet walls and planes extending from the closet floor vertically to a height of 1.8 m (6 ft) or to the highest clothes hanging rod and parallel to the walls at a horizontal distance of 600 mm (24 in.) from the sides and back of the closet walls, respectively, and continuing vertically to the closet ceiling parallel to the walls at a horizontal distance of 300 mm (12 in.) or the width of the shelf, whichever is greater; for a closet that permits access to both sides of a hanging rod, this space includes the volume below the highest rod extending 300 mm (12 in.) on either side of the rod on a plane horizontal to the floor extending the entire length of the rod.

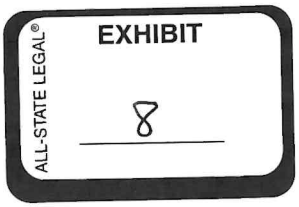
63. 410.16 (B) Luminaire Types Not Permitted. Incandescent luminaires with open or partially enclosed lamps and pendant luminaires or lampholders shall not be permitted.
64. 410.16 (C) Location. The minimum clearance between luminaires installed in clothes closets and the nearest point of a closet storage space shall be as follows: (1) 300 mm (12 in.) for surface-mounted incandescent or LED luminaires with a completely enclosed light source installed on the wall above the door or on the ceiling. (2) 150 mm (6 in.) for surface-mounted fluorescent luminaires installed on the wall above the door or on the ceiling. (3) 150 mm (6 in.) for recessed incandescent or LED luminaires with a completely enclosed light source installed in the wall or the ceiling. (4) 150 mm (6 in.) for recessed fluorescent luminaires installed in the wall or the ceiling. (5) Surface-mounted fluorescent or LED luminaires shall be permitted to be installed within the closet storage space where identified for this use.
65. Wiremold does not have the required ground.



ALTA ENGINEERING, Ltd.
CONSULTING ENGINEERS

470 Bennett Road
Elk Grove Village, IL 60007
(847) 357-1007

October 4, 2023



Mr. Vince Deligio
Mastercraft Builders
deligioV@icloud.com

Re: 716 N. Dunton - Existing conditions
Arlington Heights, IL
AEL No. 23514.AEL

Dear Vince,

On October 3, 2023, at your request, I accompanied you on a visit to the referenced residence. No drawings for the existing building were available for review at the time of our inspection.

PURPOSE

The purpose of this visit was to visually inspect the residence structure, to evaluate the structural integrity of the system and to make observations concerning repairs that may be required and/or further investigation that may be necessary to correct any observed deficiencies.

EXISTING CONSTRUCTION

The residence is two story structure over a basement. It is approximately one hundred fifty years of age and appears to be of conventional construction: wood roof deck, rafters and beams; wood floor decks supported on wood joists, beams and beams; perimeter wood bearing walls; brick veneer (aluminum siding at the addition). The rear portion of the building appears to have been an addition. No drawings of the existing residence are available.

OBSERVATION

The following items were noted:

Exterior:

- The exterior brick work is cracked; there is evidence of previous patching and tuck pointing.
- The entry and side porches are deteriorated; the support piers are cracked and are moving. The wood trim, stairs, railings, etc., throughout, are deteriorating.

- The sidewalk along the south side of the house has been removed due to setback issues.
- Exception for a few windows that have been replaced, the remainder of windows, trim, etc. have deteriorated.
- The chimney is cracked and spalled above the roof, likely from water infiltration.
- The wall of the rear addition appears to be sitting on a spread footing. However, the top of the footing is above grade. Likely, there is inadequate frost cover provided.

Interior:

- The existing floor at the rear of the residence is uneven and sloped.
- There is evidence of water intrusion.

Basement:

- The existing basement stairs are narrow and uneven. The railings are questionable.
- The basement is constructed of common brick. There is evidence of water infiltration throughout the basement.
- The height of the basement is less than six feet (6'-0").
- There is evidence of water infiltration throughout the basement.
- At the north side, the basement wall is deflecting inward. The walls and the skim coating that was added are cracked and spalling. At one location at the base of the stairs, it appears that a piece of concrete wall was added to the interior to strengthen the existing. It too is being displaced and does little to prevent the typical water intrusion.
- The east wall is cracked and spalled. The brick has deteriorated, and the previous skim coat has spalled.
- several steel pipe columns have been added to support the wood beams. At one location the beam has been cut and removed and steel pipes added at each side. It is unclear how the loads bridge over the cut section of the beam.
- Brick cracking, deterioration and water infiltration is common throughout the basement.
- The chimney is cracked and deteriorated and appears to allow significant water infiltration.
- The basement slab has cracked and is uneven throughout.

EVALUATION /RECOMMENDATION

In our opinion, the condition of the residence is poor. The lack of maintenance and repair has significant water to infiltrate the building and allowed the structure to deteriorate.

The work necessary to correct and restore the integrity of the structure is significant:

- New drain tile and sumps.
- New waterproofing of the basement walls.
- Remove and replace the basement walls; the basement could be deepened.
- As an option, the existing basement walls can be reinforced and braced with an additional wall structure.
- The deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns.
- The chimney should be removed and replaced.
- The exterior brick should be patched and/or tuckpointed.
- The exterior wood porches (including foundations) should be removed and replaced.
- The wood railings, trim, architectural elements should be replaced.
- The wood windows and trim should be replaced.
- The interior wood floors should be shimmed or leveled to reduce the unevenness.

With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option.

If you have any questions, or if we can be of further assistance to you, please do not hesitate to contact us.

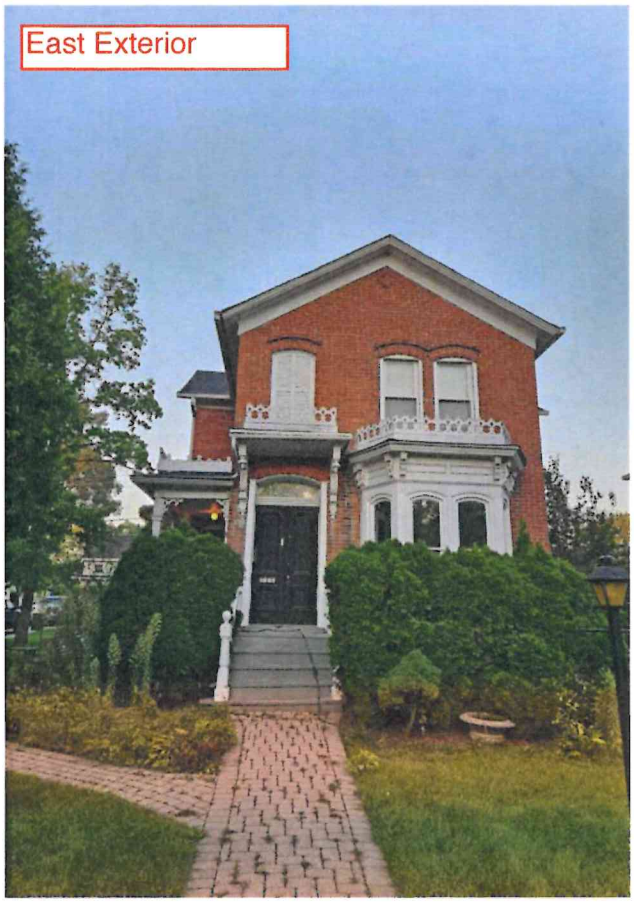
Sincerely,
ALTA Engineering, Ltd.

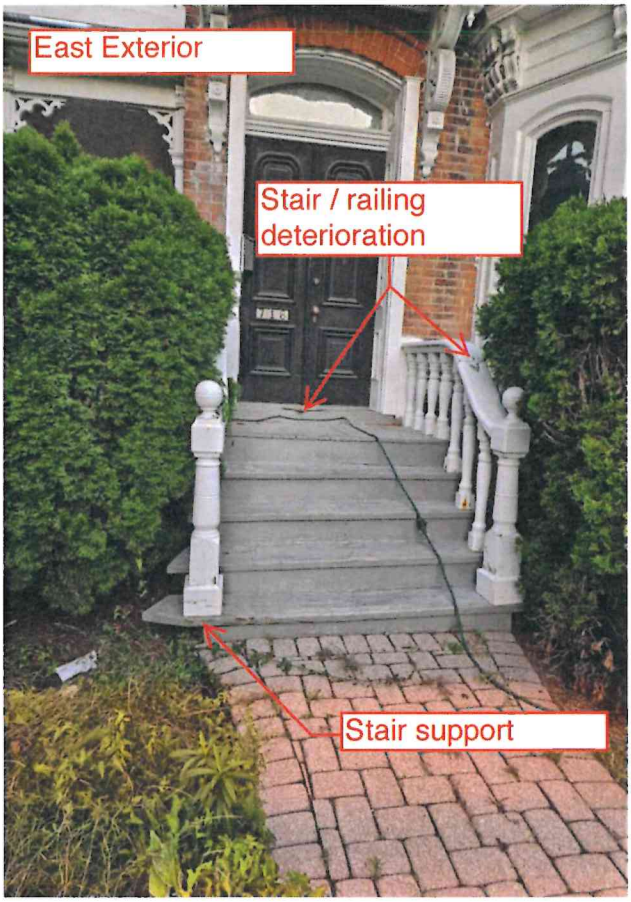
STATE OF ILLINOIS
CHARLES S. REISING
081-004092
Arlington Hts.
LICENSED STRUCTURAL ENGINEER

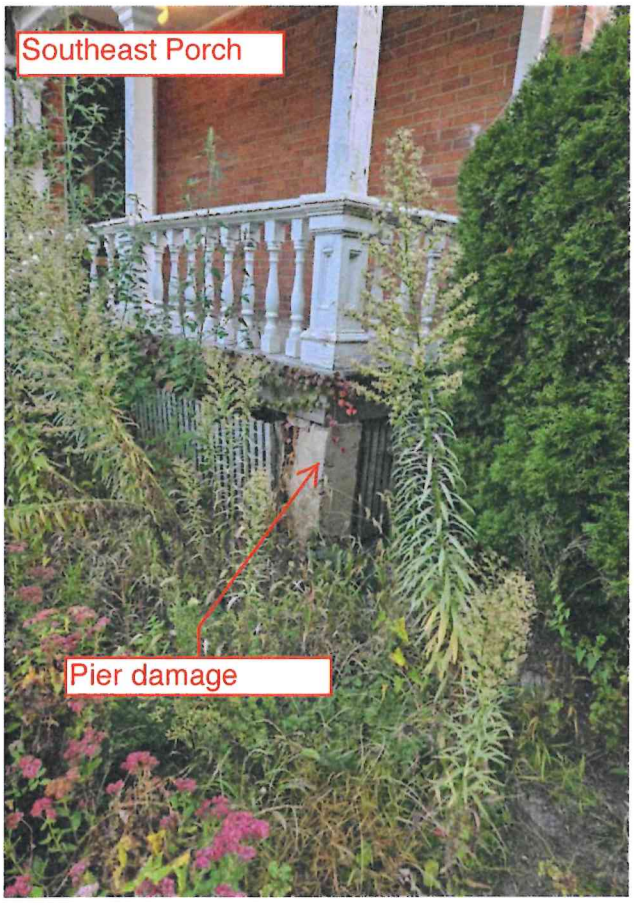
Charles S. Reising, S.E.
President

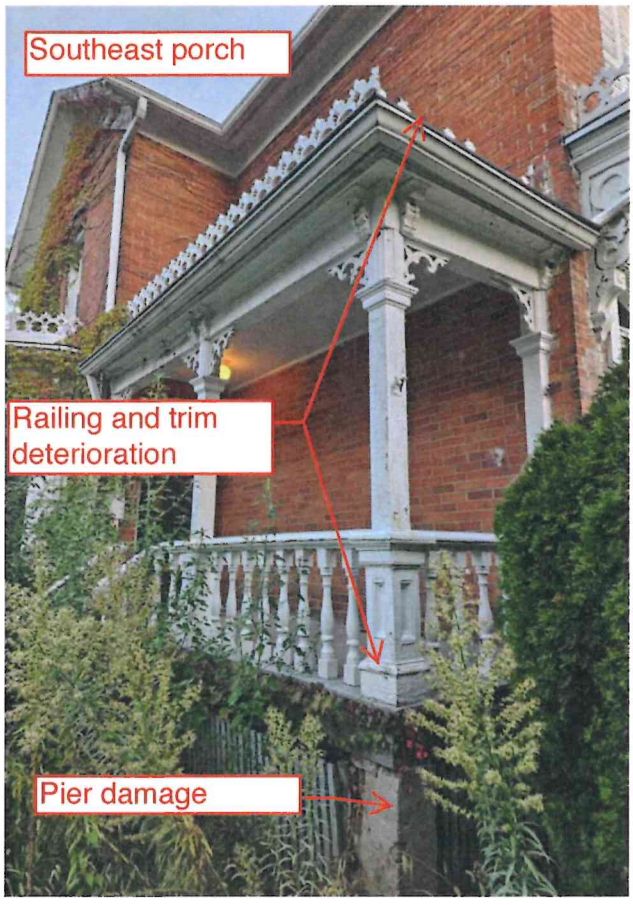
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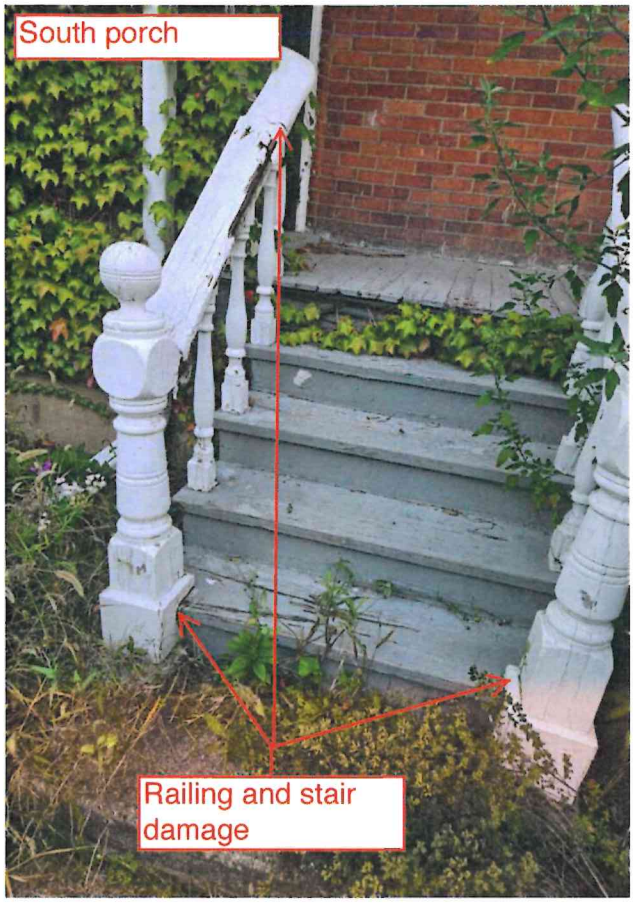
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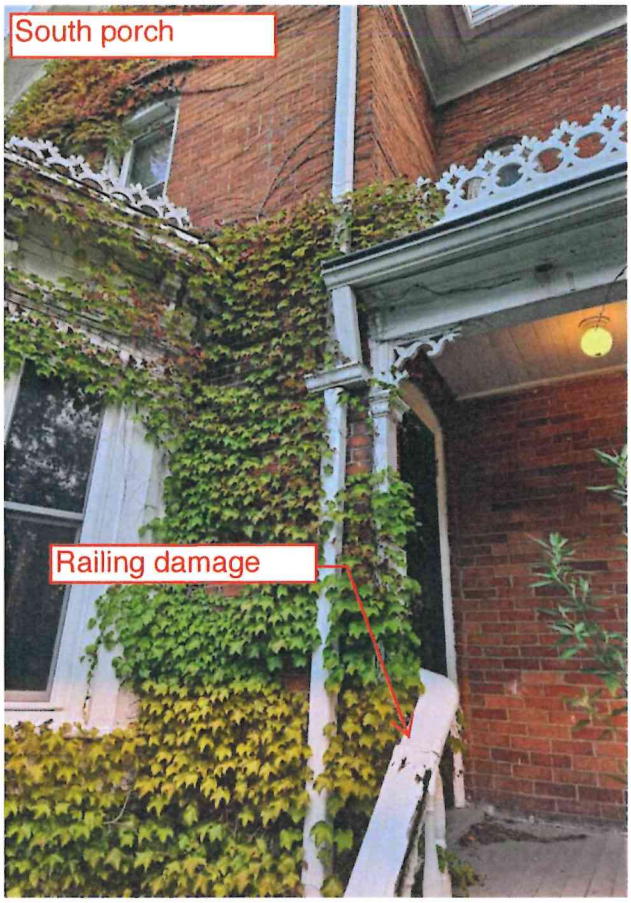

East Exterior

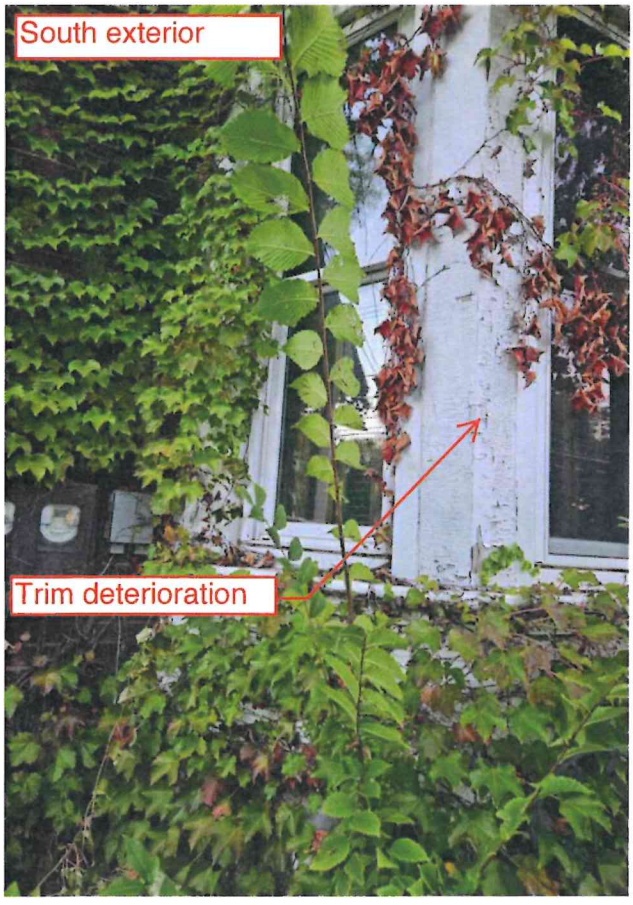

East Exterior
Stair / railing deterioration
Stair support

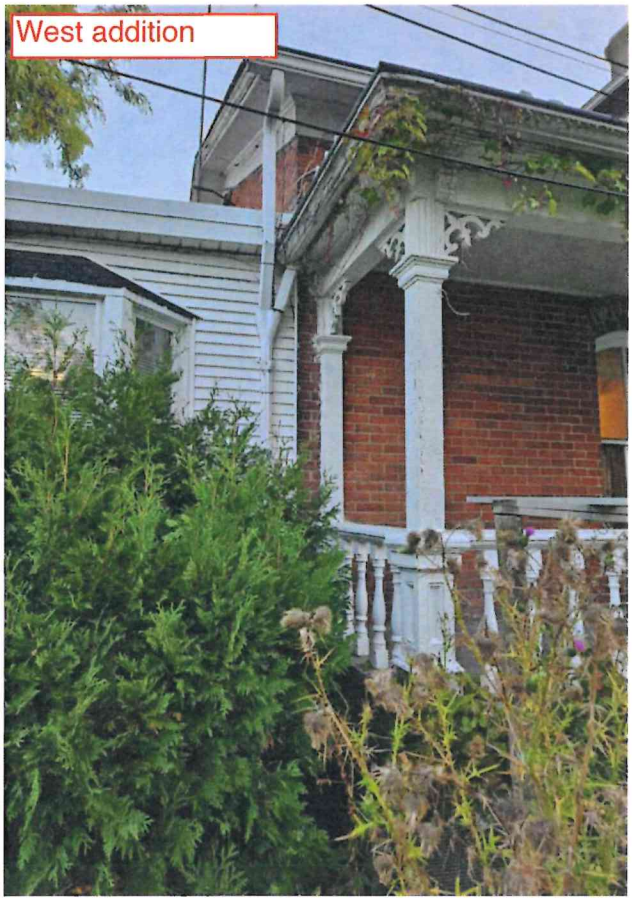

Southeast Porch
Pier damage


Southeast porch
Railing and trim deterioration
Pier damage

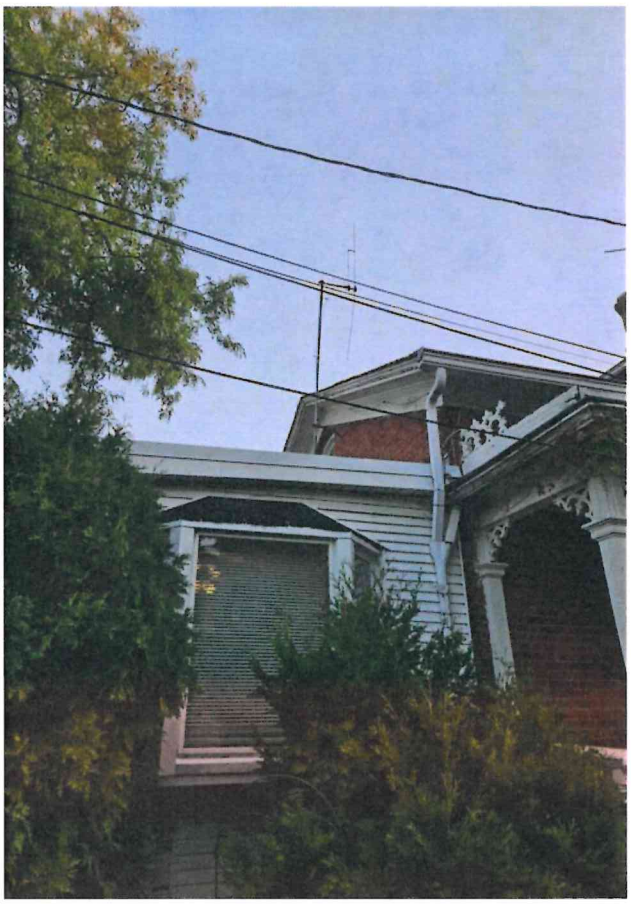

South porch
Railing and stair damage

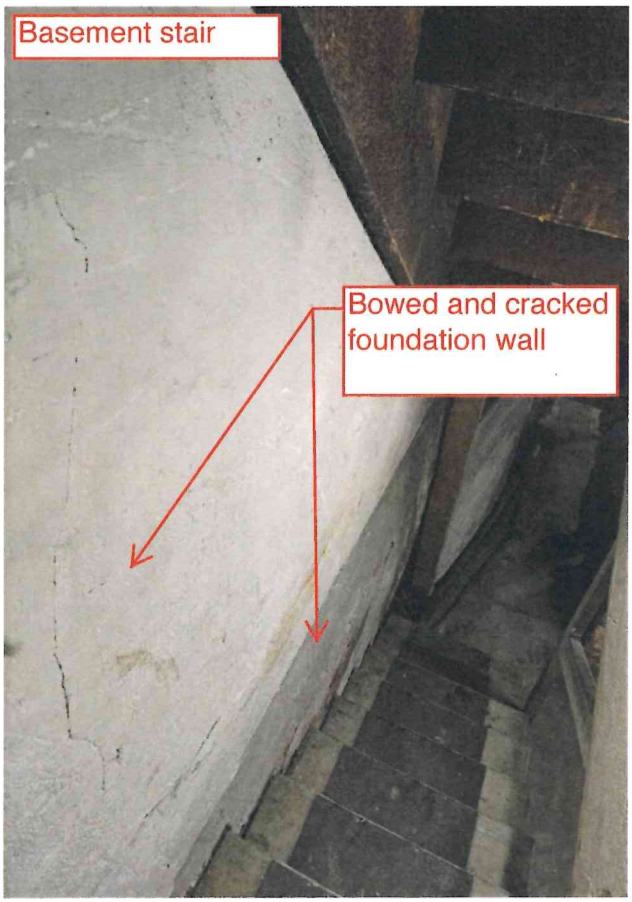

South porch
Railing damage

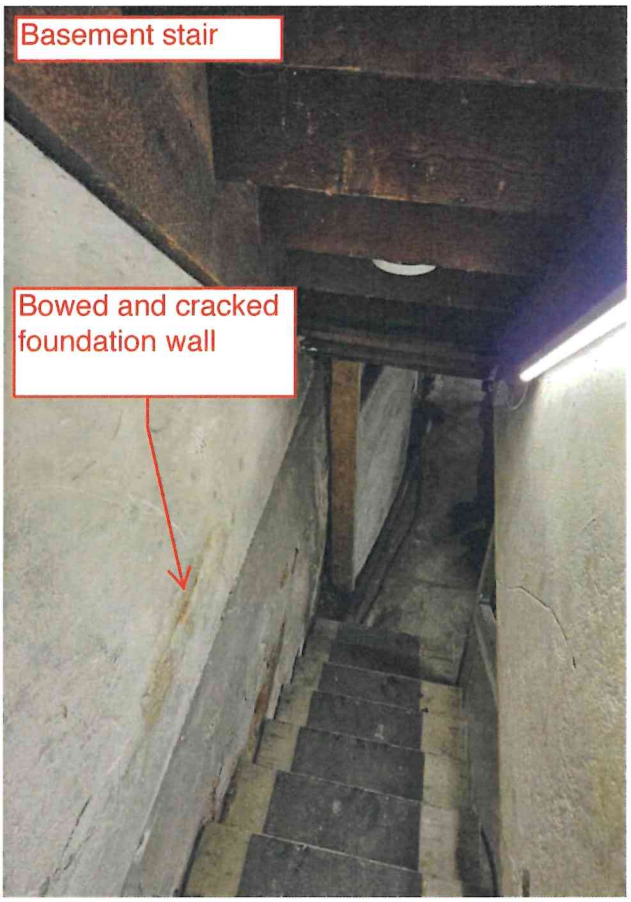

South exterior
Trim deterioration


West addition


Sidewalk removed



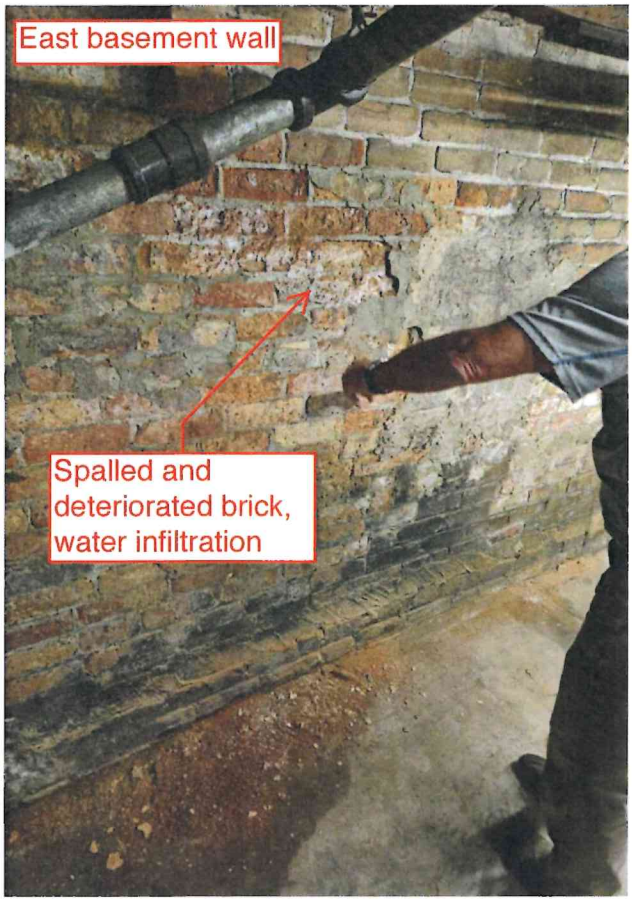

Basement stair
Bowed and cracked foundation wall

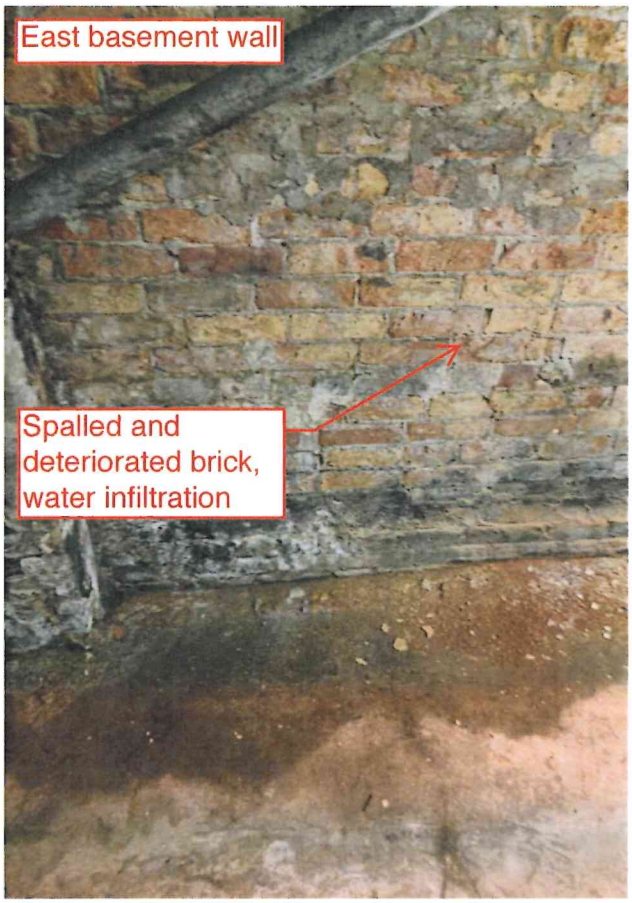

Basement stair
Bowed and cracked foundation wall

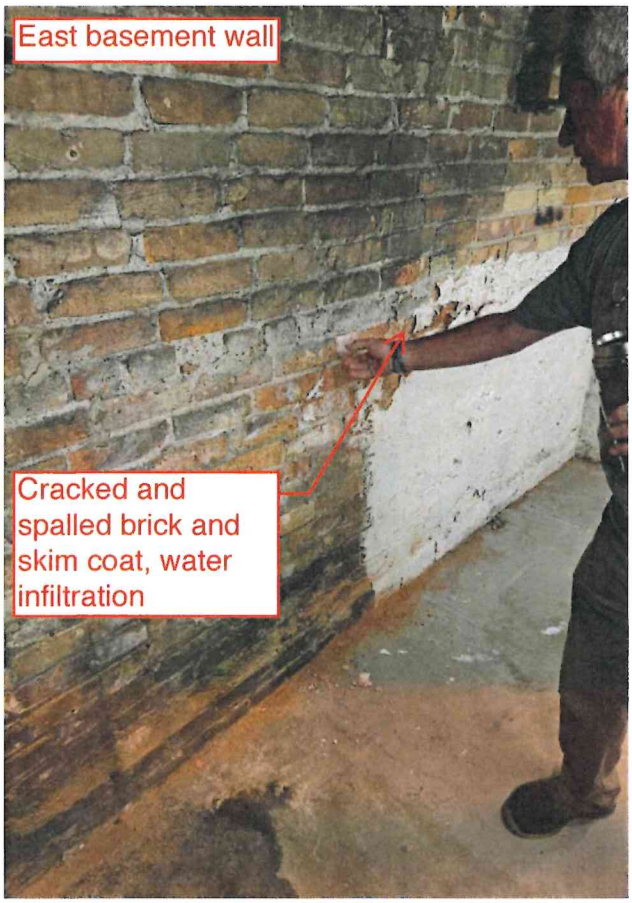

North basement wall
New reinforcing wall - bowed, lateral movement


North basement wall
New reinforcing wall - cracked and bowed

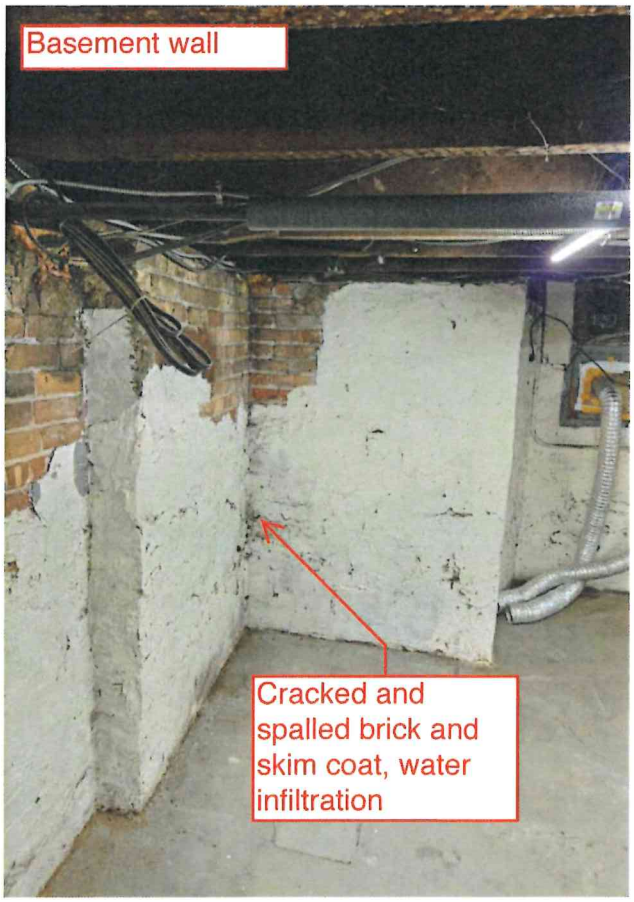

Northeast corner of basement
Cracked and spalled brick and skim coat, water infiltration

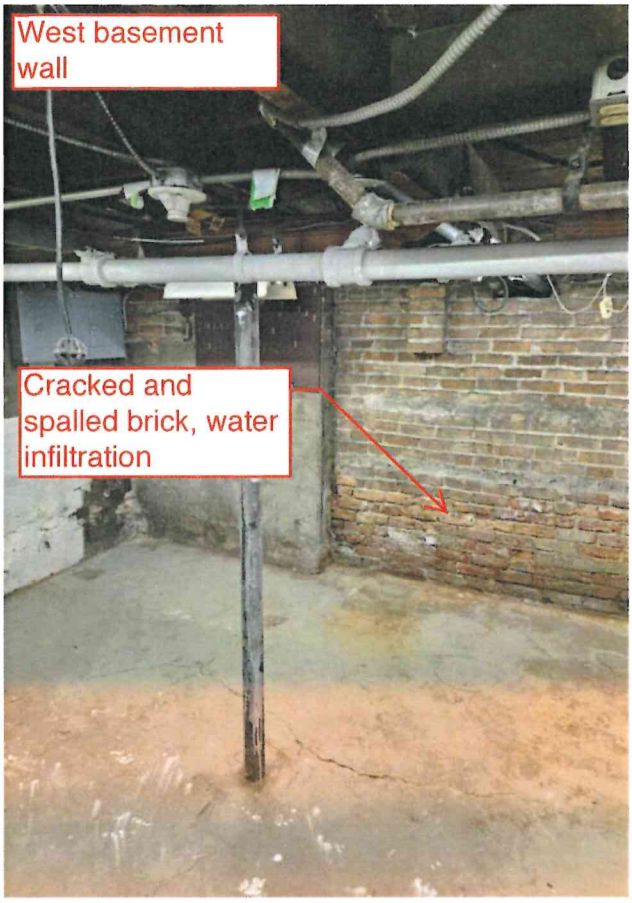

East basement wall
Spalled and deteriorated brick, water infiltration

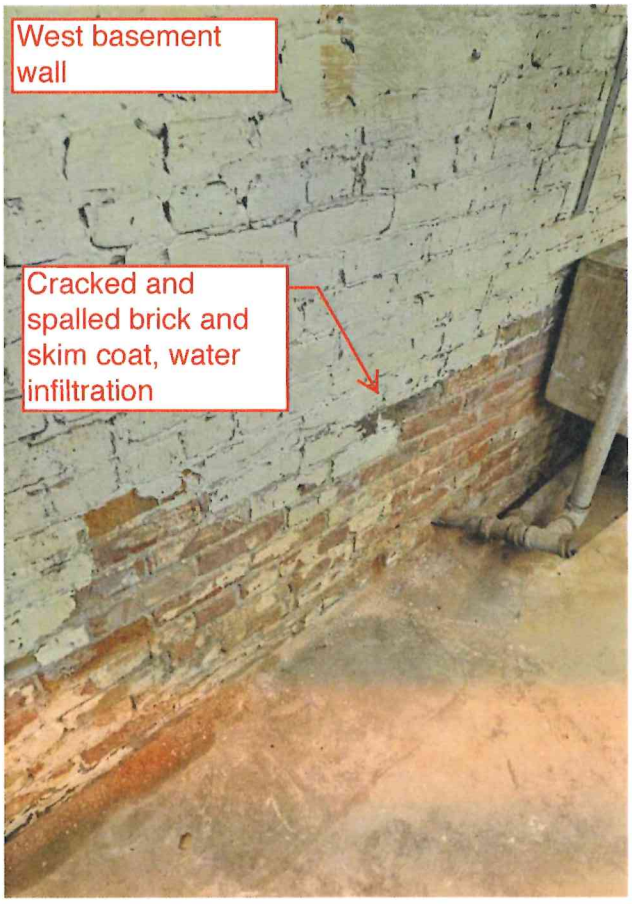

East basement wall
Spalled and deteriorated brick, water infiltration

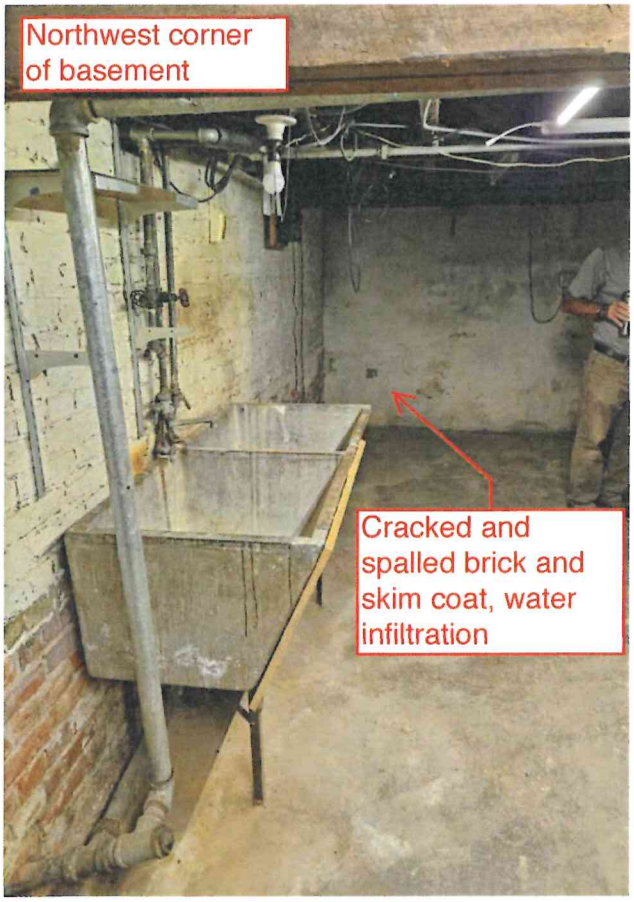

East basement wall
Cracked and spalled brick and skim coat, water infiltration

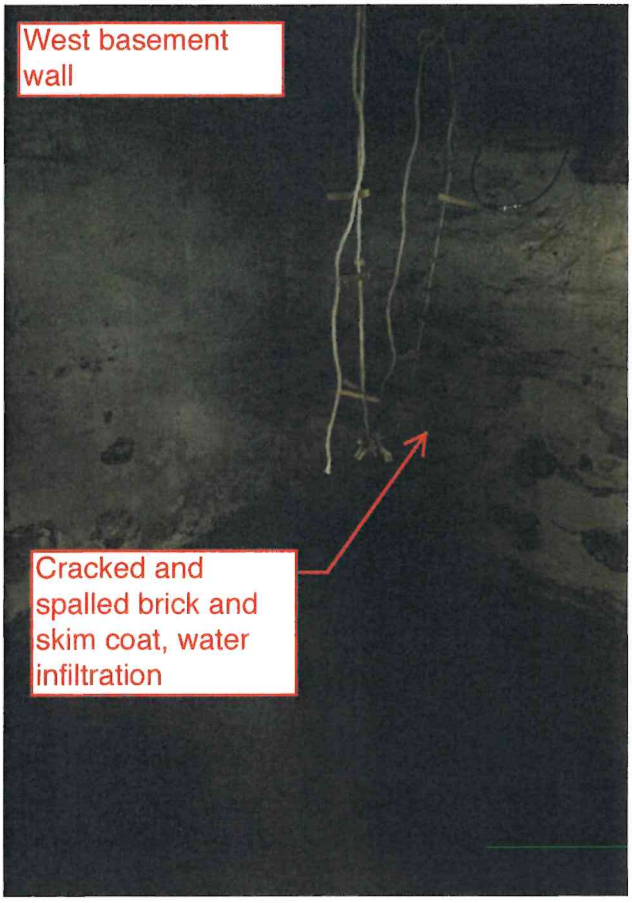

South basement wall
Cracked and spalled brick and skim coat, water infiltration
Post / shore

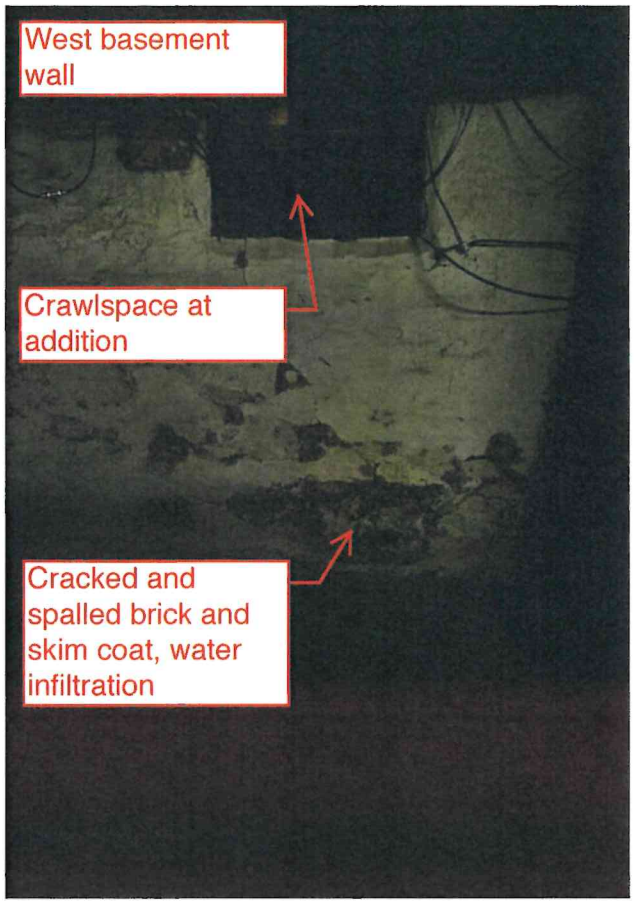

Basement wall
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick, water infiltration

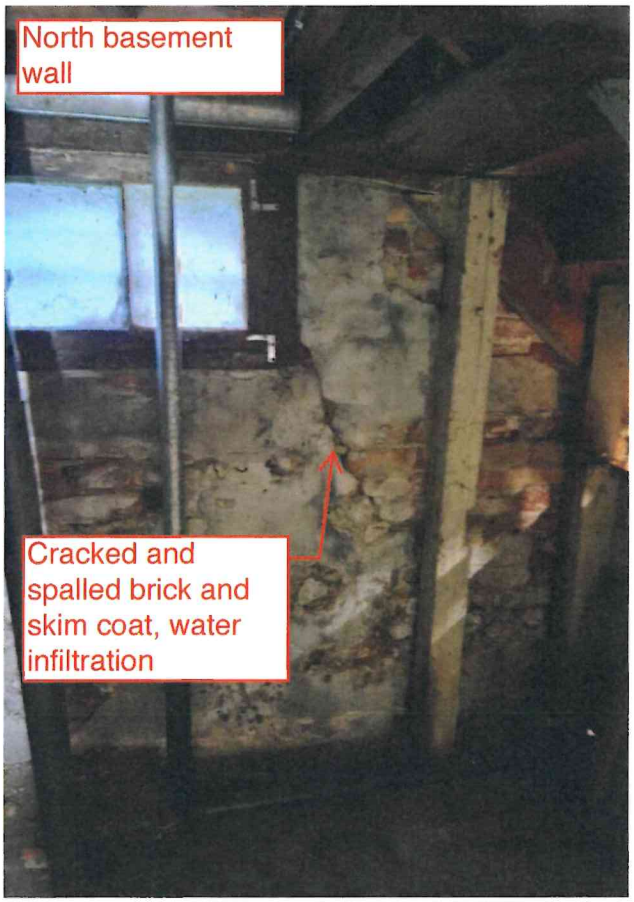

West basement wall
Cracked and spalled brick and skim coat, water infiltration

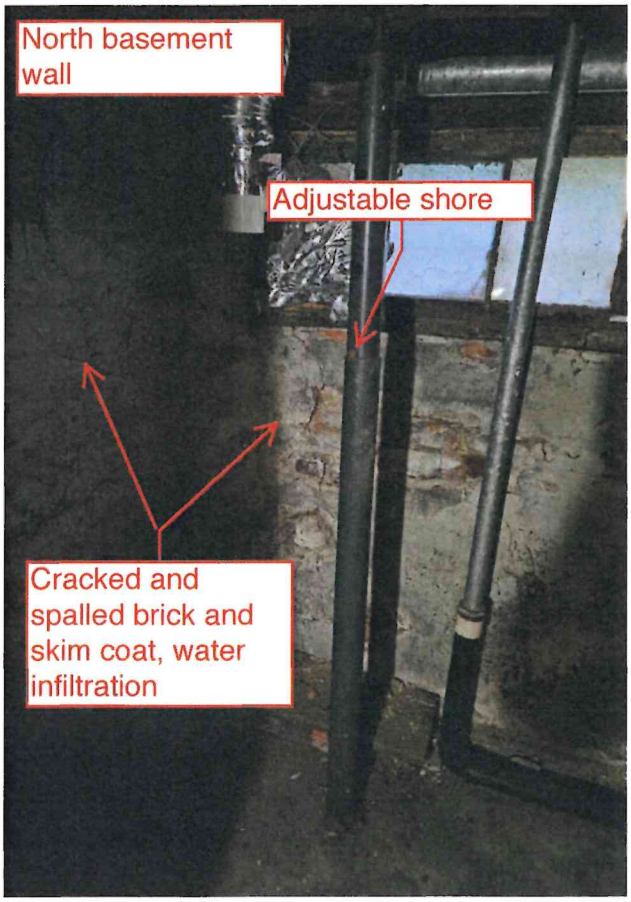

Northwest corner of basement
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration

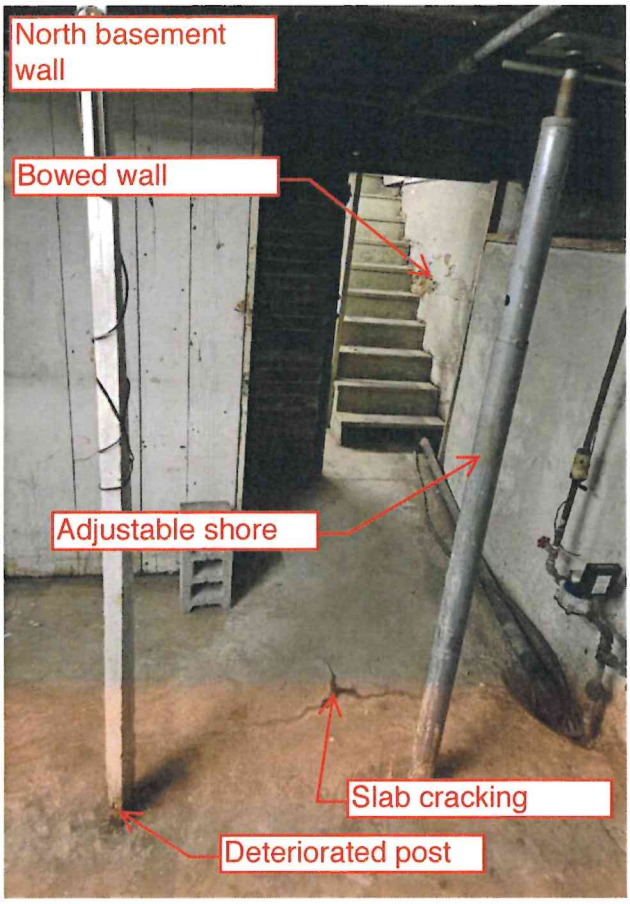

West basement wall
Crawlspace at addition
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration


North basement wall
Cracked and spalled brick and skim coat, water infiltration

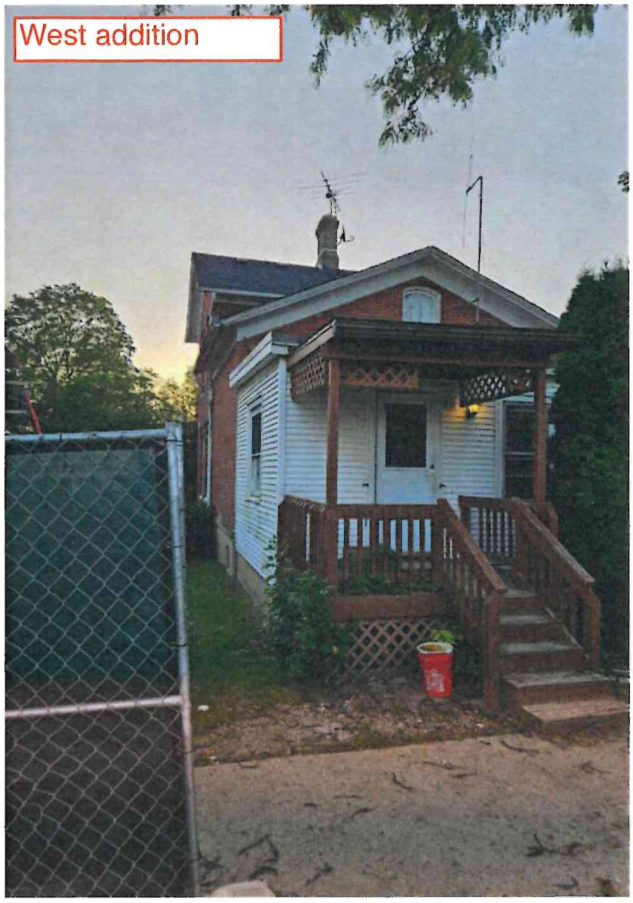

North basement wall
Adjustable shore
Cracked and spalled brick and skim coat, water infiltration

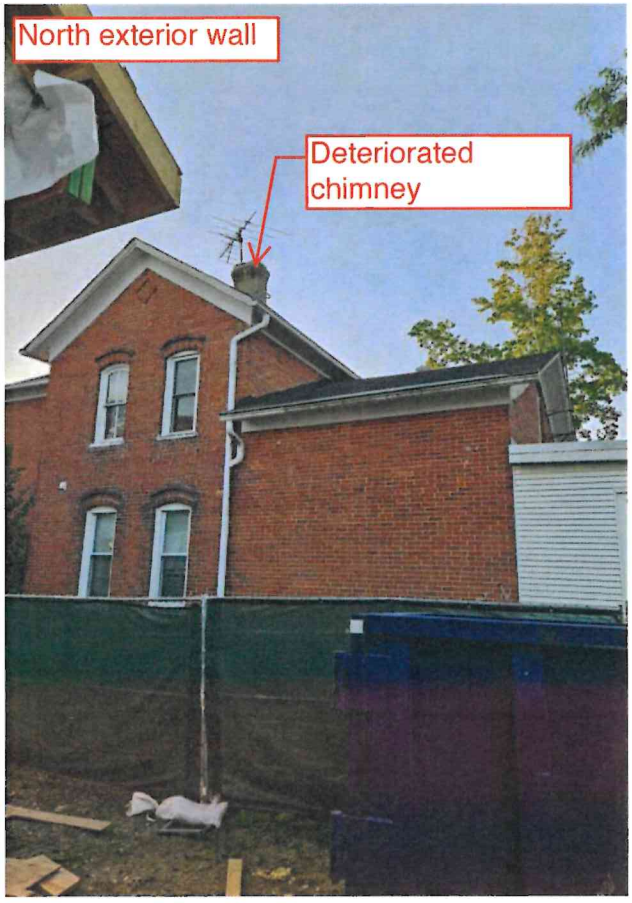

Chimney
Cracked and spalled brick, water infiltration
Deteriorated post

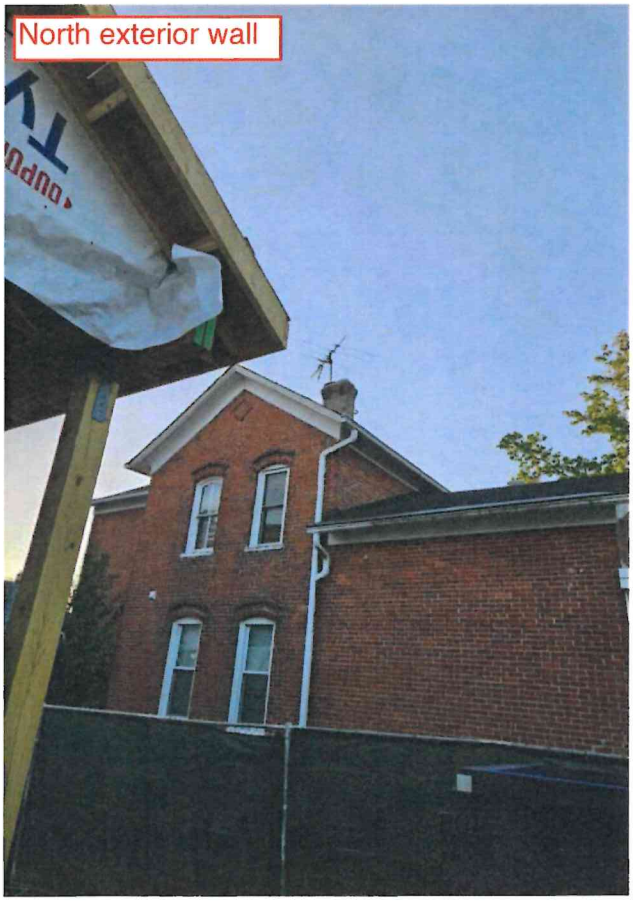

North basement wall
Bowed wall
Adjustable shore
Slab cracking
Deteriorated post


Basement
Adjustable shore


Basement
Beam removed

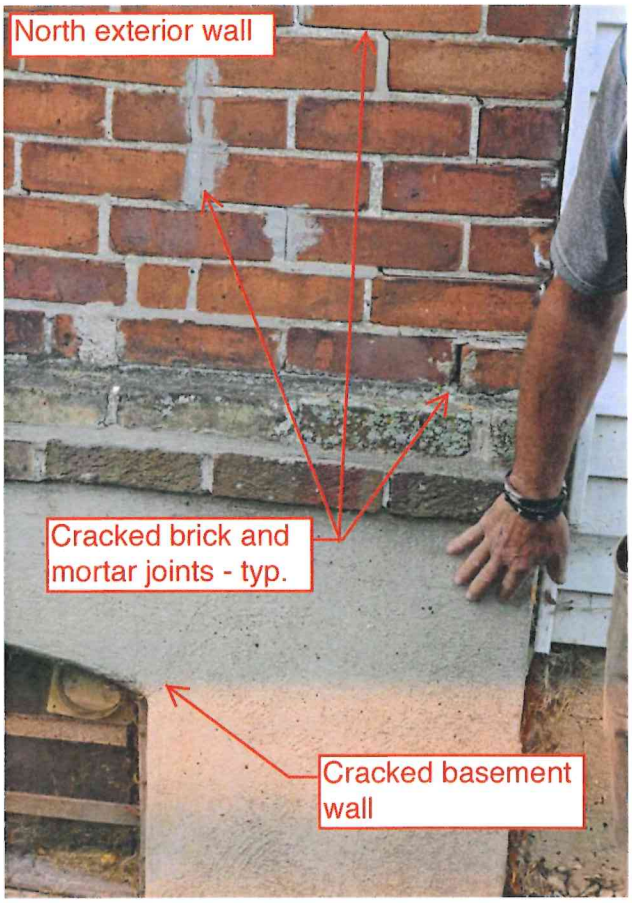

West addition

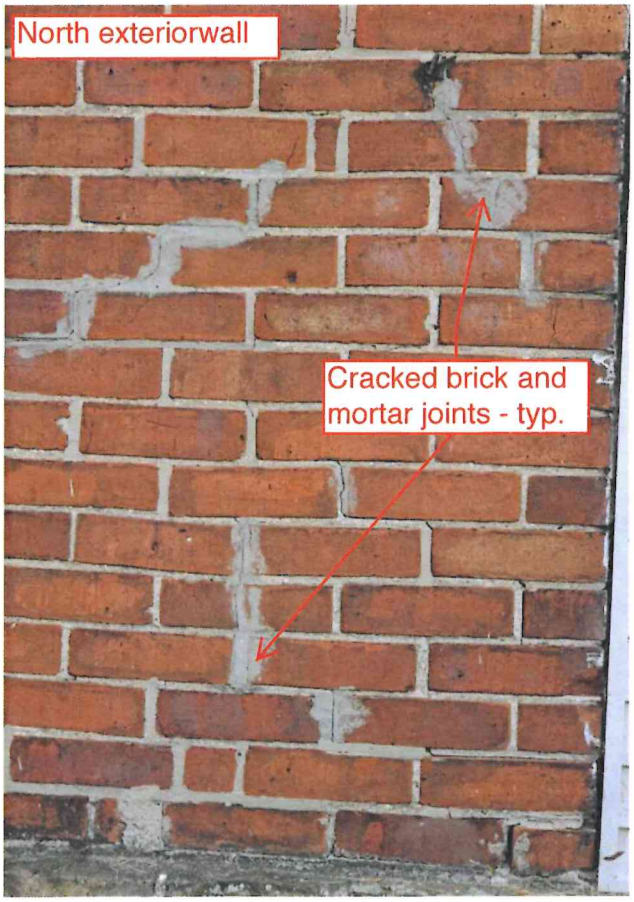

North exterior wall
Deteriorated chimney


North exterior wall

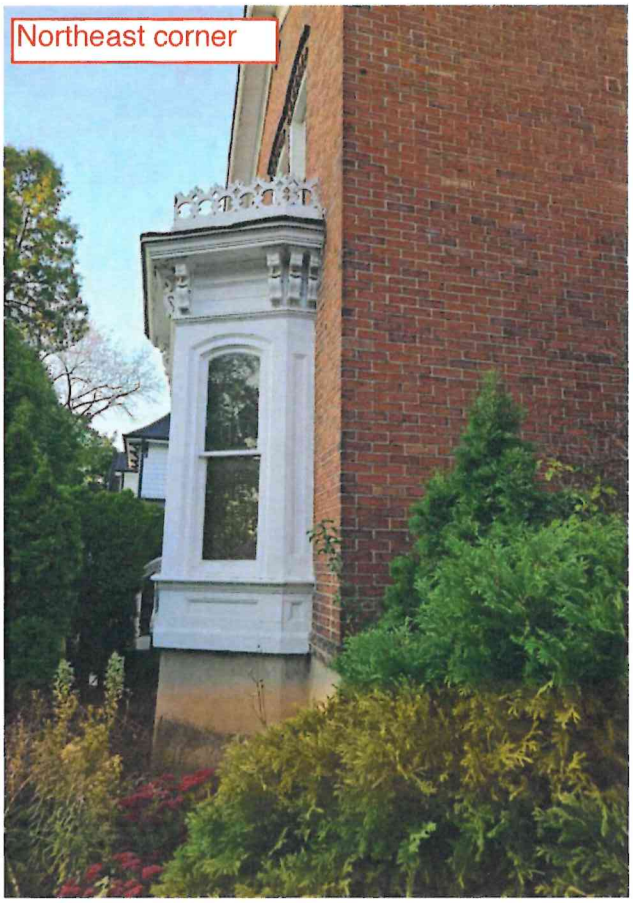

Addition
Exposed foundation


North exterior wall
Foundation movement


North exterior wall
Cracked brick and mortar joints - typ.
Cracked basement wall


North exteriorwall
Cracked brick and mortar joints - typ.


North exterior wall
Cracked brick and mortar joints - typ.


Northeast corner

Tropical Environmental, Inc. SDVOSB
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Algonquin, IL 60102
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www.TropicalEnvironmental.com

10/06/2023

Cathleen Deligio
Mastercraft Builders (Client)
1000 George St.
Barrington, IL 60010

EXHIBIT 9

Re: **Mold in Air and Mold on Surface Sampling**
Residence
716 N Dunton
Arlington Heights, IL

Ms. Deligio,
On 10/03/23 Tropical Environmental, Inc conducted Mold in Air and Mold on Surface sampling at the above referenced location.

Attached with this cover letter, please find the laboratory report denoting the areas sampled, types of mold spores found, mold type definitions, and the mold levels discovered, including the **"Interpretation Guidelines".** Please feel free to contact us, or the laboratory directly, with any questions, or clarifications of the information supplied in this report.

Mold results should be seen as a snapshot in time that can vary from day to day, or even several hours apart. The number of factors that can be considered greatly increases the complexity of interpretation.

Currently there are no State of Federal regulations for fungi in the ambient air. Utilizing comparison outdoor samples is a practical approach to assess conditions in a property. According to the USEPA, when comparing indoor conditions to outdoors for the presence of mold, air samples should be compared by fungal type and quantity of fungal spores present. A typical indoor environment without a mold problem contains similar types with similar, or lower, quantities of fungal spores compared to outdoors levels. Fungal spore quantities higher than outdoors suggests a fungal reservoir(s) exists and is contributing mold spores to the indoor ambient air.

Determinations of "Slightly Elevated" and "Elevated" is only an indication of indoor levels exceeding outdoor levels and **should not be misinterpreted as guide to the safety of the structure. Only a qualified healthcare provider, or similarly trained individual, can decide what is an individual's acceptable exposure to levels of certain molds.**

Mold Control Suggestions

Should the analysis of the air samples indicate the presence of molds that MAY pose a health risk, it should be a consideration of yours to address the mold issues in your structure.

Prior to commencing remediation, all sources of moisture intrusion/water leaks/ elevated humidity should be identified and corrected by a qualified licensed general contractor/mechanical contractor.

Attempting to mitigate mold issues by non-trained individuals, or ignoring them, may expose the occupants to potentially harmful fungi.

The American Society for Heating, Refrigerating, Air Conditioning Engineers (ASHRAE) Standard 62.1-2010 recommends maintaining humidity below 65% to prevent mold growth. It is recommended by the U.S Environmental Protection Agency (EPA) and the American Conference of Governmental Industrial Hygienists (ACGIH) to keep humidity below 60% as a mold preventative measure. All molds require at least an elevated level of relative humidity to germinate and grow indoors and these are no exception. It is crucial for the success of long-term mold eradication that the source of the moisture supporting these colonies is promptly and permanently fixed. Without first addressing the underlying moisture issues in this unit, the molds will simply keep coming back each time the moisture returns.

