



Memorandum

To: Randy Recklaus, Village Manager

CC: Bill Enright, Assistant Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 8/31/2021

Re: Proceed at Own Risk Request – Bob Rohrman Lexus Demolition, 1510 W. Dundee Rd.

Attached is a request to “Proceed At Own Risk” relative to a building permit to allow demolition of portion of the Bob Rohrman Lexus Dealership building, proposed at 1510 W. Dundee Road. The request comes from Mark Battista, Director at the Bob Rohrman Auto Group (“Petitioner”), who is asking the Village to approve a building permit to allow building demolition of approximately 36,000 square feet of the existing Lexus Dealership building, along with the elevated walkway connection between the Lexus Dealership and the former Honeywell building, while the Petitioner awaits Preliminary and Final Plat of Subdivision approval, as well a PUD amendment to make changes to the overall site. The Preliminary Plat and PUD amendment will be before the Village Board for their initial consideration at the September 8th meeting. Further details on the project can be found on the Board’s agenda for September 8th, New Business Item A.

Project Background:

The Bob Rohrman Auto Group (BRG), in conjunction with Ridgeline Property Group (RPG), is proposing to subdivide approximately 33 acres and sell that land to RPG. As part of that project, BRG has proposed the demolition of a portion of the Lexus Dealership (known as the “Motorola” building) that is used mostly for storage, along with demolition of the skywalk connection to the former Honeywell building. In its place, BRG has proposed the construction of a surface parking lot for use by the Lexus Dealership. There would be certain building façade improvements made at the Lexus Dealership building, and the parking lot improvements include additional areas of tandem parking, which requires a variation.

On April 12, 2021, the Petitioner filed a complete Plan Commission application, and on August 25, 2021, the Plan Commission held a public hearing on the project. The Staff Development Committee (SDC) recommended approval of the application subject to certain conditions, to which the Petitioner has agreed. The Plan Commission voted 5-1 in favor of a recommendation of approval of the application subject to the conditions as recommended by the SDC.

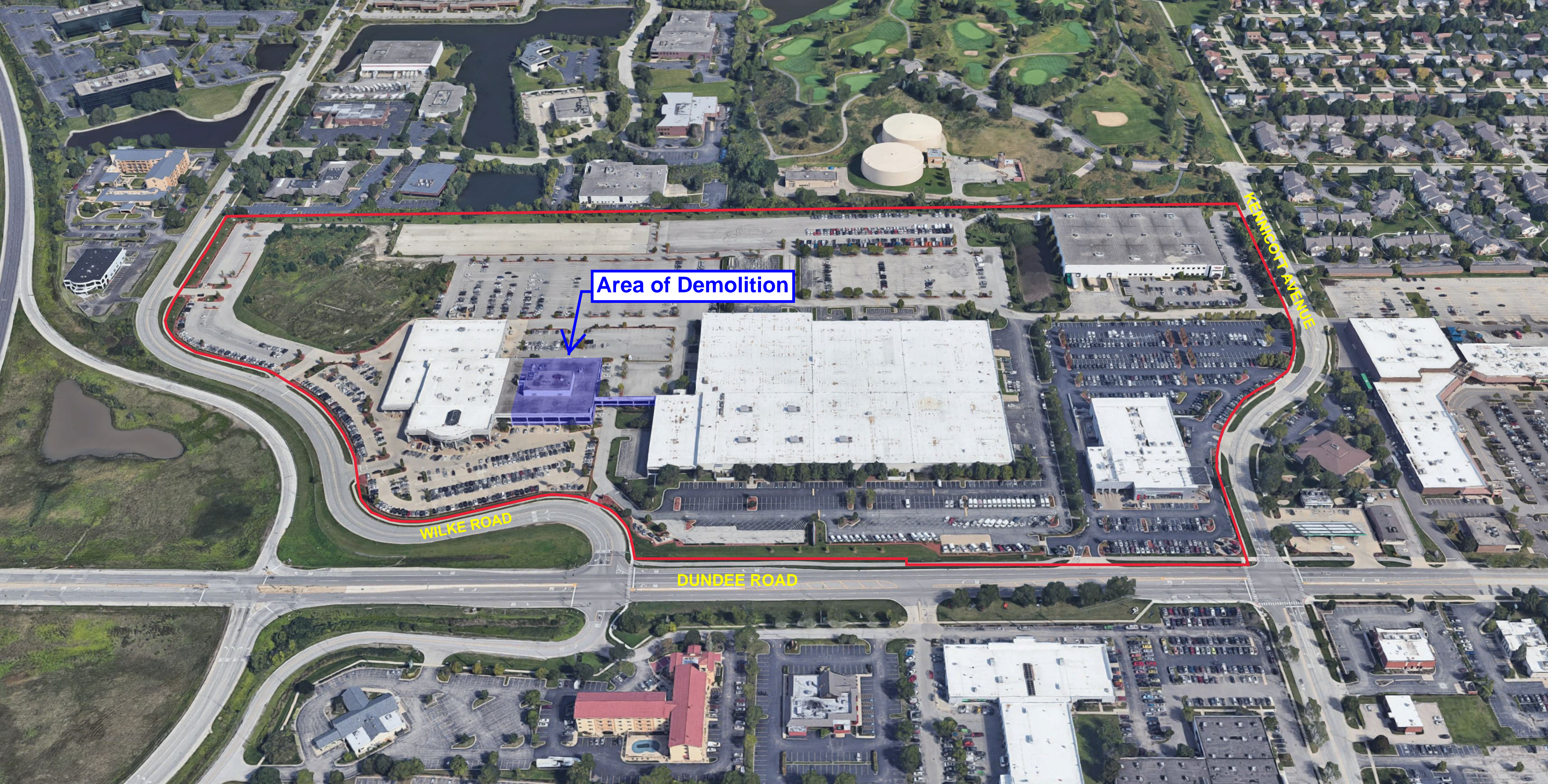
Typically, a building permit would not be granted until both Preliminary Plat and Final Plat of Subdivision approval was obtained, as well as approval of the PUD Amendment. Ordinance approval of the Preliminary Plat, along with the PUD amendment, may occur on September 20th, however, Final Plat of Subdivision approval may not come until later this year. As such, the BRG wishes to proceed with demolition of the Lexus Building prior to these approvals.