Tropical Environmental, Inc. SDVOSB
1350 Chase St.
Algonquin, IL 60102
(847) 658-2900 (847) 658-2905 fax
www.TropicalEnvironmental.com

Conclusion

If the report indicates there is a presence of molds that may pose a health risk, you are strongly urged and advised to contact a health professional to review these results.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

Limitations

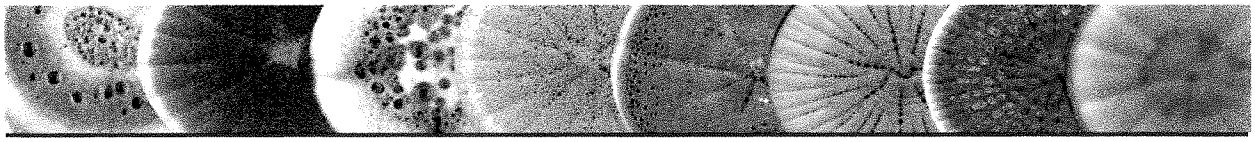
The evaluation and test results do not guarantee that the indoor environment is free from contaminates, gases, organisms or analytes sampled for. The customer understands that there are limitations associated with the instrumentation used associated with accuracy, precision and uncertainty. Additionally, further limitations are present as a result of sampling and measurement methods/procedures utilized in testing and measuring as well as any or all other factors such as environmental and climatic conditions. The customer is aware that destructive testing was not performed and that the evaluation can only assess for conditions that are visible at the time of the evaluation. Tropical Environmental, Inc retains the right to supplement this report should additional information become available and/or further issues are discovered. Tropical Environmental, Inc reserves the right to assess the potential impact of the new information on the findings and to revise the report, if necessary, as warranted by the information or discovery.

All opinions as noted in the report are based on the findings and upon our professional experience with no warranty or guarantee implied. Tropical Environmental, Inc. accepts no responsibility for interpretations or actions based on this report by others. The findings, results, and conclusions as part of our assessment are only representative of conditions at the time of the visit and do not represent conditions at other times. This report is intended for your use and your assigned representatives. Its data and content shall not be used or relied upon by other parties without prior written authorization.

Thank you for allowing Tropical Environmental, Inc to be of service.

Best regards,

Mark S Haines
President
Tropical Environmental, Inc.



EXPANDED FUNGAL REPORT ™

Prepared Exclusively For

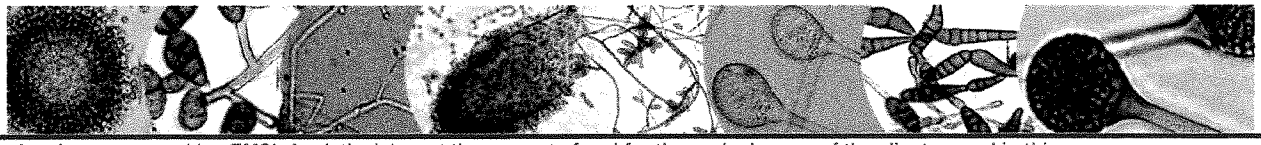
Tropical Environmental, Inc.

1350 Chase St.
Algonquin, IL 60102
Phone:847-658-2900

Report Date: **10/5/2023**
Project: **716 N DUNTON ARLINGTON HEIGHTS,IL**
EMSL Order: **262309177**

AIHA LAP, LLC.

AIHA LAP, LLCEMLAP #102992



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Attn: Mark Haines
Tropical Environmental, Inc.
1350 Chase St.
Algonquin, IL 60102

EMSL Order:	262309177
Customer ID:	TROP22
Collected:	10/03/2023
Received:	10/04/2023
Analyzed:	10/05/2023

Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, and assured by our high quality personnel, including many Ph.D. microbiologists and mycologists.

EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

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Air Samples - Spore traps:

Spore traps are commercially available sampling devices that capture airborne particles on an adhesive slide. Air is pulled through the device using a vacuum pump. Spores, as well as other airborne particles, are impacted on the collection adhesive. Using spore trap collection methods has inherent limitations. These collection methods are biased towards larger spore sizes.

The analysis for total spore counts is a direct microscopic examination and does not include culturing or growing the fungi. Therefore, the results include both viable and non-viable spores. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone (i.e., *Aspergillus/Penicillium*, and others). Other spore types may lack distinguishing features that aid in their identification. These types are grouped into larger categories such as Ascospores or Basidiospores.

Fungal spores are identified and grouped by morphological characteristics including color, shape, septation, ornamentation, and fruiting structures (if present) which are compared to published mycological identification keys and texts. EMSL reports provide spore counts per cubic meter of air to three significant figures. Please note that each spore category is reported to three significant figures. Due to rounding and the application of three significant figures the sum of the individual spore numbers may not equal the total spore count on the report. EMSL does not maintain responsibility for final volume concentrations (counts/m3) since this volume is provided by the field collector and can not be verified by EMSL.

EMSL analyzes spore traps using phase contrast microscopy. There is a wide choice of collection devices (Air-O-Cell, Micro-5, Burkhard, etc.) on the market. Differences in analytical method may exist between spore trap devices.

Spore trap results are reported in spores per cubic meter of air. Due to the other airborne particles collected with the spores, EMSL reports a background particle density. Background density is an indication of overall particulate matter present on the sample (i.e. dust in the air). High background concentrations may obscure spores such as the *Penicillium/Aspergillus* group. The rating system is from 1-5 with 1 = 1 - 25% of the background obscured by material, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76% - 99%, 5 = 100% or overloaded. A background rating of 4 or higher should be regarded as a minimum count since the actual concentrations may be higher than those reported. EMSL will not be held responsible for overloading of samples. Sample volumes are left to the discretion of the company or persons conducting the fieldwork.

Skin fragment density is the percentage of skin cells making up the total background material, 1 = 1 - 25%, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76-100%. Skin fragment density is considered an indication of the general cleanliness in the area sampled. It has been estimated that up to 90% of household dust consists of dead skin cells.

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2. Analytical Results

See attached data reports and charts.

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Collected: 10/03/2023
Received: 10/04/2023
Analyzed: 10/05/2023

Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

Spore Trap ASSESSMENTReport™ Air-O-Cell(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

262309177-0001

Client Sample ID
01

Location
OUTSIDE-BASELINE

Sample Volume (L)
150

Sample Type
Background

Comments

Particle Identification	Raw Count	(Count/m³)	% of Total
Alternaria (Ulocladium)	12	260	1.3
Ascospores	7	200	1
Aspergillus/Penicillium	52	1100	5.3
Basidiospores	389	8490	41.2
Bipolaris++	-	-	-
Chaetomium++	-	-	-
Cladosporium	400	8730	42.4
Epicoccum	19	420	2
Fusarium++	1	20	0.1
Ganoderma	4	90	0.4
Myxomycetes++	2	40	0.2
Pithomyces++	3	70	0.3
Rust	2	40	0.2
Stachybotrys/Memnoniella	-	-	-
Unidentifiable Spores	1	20	0.1
Arthrinium	1	20	0.1
Cercospora++	29	630	3.1
Nigrospora	2	40	0.2
Paecilomyces++	9	200	1
Polythrincium	1	20	0.1
Trichoderma	10	220	1.1
Total Fungi	**944**	**20610**	**100**
Hyphal Fragment	10	220	-
Insect Fragment	1*	7*	-
Pollen	9	200	-

Analytical Sensitivity 600x: **22** counts/cubic meter
Analytical Sensitivity 300x *: **7*** counts/cubic meter

Skin Fragments: **2** 1 to 4 (low to high)
Fibrous Particulate: **1** 1 to 4 (low to high)
Background: **2** 1 to 4 (low to high); 5 (overloaded)

Not commonly found growing indoors, spores likely come from outside.
Spores reported to be able to cause allergies in individuals.
Potential for mycotoxin production exists with these fungi.
These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

Initial report from: 10/05/2023 16:17:18

Andrei Poluchowicz, Microbiology Technical Manager

Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded, prohibiting accurate detection and quantification). High levels of background will obscure spores and other particulates, leading to underestimation. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the result, it will be noted on the report.
Samples analyzed by EMSL Analytical, Inc. Hillside, IL AIHA LAP, LLC-EMLAP Accredited #102992

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Analyzed: 10/05/2023

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Spore Trap ASSESSMENTReport™ Air-O-Cell(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
262309177-0002	Alternaria (Ulocladium)	2	40	0.3	Acceptable
	Ascospores	3	70	0.6	Acceptable
Client Sample ID	Aspergillus/Penicillium	308	6720	56.9	Slightly Elevated
02	Basidiospores	64	1400	11.9	Acceptable
	Bipolaris++	-	-	-	
	Chaetomium++	10	220	1.9	ELEVATED
Location	Cladosporium	143	3120	26.4	Acceptable
BASEMENT CENTER	Epicoccum	4	90	0.8	Acceptable
	Fusarium++	-	-	-	
Sample Volume (L)	Ganoderma	1	20	0.2	Acceptable
	Myxomycetes++	1	20	0.2	Acceptable
150	Pithomyces++	1	20	0.2	Acceptable
	Rust	-	-	-	
Sample Type	Stachybotrys/Memnoniella	2	40	0.3	Slightly Elevated
	Unidentifiable Spores	1	20	0.2	Acceptable
Inside	Arthrinium	-	-	-	
Comments	Cercospora++	1	20	0.2	Acceptable
	Nigrospora	-	-	-	
	Paecilomyces++	-	-	-	
	Polythrincium	-	-	-	
	Trichoderma	-	-	-	
	Total Fungi	**541**	**11800**	**100**	Acceptable
	Hyphal Fragment	5	100	-	Acceptable
	Insect Fragment	-	-	-	
	Pollen	2	40	-	Acceptable

Analytical Sensitivity 600x: **22** counts/cubic meter
Analytical Sensitivity 300x *: **7*** counts/cubic meter

Skin Fragments: **3** 1 to 4 (low to high)
Fibrous Particulate: **1** 1 to 4 (low to high)
Background: **2** 1 to 4 (low to high); 5 (overloaded)

Acceptable — Concentration at or below background
Slightly Elevated — Concentration above background
ELEVATED — Concentration 10X or more above background

Not commonly found growing indoors, spores likely come from outside.
Spores reported to be able to cause allergies in individuals.
Potential for mycotoxin production exists with these fungi.
These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

Initial report from: 10/05/2023 16:17:18

Andrei Poluchowicz, Microbiology Technical Manager

Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded, prohibiting accurate detection and quantification). High levels of background will obscure spores and other particulates, leading to underestimation. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the result, it will be noted on the report.
Samples analyzed by EMSL Analytical, Inc. Hillside, IL AIHA LAP, LLC-EMLAP Accredited #102992

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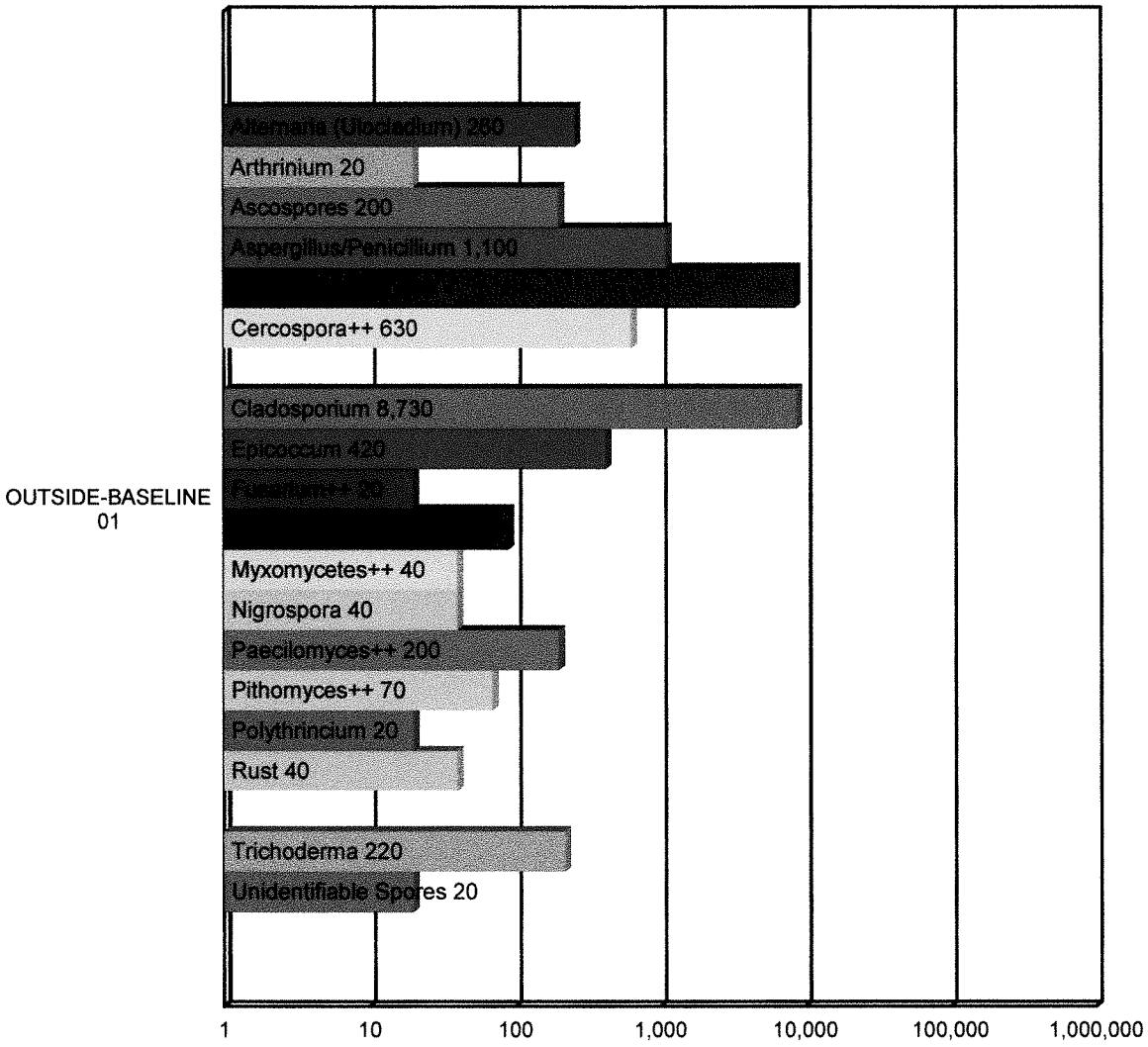
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EMSL Order:	262309177
Customer ID:	TROP22
Collected:	10/03/2023
Received:	10/04/2023
Analyzed:	10/05/2023

Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

Spore Trap Report: Total Counts



* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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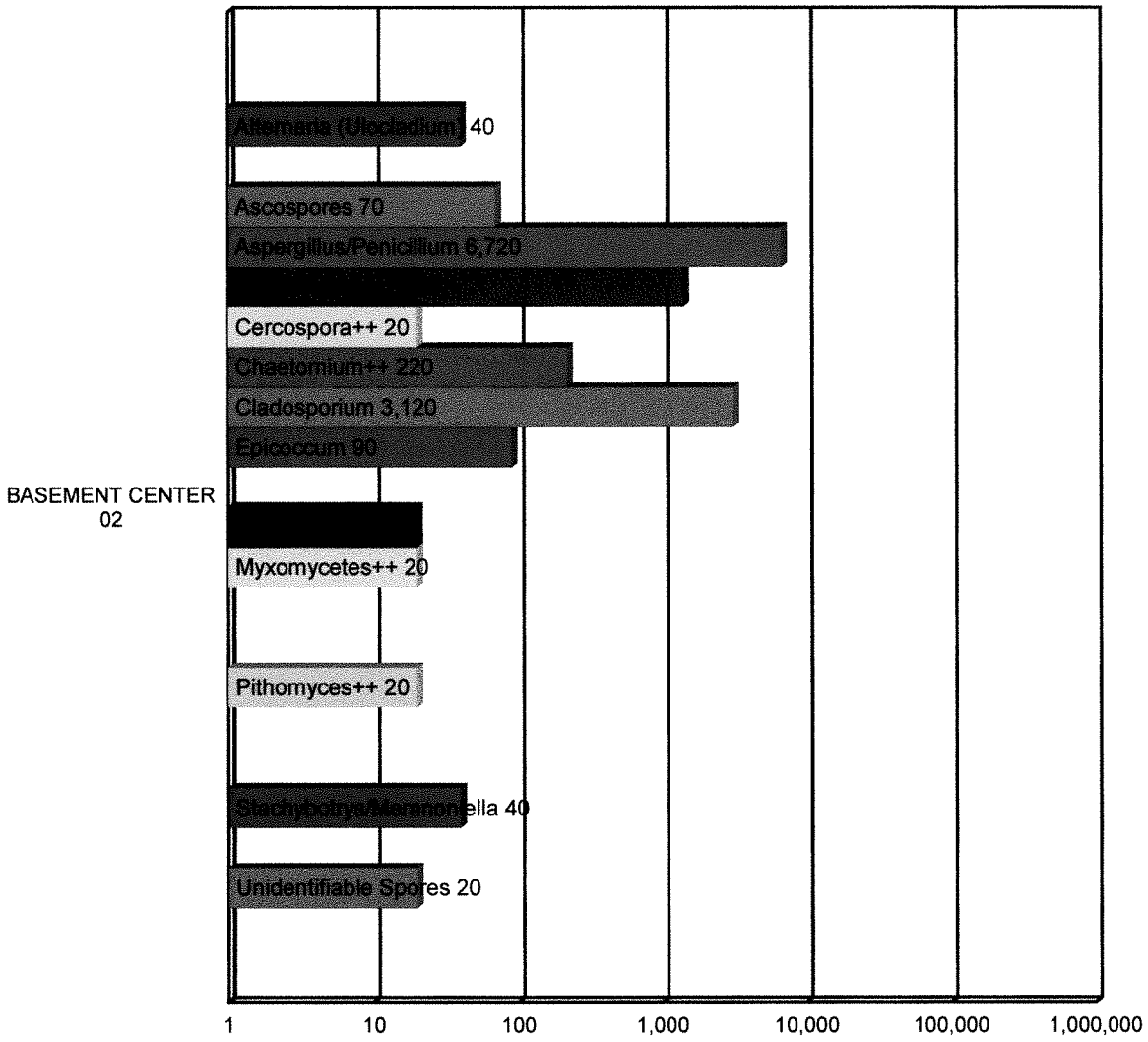
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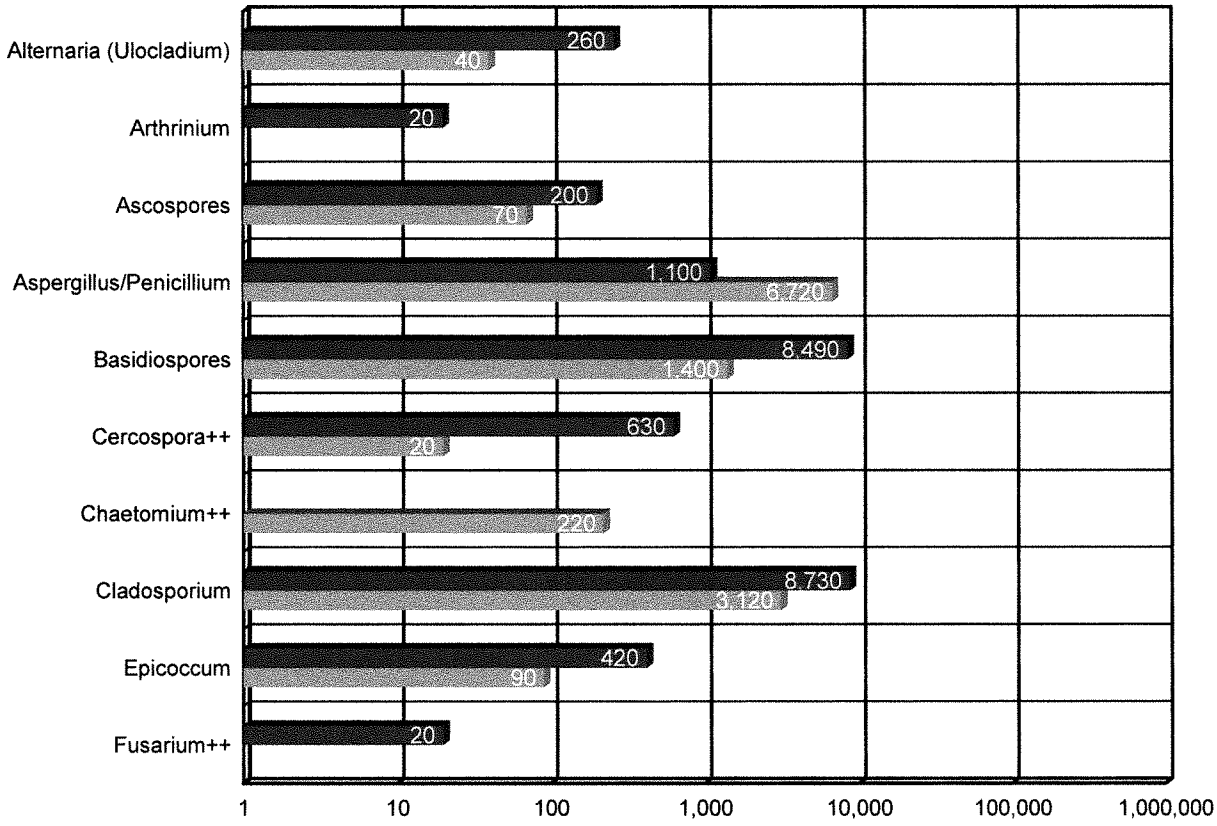
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Background Comparison Chart



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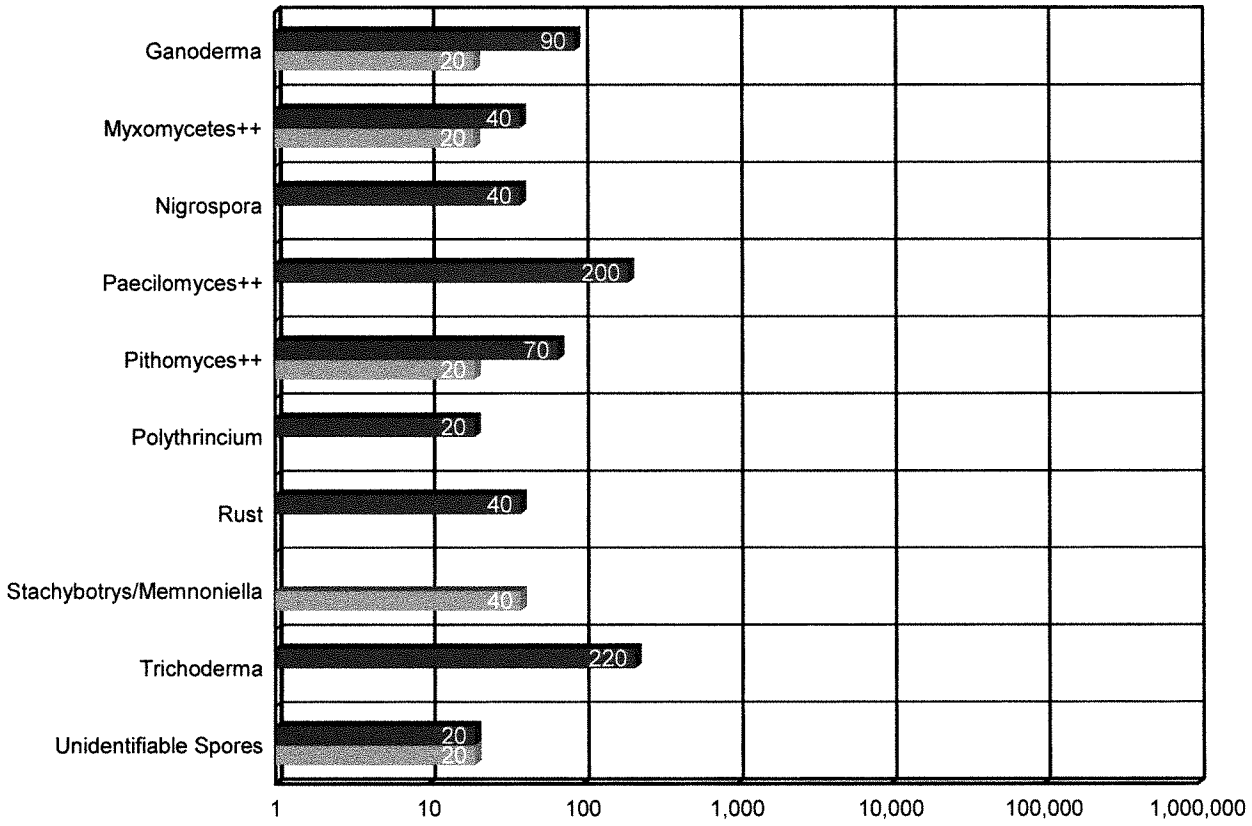
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Background Comparison Chart



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Surface Contamination ASSESSMENTReport ™ Swab Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information	Sample Location	Surface Contamination Rating (Referenced in IICRC S520)	Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #: 262309177-0003 Client Sample ID: 03	BASEMENT CEILING SWAB	Condition 3: Actual fungal growth	Remediate to a Condition 1 status

Definitions (from IICRC S520 Standard)
Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fragments, or traces of actual growth.
Condition 2 (settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.
Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Data provided in this report are intended to facilitate the assessment process performed by an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

Andrei Poluchowicz, Microbiology Technical Manager

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Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: / Client Sample ID: / Sample Location:	262309177-0003 / 03 / BASEMENT CEILING SWAB				
Spore Types	Category				
Alternaria (Ulocladium)	Rare				
Ascospores	Rare				
Aspergillus/Penicillium	*Medium*				
Basidiospores	Low				
Bipolaris++	-				
Chaetomium++	Rare				
Cladosporium	*Low*				
Curvularia	-				
Epicoccum	Rare				
Fusarium++	-				
Ganoderma	-				
Myxomycetes++	Rare				
Pithomyces++	-				
Rust	-				
Scopulariopsis/Microascus	-				
Stachybotrys/Memnoniella	-				
Unidentifiable Spores	Low				
Zygomycetes	-				
Yeast-like	Low				
Hyphal Fragment	-				
Insect Fragment	-				
Pollen	Rare				
Fibrous Particulate	Rare				

Category: Count/per area analyzed
Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000
High background particulate: A high level of background particulate can obscure fungal matter and lead to underestimation or failure to detect
++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.
* = Sample contains fruiting structures and/or hyphae associated with the spores.
- = Not detected.

Andrei Poluchowicz, Microbiology Technical Manager

No discernable field blank was submitted with this group of samples.

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3. Understanding the Results

EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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4. Glossary of Fungi

ALTERNARIA(ULOCLADIUM)	
Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel
Water Activity	Aw =0.85-0.88 (water damage indicator)
Mode of Dissemination	Wind
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Phaeohyphomycosis {causing cystic granulomas in the skin and subcutaneous tissue}. In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis
Industrial Uses	Biocontrol of weed plants ·Biocontrol fungal plant pathogens.
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenuene (ALT). Altertoxins (ATX)
Other Comments	Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212

ARTHRINIUM	
Natural Habitat	Decaying plant material, Soil
Suitable Substrates in the Indoor Environment	Cellulose containing materials
Water Activity	Unknown
Mode of Dissemination	Wind
Allergic Potential	Arthrinium sphaerospermum is recognized as an allergen.
Potential or Opportunistic Pathogens	Not known as a pathogen.

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ASCOSPORES	
Natural Habitat	Everywhere in nature.
Suitable Substrates in the Indoor Environment	Depends on genus and species.
Water Activity	Depends on genus and species.
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.
Allergic Potential	Depends on genus and species.
Potential or Opportunistic Pathogens	Depends on genus and species.
Industrial Uses	Depends on genus and species.
Potential Toxins Produced	Depends on genus and species.
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.

ASPERGILLUS/PENICILLIUM	
Natural Habitat	Plant debris ·Seed ·Cereal crops
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors ·Prevalent in water damaged buildings ·Foods (blue mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper ·Wallpaper glue
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind ·Insects
Allergic Potential	Type I (hay fever, asthma) ·Type III (hypersensitivity)
Potential or Opportunistic Pathogens	Possible depending on the species.
Industrial Uses	Many depending on the species
Potential Toxins Produced	Possible depending on the species.
Other Comments	Spores of Aspergillus and Penicillium (including others such as Acremonium, Talaromyces, and Paecilomyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated or speciated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.

BASIDIOSPORES	
Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products
Water Activity	Unknown.
Mode of Dissemination	Forcible ejection. Wind currents.
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Depends on genus.
Industrial Uses	Edible mushrooms are used in the food industry.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.

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CERCOSPORA++	
Natural Habitat	Parasite on higher plants, commonly causes leaf spot diseases.
Suitable Substrates in the Indoor Environment	Unknown
Water Activity	Moderate –High humidity
Mode of Dissemination	Irrigation water, Insects, Rain Wind
Allergic Potential	Unknown
Potential or Opportunistic Pathogens	Unknown
Other Comments	Includes morphologically similar spores of Cercospora, Pseudocercospora, Septoriella, and Septoria.

CHAETOMIUM++	
Natural Habitat	Dung. Seeds. Soil. Straw. Genera with like spores include Amesia, Arcopilus, Botryotrichum, Collariella, Dichotomopilus, Ovatospora, Subramaniula and others.
Suitable Substrates in the Indoor Environment	Paper. Sheetrock. Wallpaper.
Water Activity	Aw=0.84-0.89.
Mode of Dissemination	Wind. Insects. Water splash.
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Onychomycosis. C. perlucidum recognized as a new agent of cerebral phaeohyphomycosis.
Industrial Uses	Cellulase production, Textile testing.
Potential Toxins Produced	Chaetomin. Chaetoglobosins A,B,D and F are produced by Chaetomium globosum. Sterigmatocystin is produced by rare species

CLADOSPORIUM	
Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

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EPICOCCUM	
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper, textiles
Water Activity	0.86-0.90
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma
Potential or Opportunistic Pathogens	Unknown

FUSARIUM++	
Natural Habitat	Soil. Plant pathogen causing root rot, stem rot, and wilt of many ornamental and crop plants. Genera with like spores include Fusarium, Albonectria, Atractium, Bisifusarium, Corinectria, Cosmospora, Cosmosporella, Cyanonectria, Dialonectria, Fusicolla, Geejayessia, Ilyonectria, Luteonectria, Macroconia, Mariannaea, Microcera, Neocosmospora, Neonectria, Nothofusarium, Pseudofusicolla Rectifusarium, Rugonectria, Scolecofusarium, Setofusarium, Stylonectria, Thelonectria, and Tumenectria.
Suitable Substrates in the Indoor Environment	Often found in humidifiers. Wet, cellulose-based building materials
Water Activity	Aw=0.86-0.91
Mode of Dissemination	Insects. Water droplets, rain. Wind when spores become dry.
Allergic Potential	Type I allergies (hay fever, asthma).
Potential or Opportunistic Pathogens	Esophageal cancer is believed to happen after consumption of F. moniliforme infected corn. Keratitis. Endophthalmitis. Onychomycosis. Cutaneous infections. Mycetoma. Sinusitis. Pulmonary infections. Endocarditis. Peritonitis. Central venous catheter infections. Septic arthritis. Neurological disease in horses after consumption of F. moniliforme infected corn. Respiratory disease in pigs after consumption of F. moniliforme infected corn.
Industrial Uses	Biological Weapon.
Potential Toxins Produced	Trichothecenes. Zearalenone. Fumonisins.
Other Comments	Major plant pathogen.
Reference	Atlas of Moulds in Europe causing respiratory Allergy, Foundation for Allergy Research in Europe, Edited by Knud Wilken-Jensen and Suzanne Gravesen, ASK Publishing, Denmark, 1984.

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GANODERMA	
Natural Habitat	Grows on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot.
Suitable Substrates in the Indoor Environment	Unknown.
Water Activity	Unknown.
Mode of Dissemination	Wind.
Allergic Potential	Ganoderma species are known to cause allergies in people on a worldwide scale.
Potential or Opportunistic Pathogens	Unknown.
Industrial Uses	Biopulping of wood for the paper industry. Potential medicinal use due to: 1. Inhibition of Ras dependent cell transformation, 2. Antifibrotic activity, 3. Immunomodulating activity, 4. Free-radicle scavenging
Potential Toxins Produced	Unknown.
Other Comments	Used in traditional Chinese medicine as an herbal supplement. It is also known as a "shelf fungus" because the fruiting body forms a stalk-less shelf on the sides of trees and logs. It is sometimes called "artists conk" because when you scratch the white pores of the fruiting body, the white rubs away and exposes the brown hyphae underneath. Thus, pictures can be produced on the fruiting body.
Reference	References: Craig, R.L., Levetin, E. 2000. Multi-year study of Ganoderma aerobiology. Aerobiologia 16: 75-81. http://www.pfc.forestry.ca/diseases/CTD/Group/Heart/heart6_e.html

MYXOMYCETES++	
Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds, Lawns
Suitable Substrates in the Indoor Environment	Rotting lumber
Free moisture required for mold growth	Unknown
Mode of Dissemination	Insects, Water, Wind
Allergic Potential	Type I
Potential or Opportunistic Pathogens	Unknown
Industrial Uses	
Other Comments	Includes Myxomycetes, Smut, Rust, and Periconia.

NIGROSPORA	
Natural Habitat	Common on live or dead grass, seeds & soil.
Suitable Substrates in the Indoor Environment	Unknown
Water Activity	Unknown
Mode of Dissemination	Forcibly projected.
Allergic Potential	Type 1 allergies (hey fever, asthma)
Potential or Opportunistic Pathogens	Keratitis & skin lesions

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EMSL Analytical, Inc.
4140 Litt Drive Hillside, IL 60162
Phone: (773) 313-0099 Fax: (773) 313-0139 Web: http://www.EMSL.com Email:chicagolab@emsl.com

Attn: Mark Haines
Tropical Environmental, Inc.
1350 Chase St.
Algonquin, IL 60102

EMSL Order: 262309177
Customer ID: TROP22
Collected: 10/03/2023
Received: 10/04/2023
Analyzed: 10/05/2023

Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

PAECILOMYCES++	
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Mattresses, carpets, leather, paper, jute fibers, tobacco
Water Activity	0.79-0.85
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma, allergic alveolitis
Potential or Opportunistic Pathogens	Paecilomyces species can cause various infections in humans. Corneal ulcer, keratitis, and endophthalmitis due to Paecilomyces may develop following extended-wear contact lens use or ocular surgery. Paecilomyces is among the emerging causative agents of opportunistic mycoses in immunocompromised hosts . Direct cutaneous inoculation may lead to these infections. These infections may involve almost any organ or system of human body including soft tissue, pulmonary, and cutaneous infections, sinusitis, otitis media, endocarditis, osteomyelitis, peritonitis, and catheter-related fungal infections.
Other Comments	Spores that appear morphologically similar to Paecilomyces include Byssochlamys, Purpureocillium, Cordyceps, and Thermoascus.

PITHOMYCES++	
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper
Water Activity	Requires high moisture for spore germination
Mode of Dissemination	Wind
Allergic Potential	Unknown
Potential or Opportunistic Pathogens	Mycosis in immunocompromised patients
Other Comments	Pithomyces++ includes spores of Pithomyces and Pseudopithomyces.

POLYTHRINCIUM	
Natural Habitat	Many Basidiomycetes form arthrospores during their mycelial stage. Geotrichum and Oidiodendron are typical ascomycete arthrospore formers. Arthrospores are formed by microfungi, and yeast-like fungi. Arthrospores are disarticulated cells of a formerly vegetative filament that function as spores.
Suitable Substrates in the Indoor Environment	Unknown
Allergic Potential	Allergenic potential in this genus is not well understood, and is currently being studied.
Potential Opportunist or Pathogen	Unknown
Potential Toxins Produced	Unknown

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RUSTS	
Natural Habitat	Parasitic on cultivated and many types of plants
Suitable Substrates in the Indoor Environment	Unknown- rust fungi require a living plant host for growth
Free moisture required for mold growth	Unknown
Mode of Dissemination	Wind, Forcible Ejection
Allergic Potential	Type I. (hay fever, asthma)
Potential or Opportunistic Pathogens	Unknown

STACHYBOTRYS/MEMNONIELLA	
Natural Habitat	Decaying plant materials and Soil.
Suitable Substrates in the Indoor Environment	Water damaged building materials such as: ceiling tiles, gypsum board, insulation backing, sheet rock, and wall paper. Paper. Textiles.
Water Activity	Aw=0.94
Mode of Dissemination	Insects, Water, and Wind
Allergic Potential	Type I (hay fever, asthma)
Potential or Opportunistic Pathogens	Unknown.
Industrial Uses	Unknown.
Potential Toxins Produced	Mycotoxins produced by Stachybotrys include Roridin A, Roridin E, Roridin H, Roridin L-2, Satratoxin G, Satratoxin H, Isosatratoxin F, Verucarin A, Verucarin J, and Verrucariol.
Other Comments	Stachybotrys and Memnoniella are closely related and many Memnoniella species have been renamed under Stachybotrys. Mycologists are continuing to debate whether Stachybotrys and Memnoniella should be grouped or split apart (see references below). Stachybotrys may play a role in the development of sick building syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.
References	Generic hyper-diversity in Stachybotriaceae. L. Lombard et al., Persoonia 36, 2016: 156–246. Overview of Stachybotrys (Memnoniella) and current species status. Y. Wang et al., Fungal Diversity, 2015: DOI: 10.1007/s13225-014-0319-0.

TRICHODERMA	
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper, textiles, wet wood
Water Activity	Unknown
Mode of Dissemination	Insects, water splash, wind
Allergic Potential	Hay fever, asthma, hypersensitivities
Potential or Opportunistic Pathogens	Occasionally associated with disease in immunocompromised people.

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Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

5. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006

  IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004
- Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure.
<http://www.aiha.org/get-involved/VolunteerGroups/Documents/BiosafetyVG-FactsAbout%20MoldDecember2011.pdf>

The Occupational Safety and Health Administration (OSHA)
http://www.osha.gov/SLTC/molds/index.html

CDC Mold Facts
http://www.cdc.gov/mold/faqs.htm

CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds
http://www.cdc.gov/mold/stachy.htm

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures
https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned

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National Library of Medicine-Mold website
http://www.nlm.nih.gov/medlineplus/molds.html

California Department of Health Services (CADOHS)
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx

Minnesota Department of Health
http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html

New York City Department of Health and Mental Hygiene
https://www1.nyc.gov/site/doh/health/health-topics/mold.page

H.R.: The United States Toxic Mold Safety and Protection Act

EPA

"Should You Have the Air Ducts in Your Home Cleaned?"
<http://www.epa.gov/iaq/pubs/airduct.html>

General information about molds and actions that can be taken to clean up or prevent a mold problem.
<http://www.epa.gov/asthma/molds.html>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention
http://www.epa.gov/mold/moldguide.html

"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediators.
https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.
http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems

"Dealing With Mold & Mildew in Your Flood Damaged Home.
http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

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Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

6. Important Terms, Conditions, and Limitations

A. Sample Retention

Samples analyzed by EMSL will be retained for 60 days after analysis date Storage beyond this period is available for a fee with written request prior to the initial 30 day period. Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSLreserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for. holding times that are exceeded due to such changes.

C. Warranty

EMSL warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability.

D. Limits of Liability

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL, the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG) samples. In no event shall EMSL be liable to a client or any third party, whether based upon theories

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Proj: 716 N DUNTON ARLINGTON HEIGHTS,IL

of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL by client thereunder.

E. Indemnification

Client shall indemnify EMSL and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with EMSL services, the test result data or its use by client

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OrderID: 262309177

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Microbiology Chain of Custody Form

EMSL Order Number / Lab Use Only

262309177

EMSL Analytical, Inc.
4140 Litt Drive
Hillside, IL 60162
PHONE: (773) 313-0099
EMAIL: chicagolab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information		Billing Information	
Customer ID:	TROP22	Billing ID:	TROP22
Company Name:	Tropical Environmental Inc	Company Name:	Tropical Environmental Inc
Contact Name:	Mark S Haines	Billing Contact:	Mark SHaines
Street Address:	1350 Chase St.	Street Address:	1350 Chase St.
City, State, Zip:	Algonquin IL 60102	City, State, Zip:	Algonquin IL 60102
Country:	US	Country:	US
Phone:	8476582900	Phone:	8476582900
Email(s) for Report:	info@tropicalenvironmental.com	Email(s) for Invoice:	info@tropicalenvironmental.com

Project Information

Project Name/No: 716 N Dunton Arlington Heights, IL

Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide)

State Samples Collected: IL

Zip Code Samples Collected:: 60004

State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-taxable)

Sampled By Name:

Sampled By Signature:

No. of Samples in Shipment: 03

Sterile, Sodium Thiosulfate Preserved Bottle Used: ☐ Biocide Used in Source (specify)

Public Water Supply Samples: ☐ Note: All results may automatically be reported to DOH if required by State.

Turn-Around-Time (TAT) Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32* Hour ☑ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

MICROBIOLOGY TEST CODES

M001 Air-O-Cell
M030 Micro 5
M041 Fungal Direct Examination
M169 Pollen ID & Enumeration
M280 Dust Characterization Level-1
M281 Dust Characterization Level-2
M005 Viable Fungi-Air Samples (Genus ID & Count)
M006 Viable Fungi-Air Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M007 Culturable Fungi-Surface Samples (Genus ID & Count)
M008 Culturable Fungi-Surface Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M009 Bacteria Culture Gram Stain & Count
M010 Bacteria Count & ID - 3 Most Prominent
M011 Bacteria Count & ID - 5 Most Prominent
M174 MoldSnap
M032 Allergenco-D
M012 *Pseudomonas aeruginosa* (P/A***)
M024 *Pseudomonas aeruginosa* (MFT*)
M015 Heterotrophic Plate Count
M017 Total Coliform & *E. Coli* (Colilert P/A***)
M018 Total Coliform & *E. Coli* (MFT*)
M114 Total Coliform & *E. Coli Enumeration (Colilert MPN**)*
M019 Fecal Coliform (MFT*)
M020 Fecal *Streptococcus* (MFT*)
M029 *Enterococci* (MFT*)
M129 *Enterococci* (Enterolert P/A***)
M186 Real Time qPCR-ERMI 36 Panel
M025 Sewage Screen - Water (MFT*)
M115 Sewage Screen - Water (P/A***)
M116 Sewage Screen - Water (MPN**)
M117 Sewage Screen - Swab (P/A***)
M013 Sewage Screen - Swab (MFT*)
M730 *Methicillin-resistant Staph, aureus* (MRSA)
M031 Rapid-growing non-TB *Mycobacteria* Detection & Enumeration
M014 Endotoxin Analysis
M044 Group Allergen (Cat, Dog, Cockroach, Dust Mite)
M095 Bacteroides
Other - See Analytical Price Guide for Test Code
Legionella Analysis Please use EMSL *Legionella* COC

*MFT= Membrane Filtration Technique
**MPN = Most Probable Number
***P/A = Presence/Absence

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Example: Sample 1	Kitchen	Water	Potable	M017	1,000 ml	1/1/2021 3:30pm	
01	Outside - Baseline	Air		M001	150 Liters	10/03/23	
02	Basement Center	Air		M001	150 Liters	10/03/23	
03	Basement Ceiling	Swab		M041	N/A	10/03/23	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:

Sample Condition Upon Receipt:

Relinquished by:	Mark S Haines	Date/Time:	10/04/23	Received by:	Date/Time
Relinquished by:		Date/Time:		Received by:	Date/Time 10/4/23

Controlled Document - COC-34 Micro R13 03/02/2021

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

Page 1 of 1

OrderID: 262309177

Tropical Environmental, Inc. SDVOSB
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www.TropicalEnvironmental.com

10/06/2023

Cathleen Deligio
Mastercraft Builders (Client)
1000 George St.
Barrington, IL 60010

EXHIBIT
10

Re: **Asbestos Inspection Prior to Demolition**
Residence
716 N Dunton
Arlington Heights, IL

Ms. Deligio,
On October 2nd & 3rd, 2023 Tropical Environmental, Inc. conducted a full asbestos assessment of the above referenced locations in preparation for demolition, in general accordance with:

40 CFR Part 61, Subpart M - National Emission Standard for Asbestos

The Commercial and Public Buildings Asbestos Abatement Act (225 ILCS 207) enforced by the Illinois Department of Public Health (IDPH)

The Asbestos Hazard Emergency Response Act (40 CFR 763) enforced by the U.S. Environmental Protection Agency (USEPA), and

The Asbestos Hazard Communication requirements (29 CFR 1910.1001(i) enforced by the U.S. Occupational Safety and Health Administration (OSHA).

The structures' particulars are:

	Residence
Floors	2 with Basement
Foundation	Brick
Siding	Brick on Main Structure Vinyl on West Addition
Heating	Hot Water
Insulation	Fiberglass
Roofing	Shingles on Main Structure, Flat on West Addition

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The following Homogeneous Materials were sampled and Found to Contain >1% Asbestos by PLM Analysis:

Homogeneous Area	Sample #'s	Description	Location	Estimated Amount	Condition	Friability	Asbestos Content
RR	01, 02, 03	Rolled Roofing, Grey "Tar" Associated With RR	West Addition Roof	288 s/f	Good	NF	5% Chrysotile
GM	01, 02, 03	Grey Mastic,	Exterior of Chimney and Front Buildout	2 s/f	Significantly Damaged	F	15% Chrysotile
WG	01, 02, 03	Window Glazing, Grey	Exterior Windows on Main House	19 each	Significantly Damaged	N/F	3% Chrysotile
WDC	01, 02, 03	Window & Door Caulk, Grey	Exterior Sides of Windows and Doors on Main House	21 each	Significantly Damaged	NF	3% Chrysotile

The following Homogeneous Materials were sampled and Found to Contain <1% Asbestos or None Detected by PLM Analysis:

Homogeneous Area	Sample #'s	Description	Location	Estimated Amount	Condition	Friability	Asbestos Content
FT	01, 02, 03	Floor Tile, 12x12, Lt Yellow	Upstairs Bathroom	35 s/f	Good	NF	ND
FT	01, 02, 03	Mastic, Yellow, Associated with "FT"	Upstairs Bathroom	35 s/f	Good	NF	ND
FT2	01, 02, 03	Floor Tile, 12x12, Tan	1st Floor Bathroom	35 s/f	Good	NF	ND
FT2	01, 02, 03	Mastic, Yellow, Associated with "FT2"	1st Floor Bathroom	35 s/f	Good	NF	ND
FT3	01, 02, 03	Floor Tile, 12x12, Lt Brown	Bedroom West of Bathroom	100 s/f	Good	NF	ND
FT3	01, 02, 03	Mastic, Yellow, Associated with "FT3"	Bedroom West of Bathroom	100 s/f	Good	NF	ND

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Homogeneous Area	Sample #'s	Description	Location	Estimated Amount	Condition	Friability	Asbestos Content
PL	01, 02, 03	Plaster, Grey	Walls and Ceilings Throughout	3900 s/f	Good	NF	ND
DW	01, 02, 03	Drywall, White	West Addition and Walls and Ceilings in Dining Room	540 s/f	Good	NF	ND
DW	01, 02, 03	Tape, Associated with "DW"	West Addition and Walls and Ceilings in Dining Room	540 s/f	Good	NF	ND
DW	01, 02, 03	Joint Compound, Associated with "DW"	West Addition and Walls and Ceilings in Dining Room	540 s/f	Good	NF	ND
SC	01, 02, 03	Sink Coating, Tan	Underside of Kitchen Sink	4 s/f	Good	NF	ND
SH	01, 02, 03	Shingles, Brown	West Roof	420 s/f	Good	NF	ND
RF	01, 02, 03	Roof Felt, Black	Beneath SH	420 s/f	Good	NF	ND
SH2	01, 02, 03	Shingles, Black	Main Roof	1000 s/f	Good	NF	ND
RF2	01, 02, 03	Roof Felt, Black	Beneath SH2	1000 s/f	Good	NF	<1% Chrysotile
BM	01, 02, 03	Black Mastic	West Exterior Upper Wall of Main House	30 s/f	Good	NF	ND

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Table Key	
Abbreviation	**Meaning**
ND	None Detected
NF	Non-Friable
F	Friable
NQ	Not Quantified
sf	Square Foot
lf	Linear Foot

Areas of **RED** are found **POSITIVE** to contain **greater than 1% of asbestos** per volume of bulk material sampled, as determined by U.S. EPA Method 600/M4-82-020

NEGATIVE Floor Tile is considered **POSITIVE** if the underlying mastic is positive for ACM

When homogenous areas are found to be positive, the highest count for that material is represented in this report. Please refer to the laboratory report for each sample's analysis.

ESTIMATED AMOUNTS are to be used as a guide only. If this report is used for bidding purposes, it shall be the contractor's responsibility to field verify all amounts.

According to 40 CFR 763-86(4), sampling of non-suspect materials is not required where an AHERA (Asbestos Hazard Emergency Response Act) - accredited Building Inspector has deemed thermal systems insulation (pipes, tanks, boilers, ducting) or miscellaneous materials to be fiberglass, foam glass, rubber, or other non-ACM.

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The following material(s) were identified as asbestos containing, by PLM analysis:

Homogeneous Area FT2: Floor Tile, 9"x9", Brownn - Throughout North Half of Original Structure

Assumed Asbestos Containing Materials:

N/A

Areas found negative for asbestos by PLM analysis, recommended for TEM analysis:

All non-friable materials

Areas found to contain asbestos but were below 1% content of asbestos, therefore, are not regulated by the EPA*:

N/A

Samples containing less than 1% asbestos are not considered regulated ACMs according to EPA regulations but **may still be regulated by other agencies,** including the OSHA Asbestos Construction Industry standard 29 CFR 1926.1101which includes but not limited to:

- Use of specified work practice controls when dealing with the materials
- Use of "competent persons" when managing the materials
- Completion of employee exposure monitoring to determine if employees are exposed to asbestos above the permissible exposure limit (PEL).
- Reporting employee exposure monitoring results to employees.
- Record keeping with regards to employee exposure levels.

OSHA personnel protection requirements are invoked if ANY asbestos is present in the sample; there is no minimum concentration.

The Client is advised and directed to research all local, county, state, and federal regulations regarding renovation and demolition activities that govern materials analyzed to be <1% asbestos containing, including by composite method, prior to conducting such activities.

ALL asbestos containing materials should be removed prior to an intentional fire burn.

Sampling / Inspection Protocol

Only currently certified and licensed inspector(s) and (if appropriate) trainee(s) were utilized for this inspection.

The inspector(s) first reviewed supplied building documents, if applicable, which may have included the asbestos management plan, previous inspection reports, blueprints, and as built drawings, etc. A property/structure(s) walk-thru was then conducted to locate, identify, measure, and separate previously identified asbestos containing materials and suspect asbestos containing materials into homogeneous areas. The material's current condition was also evaluated during the walk-thru. Material conditions were evaluated utilizing the following terminology, Good, Damaged & Significantly Damaged.

Samples were collected using EPA approved methods specifically designed for sample collection. Samples were taken utilizing the randomly distributive manner method while simultaneously applying amended water. Samples were immediately placed in a pre-labeled re-sealable plastic bag. To prevent accidental exposure, sample containers are made of a durable plastic designed to provide and airtight seal. The sampling instrument was subsequently wiped with a clean moist cloth to decontaminate the tool, prevent the potential release of asbestos fibers, and prevent cross contamination of subsequent samples. Following the collection of each sample, the sample location was patched as appropriate. Sample areas were touched to determine friability.

The following chart, as detailed by 40 CFR 763.86, is typically used (and in certain cases, required) for sampling surfacing building materials for asbestos content:

< 1000 s/f	3 samples
1000 – 5000 s/f	5 samples
>5000 s/f	7 samples

9 samples are recommended by the EPA for all samples

As per contractual agreement, 3 samples were taken of each building material. It is Tropical's recommendation that further sampling and analysis be conducted, however, it shall be only by direction of the Client and at the Client's additional cost.

A group letter or combination of letter and number was assigned to each homogenous material. This combination serves as a prefix to identify materials of similar composition, texture, color, and date of installation. Each sample was then assigned a sample number such as 01, 02, 03, etc.

All samples were identified on a signed and dated Chain-of-Custody document, which accompanied the samples to the laboratory.

To ensure both quality and objectivity, an independent laboratory was used. Laboratories are selected based on their current accreditations. The laboratory chosen participates in the National Voluntary Laboratory Accreditation Program (NVLAP) for quality control procedures (NVLAP Lab Code: 200399-0). As specified in 40 CFR Chapter I (1-1-87 edition) Part 763, Subpart F, Appendix A. Please feel free to contact the laboratory directly with any questions.

Suspected asbestos samples were analyzed using polarized light microscopy (PLM) / dispersion staining techniques in accordance with the EPA Method documents "US EPA 600/M4-82-020, 1982" & "US EPA 600/R-93/118, 1993". Detection limits for this type of analysis are approximately one percent (by volume).

Recommendations / Directions / Instructions

If a material is analyzed, by any method, and is found to contain any amount of asbestos, personnel disturbing the material should at a minimum, wear personnel protection such as NIOSH approved respirators and full body protective clothing. It is further recommended that the building and its occupants be protected against the possible exposure of airborne asbestos fibers.

If the asbestos content is less than 10 percent as determined by a method other than point counting by polarized light microscopy (PLM), verify the asbestos content by point counting using PLM (USEPA Method 198.1). The owner/operator of the building may (1) elect to assume the amount to be greater than 1% and treat the material as asbestos-containing material or (2) require verification of the amount by point counting. If a result obtained by point count is different from a result obtained by visual estimation, the point count result shall be used. Point counting shall be conducted only by direction of the Client at the Client's expense. The Client assumes and retains all responsibility and authority to conduct point counting at their expense.

Many non-friable materials, including floor tiles, have finely ground asbestos fibers, which may not be visible by PLM analysis. Also, these materials may have a matrix which make the fibers difficult to see even when they are large enough to be visible by PLM. **If these materials are analyzed by PLM and found not to contain asbestos or found to have a quantity of asbestos less than 1%, the material should be re-analyzed utilizing TEM (or equivalent) analysis.** The Client assumes and retains all responsibility and authority to conduct further analysis. The Client shall indemnify and hold harmless Tropical Environmental, Inc., it's owner(s), officers and employees for the Client's failure to reanalyze any suspect asbestos containing material utilizing TEM (or equivalent) analysis.

Although the efforts and intentions of our inspector(s) are always to sample all suspect materials, due to the nature of sampling, (destructive sampling, limited sample locations, visual assumption, etc.) some materials (such as roofing or electrical building materials) may be excluded from the sampling process. These materials shall be assumed positive for asbestos unless sampled and analyzed otherwise. The Client assumes and retains all responsibility and authority to conduct further sampling and analysis at their expense.

Multi-layered samples such as plaster, drywall, etc. are typically sampled with all layers together. If the sample is not separated in the laboratory and analyzed by PLM, it is recommended that the sample be re-analyzed by TEM. The Client assumes and retains all responsibility and authority to conduct further analysis at their expense.

When problems are encountered with PLM and/or for Quality Assurance purposes with building materials such as floor tiles, asphalt materials, viscous matrix materials, etc., the materials should be re-analyzed by Gravimetric/TEM analysis. Further analysis of these materials is always recommended and shall be conducted by direction of the Client only, at the Client's additional cost.

It shall be at the owner's discretion that a copy of this report is provided to any contractor bidding on work in the area(s) covered by this assessment. The owner may also elect to provide a copy of the report to the contractor on-site during any renovation and/or demolition activities.

Contractors should use caution and be advised and directed that during renovation or demolition of a structure that concealed materials may be discovered, therefore, should suspect materials not identified in this inspection become exposed or made aware, you should cease operations that may disturb, dislodge or disrupt the material until it is sampled and analyzed for its possible asbestos content.

USEPA 40 CFR Part 61 National Emissions Standards for Hazardous Air Pollutants (NESHAP) states that regulated asbestos-containing material (RACM), which includes friable ACM and non-friable ACM

that has become, or has a high probability of becoming friable, must be removed prior to the commencement of any demolition activities. NESHAP also states that Category 1 non-friable ACM does not need to be removed prior to demolition if it is not in poor condition and has become friable, however, asbestos containing floor tile and mastic are typically required to be removed from concrete prior disposal due to high landfill costs and must be removed prior to recycling. Note that if these materials are left in place during a demolition, the material must be kept wet and all debris must go to an approved landfill that accepts demolition debris and does not burn, crush, grind or recycle the material. In addition, you must have a trained individual knowledgeable in the provisions of 40 CFR Part 61, Subpart M, on-site during the demolition and available for inspection during normal business hours. If material becomes damaged or rendered friable during demolition, proper abatement procedures must immediately be instituted.

Clients are also encouraged and directed to contact the appropriate regulatory agencies prior to demolition or renovation to become familiar with their regulations concerning asbestos.

If a facility is demolished by intentional burning, all regulated asbestos containing materials including Category I and Category II non-friable ACM must be removed before burning.

Tropical Environmental recommends the use of certified and licensed asbestos personnel for **all** planned disturbance of known and suspect asbestos containing products. In accordance with IDPH, IEPA, U.S.EPA and OSHA regulations asbestos containing materials must be removed by and disposed of by a certified/licensed asbestos abatement personnel/contractor.

Conclusion

The conclusions of this report are Tropical's professional opinions, based solely upon visual site observations and interpretations of laboratory analyses, as described in this report. The opinions presented herein apply to the site conditions existing at the time of Tropical's investigation and interpretation of current regulations pertaining to asbestos. Therefore, Tropical's opinions and recommendations may not apply to future conditions that may exist at the site. It should be noted that conditions change and that materials constantly degrade. All applicable federal, state and local regulations should always be verified prior to any work that will disturb or dislodge materials confirmed, assumed or presumed to contain asbestos.

Tropical's assessment was limited to observation, sampling and the analysis of suspect asbestos containing products in accessible portions of the area(s) covered by this survey. Materials in the building that are not considered building materials, are unusual or *de minimis*, or were inaccessible, due to common construction techniques, to the inspector were excluded from the inspection. As a result, additional asbestos containing building materials may be present in inaccessible areas (e.g. between walls, ceiling spaces enclosed by wallboard, interior of fire doors, below grade exterior piping and sealants, etc.) of the structure that were not observed during the survey.

This inspection report is designed to assist the Client in the understanding of the regulations regarding asbestos, however, it should not be used as a substitution for obtaining and familiarizing yourself with, including the compliance of, all asbestos related regulations including, but not limited to, 40 CFR, Chapter 61, Subpart M (National Emission Standard for Asbestos) prior to the start of any renovation or

demolition activity that will disturb or dislodge asbestos containing materials or suspect/assumed asbestos containing materials.

This report has been prepared for the exclusive use of the intended Client, for the specific application to the defined property as addressed in this report. Any additional user of this report shall determine the suitability of the material contained herein for their intended use, and any such user assumes all risks and liability in connection therewith. No claim is made that these findings will remain applicable to future site activities and conditions. Interpretations by any such user from information contained in this report or the drawing of conclusions by any such user from information contained in this report shall be undertaken solely at the risk of said party.

At all times during the performance of the inspection, safety was a priority. Due to the emphasis on safety, there were no injuries, there was no building contamination, and there were no asbestos exposures to either Tropical Environmental, Inc personnel or building occupants.

This report remains the sole property of Tropical Environmental, Inc. The contents herein cannot be copied, scanned, duplicated, disclosed, or distributed in whole or in part until complete and full payment has been received, or arraigned, for the complete services rendered, expenses incurred and/or, all legal, collection, and judgment fees afforded to Tropical Environmental Inc. either by contractual agreement or satisfactory judgments.

Tropical Environmental, Inc. would like to thank you for the opportunity to be of service to you on this project. We hope that our performance has warranted the opportunity to work with you on future projects.

I hereby certify that all documents and work products prepared hereunder comply with all applicable laws and regulations, including, but not limited to, 105 ILCS 105, 225 ILCS 207 and 77 Ill. Adm. Code 855."

Signed,

Mark S Haines
Inspector #100-00919

References

Illinois Department of Public Health (IDPH)

Asbestos Abatement Act, 105 ILCS 105

Asbestos Abatement for Public and Private Schools and Commercial and Public Buildings in Illinois, 77 Illinois Administrative Code 855

Commercial and Public Building Asbestos Abatement Act, 225 ILCS 207

United States Environmental Protection Agency (USEPA)

Asbestos Hazard Emergency Response Act (AHERA), 40 CFR, Part 763

National Emission Standards for Hazardous Air Pollutants (NESHAP), Asbestos, 40 CFR, Part 61, November 20, 1990

Guidance for Controlling Asbestos-Containing Materials in Buildings (EPA 560/5-85/024), June 1985

Illinois Environmental Protection Agency (IEPA)

Emission Standards and Limitations for Stationary sources, Asbestos 35 IAC, Part 228

United States Occupational Safety and Health Administration (OSHA)

Occupational Exposure to Asbestos, Final Rule, 29 CFR, Pars 1910 and 1926 (August 10, 1994)

Cook County Department of Environmental Control (CCDEC)

Cook County Environmental Control Act

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Definitions

Asbestos Containing Products means, according to the U.S. EPA Method 600/R-93/116, Regulated Asbestos Containing Materials (RACM) are those materials found to contain greater than 1% asbestos per volume of bulk material sampled, by PLM. The term is not intended to include *de minimis* or inaccessible materials that do not present a risk of harm to public health and that generally would not be the subject of enforcement actions if brought to the attentions of appropriated regulatory agencies.

Asbestos Types are Chrysotile (white asbestos making up approximately 95% of all asbestos used in the United States), Amosite (brown asbestos making up approximately 5% of all asbestos used in the United States), Crocidolite (blue asbestos making up approximately less than 5% of all asbestos used in the United States), and rarely found in buildings are Anthophyllite, Tremolite & Actinolite.

Category I Non-friable Asbestos-Containing Material (ACM) means asbestos-containing packing, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy.

Category II Non-friable ACM means any material, excluding Category I nonfriable ACM containing more than 1 percent asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Damaged means less than 25% localized damage or less than10% distributed damage.

Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning (i.e. practice burns) of any facility.

Facility means any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure, installation, or building. Any structure, installation, or building that was previously subject to the Asbestos NESHAP is not excluded, regardless of its current use or function.

Friable Asbestos Material means any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 section 1, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

Homogeneous Area -- an area of surfacing materials, thermal surface insulation, or miscellaneous material that is uniform in color and texture and has the same installation date.

Miscellaneous Material means interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system

insulation.

Multi-layered Material means a material that has a presence of discrete individual layers. EPA does not regard a sheet of "plasterboard," sheetrock," "wallboard," or "gypsum board" by itself a multi-layered material.

Permissible Exposure Limit (PEL) means the legal limit set by OSHA for exposure of an employee to a chemical substance or physical agent. The PEL for asbestos is 0.1 fibers per cubic centimeter, measured by time-weighted average (TWA), over an eight (8) hour time period.

Polarized Light Microscopy (PLM) means an optical microscopy technique for analyzing bulk samples for asbestos in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.

Potential Significant Damage means circumstances in which:

1) Friable ACBM is in an area regularly used by building occupants, including maintenance personnel, in the course of their normal activities.
2) There are indications that there is a reasonable likelihood that the material or its covering will become significantly damaged, deteriorated, or delaminated due to factors such as changes in building use, changes in operations and maintenance practices, changes in occupancy, or recurrent damage.
3) The material is subject to major or continuing disturbance, due to factors including, but not limited to, accessibility or, under certain circumstances, vibration or air erosion.

Regulated Asbestos-Containing Material (RACM), as defined in 40 CFR 61.141, means
(a) Friable asbestos material,
(b) Category I non-friable ACM that has become friable,
(c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or
(d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of Regulated Asbestos Containing Materials (RACM) from a facility component. A renovation could be, but not limited to, any interior renovation or remodel not affecting load-supporting structural members or a roof replacement.

Significantly Damaged means 25% (or greater) localized damage or 10% (or greater) distributed damage.