Recommendation

It is recommended that the Village Board approve the Bob Rohrman Group request to "Proceed At Own Risk" and authorize issuance of a building permit to allow the demolition while awaiting Ordinance approvals for the Preliminary Plat of Subdivision as well as the PUD amendment, and future consideration and approvals of the Final Plat of Subdivision.

This approval shall be subject to the following conditions:

1. That the Petitioner understands they are proceeding at their own risk since preliminary and final zoning approval has not yet been granted by the Village, nor has Preliminary or Final Plat been approved. Any required permit fees must be paid at time of permit issuance, and said permit fees will not be refunded if the permit is ultimately revoked by the Village.
2. Should the proposed PUD amendment, and/or any of the other associated variations or Design Commission approvals be denied, the building permit may be revoked by the Village, or alternatively, the permit must be amended by the Petitioner to comply with the Municipal Code (if applicable).
3. Should the permit be revoked by the Village, the Petitioner will be required to return the site to an acceptable finish, including regrading and landscaping, and any exterior improvement needed to finish exterior portions of the building.
4. Issuance of a building permit shall be subject to compliance with all applicable building permit procedures, Letter of Credit requirements, and approvals.



Area of Demolition

WILKE ROAD

DUNDEE ROAD

KENILCOTT AVENUE



The Bob Rohrman Auto Group

1510 W. Dundee Road • Arlington Heights, IL 60004 • 123-456-7890

Lafayette

Bob Rohrman Honda
888-752-0476
Bob Rohrman Hyundai
888-843-2099
Bob Rohrman Kia
888-752-4586
Bob Rohrman Lincoln
888-843-2099
Bob Rohrman Mitsubishi
888-871-9772
Bob Rohrman Subaru
888-904-1256
Bob Rohrman Suzuki
888-380-3772
Bob Rohrman Toyota/Scion
888-848-1471
Rohr-Max #2
888-387-2195

Indianapolis

Indy Honda
888-752-4589
Indy Hyundai
888-864-5023
Indy Motorwerks Suzuki
888-802-0670