Surfacing means any material that was sprayed-on or troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

Thermal Systems Insulation means material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

Transmission Electron Microscopy (TEM) means a method of microscopic analysis, which utilizes an electron beam that is focused onto a thin sample. As the beam penetrates (transmits) through the sample, the difference densities produces an image on a fluorescent screen from which samples can be identified and counted. Also used for analyzing air samples for asbestos.

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Key to Common Asbestos Related Abbreviations

ACM ..... Asbestos-Containing Material

ACBM ..... Asbestos-Containing Building Material

AHERA ..... Asbestos Hazard Emergency Response Act

CFR ..... Code of Federal Regulations

DOT ..... Department of Transportation

EPA ..... Environmental Protection Agency

FR ..... Federal Register

HEPA ..... High Efficiency Particulate Air

HVAC ..... Heating, Ventilating and Air Conditioning Systems

IDPH ..... Illinois Department of Public Health

LEA ..... Local Education Agency

MAP ..... Model Accreditation Plan

NESHAP ..... National Emission Standards for Hazardous Air Pollutants

NIOSH ..... National Institute of Occupational Safety and Health

NIST ..... National Institute for Standards and Technology

NVLAP ..... National Voluntary Laboratory Accreditation Program

OSHA ..... Occupational Safety and Health Administration

PACM ..... Presumed Asbestos Containing Material

PCM ..... Phase Contrast Microscopy

PLM ..... Polarized Light Microscopy

RACM ..... Regulated Asbestos Containing Material

TEM ..... Transmission Electron Microscopy

TSI ..... Thermal Systems Insulation

TWA ..... Time Weighted Average

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Analysis Date: 10/04/2023
Collected Date:

Project: 716 N DUNTON ARLINGTON HEIGHTS

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SH-1 *262309120-0001*	SHINGLES BROWN - WEST ROOF	Brown/Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
SH-2 *262309120-0002*	SHINGLES BROWN - WEST ROOF	Brown/Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
SH-3 *262309120-0003*	SHINGLES BROWN - WEST ROOF	Gray/Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
SH2-1 *262309120-0004*	SHINGLES BLACK - MAIN ROOF	Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
SH2-2 *262309120-0005*	SHINGLES BLACK - MAIN ROOF	Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
SH2-2 *262309120-0006*	SHINGLES BLACK - MAIN ROOF	Gray/Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
RF-01 *262309120-0007*	ROOF FELT BLACK - BENEATH SH	White/Black Non-Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
RF-02 *262309120-0008*	ROOF FELT BLACK - BENEATH SH	White/Black Non-Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
RF-03 *262309120-0009*	ROOF FELT BLACK - BENEATH SH	White/Black Non-Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
RF2-01 *262309120-0010*	ROOF FELT BLACK - BENAETH SH2	Black Non-Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
RF2-02 *262309120-0011*	ROOF FELT BLACK - BENAETH SH2	Black Non-Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
RF2-03 *262309120-0012*	ROOF FELT BLACK - BENAETH SH2	Gray/Black Non-Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	<1% Chrysotile
Result includes a small amount of inseparable attached material					
RR-01 *262309120-0013*	ROLLED ROOFING GREY - WEST ADDITION ROOF	Gray/Black Non-Fibrous Homogeneous	20% Synthetic	80% Non-fibrous (Other)	None Detected
RR-02-Roofing *262309120-0014*	ROLLED ROOFING GREY - WEST ADDITION ROOF	Gray/Black Non-Fibrous Homogeneous	20% Synthetic	80% Non-fibrous (Other)	None Detected
RR-02-Tar *262309120-0014A*	ROLLED ROOFING GREY - WEST ADDITION ROOF	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
RR-03-Roofing *262309120-0015*	ROLLED ROOFING GREY - WEST ADDITION ROOF	Gray/Black Non-Fibrous Homogeneous	20% Synthetic	80% Non-fibrous (Other)	None Detected

Initial report from: 10/04/2023 12:30:15

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
RR-03-Tar Paper *262309120-0015A*	ROLLED ROOFING GREY - WEST ADDITION ROOF	Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
BM-01 *262309120-0016*	BLACK MASTIC - W ENT WALL OF MAIN	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
BM-02 *262309120-0017*	BLACK MASTIC - W ENT WALL OF MAIN	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
BM-03 *262309120-0018*	BLACK MASTIC - W ENT WALL OF MAIN	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
GM-01 *262309120-0019*	GREY MASTIC - CHIMNEY/FRONT BLDOUT	Gray/Black Non-Fibrous Homogeneous		85% Non-fibrous (Other)	15% Chrysotile
GM-02 *262309120-0020*	GREY MASTIC - CHIMNEY/FRONT BLDOUT	Gray/Black Non-Fibrous Homogeneous		85% Non-fibrous (Other)	15% Chrysotile
GM-03 *262309120-0021*	GREY MASTIC - CHIMNEY/FRONT BLDOUT	Gray/Black Non-Fibrous Homogeneous		85% Non-fibrous (Other)	15% Chrysotile
WG-01 *262309120-0022*	EXTERIOR WINDOW	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
WG-02 *262309120-0023*	EXTERIOR WINDOW	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
WG-03 *262309120-0024*	EXTERIOR WINDOW	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
WDC-01 *262309120-0025*	WINDOW & DOOR CAULK,GREY - EXT WINDOW /DOOR	Gray/White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
WDC-02 *262309120-0026*	WINDOW & DOOR CAULK,GREY - EXT WINDOW /DOOR	Gray/White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
WDC-03 *262309120-0027*	WINDOW & DOOR CAULK,GREY - EXT WINDOW /DOOR	Gray/White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
FT-01-Floor Tile *262309120-0028*	FLOOR TILE ,12X12,LT YELLOW - UPSTAIRS BATH	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-01-Mastic *262309120-0028A*	FLOOR TILE ,12X12,LT YELLOW - UPSTAIRS BATH	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-02-Floor Tile *262309120-0029*	FLOOR TILE ,12X12,LT YELLOW - UPSTAIRS BATH	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-02-Mastic *262309120-0029A*	FLOOR TILE ,12X12,LT YELLOW - UPSTAIRS BATH	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-03-Floor Tile *262309120-0030*	FLOOR TILE ,12X12,LT YELLOW - UPSTAIRS BATH	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-03-Mastic *262309120-0030A*	FLOOR TILE ,12X12,LT YELLOW - UPSTAIRS BATH	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
FT2-01-Floor Tile *262309120-0031*	FLOOR TILE ,12X12,TAN - DOWNSTAIRS BATH	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT2-01-Mastic *262309120-0031A*	FLOOR TILE ,12X12,TAN - DOWNSTAIRS BATH	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT2-02-Floor Tile *262309120-0032*	FLOOR TILE ,12X12,TAN - DOWNSTAIRS BATH	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT2-02-Mastic *262309120-0032A*	FLOOR TILE ,12X12,TAN - DOWNSTAIRS BATH	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT2-03-Floor Tile *262309120-0033*	FLOOR TILE ,12X12,TAN - DOWNSTAIRS BATH	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT2-03-Mastic *262309120-0033A*	FLOOR TILE ,12X12,TAN - DOWNSTAIRS BATH	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-01 *262309120-0034*	PLASTER GREY - WALL/CEILING/THROUGHOUT	Gray Non-Fibrous Homogeneous	2% Hair	98% Non-fibrous (Other)	None Detected
PL-02 *262309120-0035*	PLASTER GREY - WALL/CEILING/THROUGHOUT	Gray Non-Fibrous Homogeneous	3% Hair	97% Non-fibrous (Other)	None Detected
PL-03 *262309120-0036*	PLASTER GREY - WALL/CEILING/THROUGHOUT	Gray Non-Fibrous Homogeneous	2% Hair	98% Non-fibrous (Other)	None Detected
DW-01-Drywall *262309120-0037*	DRYWALL WHITE - W ADDITION/DINING RM	Brown/White Non-Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
DW-01-Tape *262309120-0037A*	DRYWALL WHITE - W ADDITION/DINING RM	White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
DW-01-Joint Compound *262309120-0037B*	DRYWALL WHITE - W ADDITION/DINING RM	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
DW-02-Drywall *262309120-0038*	DRYWALL WHITE - W ADDITION/DINING RM	Brown/White Non-Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
DW-02-Tape *262309120-0038A*	DRYWALL WHITE - W ADDITION/DINING RM	White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
DW-02-Joint Compound *262309120-0038B*	DRYWALL WHITE - W ADDITION/DINING RM	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
DW-03-Drywall *262309120-0039*	DRYWALL WHITE - W ADDITION/DINING RM	Brown/White Non-Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
DW-03-Tape *262309120-0039A*	DRYWALL WHITE - W ADDITION/DINING RM	White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
DW-03-Joint Compound *262309120-0039B*	DRYWALL WHITE - W ADDITION/DINING RM	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SC-01 *262309120-0040*	SINK COATING ,TAN - KITCHEN SINK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 10/04/2023 12:30:15

EMSL Analytical, Inc.
4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
http://www.EMSL.com / chicagolab@emsl.com

EMSL Order:	262309120
Customer ID:	TROP22
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SC-02 *262309120-0041*	SINK COATING ,TAN - KITCHEN SINK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SC-03 *262309120-0042*	SINK COATING ,TAN - KITCHEN SINK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Lauren Swain (37)
Selina Zeiss (19)

James Hahn, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 10/04/2023 12:30:15

OrderID: 262309120

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only: 262309120

EMSL Analytical, Inc.
4140 Litt Drive
Hillside, IL 60162
PHONE: (773) 313-0099
EMAIL: chicagolab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information

Customer ID:	TROP22
Company Name:	Tropical Environmental, Inc.
Contact Name:	Mark S Haines
Street Address:	1350 Chase St.
City, State, Zip:	Algonquin IL 60102 Country: US
Phone:	847-658-2900
Email(s) for Report:	info@tropicalenvironmental.com

Billing Information

Billing ID:	TROP22
Company Name:	Tropical Environmental, Inc.
Billing Contact:	Mark S Haines
Street Address:	1350 Chase St.
City, State, Zip:	Algonquin IL 60102 Country: US
Phone:	847-658-2900
Email(s) for Invoice:	info@tropicalenvironmental.com

Project Information

Project Name/No:	716 N Dunton Arlington Heights
Purchase Order:	N/A
EMSL LIMS Project ID. (If applicable, EMSL will provide)	
US State where samples collected:	IL
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	Mark S Haines
Sampled By Signature:	
No. of Samples in Shipment	42

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☑ 24 Hour ☐ 32 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule, 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)
- ☑ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA *Level II*
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ *Qualitative via Filtration Prep*
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

**Please call with your project-specific requirements.*

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
SH 01, 02, 03	Shingles, Brown	West Roof	10/2/23
SH2 01, 02, 02	Shingles, Black	Main Roof	10/2/23
RF 01, 02, 03	Roof Felt, Black	Beneath "SH"	10/2/23
RF2 01, 02, 03	Roof Felt, Black	Beneath "SH2"	10/2/23
RR 01, 02, 03	Rolled Roofing, Grey	West Addition Roof	10/2/23
BM 01, 02, 03	Black Mastic	W Ext Wall of Main	10/2/23
GM 01, 02, 03	Grey Mastic	Chimney/Front Bldout	10/2/23
WG 01, 02, 03	Exterior Window		

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Mark S Haines	Date/Time: 10/3/23	Received by:	Date/Time 1:15 WT 10/03/23
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-03 Asbestos R15 4/23/2021

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

EMSL Analytical, Inc.
4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
http://www.EMSL.com / chicagolab@emsl.com

EMSL Order:	262309176
Customer ID:	TROP22
Customer PO:	
Project ID:	

Attention:	Mark Haines	**Phone:**	(847) 658-2900
	Tropical Environmental, Inc.	**Fax:**	(847) 658-2905
	1350 Chase St.	**Received Date:**	10/04/2023 1:00 PM
	Algonquin, IL 60102	**Analysis Date:**	10/06/2023
		Collected Date:	
Project:	716 N DUNTON ARLINGTON HEIGHTS		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
FT3-01-Floor Tile *262309176-0001*	FLOOR TILE 12X12 LT BROWN - BEDROOM W OF BATH	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT3-01-Adhesive *262309176-0001A*	FLOOR TILE 12X12 LT BROWN - BEDROOM W OF BATH	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT3-02-Floor Tile *262309176-0002*	FLOOR TILE 12X12 LT BROWN - BEDROOM W OF BATH	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT3-02-Adhesive *262309176-0002A*	FLOOR TILE 12X12 LT BROWN - BEDROOM W OF BATH	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT3-03-Floor Tile *262309176-0003*	FLOOR TILE 12X12 LT BROWN - BEDROOM W OF BATH	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT3-03-Adhesive *262309176-0003A*	FLOOR TILE 12X12 LT BROWN - BEDROOM W OF BATH	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Lauren Swain (4)
Mazen Elkhatib (2)

James Hahn, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 10/06/2023 10:41:46

OrderID: 262309120

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.
4140 Litt Drive
Hillside, IL 60162
PHONE: (773) 313-0099
EMAIL: chicagolab@emsl.com

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
WDC 01, 02, 03	Window & Door Caulk, Grey	Ext. Windows/Doors	10/2/23
FT 01, 02, 03	Floor Tile, 12x12, Lt Yellow	Upstairs Bath	10/2/23
FT2 01, 02, 03	Floor Tile, 12x12, Tan	Downstairs Bath	10/2/23
PL 01, 02, 03	Plaster, Grey	Wall/Ceiling/Throughou	10/2/23
DW 01, 02, 03	Drywall, White	W Addition/Dining Rm	10/2/23
SC 01, 02, 03	Sink Coating, Tan	Kitchen Sink	10/2/23

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Mark S Haines	Date/Time: 10/3/23	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-05 Asbestos R15 4/23/2021

☑ *AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)*

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

OrderID: 262309176

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only: 262309176

EMSL Analytical, Inc.
4140 Litt Drive
Hillside, IL 60162
PHONE: (773) 313-0099
EMAIL: chicagolab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information

Customer ID:	TROP22
Company Name:	Tropical Environmental, Inc.
Contact Name:	Mark S Haines
Street Address:	1350 Chase St.
City, State, Zip:	Algonquin IL 60102 Country: US
Phone:	847-658-2900
Email(s) for Report:	info@tropicalenvironmental.com

Billing Information

Billing ID:	TROP22
Company Name:	Tropical Environmental, Inc.
Billing Contact:	Mark S Haines
Street Address:	1350 Chase St.
City, State, Zip:	Algonquin IL 60102 Country: US
Phone:	847-658-2900
Email(s) for Invoice:	info@tropicalenvironmental.com

Project Information

Project Name/No:	716 N Dunton Arlington Heights
Purchase Order:	N/A
EMSL LIMS Project ID. (If applicable, EMSL will provide)	
US State where samples collected:	IL
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	Mark S Haines
Sampled By Signature:	
No. of Samples In Shipment:	03

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☑ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)
- ☑ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ *Qualitative via Filtration Prep*
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
FT3 01, 02, 03	Floor tile, 12"x12", Lt Brown	Bedroom W of Bath	10/3/23

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Mark S Haines	Date/Time: 10/4/23	Received by:	Date/Time: 1pm WI 10/4/23
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-05 Asbestos R15 4/23/2021

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200399-0

EMSL Analytical Inc.

Hillside, IL

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2023-04-01 through 2024-03-31

Effective Dates

For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

EMSL Analytical Inc.
4140 Litt Drive
Hillside, IL 60162
Mr. James Hahn
Phone: 773-313-0099 Fax: 773-313-0139
Email: jhahn@emsl.com
http://www.emsl.com

ASBESTOS FIBER ANALYSIS **NVLAP LAB CODE 200399-0**

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

Effective 2023-04-01 through 2024-03-31

IDPH ASBESTOS PROFESSIONAL LICENSE

ID NUMBER	ISSUED	EXPIRES
100 - 00919	1/25/2023	05/15/2024

MARK S HAINES
10976 FAIRBLUFF AVE.
HUNTLEY, IL 60142

Environmental Health



ENDORSEMENTS	TC EXPIRES
SUPERVISOR/WORKER	11/19/2023
INSPECTOR	9/9/2023
PROJECT MANAGER	11/19/2023
AIR SAMPLING PROFESSIONAL	

Alteration of this license shall result in legal action
This license issued under authority of the State of Illinois
Department of Public Health
This license is valid only when accompanied by a valid
training course certificate.

7233 S. Adams Street | Willowbrook, IL 60527
(630) 655-3900 | www.otssafety.com

2023

OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Mark S. Haines

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 9/15/2023

Exam Date: 9/15/2023

Expiration Date: 9/15/2024

Certificate Number: BIR2309152514

Kristina Miczek

Kristina Miczek, Training Manager

716 N. Dunton, Arlington Heights, IL	
Rehab of existing home	
	Estimates
Architect for 716 N. Dunton rehab plans	$ 11,000.00
Insurance estimate	$ 5,000.00
Engineering	$ 5,000.00
Site/Silt Fencing	$ 4,200.00
Permit Fees Cook County Env.	$ 500.00
EHC Industries (asb/mold removal/permit)	$ 49,950.00
Permit Fees Vil. Of Arl. Hts. Demo of Exterior Back Room	$ 2,000.00
Demolition of back family room addition	$ 6,000.00
Demolition of Brick chimney from basement thru roof	$ 7,500.00
New Brick Chimney	$ 14,000.00
Tuck Pointing all around home and change limestones	$ 10,800.00
Demolition of (3) porches	$ 15,000.00
Lift of home to create new foundation	$ 55,000.00
Removal of existing foundation & Install new foundation	$ 165,650.00
(3) new porches material and labor estimate	$30,000.00
Demolition of interior	$ 10,000.00
Dumpsters/Portable Service allowance	$ 5,000.00
Demo/Install new HVAC services estimate	$ 67,390.00
Removal of old sewer/water and install new service	$ 23,900.00
Asphalt Roadway Patch estimate	$ 6,000.00
New Windows allowance	$ 57,993.54
New Front Door allowanc	$ 15,000.00
New Com Ed service line	$ 1,100.00
New electrical line run by Electrician	$ 3,000.00
Electrical demo/new service per plan	$ 29,700.00
Electrical fixtures allowance	$ 8,000.00
Plumbing work est.	$ 38,000.00
Plumbing fixtures allowance	$ 20,000.00
Tear Off existing roof on main home & replace estimate	$ 16,500.00
New gutters & downspouts estimate	$ 4,990.00
Lumber materials estimate for interior of home	$ 50,000.00
Carpentry labor for interior of home	$ 50,000.00
Soffit & Fascia materials estimate	$ 7,000.00
Removal of soffit/fascia & install new materials estimate	$ 10,000.00
Drywall - material and labor estimate	$ 21,000.00
Painting - material and labor estimate	$ 10,000.00
Staircases - estimate	$ 20,000.00
Insulation - estimate	$ 13,000.00
Interior Millwork materials - estimate	$ 15,000.00
Carpentry labor for installation of interior millwork	$ 30,000.00
Cabinetry allowance for kitchen and bathrooms	$ 35,000.00
Countertop allowances for kitchen and bathrooms	$ 20,000.00
Mirrors/shower doors estimate	$ 4,000.00
Appliance allowance	$ 20,000.00
Wood flooring allowance for 1st floor mat/labor est.	$ 20,000.00

ALL-STATE LEGAL®
EXHIBIT
11

2nd floor carpeting allowance mat/labor	$	10,000.00
Tile material and labor for bathrooms estimate	$	10,000.00
Closet shelving estimate	$	4,000.00
New 2 car garage estimate	$	40,000.00
Concrete driveway estimate	$	8,000.00
Landscaping allowance	$	8,000.00
TOTAL	$	1,093,173.54

Design Commission Appeal Process

Requirement

Chapter 28 Section 13.10 Appeal. For all petitioners appearing before the Design Commission who do not need to also appear before the Plan Commission or Zoning Board of Appeals, the petitioner has the right to appeal directly to the Village Board. The appeal must be made in writing and submitted to the Village Manager, within 30 days of receipt of the notice of denial by the Design Commission. The Village Board, at a regular meeting, will either:

a. Agree with the Design Commission's decision, or
b. Overrule or modify the decision of the Design Commission and direct the issuance of a permit.

Process

1. Upon denial of an application by the Design Commission a Notice of Denial shall be issued to the petitioner who has 30 days form receipt of notice to submit an appeal to the Village Manager.
2. After receipt of appeal an appropriate date for Village Board consideration of the appeal will be established.
3. For projects in residential district a sign providing notice of the public meeting by the Village Board to hear the appeal of the Design Commission denial shall be required to be posted by the applicant in accordance with the requirements for public notice set forth in Chapter 28 Section 14. Sign heading shall read – NOTICE OF PUBLIC MEETING.
4. Prior to the Village Board meeting the appeal letter, all items presented to the Design Commission and Design Commission meeting minutes will be place on the Village Board agenda for consideration.

SAMPLE SIGN

Size to be approximately 30” high by 48” wide.

All words and numbers must be no less than 1.5” in height.

NOTICE OF PUBLIC MEETING

MEETING FOR: VILLAGE BOARD REVIEW OF APPEAL REQUEST FOR DESIGN COMMISSION DENIAL OF PROPOSED TEARDOWN/NEW HOUSE

MEETING LOCATION: ARLINGTON HEIGHTS MUNICIPAL BUILDING 33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005

DATE: **TIME:**

PUBLIC ATTENDANCE & COMMENTS INVITED

FOR DETAILS CALL:

_____
(Petitioner’s Name & Phone #)

Or: Village of Arlington Heights Department of Planning and Community Development at 847-368-5200

1. Sign must state current action requested, date, time, and place of meeting.
2. Sign must be posted on private property facing and clearly visible from adjacent roadway(s), fifteen (15) days prior to the meeting date (i.e., if a corner lot, one sign must be provided facing each adjacent roadway).

3. All signs must be removed no later than ten (10) days after completion of the final meeting.

4. Photo must be taken of sign(s).

5. Sign must be on a flat hard surface that is readable.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Senk Residence
Project Address:	716 N. Dunton Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	October 3, 2023

PETITION INFORMATION:

DC Number:	23-051(H)
Petitioner Name:	Cathleen Deligio
Petitioner Address:	Mastercraft Builders & Carpentry 1000 George Street Barrington, IL 60010
Meeting Date:	October 10, 2023

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Regulations) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing two-story residence to allow construction of a new two-story residence with a two-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,263 square feet and the proposed residence will have 2,805 square feet. The proposed new house does comply with the R-3 zoning requirements summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24.7 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26.5 feet Side: 5.5 feet Side: 11.9 feet Rear: 30.6 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,818 SF	2,805 SF
Building Lot Coverage	2,192 SF	2,103 SF
Impervious Surface Coverage Total	3,445 SF	2,770 SF

2004 School of the Art Institute Community Preservation Report

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area. The existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The existing house is one of only 38 homes in the report rated as "Exceptional". The subject property was platted in 1874, and according to the Preservation Report, the home was built pre-1890.

State of Illinois Historic Structures Survey

The State of Illinois conducted a historic structures survey from 1971-1975. The survey identified architecturally interesting properties throughout Illinois. The subject house was identified as one of 30 significant historic structures in Arlington Heights.

Chapter 28 Zoning Regulations of the Municipal Code

Section 28-2 Intent and Purpose.

2.1 *To promote and protect the public health, safety, morals, comfort and general welfare of the people;*

2.2 *To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses:*

2.3 *To protect the character and the stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas;*

Section 13.2 Design Review. *The procedures to be followed when determining when and how design review will occur shall be as follows:*

c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued. The review will evaluate the following:

1. The development plan; and

2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:

a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines; and

b. Proposed redevelopment will not adversely affect the neighborhood.

Section 13.7 Issuance of a Certificate of Approval*, the Design Commission will issue a Certificate of Approval if:*

a. The applicant's plans achieve the purpose and intent of the Design Guidelines; and,

b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.

c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.

If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application except by direction of the Village Board.

Village of Arlington Heights Comprehensive Plan:

Chapter 6 of the Village of Arlington Heights Comprehensive Plan discusses Historic Preservation. The following historic preservation related goals and policies are included in the Comprehensive Plan and are related to this situation:

Goal

To preserve physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights.

Policy

Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify for possible preservation purposes, land areas or buildings that meet any of the following criteria:

a. Structures that exhibit a high quality of architectural design reminiscent of the past.

b. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.

c. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or historical association.

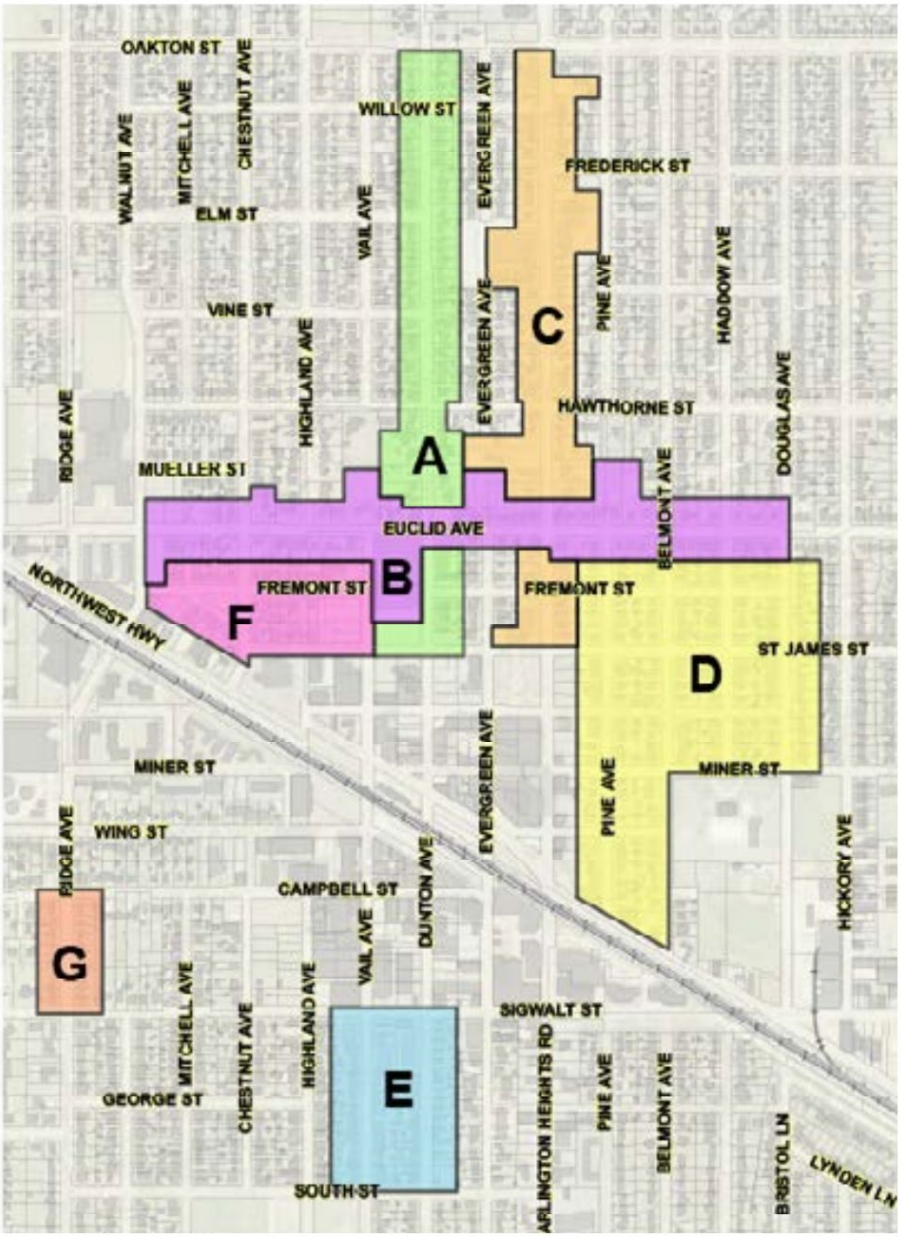
Goal

To preserve and protect existing and future residential neighborhoods in the Village.

Policy

To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

These stated Goals and Policies serve as guidance, however they do not control the use of land unless supplemented with enacted codes. Historic preservation is encouraged, but the Village does not have an actual historic preservation ordinance. In 2005 the Village Board discussed the concept of a historic preservation ordinance. There was interest in doing so, however in order to properly implement such an ordinance, additional staffing would be required. Due to financial constraints, this issue was not pursued.



The area surveyed in the 2004 School of the Art Institute Community Preservation Report was further broken down into 7 potential Neighborhood Conservation Districts (NCD). A NCD is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods.

This chart lists each of the potential NCD's and the number of structures rated either Exceptional, Notable, Contributing, or Unrated.

Area	Exceptional	Notable	Contributing	Unrated
A	6	28	17	4
B	8	10	29	17
C	7	17	22	18
D	1	27	67	31
E	0	26	23	10
F	6	9	15	3
G	0	8	12	4

Single-Family Design Guidelines:

The Design Guidelines were prepared by the Village of Arlington Heights Planning & Community Development Department with input from the Ordinance Review Committee on Teardowns, the Design Commission, local residents, and local architects. No approval shall be given for the development, rehabilitation, or exterior modification of any building, structure, or improvement on any parcel subject to a building permit until the proposed development or redevelopment conforms to the Design Guidelines.

The purpose of the Design Guidelines is to provide professional standards to evaluate improvements in the Village of Arlington Heights. Neighborhood and architectural elements include, but are not limited to:

- Evaluation of how the proposed home fits in with the character of the existing neighborhood
- Relationship of the proposed structure to its site and adjacent homes
- Site plan and building orientation, site treatment including site layout
- Review of the elevations
- External architectural features of buildings and structures, including bulk, massing & volume
- Evaluation of materials

The following factors and characteristics relating to a development govern the Design Commission's evaluation of a design submission:

- Conformance to current ordinances of the Village of Arlington Heights
- Conformance to the Comprehensive Plan
- Logic of the design
- Architectural character as it relates to the neighborhood
- Overall composition and balance of the elevation
- Material selection
- Harmony and compatibility to adjacent structures

Staff Comments:

Evaluating this request along with the above referenced 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Village of Arlington Heights Comprehensive Plan, Zoning Intent & Purpose, and the Single-Family Design Guidelines, the Design Commission should evaluate as follows:

Per Chapter 28, **Section 13.2 Design Review.**

c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued. The review will evaluate the following:

1. The development plan,

The proposed development plan includes demolition of the existing historic home described in above documents, which Staff opposes due to its significant historical quality.

2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:

a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines

The proposed redevelopment is <u>not</u> in character with the neighborhood due to the proposed demolition of the existing historic home. The proposed redevelopment does not meet the criteria in the <u>Design Guidelines</u>, specifically 'architectural character as it relates to the neighborhood' and 'harmony and compatibility to adjacent structures' due to the proposed demolition of the existing historic home which contributes to defining the architectural character of the neighborhood and the existing home is in harmony with the other surrounding historic homes in this location.

b. Proposed redevelopment will not adversely affect the neighborhood.

Demolition/redevelopment of this property would have an adverse effect on the neighborhood due to the loss of the existing historic home and non-conformity with above referenced documents. Other previously approved teardowns in this neighborhood were for houses with insignificant historical, architectural, and aesthetic value.

Per Chapter 28, **Section 13.7 Issuance of a Certificate of Approval**, the Design Commission will issue a Certificate of Approval if:

a. The applicant's plans achieve the purpose and intent of the Design Guidelines.

One standard of the Design Guidelines is how the proposed home fits in with the character of the existing neighborhood. Staff feels that the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does on this property. Additionally, the proposed redevelopment does not meet the criteria in the Design Guidelines, specifically 'architectural character as it relates to the neighborhood' and 'harmony and compatibility to adjacent structures', due to the proposed demolition of the existing historic home which contributes to defining the architectural character of the neighborhood and the existing home is in harmony with the other surrounding historic homes in this location.

b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.

A new house in this location would not be as compatible as the existing historic house due to the architectural quality of the existing house which fits with the character of the surrounding historic homes in this location and neighborhood.

c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.

Since the existing house is rated "Exceptional" in the Community Preservation Report, and since the house was included in the State of Illinois' Historic Structures Survey, Staff feels that the existing property does have significant historical and cultural value. Additionally, the existing house has a unique and distinctive design with ornate detailing that has architectural and aesthetic value within this historic neighborhood. The house is in a prominent location and it is valued by many of the residents in the HANA neighborhood for its historical quality. The exterior of the home appears to be in good condition. The existing house could be updated and expanded, pending the Design Commission's approval, while still maintaining the historic character. In addition, removal of the house would not be consistent with the Comprehensive Plan, Zoning Intent & Purpose, or Design Guidelines. For these reasons, Staff recommends that the existing house should remain and be preserved.

Staff acknowledges that the petitioner has provided an Existing Conditions Report citing numerous repairs and maintenance required for the existing house. However, the issues in the report appear to be consistent with maintenance and repairs required for any historic home, and not justification for demolition.

The Intent and Purpose of the Chapter 28 Zoning Regulations includes:

2.1 *To promote and protect the public health, safety, morals, comfort and general welfare of the people;*
2.2 *To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses:*
2.3 *To protect the character and the stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas;*

Demolition of the existing historic home would be a loss to the HANA neighborhood as well as the cultural heritage of Arlington Heights. Protecting the character and the stability of residential areas within the Village is one of the purposes of the Zoning Regulations. Preserving physical resources of historic value which exemplify the cultural heritage of Arlington Heights, and preserving and protecting existing residential neighborhoods are goals of the Village's Comprehensive Plan.

Petitioner Options:

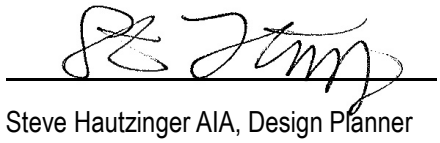
1. Seek an alternative lot appropriate for teardown/redevelopment.
2. Preserve and update the existing historic home.

The petitioner was discouraged by Staff from planning a teardown/redevelopment of this property verbally on May 23, 2023, and again in writing on August 23, 2023. A copy of the August 23 letter from Staff to the petitioner is included in the packet.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the proposed new single-family residence to be located at 716 N. Dunton Avenue. This recommendation is based on the above analysis and that the proposal does not comply with the requirements and standards of the Village of Arlington Heights Comprehensive Plan, the Single-Family Design Guidelines, the 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Chapter 28 Section 28-2 Intent and Purpose 2.1, 2.2, & 2.3, Chapter 28 Section 13.2 Design Review c.1 & 2.a & b, Chapter 28 Section 13.7.a, b. & c., and the following:

1. The proposed redevelopment is not in compliance with Chapter 28, Section 13.7.a, b. & c. The existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic, and cultural value.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



October 5, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-051(H)

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS POLICE BUILDING
200 E. SIGWALT ST.
OCTOBER 10, 2023

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Scott Seyer Kirsten Kingsley John Fitzgerald
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Chestnut Rowhomes* Christopher Plummer, Owner of the property at *315 W. Rand Rd/2201 N. Chestnut Ave* Cathleen Deligio, Mastercraft Builders for *716 N. Dunton Ave.* John Nelson, Architect for *716 N. Dunton Ave*. Steve Hautzinger, Planning Staff

Chair Kubow acknowledged the large number of people in the audience tonight and said that anyone who wanted to speak during Public Comment, should sign in on the sign-in sheet.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-051 – 716 N. Dunton Ave.

Cathleen Deligio, representing *Mastercraft Builders*, and Don Nelson, the Architect for the project, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval to demolish an existing two-story home to allow construction of a new two-story home. The subject property is in the Historical Arlington Neighborhood Association (HANA) neighborhood.

Mr. Hautzinger said that in 2004, a community preservation report was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago. This report was prepared to raise community awareness and promote preservation of historic character in certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as Exceptional, Notable, or Contributing. The existing home is 1 of 38 homes in the report that was rated as Exceptional. This property was platted in 1874 and according to the report, the home was built pre-1890. Additionally, the State of Illinois conducted a historic structures survey in the early 1970s. The survey identified architecturally interesting properties throughout Illinois, and this subject house was identified by the State of Illinois as one of 30 significant historic structures in the Village of Arlington Heights.

Chapter 28 of the Village Municipal Code, Section 13.2, states that for demolition in residential zoning districts, design review is required prior to a demolition permit being issued. That review would include verifying that the proposed redevelopment is in character with the neighborhood, that it meets the criteria and the Design Guidelines, and that the proposed redevelopment would not adversely affect the neighborhood. Section 13.7 of Chapter 28 states that the Design Commission will issue a Certificate of Approval if a: the applicant's plans achieve the purpose and intent of the Design Guidelines; b: the proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village; and c: the existing property or structure is determined not to have significant architectural, historical, aesthetic or cultural value. If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application, except by the direction of the Village Board.

Additionally, the Village of Arlington Heights has a Comprehensive Plan, which is a long range plan looking ahead towards goals of the Village. The current Comprehensive Plan discusses historic preservation, with one goal being to preserve physical resources of historic value, which exemplify cultural, political, economic or social heritage of Arlington Heights, with the policy being that whenever specific land areas and/or existing structures come under review, consideration should be given to identify for possible preservation purposes for any buildings that meet certain criteria; one of which is structures that exhibit a high quality of architectural design reminiscent of the past. Another goal of the Comprehensive Plan regarding historic preservation is to preserve and protect existing and future residential neighborhoods in the Village, with the policy being to preserve and renovate housing of historic or aesthetic value.

In regards to Section 13.2 Design Review, 'for demolition in residential zoning districts', Staff is opposed to the proposed development plan that includes demolition of this existing historic home due to the home's significant historical quality. Staff evaluated the proposed redevelopment and determined that it is not in character with the neighborhood and it does not meet the criteria in the Design Guidelines because it is not in character with the neighborhood due to the proposal including the demolition of the existing historic home. 'The proposed redevelopment will not adversely affect the neighborhood', Staff feels that demolition and redevelopment of this property would have an adverse effect on the neighborhood due to the loss of the existing historic home.

In regards to Section 13.7 Issuance of a Certificate of Approval, a. 'the applicant's plans achieve the purpose and intent of the design guidelines', Staff feels the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does in this location. b. 'the proposed design being compatible with the character of the neighboring buildings contributing to a favorable environment of the Village', Staff feels the new house in this location would not be as compatible as the existing historic house due to the architectural quality of

the existing house which fits with the character of the surrounding historic homes in this location and neighborhood. c. 'the existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value', since the existing house is rated Exceptional in the Community preservation report and since this house was included in the State of Illinois Historic Structure Survey, Staff feels the existing property does have significant historical and cultural value. Additionally, the house has a unique and distinctive design with ornate detailing that has architectural and aesthetic value within this historic neighborhood. The house is in a prominent location, it is valued by many of the residents in the neighborhood for its historical quality. The house could be updated and expanded while still maintaining the historic character. For these reasons, Staff recommends the existing house should remain and be preserved.

Staff acknowledged the reports submitted by the petitioner to show the existing conditions of the house and citing numerous repairs and maintenance required for the house. In Staff's evaluation, based on the limited information provided, the issues do not appear to be justification for demolition. Staff recommends that the petitioner seek an alternate lot appropriate for a teardown redevelopment and that the existing home be preserved and updated. Mr. Hautzinger explained that during an initial discussion about this project. Staff verbally discouraged the petitioner on 5/23/23 in a phone conversation from planning a teardown/redevelopment of this property, and again in writing on 8/23/23.

In conclusion, Staff recommends the Design Commission deny this proposal tonight, based on that the proposed redevelopment is not in compliance with Chapter 28, Section 13.7 a, b, and c, and that the existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic and cultural value.

Cathleen Deligio, representing Mastercraft Builders and Carpentry spoke on behalf of the project. She said that Mastercraft is a recognized leader in the construction of custom designed residential dwellings throughout the Chicagoland Metropolitan area. Much of its work involves redevelopment projects within older neighborhoods with existing homes that have exceeded their useful life and where intense remodeling or rehabilitation are cost prohibitive. Mastercraft prides itself on striking the right balance in its redevelopment work to ensure new homes fit within the existing neighborhood, and its architectural plans work to ensure the exterior design, size, dimensions, and interior layouts of each new home to blend in with the existing neighborhood.

Ms. Deligio said that the existing home located at 716 N. Dunton is approximately over 140 years old. She submitted to the commission, the following additional reports that speak to the condition of the existing home. Beginning with the report from ALTA Engineering, which includes photos of the exterior and interior of the home, Ms. Deligio read the evaluation/recommendation that was given by ALTA Engineering. It read, "In our opinion, the condition of this residence is poor. The lack of maintenance and repair has significant water to infiltrate the building and allowed the structure to deteriorate. The work necessary to correct and restore the integrity of the structure is significant and includes the following: new drain tile and sumps, new waterproofing of the basement walls, remove and replace the basement walls, the basement could be deepened. As an option, the existing basement walls can be reinforced and braced with additional wall structure, the deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns, the chimney should be removed and replaced, the exterior brick should be patched or tuckpointed, the exterior wood porches including the foundations should be removed and replaced, the wood railings, trim, and architectural elements should be replaced, the wood windows and trim should be replaced, the interior wood floors should be shimmed or leveled to reduce unevenness. With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option." This report was signed by the president of ALTA Engineering.

Ms. Deligio also presented a letter from the Architect, John Nelson, who was here tonight to speak. She also presented a report from Tropical Environmental, whom she hired to do a mold and asbestos report, which determined that asbestos was found in the home, as well as active mold spores. Ms. Deligio read Page 1 of the report into the record as follows:

"Please find this as a letter of explanation of the laboratory results received for the asbestos and mold sampling conducted at the above structure, as requested. Asbestos materials found positive for asbestos are: Flat roof over the

west addition to the house, Grey Mastic located on the chimney and the front buildout, Window glazing located on the windows for the main part of the structure (original windows), Window and door caulk located on the exterior sides of the main structure. Mold in air (taken in basement of structure) counts exceeding the background (baseline) sample taken outside the structure are: Aspergillus/Penicillium. Active mold spores identified by swab sampling (located on basement ceiling) are: Aspergillus/Penicillium". This report was signed by the president of Tropical Environmental.

Mr. Nelson spoke to the letter he submitted. He visited the home with his engineer/inspector to look at what could be seen at the surface, and they cited code violations against the 2018 International Residential Code and the 2017 National Electrical Code. They are not saying that the home should be torn down or anything like that, but they do cite code violations that were found, to note what has to happen to this house if it remains. A dollar amount is not used in their report because he is not capable of doing that; however, he is just citing code violations, which are numerous, with 65 items cited just in the National Electric Code that need to be addressed. He also pointed out that the pictures submitted do not show what is happening to the houses on either side of this home, with one house recently built and the other home currently under construction. Both homes were approved by this commission. So with that, the suggestion is that it is hard to put this house in a position to be saved, but that is not to say that it is impossible, it is just to say that it is hard and technically infeasible. That's essentially it.

Ms. Deligio said that the structure of this home, as John has mentioned, both internally and externally, is in very poor condition, and its internal floor plan does not address the needs of a modern family. The home was reconfigured many years ago through the construction of a poorly designed addition at the rear of the home. The addition did not respect or even consider any of the architectural features of the original home. She did not have a date on when the addition was done. The home has been utilized as a two-flat dwelling for many years, and it contained a poorly designed makeshift kitchen area that is non-code compliant to support the two-flat concept, which was removed when purchased in 2019. It still has two separate electrical meters. All of the home's current systems and structural components, including but not limited to: its electrical service, plumbing, heating service and structural supports, are obsolete and not code compliant. The home was built on a crumbling brick foundation system that is damaged beyond repair. The basement area floods during heavy rainstorms. It has no drain tiles or other drainage systems. When the home was purchased in 2019, the seller specifically remarked that the home needed to be torn down, as it is beyond repair. None of the home's prior owners have invested any money in the upkeep of the property, nor made any necessary capital repairs and/or improvements. It is not financially or physically feasible to rehabilitate this home. The costs associated with such work, even if undertaken, cannot provide for any reasonable return. Some of the structural deterioration within the home, including its foundation, is simply beyond repair, which is stated in the ALTA Engineering report that the foundation is buckling in and how it has been patched.

Ms. Deligio continued her comments. She said that per Chapter 28 of the Municipal Code, Section 13.7, the Design Commission is charged by the Village Board to review plans for demolition and redevelopment of residential properties throughout this community. The issuance of a Certificate of Approval is conditioned upon findings by the Commission that the following conditions have been met: The applicant's plans achieve the purpose and intent of the Design Guidelines, and the proposed design is compatible with the character of the neighboring buildings contributing to a favorable environment in the village, and the existing property is determined not to have a significant architectural, historical, aesthetic, or cultural value.

Ms. Deligio said that they built the new home at 710 N. Dunton and they are currently building the new home at 720 N. Dunton, so there will be 3 new homes on that section of the property, which is right across the street and a few doors down from another new home. Mastercraft believes in earnest that its redevelopment plan meets or exceeds all of the design guidelines, its plans are compatible with the character of the neighborhood in which the construction will take place, the proposed new home will contribute to the vitality of Arlington Heights as a premier residential designation in the Northwest suburbs. The property to be redeveloped does not possess any significant architectural, historical aesthetic for cultural values. Mastercraft asserts that no significant community value exists that would preclude the demolition of this dilapidated structure. It is important to note that the Village Board inserted the word 'Significant' as a limiting measure to the Design Commission in determining whether one or more of the four elements is present to deny the issuance of the Certificate of Approval for a demolition permit. The dictionary defines the term 'Significant'

as part of importance or of consequence. It recognized synonyms are consequential, momentous, or weighing. The use of the limiting term 'significant' is important because it does not represent the conscious decision by the Village Board to respect property rights and petitioners who are otherwise entitled to a fair return on the redevelopment of their properties. Though many properties may have some architectural, historical, aesthetic, or cultural value, few have the significant value required by the ordinance. As to whether the subject property has any architectural value, Mastercraft has found none. The original home was not constructed by a well-known architect, the architectural plans for the original dwelling, both interior and exterior, are not unique and merely reflect the period of time in which the construction took place. Though the original facade of the home is interesting, its style in and of itself is not a significant architectural feature. Architecture by its very nature, involves unique elements of design, form, and function. There is nothing of consequence associated with the architecture of this residence. Any special architectural province associated with the home was otherwise destroyed years ago through the poorly designed and constructed home addition. Mastercraft has found no evidence of any historical significance either associated with this property, no historical events have taken place on the property, the home played no critical role in the development of Arlington Heights as a place of worship, a government center, or mercantile center, a school, or a place for some other consequential activity of note. No famous people have resided in this home. The property and home have merely served as a single-family home from its inception and ultimately a non-code conforming two-flat that was out of character with the original building and neighborhood. The existing building has no significant aesthetic value, as noted above, the building both interior and exterior is in very poor condition. The home has no meaningful aesthetic character from which any form of preservation can be justified. Mastercraft has found no cultural value associated with this property, the lack of any historical events or historical uses associated with this home indicate that the property has served no meaningful role in the development of Arlington Heights, parks, letters and related scholarly pursuits, which are the principle elements associated with a community's culture.

Ms. Deligio said that based on the pictures provided from the reports, both of the porches would need to be removed and one side porch only has 7-feet, so there is only 2-feet to get off of the side porch because it abuts the new neighboring home. When she developed the home next door at 710 N. Dunton, most of the pavers had to be removed, leaving only one row going to the back of the home. They have no foundation structure, as the architect has indicated in his report, so those have to be removed and redone. The windows are original in the front, and a few new windows throughout the house would have to be redone. The basement is the main concern because it does not support, it has intense spalling. Mr. Nelson explained that an attempt to shore up the existing foundation wall with some concrete was made, but it did not work. On the northwest portion of the house there is some failing coming through, there is spalling on the inside throughout the basement. In a penetration test, beams and the joists are soft, probably owning to the moisture that is there. The adjustable columns that are about 4 to 6-feet on center are supported by 4 x 4, which is certainly very temporary and not acceptable as a design requirement found in Section 311 of the 2018 International Residential code.

Ms. Deligio asked if anyone had any questions at this time. Chair Kubow appreciated the presentation and said that there will now be a discussion by the commissioners and then public comments. After that, any questions or discussion from the commissioners for the petitioner would occur.

The commissioners summarized their comments. Commissioner Seyer thanked everyone for coming tonight and he appreciated this project being brought before the commission because it has enlightened him a lot about the area and the existing home. He felt the existing home shows some historic character in the surrounding neighborhood, which is important, but he could certainly appreciate that there is a lot to do with maintaining or bringing it up to a current state, these are very historic homes. Speaking from his own experience, his firm renovated the Tribune Tower, taking it from an unused office building of historic importance to condominiums, which is extremely unique. Therefore, he felt this home could be something amazing, but he understood the financial constraints of doing that. He wanted to limit his comments tonight to what is being presented with respect to the design of the new home. Because of the importance of the site and the existing home, he could not make a decision without seeing an actual 3D rendering of the proposed home. Only a 2-dimensional elevation has been presented, while this commission has seen much more than that on a much less sensitive site. All he could go by when looking at this project and whether he votes for or against it, is what is going to replace the home that will get demolished. Looking at the context elevation submitted, he felt the

homes on either side of this property are quite nice and fit in to the context, at the very least with respect to the heights; however, when he looks at the design of the new home at 716 N. Dunton, there is nothing that relates to the new homes on either side of it, and it was quite massive in scale. Looking at the proposed new home and everything presented, which again is nothing rendered or shown, he felt it was kind of a generic home that might actually be more like a modern farmhouse, which this commission has seen so many times for so many other projects. The design does not fit here, in his opinion. Commissioner Seyer went back to some of the comments expressed about quality architecture, which should be unique; however, he saw nothing unique about what is being presented on the design of the new home. If the petitioner is proposing something that is a respectful nod towards the historic significance of the existing home, then he would be more sympathetic, but his decision is based almost entirely on the proposed design, which he felt just did not fit; therefore, he was against it. He acknowledged the large amount of people here tonight who are against this project, and if this project went forward, it would put the homeowner in a really difficult position where the entire neighborhood did not want that new home there. The new homeowners will not be appreciated or be able to have anything to do with their neighborhood, and the best part of the neighborhood are the people there. In conclusion, Commissioner Seyer said that he could not support this project, on those topics and those items, because in the end, the petitioner is going to want that approval, otherwise the home buyer is going to be in a terrible position; please don't do that to them.

Commissioner Kingsley concurred with the comments from Commissioner Seyer. She felt the existing home has a lot of value and it is hard to put a label on a home to say that it has exceeded its life. Many people in this neighborhood live in older homes, many people have bought homes that have mold, many people have bought homes that have had asbestos, whether you tear down a home or keep it, you have to deal with the asbestos. Many people in this room and many people around the Village and elsewhere have original windows in their home, and they can be made efficient. Therefore, she did not think that is a reason to say that the home cannot be preserved. It may cost quite a bit, but tearing it down, doing the abatement, and then building a new home is also going to cost quite a bit. Most people who buy an older home deal with that, they do some structural intervention, they redo all the electrical, it is what they do because they love the home.

Commissioner Kingsley said that a Design Commission application requires existing floor plans and elevations be submitted, and that information was not included in the packet tonight, which would have been quite helpful. The existing home is probably a smaller home with 3 bedrooms and 2 bathrooms, but without floor plans she was unsure. The proposed new home has 3 bedrooms and 3 baths, with new millwork that will not be patterned like the existing oak millwork in the home. Many people want new homes because it is easier to not have to deal with shoring up and replacing things, and fewer people want to do the hard work of preservation; however, those people are out there. She did not think this can be a reason that the existing home has to be torn down. She said the existing home has been there a really long time, it was indicated in the 1970's report and then again in 2004, which is significant and adds value to the neighborhood. She felt it was better when there were 2 vacant properties on each side of this home because that is how it was meant to be on the site, but that did not mean that the home should be demolished now. Commissioner Kingsley said that is where she is at right now; the design of the proposed new home is not of higher value, while the existing home has a lot of value to the neighborhood.

Commissioner Eckhardt asked about the sideyard setbacks for the new home, and Mr. Hautzinger replied that one side is at 5-1/2-feet and the other side is at 11.9-feet, which Mr. Nelson confirmed. Commissioner Eckhardt also asked about the comments that were made regarding the pavers being removed for construction of the new home next door, and Mr. Nelson explained that the plat of survey for 716 N. Dunton shows an encroachment into the side yard setback on the 50-foot wide lot. Commissioner Eckhardt said that some of these issues were self-created by the petitioner for wanting to build 3 homes on 3 lots that previously only had one home on all 3 lots; however, these are all buildable lots and he understood why the petitioner chose to build 3 homes here. Commissioner Eckhardt said that he could not sleep at night if he allowed the existing home to be torn down. He had no further comments.

Commissioner Fitzgerald agreed with the comments from the other commissioners. He said the existing home has architectural value and it is a beautiful home that is not built anywhere anymore. The existing home looks wonderful

even in bad shape, and for him, it would be great if someone would come in and fix it. He said the existing home is exceptional, unique, and significant to the neighborhood; therefore, he is against demolishing it.

Chair Kubow said there were a lot of comments tonight and he appreciated the commissioners' passion and thoughts towards the Village and renovations. This commission sees houses every other week that are allowed to be demolished, it happens constantly, but never in his 10 or 11 years on this commission has a home that is considered exceptional and part of the historic survey that was done been brought in front of them. Therefore, he agreed with the commissioners; he was not comfortable in allowing this home that is deemed exceptional, 1 of only 38 in the Village, to be torn down. He appreciated all the reports submitted and he understood the hardship of what the petitioner bought; the home is in rough shape and there is a lot of work to do, but that is not this commission's problem, the petitioner bought it. This is a home that was built in the late 1800's and he just could not in his good conscious allow a home like that to be torn down.

PUBLIC COMMENT

Mary Ann Crosby-Anderson, presented a slide presentation that she and some other members of the audience will speak to. She lives at 728 N. Dunton Avenue, which is 3 houses away from the subject home. She and her husband moved to Arlington Heights 36 years ago, they moved from the city and they chose to move to a more historic area of the suburbs, and in particular Arlington Heights. She thanked the Design Commission for all their hard work and for listening to all the details and seeing their faces at many meetings. She knows that this is an appointed volunteer position and the commissioners do it well. She also thanked Steve Hautzinger for his work for the Village. She is here tonight to ask the Design Commission to deny approval of the demolition of the Italianate home at 716 N. Dunton, and to deny the subsequent new construction. Her argument is based on what has already been mentioned; Sections 13.2 and 13.7 of the Municipal Code. She gave a bit of background: their neighborhood has been in a state of flux for awhile, with a lot of teardowns in the two blocks of 700, 800, and 900 N. Dunton, as well as new construction. In addition to that, this house is now being proposed to be torn down, and they are also aware that another house located 2 houses away could potentially come up for demolition/new construction. That home is also an 'Exceptional' house in the same report. Because they are concerned about this, a group of neighbors including herself and her husband, have begun to meet for the past couple months and decided to research the current Village approval process for the demolition and new construction of single-family homes. For the sake of the audience, in case they are not aware, this is what their group found: To demolish an existing single-family home, this commission has to approve it before a demolition permit and a building permit for new construction is issued, and if the commission approves it, then the petitioner can apply for demolition and building permits. If the Design Commission does not approve it, the petitioner can appeal to the Village Board. If this house at 716 N. Dunton is demolished, there is no recourse, it is never going to come back. These sections of the Municipal Code allow the Design Commission to deny a demolition, it is in this commission's purview and in your opinions. They first found these sections in the code in 2003, and it was most recently revised in 2018. So based on the content of the Municipal Code, they again are asking the commissioners to deny this demolition. She said there are several other people who want to talk about the architectural, historical, aesthetic and cultural significance of the home, to plead to you that it does indeed have architectural, historical, aesthetic, and cultural significance. They believe that if this home is demolished, it will adversely affect their neighborhood. She lives 3 houses away and she does not want to see the home gone. She lives in an old house and she knows the work that goes into it. This denial is in the commission's power, authority, and responsibility, based on the Village code. Again, she respectfully requests that this commission use their authority to please protect this home and to protect our neighborhood and our community. She thanked the commission for what they do.

Kurt Skrudland continued with the slide presentation. He lives at 735 N. Vail Avenue. He and his wife are longtime residents of Arlington Heights and live on the same block as the house at 716 N. Dunton. He is an architect and has been designing single-family houses almost exclusively for over 30 years. Over that time, he has designed a fair number of new houses and many renovations in Arlington Heights; however, the vast majority of his work for many years has been on the North Shore of Chicago and in the historic districts of those communities. When working in those communities, he often works with preservation or Design Commissions similar to this one. When there is a request for a teardown, it is determined on a case-by-case basis and it depends on the character of the existing

residence. Sometimes the question of whether a house should be preserved or torn down is unclear; however, with this house on Dunton, it is not complicated because it compares in character and quality with some of the better houses in those communities. There is no possibility that this house would be allowed to be demolished if it were located there. His license allows him to do structural work for single-family residences and he regularly surveys and documents the conditions of older historic homes. Unless there is something unusual, he does all the structural engineering necessary for renovation himself, so he has significant experience with this. Given this experience, he is qualified to comment on the condition of this home at 716 N. Dunton. The developer submitted a report from an Engineering commissioned environmental survey to assess the condition of the residence. In his experience, the issues cited are nothing unusual or surprising, they are very common and they are what he would expect to deal with in the renovations he works on. Therefore, he did not think the report actually makes a case for demolition; instead, it is a positive report in support of renovation. During the estate sale at 716 N Dunton when the house was opened to the public, he took the opportunity to informally survey the interior and exterior the house. Overall, he found the house to be in amazingly good shape, and he believes its longevity is partly due to its exceptional design. As you can see, the roofs are simple, the whole structure with the intersecting roofs and walls essentially interlock and buttress themselves; it is essentially like a church would be built with a cruciform shape. The exterior wood details, the majority of which are protected by the roofs and overhangs, are highly detailed and especially well preserved. As one would expect some of the unprotected wood details have been replaced or repaired overtime, but that work was done respectfully and can be replicated where necessary. The roofs are straight and the masonry craftsmanship and material itself is of high quality and is in excellent condition. The interior of most houses of this vintage would have been renovated beyond recognition by now, but as you can see, the house has retained much of its original character. The code violations that the architect cited are not relevant. The home is grandfathered in and you are not required to update those existing non-complaint conditions. The current code only applies to whatever addition might be built and the elements being replaced. Stylistically, the house at 716 N Dunton is an excellent example of Italianate architecture. He is not aware of another historic home in Arlington Heights that has a higher quality design or detail than this one. He felt it was safe to say that nothing like it will be built again, it is irreplaceable. He believes that Arlington Heights is on the verge of losing all of the historic fabric that remains in this community, unique and beautiful residences like this contribute greatly to the character of Arlington Heights, and for many of us they are a major part of the reason why we live here. The people that have turned up tonight are evidence of this. If this house does not qualify as having significant architectural, historical, aesthetic, or cultural value, honestly, he did not know what does. Thank you for your attention.

Tom Gaynor continued with the presentation. He lives at 208 W. Fremont Street, and he has been there for 41 years. He is currently serving as the HANA Board president. As you know, HANA is 625 households north of the Downtown Central Business District. It is an all-volunteer organization and as president, he is one of the residents there. He does not represent HANA in any way, but what HANA does is communicate issues of neighborhood importance. There is a terrific network as you can see, and when information comes up that affects their neighborhood, that information is provided, such as information for this meeting, to their neighbors who would like to participate in this community effort. The HANA Board will never come out with a position statement, because that is not what they do; they do not speak on behalf of their neighbors. He just wanted to be clear on that. Mr. Gaynor explained that they recently had down-zoning approved by the Village Board this summer, which is a terrific way to shore up the southern border of HANA, and they really appreciate the Design Commission's full support of that effort. The teardown issue has been on HANA's radar for decades, so they decided to understand the process of teardowns in the Village. What they found was everything that was talked about earlier; the School of Art Institute of Chicago study, the Village Ordinance that talks about the criteria by which teardowns are evaluated, and this commission of experts that have the responsibility to review the merit of homes based on the ordinance. Arlington Heights already has this framework in place by which we can do a great job of historic preservation, which is really great to see because they were not aware of that. He referred to the slide presentation that shows, through a Freedom of Information Request to the Village, they found that there were 43 homes in HANA that have been torn down in the last 19 years, with 2 homes being Exceptional, and 6 homes being Notable. The residents of HANA now know how this process works and that there are opportunities for them to weigh in and help get to the right decision on teardowns in their neighborhood. So going forward, anytime there is a proposed teardown of any nature in their neighborhood, they will be more engaged in the process. From a historic preservation standpoint, HANA does have the majority of the older homes in town, but there are a lot of older homes in other parts of the Village that are of historic nature, and we really should figure out how to do something at the Village

level to do the right thing. Of the 517 homes in the School of Art Institute of Chicago study that were noted, 52 of those homes were torn down. We have to be aware as a Village that our character could slowly be diminished by these one-at-a-time teardowns.

Tina Kanter said that her family lived in the Scarsdale neighborhood for 30 years and they raised their two daughters there. They had the opportunity to move and after they sold their home and were in transition, they decided to find a home to rent in the Village, and had always admired the home at 716 N. Dunton. She and her family had the privilege of renting and living in this home for four years, from May 2019 to June 2023. They were amazed at the beauty and intricate details of the woodwork both inside and outside, the two beautiful porches, the charm and warmth of the home with the 10' ceilings, beautiful built-in cabinets, a built-in bookcase in the dining room, the grand and beautiful staircase that she loved decorating, and the gorgeous floor boards, wood trim and doors, and wood floors. The quality and workmanship cannot be replicated today, and it reminds her of the old adage 'they don't make them like they use to', which is certainly true in this case. Along with everyone else, she felt there was no reason for the home to be destroyed, perhaps only to continue to try to bring in other homes that really don't fit in the area and to continue to build new homes in a historical district instead of preserving the neighborhood's rich character will only help erase a key part of the history here. She said that they loved living in this home, it is very livable, and she was sad to leave.