Fort Wayne

Fort Wayne Acura
888-899-1419
Infiniti of Fort Wayne
888-697-6146
Fort Wayne Kia
888-698-9921
Fort Wayne Lexus
888-225-9480
Fort Wayne Nissan
888-751-7082
Fort Wayne Subaru
888-884-0461
Fort Wayne Toyota/Scion
888-751-7182

Illinois

Arlington Acura
877-725-0518
Arlington Kia
888-717-5668
Arlington Lexus
888-202-4838
Arlington Nissan
888-718-1837
Chesterton Nissan
888-693-8712
Gurnee Hyundai
888-751-3962
Gurnee Volkswagen
888-861-0815
Libertyville Mitsubishi
888-717-6760
Oakbrook Toyota/Scion
877-384-6544
Rohr-Max #1
888-492-8795
Schaumburg Ford
888-689-1852
Schaumburg Honda
866-527-1739
Schaumburg Kia
888-693-8712
Schaumburg Lincoln
888-719-2562

Wisconsin

Nissan of Kenosha
262-891-3457

July 7, 2021

Charles Perkins
Village of Arlington Heights
33 Arlington Heights Road
Arlington Heights, IL 6005

Dear Mr. Perkins,

Please be advised Lexus of Arlington has been directed by the manufacturer, Lexus of North America to conform to Lexus standards regarding branding image. Although Lexus of Arlington is a state-of-the-art facility, including all the modern conveniences set forth and completed in July of 2015, we regret to inform the Village that these standards must be updated. Enclosed please find an architectural plan and engineering plans associated with the new Lexus requirements. These changes will only affect the east, west and south façade to include less EIFS and more ACM panel systems. It will also include the new brand image black sail to be used on all Lexus facilities. This improvement will beautify not only our facility but the entrance off Illinois Route 53 and Illinois Route 68 intersection which is the gateway to the Arlington Heights business corridor off the Interstate.

Also included in this improvement is a request for demolition to the 70,000 SF facility contiguous to Lexus of Arlington on the east side of Lexus. This demolition will allow Lexus additional parking for storage and delivery of new vehicles.

As you know, Ridgeline Development is in the process of their request to amend the PUD for 1400 Dundee Road, the old Honeywell Facility which is under contract and scheduled to close in late October. Lexus of Arlington submitted their plans for the new branding image inclusive with Ridgeline Development's submission for the amendment of 1400 Dundee.

Please accept this as our formal request for permission to demolish the east portion of Lexus to create additional parking due to the sale of 24 acres which was once used for vehicle storage as well as the future site for additional dealerships.

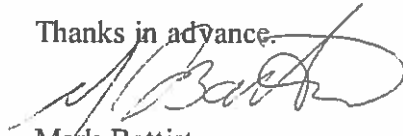
RECEIVED

JUL - 9 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

www.Rohrman.com

Thanks in advance.

A handwritten signature in black ink, appearing to read 'Mark Battista', written over the printed name.

Mark Battista
Rohrman Auto Group

Enclosures

Proposed Redevelopment for:
LEXUS OF ARLINGTON
1500 Dundee Road
Arlington Heights, Illinois

PROJECT DIRECTORY

LEXUS OF ARLINGTON
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT:
REITAN ARCHITECTS, LLC.
214 S. ROSE STREET
PALATINE, ILLINOIS 60067
PH. 847-519-1227
FAX 847-519-0347