Laurie Turpin-Soderholm, 717 N. Dunton Avenue, lives directly across the street from this home. She wanted to briefly address 716 N. Dunton Ave. in terms of its importance to our history and culture. She referred to the slide presentation and said that in the 1870s, Arlington Heights at that time known as Dunton, was small but bustling. It had a burgeoning downtown and a train that went to Chicago. Residents watched the Great Chicago Fire from Asa Dunton's roof on what is now Arlington Heights Road. Approximately 2 years later, noted portrait photographer C. H. Hanchett built the house at 716 N. Dunton. Hanchett must have done well for himself, besides having 3 working studios in Illinois, he had this large ornate house built in brick, when everyone else was building wooden farmhouses. It included a closet lined in zinc and designed for a shower, which must have been a luxury since complete water systems did not come to town until 1903. Eventually, Mr. Hanchett sold the house and moved closer to one of his other studios, and the house was sold to Carl & Sarah Bellindor, who purchased it in the early 1890s, leaving their farm in Mount Prospect to move into town. In 1923 their daughter Martha and her young family moved in with them. In fact, one of their daughters, Iona, was just three years old when she moved into her grandparent's big home, and she lived there until 2018 when she passed way at the age of 98. The Bellindor family were known for their generosity. During the Great Depression they often provided hot meals to the so-called hobos who came to their back door, and to help neighbors through hard times, they gave away parcels of their own remaining farmland, so others could provide for their families. Over the years, they provided a safe and warm home to widowed or otherwise needy women in the separate apartment built into the house. They were not people who were famous, they did not hold office, they were not influential business people or industrialists. But they were the kind of people who built this town with their generosity, their love of family, and service to others in the community. 716 N. Dunton for many years was known as a place of great safety, warmth and generosity. Since the 1870s, our country has been through multiple wars, including two world wars, the Cold War, two global pandemics, the Great Depression, as well as the invention of electricity, the automobile, the telephone, the airplane, the space shuttle, the Internet. It has seen 28 presidents, the turn of two centuries, one millennial, and Y2K. 716 N. Dunton Avenue has survived it all. In some ways it is like comfort food, providing a sense of stability and strength to our community in times of turmoil and uncertainty. Perhaps it is the brick used to build the home that helps this solid structure ground us. To lose a piece of local culture and history of this magnitude would be like cutting the very heart and soul out of our community. Some people may say it's just an old building; those people are wrong. Buildings tell stories, they are a testament to those who came before us, what was important to them and what they have passed on to us. They live and breathe and connect us to our past and all that made us what we are today. The fact that we are all here tonight, makes it clear that 716 N. Dunton reminds us and even teaches us that we are a community made up of neighbors who value our past and work together for our future. There are many lovely bedroom communities in our area, but we have all chosen to live in this beautiful community, with its history and diverse neighborhoods and our beautiful old homes with the character that cannot be built into new homes. Visitors love our downtown, they love visiting our historical museum, strolling through our historic neighborhoods that we all cherish. We are in fact a Norman Rockwell painting. But this cannot happen in a community made-up entirely of subdivisions, and this is why Arlington Heights is such a desirable place to live, work and shop. The home at 716 N. Dunton Avenue, with its firm standing in

our collective cultural history, its documented architectural significance and importance to the stability of the neighborhood, is an icon and a local landmark. We ask the Design Commission to consider carefully the neighborhood and the community of large. The loss of this home would not just negatively impact the look and feel of our neighborhood, irreparably changing it, but it would also affect the desirability of living here, which would impact our entire community. We ask you to put first the interests of the people who live here, go to school here, pay taxes here, and are committed to Arlington Heights. Development is important, and especially in other neighborhoods where the development actually contributes to that neighborhood. Not all teardowns are bad, and just because a house is old does not mean necessarily it needs to be saved. As I hope you have heard tonight, this is not the case here. Development at the expense of our history will permanently and irreversibly harm this neighborhood and this community. Please don't let Dunton Avenue, the jewel and the historic crown of Arlington Heights, become a subdivision of million dollar cookie-cutter new builds. Please help us to ensure that our history, culture, and community, remains at the heart of who we are in Arlington Heights, and not outside developers who make permanent changes and drive away as soon as the check clears. Our collective neighbors ask our Design Commission to use the authority given to them to deny this demolition and save this home. Because we care about this place that we've chosen to live, we care that 716 N. Dunton continues to speak to us, continues to share our history, and in fact shares our future. For all the people who have written to share their concern, have signed their petition, and have forgone an otherwise pleasant evening at home to be here, we ask you to hear us and deny this demolition. Thank you.

Chair Kubow asked if there was any further comment from the public and there was no response.

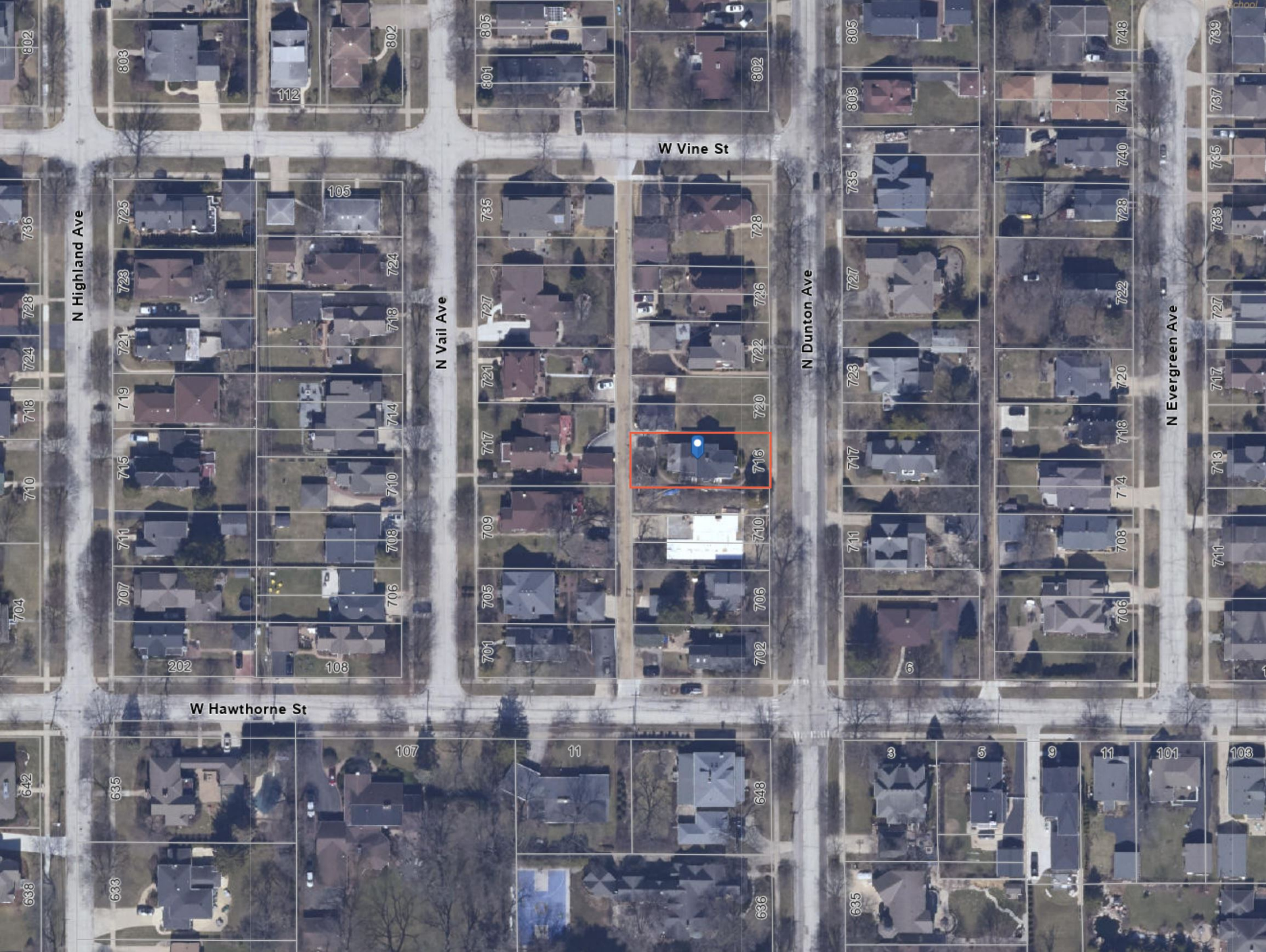
Ms. Deligio commented that the photos submitted by Ms. Kanter of the staircase decorated for the holidays do not show how the stairs were in fact broken, the bathrooms are undersized, the basement floods, there is no central air conditioning; there are many items in the home that have not been shown. Ms. Kanter said that while she and her family lived there, they never had an instance of flooding from rain and they did not see any broken stairs when they left.

Ms. Deligio said that she has been told to possibly put the home back up for sale. If HANA wants to buy it at the value that we believe we need to because of the loss of income, then HANA can approach and we will look at it carefully. But for us to be able to do what everyone thinks should be done, is not feasible. She could not sell the house because basically we would have to cut off the back room to put up a garage, which would be establishing the house at a very nominal amount of square footage, besides the porches have to be taken out and reconstructed. So really, there is nothing that is of value except for maybe the front windows that are original, and the couple of corbels underneath, but the top rake is deteriorating and has to be replaced. She submitted all the reports because she wanted to come informed because she is not a person to demolish, she has renovated homes in Chicago and other areas, but the life expectancy at some point has to end, and this one has not been taken care of and in fact the original owner said that the home that was very similar to this one was demolished, 2 houses were demolished at the corner of Dunton to do a library, and she said that was a sin.

Chair Kubow asked if Staff had any comments at this time and there were none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT *716 N. DUNTON AVENUE*, BASED ON ITS HISTORICAL VALUE, AND THE CONSTRUCTION OF A NEW HOME.

FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE; SEYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.


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W Hawthorne St
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N Vail Ave
N Dunton Ave
N Evergreen Ave
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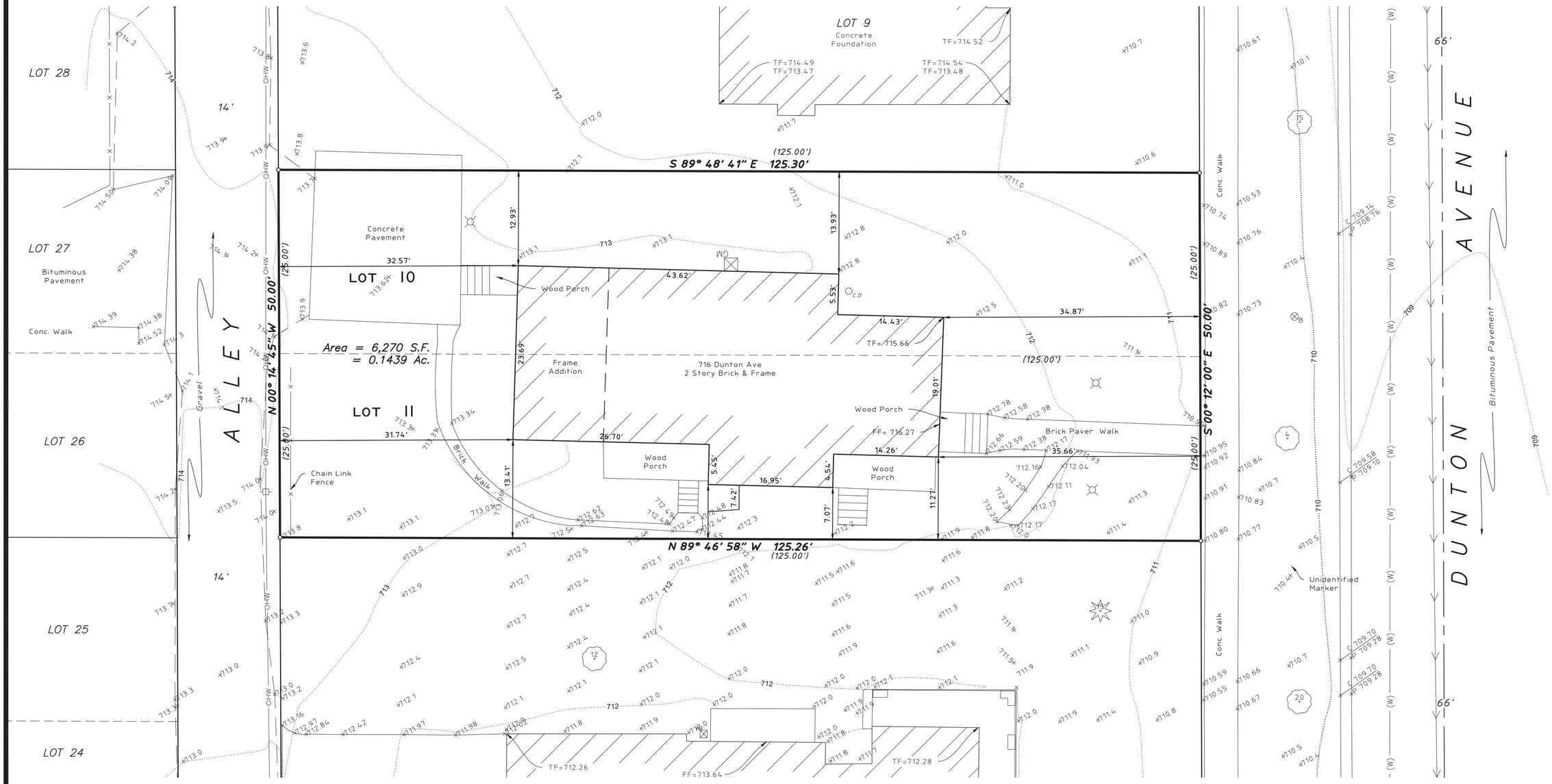
Benchmark

CP # 617 (see survey)
Description: Maze Nail
Elevation: 713.29 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)

LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.



Surveyor's Notes:

1. Field work was completed on August 30, 2023.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

LEGEND

Manhole	Curb & Gutter
Catch Basin	C XXX.XX Curb Elevation and
C.O. Clean Out	P XXX.XX Pavement Elevation
Storm Sewer	XXX.XX Pavement Elevation
Combined Sewer	XXX.XX Sidewalk Elevation
(W) Atlas Water Main	XXX.X + Ground Elevation
Light Pole	XXX Contour Line
Fence	Deciduous Tree
Sign	
GM Gas Meter	Coniferous Tree
OHW Overhead Utility Line	( ) Record
Utility Pole	O.L. On Line

Ordered By: MASTERCRAFT
Order No.: 23161 Lots 8-9

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-24

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois September 14, 2023

By: _____
Illinois Professional Land Surveyor No. 3695

NORTH
0 10
Scale: 1" = 10'

No.	Revision	Date

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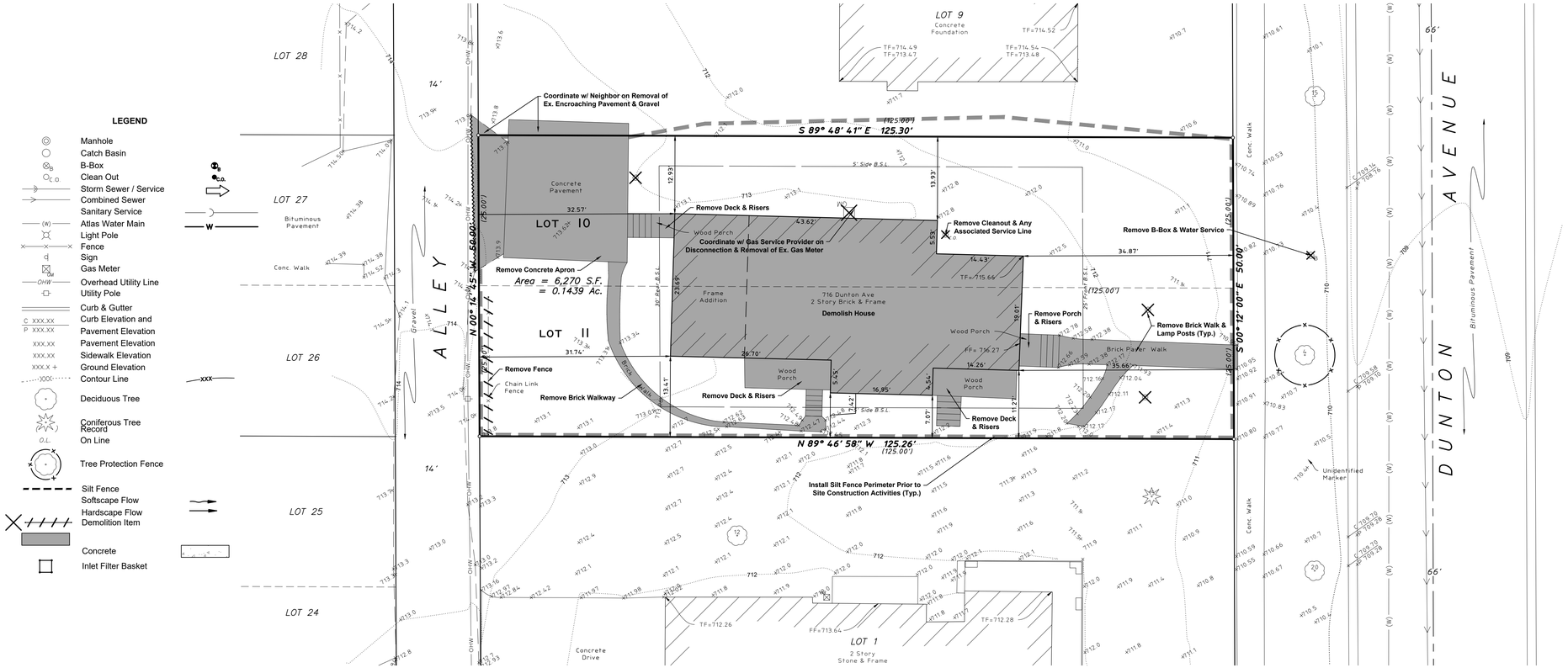
BOUNDARY & TOPOGRAPHIC SURVEY

716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, IL.

Project Manager: MLA
Drafter: TSK
Date: 2023-09-14
Project No. 23161
Sheet 1/1

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Plot Date: Sep 14, 2023 - 12:40pm Plotted By: tammy-k
File Name: P:\2023\23161\Drawings\Final Survey\23161-716 Dunton Boundary & Topographic Survey.dwg



LEGEND

- Manhole
- Catch Basin
- B-Box
- Clean Out
- Storm Sewer / Service
- Combined Sewer
- Sanitary Service
- Atlas Water Main
- Light Pole
- Fence
- Sign
- Gas Meter
- Overhead Utility Line
- Utility Pole
- Curb & Gutter
- Curb Elevation and
- Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record
- On Line
- Tree Protection Fence
- Silt Fence
- Softscape Flow
- Hardscape Flow
- Demolition Item
- Concrete
- Inlet Filter Basket

NORTH

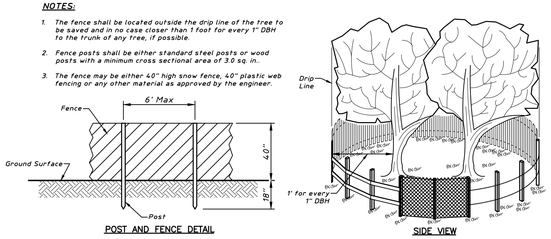
Scale: 1" = 10'

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

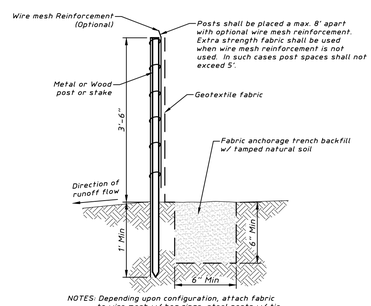
NOTES:

1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree, if possible.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.



POST AND FENCE DETAIL

TREE PROTECTION - FENCING



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

SILT FENCE

LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

Benchmark

CP # 617 (see survey)
Description: Maze Nail
Elevation: 713.29 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)

MICHAEL L. ANDERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-23

No.	Revision	Date

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel. 847.394.6600 Fax 847.394.6608
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www.haegerengineering.com

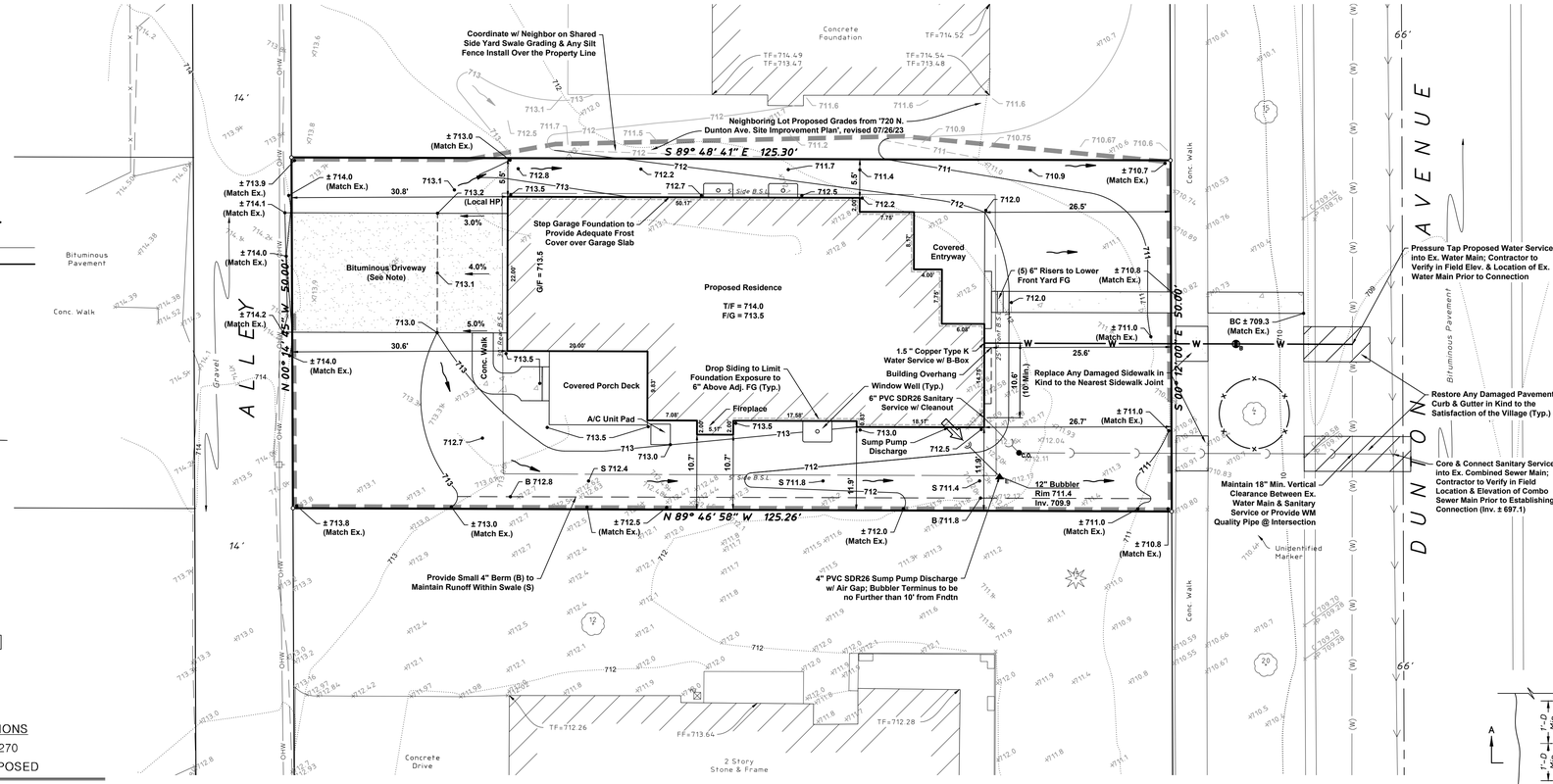
EXISTING CONDITIONS & DEMOLITION PLAN

SINGLE-FAMILY RESIDENCE
716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	M L A
Engineer:	K P N
Date:	09/11/2023
Project No.	23161
Sheet	1/2

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Plot Date: Sep 11, 2023 - 12:18pm Plotted By: karl-n
File Name: P:\2023\23161\Drawings\House Line\23161_716 N. Dunton_eng.dwg



LEGEND

- Manhole
- Catch Basin
- B-Box
- Clean Out
- Storm Sewer / Service
- Combined Sewer
- Sanitary Service
- Atlas Water Main
- Light Pole
- Fence
- Sign
- Gas Meter
- Overhead Utility Line
- Utility Pole
- Curb & Gutter
- Curb Elevation and Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record On Line
- Tree Protection Fence
- Silt Fence
- Softscape Flow
- Hardscape Flow
- Demolition Item
- Concrete
- Inlet Filter Basket

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA = 6,270

EXISTING		PROPOSED	
HOUSE…	1,397	HOUSE & GARAGE…	1,865
COMPACTED GRAVEL…	94	DRIVEWAY…	523
CONCRETE PAVEMENT…	420	FRONT ENTRYWAY…	138
DECKS & RISERS…	233	PORCH DECK…	152
BRICK WALKWAYS…	233	WALKS & STEPS…	129
		A/C UNIT PAD…	8
TOTAL IMPERVIOUS…	2,377	TOTAL IMPERVIOUS…	2,815
% IMPERVIOUS	37.91%	% IMPERVIOUS	44.90%
		NET INCREASE	438

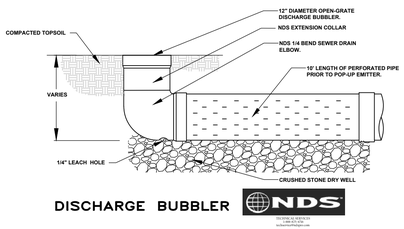
Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

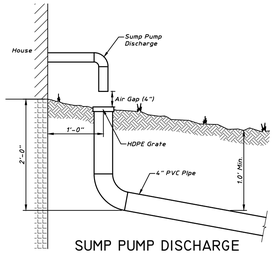
Bituminous Driveway Note:
Bituminous driveway shall be 2.5" thick bituminous surface course (CL 1) over 6" compacted CA-6 subbase.

Concrete Pavement Note:
Private concrete sections (patios, private walks, etc.) shall be 4" Portland Cement Concrete (PCC) over 4" thick (at minimum) compacted gravel.

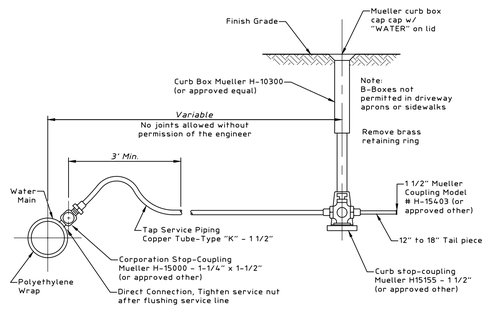
Public Sidewalk Note:
Replaced sidewalk through driveway shall be 6" Portland Cement Concrete (PCC) over 2" thick (at minimum) compacted CA-6 subbase. Replaced sidewalk outside of driveway may be 5" PCC over 2" thick (at minimum) compacted CA-6 subbase. All sections of replaced sidewalk shall be replaced to the nearest sidewalk panel. Any sidewalk damaged during demolition or construction shall be replaced to the nearest sidewalk panel.



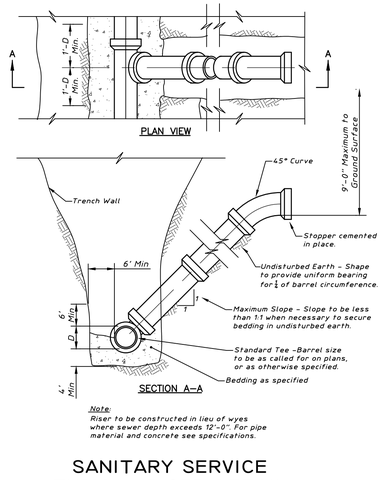
DISCHARGE BUBBLER



SUMP PUMP DISCHARGE HOUSE CONNECTION



WATER SERVICE DETAIL



Note:
Riser to be constructed in lieu of wyes where sewer depth exceeds 12'-0". For pipe material and concrete see specifications.

SANITARY SERVICE TYPICAL RISER DETAIL

NORTH
5 0 10
Scale: 1" = 10'

No.	Revision	Date

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SITE IMPROVEMENT PLAN

SINGLE-FAMILY RESIDENCE
716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: M L A
Engineer: K P N
Date: 09/11/2023
Project No. 23161
Sheet 2/2

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Plot Date: Sep 11, 2023 - 12:18pm Plotted By: karl-n
File Name: P:\2023\23161\Drawings\House Line\23161_716 N. Dunton_eng.dwg



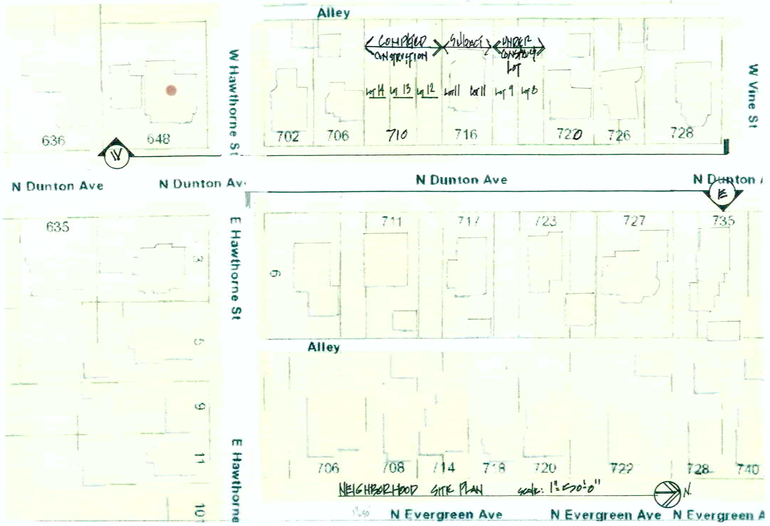








716 N. Dunton Avenue - Existing House proposed for demolition





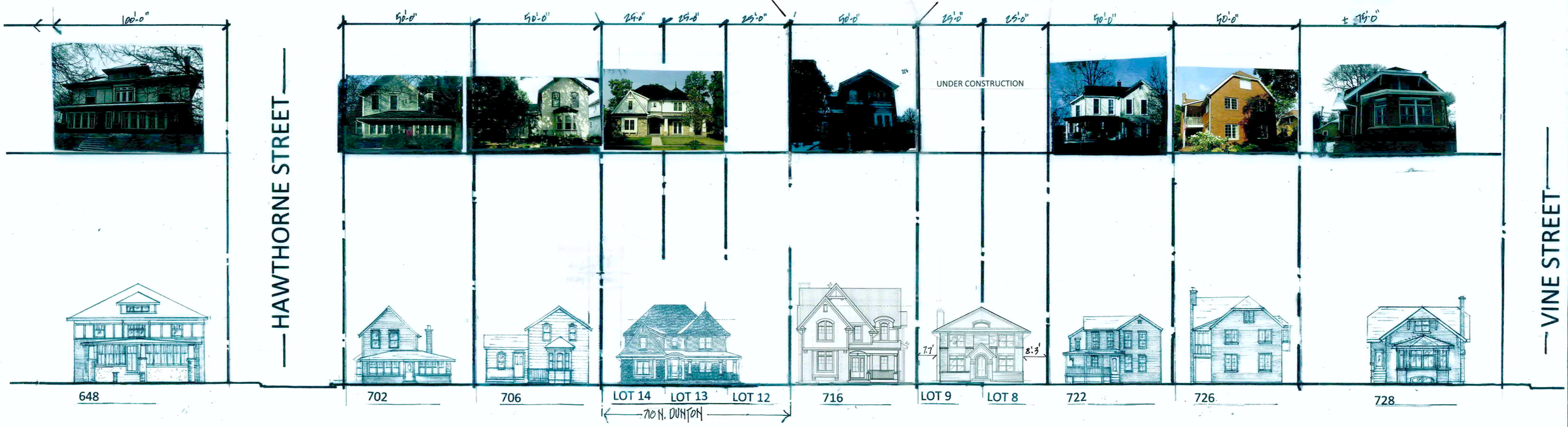
Location: 716 North Dunton Avenue

Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
4	Windows	Vinyl	Sierra Pacific	White
5	Front Door	Fiberglass	Therma-Tru	Timber Finish
6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154



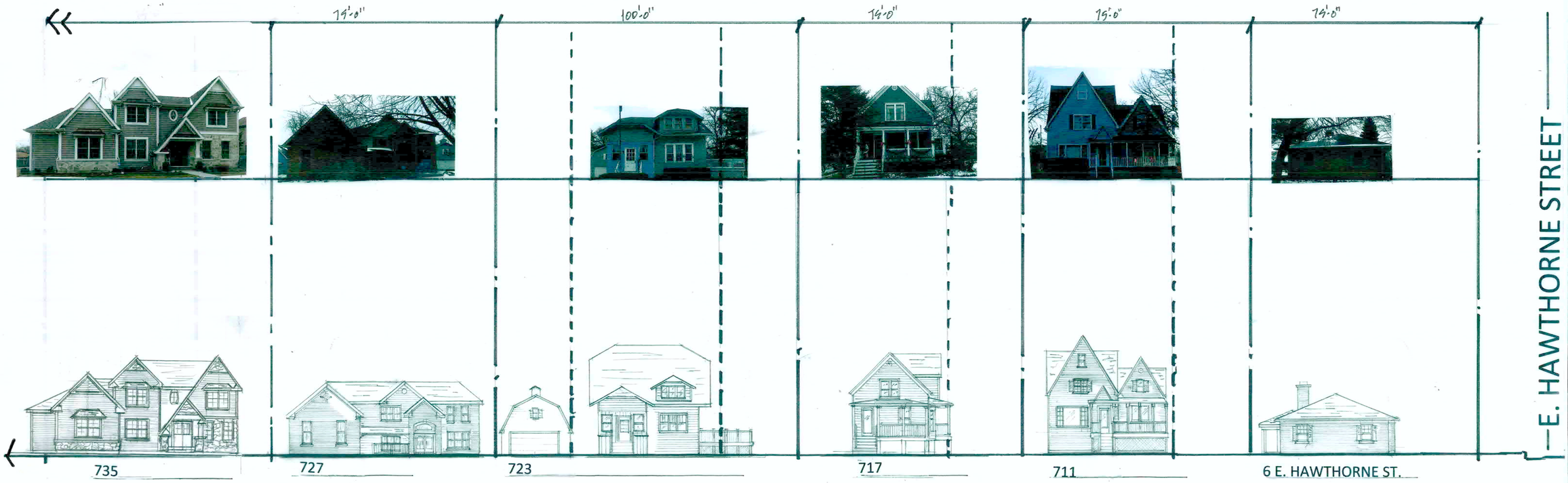
VIEW WEST ON NORTH DUNTON AVENUE

scale: 1/16 = 1'-0

DATE
12.16.22 Lot 8 & 9
4.11.23 Lot 10 & 11 Cul Dunton

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET TITLE:

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VIEW EAST ON NORTH DUNTON AVENUE

SCALE: 1/16"=1'-0"

WARNING:
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JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

DATE: 9.11.23 Left & R. (No Dunton)

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

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SHEET TITLE:

SHEET NUMBER:
OF: TOTAL SHEETS



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
4	Windows	Vinyl	Sierra Pacific	White
5	Front Door	Fiberglass	Therma-Tru	Timber Finish
6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL
MASTER CRAFT BUILDERS & CARPENTRY (847) 875-6249

DATE	
6/5/23	CLIENT REVIEW
7/15/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/16/23	CLIENT REVIEW
9/7/23	APPEARANCE REVIEW

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

A4

Location: 716 North Dunton Avenue

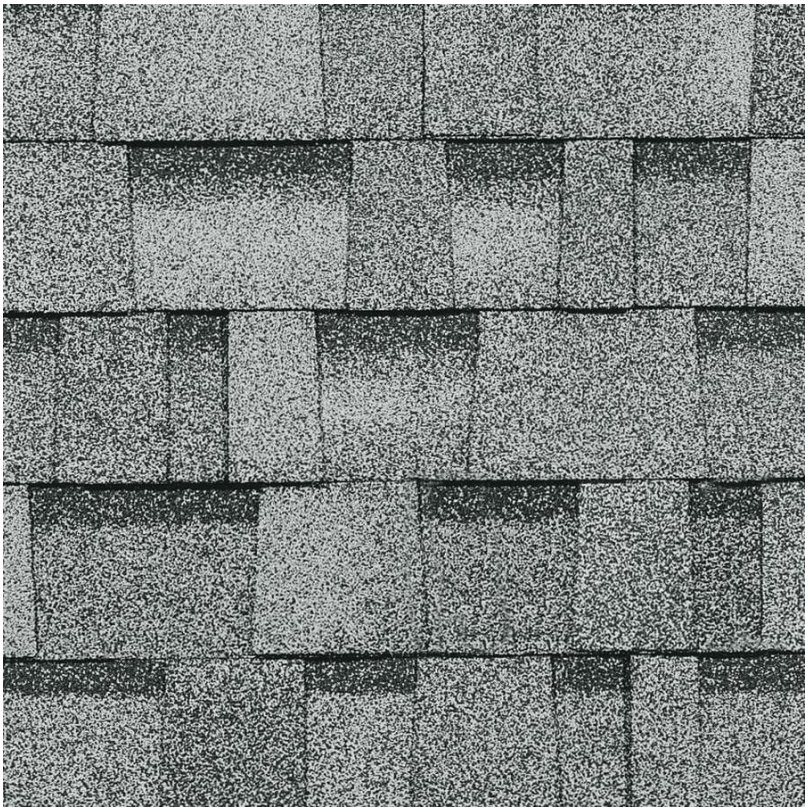
Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
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6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White

Location: 716 North Dunton Avenue

Material Schedule Pictures

1. Roof – Ownes Corning – Sierra Gray



2. Brick – Glen Bery Aspen White Smooth Finish



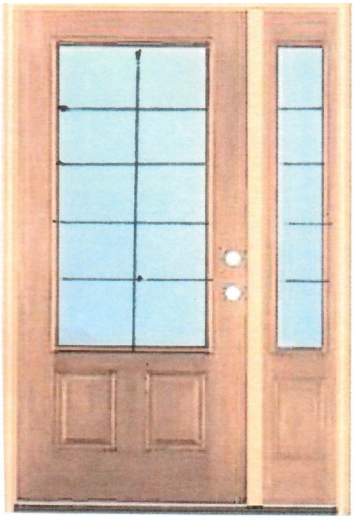
3. Brick – LP Ultra White Board & Batten



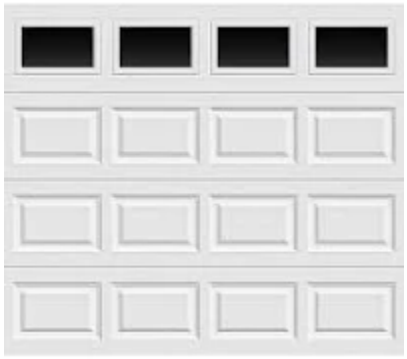
4. Windows – Sierra Pacific White5.5.5.



5. Therma Tru Fiberglass Front Door in Timber Finish



6. Clopay White Steel Garage Door



7. LP Smooth White Trim/Fascia



8. Alsco White Aluminum Gutters/Downspouts



ALTA ENGINEERING, Ltd.
CONSULTING ENGINEERS

470 Bennett Road
Elk Grove Village, IL 60007
(847) 357-1007

October 4, 2023

Mr. Vince Deligio
Mastercraft Builders
deligioV@icloud.com

Re: 716 N. Dunton - Existing conditions
Arlington Heights, IL
AEL No. 23514.AEL

Dear Vince,

On October 3, 2023, at your request, I accompanied you on a visit to the referenced residence. No drawings for the existing building were available for review at the time of our inspection.

PURPOSE

The purpose of this visit was to visually inspect the residence structure, to evaluate the structural integrity of the system and to make observations concerning repairs that may be required and/or further investigation that may be necessary to correct any observed deficiencies.

EXISTING CONSTRUCTION

The residence is two story structure over a basement. It is approximately one hundred fifty years of age and appears to be of conventional construction: wood roof deck, rafters and beams; wood floor decks supported on wood joists, beams and beams; perimeter wood bearing walls; brick veneer (aluminum siding at the addition). The rear portion of the building appears to have been an addition. No drawings of the existing residence are available.

OBSERVATION

The following items were noted:

Exterior:

- The exterior brick work is cracked; there is evidence of previous patching and tuck pointing.
- The entry and side porches are deteriorated; the support piers are cracked and are moving. The wood trim, stairs, railings, etc., throughout, are deteriorating.

- The sidewalk along the south side of the house has been removed due to setback issues.
- Exception for a few windows that have been replaced, the remainder of windows, trim, etc. have deteriorated.
- The chimney is cracked and spalled above the roof, likely from water infiltration.
- The wall of the rear addition appears to be sitting on a spread footing. However, the top of the footing is above grade. Likely, there is inadequate frost cover provided.

Interior:

- The existing floor at the rear of the residence is uneven and sloped.
- There is evidence of water intrusion.

Basement:

- The existing basement stairs are narrow and uneven. The railings are questionable.
- The basement is constructed of common brick. There is evidence of water infiltration throughout the basement.
- The height of the basement is less than six feet (6’-0”).
- There is evidence of water infiltration throughout the basement.
- At the north side, the basement wall is deflecting inward. The walls and the skim coating that was added are cracked and spalling. At one location at the base of the stairs, it appears that a piece of concrete wall was added to the interior to strengthen the existing. It too is being displaced and does little to prevent the typical water intrusion.
- The east wall is cracked and spalled. The brick has deteriorated, and the previous skim coat has spalled.
- several steel pipe columns have been added to support the wood beams. At one location the beam has been cut and removed and steel pipes added at each side. It is unclear how the loads bridge over the cut section of the beam.
- Brick cracking, deterioration and water infiltration is common throughout the basement.
- The chimney is cracked and deteriorated and appears to allow significant water infiltration.
- The basement slab has cracked and is uneven throughout.

EVALUATION /RECOMMENDATION

In our opinion, the condition of the residence is poor. The lack of maintenance and repair has significant water to infiltrate the building and allowed the structure to deteriorate.

The work necessary to correct and restore the integrity of the structure is significant:

- New drain tile and sumps.
- New waterproofing of the basement walls.
- Remove and replace the basement walls; the basement could be deepened.
- As an option, the existing basement walls can be reinforced and braced with an additional wall structure.
- The deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns.
- The chimney should be removed and replaced.
- The exterior brick should be patched and/or tuckpointed.
- The exterior wood porches (including foundations) should be removed and replaced.
- The wood railings, trim, architectural elements should be replaced.
- The wood windows and trim should be replaced.
- The interior wood floors should be shimmed or leveled to reduce the unevenness.

With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option.

If you have any questions, or if we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,
ALTA Engineering, Ltd.

STATE OF ILLINOIS
CHARLES S. REISING
081-004092
Arlington Hts,
LICENSED STRUCTURAL ENGINEER

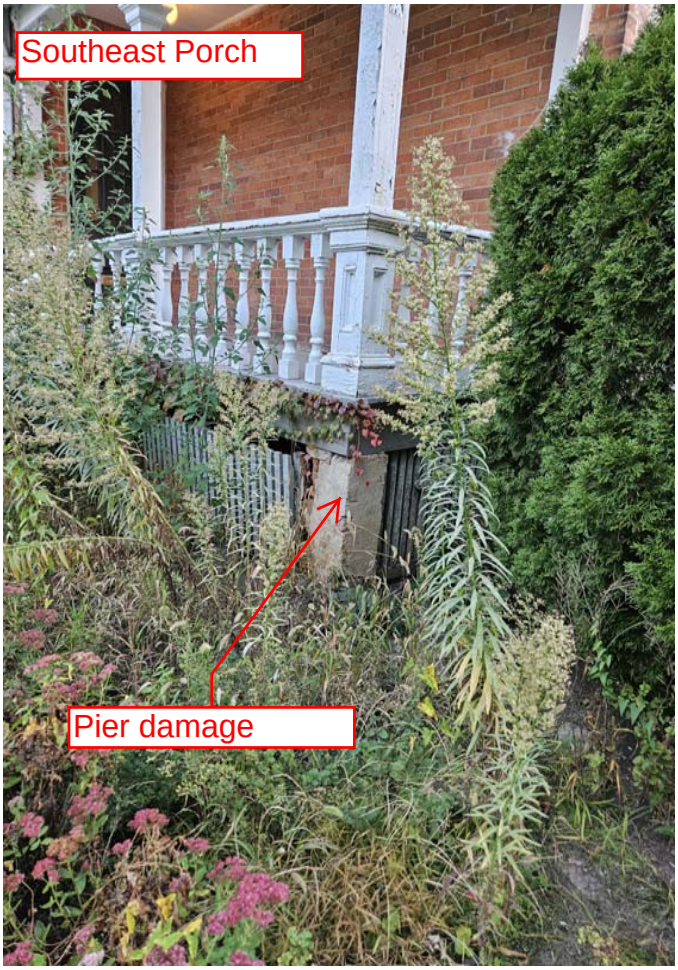
Charles S. Reising, S.E.
President

Date: 10-04-23

License Expires: 11-30-24


East Exterior


East Exterior
Stair / railing deterioration
Stair support

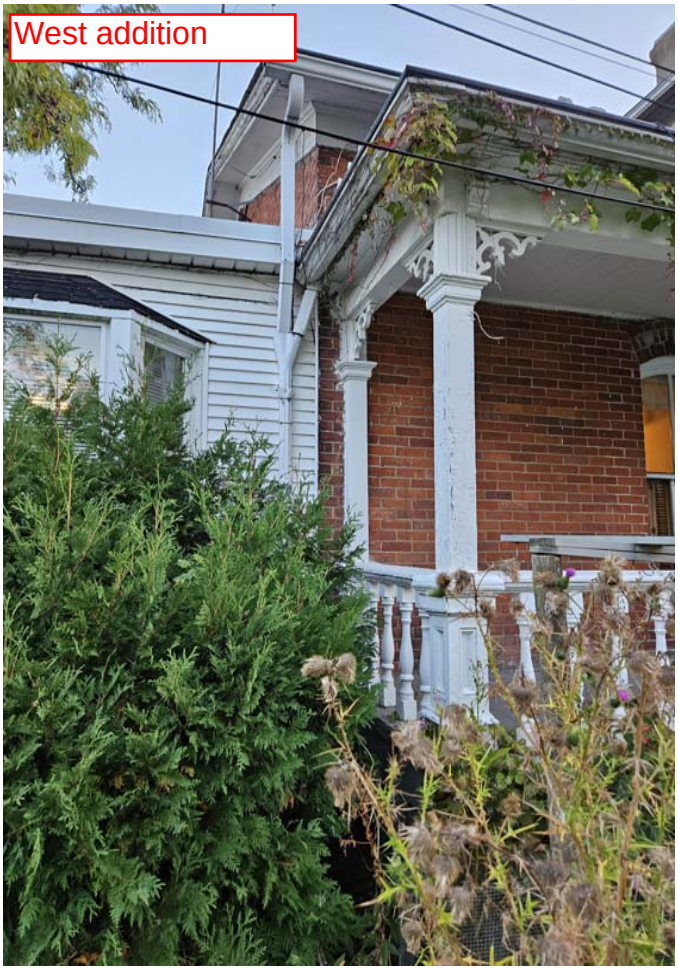

Southeast Porch
Pier damage


Southeast porch
Railing and trim deterioration
Pier damage


South porch
Railing and stair damage

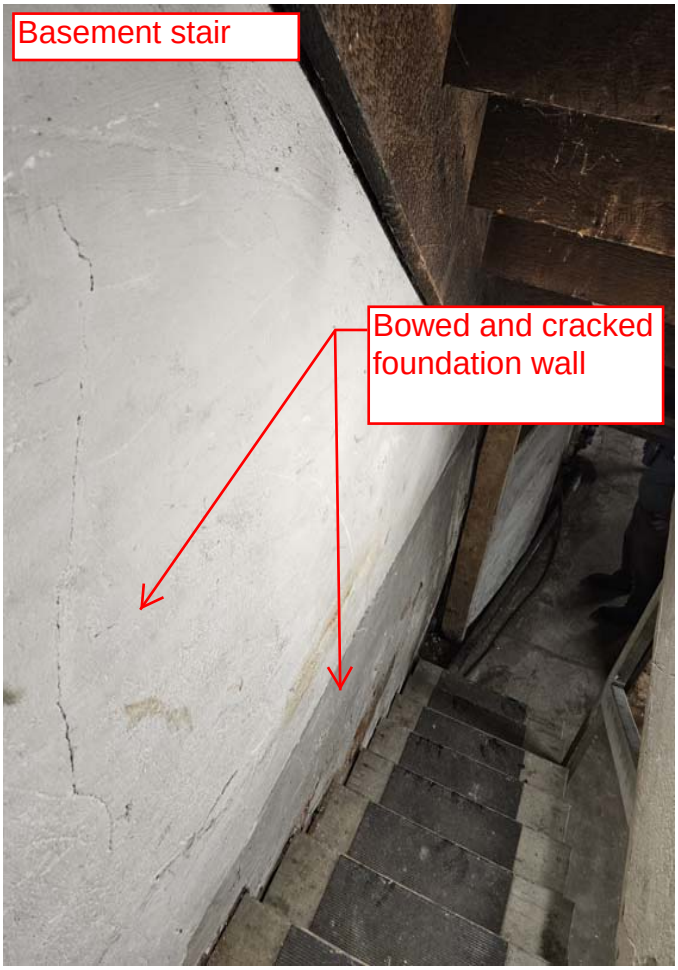

South porch
Railing damage


South exterior
Trim deterioration


West addition


Sidewalk removed

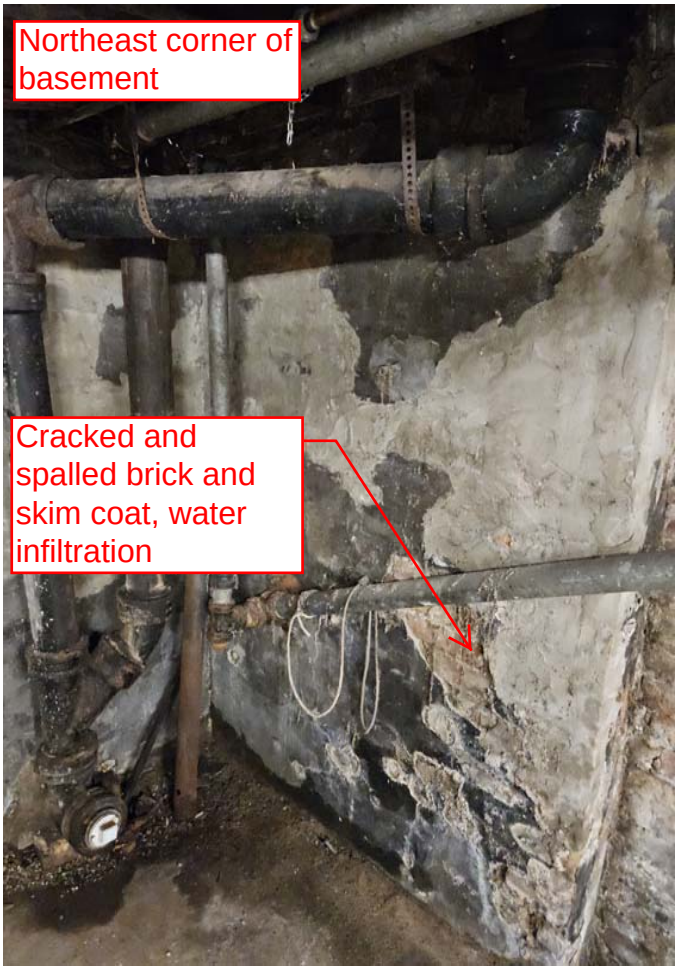



Basement stair
Bowed and cracked foundation wall


Basement stair
Bowed and cracked foundation wall


North basement wall
New reinforcing wall - bowed, lateral movement

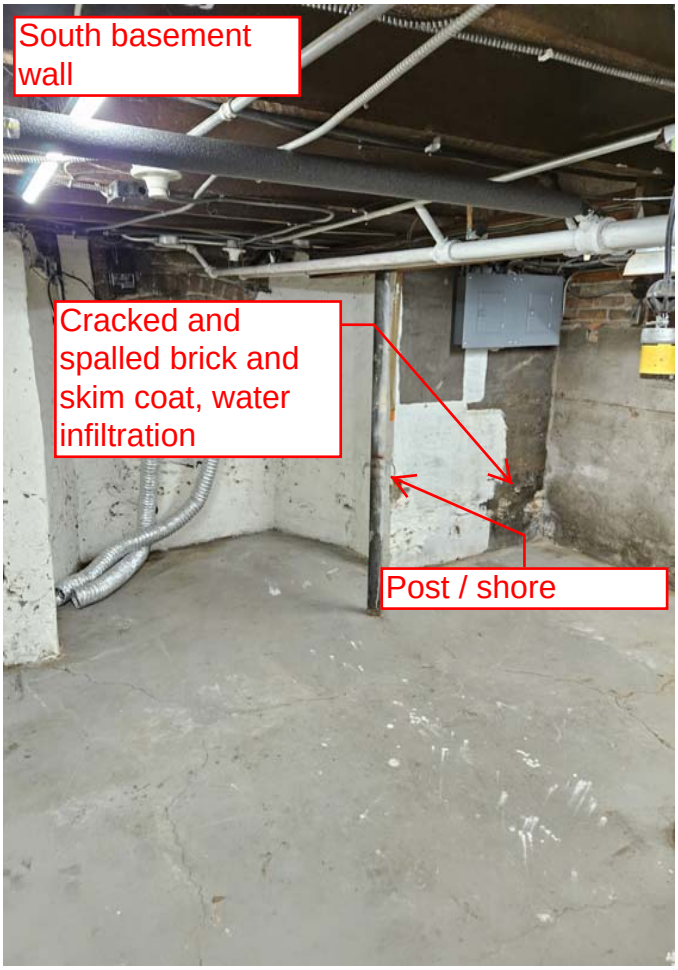

North basement wall
New reinforcing wall - cracked and bowed


Northeast corner of basement
Cracked and spalled brick and skim coat, water infiltration


East basement wall
Spalled and deteriorated brick, water infiltration


East basement wall
Spalled and deteriorated brick, water infiltration

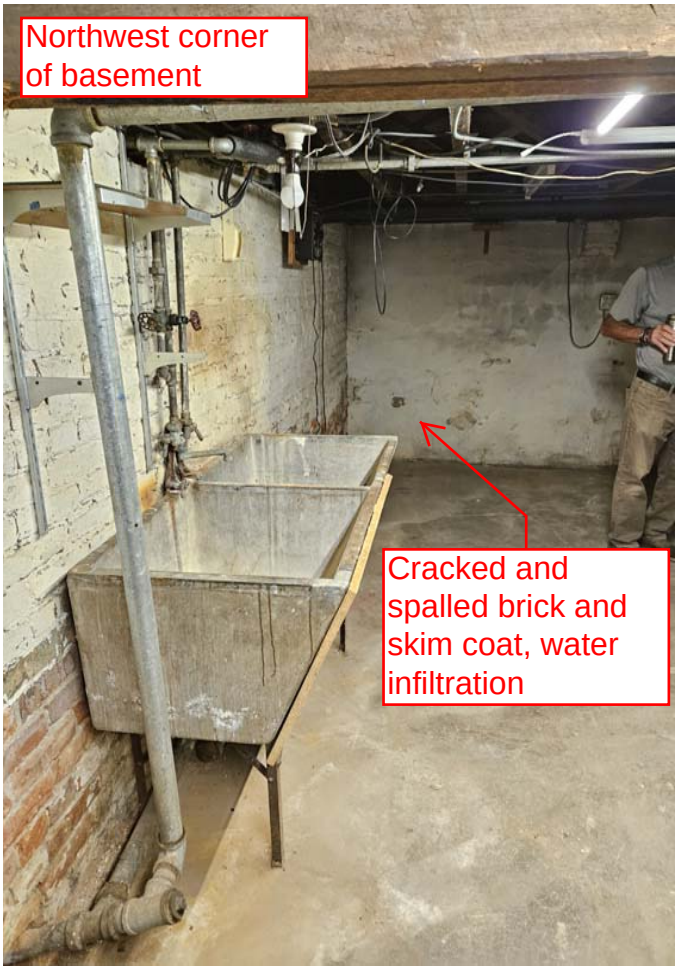

East basement wall
Cracked and spalled brick and skim coat, water infiltration

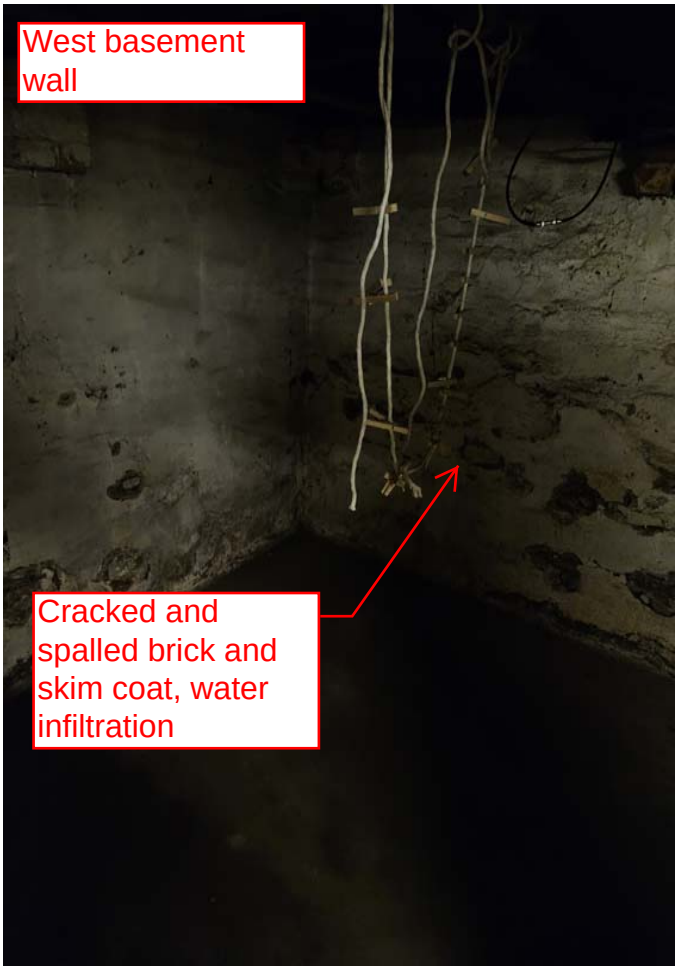

South basement wall
Cracked and spalled brick and skim coat, water infiltration
Post / shore

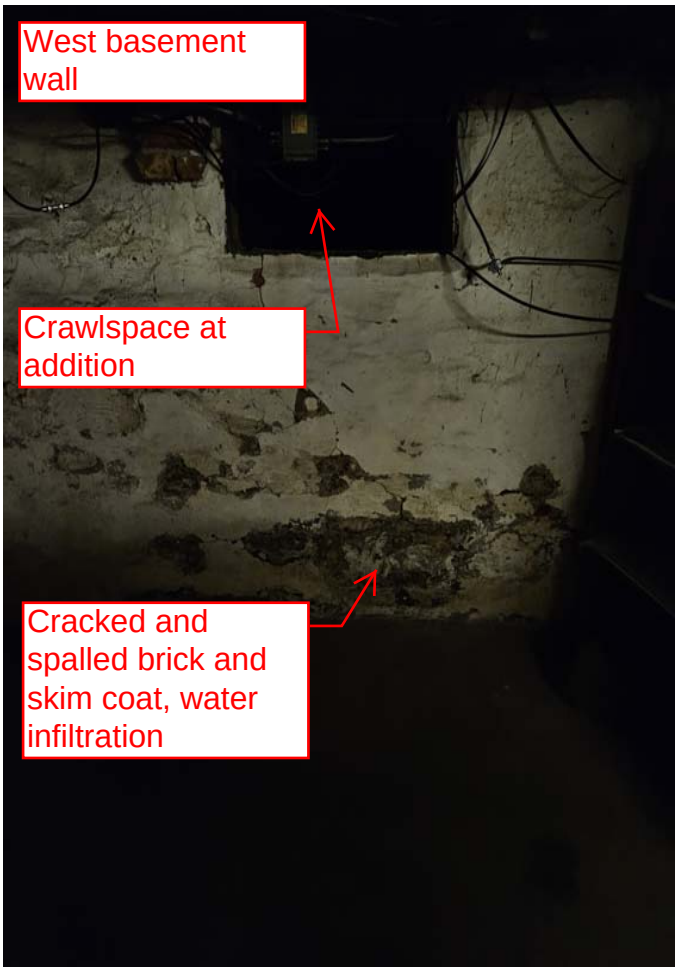

Basement wall
Cracked and spalled brick and skim coat, water infiltration

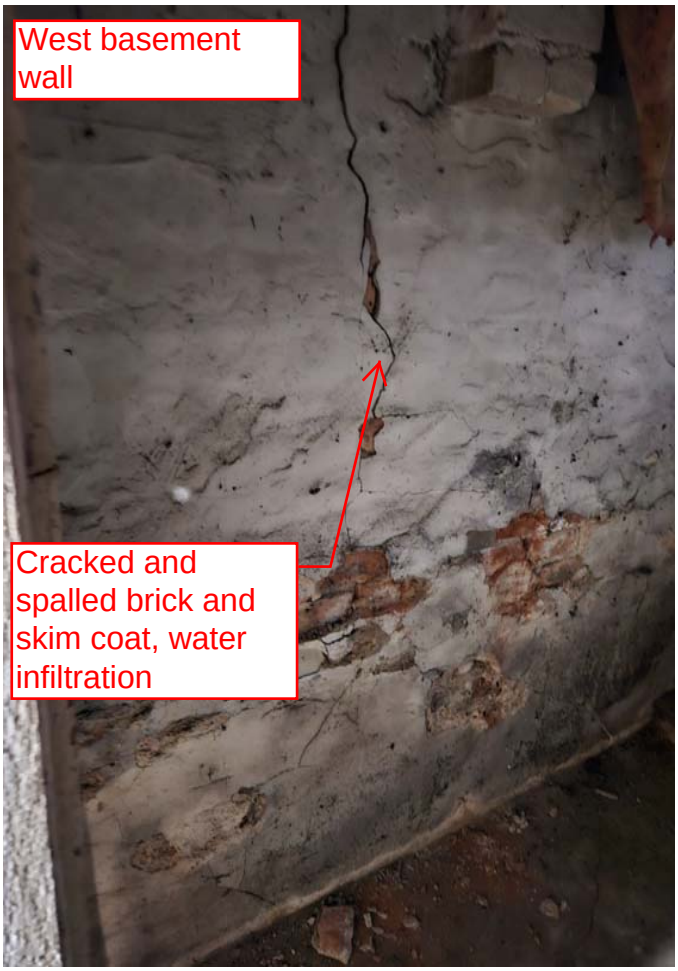

West basement wall
Cracked and spalled brick, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration

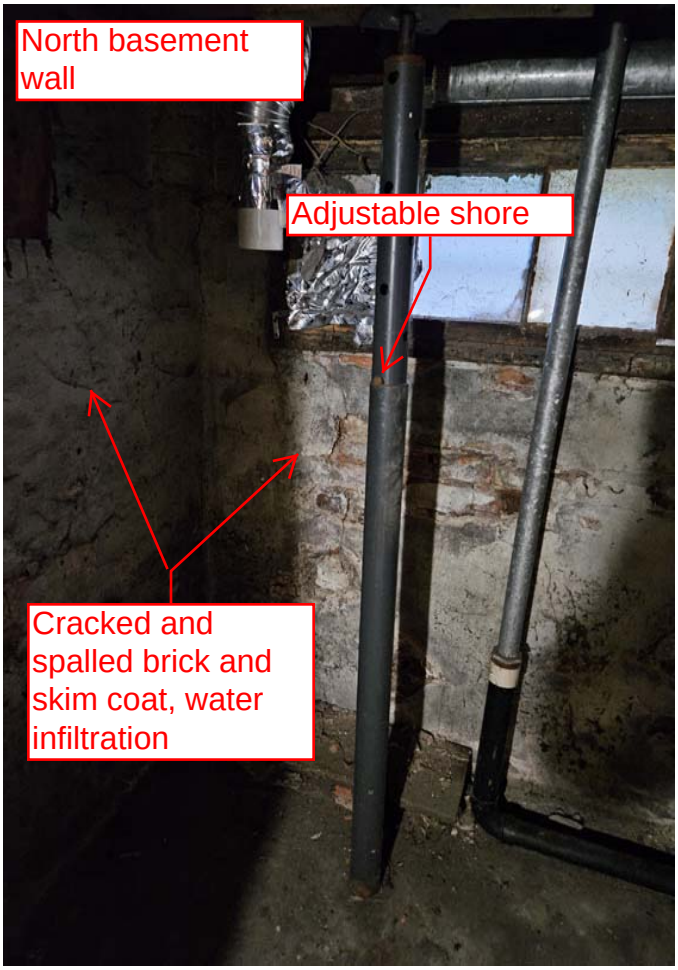

Northwest corner of basement
Cracked and spalled brick and skim coat, water infiltration

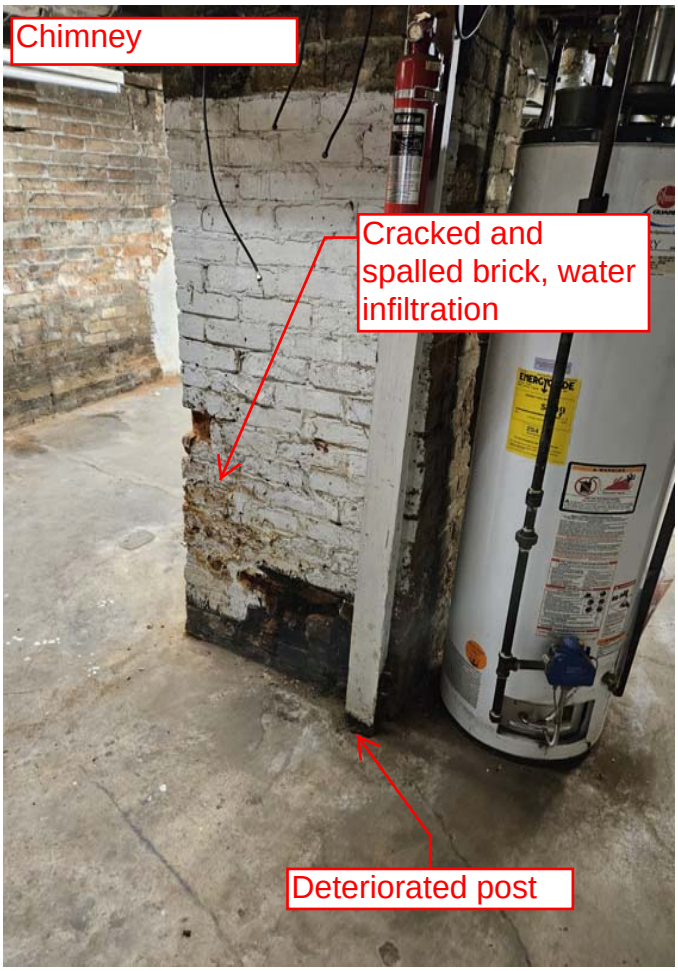

West basement wall
Cracked and spalled brick and skim coat, water infiltration

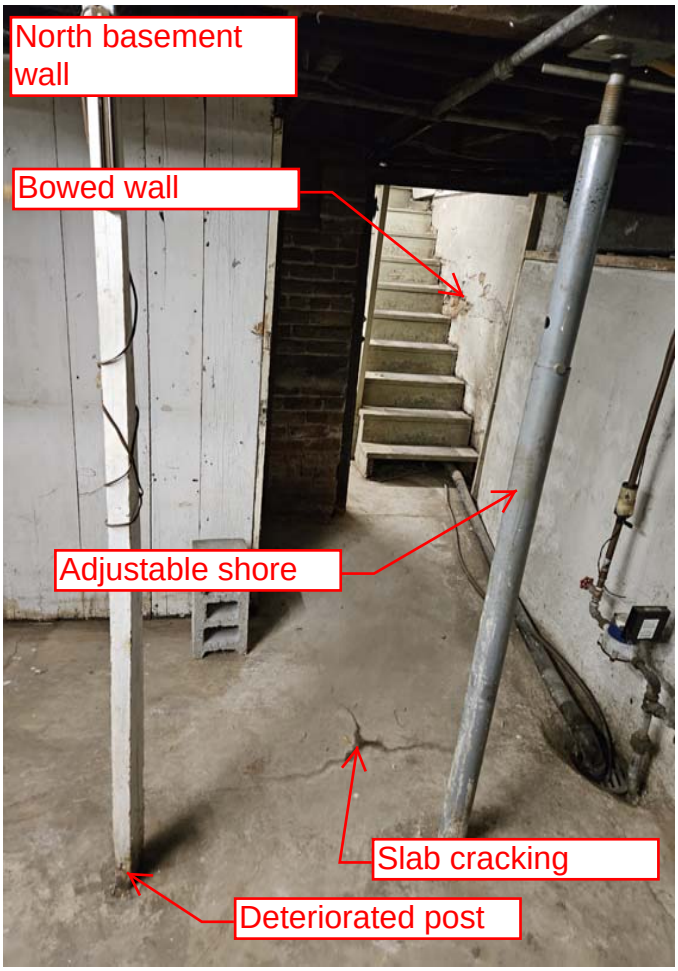

West basement wall
Crawlspace at addition
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration

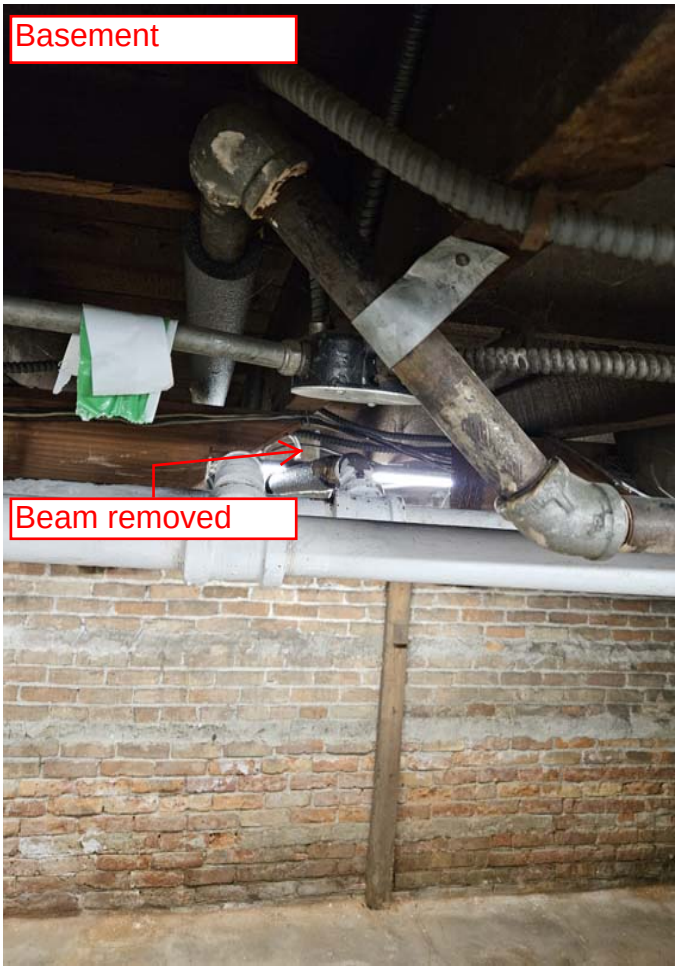

North basement wall
Cracked and spalled brick and skim coat, water infiltration


North basement wall
Adjustable shore
Cracked and spalled brick and skim coat, water infiltration

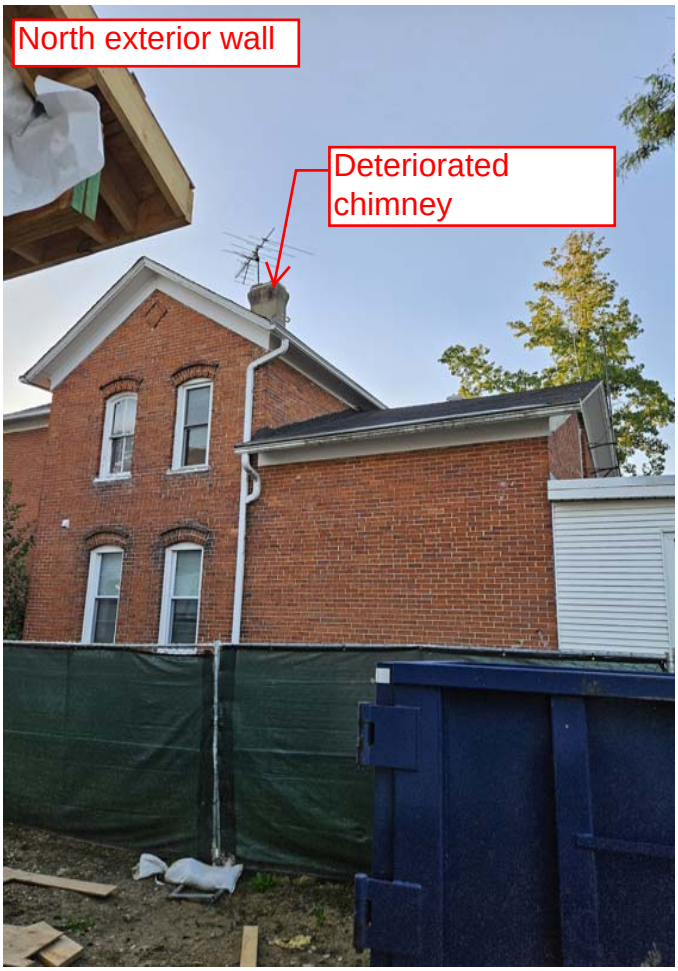

Chimney
Cracked and spalled brick, water infiltration
Deteriorated post


North basement wall
Bowed wall
Adjustable shore
Slab cracking
Deteriorated post


Basement
Adjustable shore


Basement
Beam removed

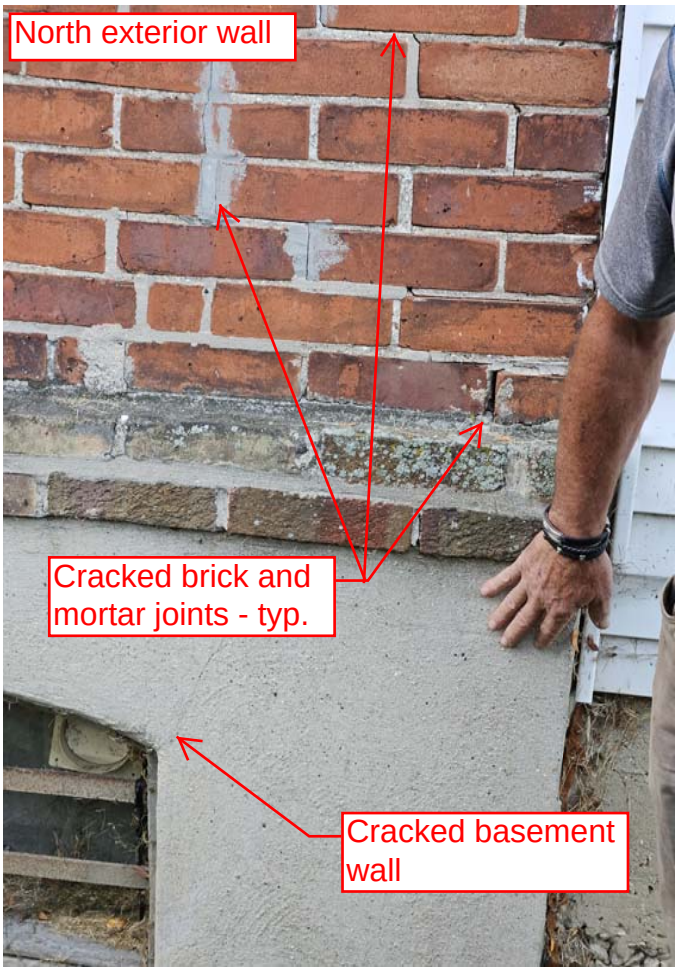

West addition

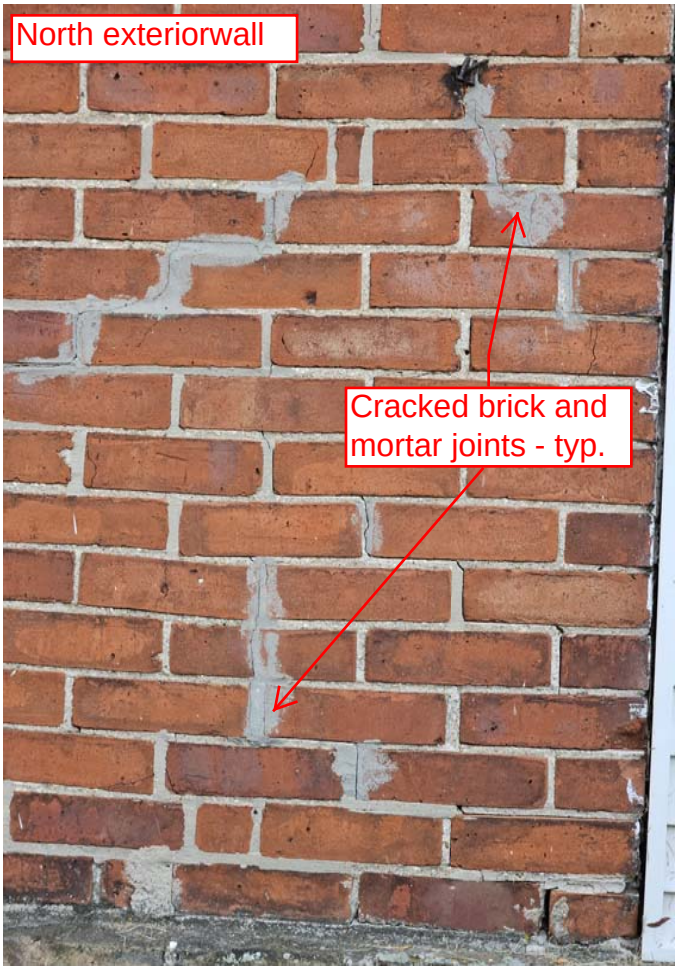

North exterior wall
Deteriorated chimney

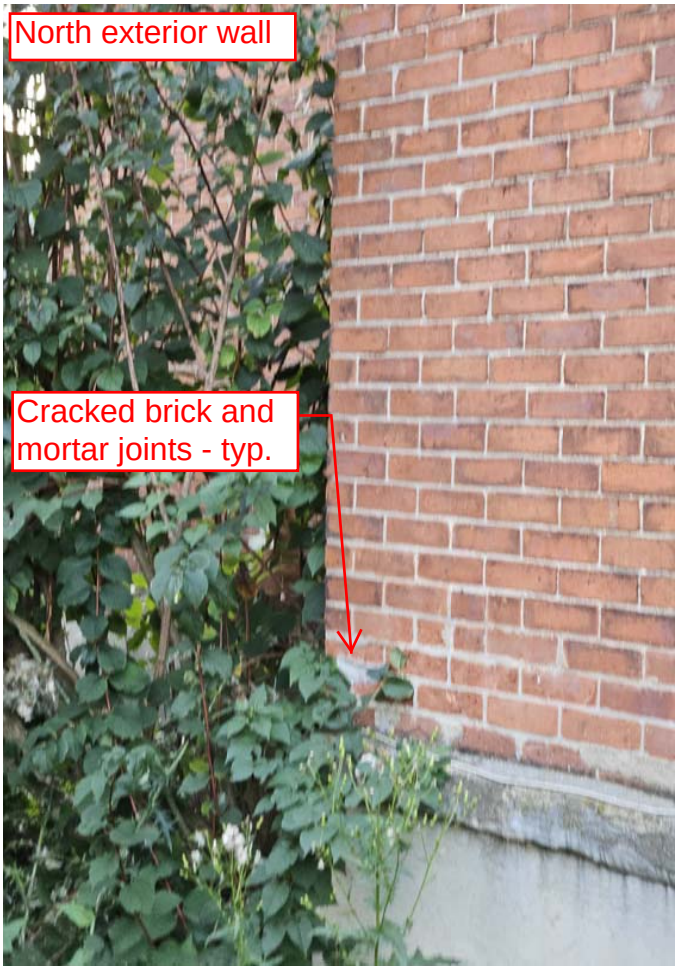

North exterior wall


Addition
Exposed foundation


North exterior wall
Foundation movement


North exterior wall
Cracked brick and mortar joints - typ.
Cracked basement wall


North exteriorwall
Cracked brick and mortar joints - typ.


North exterior wall
Cracked brick and mortar joints - typ.


Northeast corner

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

August 23, 2023

Cathy Deligio
Mastercraft Builders & Carpentry Inc.
1000 George Street
Barrington, IL 60010

RE: 716 N Dunton Avenue

Dear Ms. Deligio:

I am following up to our phone conversation on May 23, 2023, at which time you reported interest from one of your clients to possibly demolish the existing historic home at 716 N. Dunton Avenue in order to build a new house on the lot. As you recall, I was disappointed to hear about this possible plan, and I encouraged you to preserve the existing house. I recommended that you find a client who appreciates the historic quality of the home, and who would want to improve and maintain the existing house instead of demolishing it.

In a recent conversation with your Architect, it was mentioned that you are moving forward with plans for a new house on this lot. In light of this update, I would like to remind you that no demolition permit can be issued without Design Commission approval.

Per Chapter 28 of the Municipal Code, Section 13.2.c, design review is required prior to a demolition permit being issued. The design review will evaluate the development plan including verifying that the proposed redevelopment is in character with the neighborhood and meets the criteria in the Design Guidelines, and that the proposed redevelopment will not adversely affect the neighborhood.

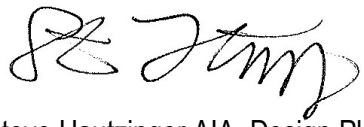
The powers, duties and responsibilities of the Design Commission are set forth in Chapter 6 of the Municipal Code, which states that the Design Commission may perform and exercise their powers and duties "to work towards the aesthetic growth and preservation of the community…as set forth in the Design Guidelines". The purpose of the Design Guidelines is to provide professional standards to evaluate improvements in the Village, including "evaluation of how the proposed home fits in with the character of the existing neighborhood", and "the relationship of the proposed structure to its site and adjacent homes".

Based on the current information available, Staff would not recommend to the Design Commission approval of demolishing the existing house.

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The existing house at 716 N Dunton is one of only 38 homes in the report rated as "Exceptional". Additionally, the subject house was identified as one of 30 significant historic structures in Arlington Heights by the State of Illinois' Historic Structures Survey which was completed in 1971-1975.

Staff recommends preservation of the existing house, which could be updated and expanded, while still maintaining the historic character, to meet a new owner's needs. Please let me know how I can assist you with that effort, or if you have any questions.

Sincerely,



Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins - Director of Planning and Community Development

From: Rob Soderholm [redacted]
Sent: Tuesday, September 26, 2023 12:20 PM
To: Hautzinger, Steve; Laurie Turpin-Soderholm
Subject: Comments to be added to 10/10/23 Design Commission Meeting

Hi Steve,

I just wanted to drop you a note concerning the possible demolition of the home at 716 North Dunton Ave. When I moved into the neighborhood 31 years ago, I was stunned by the remarkable home directly across the street. Majestic, beautiful old brick structure: a jewel in a neighborhood of great old homes. Not only was the home a masterpiece but it sat on an undeveloped plot of land that gave it a parklike feel. I remember thinking that someday there would be two new homes on either side of 716, never dreaming that the day might come when that home would be in jeopardy. But that day has come. Development is one thing but destruction of something so special is a travesty. We need to do everything in our power the save this structure from the wrecking ball.

Thank you for your time,

Rob Soderholm

717 North Dunton Ave.

“Don’t harm the charm. Save 716”

From: Leah Sorensen [redacted]
Sent: Tuesday, October 3, 2023 9:49 AM
To: Hautzinger, Steve
Subject: Comments in support of preserving the house at 716 Dunton

Dear Mr. Hautzinger,

My name is Leah Sorensen and I am a resident and board member of the HANA neighborhood and owner of the property at 935 N. Mitchell built in 1950 and renovated by a developer in 2018. I believe in the importance of historic preservation. Giving people a sense of connection to the past and visually illustrating history for future generations is essential to the growth of a community.

I was saddened to hear that a developer has purchased this property at 716 N. Dunton with the intention to tear it down! This historic property built in 1800 has survived numerous changes to Arlington Heights and I'm shocked that a developer would attempt to destroy something so precious and beautiful- a piece of Arlington Heights history after more than 200 years. The audacity! Is the property derelict or majorly rundown and past saving- in that case tear-down could be the only option and a last resort but it's obvious based on my research of the house that it can be renovated and restored. It sits on one of the most popular streets in our village! It's an icon to those of us like me that were raised here and have lived here all our lives. I grew up in the historic neighborhood behind St. Ednas at 503 E. Waverly which was destroyed with tear-downs in the late 1990's and early 2000's. Hardly any of the historic homes stand today on what used to be farm land. Now 38 years later, I choose to live in this village and own property here because I love the character, charm and history of this place. HANA isn't the only neighborhood the village should care about.

It's times like this that I wish the village would invest in a historic preservation commission like the one in Hinsdale. We need an advocate in local government to assist the Village Board in the preservation, protection, enhancement, rehabilitation, reconstruction, or use of historic structures, sites, or areas in the Village, and to educate the residents of the Village regarding the importance of historic preservation. Homes like this do not get a second chance to be part of our significant civic pride. It's essential for us as a community to value what has survived for more than 200 years! Without homes like this, our collective identity isn't grounded in the contributions and hard work of the residents that came before us. Developers cannot be allowed to cannibalize our neighborhoods for profit any longer and I ask you and the design commission to deny this request for tear down.

Sincerely,
Leah Sorensen
935 N. Mitchell Ave. Arlington Heights, IL 60004

From: Laura Mleko [redacted]
Sent: Tuesday, October 3, 2023 10:04 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

Hello

This is a beautiful home with classic features and lines
i hope the developers and Village can come to a compromise and create a home that pays respect to its historical architecture by remodeling it instead of tearing it down .

Thank you,
Laura Mleko
1112 N Princeton

From: Susan Stefaniak [redacted]
Sent: Tuesday, October 3, 2023 11:23 AM
To: Hautzinger, Steve
Subject: 716 N. Dunton

[redacted]

[redacted]

Dear Mr. Hautzinger,

My name is Susan Stefaniak. I have lived at 829 N. Dunton Avenue for 28 years. I am writing to request that 716 N. Dunton would not be allowed to be demolished but rather be restored/updated. Dunton Ave. is one of the more charming streets in our city and in the Historic Arlington Neighborhood district. This home is an integral part of that charm. I've lived in my home for 28 years and it was built in 1929. We have spent many years maintaining, updating and restoring our home to maintain its historic roots and charm while updating it to be relevant for the way we live today. We don't want to become a street of ugly "McMansions" that are empty shells with no character or longer-term we will lose what is appealing about our neighborhood.

Also of note, the home that was allowed to be built at 903 N. Dunton (on a double lot) is an abomination. It is an extremely modern home that does not fit in with the neighborhood at all. Not only that it is 90% BLACK with extremely ugly brick. I know beauty is in the eye of the beholder - but if we don't keep the bar high for new homes built in Arl Hts - especially on one of the most historic streets in the town - we will lose all control and charm of it in the long term which will ultimately impact the value of our homes and appeal of the town.

Thank you for your service to our community and consideration of this appeal.

Susan

--
[redacted]

From: Anne Kauff [redacted]
Sent: Wednesday, October 4, 2023 9:08 AM
To: Hautzinger, Steve
Subject: 716 Dunton

[redacted].



My name is Anne Kauff and I am an artist living at 916 N. Vail Ave. I believe if any home is historic in the historic district of Arlington Heights it is the amazing house at 716 Dunton Ave. It is a lovely old and has been a subject for my paintings because of it's unique architecture. Dunton Ave has a wonderful variety of home styles and the loss of this house is a loss for the charm and character of our town. If this house goes down is there really any point in having a historic district? Sincerely, Anne Kauff

From: Laura Robinson [redacted]
Sent: Wednesday, October 4, 2023 11:14 AM
To: Hautzinger, Steve
Cc: Bill Robinson
Subject: Home at 716 N Dunton Ave

Hi Steve,

We are long-time home owners at 828 North Dunton here in Arlington Heights. It has come to our attention that the house at 716 N Dunton is scheduled to be demolished and replaced with new-build construction. We are so, so saddened by this news. We have a deep love and appreciation for the rich history of this beautiful town including its irreplaceable turn of the century homes. In 1995 we purchased our home - a small 2-bedroom Queen Anne bungalow built in 1927. We have renovated and remodeled our house, but have worked diligently to keep it's historic charm. We treasure our home.

The house at 716 N Dunton is, in fact, one of our favorite homes on the street, if not in the entire town. We had joked with one another several years back, that if we had the means and it ever went up for sale, we would love to buy it and renovate it, to let it live on long into the future. I know that we are not alone in our love for this and other old homes in our community. They represent a "feel" that I believe so many people value and are drawn to in this unique, old, well-established town. Our dream is that the village would encourage - perhaps even require - the preservation of homes with so much rich history, like the 716 house.

We implore you to consider thoughtfully our concerns as well as those of many others. The demolition of the 716 house would be an irreversible and devastating decision for this wonderfully historic town. Thank you so much.

Respectfully,

Laura and Bill Robinson

From: Daniel Kauff <[redacted]>
Sent: Wednesday, October 4, 2023 3:15 PM
To: Hautzinger, Steve
Subject: 716 N Dunton Ave Proposed Teardown

To Steve Hautzinger

I oppose the teardown at 716 N Dunton.

My name is Dan Kauff. I have lived at 916 N Vail Ave for 30 years. When I moved here in 1993 there was quite a variety of housing styles and sizes. The neighborhood was designated historic, which brings with it the issue that many of the houses are older and do not have the amenities that people want in houses today. A common conflict is whether to remodel the older house or tear it down and start fresh. I have seen many teardowns over the years that seem to have a commonality of replacing a smaller structure with a larger one that overcrowds the lot. It permanently changes the aesthetic of the neighborhood, not always, but sometimes for the worse.

The same developer has done teardown and overcrowding on both sides of 716 N Dunton, making this house now look a little out of place. I do not believe this strengthens the argument to tear down 716. As an historic home on Dunton, it should be retained. There should be a way to remodel the interior and preserve the exterior to give a marketable house with modern amenities. This type of remodel is in-progress on the corner of N Vail and Elm.

Please reject the requested variance and ask that the house be preserved.

Thank you,

Dan Kauff

From: Joe Sorensen [redacted]
Sent: Wednesday, October 4, 2023 7:13 PM
To: Hautzinger, Steve
Subject: Re: 716 N Dunton Preservation

Steve,

Thank you for taking the time to review my concerns. Upon doing further research on the property, it appears that Zillow/Redfin has the wrong year listed. I was able to find the correct PIN on the assessor's website (03-29-115-019-0000) and found that it was built in 1883. While the house is not as old as I originally thought, I still think it is important to preserve a unique building that has been in the village for so long.

Thank you,

Joe Sorensen

From: Joe Sorensen [redacted]
Sent: Tuesday, October 3, 2023 10:33 AM
To: Hautzinger, Steve [redacted]
Subject: 716 N Dunton Preservation

Dear Mr. Hautzinger:

My name is Joe Sorensen and I live with my wife, Leah Sorensen, at 935 N Mitchell Ave in Arlington Heights. We have lived here for over 4 years now and reside in the boundaries of the Historic Arlington Neighborhood Association (HANA), which my wife also serves as a board member. It has come to my attention that the home located at 716 N Dunton was purchased by a developer and has plans to demolish it. I think this is outrageous and I am firmly opposed to this. This home was built in the year 1800 and is still standing today. It is not beyond repair and can be renovated by the developer.

There are not many homes in Illinois that are 223 years old. This home was built only 24 years after the founding of our country, and 87 years before the incorporation of Arlington Heights. In my opinion, this home should be considered a de facto landmark. When moving to our current home, my wife and I specifically chose to live within the boundaries of HANA to its variety, character, and historic homes. Our own home was built in 1950 and was renovated in 2018 by a developer who had the boldness to invest his own time and money into saving this home from the wrecking ball. The same can be done with this home as well. We already have enough million dollar "McMansions" in our neighborhood.

I firmly believe that per the municipal code of Arlington Heights, this home meets all the criteria of significant cultural, historical, architectural, and aesthetic value. It is also a prominent home on both the Memorial Day and Fourth of July Parade route. The parades would not be the same if it were torn down. I implore you and the members of the Design Commission to use the powers granted by the municipal code to deny this teardown. My understanding is that the adjacent lots on this property were already sold to build new homes. I think that is a reasonable compromise, but no further concessions should be given. To lose this beautiful, historic home would be akin to New York City demolishing Pennsylvania Station to make room for Madison Square Garden--a regret that many share. Let us remember the mistakes of the past and not lose this beautiful home forever.

Sincerely,

Joe Sorensen

935 N Mitchell Ave
Arlington Heights, IL 60004

From: Catherine Smith [redacted]
Sent: Thursday, October 5, 2023 6:33 AM
To: Hautzinger, Steve
Subject: A Plea to Save Our Italianate Historic Home at 716 N Dunton

[redacted]

Design Commission members,

I write to you today with a plea for preservation of the beloved Italianate historic home at 716 N Dunton, with earnest hope that you will consider safeguarding this invaluable piece of architectural history that sits on one of our original main neighborhood streets in Arlington Heights.

This architectural gem, with its graceful arched windows, ornate cornices, and exquisite detailing, represents a masterpiece of design but also serves as a tangible connection to the past, reminding us of the dedication and craftsmanship of those who came before us.

I kindly request that you consider preserving our Italianate historic home as a symbol of our commitment to preserving our community's history and culture.

Thank you for considering this request so that we can protect and cherish this invaluable part of our Village's legacy.

Sincerely,

Cathy Smith
104 E Hawthorne Street
Arlington Heights, IL

From: Susan Skrudland [redacted]
Sent: Wednesday, October 4, 2023 9:29 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

[redacted]

Hi Steve,

I urge the Design Commission to deny the demolition of the home located at 716 N Dunton Avenue. I believe that this house has significant value to Arlington Heights. It's distinctive style contributes to the architectural diversity of the immediate neighborhood and the unique character of our community. It is a landmark that connects us to our past in a beautiful and relevant way.

Sincerely,

Susan Skrudland
735 N Vail Avenue
Arlington Heights

From: Cari I. K.
To: Planning
Subject: 716 N Dunton Ave
Date: Thursday, October 5, 2023 12:13:21 PM

[redacted]

To: The Design Commission of the Village of Arlington Heights, IL

We, the concerned residents and community members of Arlington Heights, urge you to exercise your authority under Municipal Code 13.7 to deny the demolition of the historic property located at 716 North Dunton Avenue. The loss of this home would have a significantly negative impact on our neighborhood and our community as a whole.

This charming house stands as a testament to our town's rich history and architectural heritage. Built in approximately 1878, it has witnessed generations come and go, serving as a tangible link to our past. Preserving such historical landmarks is vital for maintaining the unique character that defines Arlington Heights.

By denying the demolition request for 716 North Dunton Avenue, we can protect not only an important piece of our local history but also maintain the distinct charm that draws people to this neighborhood. Here are some compelling reasons why preserving this historic home is crucial:

1. Architectural Significance: The house at 716 North Dunton Avenue showcases Italianate design elements that are rare in today's construction practices. Its intricate details and craftsmanship reflect an era when homes were built with care and attention to detail.

2. Community Identity: Our neighborhood takes pride in its historical roots, which contribute greatly to its identity and sense of place. Losing this iconic landmark would erode our community's unique character and diminish its appeal for residents and visitors alike.

3. Economic Benefits: Studies have consistently shown that neighborhoods with well-preserved historic properties experience increased property values over time compared to areas lacking such cultural assets (source: National Trust for Historic Preservation). By protecting 716 North Dunton Avenue from demolition, we can help maintain property values in our community while attracting potential homeowners who appreciate living amidst history.

4. Environmental Sustainability: Demolishing buildings contributes significantly to waste generation, energy consumption during construction, and the loss of embodied energy within existing structures. By preserving 716 North Dunton Avenue, we can promote sustainable practices and reduce our carbon footprint.

We understand that progress and development are essential for any community's growth. However, it is equally important to strike a balance between progress and preservation. In this case, denying the demolition of 716 North Dunton Avenue aligns with Arlington Heights' commitment to honoring its past while embracing its future.

We respectfully request that you exercise your authority under Municipal Code 13.7 to protect this historic property from demolition. By doing so, you will not only preserve our neighborhood's character but also demonstrate your dedication to fostering a vibrant community that values its history.

Together, let us ensure that future generations can appreciate the beauty and significance of 716 North Dunton Avenue!

Sincerely,

Cari Klinkenborg
514 N Evergreen Avenue
Arlington Heights, IL 60004

--

From: Ed Macke [redacted] >
Sent: Thursday, October 5, 2023 2:00 PM
To: Hautzinger, Steve
Subject: Proposed TearDown for 716 N. Dunton

[

Steve, et. al.,

We recently received news that there is a proposed developer teardown of the house located at 716 N. Dunton.

As you know, part of Arlington Heights' charm is its many historic buildings. The house in question is a beautiful home, and has apparently even received state recognition by being listed on the "Illinois Historic Structures Survey".

I'm not sure why they would want to tear down that beautiful home, but if I had to guess I'd say it's to build yet another eyesore "McMansion" that is ridiculously large for the lot and has no historic and little aesthetic value, but makes maximum profit for the developer.

Please help keep Arlington's historic charm and reject the teardown unless the proposed development replaces it with something equally charming, unique, and in keeping with AH's ambiance.

Thanks!
Ed Macke
1016 N Chestnut Ave

From: Donald Hermann [redacted] >
Sent: Friday, October 6, 2023 10:13 AM
To: Hautzinger, Steve
Subject: Possible tear down - 716 N Dunton

[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.]

To Whom it may concern;

After reading about the request for another tear-down in the historic part of Arlington Heights, i decided to follow the suggestion and make my feelings known to you.

i have lived in Arlington Heights my whole life - first on So. Walnut and now on No. Chestnut in the HANA neighborhood. I've always admired the way folks have kept up their property and made minor changes to the older homes to maintain the charm and keep them looking so beautiful. Some of that neighborhood 'charm' is being lost as huge homes are built on relatively small lots after tear-downs. This home certainly is a beautiful image of older Arlington Heights and obviously is not an eye-sore. I remember my uncle, who lived in the area, saying that he knew the woman who lived there and she so hoped it would not be torn down after the was gone.

Let's work to maintain the historic and yes, 'charming' look of old Arlingtons Heights as long as it is not an eyesore, which this definitely is not.

Thanks for listening,

Marilyn (Meyer)Hermann

From: John Petrovski [redacted] >
Sent: Thursday, October 5, 2023 4:43 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

[**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.]

Per VAH Municipal Code 13.7 item C, the Design Commission has the power and responsibility to deny a request to tear down a home that is considered to have significant cultural, historical, architectural or aesthetic value.

This home is exceptional and enhances the character and culture of AH. Surely there are many many other homes in AH that a developer can scrape and make a profit on. I ask that you protect this one.
John Petrovski 60 year resident of AH.
Sent from my iPad

From: Karen Cullotta [redacted] >
Sent: Thursday, October 5, 2023 1:49 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton

[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.]

Dear Mr. Hautzinger,
I am reaching out today to strongly urge village officials to deny the pending permit request for demolition of the historic home at 716 N. Dunton Ave. As a proud longtime resident of the village, and the owner of a century old home, I am saddened and disheartened by the uptick in demolitions of historic homes in the village. Most recently, a circa 19th century farmhouse on my block was torn down and replaced by a modern structure with an architectural style that appears better suited for an industrial park. Hence, I'm puzzled why the village feels the need to acquiesce to the design plans of builders and architects who seem to have no appreciation nor understanding of the importance of preserving the history and architectural integrity of the community. Of course, short of national landmark status, I realize it is technically not "illegal" for these demolitions to take place, nor can the village prohibit a contractor from purchasing these historic properties. Nonetheless, like many historic towns across the U.S., the village can create financial incentives for buyers who are interested in preserving and renovating, rather than demolishing, historic homes. Indeed, given the rash of tear downs in the HANA neighborhood in recent months, these demolitions are not only erasing the history and architectural integrity of the community, but also eliminating many of the village's more affordable starter homes, often making it impossible for first time buyers who were born and raised in Arlington Heights to raise their own families in their hometown.
Above all, I hope you understand that the emails and petition related to the preservation of the historic home at 716 N. Dunton Ave. was prompted by a deep pride, love and respect for our hometown, not discontent with village leaders, especially our devoted public servants. Later this month, I invite you to witness the joy and enchantment on the faces of the families trick-or-treating on Dunton Avenue - a Halloween tradition due in large part to the neighborhood's gracious historic homes. Please do what you can to ensure these historic homes are not destined for demolition, and on the contrary, can remain the jewels in the crown of our wonderful village.
Thanks for your consideration.
Warm regards,
Karen

Sent from my iPhone

From: Monica Lang [redacted] >
Sent: Friday, October 6, 2023 10:58 AM
To: Hautzinger, Steve
Subject: 716 N Dunton tear down

[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.]

Thank you for advising us of actions in the Historic District where we have lived for 42 years. While we appreciate the significance of historical properties, the commission may not understand the scope of maintaining one of these properties. We would not want to block any attempt by an owner to establish another home on the site that they own. 716 N Dunton was identified as exceptional in 2004. A lot of maintenance must have been incurred since then. The property picture shows that it is tired and in need of attention. Our home is on the corner of Chestnut and Oakton. We are forever fixing and improving every facet of our home that was built in 1947. We sympathize with the homeowners who want to redesign their living arrangements. We should support them with their petition. Any plan would still have to be approved by the building commission. Our area is evolving very nicely with the process to have a plan complimentary to the neighborhood approved prior to permitting. Let them have their dream.
The Langs
1019 N Chestnut
Arlington Heights IL 60004

Sent from my iPhone

From: Kathleen Lynde [redacted] >
Sent: Friday, October 6, 2023 9:11 AM
To: Hautzinger, Steve
Subject: 716 N Dunton

[**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.]

Good Morning,

We live at 608 N Dunton Ave, a home once owned by the Leutschwager Family. Some of Arlington Heights first residents. Our home was built in 1894 and we are the second family who has owned our home.

When we bought our home in the HANA neighborhood in May of 2016 we were committed to the integrity of the neighborhood and the pride the original home owners took in maintaining its ornate woodwork and characteristics. Our home had not been updated since the 1960's and we took on a major internal renovation. We kept original doors, baseboards, and trim. We since have resided and redone the porch all with the basis of keeping the house's original intent. We walk around our neighborhood in awe of the way our neighbors have taken historical houses and made them thrive in a time of teardowns and shifts in economic status in Arlington Heights.

By tearing down 716, you are not only sending a message to neighbors that the way they upheld the integrity of their properties doesn't matter but compromising the way that the HANA neighborhood differentiates itself from the other neighborhoods in Arlington Heights.

If neighbors want a teardown, have them go elsewhere in AH. Please keep HANA historical!

Thank you for your time.

Proud HANA neighbors,
Casey and Kathleen Lynde

--
Kathleen S. Lynde

From: Marcia [redacted] >
Sent: Thursday, October 5, 2023 9:50 PM
To: Hautzinger, Steve
Subject: Dunton house

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Hello,
I live on Highland Ave, and appreciate all of the different styles of houses. That said it saddens me that the older house between the 2 new ones will be demolished. Living in the Hana District is very special, and I wonder, at some point, what is the need or purpose of the Hana Historical district if all the historical buildings are gone.

Marcia Bowen
922 N Highland Ave

From: Leslie Marquard <[redacted]>
Sent: Thursday, October 5, 2023 3:21 PM
To: Hautzinger, Steve
Subject: Dunton teardown

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Dear Tom,

I just read about the proposal to tear down 716 N Dunton. As a developer myself, I can understand why tearing down a structure is more economically viable and even more feasible to build a home that today's buyers want. However, it is not the way to go in this case. I live in HANA myself and driving around, I see very little (and ever shrinking) evidence that HANA has any historic properties left in it. I'm not sure why it is even designated historic. It's more of a mid-century-modest-homes, mixed with giant-new-edifices-that-do-not-reflect-anything-historic sort of area. This particular property I have never entered myself, but if it is one of 38 such properties, do you really want there to be 37? When will it be 36?

I have restored plenty of run down or old and outdated properties, and even won a historic preservation award in Evanston for saving a historic house that had suffered a bad fire. Tearing that down would have been easy, and even recommended, but we didn't. Now, it is set for the next 100 years with a family that loves it and is taking great care of it. If you buy a designated house, you should not expect to tear it down. Buy a different house. (I would have bought this one had I known about it.)

While I am not the owner of 716 N Dunton, and don't know the situation the developer who does own it is in, I just don't see the point in tearing down such a rare and special brick home in HANA. What would be better is for the developer to use a little vision and redevelop the house to be even more spectacular than it is, and let it live on. HANA otherwise, might soon need to be renamed.

Blessings on your important work in our village,

Leslie Marquard
315 W Vine St
[redacted]

From: Cyd Petrovski [redacted] >
Sent: Thursday, October 5, 2023 3:03 PM
To: Hautzinger, Steve
Subject: Please do not allow 716 N Dunton to be torn down

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Dear Steve Hautzinger,

I live in the Arl Hts HANA neighborhood a few blocks from 716 N Dunton red brick Victorian house. On Oct 10 your committee will decide whether to allow it to be torn down. Please DO NOT allow this cultural treasure to be torn down. I actually have a painting of this house in my living room. This home is so beautiful and unique. I'm sure the owner could update it and sell it for a good profit.

Thank you,
Cynthia Petrovski
729 N Mitchell Ave
AH IL 60004

From: Scott Anstandig <[redacted]>
Sent: Thursday, October 5, 2023 2:30 PM
To: Hautzinger, Steve
Cc: [redacted]
Subject: 716 N. Dunton - Please act to protect this historic home!

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Mr. Hautzinger,
As a resident of the HANA neighborhood (715 N. Mitchell Ave.), please deny the contractor request for a demolition at 716 N. Dunton.

I have spent my career working for and with architects, engineers, and preservationists-- their passion for design has given me an appreciation for design and history; it would be an absolute shame that the public at large would be denied yet another opportunity to appreciate what makes our neighborhood and Village so special. I'm all for "progress" but the contractor will find another opportunity to profit elsewhere under more appropriate circumstances.

HANA is quite literally losing its history, one home at a time. Furthermore, families like mine are being priced out of this beautiful neighborhood. I don't understand what young families can afford the homes being built and priced at $800k+ with each new home that is constructed at the site of a tear-down.

My wife and I purchased our home in 2013 as one of the least expensive "move-in ready" homes in the neighborhood. When we had children, we renovated while preserving the integrity of our 1944 home. We now get to enjoy a lovely home and all the benefits of living in a family-oriented neighborhood with access to all that downtown AH has to offer.

Simply put, we would be extremely hard pressed to afford a home in HANA today, and that's simply not fair to the diversity of families and lifestyles we should be attempting to attract to the HANA district.

Best,
Scott Anstandig
[redacted]

From: Matt Shimkus [redacted]
Sent: Thursday, October 5, 2023 4:23 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

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Mr. Hautzinger, as a resident of the HANA district, I am in support of tearing down 716 N Dunton and allowing a new home to go in that maintains historical design elements. While I appreciate the historical value of the home, I also appreciate that the design board has a track record of properly balancing progress and modernity with an acknowledgement to the past. This house needs a major update and I'm glad to know someone is willing to make that investment. I understand my opinion runs contrary to the HANA board.

Thank you.

Matt Shimkus
918 N Mitchell Ave

From: Melissa Turner [redacted] >
Sent: Thursday, October 5, 2023 10:44 PM
To: Hautzinger, Steve
Subject: Demolition of home at 716 N. Dunton

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Dear Mr Hautzinger,

I am writing in opposition of the demolition of the historic home at 716 N Dunton ahead of the public hearing on 10/10/2023.

Allowing the demolition of a functional, aesthetically unique historic home for the purposes of new construction in a **historic neighborhood** is extraordinary short sighted and tragic for the Hana neighborhood, and the village of Arlington heights at large.

Preserving the few historic homes in our neighborhood is vital to maintaining the character and identity of our community.

Historic homes are not just pretty structures, they are the namesake of Hana. Keeping them intact preserves our sense of identity, connection to the past, and positively impacts the property values and desirability of our neighborhood.

If this demolition is requested by residents our neighborhood, I would respectfully hope that they reconsider and renovate rather than demolish their home. My 110 year old home would likely be considered historic, and be worth significantly more to me and our neighborhood if the renovations made in the 60's had preserved rather destroy all signs of its age and origin. We need to learn from mistakes made.

If this is a builder looking to place a 4,000 square foot home onto a nice piece of land, we have many more non-historic homes and lots in the neighborhood than historic ones. It cannot be the position of a village that historic homes in historic neighborhoods can be torn down at will, or we will no longer be the historic area, and frankly the MAAH (McMansionville area of Arlington Heights) just doesn't have the same ring to it.

Thank you for your consideration,

Sincerely,

Melissa Turner, MD
HANA resident
Arlington Heights business owner (60005)

From: Matt Becker [redacted]
Sent: Monday, October 9, 2023 1:00 PM
To: Hautzinger, Steve
Subject: Save 716 N Dunton Ave

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Dear Mr. Hautzinger,

I live on the 800 block of N. Dunton. I strongly oppose any demolition and new construction at 716 N Dunton.

It is an exceptional home and this Commission has a responsibility to the community. Once this home is gone, it is gone forever.

And no one should believe this developers crocodile tears of the house can't be saved. They knew or should have known this was not a tear down when they bought it.

It's time to do the right thing and save 716 N Dunton Ave.

Thank you,

Matt Becker

From: Eileen Devine [redacted]
Sent: Monday, October 9, 2023 2:06 PM
To: Hautzinger, Steve
Subject: 716 North Dunton

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Hello Steve,

For 36 years I've had the privilege of walking down Dunton Avenue, getting lost in the beauty and history of Arlington Heights. The Italianate home at 716 N Dunton helps provide that connection.

I'm asking the Design Committee to please give a long pause before destroying this home. Instead explore alternatives of how we can go about saving this idyllic architectural beauty.

All of us are the visionaries, and now responsible for this glorious piece of history.

Sincerely,

Eileen Devine
201 W. Euclid Ave
Arlington Heights, IL 60004
[redacted]

From: Steve Martini [redacted]
Sent: Monday, October 9, 2023 2:28 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton

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Steve Hautzinger -

It was brought to my attention that the possible teardown of the home at 716 N. Dunton will be discussed at tomorrow's Design Commission Meeting. I read the staff recommendation and **completely agree** with staff that the structure "should remain and be preserved based on its significant architectural, historical, aesthetic, and cultural value." My wife and I are home owners just a few blocks from this house and we feel that homes such as this one on Dunton are an undeniable part of this community's identity and should be celebrated, not discarded.

Thank you for the reasoned findings of staff and please let us know if the attendance of area residents for tomorrow's meeting would be a benefit in helping to preserve this home.

Sincerely,

Steve Martini
202 W. Euclid Ave.

From: Annie Mentkowski [redacted]
Sent: Monday, October 9, 2023 12:48 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton Potential Tear Down

[**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.]

Dear Mr. Hautzinger:

I am writing to urge the Arlington Heights Design Commission to deny the permit to demolish the house at 716 N. Dunton Ave. It is my understanding that this house was rated *exceptional* in a 2004 Illinois historic structures survey. That findling alone, under the village municipal code, should be enough to deny the tear down request. VAH Municipal Code 13.7 item C states that the Design Commission has the power and responsibility to deny a request to tear down a home that is considered to have significant cultural, historical, architectural or aesthetic value. This home's age, unique style, and building details make it a significant cultural, historical and architectural asset to the village.

Moreover, in the nearly five years I have lived in the neighborhood I have watched the neighborhood change from a quaint, charming, historic neighborhood to one filled with cookie cutter new construction McMansions. Aesthetics aside, losing yet another historic home to new construction is wasteful from an environmental standpoint. The amount of waste generated from tearing down and rebuilding is appalling. Surely, this beautiful structure can be saved.

Thank you for your time and consideration,
Annie Mentkowski
823 N. Dunton Ave

From: Michael Weber [redacted]
Sent: Monday, October 9, 2023 4:05 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton Ave.

[**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.]

Dear Mr. Hautzinger,

I hope this email finds you well. In my more than two decades of residing in Arlington Heights, I've had the privilege of serving as a board member and past president of HANA (Historic Arlington Neighborhood Association). Currently, I also sit on the board for the Arlington Heights Historical Society. I am writing to you today because, once again, we find ourselves in a position where we must protect the unique charm of our neighborhood by preserving a house whose character is unmatched and impossible to replicate in today's world.

Having witnessed numerous teardowns and remodels in and around the HANA neighborhood, as well as throughout Arlington Heights and the surrounding suburbs, I believe that 716 N. Dunton Ave. is a truly exceptional property that should be safeguarded. The proposed new home bears a striking resemblance to the standard designs found in the neighborhood, and while it may conform to the modern "aesthetic," it threatens to erase the distinctiveness that has made the HANA neighborhood so special. What's more, any replacement for this beautiful home would likely maximize the floor area ratio (FAR) and once again overshadow neighboring residences. A prime example is the new home built on the open land that was once part of the 716 property, a clear case of prioritizing square footage and profits over preserving our neighborhood's character.

I would like to share an excerpt (italicized) from a communication I received from Dan Schoenberg at the Historical Museum:

> *According to materials from the Arlington Heights Historical Society, this house was known as the Behlendorf home and was originally constructed around 1878 for a Mr. Hanchett, a local photographer. The property served as a rental from 1887 to 1894 when it was acquired by Charles Behlendorf for his family. The Behlendorf family resided at 716 N. Dunton until 1963, after which their daughter and son-in-law, Mr. and Mrs. Verton Collingnon, continued to call it home until at least 1977 (when property records become less clear).*
>
> *Apart from its distinctive Italianate detailing and brick cruciform floor plan, the house featured a unique zinc-lined shower stall in the primary bedroom, supplied with rainwater collected in a tank installed in the attic.*
>
> *Furthermore, the 2004 Historic Architectural Survey conducted by the School of the Art Institute of Chicago recognized this house as an exceptional example of local historic architecture and emphasized its historical architectural significance.*

Drawing on my experience as an architect who has been involved in numerous residential designs in and around Arlington Heights, I can attest that it is far too easy to opt for demolition and new construction rather than preserving and enhancing an existing house to retain its character. The character and diversity of our neighborhood are of paramount importance. Removing yet another historically significant home to make way for another generic "cookie-cutter" residence would only reaffirm the belief that history and neighborhood character hold little value in Arlington Heights. At times, it falls upon clear-headed individuals to step in and preserve and honor our housing past. I urge the Design Commission to vote in favor of preserving this house and oppose its demolition.

Thank you for your time and consideration.

Sincerely,

Michael Weber, NCARB, ALA
(



Maintaining the Character of Arlington Heights

A Community Preservation Report











A Survey of Central Arlington Heights Prepared By:

The School of the Art Institute of Chicago

Graduate Program in Historic Preservation - Fall 2004



Ranch	*Cape Cod*	*Craftsman*	*Spanish Eclectic*

The Architectural Styles of Arlington Heights

Photos by Kim Barker, Stacey Contoveros, Hans Fedderke, Arlene Hausman, Margaret Hayes, Pia Hermoso, Rebecca Howes, Michele Kenney, Natalia Lee Soy, Andrea McCarthy, Amy Moryl, Laura Royer, Janet Surkin, Kristin Twedt-Mottier, and Kristin Willison

Folk Victorian	*Post-WWII Cube*	*(Mature Trees)*	*Tudor Revival*	*American Four-Square*
Craftsman	*Dutch Colonial*	*Tudor Revival*	*Queen Anne*	*Craftsman*
Italianate	*Queen Anne*	*Craftsman*	*Neo-Colonial*	*National Folk*
Tudor Revival	*Colonial Revival*	*Dutch Colonial*	*National Folk*	*Lustron*
Italianate	*Georgian Revival*	*(Mature Trees)*	*Chicago Bungalow*	*Craftsman*
Brick Commercial	*Tudor Revival Commercial*	*50's Retro Signage*	*Post WWII Commercial*	*Tudor Revival Commercial*

CONTENTS

INTRODUCTION 3

PART ONE: ASSESSMENT OF HISTORIC RESOURCES 5

- **Village History Summary** 5
- **Arllington Heights Architectural Style Guide** 6
- **Historic Resources Survey of Central Arlington Heights** 21
- **Research Guide** 26
- **The Teardown Threat** 28

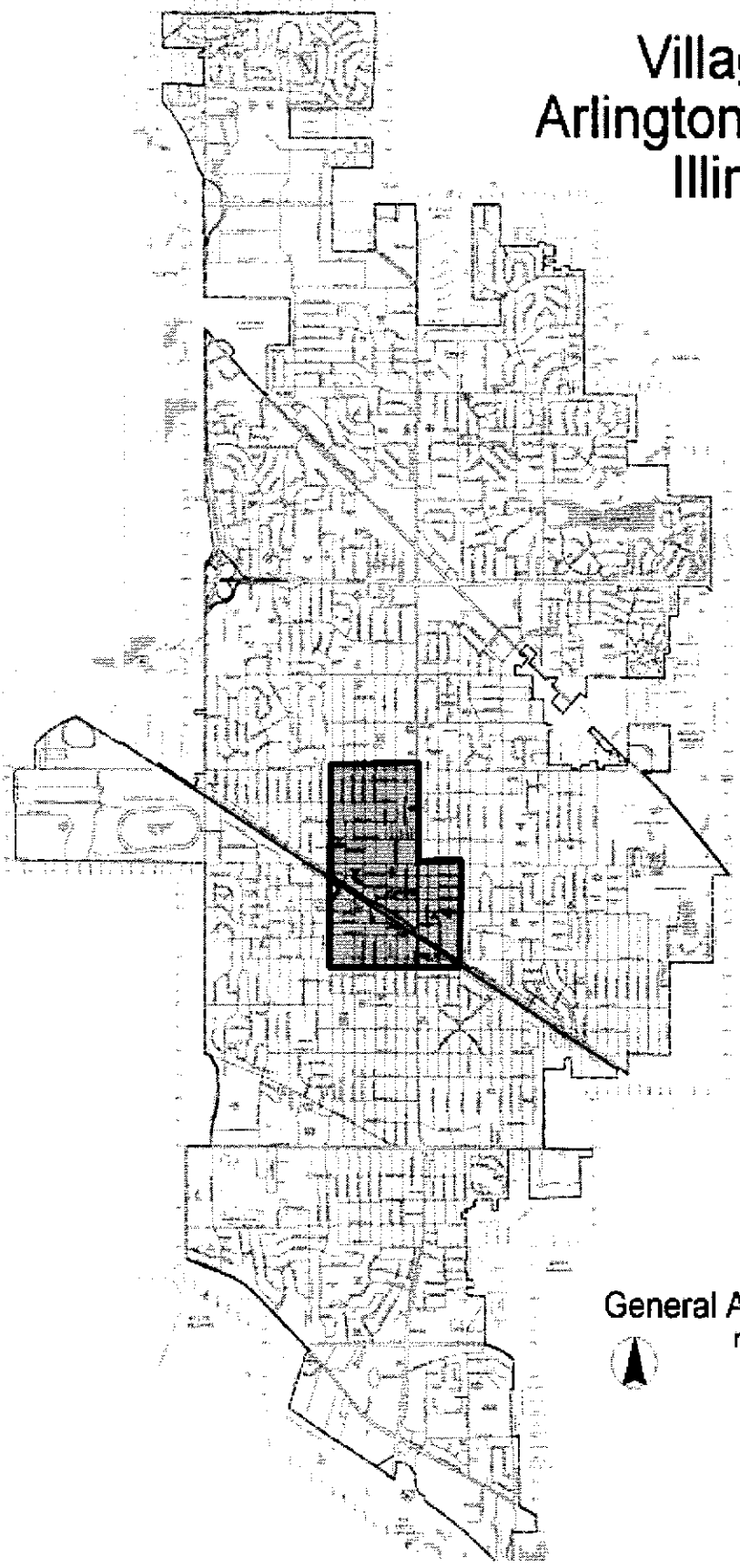
PART TWO: RECOMMENDATIONS FOR MANAGING CHANGE 31

- **Enact a Local Preservation Ordinance** 33
- **Establish Neighborhood Conservation Districts** 39
- **Maintain Key Features of Neighborhood Character** 55
- **Promote Community Awareness for Heritage Conservation** 61
- **Additional Options** 63

APPENDIX 67

- Timeline 67
- Survey Methodology and Findings 76
- Database 79
- Bibliography 93
- Acknowledgements 94
- Biographies 95

Village of Arlington Heights, Illinois



General Area of Study

map not to scale

INTRODUCTION

Arlington Heights, located 24 miles northwest of Chicago, is one of the largest suburbs in the metropolitan area. Its Comprehensive Plan (1997) recognizes the importance of the Village's historic resources throughout its official goals and objectives. (Some excerpts are listed at right.)

In the eight years since this Plan was adopted by the Village Board of Trustees (Ordinance 97-038), a number of changes have taken place in Arlington Heights. In addition to the continued redevelopment of the downtown area, one of the dominant trends—particularly in the surrounding residential neighborhoods—has been the increased rate of demolition of existing structures in order to construct new larger-scale residences.

Since 2002 alone, there have been more than 220 residential "teardowns." While a number of these were deteriorated structures, some of these teardowns have involved significant historic resources. In fact, of the 30 buildings that were identified as "important' by the state of Illinois in the1970s, at least three have been demolished [see photos on next page].

In 2002, the Village of Arlington Heights established the Ordinance Review Committee (ORC) Taskforce on Teardowns to explore this issue in Arlington Heights. An initial phase looked at floor-area-ratios and paved surfaces guidelines. A second phase will investigate historic preservation, tree conservation, and residential design characteristics.

Assessment of Historic Resources

In April 2004 the Arlington Heights Department of Planning and Community Development, at the behest of the ORC, requested the *pro bono* assistance of the School of the Art Institute of Chicago's Historic Preservation Program to provide an assessment of the Village's historic resources.

As a result of the request, a graduate-level class of preservation planning students spent the Fall 2004 semester surveying the neighborhoods surrounding the Arlington Heights Central Business District. The

Excerpts from Arlington Heights Comprehensive Plan

General Planning Goal:
"To preserve the physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights."

General Planning Policies:
"Consideration should be given to identify for possible preservation purposes, [any] buildings that exhibit a high quality of architectural design reminiscent of the past, ...exhibit unusual or distinctive design or construction techniques which contribute to the architectural interest of its environs either as an accent or counterpoint...[and] land area that have an established or familiar visual presence..."

Population and Housing Goals:
"To preserve and protect existing and future residential neighborhoods in the Village."

Population and Housing Policies:
"To maintain a proper housing balance...protect present and future residential areas... preserve and renovate housing of historic or aesthetic value... [and] to prepare realistic plans in and around downtown with all necessary safeguards for fine residential and historical properties."



112 S. Rammer Ave.
DEMOLISHED



204 S. Arlington Heights Rd.
DEMOLISHED



210 S. Arlington Heights Rd.
DEMOLISHED

background of these 15 students include architecture, architectural history, art history, archeology, interior design, and law (see biographies in Appendix).

Following an initial reconnaissance survey of the community, the class developed an architectural style guide for Arlington Heights—to be used for this semester's survey work as well as for future community survey efforts.

Several weeks of field survey work were conducted, which included detailed photographs and Historic Resources Survey data forms on more than 500 structures.

This fieldwork was followed up by community research into village building permits, historic maps, census records, newspapers, books, and other collections at the Arlington Heights Historical Society, Public Library, and Building Department.

Based on these investigations, the class carefully ranked the surveyed buildings according to their levels of importance and architectural significance. Thirty-eight buildings were ranked as "exceptional" (E), 191 as "notable" (N), and 242 as "contributing" (C).

Based on these two months of intensive field survey work and research, a series of issues were further investigated by the class. As a result of this analysis, came the following recommendations:

Enact a Local Preservation Ordinance

Establish Neighborhood Conservation Districts

Maintain Key Features of Neighborhood Character

a. Trees and tree coverage
b. Sidewalks
c. Driveways and garages

Promote Community Awareness

Additional Recommendations

PART ONE: ASSESSMENT OF HISTORIC RESOURCES

Village History Summary

Arlington Heights, like many of Chicago's suburbs, developed because of the vision and expansion efforts of a few entrepreneurial individuals. The town's patterns of growth and development can be seen in four distinct periods. Each period has left its own physical mark on Arlington Heights, giving it its unique suburban character.

1830 – 1900, Railroad Village

Arlington Heights is founded by the Dunton family. The Dunton family settlement becomes Arlington Heights following the arrival of the railroad. Most building and development during this time period occurs near the rail station.

1900 – 1945, Inter-War

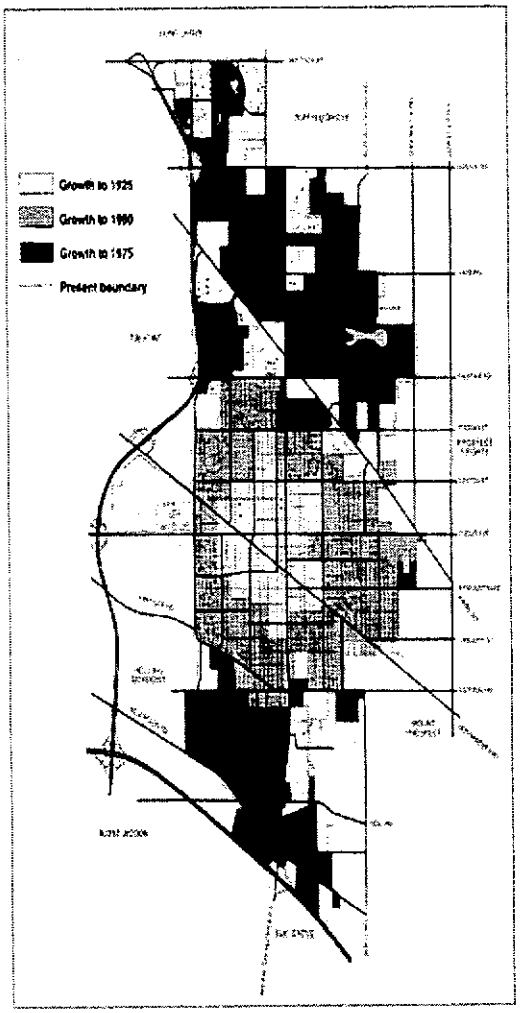
Arlington Heights sees a major expansion in its religious and educational infrastructure. The developments of Stonegate and Scarsdale are platted as high-end residential communities shortly before the Great Depression. The beginning of the Depression causes sales to stop and land prices to fall. Most development comes to a halt.

1945 – 1980, Post War Boom

After World War II, the population of Arlington Heights sees a dramatic increase. As with most of the nation, there is a shortage of housing for the returning military. With the help of the GI Bill, many of these families buy homes, resulting in large post-war housing areas and neighborhoods.

1980 – Present, Downtown Revitalization

The Village of Arlington Heights increases the livability and pedestrian quality of its central downtown area. Several high rise apartment buildings are built near the railroad depot in order to attract those who work in Chicago. The downtown area is enhanced for pedestrians by the award winning redevelopment of the central shopping district.



Growth patterns of Arlington Heights; 1925, 1960, 1975

Arlington Heights Architectural Style Guide

Based on an original reconnaissance survey of central Arlington Heights, the class developed a directory of the village's most common architectural styles. This guide was used during the intensive survey portion of the class study. Every structure built prior to 1975 was documented in the architectural survey. Each building was assigned an American housing style based on a variety of commonly used style guides. This guide is not a definitive record of all styles found in Arlington Heights, but rather a representation of the most common architectural styles observed in the survey area.

Queen Anne (1880-1910)

The creator, Scottish designer Richard Norman Shaw, combined classical, Tudor and Flemish architecture. This style was the main interest at the 1876 Centennial Exhibition.

Common Characteristics

- Projecting oriel & bay windows
- Complex, steeply-pitched gabled roof lines
- Highly textured (brick, terracotta, & molded plaster)
- Classical orders and motifs
- Verandas, wrap-a-round and sleeping porches
- Turrets
- Spindle-work







Folk Victorian (1870-1910)

Comprised of simple forms, the Folk Victorian style contains less ornamentation than the Victorian styles it attempts to mimic, such as Queen Anne, Italianate, and occasionally Gothic Revival. The most common subtypes are: front-gable, front gable with side wing, and side gable.



Common Characteristics

- Front porch
- Frame structure with wood clapboarding
- Relatively steep pitch in roof
- Compact, economical plan
- Decorative porch detailing and scrollwork



National Folk (1850-1890)

This simpler style of housing came about after the onset of the railroads. Lumber could now be moved cheaply and rapidly over long distances and thus wood became an ideal building material.