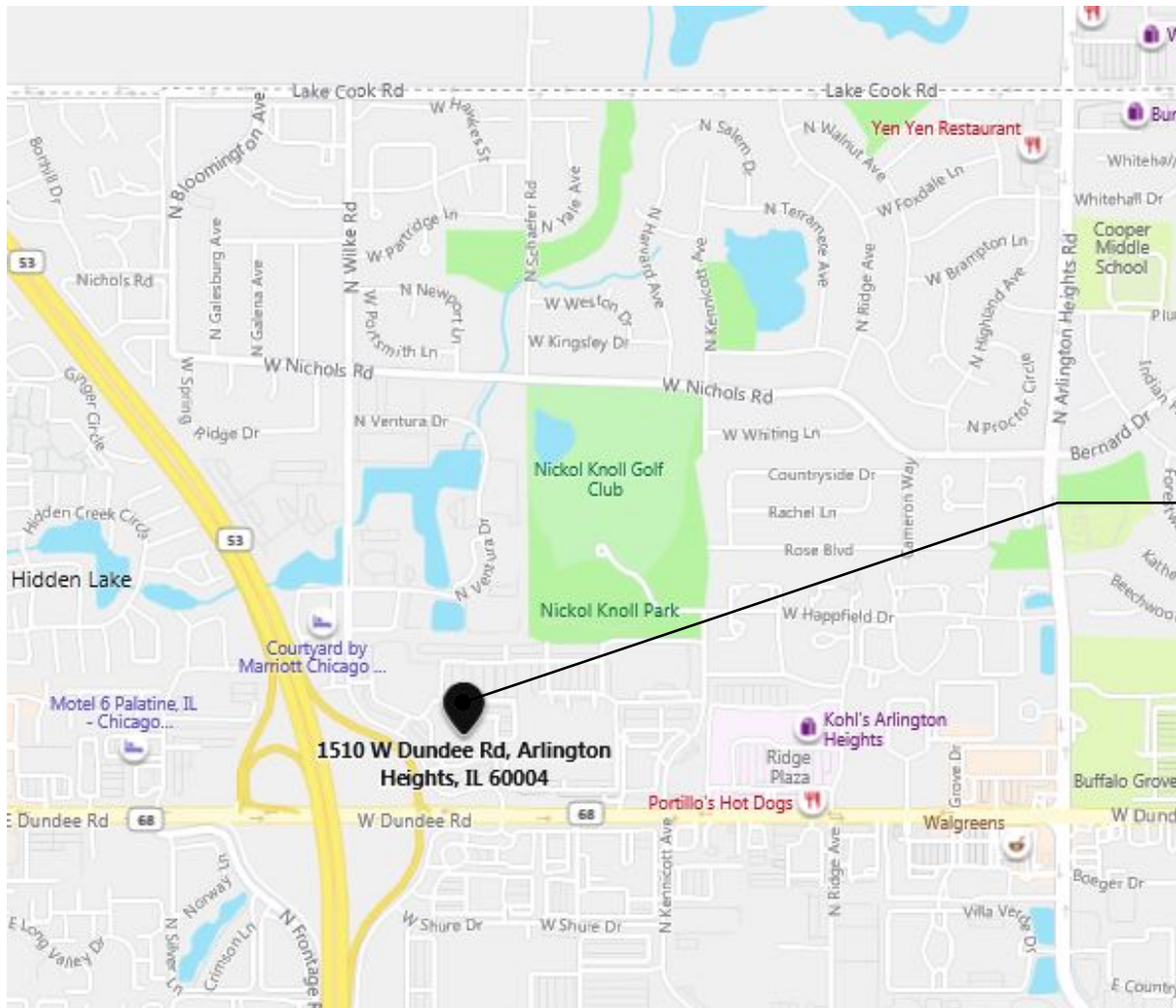
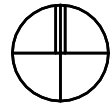
PROJECT DESCRIPTION

DEMOLISH EXISTING CATWALK & PORTION OF 2 STORY OFFICE BUILDING W/ PARTIAL BASEMENT & PENTHOUSE AND CONSTRUCTION OF NEW EXTERIOR WALL OF DEMOED OFFICE BUILDING. SCOPE ALSO INCLUDES PARTIAL DEMOLITION OF EXISTING LEXUS CAR DEALERSHIP FACADE AS REQUIRED FOR NEW LEXUS FACADE.