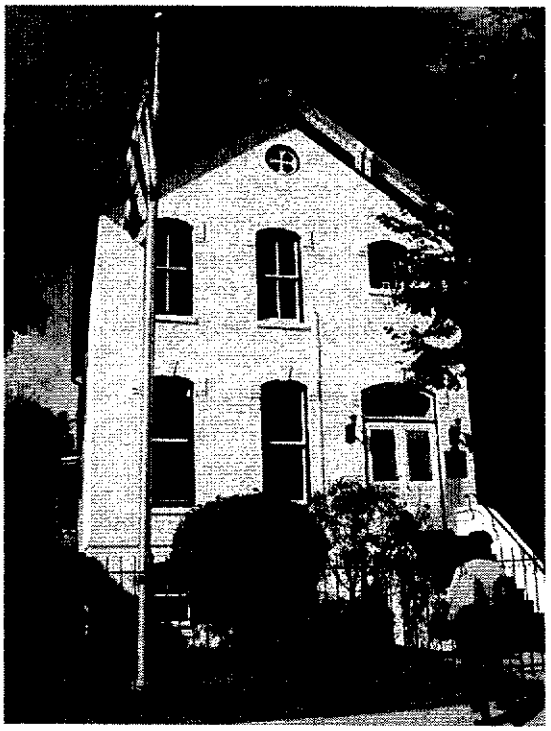
Common Characteristics

- One or two stories
- Gable front, gable front and wing, or side gable
- Lightweight frame construction
- Little to no ornamentation



Italianate (1840-1885)

This style was popularized by the influential pattern books of Andrew Jackson Downing. It is a truly American style with only hints of its suggested Latin origin. Used in formal and vernacular homes.

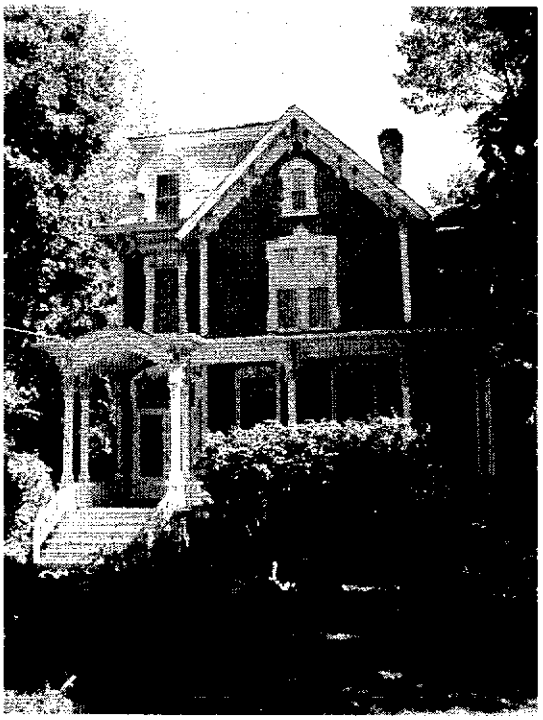


Common Characteristics

- Hipped or gable roof
- Long, narrow windows
- Rounded and/or hooded windows
- Paired windows or front door
- Brackets under eaves
- Sometimes cupola or tower
- Symmetrical plan







Colonial Revival (1880-1975)

Colonial Revival was the most common style of residential architecture during the beginning to middle 20th century. They are typically less ornate than the original Georgian, Federal and Dutch Colonial styles with somewhat lower roof lines and more restrained detailing.



Common Characteristics

- Focal points are entrances, cornices and windows
- All materials were used but masonry in later "high style" models
- Columned porticos
- Pediments
- Sidelights
- Symmetrical
- Quoins along corners
- Oriel and bay windows





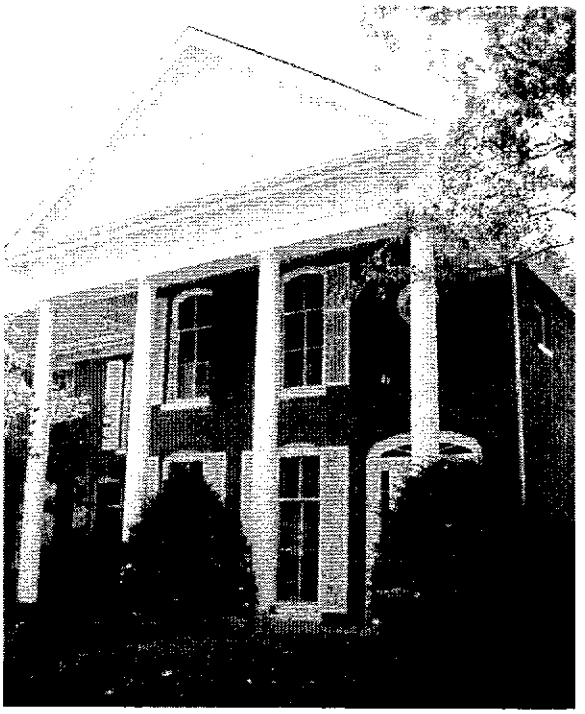


Classical Revival (1880-1975)

A revival style which is influenced by antiquity, thus containing Roman and Greek details.

Common Characteristics

- Large columned front pediment (mostly seen in commercial examples)
- Window and door pediments
- All materials used
- Quoins at the corners
- Large cornice line
- Windows extend into cornice
- Eave edge return







Tudor Revival (1890-1940)

This style is somewhat historically incorrect because very few examples resemble English Tudor styles. This American form is loosely based on late medieval prototypes ranging from thatched roofs structures to huge manor houses.





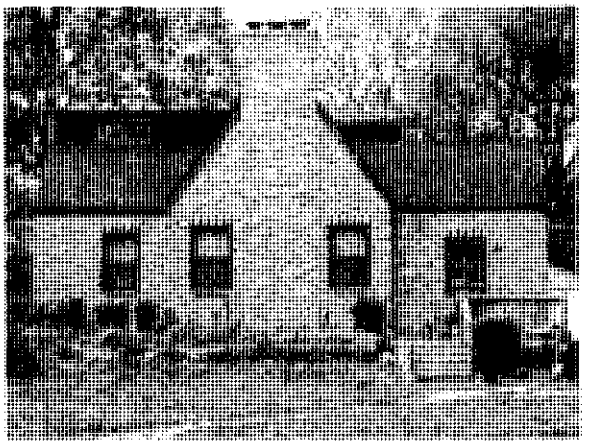
Common Characteristics

- Steeply pitched roofs with front gables
- False half timbering
- Stone, brick and stucco
- Large decorative chimney
- Small diamond-paned casement windows
- Asymmetrical

French Eclectic (1915-1945)

This style is based on French domestic architecture throughout its history, thus containing a large variety of forms and details.





Common Characteristics

- Tall, steeply pitched roofs (hipped or gabled)
- Half-timbering
- Roofs made of tile, slate, stone or false thatch
- Formal Renaissance detailing
- Quoins, often at corners
- Arched windows and doorways
- Pilasters
- Pediments
- French windows and doors
- Eyebrow windows

Spanish Eclectic (1915-1940)

This style is a precise imitation of elaborate Spanish prototypes borrowed from Spanish history. It was made popular by the 1915 Spanish-California Exposition. The style contains Moorish, Byzantine, Gothic and Renaissance details.







Common Characteristics

- Mission & Spanish tiled roofs
- Carved doors or simple wood panels
- Spiral columns & pilasters
- Arch windows and doorways
- Stonework
- Balconies w/paired doors
- Large focal window
- Stained and leaded glasses
- Decorative window grills

American Four Square (1895-1930)

Also known as the Builders Style, this simple style is very common in the Chicago area. It is named after the symmetrical layout of interior spaces: four rooms on the second and first floors. It often contains a partial third level.







Common Characteristics

- Square form
- Low pitched hipped roof with central dormer
- Full-width front porch (often enclosed)
- Overhanging eaves
- Very little ornamentation
- Wood, brick and stucco

Prairie (1900-1920)

This style was developed by Frank Lloyd Wright and emphasizes the horizontal lines of the Midwestern prairie.

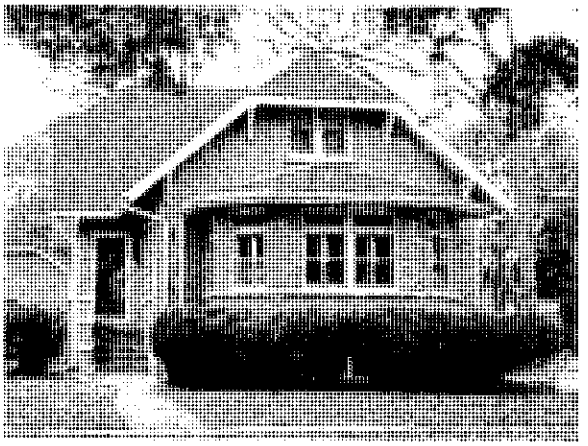


Common Characteristics

- Low pitched gabled or hipped roofs
- Wide overhanging eaves
- Horizontal line emphasis
- Art glass windows in geometric shapes
- Rectangular, L-shaped or U-shaped forms with sprawling wings or dependencies
- Roman brick
- Stucco and clapboard

Chicago Bungalow (1905-1930)

This style was very popular in the Chicago area during the beginning of the 20th century. Inspired by the Arts and Crafts style of design.





Common Characteristics

- 1 to 1 1/2 stories
- Low pitched roofs w/ widely overhanging eaves
- False beams or rafters under eaves and porches
- Front or side porches (some are enclosed)
- Large squat, square porch supports often extended to the ground level
- Arts and crafts details
- Variety of materials; generally brick

Craftsman (1905-1930)

First popularized in California by Charles Sumner Greene and Henry Mather Greene. Influenced by the English Arts and Crafts Movement with some Asian influence. The style quickly spread throughout the rest of the country through pattern books and popular magazines.





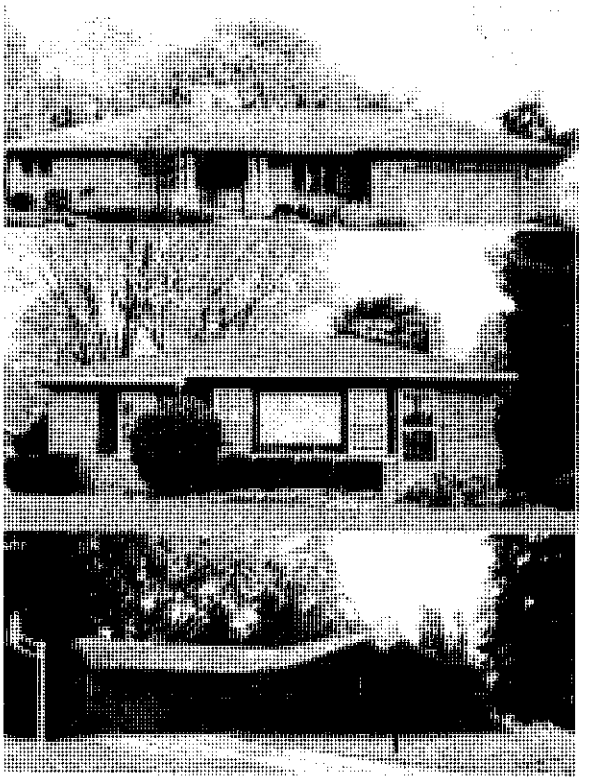




Common Characteristics

- Low-pitched, gabled roof
- Wide, unenclosed eave overhang
- Roof rafters exposed
- Porch full or partial width of house
- Square columns or pedestals extending to ground (on porch)
- Gabled dormers
- Sense of horizontality
- Windows with multi-pane sash over one large glass pane

Ranch (1950-Present)

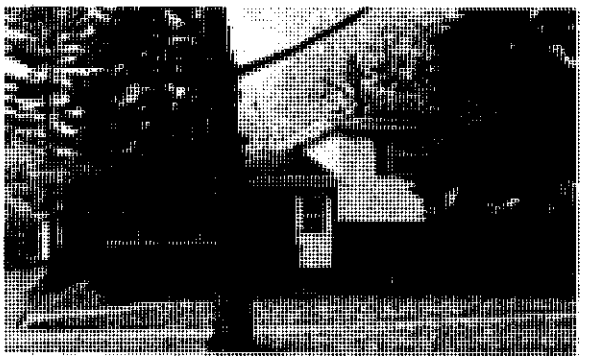


This style dominated when urban sprawl began and there was a new need for easy access to garages. The design places an emphasis on horizontal lines and is loosely based on early Spanish Colonial forms.

Common Characteristics

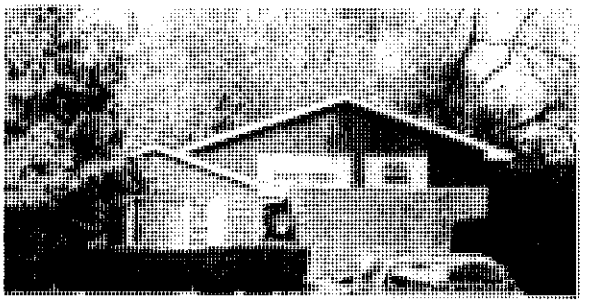
- One story
- Asymmetrical
- Low pitched roofs with a wide eave overhang
- Influences of Craftsman and Prairie
- Eclectic modern houses
- Decorative iron or wooden details
- Attached garage
- Picture window

Split-Level and Tri-Level (1950-Present)



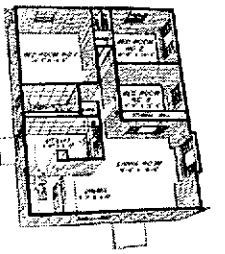
This style became popular during the 1950s when there was a need for a larger family, two-story alternative to the popular ranch house.

Common Characteristics

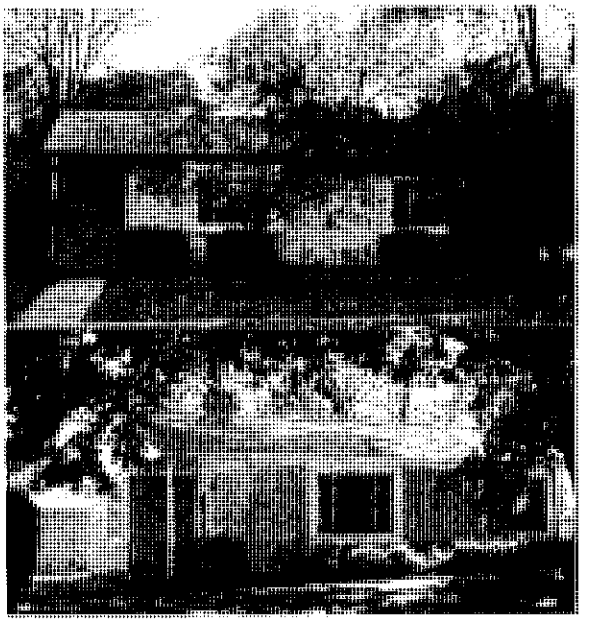


- Horizontal line emphasis
- Low pitched roof with overhanging eaves
- Additional one story wing creating 3 levels in the interior (tri level)
- Family rooms created
- Attached garage
- Wide variety of materials used and often in combination
- Loose detailing of colonial origin
- Picture window

Lustron (1947-1954)



After WWII, America faced the worst housing shortage in history. In 1946, Carl Strandlund proposed his scheme to the National Housing Agency; a mass-produced house. He successfully persuaded the U.S. government into subsidizing his project. Strandlund's vision was short-lived when, in the early 1950s, funding was pulled and the company collapsed before creating its 2,499th house.



Common Characteristics

- Assembly-line produced
- Made of porcelain enameled steel
- One story
- Gabled roof
- Bay window
- Side porch
- Attached garage (optional)

Neo Colonial (1950-Present)



Continuously popular after WWII, but never a dominant style. Symmetrical façade, but lacks the details of the Colonial Revival. A very simplified, post-war builder's home.

Common Characteristics

- Two stories
- Attached garage
- Different material used on first and second floor (i.e. brick and siding)
- Side gable



Cape Cod (1950-Present)

This style is similar to the previous Colonial Revival, but differs in showing less concern for precisely copying Colonial prototypes. They exhibit an overall sense of symmetry, but lacks the Colonial details.

Common Characteristics

- Usually 1 1/2 or 2 stories
- Centrally located front door
- Side gabled roof
- Can have two large dormers
- Brick, stone or sided





Post WWII Cube (1945-1960)

Built for returning GI's after WWII. Loosely based on Colonial elements. Massed plan.

Common Characteristics

- Square façade
- Symmetrical
- Front door and bay window on first floor, windows directly over them on second floor
- No porch
- Possible overhang on front door
- Roof flat or very low-pitched hipped
- Originally detached garage only
- Little ornamentation, except surrounding entrance doorway (Colonial and Streamlined Moderne elements)





Minimal Traditional (1935-1950)

With the economic depression of the 1930s came this compromised style which reflects the simplicity of the period. Loosely suggests Tudor cottage with detailing removed. Built in great numbers preceding and following WWII. Often found in tract housing developments.





Common Characteristics

- Roof pitch low to intermediate
- Eaves and rake are close
- Side gable with one front gable
- One or two stories
- Wood, brick or stone

Mansard (1960-Present)

A relatively inexpensive way to get a dramatic decorative effect by constructing a slightly sloping upper wall surface covered in shingles. This technique was first used in apartments in Florida and later spread rapidly to houses everywhere.



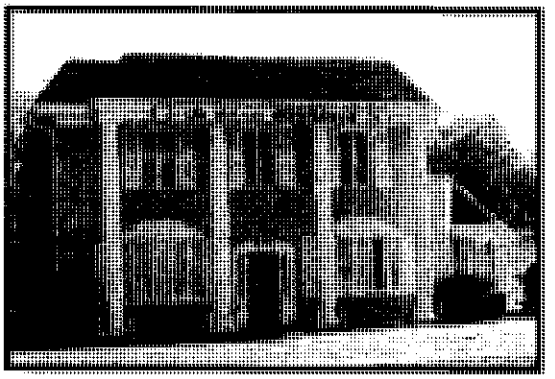
Common Characteristics

- Dormer windows on second floor
- Usually no porch
- Building materials on first floor: wood, brick or stucco
- 'Mansard' portion either wood or asphalt shingles

Commercial Structures

Classical Revival Commercial (1880-Present)

This style dominated a streetscape and was commonly a landmark within a community. The structures are usually large and contain classical details that can be quite elaborate. Many churches were also built using this style.



Eclectic Commercial (1895-Present)

This style was the common style which holds storefronts. It is often made of stone, brick and terracotta with a mixture of details and ornamentations. This style usually became less elaborate as it went higher.



Post WWII Commercial (1940-1965)

This style had its influences from modernists such as Mies van der Rohe and was a contemporary alternative to the tradition building styles that were dominate during the 20th century. Emphasis is on using materials such as metal and glass to create a smooth surface and continuous vertical lines. The design called for little or no ornamentation and large windows.



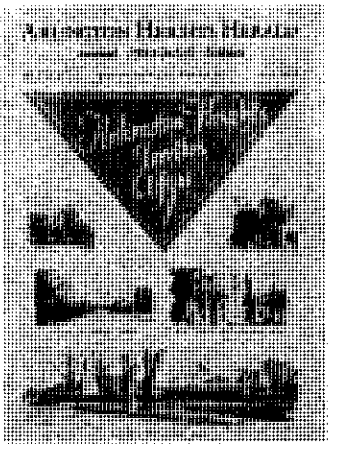
Post Modern Commercial (After 1970)

This style returns to traditional building techniques without elaborate details and ornamentation. The design employs simple shapes and forms that are built out of a variety of materials. A common style used for strip-malls and commercial development.



Historic Resources Survey of Central Arlington Heights

In Fall 2004, the Village of Arlington Heights requested that the School of the Art Institute of Chicago's Historic Preservation graduate program conduct a historic resources survey, focusing on its oldest areas surrounding the Central Business District.

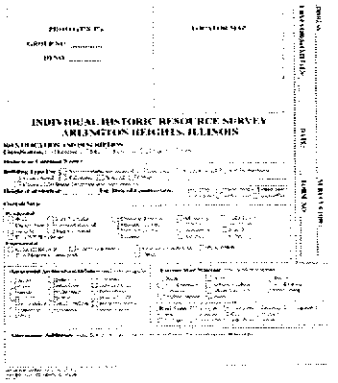


Arlington Heights Herald Cover,1929

Reconnaissance Survey

A reconnaissance survey was first conducted on a major portion of central Arlington Heights. Different pairs of students surveyed eight sub-areas. Each area was then re-surveyed by a different two-person team. The reconaissanced area (see map, next page) was roughly bounded by Oakton to the north, Cleveland to the west, Rockwell to the south, Hickory on the northeast (including Stonegate) and Dryden on the southeast (including Scarsdale.)

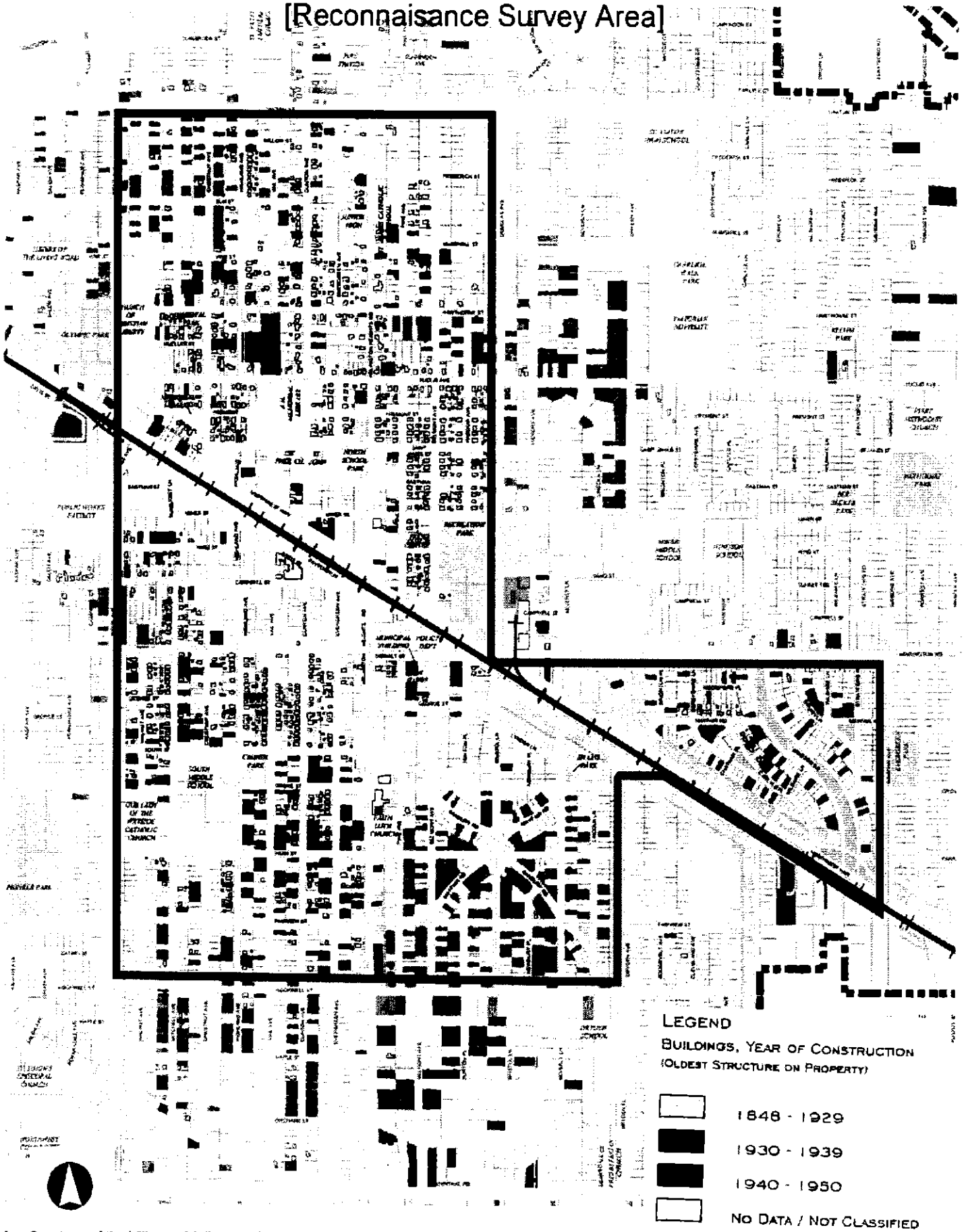
The reconnaissance phase of the survey was broad, yet cursory. The main objective was for the students to become familiar with the various issues relating to central Arlington Heights, including architectural styles, development patterns, and neighborhood character. A second objective was to identify which areas should be surveyed in a second, more intensive, building-by-building phase. Other characteristics noted by the surveyors were the locations of garages, setbacks, and significant tree coverage.



Survey Form



Detail of Age of Structures Map
[Reconnaisance Survey Area]



Map Courtesy of the Village of Arlington Heights Planning and Community Development Department

Intensive Survey

Based on findings from the reconnaissance survey, a smaller study area was identified for a detailed building-by-building intensive architectural survey. This area was surveyed by six three-person teams.
The areas were as follows:
Area 1: Bounded by Miller, Hawthorne, Walnut, and Dunton
Area 2: Arlington Heights Road, north of Northwest Highway and south of Oakton
Area 3: Euclid, between Walnut and Douglas
Area 4: Triangle section bounded by Walnut, Euclid and Vail, then south of tracks to Campbell, west to Ridge, and north to Miner
Area 5: Bounded by Euclid, South, Vail and Arlington Heights Road
Area 6: Bounded by Pine, Douglas, Euclid, and Northwest Highway

Survey Forms

The survey forms developed for this project were based on several that have been used by other communities in Illinois, including Chicago, Elgin, Glen Ellyn, and Urbana. All of these communities are Certified Local Governments (CLGs), which means their local preservation programs have been "certified" by the Illinois Historic Preservation Agency (IHPA). The Arlington Heights forms were customized to include elements unique to the Village, including general construction periods, architectural styles, and details. To assist in filling out the forms, the class developed a photographic style guide, using formal and colloquial descriptions of houses found in Arlington Heights. The survey was designed to include a maximum number of "check-off" boxes to facilitate data entry.

Evaluation Criteria

After the intensive survey was completed, all of the structures identified in the intensive survey were evaluated by the class and placed into one of four categories. This process was multi-layered. To begin, a team other than the original surveyors examined the structures. Following that analysis, the survey team examined the preliminary results, and added their imput. The entire class then looked at those results, with a final review team ratifying the evaluation. The goal was to develop criteria based on those used by the Illinois State Survey (ISS) and a number of other communities.

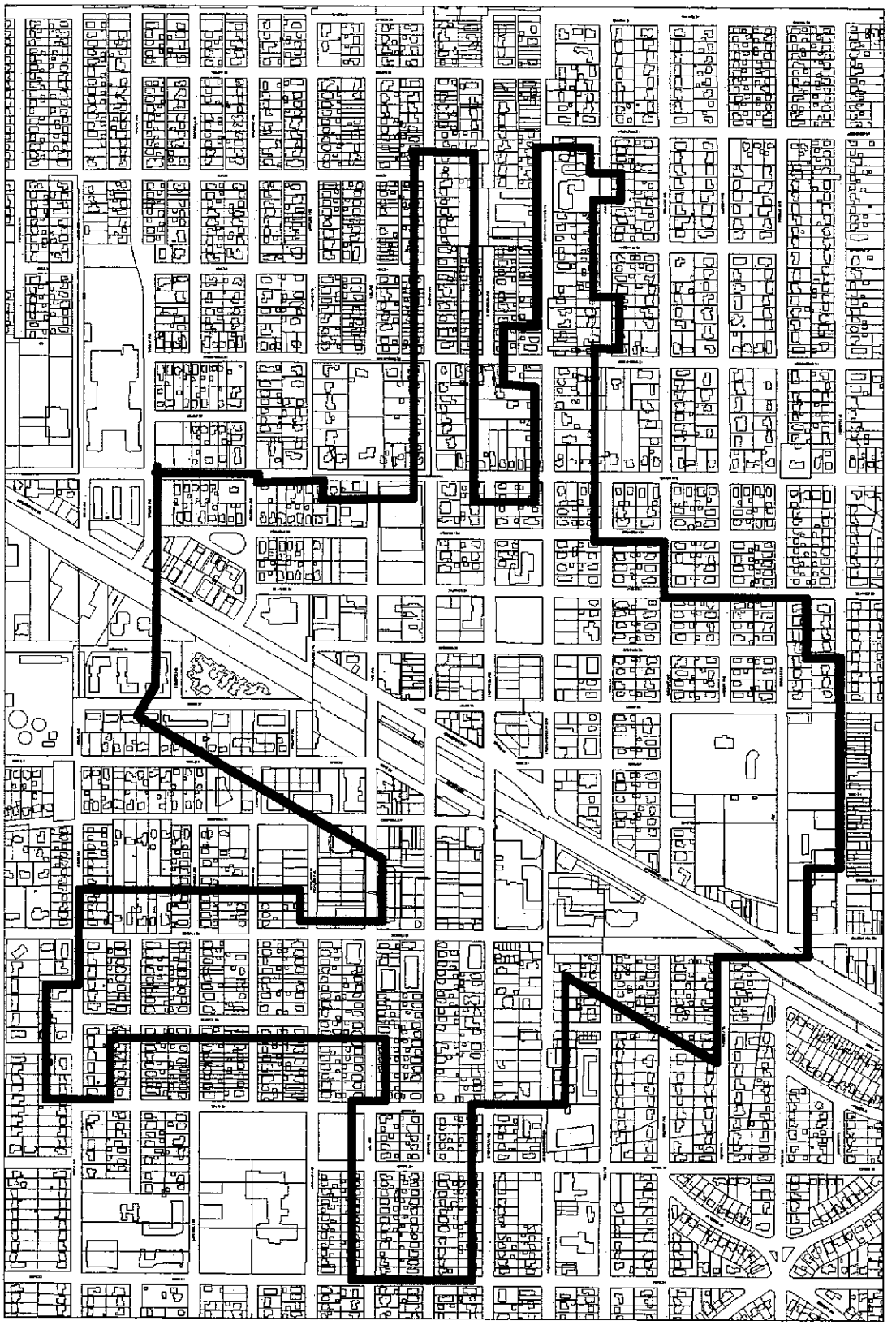
E:Exceptional—Properties that surveyors felt were eligible for the National Register of Historic Places (NRHP), either individually or as a part of a thematic district, based on architectural design or known history.

N:Notable –Properties that have integrity (little to minor alterations) and strongly contribute to a potential historic or conservation district. They are above average in importance, but not necessarily eligible for individual listing on the NRHP. In some cases, these properties may be the best examples of a style. Additional research may reveal that the property could be eligible for the NRHP.

C:Contributing—Properties that contribute to a district but have major alterations or additions (usually irreversible.) They are considered important to community character, but not important enough to stand alone as individual landmarks. However, these properties could be listed in the National Reguster if they are part of a historic district.

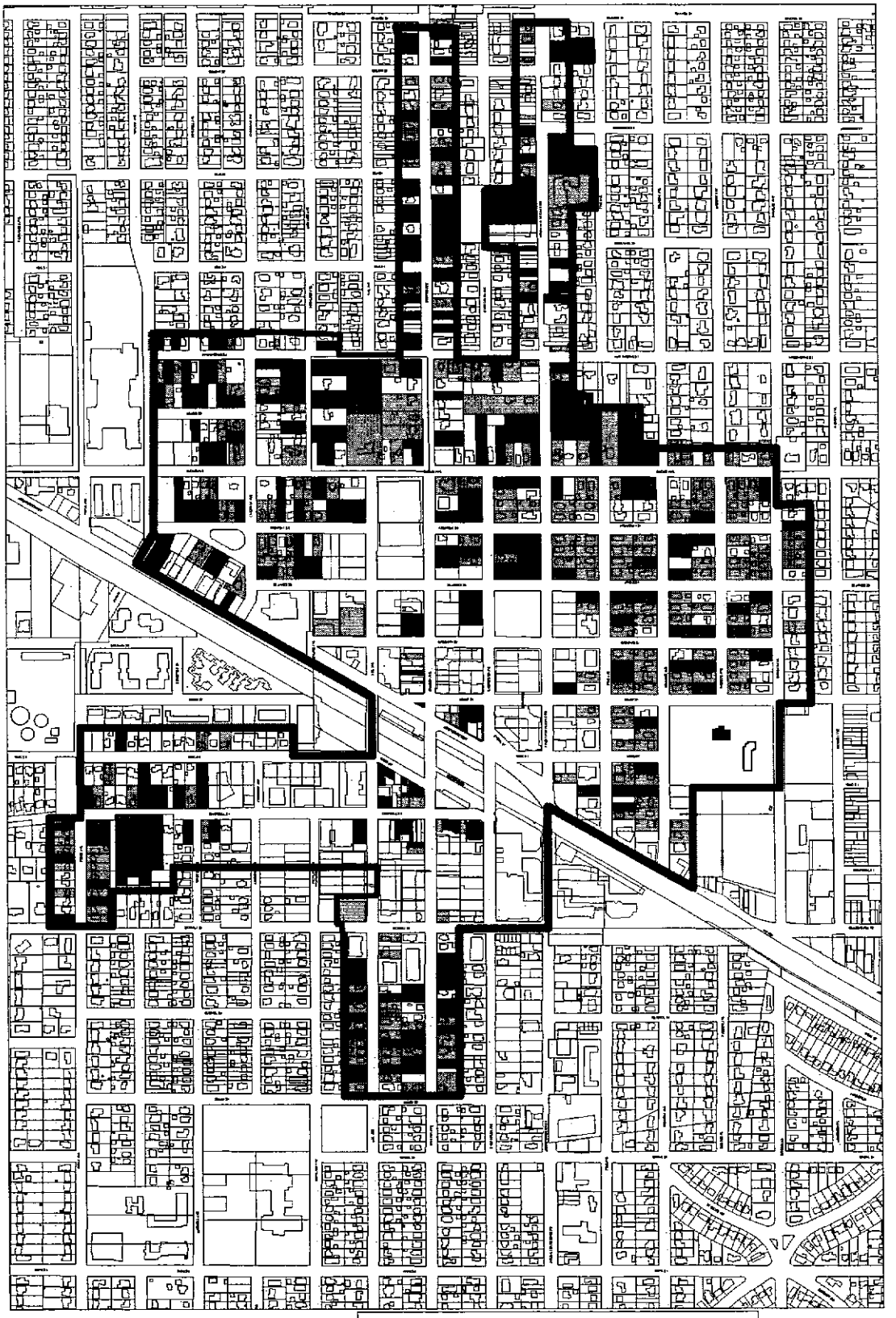
U:Unrated—Pre-1970s buildings that are not viewed as individually eligible or contributing to a historic district. These are structures that would not fit into a thematic historic district either because they are not in the character of the neighborhood, have been severely altered, or did not fit into the survey's cut-off date of 1970.

Intensive Survey Boundaries



Intensive Study Area
Map Prepared by the Village of Arlington Heights
Department of Planning and Community Development
December 3, 2004

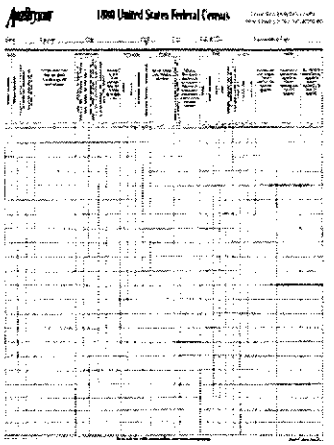
Architectural Survey Results



Survey Code Map
Map Courtesy of the Village of Arlington Heights
Department of Planning and Community Development
Code Designation by Students of the Graduate Program in
Historic Preservation at the School of the Art Institute of Chicago
December 3, 2004

Research Guide to Arlington Heights

Since there were no building permits found before 1949, there is no official administrative record of most properties. Research was done using the architecture chapter "From the Ground Up" by Tom Seibert in *Chronicle of a Prairie Town: Arlington Heights, Illinois Its People and Progress. The Pictorial History of Arlington Heights, 1836—1936*, edited by Margot Stimely was also extremely helpful.



1880 Census Form

The class worked to identify sources of information that could be helpful to construct a history of the growth of the community and document its notable structures.

Building Permits

In an effort to construct a history for the community and help to identify significant structures, the class first attempted to locate historic building permits. Unfortunately, after much investigation, it appears that the village's historic building permits proir to 1949 no longer exist. These records can be very useful to evaluate the significance of a property. They generally include the construction date, the owner, the architect or contractor, the building materials, and the construction cost.

The oldest extant records, which date from 1949 were found at city hall. These permits cover the post-World War II era, one of the greatest period of village development. One possible method of preservation of these records for future research is to transfer them to the Arlington Heights Historical Society.

Maps

The series of Sanborn Insurance maps available at the Chicago Historical Society were extremely helpful. They are also available at the University of Illinois at Chicago library. These maps provide information not only about extant structures and their construction materials, but also facts about the community, its services and local businesses. The maps available at the University of Illinois at Chicago date from 1894, 1905, 1924, and 1939.

Census

Census information, valuable in the documentation of a specific property, is available at the Newberry Library in Chicago and provides personal information about the residents of the structure, such as ethnicity, profession, age and citizenship. The Federal censuses are from 1900, 1910, 1920, 1930 and the Illinois state census are from 1855 and 1865.



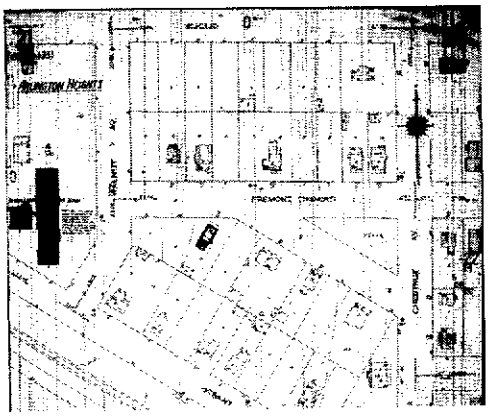
Kim Barker and Laura Royer during the reconnaissance survey

Libraries

Both the Arlington Heights Library and the Arlington Heights Historical Society proved to be valuable repositories of information, as both possess a number of resources, particularly in the case of city maps. Among the maps identified were the 1854 map by William Dunton, an 1874 map displaying the locations of several structures, and an 1875 map showing both property ownership and early areas of property division into blocks and lots.

These sites also had historic photographs, census records, city directories, aerial photographs, and period newspaper articles.

Both sites should be consulted in any effort to construct the history of a property.



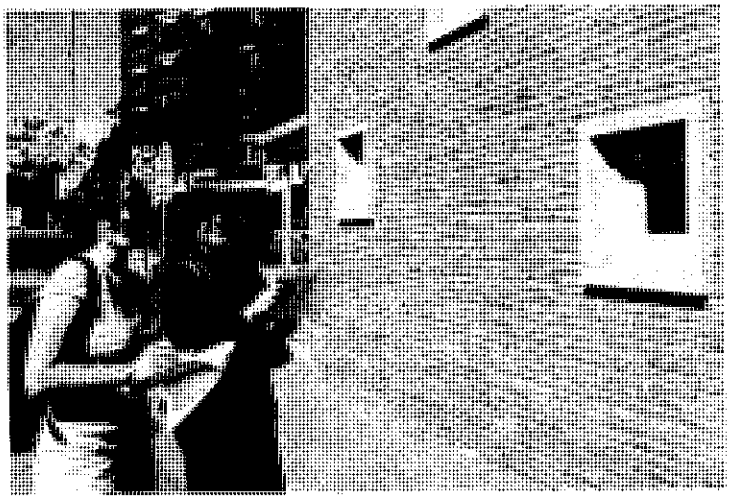
Sanborn Map of Fremont Street, 1924

Photos and Directories

A good deal of information has been made available online by the Arlington Heights Historical Society and can be accessed at www.digitalpast.org. The information includes historic photographs and city directories.

Titles

An additional and valuable tool recommended in the documentation of a specific property is the deed record available at the Cook County Recorder of Deeds' office in Chicago.



Kristin Willison and Arlene Hausman on Northwest Highway

The Teardown Threat



Site of a proposed teardown

Residential teardowns have become one of the realities of early-21st century America. During most of the 20th century, suburban development took place exclusively on new development sites—generally agricultural land and other vacant tracts. Today, however, a growing percentage of new residences are being built as "infill" development, often resulting in the demolition of existing, smaller, and older houses.

There certainly are situations in which it is appropriate to tear down and start over. However, communities face a challenge in finding ways to protect their most valuable built heritage from blind demolition. In some cases, those decisions need to be balanced against the physical, social, and environmental "costs" of residential teardowns, which include:

- Loss of green space caused by removal of trees, paving, and larger homes on small lots
- Infringement on neighboring buildings
- Lack of design coherence with existing neighborhood
- Loss of quality design, construction techniques, and durable materials
- Front yards are replaced by driveways, altering the once open character of neighborhoods
- Neighborhood disruption by often speculative developments
- Diminished economic diversity of residents
- Loss of affordable housing, caused by escalating home prices as well as increased taxes
- Noise pollution from construction in established neighborhoods
- Drainage and sewage problems related to decreased permeable area
- Finally, building demolition accounts for more that half the available landfill space in the U.S., according to a recent study



A new home in Arlington Heights

Destruction of older buildings not only deprives a community of its history, but it often is costly. On the surface, infill construction seems to benefit the community because higher home values can increase the property tax base. While this is often true, some communities with a high percentage of teardowns are discovering that the costs of new development (school expansion, roads, infrastructure) often can exceed the amount of new income.

Furthermore, preservation of existing buildings often represents a far more efficient use of materials and resources. According to a recent National Park Service study, "existing structures represent energy that has already been expended, materials that have already been mined or harvested, and components that have already been manufactured—the embodied energy of past generations." In addition, building rehabilitation, according to a federal study conducted by Richard Stein and Partners "is a labor-intensive activity rather than an energy intensive one, and with probably lower dollar cost than new work. This supports the desirability of restoration for new adaptive use."

The historic buildings of a town are like a history book, in that they can tell the tale of a community's development. The purpose of a historic resources survey, such as this one for Central Arlington Heights, is to identify as many of the potentially important structures in a town so as to protect them for future generations. These survey results also can help provide a "template" for future neighborhood development, ensuring that building scale will be determined by the original—and existing—buildings of a neighborhood, rather than by the builder of new speculative developments.

The Current Situation in Arlington Heights

Since the Arlington Heights Department of Planning and Community Development began to track teardown statistics in 2002, a definite trend has emerged. There has been a sizeable increase in the number of teardowns each year. In 2002, for example, the number of teardowns was 43, 77 in 2003 and in 2004 was 101.
Another type of construction that has been tracked by the village are building additions, which are defined as projects where the existing building's total square footage has been increased 50% or more. Statistics for the same period show 37 additions in 2002, 54 additions in 2003 and 49 additions in 2004. Taken together with teardowns, the total number of projects is 80 (2002), 131 (2003), and 150 (2004).

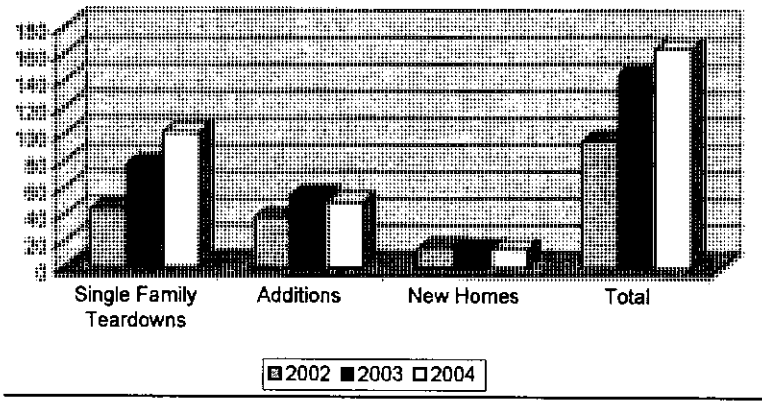


Chart created by the Planning Department of Arlington Heights

The village has enacted several policy changes to address the teardown issue. These include:

- Reducing the Floor to Area Ratios (FAR) for new construction, which has reduced the size of some new construction

- Limiting the amount of Impervious Surface Coverage, which has increased the amount of open space surrounding new construction

- Creating a Design Review Process for new construction, which helps ensure that projects will be evaluated for their consistency with some characteristics of the neighborhood

However, as the next section of this report will point out, we feel that more policies are needed to ensure that the village's most significant historic resources are protected while accommodating necessary new development.

PART TWO: RECOMMENDATIONS FOR MANAGING CHANGE
Introduction

Arlington Heights' significant historic structures have been officially recognized over the years in several different ways. Yet, none of these largely honorific designations provide any long-term protection for these irreplaceable parts of the Village's long history. For example:

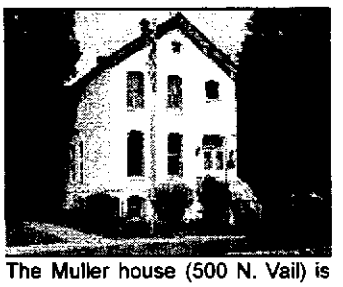
Bicentennial Plaques
As part of the U. S. Bicentennial celebrations of 1976, the Village recognized the importance of six of its earliest surviving buildings by installing an informational metal plaque in front of each of the structures. Most of these "plaqued" structures have strong associations with the Village's early residents and founders. Yet, despite the presence of these plaques, all of these buildings could be torn down if their owners desired to do so, since none of them are protected by a local landmark law. In fact, one of the plaqued buildings (402 N. Evergreen Ave) was demolished earlier this year.


2 W. Euclid was awarded an honorary plaque in the 1970s.

ISS-Survey Properties
Also during the 1970s, the Illinois Historic Preservation Agency conducted a statewide survey of significant historic structures. This Illinois Historic Structures Survey (ISS) identified 30 properties within Arlington Heights. Copies of the survey photos of these buildings are on file with the Arlington Heights Department of Planning and Community Development; information also can be accessed through http://www.state.il.us/hpa/ps/haargis.htm (HAARGIS). Survey listing, however, is largely honorific. An administrative review by the state would be required if any federal funds or permits were used to destroy these buildings. However, there is no other protection and, in fact, at least three of these ISS-surveyed buildings have been demolished in recent years.


514 N. Vail was included in the Illinois State Survey in the mid 1970s. (Dept. of Planning and Community Development)

National Register of Historic Places
Several properties in Arlington Heights have been placed on the National Register of Historic Places, which is a list of culturally significant properties maintained by the National Park Service. Anyone can nominate a building, district, site, structure or object to the National Register and nominations are submitted through the Illinois Historic Preservation Agency in Springfield. The criteria include historic significance, association with a significant person,


The Muller house (500 N. Vail) is on the National Register of Historic Places. (Dept. of Planning and Community Development)



Although 210 S. Arlington Heights Rd was cited as a significant building on the Illinois State Historic Survey, it lacked legal protection and was demolished. (Dept. of Planning and Community Development)



Another ISS listing, 112 S. Rammer, suffered the same fate: demolition. (Dept. of Planning and Community Development)



636 N. Dunton Ave, as photographed by an ISS team in the 1970s. (Dept. of Planning and Community Development)



A contemporary view of 636 N. Dunton, the historic structure now dwarfed by a large addition. (Dept. of Planning and Community Development)

architectural value, or archeological interest.

The benefits of National Register listing include eligibility for federal income tax benefits and a temporary "freeze" on local property tax hikes if a substantial rehabilitation project is undertaken. However, once again, listing on the National Register does not protect the property from demolition or alteration. It simply requires that a review be made of any federally funded projects that could impact the property, such as a road widening.

Recognition, but No Protection

None of the historic structures in Arlington Heights have any real protection from demolition or alteration. Furthermore, despite local zoning controls and a design review program, there are limited assurances that new development will be compatible with the character of existing historic neighborhoods.

This section of the report details some recommendations that we believe can help to protect the Village's most significant historic buildings—and areas—while still providing a balance between encouraging new development and maintaining the existing character of Central Arlington Heights.

Managing change in an established community such as Arlington Heights is a difficult balancing act. However, it is only with continued devotion and support that Arlington Heights can implement the vital measures it needs to help protect what we believe is an irreplaceable community heritage.

Village Bicentennial Commission Plaqued Buildings
619 N. Arlington Heights Rd
609 N. Dunton Ave
2 W. Euclid Ave
402 N. Evergreen Ave (demolished)
505 N. Dunton Ave
116 W. Euclid Ave

National Register Places in Arlington Heights
Nathaniel Moore Banta House (514 N. Vail Ave)
Muller House (500 N. Vail Ave)
Wheeler-Magnus Round Barn (811 E. Central Rd)

Recommendation #1:
Enact a Local Preservation Ordinance

Our architectural survey of Central Arlington Heights revealed a number of significant historic resources. Approximately 10% of the buildings we surveyed were rated as "Exceptional," meaning they *potentially* would be eligible for individual listing on the National Register of Historic Places or as an Arlington Heights Landmark.

Unfortunately, Arlington Heights does not have a local ordinance that would enable the Village and its residents to protect their most significant buildings. As earlier chapters in this report have indicated, this means there is no effective way to prevent the demolition of significant properties in Arlington Heights. This, despite the fact that more than 50 communities in Illinois—most of them located in the Chicago metropolitan area—already have local historic preservation legislation to protect their most important historic resources.

Why a Local Ordinance?

One common misconception is that the National Register of Historic Places, which is administered by the Federal government, offers protection for historic landmarks. To the contrary, local jurisdictions have a much stronger legal authority to protect these types of buildings. National Register listing simply protects a historic property from "adverse actions" undertaken either by the federal government or due to the use of federal funding, such as a street widening or floodplain regulations.

The most significant and effective protection for historic resources takes place at the local level. Generally, local preservation ordinances are authorized to:

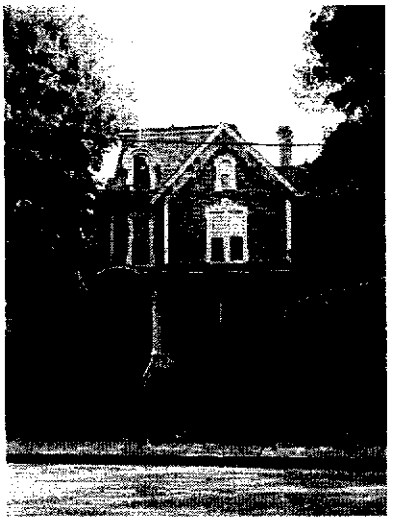
- Designate individual buildings that have exceptional significance as landmarks
- Review and regulate any major alterations to the exteriors of those landmark buildings, including demolition
- Designate areas with a high concentration of significant buildings as landmark districts
- Review and regulate alterations to "contributing" buildings in the district, as well as the construction of out-of-scale and out-of-character new construction

Obviously, a local zoning ordinance already helps to

Images of some potential local landmarks in Arlington Heights



308 W. Euclid Ave

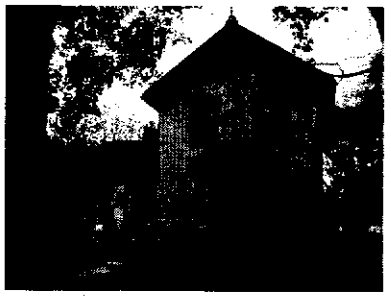


619 N. Arlington Heights Rd



410 N. Arlington Heights Rd

Images of some potential local landmarks in Arlington Heights



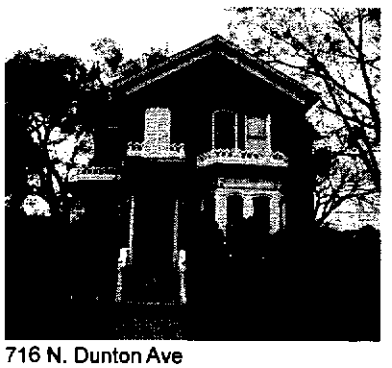
706 N. Dunton Ave



638 N. Highland Ave



836 N. Dunton Ave



716 N. Dunton Ave

regulate land uses and, to an extent, the density and size of new construction. However, a local zoning ordinance generally is not able to help regulate what happens with existing buildings, such as the significant ones identified in the Central Arlington Heights Historic Resources Survey.

Legal Basis for a Local Ordinance

Because local landmark designation often raises questions regarding property rights issues, it is important to emphasize that historic preservation has been upheld—both by state and national courts—to be essentially another form of land-use regulation, such as zoning.

The nation's first local landmark ordinances date to the 1930s, when New Orleans and Charleston, S.C., enacted legislation to protect their most historic areas. During the 1960s, numerous other communities began to pass local landmark laws, including Boston, Chicago, New York, and San Antonio. This trend accelerated in the 1980s when literally hundreds of other communities passed local landmark legislation, prompted in part by a 1978 U.S. Supreme Court case that upheld the right of a local community to protect its most significant landmarks (see *Penn Central Transportation Co. v. City of New York; 438 U.S. 104*).

Drafting an Effective Preservation Ordinance

There are numerous examples of local landmark ordinances in Illinois. Examples are available through the Illinois Historic Preservation Agency, a state government agency located in Springfield. National examples can be researched through the National Association of Preservation Commissions, which is based in Athens, Ga.

The National Trust for Historic Preservation also has prepared a handbook, "Recommended Model Provisions for Preservation Ordinance," derived from various ordinances throughout the United States in order to assist communities in creating an effective preservation ordinance. In addition, the Illinois Association of Historic Preservation Commissions—a network of local preservation commissions—holds periodic workshops on the training of citizen commission members.

Consent of the Owner

The strength of a local historic preservation ordinance is often related to whether a property owner's approval is required prior to landmark designation. The vast majority of communities in Illinois (75%) do not require owner-consent, according to a recent survey by the Landmarks Preservation Council of Illinois (LPCI).

Many of the communities that do have those types of

provisions have expressed frustration with their inability to save local landmark properties, according to the LPCI study. DeKalb and Galesburg have protected virtually no landmarks in recent years, while Hinsdale and Joliet have been successful only in a few instances.

A far more successful approach, most communities have found, is to not include an owner-consent provision in the ordinance. Instead, this topic is considered as part of the deliberative process. That way, if a very important structure is threatened with demolition—and the owner opposes protection—a city council or village board still will possess the authority to save the structure.

Staffing Needs

One of the biggest concerns voiced by local governments is that the administration of a preservation ordinance will require additional staffing. Our preliminary review of communities in the Chicago metropolitan area did not find this to be the case. Virtually all of the cities and villages we contacted were able to administer their local landmarks law with an existing staff person.

The only exceptions were the larger cities that had extensive local landmark districts, such as Aurora, Evanston, and Oak Park. In those instances, a fulltime staff person was dedicated to historic preservation, although the person's duties also included public education activities. Communities that principally designated individual landmarks—as opposed to large historic districts—are able to review any changes with existing staff and the participation of a volunteer, citizen-run landmarks commission.

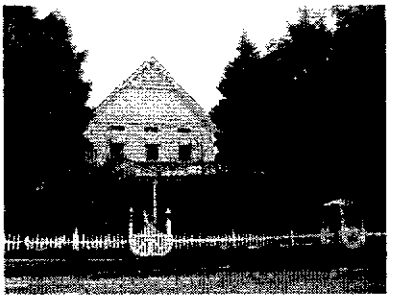
Economic Benefits

Communities with a local preservation ordinance are eligible to be "certified" by the Illinois Historic Preservation Agency as a Certified Local Government. CLG status generally includes four key requirements:

- Adoption of a local preservation ordinance
- Establishment of a local preservation commission
- Conduct a survey and maintain an inventory of historic resources
- Provide public participation of historic preservation activities

One of those steps—an inventory of historic resources—has been completed by the School of the Art Institute of Chicago in Fall 2004. Suggestions on how to accomplish the fourth step are detailed in Recommendation #4. The other requirements can—and, we feel, should—be pursued by the village of Arlington Heights in the near future. If CLG status is secured, the community can be eligible for several

Images of some potential local landmarks in Arlington Heights



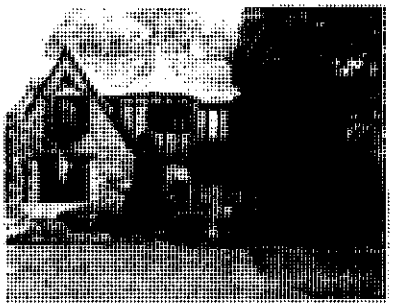
407 N. Dunton Ave



116 W. Euclid Ave



300 Fremont



205 S. Drury Lane

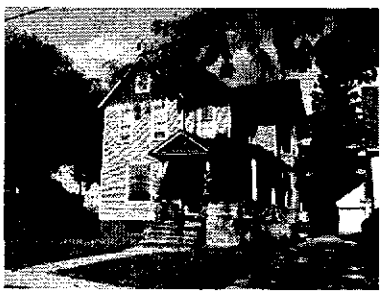
Images of some potential local landmarks in Arlington Heights



500 Miner St (Parks and Recreation Building)



112 W. Fremont



406 Fremont



208 Fremont

benefits, including:

Historic Preservation Fund: Municipalities granted CLG status can receive federal funding for a variety of preservation activities, including surveys and educational programs. Awards are determined by the IHPA (see chart).

Again, to be eligible for these funds, a community:

- Must be a Certified Local Government
- Projects must be conducted by persons who meet professional standards and the rehabilitation guidelines set by the U.S. Secretary of Interior

Cook County Class "L" Incentive: This economic incentive, approved by the Cook County Board in 1997, is designed to assist the rehabilitation of commercial, industrial, and residential local landmarks.

Thus far, its application has been principally in the downtown areas of Chicago, Evanston, and Oak Park, where high property taxes have often served as a disincentive for the rehabilitation of older historic structures. In just seven years, more than 30 properties have taken advantage of this nationally innovative program, ranging from a 12-room bed-and-breakfast to a 50-story skyscraper conversion.

Yet, despite its principal use in larger downtowns, we feel this program could offer potential benefits for several historic commercial buildings in Central Arlington Heights.

Here's how it works. Only locally designated landmarks undergoing a substantial rehabilitation project are eligible, including those properties located in a local landmark district. Consequently, only communities with a local preservation ordinance qualify.

However, if a property is eligible for the Class "L" property tax designation (which is set by the Cook County Assessor), that property will be assessed at half the normal rate for a 10-year period following the rehabilitation project. Then, there is an additional two-year period where the tax rate is gradually returned to full assessment. With a Class "L" designation, for example, a commercial property would be assessed at 16% of market value for the first 10 years, 23% in the eleventh year and 30% in the twelfth year. When the term expires the assessment would return to the original 38% percent for commercial properties (or 36% for industrial and 33% for multi-family residential.)

Eligibility:

- Property must be used for commercial, industrial, multi-family residential or not-for-profit purposes and individually designated local landmark or contributing to a local landmark district;
- The property must be located within a Certified Local Government.

Images of some potential local landmarks in Arlington Heights



402 W. Campbell

Conclusion

Clearly, there is no better regulatory tool for maintaining and protecting the historic resources of Arlington Heights than enacting a local preservation ordinance. Therefore, we strongly recommend, based on the findings from the Central Arlington Heights Survey, that a local preservation ordinance be adopted by the Village.

Typical Elements of a Local Preservation Ordinance

According to guidelines set forth by the National Park Service, a typical preservation ordinance should have the following provisions in order to be effective:

- **Statement of Public Purpose**: This section serves as guidance for the entire ordinance. It must clearly state what the ordinance seeks to accomplish. Possible public purposes for a preservation ordinance include the promotion of history and culture, education, and the preservation of architectural and historic community resources.
- **Definitions**: This is essential for understanding terms and technical language used in the ordinance.
- **Preservation Commissions**: An ordinance establishes an historic preservation commission that is authorized to administer the ordinance. The commission should be comprised of qualified members from diverse professional backgrounds related to the preservation field, such as architecture, history, law, archaeology, and real estate.
- **Designating Historic Landmarks and Districts**: Preservation commissions should designate individual landmarks and historic districts, conduct surveys, and maintain an inventory of historic resources. Landmarks are designated according to established criteria for landmark designation. Procedures for designation should be outlined in the ordinance, including the evaluation process, steps for owner notification, and public hearings.
- **Review Process for Demolition and Alterations**: Prior to any substantial alteration or addition to a designated landmark, the ordinance must require that the commission, planning department, or city council approve a certificate of appropriateness (or, in some communities, review of already-required building permits). Definitions of activities that fall under this category must be clear to property owners and there should be a way for owners to apply for an economic hardship exception as part of due process proceedings.
- **Demolition**: Commissions should be active participants in the demolition application process. Some ordinances allow commissions to comment only prior to a demolition but others include provisions to deny demolition of a designated historic resource. Most ordinances include delay procedures, which could provide time to find alternatives to demolition.
- **Enforcement and Penalties**: An ordinance must establish penalties for violation in order to ensure that the commission's powers and duties are binding.
- **Appeals/Due Process**: In order to serve a public purpose, the ordinance must include a process for owners to appeal any decision, whether for demolition or designation. This both allows an objecting owner a chance to present his or her case and the ordinance to address property rights concerns.

Examples of Previous Recipients of Certified Local Government Grants in Illinois

City	Year	Project	Amount
Carbondale	2001	Carbondale Historic Preservation Plan	$11,646
	2004	Carbondale History and Historic Preservation Exhibit	$1,146
Elgin	2001	Southwest Area Intensive Survey	$18,972
	2004	Northwest Neighborhood Intensive Survey	$17,022
Geneva	2001	Survey of Northwest Geneva Additions	$10,500
Hinsdale	2004	North Hinsdale Architectural Resources Survey	$9,603
Lockport	2001	Intensive Survey for Targeted Residential Area, Phase I	$6,759
	2004	Residential Building Survey	$4,980
Naperville	2002	Identification and Documentation of Kit Houses Workshop	$2,000
Normal	2004	Intensive Survey of 541 Properties	$14,976
Oak Park	2002	Scoville Park National Register Nomination	$5,100
	2004	Educational Brochures	$3,000
Peoria	2001	City of Peoria Preservation Plan	$5,418
Quincy	2002	Quincy Preservation Expo	$6,780
	2004	Local Landmark and District Brochure	$5,675
Rock Island	2001	Historic Structures of Augustana College	$10,000
	2002	Rock Island Neighborhood Brochure and Website Upgrade	$9,130
	2004	Public Education Video on Local Landmarks and National Register Properties	$6,390
Rockford	2002	Rockford Historic Preservation Commission Strategic Plan	$2,502
Wayne	2001	Design and Distribution of Design Guideline Manual	$1,500
	2002	Resurvey of National Register Districts and Properties	$3,480

(Illinois Historic Preservation Agency)

Recommendation #2:
Establish Neighborhood Conservation Districts

A Neighborhood Conservation District (NCD) is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods. These neighborhoods, which may or may not be historic, have a unique physical character that merit special land use attention. Although the unique qualities which define a Neighborhood Conservation District vary between jurisdictions, the objective remains constant. The goal of any NCD is to sustain and preserve the neighborhood's character by defining procedures and policies for new construction, streetscape alterations, demolition and additions to existing structures in the district.



A Neighborhood Conservation District would help maintain the uniform setbacks, spacing and massing characteristics of this street.

Typically, NCDs utilize a hybrid of two planning models: historic preservation and neighborhood planning. The historic preservation model focuses on preserving the physical attributes of a neighborhood by addressing changes, via review commission, that could adversely affect its architectural character. The neighborhood planning model, which also focuses on preserving the 'unique' character, is accomplished through zoning regulations and urging the district to develop and adopt a neighborhood plan. Such a plan can identify both restrictions and the scope of protection desired by the community.

"Increasingly, local jurisdictions are turning to conservation districts in an effort to address neighborhood development concerns-whether mansionization, the proliferation of vacant parcels, and parking lot, disinvestments, or commercial encroachment. Through the use of a preservation-based design review process and/or special planning and zoning controls tailored to address specific development concerns, conservation districts offer an alternative mechanism for protecting older, residential neighborhoods that may not qualify for historic district status." -Paul W. Edmondson, Preservation Law Reporter Jan.-Mar. 2002-03

NCDs are similar to and often compared with historic districts but the two are slightly different. Because a Conservation District Ordinance (CDO) does not impose the same level of scrutiny or protection for historic structures in districts as a preservation ordinance does, conservation district programs have been designed to be used congruently.

We believe that the Village of Arlington Heights would greatly benefit from implementing a CDO. Without implementing a NCD, the historic neighborhood character, fabric and setting will disappear as new construction and tear downs increase. A Neighborhood Conservation Ordinance can preserve the defining features of the Village of Arlington Heights, represent specific building eras throughout history and encourage compatible new construction.

In addition to existing zoning regulations, the development of specific guidelines and zoning regulations ***would be***



Uniform setbacks and tree coverage give this street a distinctive character.

necessary for each individual Neighborhood Conservation District. These guidelines specifically address the characteristics which make a particular neighborhood unique and desirable in an effort to: (1) assure that the identified characteristics remain, (2) protect property values, and (3) promote compatible infill. The development guidelines for NCDs include:

Development Standards

- Set back
- Density
- Floor Area Ratio (FAR)
- Height
- Landscaping
- Walkways

Architectural standards for new construction and additions



Consistent side driveways add visual interest to this street.

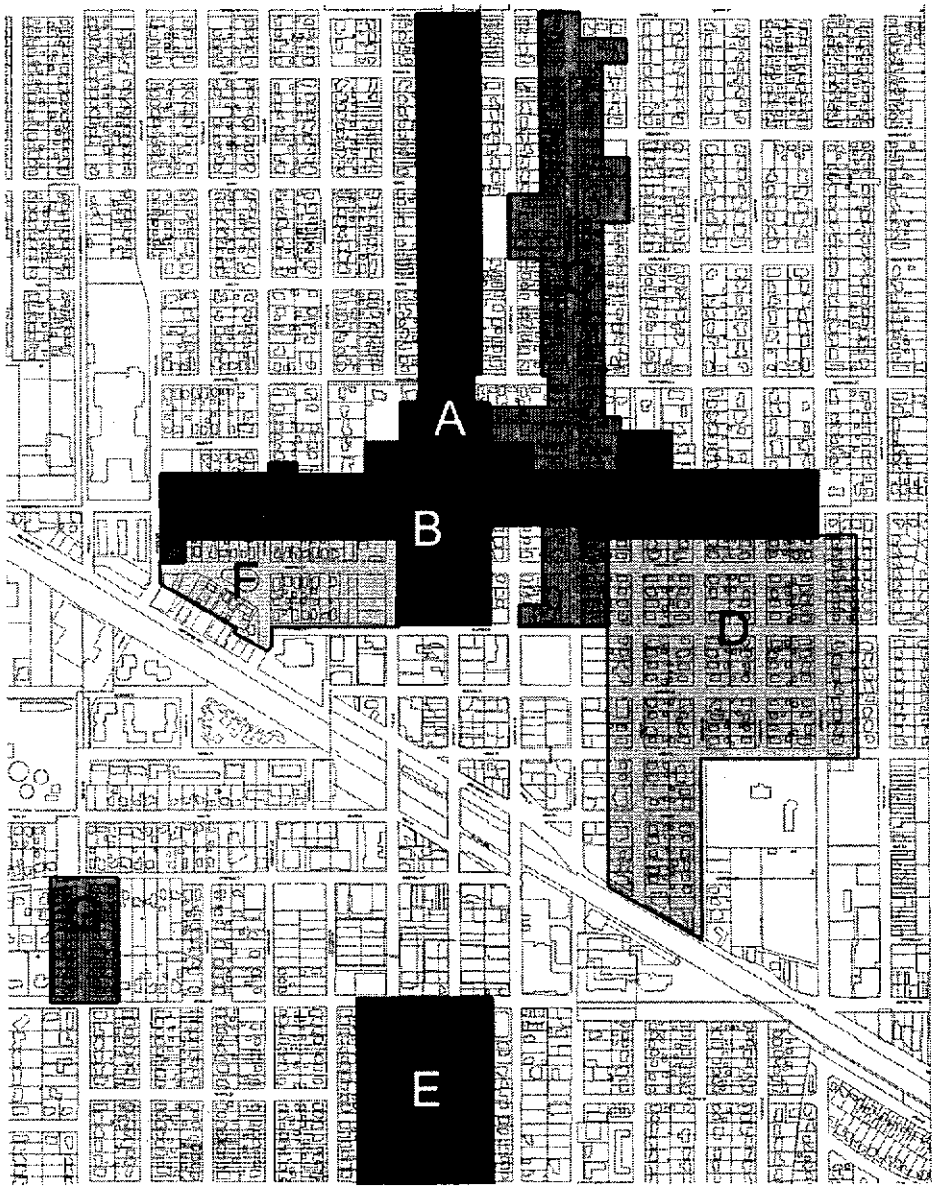
Architectural standards for each style found in the NCD

- Applicability (front façade or any portion of structure visible from public right of way and identification of each contributing structure)
- Primary architectural features of the style
- Materials
- Roof (slope and/or shape)
- Windows

By protecting architecture styles, area density, structural height, and setback, a NCD can protect neighborhoods that have significant architectural and historic merit and distinct character but yet do not qualify for historic status or lack integrity from incompatible additions and new development.

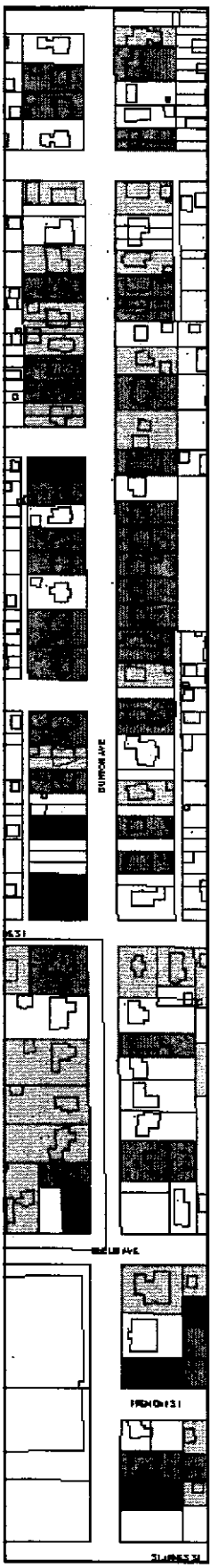
The following areas are recommended as potential Neighborhood Conservation Districts because of their unique character and exemplification of Arlington Heights' development pattern.

Potential Conservation Districts
(based on Central Arlington Heights Historic Resources Survey)



Conservation District Map
Map Prepared by the Village of Arlington Heights
Department of Planning and Community Development
December 3, 2004

Area A: North Dunton Avenue (approximately 400-1100N)



This conservation district would include 97 zoned plats, upon which 55 structures exist. This stretch of Dunton Avenue, from Oakton Street on the north to St. James Street on the south, is an eclectic assortment of late-19th and early-20th century, single-family, residential architecture. The streetscape is characteristic of the types of communities that developed in the Chicago region following construction of the railroad. As a business district grew near the railroad station, residents began building homes north along Dunton (originally named Myrtle Road).

While the northern section of Dunton Avenue is beginning to experience new construction, the southern portion, which has the greatest concentration of older structures, remains the most at risk. As the Central Business District continues to expand, this will pose a further threat to the area's distinctive residential character. Currently, Dunton Avenue exemplifies the growth patterns of an older, established neighborhood. Several significant pre-1890 residences survive, as well as buildings dating to 1890-1930. A Dunton Avenue Conservation District would help to preserve this character, while promoting compatible infill and helping to protect existing property values.

Recommended Development Standards:

- Determine the average/predominant front yard setbacks in the proposed district. Methods include: (1) an identified setback per block, (2) average of contributing structures in district, and (3) the average of 2 abutting properties.
- Determine the average side yard setback to accommodate rear garages. A per block method should be used throughout the district.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine # of stories per architectural style. one-story for: Spanish eclectic and Ranch, two-stories for: Craftsman, Prairie, National Folk, and 2 1/2 stories for Folk Victorian.
- Determine the building materials that best support

the neighborhood character. These include: brick, stone, wood siding, and stucco.

- Determine appropriate zoning. Dunton Avenue is primarily zoned R-3, with supporting B2, B5, R7, R6 and P-L areas.

Architectural Styles	No.	%
Craftsman	11	22%
National Folk	7	14%
Folk Victorian	6	12%
Queen Anne	5	10%
Colonial Revival	3	6%
Spanish Eclectic	3	6%
Ranch	3	6%
Split Level	3	6%
Bungalow	2	4%
Tudor Revival	2	4%
Other	6	12%
Tot.=	51	100%

Est. D of C*	No.	%
pre-1890	9	18%
1890-1910	10	20%
1910-1930	23	45%
1930-1950	2	4%
1950-1970	7	14%
Tot.=	51	100%

*Estimated Date of Construction based on Intensive Survey Results

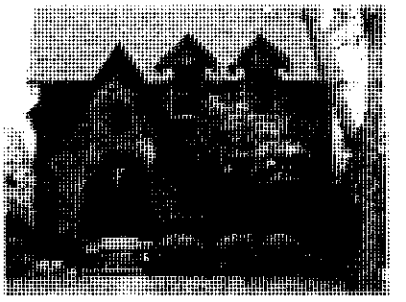
Map Key

Rating	Color	No.	%
E		6	11%
N		28	51%
C		17	31%
U		4	7%
	Tot.=	55	100%


National Folk


Craftsman


Ranch


Tudor Revival

Area B: Euclid Avenue (approximately 500W - 600E)

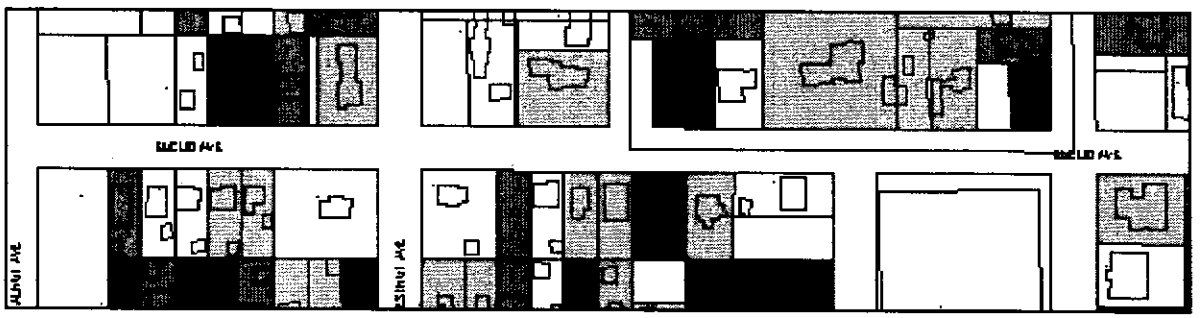
This proposed conservation district would include 79 zoned plats, upon which 54 structures exist. This portion of Euclid Avenue, which is bounded by Walnut Avenue on the west and Douglas Avenue on the east, contains some of the oldest residences in Arlington Heights. Many of these houses were built in the National Folk, Queen Anne, or Colonial Revival styles of architecture.

One of the identifying features of the district is the primary orientation of the houses facing Euclid Avenue, which creates a strongly residential emphasis for a heavily traveled street (County Road A59). Its excellent collection of early 20th century architecture demonstrates the diverse residential styles that were being introduced to American cities.

A Euclid Avenue Conservation District would help to preserve the unique character of the street, while promoting compatible infill and protecting existing property values.

Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: an average of contributing structures in district.
- Determine the average side yard setback to accommodate rear detached garages. A per district method is appropriate for Euclid Ave.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine # of stories appropriate to each architectural style. Two-stories for: Craftsman, Prairie, National Folk, and one-story for Ranch.
- Determine the building materials that best support the neighborhood character. These include: wood siding, stone, and stucco.
- Determine window and glass requirements consistent with each architectural type: Craftsman, National Folk, Four Square and Colonial Revival.
- Determine appropriate zoning. With the exception of a P-L area, Euclid Ave is zoned R-3, which complements the historic use.



Architectural Styles	No.	%
Craftsman	12	26%
Four Square	8	15%
Colonial Revival	6	13%
Queen Anne	5	9%
National Folk	5	11%
Folk Victorian	3	6%
Classical Revival	3	6%
Minimal traditional	2	4%
Italianate	1	2%
Tudor Revival	1	2%
Other	4	7%
Tot.=	47	100%



Colonial Revival

Est. D of C*	No.	%
pre-1890	9	19%
1890-1910	9	20%
1910-1930	18	39%
1930-1950	6	13%
1950-1970	5	9%
Tot=	47	100%

*Estimated Date of Construction based on Intensive Survey Results



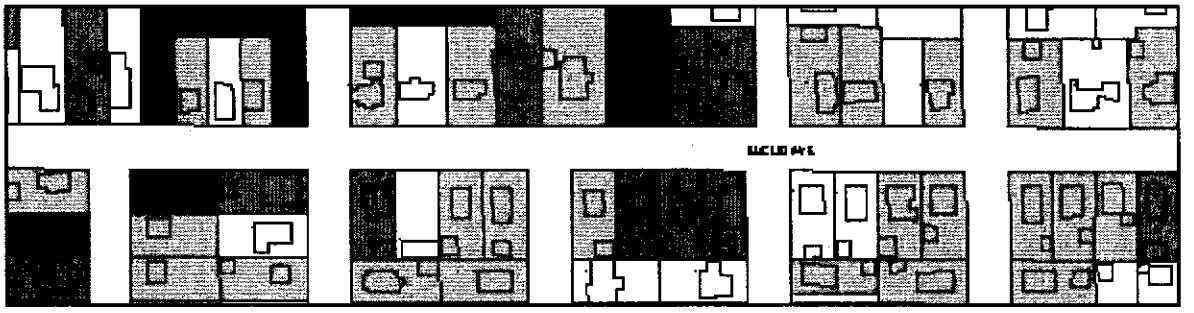
Four Square

Map Key

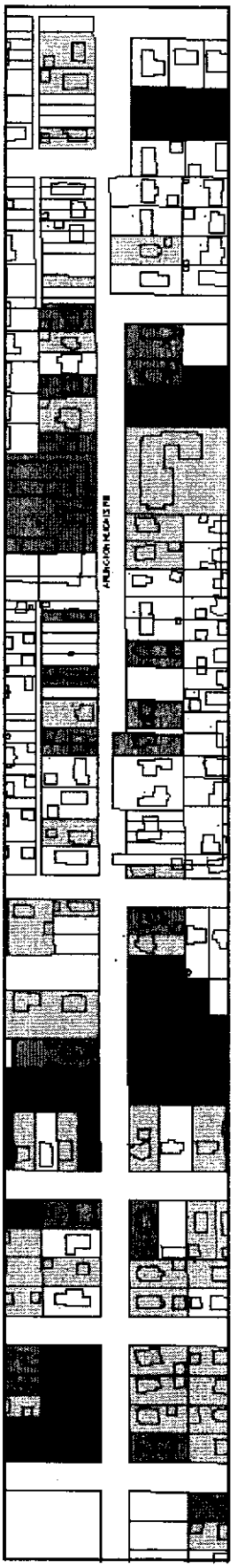
Rating	Color	No.	%
E		8	13%
N		10	16%
C		29	45%
U		17	27%
	Tot.=	64	100%



Craftsman



Area C: Arlington Heights Road (approximately 400 - 1100N)



The proposed conservation district corridor along North Arlington Heights Road would include 97 properties, with 44 structures. This area, bound by Oakton Street on the north and Saint James Street on the south is an eclectic assortment of Craftsman style homes built in the early 1900s. Interspersed along Arlington Heights Road are many National Folk and Folk Victorian style homes, notably the Theodore Preston Kellogg home, built in 1892, and the James Dunton home, built circa 1870. Arlington Heights Road, historically known as Pottawatomi Indian Trail, Dunton's Road, and State Road, has served as a main artery to the Village since the 1830s.

Still serving as a major corridor, Arlington Heights Road is in danger of losing its historic character if overscaled development occurs on vacant or other lots. This is particularly true in the southern half of this corridor where the number of significant structures is very high. A conservation district could help ensure that this corridor develops in accordance with its existing character.

Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback necessary to accommodate rear detached garages.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine number of stories appropriate to each architectural style. Two-stories for: Craftsman, Prairie, National Folk, and one-story for Ranch.
- Determine the building materials that best support the neighborhood character. These include: wood siding, stone, and stucco.
- Determine window and glass requirements consistent with each architectural type: Craftsman, National Folk, Four Square and Colonial Revival.
- Determine appropriate zoning. With the exception of a P-L area, Euclid Ave is zoned R-3, which complements the historic use.

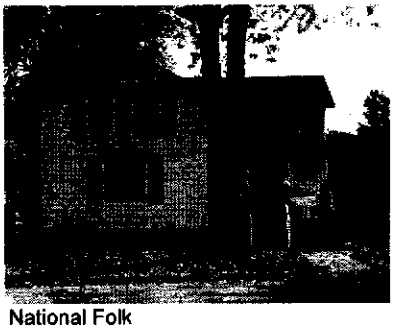
Architectural Styles	No.	%
Craftsman	11	24%
National Folk	9	20%
Folk Victorian	4	9%
Classical Revival	3	7%
Tudor Revival	2	4%
Bungalow	2	4%
Ranch	2	4%
Cape Cod	2	4%
Dutch Colonial	2	4%
Min. Trad.	2	4%
Four square	1	2%
Other	6	13%
Tot.=	46	100%

Est. D of C*	No.	%
pre-1890	2	4%
1890-1910	9	20%
1910-1930	19	41%
1930-1950	9	20%
1950-1970	7	15%
Tot.=	46	100%

*Estimated Date of Construction based on Intensive Survey Results

Map Key

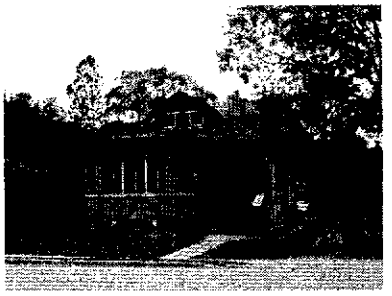
Rating	Color	No.	%
E		7	11%
N		17	27%
C		22	34%
U		18	28%
	Tot.=	64	100%



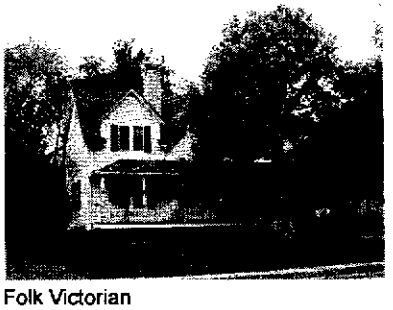
National Folk



Craftsman



Bungalow



Folk Victorian

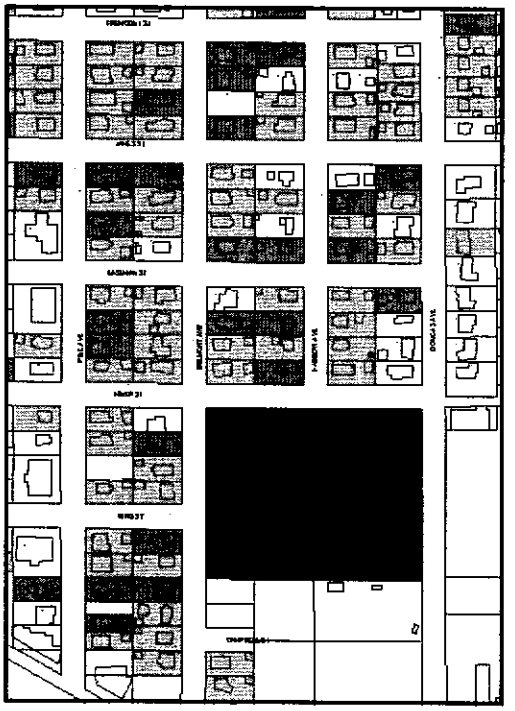
Area D: Craftsman Concentration (roughly bounded by Pine, Douglas, Northwest Highway and Fremont Street)

This area, located at the northeast corner of the Central Business District, is an exceptional selection of Craftsman and Four Square style homes. Nearly 60% of the surveyed buidings were in the Craftsman style. The area's consistent scale and character is further reinforced by its uniform lot sizes. Also found in this area are Cape Cod style homes, which not only visually complements the Craftsman style homes, but offer a unique New England-style streetscape to the Midwest.

Area D, bounded by Fremont Street on the north, Northwest Highway on the south, Pine Avenue on the west and Douglas Avenue on the east, contains 155 zoned plats, with104 existing structures. One of the distinguishing features of this neighborhood is the layout of eight plats per block. However, its proximity to the CBD poses a great threat to a middle-aged neighborhood. A Conservation District would help to preserve the character, while promoting compatible infill and helping to protect existing property values.

Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback to accommodate rear detached garages. A per district method is appropriate for this area.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine number of stories appropriate to each architectural style. Two-stories: Craftsman, Four Square, 1 1/2 stories: Cape Cod.
- Determine the building materials that best support the neighborhood character. These include: brick, aluminum siding, wood siding and shingle.
- Determine appropriate zoning. Area D is comprised of: B-2, R-3, R-4, R-6, R-7. We recommend the area as uniform R-3.



Map Key

Rating	Color	No.	%
E		1	1%
N		27	53%
C		67	21%
U		31	25%
	Tot.=	126	100%

Architectural Styles	No.	%
Craftsman	61	64%
National Folk	7	7%
Four Square	8	8%
Cape Cod	4	4%
Tudor Revival	3	3%
Colonial Revival	2	2%
French Eclectic	2	2%
Bungalow	2	2%
Folk Victorian	1	1%
Ranch	1	1%
Queen Anne	1	1%
Other	3	3%
Tot.=	**95**	**100%**

Est. D of C*	No.	%
pre-1890	2	2%
1890-1910	7	7%
1910-1930	**76**	**80%**
1930-1950	5	5%
1950-1970	5	5%
Tot.=	**95**	**100%**

*Estimated Date of Construction based on Intensive Survey Results

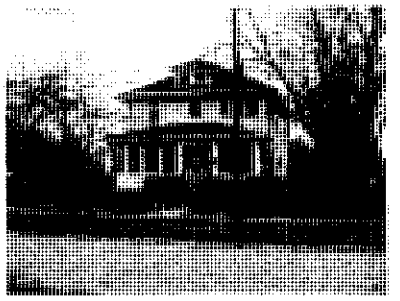
Interested in creating one ordinance for conservation and historic districts? Visit http://www.nashville.gov/mhc/index.htm for more information



Cape Cod



Craftsman



Four Square

Area E: Vail and Dunton (approximately 100-300S)

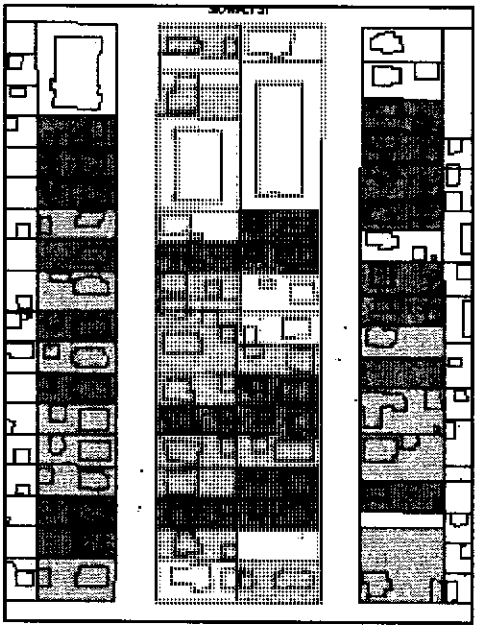
This conservation district, bound by Sigwalt Street on the north and South Street on the south, would include 64 zoned plots, upon which 49 structures exist. These two blocks, south of the CBD, contain an excellent collection of early 20th century architecture. This sampling of residential styles exhibits the development patterns found in Arlington Heights.

Fortunately, this area has not experienced many teardowns. The northern properties found on Dunton and Vail Avenues are located in the Central Business District, and bounded by R-6 & R-7 zoning districts. This potentially could greatly alter the character of this neighborhood.

A Conservation District would help to preserve the character, while promoting compatible infill and helping to protect existing property values.

Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback to accommodate rear detached garages. A per district method is appropriate for this area.
- Driveways should be located on the side of lot and constructed of any material except asphalt.
- Determine typical lot width of contributing structures, use average of district.
- Determine the average lot coverage %, per district method.
- Determine # of stories appropriate to each architectural style. 2-stories: Craftsman, Four Square, National Folk, Bungalow 1-story: Minimal Traditional.
- Determine the building materials that best support the neighborhood character. These include: brick, stone. wood siding & shingle.
- Determine appropriate zoning. Area E is comprised of: B-2, R-4, R-6, R-7. We recommend the area to be re-zoned R-3.



Map Key

Rating	Color	No.	%
E		0	0%
N		26	44%
C		23	39%
U		10	17%
	Tot.=	59	100%

Architectural Styles	No.	%
Craftsman	25	51%
National Folk	14	29%
Folk Victorian	3	6%
Minimal traditional	3	6%
Four Square	1	2%
Bungalow	1	2%
Ranch	2	4%
Tot.=	49	100%



Craftsman

Est. D of C*	No.	%
pre-1890	8	16%
1890-1910	11	22%
1910-1930	22	45%
1930-1950	8	16%
1950-1970	0	0%
Tot.=	49	100%

*Estimated Date of Construction based on Intensive Survey Results



Craftsman

Q: How can the department of planning administer a conservation district?

A: Creation of enabling legislature: http://municipalcodes.lexisnexis.com/codes/annapolis/

For an interesting approach to corridor conservation districts, visit: www.ci.cambridge.ma.us/~Historic/districts.html

While many communities have only recently begun thinking of Conservation Districts, the City of Dallas has been studying their application to neighborhoods since 1976. For more information visit, http://www.dallascityhall.com/dallas/eng/html/conservation_districts.html



Area F: Memorial Park
(approximately 100-400W Fremont, St. James, and Park)

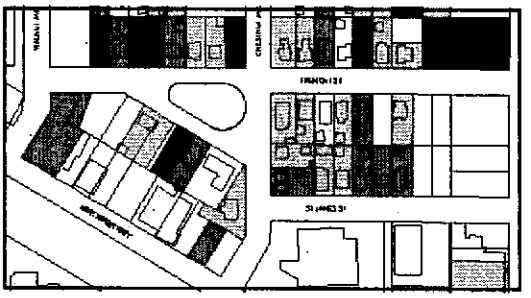
This conservation district, located along Fremont and St. James Streets between Vail and Walnut Avenues, would include 47 zoned plots, with 30 existing structures. Area F, characterized by the triangular intersection of streets, includes many older homes of traditional early 20th century residential architecture. More than half of the homes in this area were built pre-1910.

One of the identifying features of the district is the primary orientation of the houses facing Memorial Park, creating a unique residential pocket in the Village.

A Memorial Park Conservation District would help to preserve the unique character of the tri-streets, while promoting compatible infill and protecting existing property values.

Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures on block face.
- Determine the average side yard setback to accommodate rear detached garages. A per block method is appropriate for this area.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures, use average per block face.
- Determine the average lot coverage %, per district method.
- Determine number of stories appropriate to each architectural style. Two-stories: Craftsman, Four Square, National Folk, Bungalow and one-story: Minimal Traditional.
- Determine the building materials that best support the neighborhood character. These include: brick, stone. wood siding and shingle.
- Determine appropriate zoning. Area F is comprised of: P-L, R-3, R-6, R-7. With exception of the P-L, we recommend the area to be re-zoned uniformly to R-3.



Map Key

Rating	Color	No.	%
E		6	18%
N		9	27%
C		15	45%
U		3	9%
	Tot.=	33	100%



Colonial Revival

Area G: South Ridge (approximately 0 - 100S)

Architectural Styles	No.	%
Craftsman	9	30%
National Folk	4	13%
Folk Victorian	3	10%
Minimal Traditional	3	10%
Four Square	2	7%
Prairie	1	3%
Split-Level	1	3%
French Eclectic	1	3%
Neo-Colonial	1	3%
Four Square	2	7%
Other	3	10%
Tot.=	30	100%

Est. D of C*	No.	%
pre-1890	9	30%
1890-1910	7	23%
1910-1930	8	27%
1930-1950	4	13%
1950-1970	2	7%
Tot.=	30	100%

*Estimated Date of Construction based on Intensive Survey Results



Craftsman

This stretch of Ridge Avenue, bound by Campbell Street on the north and Sigwalt Street to the south, contains 24 zoned parcels with 22 existing single family homes. Area G contains excellent examples of a distinctive type of brick residences that were built in Arlington Heights after World War II. The streetscape, unlike any other avenue in the central part of the Village, is comprised of nearly two dozen brick residences.

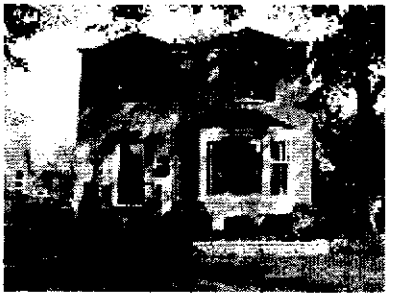
The style found here, the Post World War II Cube, is a simplified version of a Georgian Revival residence. The Cube style is described as square in plan, two-story structure with a hipped roof. The front façade is comprised of four visual features, with varying placements: a left/right side placed door, large 1st story bay window, and a pair of double hung windows. While many Cube homes have similar floor plans, each home is distinguished by an array of details. These include: elaborate Georgian and Moderne style door surrounds, wood shutters, stone quoins (at corners), and brick detailing.

A South Ridge Conservation District would help to preserve the unique character of these Cube style homes, while promoting compatible infill and protecting existing property values.

Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback to accommodate side attached garages. An average per district method is appropriate for this area.
- Driveways should be located on the side of lot.
- Determine typical lot width of contributing structures; use average per district.
- Determine the average lot coverage %, per district method.
- Determine number of stories appropriate to each architectural style. Two-stories.

Area G: South Ridge (continued)



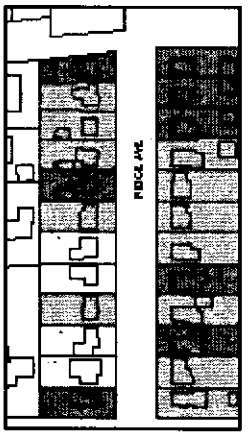
Post WWII Cube

- Determine the building materials that best support the neighborhood character. These include: brick with wood details.
- Determine appropriate zoning. Area G is currently zoned R-3. It should remain R-3.



Post WWII Cube

Architectural Styles	No.	%
Post WWII Cube	18	90%
Neo-Colonial	2	10%
Tot.=	20	100%



Est. D of C*	No.	%
1930-1950	0	0%
1950-1970	20	100%
Tot.=	20	100%

*Estimated Date of Construction based on Intensive Survey Results

Map Key

Rating	Color	No.	%
E		0	0%
N		8	33%
C		12	50%
U		4	17%
	Tot.=	24	100%

Recommendation #3:
Maintain Key Features of Neighborhood Character

The character of a neighborhood is defined not only by its major structures, but also by its landscape and the features of its streetscape. In the central portion of Arlington Heights, these important elements include trees, sidewalks, and the location of driveways and garages. We believe that the following recommendations will aid in the maintenance and protection of the character of Arlington Heights.

Recommendation #3A:
Trees and Tree Coverage

Conduct a detailed survey of trees and tree coverage.

Expand the existing tree ordinance and/or create a tree preservation ordinance

Our semester-long survey of Central Arlington Heights primarily focused on architecture. Yet, in conducting these reconnaissance and intensive surveys, the survey teams were struck repeatedly by another tremendous asset of the Village's community character: tall-growth trees and the magnificent canopy they provide over neighborhood streets.

Trees provide a tremendous visual addition to a neighborhood. Like significant historic architecture, however, they need to be protected. Some of the key benefits of a healthy landscape of trees and tree coverage are shown on the next page.

While Arlington Heights currently includes a "Protection and Preservation of Existing Trees" section in its Municipal Zoning Regulations, we would recommend that this section be expanded and updated. Furthermore, we would recommend consideration of a Tree Preservation Ordinance.

Most tree preservation ordinances across the country are largely based on the work of Philip J. Hoefer of the Colorado State Forest Service, called Municipal Tree Ordinance Manual. (This publication can be purchased from the International Society of Arboriculture, P.O. Box 908 Urbana, IL 61801).



Mature tree coverage adds to the overall character of many of the neighborhoods in Arlington Heights.



A recently cut tree.

An initial step to expanding the Village's regulations regarding trees and landscaping would be to: conduct a detailed tree survey and create a map of areas where there is significant tree coverage. While our initial reconnaissance Survey of Central Arlington Heights identified a few of these areas, a more detailed tree survey would provide a much better indication of where the Village's most significant trees are located.

If the Village of Arlington Heights decides to write a Municipal Tree Preservation Ordinance, it is recommended that the following be considered for inclusion:

- The appointment of a city forester
- Protection/maintenance of trees on both public and private land
- Designation of Landmark Trees
- License requirements for individuals or companies executing any work on/with trees
- Guidelines for the proper ways to plant, maintain, and remove trees
- The submittal of Tree Preservation Plans before issuing a permit
- Penalties, claims, and appeals
- Mitigation plans

Additional sources of information that could assist in writing a Tree Preservation Ordinance would be:

- Tree City USA Bulletin no. 9 "How to Write a Municipal Tree Ordinance"
- The exemplary tree and landscaping codes of three Illinois municipalities
  - Naperville's "Landscaping, Screening, and Tree Preservation"
  - Warrenville's "Arboricultural and Open Space Manual"
  - Lake Forest's "Tree Preservation and Landscaping"

Visual Aspects
- Maintains an historic streetscape
- Creates a sense of scale and space
- Identifies special places, spaces, and memories

Environmental Issues
- Protects from soil erosion and stormwater runoff
- Controls noise and air pollution
- Protects against severe weather
- Creates shade during high temperatures
- Promotes wildlife diversity & habitat

Economic Benefits
- Adds property value

Recommendation #3B: Sidewalks

Identify areas where sidewalks are discontinous.

Require construction of sidewalks in neighborhoods where they already exist, but are inconsistent from lot to lot.

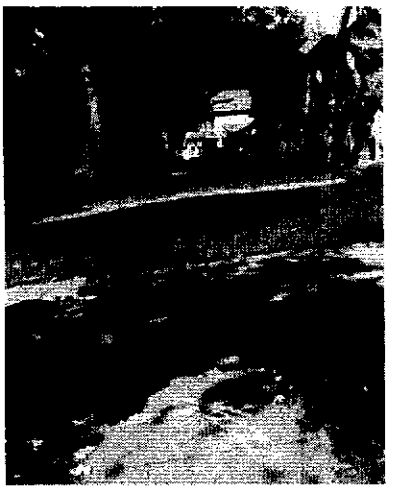


Without sidewalks, students surveying some neighborhoods were forced to walk in the streets.

Another observation of the survey teams was that sidewalks were not a consistent feature throughout the existing residential areas in central Arlington Heights. That is not to say they don't exist but, rather, that there does not always appear to be a consistent pattern for their location.

In some cases, for example, a sidewalk will abruptly end at the edge of one lot (i.e., an older residence) and begin again a few houses down. In one case, this sidewalk "gap" occurred in front of two new residences that had been built in the middle of an existing neighborhood. These gaps force pedestrians to either walk across the neighbor's lawn or, worse, in the street. In other cases, a nearly-continuous sidewalk will be located on one side of the street, but a more-discontinuous sidewalk will occur on the opposite side of the street (see photo).

The continuity of sidewalks can greatly assist in the flow of a neighborhood's character. They also can enhance the safety of: school children, other pedestrians, joggers, and bicyclists -- all of whom can be forced into the street in some locations. This also can detract from the Village's increasing emphasis on attracting condominium high-rise residents to the no-car benefits of living in Central Arlington Heights.



A lapse in the sidewalk caused by new residences without front sidewalks.

The Village of Arlington Heights should focus on filling in the sidewalks on blocks where they are inconsistent from lot to lot. In most cases, it will not be necessary to add sidewalks to streets where they do not currently exist. It is simply recommended that the Village explore this issue further by:

1. Obtaining Community Input
   This could be captured by a questionnaire for residents designed to discover what areas, if any, cause concerns. Questions could include: "How often do you take a walk in your neighborhood?", "Do you avoid taking walks because of the lack of sidewalks?" or "Do you feel comfortable walking in the street?"

2. Initiating a "Sidewalk Completion Project."

One way of doing this would be to recruit students, organizations, or volunteers to map areas in the village where sidewalks are inconsistent or non-existent.

Recommendation #3C: Driveways and Garages

Amend the zoning ordinance to require a larger side yard width in order to permit construction of side driveways.



A front-load three-car garage changes the character of a neighborhood with existing detached garages.

Garage size and placement appears to be inconsistent throughout Central Arlington Heights. Although most existing historic residences include side driveways and rear garages, many of the newer "infill" residences have abandoned this pattern of development.

As a result, the visual character of many of streets are beginning to be compromised—seriously, we believe—by the placement of huge two-to-three car garages at the front of the property. In addition to the variety of garage styles, the width and location of these wide driveways and garage doors is becoming a visual distraction to the otherwise consistent character of many neighborhoods.

The issue of detached rear garage versus attached front-facing garages is currently addressed in the Village's Municipal Zoning Regulations through a floor area bonus (Section 6.5-7b) that is offered to new residences that provide a detached garage. While this provides a laudable incentive for the construction of detached garages, we believe this provision needs to be further strengthened.



A side-by-side comparison of a front-loading garage versus a detached garage.

For example, the zoning regulations limit this bonus to new construction on streets where "50% or more of the existing houses that both front on the same side of the street within the block have detached garages." But how would this impact the character of a street where one side consists almost entirely of detached garages, while the other side features only a few detached garages?

Some of these issues can be addressed through the passage of Conservation Districts, which are discussed in Recommendation #2.

However, because these new overlay districts will take some time to put into effect, we would like to recommend consideration of another zoning revision for existing neighborhoods in Central Arlington Heights.

Currently, the required widths of side yards serves as a disincentive to the creation of a side driveway and, consequently, a garage that is located to the rear of the house—whether it is detached or attached to the residence. The zoning ordinance requires a minimum width of 10% of the total lot width. For a 70-foot-wide lot, that means only a seven-foot side yard. Even a 120-foot-wide lot requires only a 12-foot side yard. Neither would seem adequate to provide for a side driveway.

One option would be to amend the zoning ordinance to require a standard side yard width for all new construction—to apply, obviously, on just one side of the lot. A suggested minimum side yard setback on one side of the lot would be 15 feet, which could be increased on lots over a certain width. We believe such a requirement would encourage site plans and development that would be more consistent with the existing pattern of development—and neighborhood character—in much of Central Arlington Heights.

However, because these regulations would pertain to new construction and additions, this is an issue that can be easily re-evaluated by asking a few questions:

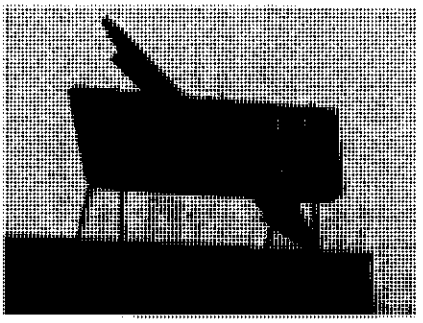
- Is the construction project located within a conservation district?

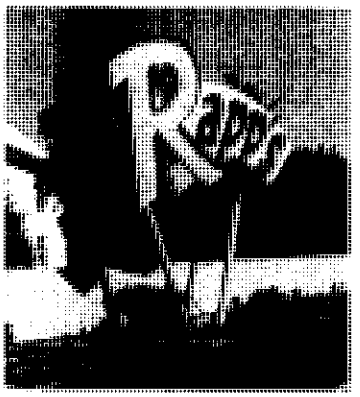
- If so, what are the common design characteristics set forth in this district, and how can a garage and driveway size affect the end result?

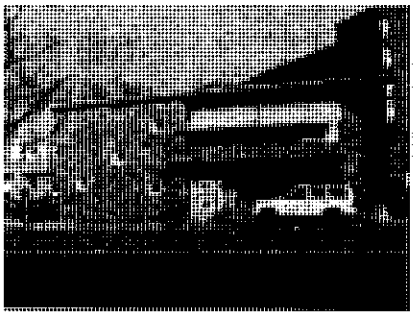
- Are the minimum required side yard widths adequate for a project of this size, in this area/ district?

- Should the side yard widths be determined by a percentage of the lot size (such as the current minimum width of 10% of total lot width), the garage style, or the common widths characteristic of the neighborhood /district?

One of the unique characteristics of Arlington Heights is the fact that there is a wide array of styles throughout the Village. Therefore, it is recommended that any regulations set forth dealing with garages and driveways vary depending on the architectural style and character as opposed to the typical zoning use district.







A survey of Post World War II commercial structures would be an appropriate follow up to the survey of Central Arlington Heights.

Recommendation #4:
Promote Community Awareness for Heritage Conservation

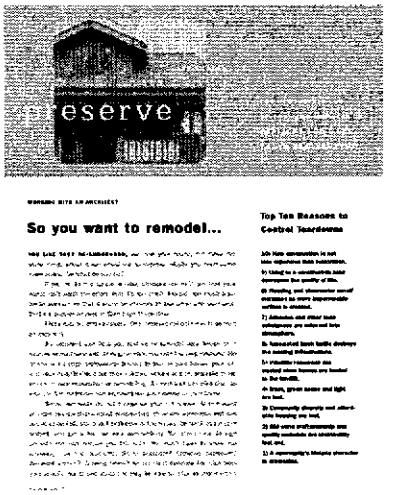
In order for Arlington Heights to be successful in any of its future efforts to protect its heritage, community residents need to be aware of and interested in these historic resources. In the past, the Arlington Heights Historical Society, along with the Arlington Heights Public Library, have made some good efforts to reach out to the public by sponsoring house walks and creating a "how to" guide for researching the history of your house. While these initiatives should continue, there is an opportunity to do even more to promote a wider understanding of the wealth of historic resources in Arlington Heights.

Recommendation #4A:
Create a local citizens group to promote historic preservation issues

The experience of many communities with successful preservation efforts is that these issues will only be advanced if there is a dedicated organization that is able to take the lead – and direct itself primarily to this goal. Despite the good intentions of existing groups, their missions are principally directed to other tasks.

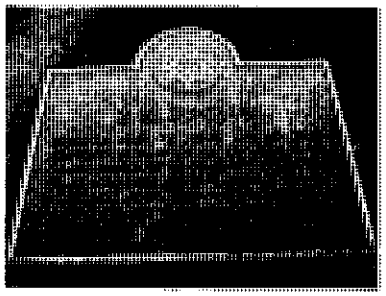
There are two suggestions for creating a local citizens group focused on preservation:

- Form an "umbrella" group composed of representatives from existing organizations with an interest in preservation issues. This "umbrella" group could have members from the Arlington Heights Historical Society, the Historic Arlington Neighborhood Association (HANA) and the Senior Center.
- Form a separate, nonprofit group composed of residents that would specifically address community issues involving historic preservation. This would be similar to the approach that was taken by the Citizens for Glen Ellyn Preservation, a nonprofit group that deals with issues similar to the ones facing Arlington Heights.



Grass-roots preservation groups are a key element in community involvement. (Citizens for Glen Ellyn Preservation)

Recommendation #4B:
Create programs designed to increase community awareness about preservation issues



The plaque at 2 W. Euclid Avenue.

The following suggestions to increase community awareness could be sponsored by any number of local organizations such as the Historical Society or perhaps a new local citizens group (see Recommendation #4A):

- Establish a lecture series to promote preservation issues. These lectures could focus on things like the residential architectural styles of Arlington Heights, researching the history of your house, or recent preservation successes from surrounding communities. Graduate students from the School of the Art Institute's Historic Preservation Program (authors of this report) could be engaged to share some of their knowledge.
- Create a series of articles about preservation for the local newspapers to run. These articles could focus on Arlington Heights history, local architectural styles, or specific teardown issues.
- Reactivate the historic plaque program to recognize local landmarks.
- Create programs in the Arlington Heights public school system to educate the younger citizens of the Village about architecture and preservation.
- Create or expand preservation update sections in the local newsletters and websites of organizations like the Historical Society, HANA and the Senior Center.
- Actively promote and expand existing house walks and guided tours.
- Hold special events and consider handing out preservation awards during May – the National Trust for Historic Preservation's annual Preservation Month.

Involve youth groups in specific projects, such as the tree survey suggested in Recommendation #3.



Educating youth on preservation efforts is important. (www.vah.com)

Recommendation #5: Additional Options

Recommendation #5A: Preserve and protect Village's historic building permit records

As part of our research, it was discovered that the building permits from the Village's early years (pre 1949) have been lost or destroyed. However, the permits from 1949 to 1975—coincidentally, one of the greatest building periods in the Village's history—still remain and are currently located in the basement of Village Hall.

Once these records are no longer required for village purposes, we recommend that they be permanently preserved in a safe, secure, and accessible location. One likely repository would be the Arlington Heights Historical Museum, where these records could be properly archived and made available for public research purposes. There will be a growing importance of these records for future generations.

Recommendation #5B: Research surveyed buildings

Due to the lack of historic building permit records (pre 1949), this class was unable to research the construction dates for individual properties. We suggest that this research could be done on an ongoing basis with the use of volunteers trained by the Arlington Heights Historical Society. This could include property deeds, title records, and other historic information.

Recommendation #5C: Create an ongoing Historic Resources Survey program

Expand on this initial survey of Central Arlington Heights conducted by the School of the Art Institute of Chicago's (SAIC) Preservation Planning class in the Fall 2004. The use of current or former students from the SAIC Historic Preservation program could be considered. If Arlington Heights becomes a Certified Local Government (CLG),



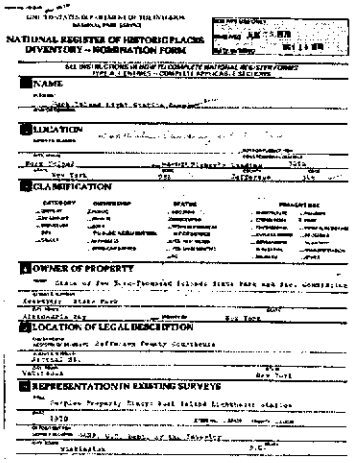
Students of the School of the Art Institute of Chicago surveying Arlington Heights.

federal grants from the state are available for survey work. In the interim, the Landmarks Preservation Council of Illinois provides some survey grants for non-profit groups through its Heritage Fund Program.

Additional areas and themes that could be considered for future survey work (listed in alphabetical, not priority, order):

- Commercial Corridors, including significant resources related to early "roadside" development (Rapp's and Elm's Shopping Center sign, etc.) This also could include those International Style buildings that were built as early office buildings

- Post World War II residential resources, with an emphasis on those early subdivisions that are largely intact. This could include areas where there is a large concentration of Post WWII Cube-style residences
- Stonegate Subdivision, particularly the development's early Tudor Revival-style buildings constructed prior to the construction hiatus after the Great Depression


NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY – NOMINATION FORM

NAME

LOCATION

CLASSIFICATION

OWNER OF PROPERTY

LOCATION OF LEGAL DESCRIPTION

REPRESENTATION IN EXISTING SURVEYS

Sample National Register nomination. (www.rockislandlighthouse.org/nrhp/menu.html)

Recommendation #5D: Pursue National Register listing for Districts

A National Register listing could be pursued for individual buildings as well as some of the areas identified in this report, including but not limited to:

- The larger Conservation Districts
- A potential thematic district for the Tudor Revival style buildings in the Stonegate subdivision
- Post World War II boom neighborhoods as identified by subsequent survey work, especially the Post WWII Cube style residences
- Commercial districts as identified by subsequent survey work

The process of pursuing National Register listings includes survey work for thematic districts, historic research of individual buildings to discover any known information about a property, and submission of a nomination form to the State Historic Preservation Office for review. Additional information on listing a property or district on the National Register of Historic Places, including a downloadable nomination form, can be found on the National Park Service website at http://www.cr.nps.gov/nr/listing.htm.

Recommendation # 5E:
Enhance house research collections

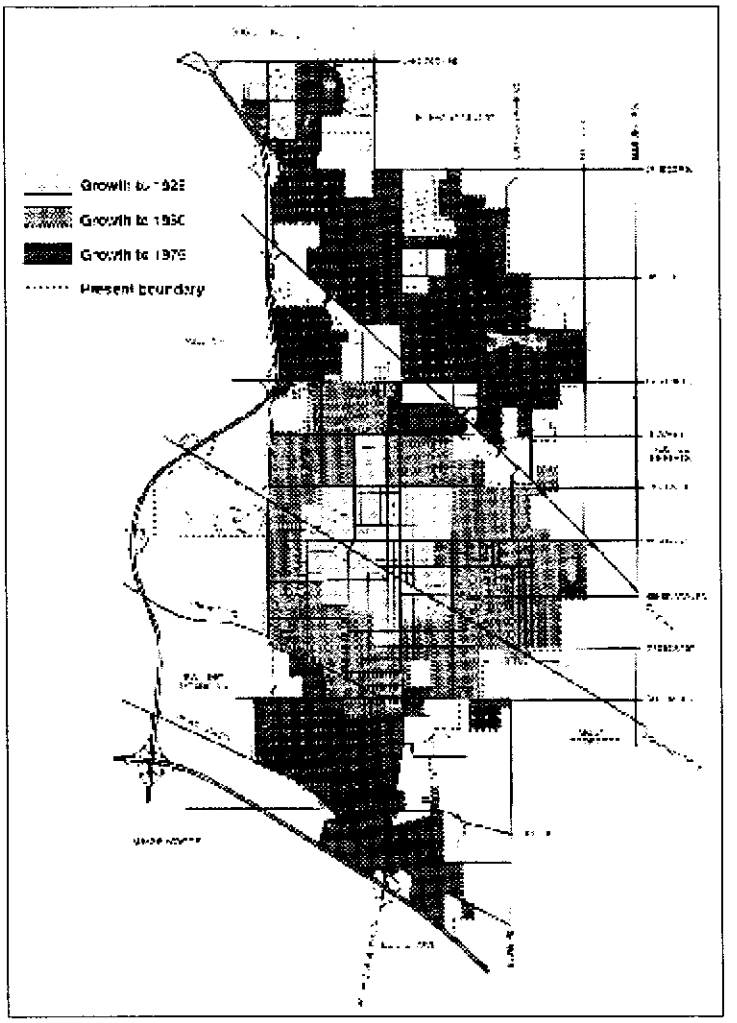
Continue to add to the Arlington Heights Memorial Library's research collection, which is located in the Kathrine Shackley Room for Local History and Genealogy. It presently includes reference books, periodicals, newspaper microfilm, maps, marriage and death indexes, and assorted census materials. Similarly, continue to enhance the Arlington Heights Historical Society's collection of building research materials, including historic photos and maps.

Recommendation #5F:
Utilize TIF funding for significant properties

Explore the use of pre-existing TIF districts to prioritize funding to assist properties identified as historic in the survey. These districts could be used for such things as architectural feasibility studies, rehabilitation, accessibility, and facade restoration.

APPENDIX

Arlington Heights History Timeline



Map: (1997 Village of Arlington Heights Comprehensive Plan)
Growth of Arlington Heights: 1920 - present

Development Summary

Arlington Heights, like many of Chicago's suburbs, developed because of the vision and expansion efforts of a few entrepreneurial individuals. The town's patterns of growth and development can be seen in four distinct periods. Each period has left its own physical mark on Arlington Heights, giving it its unique suburban character.

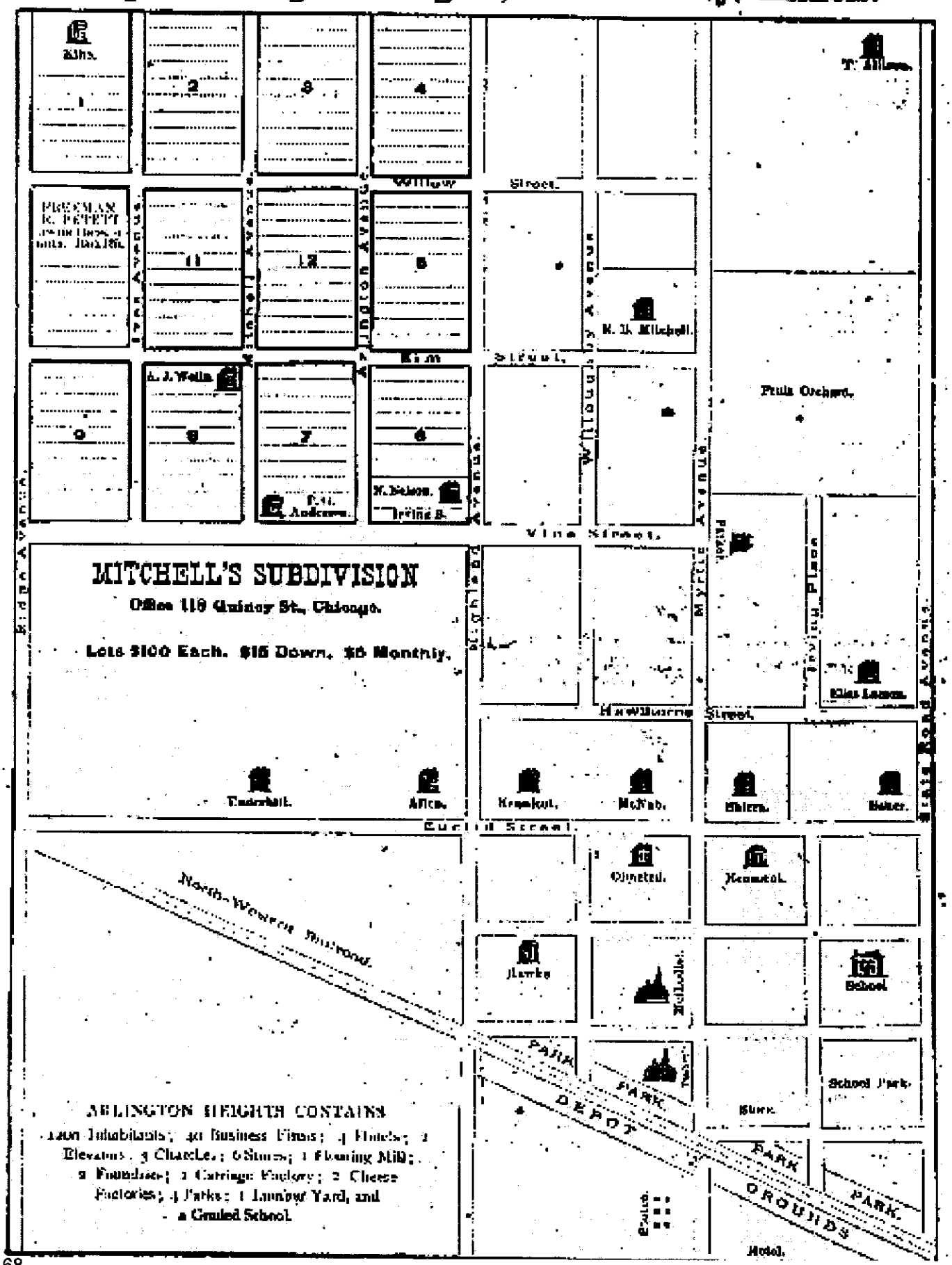
1830 – 1900, Railroad Village
Arlington Heights is founded by the Dunton family. The Dunton family settlement becomes Arlington Heights following the arrival of the railroad. Most building and development during this time period occurs near the rail station.

1900 – 1945, Inter-war
Arlington Heights sees a major expansion in its religious and educational infrastructure. The developments of Stonegate and Scarsdale are platted as high-end residential communities shortly before the Great Depression. The beginning of the Depression causes sales to stop and land prices to fall. Most development comes to a halt.

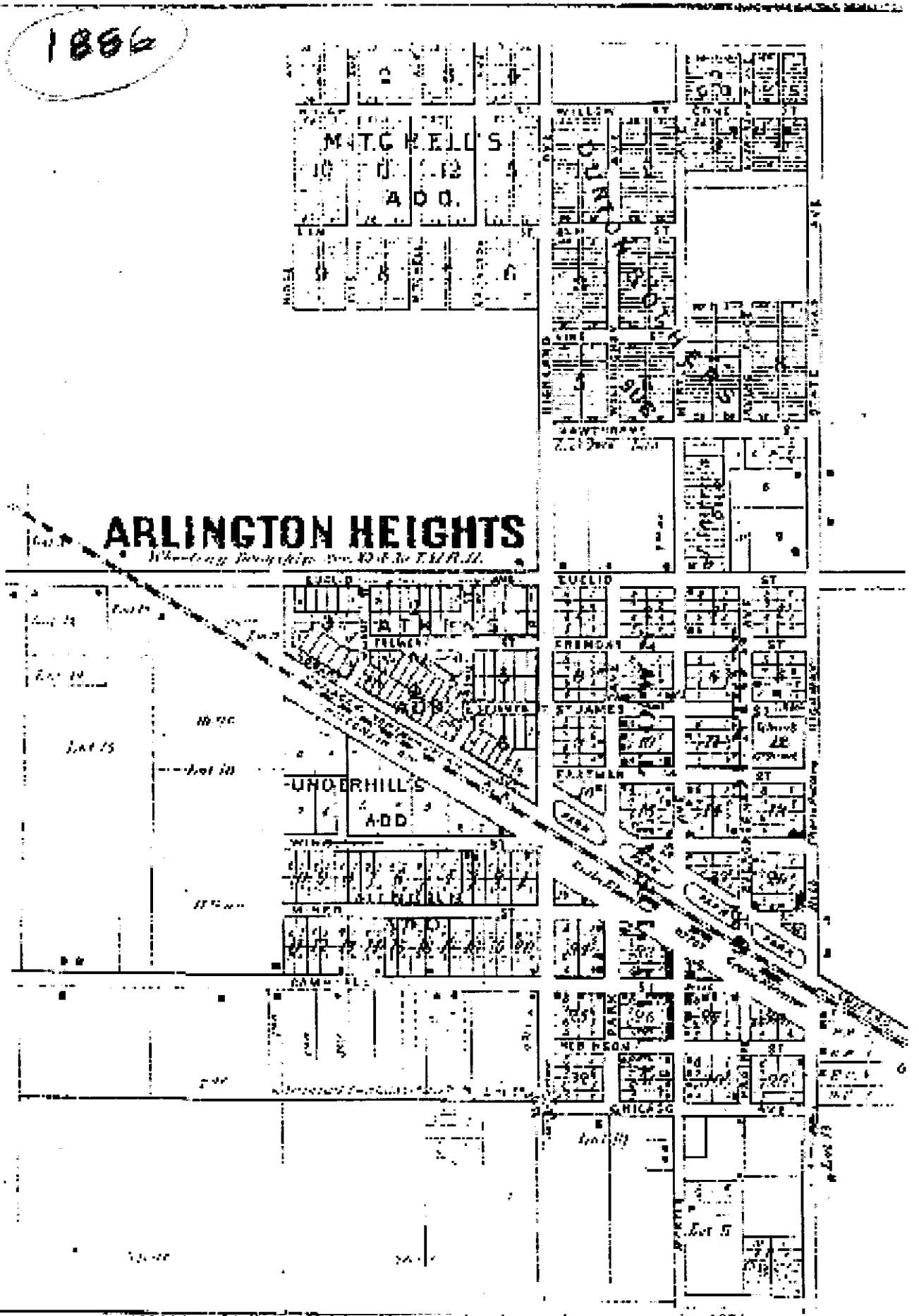
1945 – 1980, Post War Boom
After World War II, the population of Arlington Heights sees a dramatic increase. As with most of the nation, there is a shortage of housing for the returning military. With the help of the GI Bill, many of these families buy homes, resulting in large post-war housing areas and neighborhoods.

1980 – Present, Downtown Revitalization
The Village of Arlington Heights increases the livability and pedestrian quality of its central downtown area. Several high rise apartment buildings are built near the railroad depot in order to attract those who work in Chicago. The downtown area is enhanced for pedestrians by the award winning redevelopment of the central shopping district.

Map of Arlington Heights, Cook County, Illinois.



1874 Arlington Heights subdivision map.



1886 Map of Arlington Heights. Note growth and expansion as compared to 1874.

1830-1900

1845
William Dunton moves into a two story clapboard house he built on what is to become Arlington Heights Road in Arlington Heights. (demolished, 1970's)

1847
Asa Dunton, father of William, builds a modest frame house at 612 N. Arlington Heights Rd, with a simple covered front porch on a landscaped site. Still exists on site.

1849
A one-room school, on the northwest corner of Miner Street and Evergreen Avenue is built. It is later moved to 212 N. Douglas Avenue, expanded and used as residence (converted between 1910 and 1920) and later demolished.

James Dunton, William's brother, builds a wood frame house at 627 N. State (now Arlington Heights Road). It is demolished in the early 1900's to make way for the Evergreen Sanitarium.

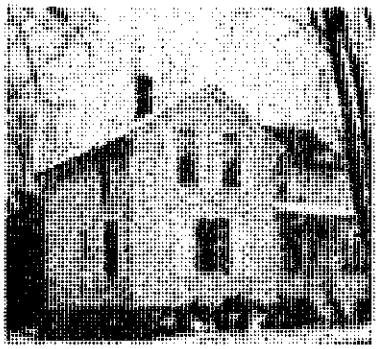
1854
William Dunton and other landholders build a railroad depot on the south side of his railroad track, between Myrtle (now Dunton) and Prairie (now Evergreen) Avenues. First called Elk Grove Station, then Dunton Station, and finally Arlington Heights Station.

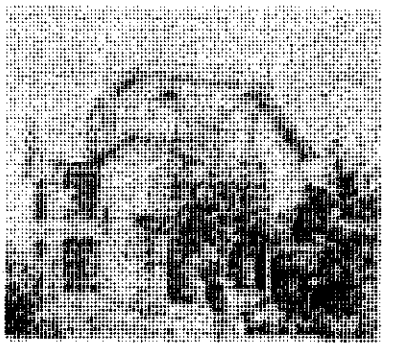
1869
James Dunton builds another house nearby, this one at 619 N. Arlington Heights Road. In 1871, area residents view the Chicago Fire from its roof; it is used as a sanitarium by Arlington Heights' first woman doctor, Janet Gunn, in the early 1900s.

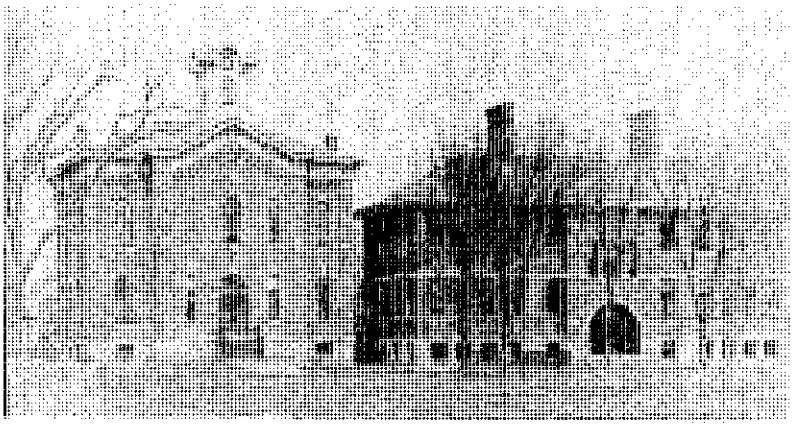
1872
Muller Carbonated Beverage company at 500 N. Vail is open for business until the company is sold to 7-Up in 1944.