ABBREVIATIONS

A AB ANCHOR BOLT AB ACUSTICAL PANEL ACT ACUSTICAL CEILING TILE ADJ ADJUSTABLE AFF ABOVE FINISH FLOOR AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM AND ANDOZED APC ACUSTICAL PANEL CEILING APPROX APPROXIMATE ARCH ARCHITECTURAL ASPH ASPHALT AWT ACUSTICAL WALL TREATMENT L ANGLE	D DCL DEMO DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIA DIAGONAL DIM DIMENSION DL DEAD LOAD DR DOOR DS DOWNSPOUT DW DISHWASHER DWG DRAWING E EA EAST EACH EFS EXTERIOR INSULATION & FINISH SYSTEM EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRIC OR ELECTRICAL ELEV ELEVATOR EQ EQUAL EQ EQUIPMENT EASMENT EW EACH WAY EXH EXHAUST FAN EXIST EXISTING EXP EXPANSION EXT EXTERIOR	G GALV GALVANIZED STEEL GB GRAB BAR GBS GRILL BETWEEN GLASS GC GENERAL CONTRACTOR GL GLASS GYP BO GYPSUM BOARD H HCP HANDICAPPED HW HARDWARE HWOD HARDWOOD HM HOLLOW METAL HORIZ HORIZONTAL HP HORSEPOWER HSTL HOLLOW STEEL HT HEIGHT HVAC HEATING/ VENTILATING/ AIR CONDITIONING HW HOT WATER HWY HIGHWAY HYD HYDRANT I ID INSIDE DIAMETER INCL INCLUDED INSUL INSULATION INT INTERIOR J JAN JANITOR K KIT KITCHEN L LAB LABORATORY LAM LAMINATE LAU LAUNDRY LAV LAVATORY LOU LIGHTWEIGHT CONCRETE LOU MASONRY UNIT LF LINEAR FOOT LL LIVE LOAD LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LR LIVING ROOM LWC LIGHTWEIGHT CONCRETE	M MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MB MACHINE BOLT MBR MASTER BEDROOM MECH MECHANICAL MFD MANUFACTURED MFG MANUFACTURING MFR MANUFACTURER MH MANHOLE MIN MINIMUM, MINUTE MISC MISCELLANEOUS MO MASONRY OPENING MR MOISTURE RESISTANT MTD MOUNTED MTL METAL MULL MULLION MW MICROWAVE N N NORTH N NOT IN CONTRACT NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NS NEAR SIDE NTS NOT TO SCALE O O/O OUT TO OUT OVERALL OC ON CENTER OD OUTSIDE DIAMETER OF/CI OWNER FURNISHED/ CONTRACTOR INSTALLED OF/OI OWNER INSTALLED OFF OFFICE OH OVERHANG OING OPENING OPP OPPOSITE OSB ORIENTATED STRAND BOARD P PBD PARTICLE BOARD PC POINT OF CURVE PCC PRECAST CONCRETE PPF POUNDS PER SQUARE FOOT PERF PERFORATED PERIM PERIMETER PI POINT OF INTERSECTION PL PROPERTY LINE PLAM PLASTIC LAMINATE PLAS PLASTER PLF POUNDS PER LINEAR FOOT PLYWD PLYWOOD PNL PANEL PR PAIR PREFAB PREFABRICATE PREFIN PREFINISH PROJ PROJECT PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT PAINT PTD PAPER TOWEL DISPENSER PTM PARTITION PVC POLYVINYL CHLORIDE PVG PAVING	Q QT QUARRY TILE R R RISER, RADIUS, RANGE RA RETURN AIR RCP REINFORCED CONCRETE PIPE RD ROOF DRAIN REF REFER, REFRIGERATOR RENF REINFORCE REQD REQUIRED RESL RESILIENT REST RESTROOM REV REVISION RFS ROOFING RM ROOM RO ROOF OPENING RPM REVOLUTIONS PER MINUTE RS ROUGH SAWN S S SOUTH SB SPLASH BLOCK SCHED SCHEDULE SOWD SOLID CORE WOOD SD STORM DRAIN SECT SECTION SF SQUARE FOOT SHR SHOWER SHT SHEET SHV SHELVE S & P SHELF & POLE SIM SIMILAR SN SANITARY NAPKIN DISPENSER SNU SANITARY NAPKIN DISPOSAL UNIT SPEC SPECIFICATION SPKR SPEAKER SQ SQUARE SQ IN SQUARE INCH SQ YD SQUARE YARD SS SANITARY SEWER SST STAINLESS STEEL ST STREET STC SOUND TRANSMISSION CLASS STD STANDARD STL STL STEEL JOIST STOR STORAGE STRUCT STRUCTURAL SUSP CLG SUSPENDED CEILING SV SHEET VINYL SW SWITCH	T T TREAD TB TOP AND BOTTOM TB TOWEL BAR TEL TELEPHONE TER TERRAZZO TG TONGUE AND GROOVE THK THICKNESS TK BD TACK BOARD TMPO TEMPO TOC TOP OF CURB TOF TOP OF FOOTING TOM TOP OF MASONRY TOS TOP OF STEEL TOW TOP OF WALL TPO TOILET PAPER HOLDER TRANS TRANSPARENT TWF TRANSPARENT WOOD FINISH TV TELEVISION TYP TYPICAL U U UNIT HEATER UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE V V VOLT VB VINYL BASE VCT VINYL COMPOSITION TILE VENT VENTILATOR VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER VWC VINYL WALL COVERING VWF VINYL WALL FABRIC W W WEST, WIDE W WITH W/O WITHOUT W/W WALL COVERING, WATER CLOSET W WOOD WOW WINDOW WGL WIRE GLASS WH WATER HEATER WP WATERPROOFING, WORKING POINT WRP WRAP AROUND WSCOT WAINSCOT WT WEIGHT WVF WELDED WIRE FABRIC
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LOCATION MAP