1874
The town of Dunton is renamed West Wheeling and then Arlington Heights.

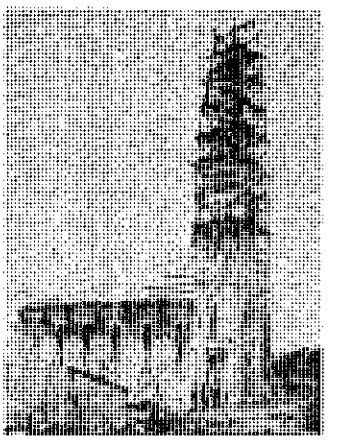
1882
New St. Peter Lutheran Church, Gothic

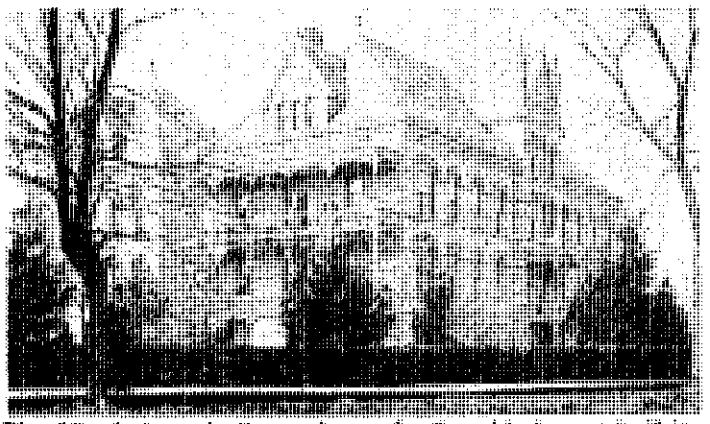

James Dunton house, 627 N. Arlington Heights Road (demolished).


Second James Dunton house, 619 N. Arlington Heights Road

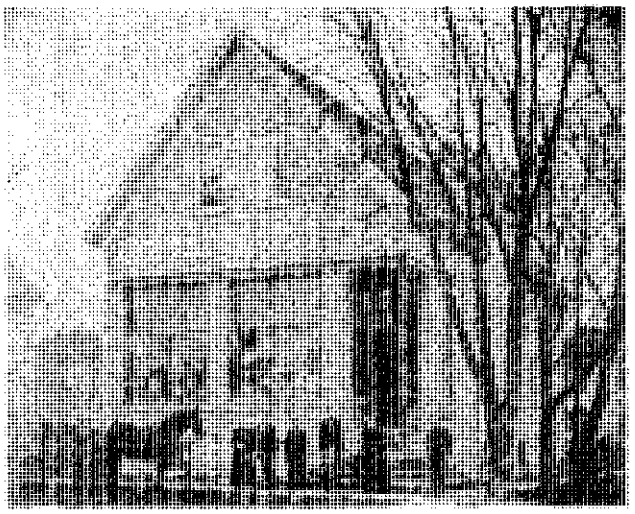

In 1870, the original one-room schoolhouse, situated on the northwest corner of Miner and Evergreen, was replaced by the elementary school on the left. By 1905 an additional building was needed, seen on the right. Both were demolished when North School was completed in 1938.


1892 Arlington Heights Railroad Station, pictured in 1915.

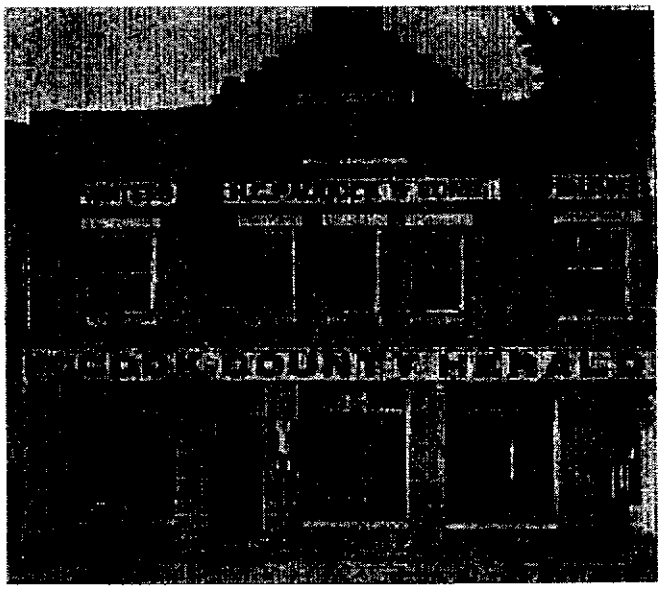

St. Peter's Lutheran Church, under construction in 1881.



The Altenheim, a Lutheran home for the elderly was built in 1894 where the Elms Shopping Center now stands.



Redeker's Dry Goods, 1 N. Vail. (Now Harry's Restaurant).



The Cook County Herald Building stood at 9 West Davis.

Revival, is completed at 302 N. Highland.

1887
Arlington Heights officially incorporates as a village, with a population of 1200 people.

Village hall established at Charles Taee's Hall – 2 N. Dunton Ave. No longer existent.

1892
The Altenheim Home for the Aged opens its doors near present day Northwest Highway. It was later incorporated into the Lutheran Home but was demolished.

1893
Redeker's Dry Goods Store is built at 1 N. Vail Ave. Building entrance is elevated four feet from street level because of poor drainage, allowing customers to enter the store directly from buggies. Drainage improved and sidewalks were installed in 1902.

1894
Library opens in the living room at 310 N. Dunton and is open twice a week. Demolished.

Village organizes a volunteer fire department.

1899
Hosea Christian Paddock buys the *Palatine Herald* and the *Cook County Herald*, which become the *Daily Herald* now located at 155 E. Algonquin Rd.

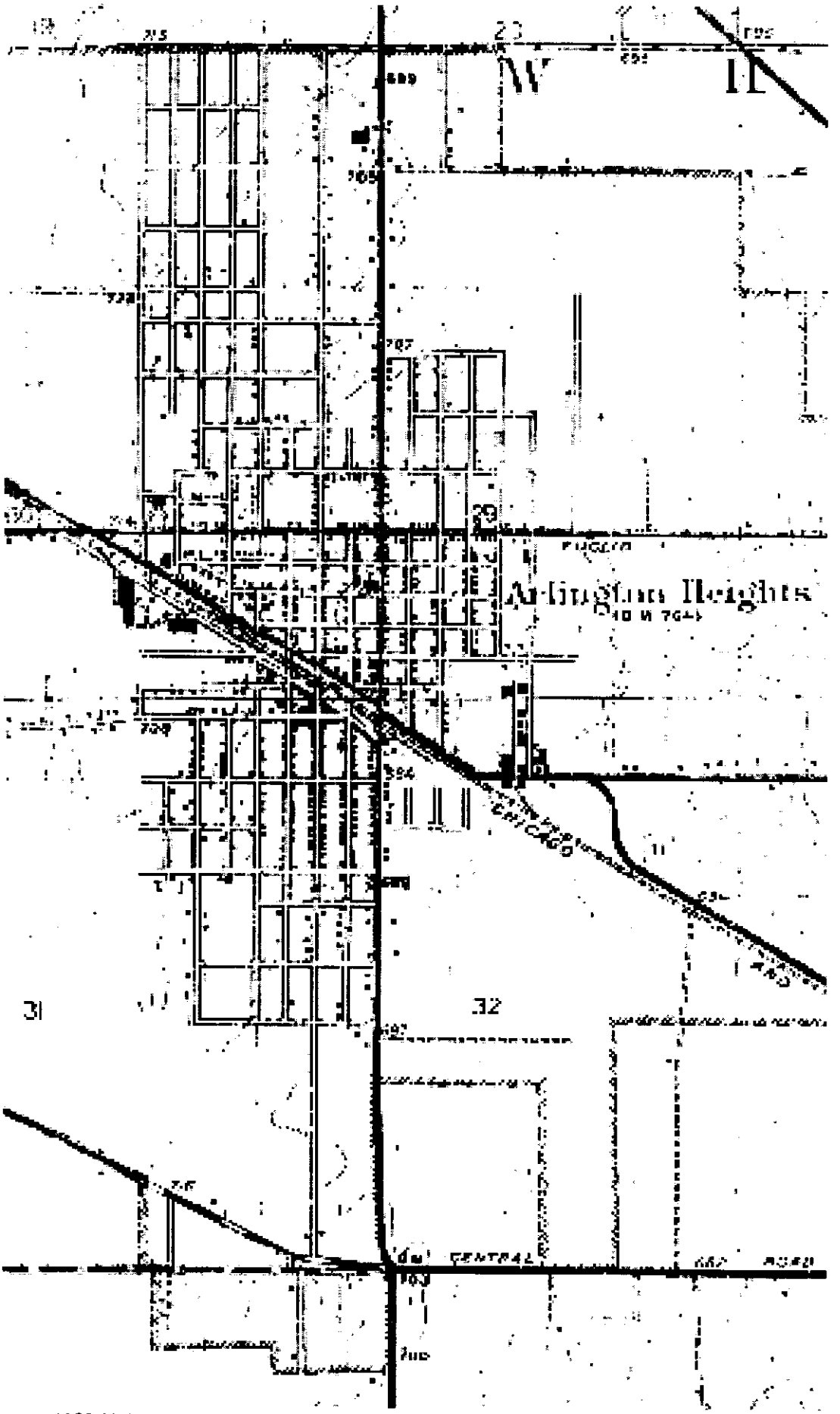
1900-1945

1906
Muller Carbonated Beverage Company opens new bottling plant at 110-112 W. Fremont.

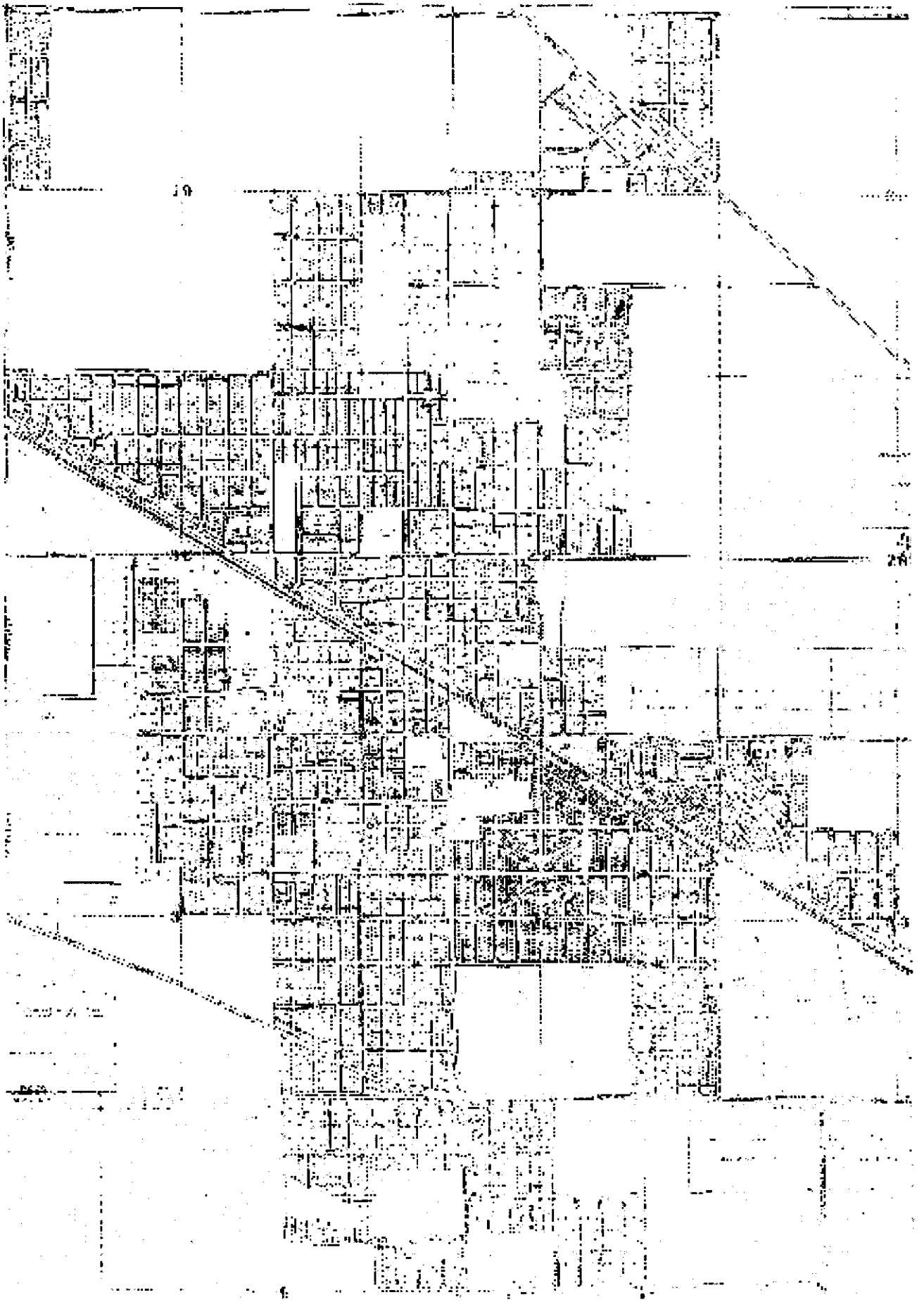
1907
For the first time, Arlington Heights offers high school classes. Classes are held in the grade school building at Miner and Evergreen.

1908
The first architect-designed house in the Village is built for the Banta family 514 N. Vail. This Arts & Crafts style home is now part of the Arlington Heights Historical Museum.

1913
Former cheese factory, built in 1861 at 292 N. Arlington Heights Road, is moved to 802 N. Highland Ave. and converted into a residence.



1927 United States Geological Survey of Arlington Heights map of existing structures.



1929 Arlington Heights map showing planned developments, including Scarsdale and Stonegate before the onset of the Great Depression.

1914
Women's votes help approve funding for the construction of the first community high school later built in 1922.

1922
Work on Illinois Route 14 (Northwest Highway) begins and is completed by 1925.

1925
Arlington Heights gets its first movie theater.

1927
H.D. "Curley" Brown, an entrepreneur from California, buys 14 farms to build the Arlington Park Racetrack.

1929
Scarsdale, Stonegate and Sherwood residential subdivisions constructed. Lots originally sell for $1,999 to $3,000. After the stock market crash in October of 1929, lots sell for as low as $200.

The Tudor style Vail Davis Building is constructed as a prominent downtown commercial and residential building.

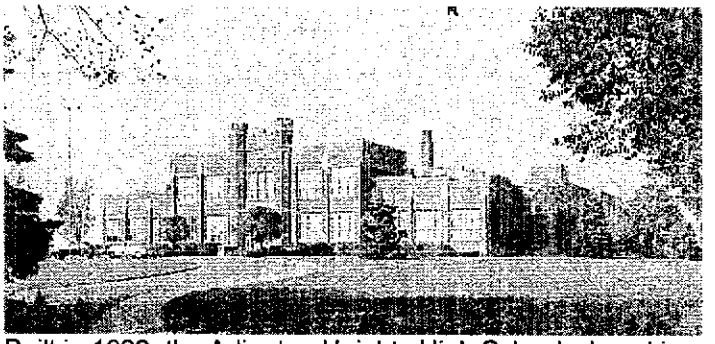
1934
Works Progress Administration, a New Deal program, begins work on Recreation Park and fieldhouse at 500 E. Miner St.

1936
Arlington Park installs an "Eye in the Sky," a high-speed motion picture camera to end disputes at the finish line.

1939
Hawkins & Sawyer families build bomb shelter around 616 S. Burton & 609 S. Belmont.

1944-47
A German POW is held in Building H at Navy Airfield, located at Central and Wilke Streets.

1949
Building regulations changed for the first time since 1927. The villages adopted the Suburban Building Regulations for Residences.


Built in 1922, the Arlington Heights High School closed in 1984 after a contentious battle. It now houses the Arlington Heights Christian School.


The mixed-use Vail-Davis Building, circa 1928 on the corner of Vail and Davis Sts.


Recreation Fieldhouse was built by the WPA in 1934 and pool installed in 1937.

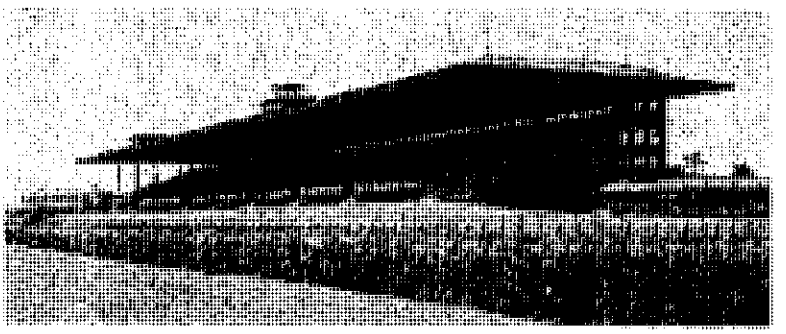
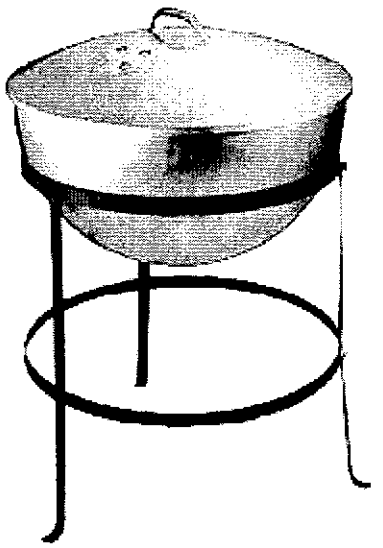

Arlington Park Racetrack opened in 1928, was severly damaged by fire in 1985 and re-opened after massive rebuilding.

Photo Credits: Stimely, Chronicle of a Prarie Town, Arlington Heights Illinios. Editor: Souter, Gerry. 1997.



An early Weber Grill, invented in 1951.





Ray Kroc, McDonald's president and the home he resided in at 515 E. Fairview St.



Arlington Heights Municipal Building, completed in 1962.



A growing Arlington Heights builds up, circa 1996.

1949
Lustron "kit houses" are approved to be built. Seven lustron homes were built in Arlington Heights, at least three of which remain at 920 N. Vail, 836 N. Dunton and 102 S. Chestnut.

1950-Present

1950s
Population growth necessitates the construction of eight new schools.

1951
George Stephen, Arlington Heights resident and Weber Bros. Metal Works employee invents the Weber Grill. Plant located on N. Hickory St. during this period.

1955
Ray Kroc, McDonald's president, lives at at 515 E. Fairview Street in the same year that he opens his first franchise in Des Plaines.

1957
A former POW camp is utilized as the Arlington Heights Nike misile site. On October 28, 1960, it is dedicated as the nation's first operational, automatic electronic weapons system.

1958
Six blocks of parkland along the railroad tracks is converted to commuter parking.

1960
Northwest Tollway opens, opening Arlington Heights onto State Roads.

1962
New Village Hall built for $450,000 at 33 S. Arlington Heights Rd.

1967
Largest annexation proposal of 345 acres for 1,400 homes, plus another 40 acres, and 26 acres for parks and schools.

1976
Railroad Depot demolished and replaced with new bicentennial depot in the colonial style. Subsequently replaced with depot modeled after original 1892 station.

1985
Arlington Park grandstands catch fire and collapse, necessitating massive rebuilding.

Survey Methodology and Findings

The Historic Resources Survey forms compiled during this class have been incorporated into the Microsoft ACCESS program, as requested by the Arlington Heights Department of Planning and Development. Photographs of the structures surveyed were attached to each record entry for the purposes of further clarification and convenience. The database consists of one table containing 155 fields. These fields include the data generated from the intensive survey and reflect architectural styles and other historic elements.

In the future, this database should be linked with GIS maps to show the location of each structure. Space has been provided on the original survey form for this purpose. This database will continue to grow as future survey projects are undertaken by the Village.

Six teams, each consisting of three graduate students from the School of the Art Institute of Chicago, surveyed selected neighborhoods surrounding the Central Business District of Arlington Heights. Each survey form was assigned a "Form No.," which serves as the primary key. This number applies solely to the database structure and, we hope, will provide for an ability to compare the collected information with other files.

Overall, the vast majority (450) of surveyed buildings were residential properties. Only 34 commercial structures were included. Numerous architectural styles were exhibited within these residential structures. Specifically, the predominant styles were Craftsman at 33%, National Folk at 14%, and Folk Victorian at 8% of the surveyed residential structures. Additionally, the dates of construction vary from pre-1890 through 1970 (the cut off date for surveyed properties). Of all the structures surveyed, 48 structures were recorded as built pre-1890, 83 structures from 1890-1910, 218 structures from1910-1930, 80 structures from 1930-1950, and 86 structures from 1950-1970.

Each property also was assigned a survey rating code. Thirty-eight of the properties were rated as "Exceptional" (E); 191 properties were rated as "Notable" (N); 242 properties were rated as "Contributing" (C); and 46 properties were "Unranked" (U).

The following spreadsheet delineates survey information by building address, architectural style, date, survey code, listing in the Illinois Historic Structures Survey (ISS), and Arlington Heights Bicentennial Plaque. In addition to this condensed document, a digital copy of the entire database and all necessary links has been given to the village of Arlington Heights. The database has been designed specifically to allow the comparison of data through the examination of field relationships as well as numerical and statistical evaluation. Hard copies of the survey forms are on file with the Arlington Heights Department of Planning and Community Development at the Municipal Building.

Survey Data Form

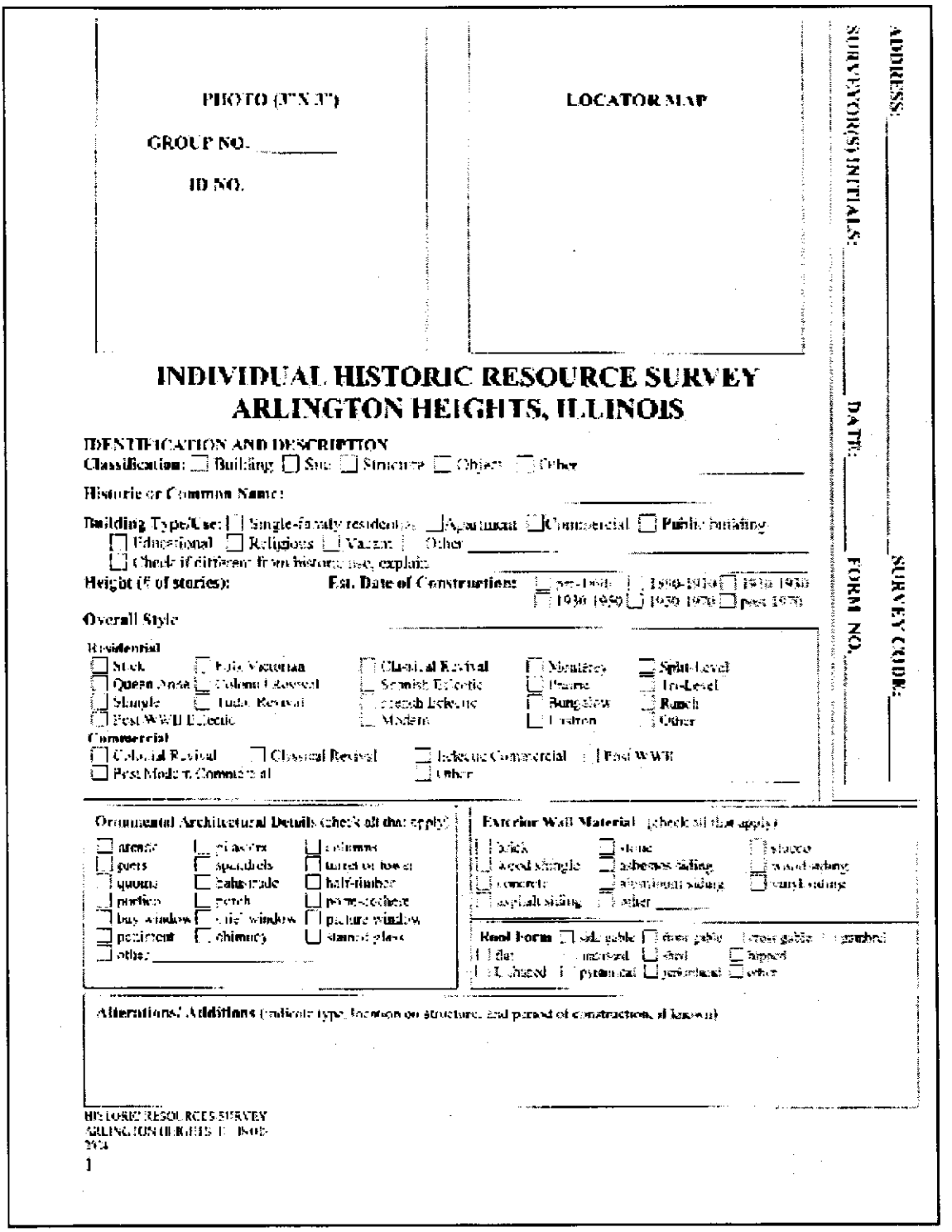


PHOTO (3"X 3")

GROUP NO. _____

ID NO.

LOCATOR MAP

ADDRESS: _____

SURVEYOR(S) INITIALS: _____ DATE: _____ FORM NO. _____ SURVEY CODE: _____

INDIVIDUAL HISTORIC RESOURCE SURVEY
ARLINGTON HEIGHTS, ILLINOIS

IDENTIFICATION AND DESCRIPTION

Classification: ☐ Building ☐ Site ☐ Structure ☐ Object ☐ Other

Historic or Common Name:

Building Type/Use: ☐ Single-family residence ☐ Apartment ☐ Commercial ☐ Public building
☐ Educational ☐ Religious ☐ Vacant ☐ Other _____
☐ Check if different from historic use, explain:

Height (# of stories): Est. Date of Construction: ☐ pre-1900 ☐ 1900-1919 ☐ 1920-1929
☐ 1930-1950 ☐ 1950-1970 ☐ post 1970

Overall Style

Residential
☐ Stock ☐ Folk Victorian ☐ Classical Revival ☐ Monterey ☐ Split-Level
☐ Queen Anne ☐ Colonial Revival ☐ Spanish Eclectic ☐ Prairie ☐ Tri-Level
☐ Shingle ☐ Tudor Revival ☐ French Eclectic ☐ Bungalow ☐ Ranch
☐ Post WWII Eclectic ☐ Modern ☐ Craftsman ☐ Other

Commercial
☐ Colonial Revival ☐ Classical Revival ☐ Eclectic Commercial ☐ Post WWII
☐ Post Modern Commercial ☐ Other

Ornamental Architectural Details (check all that apply)

☐ arcade	☐ pilasters	☐ columns
☐ gable	☐ spandrels	☐ turret or tower
☐ quoins	☐ balustrade	☐ half-timber
☐ portico	☐ porch	☐ porte-cochere
☐ bay window	☐ oriel window	☐ picture window
☐ pediment	☐ chimney	☐ stained glass

☐ other: _____

Exterior Wall Material (check all that apply)

☐ brick	☐ stone	☐ stucco
☐ wood shingle	☐ asbestos siding	☐ wood siding
☐ concrete	☐ aluminum siding	☐ vinyl siding
☐ asphalt siding	☐ other _____	

Roof Form ☐ side gable ☐ front gable ☐ cross gable ☐ gambrel
☐ flat ☐ mansard ☐ shed ☐ hipped
☐ L-shaped ☐ pyramidal ☐ prow/ship ☐ other

Alterations/Additions (indicate type, location on structure, and period of construction, if known)

Outbuildings

Garage Location: ☐ Rear ☐ Side ☐ Front ☐ Underground ☐ Other

Garage Description: ☐ Historic ☐ Attached ☐ Detached Number of Cars

Other Significant Secondary Structures: ☐ Barn ☐ Shed ☐ Coach House ☐ Other

Tree Coverage (Large trees): Number _____ Location _____

Building Setback: ☐ In line with historic setback line ☐ Not in line with historic setback line

Sidewalks (Y/N): ☐ Yes ☐ No

Describe lot size and other significant landscape features

Additional comments/features

DOCUMENTATION IN OTHER SURVEYS

Illinois Historic Structures Survey (ISS): ☐ Yes ☐ No Details _____

Arlington Heights Bicentennial Plaque: ☐ Yes ☐ No

LEGAL DESCRIPTION

Tax Number: _____ Assessor's Parcel Number: _____

Zoning Classification: _____ Census Tract Number: _____

HISTORICAL INFORMATION

Original Construction Permit

Permit Number: _____ File No. _____ Block and Page No. _____

Date of Permit: _____ Final Report: _____

Original Owner: _____ Subsequent Owners: _____

Architect: _____ Builder: _____

Permit Description: _____

Permits for Alteration and Additions

Other Historical Information

Sources

Researcher: _____

(Completed date of survey)

In the case of potential National Register listing, this property would be:

☐ Individual Landmark ☐ Contributing to a District ☐ Non-contributing, due to:

☐ Lack of integrity

☐ Property less than 50 years old

HISTORIC RESOURCES SURVEY
ARLINGTON HEIGHTS, ILLINOIS
1986

2

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
194	11	N	Arlington Heights	Road	1910-1930	POST WWII COMMERCIAL	C		
195	15	N	Arlington Heights	Road	1950-1970	POST WWII COMMERCIAL	U		
196	201	N	Arlington Heights	Road	1950-1970	POST MODERN COMMERCIAL	N		
198	407	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
223	410	N	Arlington Heights	Road	1890-1910	GOTHIC REVIVAL	E		
199	411	N	Arlington Heights	Road	1930-1950	CRAFTSMAN	C		
200	415	N	Arlington Heights	Road	1930-1950	CRAFTSMAN	C		
201	501	N	Arlington Heights	Road	1930-1950	CRAFTSMAN	C		
202	507	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
222	508	N	Arlington Heights	Road	1950-1970	NEO COLONIAL	C		
221	514	N	Arlington Heights	Road	1910-1930	FOUR SQUARE	N		
224	612	N	Arlington Heights	Road	pre-1890	NATIONAL FOLK	E		
225	616	N	Arlington Heights	Road	1910-1930	NATIONAL FOLK	N		
204	619	N	Arlington Heights	Road	pre-1890	ITALIANATE	E	YES	YES
205	621	N	Arlington Heights	Road	1930-1950	DUTCH COLONIAL	E		
206	623	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	E		
226	624	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
207	627	N	Arlington Heights	Road	1910-1930	NATIONAL FOLK	E		
208	629	N	Arlington Heights	Road	1910-1930	TUDOR REVIVAL	C		
209	631	N	Arlington Heights	Road	1910-1930	CHICAGO BUNAGLOW	N		YES
227	632	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	C		
210	703	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	C		
228	706	N	Arlington Heights	Road	1930-1950	NATIONAL FOLK	C		
229	712	N	Arlington Heights	Road	1950-1970	SPLIT-LEVEL	U		
230	722	N	Arlington Heights	Road	1930-1950	MINIMAL TRADITIONAL	N		
237	723	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	N		
231	724	N	Arlington Heights	Road	1910-1930	NATIONAL FOLK	C		
248	727	N	Arlington Heights	Road	1950-1970	CAPE COD	N		
232	730	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	N		
233	737	N	Arlington Heights	Road	1910-1930	CHICAGO BUNAGLOW	N		
234	738	N	Arlington Heights	Road	1910-1930	FOLK VICTORIAN	N		
239	811	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
245	815	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
247	821	N	Arlington Heights	Road	1890-1910	CLASSICAL REVIVAL	C		
240	830	N	Arlington Heights	Road	1930-1950	CAPE COD	N		
255	831	N	Arlington Heights	Road	1890-1910	CLASSICAL REVIVAL (RELIGIOUS)	E		
243	834	N	Arlington Heights	Road	1890-1910	FOLK VICTORIAN	C		
250	837	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	N		
236	838	N	Arlington Heights	Road	1910-1930	FOLK VICTORIAN	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
251	840	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
235	841	N	Arlington Heights	Road	1930-1950	CLASSICAL REVIVAL	N		
238	842	N	Arlington Heights	Road	1950-1970	RANCH	U		
252	900	N	Arlington Heights	Road	1950-1970	RANCH	N		
246	904	N	Arlington Heights	Road	1890-1910	FOLK VICTORIAN	C		
244	905	N	Arlington Heights	Road	1910-1930	TUDOR REVIVAL	C		
242	1004	N	Arlington Heights	Road	1930-1950	FOUR SQUARE	C		
254	1005	N	Arlington Heights	Road	1890-1910	FOLK VICTORIAN	E	YES	
241	1030	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
253	1040	N	Arlington Heights	Road	1930-1950	NEO COLONIAL	C		
249	800-820	N	Arlington Heights	Road	1950-1970	ELECTIC COMMERCIAL	N		
203	515	N	Arlington Heigths	Road	1910-1930	SPANISH ECLECTIC	N		
460	12	N	Belmont	Avenue	1930-1950	ART DECO	N		
470	15	N	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
469	17	N	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
468	18	S	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
467	22	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
466	24	N	Belmont	Avenue	1910-1930	DUTCH COLONIAL	C		
465	28	N	Belmont	Avenue	1910-1930	FRENCH ECLECTIC	N		
464	32	N	Belmont	Avenue	1910-1930	NATIONAL FOLK	C		
463	38	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
462	102	N	Belmont	Avenue	1890-1910	NATIONAL FOLK	C		
461	108	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
459	202	N	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
455	203	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
483	204	N	Belmont	Avenue	pre-1890	COLONIAL REVIVAL	C		
456	207	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
457	211	N	Belmont	Avenue	1910-1930	CHICAGO BUNAGLOW	N		
484	212	N	Belmont	Avenue	1910-1930	COLONIAL REVIVAL	C		
458	216	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
454	303	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
453	307	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
450	308	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
449	310	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
452	311	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
451	315	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
448	316	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
447	402	N	Belmont	Avenue	1910-1930	COLONIAL REVIVAL	C		
446	403	N	Belmont	Avenue	1910-1930	TUDOR REVIVAL	N		
441	408	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
445	411	N	Belmont	Avenue	1910-1930	FRENCH ECLECTIC	N		
442	412	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
444	415	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
443	416	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
439	503	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
440	507	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
514	13	W	Campbell	Street	1890-1910	CHICAGO COMMERCIAL	C		
501	17	E	Campbell	Street	1950-1970	POST MODERN COMMERCIAL	C		
500	25	E	Campbell	Street	1950-1970	COLONIAL REVIVAL COMMERCIAL	U		
334	302	W	Campbell	Street	1950-1970	ECLECTIC COMMERCIAL	U		
308	307	W	Campbell	Street	1930-1950	MINIMAL TRADITIONAL	U		
282	309	W	Campbell	Street	1890-1910	NATIONAL FOLK	N		
331	320	W	Campbell	Street	1950-1970	POST MODERN	U		
105	402	W	Campbell	Street	1890-1910	QUEEN ANNE	E	YES	
281	405	W	Campbell	Street	1890-1910	NATIONAL FOLK	N		
325	408	W	Campbell	Street	1890-1910	NATIONAL FOLK	C		
332	409	W	Campbell	Street	1950-1970	RANCH	U		
278	411	W	Campbell	Street	1910-1930	CRAFTSMAN	N		
280	412	W	Campbell	Street	1910-1930	NATIONAL FOLK	N		
266	413	W	Campbell	Street	1890-1910	FOLK VICTORIAN	N		
277	414	W	Campbell	Street	1930-1950	CRAFTSMAN	N		
265	417	W	Campbell	Street	1950-1970	RANCH	N		
279	418	W	Campbell	Street	1930-1950	ENGLISH COTTAGE	N		
268	421	W	Campbell	Street	1910-1930	CRAFTSMAN	N		
267	502	W	Campbell	Street	1890-1910	FOLK VICTORIAN	C		
311	508	W	Campbell	Street	1950-1970	NEO COLONIAL	U		
326	512	W	Campbell	Street	1910-1930	CRAFTSMAN	C		
503	1-3	E	Campbell	Street	1930-1950	POST MODERN COMMERCIAL	C		
502	5-13	E	Campbell	Street	1910-1930	ECLECTIC COMMERCIAL	N		
513	9-13	W	Campbell	Street	1930-1950	ECLECTIC COMMERCIAL	N		
515	10-12	W	Campbell	Street	1930-1950				
516	14-16	W	Campbell	Street	1930-1950	CHICAGO COMMERCIAL	C		
314	407	N	Chestnut	Avenue	1910-1930	FOUR SQUARE	C		
014	612	N	Chestnut	Avenue	1910-1930	CRAFTSMAN	N		
075	614	N	Chestnut	Avenue	pre-1890	FOLK VICTORIAN	C		
097	623	N	Chestnut	Avenue	1910-1930	COLONIAL REVIVAL	U		
023	625	N	Chestnut	Avenue	1890-1910	NATIONAL FOLK	N		
021	626	N	Chestnut	Avenue	1890-1910	QUEEN ANNE	E		
091	628	N	Chestnut	Avenue	1910-1930	FOUR SQUARE	C		
092	629	N	Chestnut	Avenue	1910-1930	CRAFTSMAN	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
064	631	N	Chestnut	Avenue	1910-1930	FOLK VICTORIAN	C		
113	635	N	Chestnut	Avenue	pre-1890	FOLK VICTORIAN	N		
315	401-403	N	Chestnut	Avenue	1890-1910	COLONIAL REVIVAL	N		
316	402-404	N	Chestnut	Avenue	pre-1890	COLONIAL REVIVAL	C		
509	25	W	Davis	Street	1910-1930	TUDOR REVIVAL	E		
510	3-7	W	Davis	Street	1910-1930	CHICAGO COMMERCIAL	N		
391	216	N	Douglas	Avenue	1950-1970	NATIONAL FOLK	N		
392	304	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
404	305	N	Douglas	Avenue	1910-1930	NATIONAL FOLK	C		
393	312	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
394	316	N	Douglas	Avenue	1910-1930	CRAFTSMAN	N		
395	402	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
396	404	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
403	409	N	Douglas	Avenue	1950-1970	CAPE COD	C		
397	410	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
402	413	N	Douglas	Avenue	1950-1970	CAPE COD	C		
398	416	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
401	419	N	Douglas	Avenue	1950-1970	CAPE COD	C		
400	425	N	Douglas	Avenue	1950-1970	CAPE COD	C		
399	501	N	Douglas	Avenue	1950-1970	MINIMAL TRADITIONAL	N		
511	10	S	Dunton	Avenue	1890-1910	ECLECTIC COMMERCIAL	N		
505	44	S	Dunton	Avenue	1930-1950	COLONIAL REVIVAL COMMERCIAL	U		
320	109	S	Dunton	Avenue	1910-1930	NATIONAL FOLK	N		
120	113	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
143	117	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
149	121	S	Dunton	Avenue	1930-1950	MINIMAL TRADITIONAL	N		
150	122	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
154	125	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
124	125	S	Dunton	Avenue	1930-1950	RANCH	N		
151	126	S	Dunton	Avenue	1910-1930	FOUR SQUARE	N		
152	127	S	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
179	201	S	Dunton	Avenue	pre-1890	FOLK VICTORIAN	C		
178	205	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
186	206	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
185	208	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	U		
176	209	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
130	210	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	N		
153	210	S	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
136	212	S	Dunton	Avenue	1930-1950	CRAFTSMAN	N		
159	214	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
181	214	S	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
177	217	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
158	218	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	C		
187	219	S	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
156	220	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	C		
137	222	S	Dunton	Avenue	1930-1950	CRAFTSMAN	N		
180	223	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
138	226	S	Dunton	Avenue	1930-1950	CRAFTSMAN	N		
174	234	S	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
175	235	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	C		
122	302	N	Dunton	Avenue	pre-1890	GOTHIC REVIVAL	E		
116	407	N	Dunton	Avenue	pre-1890	QUEEN ANNE	E	YES	
144	411	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
117	505	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	E	YES	YES
072	608	N	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
219	609	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	N	YES	
079	612	N	Dunton	Avenue	1890-1910	FOLK VICTORIAN	C		
077	616	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	C		
095	617	N	Dunton	Avenue	1910-1930	CRAFTSMAN	U		
069	630	N	Dunton	Avenue	1890-1910	QUEEN ANNE	C		
218	631	N	Dunton	Avenue	1910-1930	CHICAGO BUNAGLOW	N		
035	648	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
006	702	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	E		
001	706	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	E		
055	711	N	Dunton	Avenue	1890-1910	FOLK VICTORIAN	N		
009	716	N	Dunton	Avenue	pre-1890	ITALIANATE	E	YES	
053	717	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
041	722	N	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
088	723	N	Dunton	Avenue	1890-1910	CRAFTSMAN	C		
087	726	N	Dunton	Avenue	1930-1950	COLONIAL REVIVAL	C		
036	728	N	Dunton	Avenue	1910-1930	CHICAGO BUNAGLOW	N		
052	735	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
011	802	N	Dunton	Avenue	1950-1970	RANCH	N		
090	803	N	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
016	805	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
004	810	N	Dunton	Avenue	1910-1930	TUDOR REVIVAL	N		
051	811	N	Dunton	Avenue	1910-1930	SPANISH ECLECTIC	N		
022	815	N	Dunton	Avenue	1910-1930	TUDOR REVIVAL	N		
065	816	N	Dunton	Avenue	1910-1930	FRENCH ECLECTIC	U		
040	820	N	Dunton	Avenue	1930-1950	COLONIAL REVIVAL	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY	ISS	BICENTENNIAL PLAQUE
024	823	N	Dunton	Avenue	1910-1930	SPANISH ECLECTIC	N		
089	824	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
015	827	N	Dunton	Avenue	1910-1930	SPANISH ECLECTIC	N		
076	828	N	Dunton	Avenue	1910-1930	CUBE	U		
220	829	N	Dunton	Avenue	1910-1930	TUDOR REVIVAL	N		
019	830	N	Dunton	Avenue	1910-1930	FRENCH ECLECTIC	N		
003	836	N	Dunton	Avenue	1950-1970	LUSTRON	E		
067	901	N	Dunton	Avenue	1950-1970	SPLIT-LEVEL	N		
062	903	N	Dunton	Avenue	1910-1930	COLONIAL REVIVAL	C		
094	904	N	Dunton	Avenue	1890-1910	CRAFTSMAN	C		
034	908	N	Dunton	Avenue	pre-1890	QUEEN ANNE	N		
010	911	N	Dunton	Avenue	1910-1930	CAPE COD	N		
033	912	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
081	915	N	Dunton	Avenue	1910-1930	MINIMAL TRADITIONAL	C		
093	918	N	Dunton	Avenue	1910-1930	FOUR SQUARE	C		
080	921	N	Dunton	Avenue	1950-1970	RANCH	N		
086	922	N	Dunton	Avenue	1950-1970	SPLIT-LEVEL	C		
007	923	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
085	925	N	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
102	926	N	Dunton	Avenue	1950-1970	QUEEN ANNE	N		
005	930	N	Dunton	Avenue	1950-1970	SPLIT-LEVEL	C		
013	934	N	Dunton	Avenue	1950-1970	RANCH	U		
045	940	N	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
083	941	N	Dunton	Avenue	1910-1930	COLONIAL REVIVAL	C		
046	1001	W	Dunton	Avenue	1890-1910	FOLK VICTORIAN	N		
498	1007	N	Dunton	Avenue	1930-1950	COLONIAL REVIVAL	U		
012	1008	N	Dunton	Avenue	1950-1970	RANCH	N		
063	1012	N	Dunton	Avenue	1950-1970	RANCH	N		
082	1015	N	Dunton	Avenue	1950-1970	RANCH	N		
098	1018	N	Dunton	Avenue	1950-1970	RANCH	U		
017	1021	N	Dunton	Avenue	1950-1970	RANCH	C		
512	2-8	N	Dunton	Avenue	1950-1970	POST WWII	C		
504	10-12	S.	Dunton	Avenue	1950-1970	POST MODERN COMMERCIAL	C		
506	41-45	S	Dunton	Avenue	1950-1970	POST MODERN COMMERCIAL	C		
068	630-648	N	Dunton	Avenue	1890-1910	QUEEN ANNE	C		
084	915-921	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
312	106	W	Eastman	Street	1950-1970	POST WWII	C		
330	116	W	Eastman	Street	1950-1970	POST MODERN COMMERCIAL	C		
340	2	W	Euclid	Avenue	pre-1890	NATIONAL FOLK	E		YES
369	8	E	Euclid	Avenue	1910-1930	CUBE	U		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
370	8	W	Euclid	Avenue	1910-1930	NATIONAL FOLK	C		
378	14	W	Euclid	Avenue	1950-1970	NEO COLONIAL	C		
363	16	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
355	102	W	Euclid	Avenue	1930-1950	CLASSICAL REVIVAL	C		
337	104	E	Euclid	Avenue	pre-1890	NATIONAL FOLK	E		
361	108	E	Euclid	Avenue	pre-1890	FOUR SQUARE	C		
382	110	E	Euclid	Avenue	pre-1890	FOUR SQUARE	U		
367	112	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
344	114	E	Euclid	Avenue	pre-1890	QUEEN ANNE	E		
385	116	E	Euclid	Avenue	1910-1930	NATIONAL FOLK	N		
336	116	W	Euclid	Avenue	pre-1890	FOLK VICTORIAN	E		YES
343	121	W	Euclid	Avenue	1890-1910	FOUR SQUARE	E		
366	201	W	Euclid	Avenue	1910-1930	FOUR SQUARE	C		
376	202	W	Euclid	Avenue	1910-1930	FOLK VICTORIAN	C		
365	203	W	Euclid	Avenue	1890-1910	FOUR SQUARE	C		
368	204	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
384	205	E	Euclid	Avenue	1950-1970	COLONIAL REVIVAL	U		
339	207	W	Euclid	Avenue	1890-1910	NATIONAL FOLK	N		
387	208	E	Euclid	Avenue	1930-1950	COLONIAL REVIVAL	U		
358	209	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
360	212	E	Euclid	Avenue	1930-1950	COLONIAL REVIVAL	C		
383	215	E	Euclid	Avenue	1930-1950	CRAFTSMAN	C		
359	216	E	Euclid	Avenue	1930-1950	TUDOR REVIVAL	N		
379	300	E	Euclid	Avenue	pre-1890	QUEEN ANNE	C		
375	301	E	Euclid	Avenue	1890-1910	FOUR SQUARE	C		
371	302	W	Euclid	Avenue	1890-1910	QUEEN ANNE	C		
341	304	E	Euclid	Avenue	1890-1910	FOUR SQUARE	E		
354	305	E	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
350	306	E	Euclid	Avenue	1890-1910	NATIONAL FOLK	N		
357	306	W	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
342	308	W	Euclid	Avenue	pre-1890	SHINGLE	E	YES	
353	309	E	Euclid	Avenue	1890-1910	FOUR SQUARE	N		
381	312	W	Euclid	Avenue	1910-1930	FOLK VICTORIAN	U		
349	315	E	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
364	315	W	Euclid	Avenue	1930-1950	CAPE COD	C		
345	316	E	Euclid	Avenue	pre-1890	NATIONAL FOLK	N		
388	317	W	Euclid	Avenue	1950-1970	MINIMAL TRADITIONAL	C		
389	321	W	Euclid	Avenue	1950-1970	MINIMAL TRADITIONAL	U		
380	325	W	Euclid	Avenue	1930-1950	CRAFTSMAN	U		
351	331	W	Euclid	Avenue	1910-1930	CRAFTSMAN	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
347	408	E	Euclid	Avenue	1950-1970	CLASSICAL REVIVAL	C		
374	409	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
352	413	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
348	416	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
362	500	E	Euclid	Avenue	1890-1910	ITALIANATE	C		
373	501	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
346	507	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
372	511	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
356	515	E	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
377	516	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
338	3-7	E	Euclid	Avenue	pre-1890	CLASSICAL REVIVAL	C		
386	400-402	E	Euclid	Avenue	1890-1910	QUEEN ANNE	C		
145	308	N	Evergreen	Avenue	1950-1970	POST WWII	N		
168	408	N	Evergreen	Avenue	1930-1950	DUTCH COLONIAL REVIVAL	C		
155	409	N	Evergreen	Avenue	1910-1930	FOLK VICTORIAN	C		
140	411	N	Evergreen	Avenue	1890-1910	FOLK VICTORIAN	N	YES	
123	412	N	Evergreen	Avenue	1910-1930	CRAFTSMAN	N	YES	
170	414	N	Evergreen	Avenue	pre-1890	FOLK VICTORIAN	C		
121	415	N	Evergreen	Avenue	1890-1910	QUEEN ANNE	N		
147	502	N	Evergreen	Avenue	1910-1930	CRAFTSMAN	N		
171	503	N	Evergreen	Avenue	1910-1930	NATIONAL FOLK	C		
169	507	N	Evergreen	Avenue	1910-1930	FOLK VICTORIAN	C		
146	508	N	Evergreen	Avenue	1910-1930	CRAFTSMAN	N		
114	510	N	Evergreen	Avenue	1890-1910	FOLK VICTORIAN	E	YES	
166	511	N	Evergreen	Avenue	1930-1950	CRAFTSMAN	C		
167	514	N	Evergreen	Avenue	1890-1910	NATIONAL FOLK	C		
115	515	N	Evergreen	Avenue	pre-1890	QUEEN ANNE	E		
499	70-90	S	Evergreen	Avenue	1930-1950	POST MODERN COMMERCIAL	U		
184	Park	N	Evergreen	Avenue	POST 1970	PARK	U		
110	110	W	Fremont	Street	pre-1890	ITALIANATE	E		
290	114	W	Fremont	Street	1910-1930	CRAFTSMAN	C		
495	121	W	Fremont	Street	1910-1930	CRAFTSMAN	C		
293	203	W	Fremont	Street	1910-1930	FOUR SQUARE	N		
288	204	W	Fremont	Street	1890-1910	CRAFTSMAN	C		
108	208	W	Fremont	Street	pre-1890	FOLK VICTORIAN	E		
310	209	W	Fremont	Street	1930-1950	SPLIT-LEVEL	U		
328	210	W	Fremont	Street	1950-1970	NEO COLONIAL	U		
107	212	W	Fremont	Street	pre-1890	FOLK VICTORIAN	N		
313	213	W	Fremont	Street	1910-1930	CRAFTSMAN	C		
289	214	W	Fremont	Street	pre-1890	NATIONAL FOLK	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
497	215	W	Fremont	Street	pre-1890	NATIONAL FOLK	C		
109	216	W	Fremont	Street	pre-1890	FRENCH ECLECTIC	C		
275	300	W	Fremont	Street	1890-1910	CRAFTSMAN	E		
317	306	W	Fremont	Street	1890-1910	COLONIAL REVIVAL	C		
318	310	W	Fremont	Street	1890-1910	ECLETIC COMMERCIAL	C		
285	316	W	Fremont	Street	1930-1950	MINIMAL TRADITIONAL	N		
104	320	W	Fremont	Street	pre-1890	FOLK VICTORIAN	E	YES	
286	402	W	Fremont	Street	1930-1950	MINIMAL TRADITIONAL	N		
103	406	W	Fremont	Street	pre-1890	QUEEN ANNE	E		
295	205 or 207	W	Fremont	Street	1890-1910	NATIONAL FOLK	C		
417	203	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
410	204	N	Haddow	Avenue	1930-1950	FOUR SQUARE	N		
416	207	N	Haddow	Avenue	1890-1910	FOLK VICTORIAN	C		
411	208	N	Haddow	Avenue	1910-1930	FOUR SQUARE	C		
415	211	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
412	212	N	Haddow	Avenue	1910-1930	DUTCH COLONIAL	N		
414	215	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
413	216	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
409	303	N	Haddow	Avenue	1910-1930	DUTCH COLONIAL	N		
405	304	N	Haddow	Avenue	1910-1930	COLONIAL REVIVAL	N		
407	307	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
406	311	N	Haddow	Avenue	1910-1930	CAPE COD	N		
408	312	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
432	403	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
430	404	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
433	407	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
431	408	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
429	414	N	Haddow	Avenue	1910-1930	CRAFTSMAN	N		
434	415	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
436	502	N	Haddow	Avenue	1910-1930	CRAFTSMAN	N		
437	503	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
435	506	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
438	507	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
048	11	W	Hawthorme	Street	1950-1970	RANCH	C		
030	414	W	Hawthorme	Street	1930-1950	CRAFTSMAN	N		
217	3	E	Hawthorne	Street	1890-1910	FOLK VICTORIAN	C		
216	5	E	Hawthorne	Street	1890-1910	NATIONAL FOLK	C		
215	9	E	Hawthorne	Street	1890-1910	FOLK VICTORIAN	C		
214	11	E	Hawthorne	Street	1930-1950	COTTAGE	C		
213	101	E	Hawthorne	Street	1930-1950	TUDOR REVIVAL	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
212	103	E	Hawthorne	Street	1910-1930	CRAFTSMAN	N		
211	105	E	Hawthorne	Street	1910-1930	NATIONAL FOLK	C		
020	107	W	Hawthorne	Street	1950-1970	RANCH	N		
099	108	W	Hawthorne	Street	1890-1910	NATIONAL FOLK	U		
049	202	W	Hawthorne	Street	1890-1910	NATIONAL FOLK	N		
026	212	W	Hawthorne	Street	1910-1930	GARAGE	C		
073	304	W	Hawthorne	Street	1950-1970	MINIMAL TRADITIONAL	C		
071	311	W	Hawthorne	Street	1910-1930	NATIONAL FOLK	C		
042	312	W	Hawthorne	Street	1930-1950	FRENCH ECLECTIC	N		
018	315	W	Hawthorne	Street	1910-1930	TUDOR REVIVAL	N		
050	316	W	Hawthorne	Street	1930-1950	MINIMAL TRADITIONAL	N		
025	319	W	Hawthorne	Street	1910-1930	TUDOR REVIVAL	N		
070	321	W	Hawthorne	Street	1910-1930	CRAFTSMAN	U		
056	403	W	Hawthorne	Street	1910-1930	CHICAGO BUNAGLOW	N		
060	404	W	Hawthorne	Street	1930-1950	COLONIAL REVIVAL	N		
078	405	W	Hawthorne	Street	1930-1950	TUDOR REVIVAL	C		
059	417	W	Hawthorne	Street	1910-1930	CRAFTSMAN	N		
066	421	W	Hawthorne	Street	1890-1910	NATIONAL FOLK	C		
096	612	N	Highland	Avenue	1950-1970	RANCH	U		
057	617	N	Highland	Avenue	1950-1970	RANCH	N		
058	620	N	Highland	Avenue	pre-1890	QUEEN ANNE	N		
101	623	N	Highland	Avenue	1930-1950	NEO COLONIAL	U		
061	624	N	Highland	Avenue	1890-1910	COLONIAL REVIVAL	C		
031	628	N	Highland	Avenue	1910-1930	FOUR SQUARE	N		
032	631	N	Highland	Avenue	1930-1950	RANCH	N		
100	633	N	Highland	Avenue	1950-1970	NEO COLONIAL	U		
002	638	N	Highland	Avenue	pre-1890	QUEEN ANNE	E	YES	
008	642	N	Highland	Avenue	1910-1930	PRAIRIE	N		
054	635	N	Higland	Avenue	1910-1930	FRENCH ECLECTIC	N		
119	13	E	Miner	Street	pre-1890	NATIONAL FOLK	N		
190	15	E	Miner	Street	1930-1950	POST WWII COMMERCIAL	N		
125	17	E	Miner	Street	1930-1950	POST WWII COMMERCIAL	N		
148	19	E	Miner	Street	1930-1950	POST WWII COMMERCIAL	N		
390	500	E	Miner	Street	1930-1950	TUDOR REVIVAL	E		
309	1	S	Mitchell	Avenue	1950-1970	COLONIAL REVIVAL	C		
074	309	N	Mueller	Avenue	1930-1950	MINIMAL TRADITIONAL	C		
037	314	W	Mueller	Avenue	1890-1910	FOLK VICTORIAN	N	YES	
038	315	W	Mueller	Avenue	1950-1970	RANCH	U		
043	318	W	Mueller	Avenue	1890-1910	NATIONAL FOLK	N		
039	319	W	Mueller	Avenue	1930-1950	RANCH	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
047	402	W	Mueller	Avenue	1890-1910	NATIONAL FOLK	N		
044	405	W	Mueller	Avenue	1930-1950	MINIMAL TRADITIONAL	N		
027	406	W	Mueller	Avenue	1890-1910	NATIONAL FOLK	N		
028	410	W	Mueller	Avenue	1950-1970	SPLIT-LEVEL	C		
029	414	W	Mueller	Avenue	1930-1950	CLASSICAL REVIVAL	N		
126	12	W	Northwest	Highway	1930-1950	TUDOR REVIVAL	N		
129	26	N	Northwest	Highway	1930-1950	TUDOR REVIVAL	C		
324	132	W	Northwest	Highway	1930-1950	ECLECTIC COMMERCIAL	U		
494	300	E	Northwest	Highway	1930-1950	CLASSICAL REVIVAL COMMERCIAL	U		
291	300	W	Northwest	Highway	1950-1970	POST WWII COMMERCIAL	N		
292	400	W	Northwest	Highway	1930-1950	ECLECTIC COMMERCIAL	N		
517	2-10	W	Northwest	Highway	1930-1950	POST MODERN COMMERCIAL	E		
128	24-20	N	Northwest	Highway	1930-1950	TUDOR REVIVAL	C		
329	303	W	Park	Place	1950-1970	POST WWII ECLECTIC	U		
287	307	W	Park	Place	1910-1930	CRAFTSMAN	N		
106	309	W	Park	Place	pre-1890	FOLK VICTORIAN	E	YES	
276	315-315B	W	Park	Place	1890-1910	MINIMAL TRADITIONAL	C		
424	9	N	Pine	Avenue	1890-1910	CRAFTSMAN	C		
427	10	N	Pine	Avenue	1930-1950	COLONIAL REVIVAL	N		
425	13	N	Pine	Avenue	1910-1930	FOUR SQUARE	N		
426	19	N	Pine	Avenue	1910-1930	FOUR SQUARE	N		
493	23	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
492	25	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
491	103	N	Pine	Avenue	1890-1910	NATIONAL FOLK	C		
489	112	N	Pine	Avenue	1930-1950	MINIMAL TRADITIONAL	U		
490	113	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
482	115	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
488	116	N	Pine	Avenue	1930-1950	CRAFTSMAN	C		
428	202	N	Pine	Avenue	1950-1970	RANCH	U		
487	203	N	Pine	Avenue	pre-1890	NATIONAL FOLK	C		
486	206	N	Pine	Avenue	1890-1910	NATIONAL FOLK	C		
423	207	N	Pine	Avenue	1950-1970	CONTEMPORARY	N		
422	209	N	Pine	Avenue	1890-1910	NATIONAL FOLK	N		
421	215	N	Pine	Avenue	1890-1910	QUEEN ANNE	C		
420	303	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
419	305	N	Pine	Avenue	1910-1930	CRAFTSMAN	N		
485	310	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
418	311	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
472	314	N	Pine	Avenue	1910-1930	CRAFTSMAN	N		
471	315	N	Pine	Avenue	1910-1930	CHICAGO BUNAGLOW	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
477	401	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
476	402	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
475	406	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
478	407	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
474	410	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
479	411	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
480	415	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
473	416	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
481	506	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
269	1	S	Ridge	Avenue	1950-1970	CUBE	N		
304	2	S	Ridge	Avenue	1950-1970	CUBE	N		
270	5	N	Ridge	Avenue	1950-1970	MANSARD	N		
271	5	S	Ridge	Avenue	1950-1970	CUBE	N		
303	6	S	Ridge	Avenue	1950-1970	CUBE	C		
272	9	S	Ridge	Avenue	1950-1970	CUBE	N		
327	10	S	Ridge	Avenue	1950-1970	CUBE	C		
305	13	S	Ridge	Avenue	1950-1970	CUBE	C		
496	14	S	Ridge	Avenue	1950-1970	CUBE	C		
306	17	S	Ridge	Avenue	1950-1970	CUBE	C		
274	18	S	Ridge	Avenue	1950-1970	CUBE	N		
299	21	S	Ridge	Avenue	1950-1970	CUBE	C		
307	22	S	Ridge	Avenue	1950-1970	CUBE	C		
273	25	S.	Ridge	Avenue	1950-1970	CUBE	C		
333	26	S	Ridge	Avenue	1950-1970	NEO COLONIAL	U		
260	29	S	Ridge	Avenue	1950-1970	CUBE	N		
296	30	S	Ridge	Avenue	1950-1970	NEO COLONIAL	U		
300	33	S	Ridge	Avenue	1950-1970	CUBE	C		
298	34	S	Ridge	Avenue	1950-1970	CUBE	C		
261	37	S	Ridge	Avenue	1950-1970	CUBE	N		
297	38	S	Ridge	Avenue	1950-1970	NEO COLONIAL	U		
263	41	S	Ridge	Avenue	1950-1970	CUBE	C		
262	45	S	Ridge	Avenue	1950-1970	CUBE	C		
264	46	S	Ridge	Avenue	1950-1970	CUBE	N		
284	116	W	St. James	Street	1910-1930	CRAFTSMAN	N		
323	200	W	St. James	Street	1930-1950	CAPE COD	N		
197	204	E	St. James	Street	1930-1950	CRAFTSMAN	N		
283	204	W	St. James	Street	1890-1910	FOUR SQUARE	N		
322	206	W	St. James	Street	1910-1930	CRAFTSMAN	C		
321	208	W	St. James	Street	1910-1930	CRAFTSMAN	C		
112	1	N	Vail	Avenue	pre-1890	FOLK VICTORIAN	E		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
507	44	S	Vail	Avenue	1950-1970	POST MODERN COMMERCIAL	C		
182	105	S	Vail	Avenue	1890-1910	FOLK VICTORIAN	C		
141	110	S	Vail	Avenue	1890-1910	NATIONAL FOLK	N		
157	111	S	Vail	Avenue	1930-1950	RANCH	C		
118	116	S	Vail	Avenue	1890-1910	FOLK VICTORIAN	N		
142	124	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
161	126	S	Vail	Avenue	1890-1910	NATIONAL FOLK	C		
127	129	S	Vail	Avenue	1910-1930	NATIONAL FOLK	N		
134	130	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
173	132	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
160	133	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
192	135	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
133	202	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
191	206	S	Vail	Avenue	1910-1930	CHICAGO BUNAGLOW	C		
189	207	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
188	209	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
132	210	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
164	213	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
193	214	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
162	218	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
163	224	S	Vail	Avenue	1930-1950	CRAFTSMAN	C		
165	225	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
131	226	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
183	227	S	Vail	Avenue	1930-1950	MINIMAL TRADITIONAL	N		
135	230	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
139	231	S	Vail	Avenue	1930-1950	MINIMAL TRADITIONAL	C		
172	234	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
111	500	N	Vail	Avenue	pre-1890	ITALIANATE	E	YES	
508	2-10	S	Vail	Avenue	1890-1910	ECLECTIC COMMERCIAL	N		
294	312	W	Wing	Street	1890-1910	NATIONAL FOLK	C		
258	317	W	Wing	Street	1930-1950	CRAFTSMAN	N		
259	318	W	Wing	Street	1930-1950	NATIONAL FOLK	C		
335	412	W	Wing	Street	1930-1950	MINIMAL TRADITIONAL	U		
257	417	W	Wing	Street	1950-1970	CAPE COD	N		
319	500	W	Wing	Street	1950-1970	MINIMAL TRADITIONAL	U		
256	506	W	Wing	Street	1910-1930	CRAFTSMAN	N		
301	511	W	Wing	Street	1910-1930	CRAFTSMAN	C		
302	512	W	Wing	Street	1930-1950		U		

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All illustrations created by the School of the Art Institute of Chicago Preservation Planning Studio, except where noted.

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