SITE

AREAL



AREA OF
WORK

SHEET INDEX

NO.	SHEET NAME
ARCHITECTURAL	
T1	TITLE SHEET
ST1	SITE PLAN
D1	MAIN FLOOR DEMOLITION PLAN
D2	UPPER FLOOR DEMOLITION PLAN
D3	ROOF DEMOLITION PLAN
D4	DEMOLITION ELEVATIONS
A1	MAIN FLOOR PLAN
A2	UPPER FLOOR PLAN
A3	WEST BUILDING EXTERIOR ELEVATIONS
A3a	WEST BUILDING SOUTH EXTERIOR ELEVATION
A3b	WEST BUILDING EAST EXTERIOR ELEVATION
A3c	WEST BUILDING NORTH EXTERIOR ELEVATION
A3d	WEST BUILDING WEST EXTERIOR ELEVATION
A4	EAST BUILDING EXTERIOR ELEVATIONS
A5	WALL SECTIONS
A6	SECTIONS & DETAILS
A7	ROOF PLAN & ENLARGED PARTIAL FLOOR PLAN

PROJECT DATA

BUILDING SUMMARY BASED ON:

2018 INTERNATIONAL BUILDING CODE w/ AMENDMENTS
2018 INTERNATIONAL FIRE PROTECTION CODE w/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE w/ AMENDMENTS
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE w/ AMENDMENTS
CURRENT ILLINOIS PLUMBING CODE w/ AMENDMENTS
CURRENT ILLINOIS ENERGY CONSERVATION CODE
CURRENT ILLINOIS ACCESSIBILITY CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
CURRENT VILLAGE OF ARLINGTON HEIGHTS ZONING CODE

ZONING CLASSIFICATION: M1 RESEARCH, DEVELOPMENT AND LIGHT MANUFACTURING DISTRICT

USE GROUP CLASSIFICATION: F-1 MODERATE-HAZARD FACTORY INDUSTRIAL GROUP / B BUSINESS GROUP

BUILDING CONSTRUCTION TYPE: TYPE II-B NON-COMBUSTIBLE CONSTRUCTION

EXISTING BUILDING IS SPRINKLERED, WITH FIRE ALARM SYSTEM

EXISTING BUILDING TO REMAIN *STORIES/BUILDING HT.: 2 STORIES/33'-10"

EXISTING BUILDING TO BE DEMOLISHED HT.: 2 STORIES/31'-3"

EXISTING LEXUS MAIN FLOOR AREA: 82,378sf
EXISTING HONEYWELL MAIN FLOOR AREA: 7,169sf
EXISTING LEXUS UPPER FLOOR AREA: 32,189sf
EXISTING HONEYWELL UPPER FLOOR AREA: 7,851sf
EXISTING TOTAL MAIN FLOOR AREA: 89,547sf
EXISTING TOTAL UPPER FLOOR AREA: 40,040sf

MAXIMUM ALLOWABLE AREA (TABLE 506.2): 92,000sf

DATE
AUGUST 6, 2020

REVISIONS 04/06/2021
05/05/2021
06/06/2021

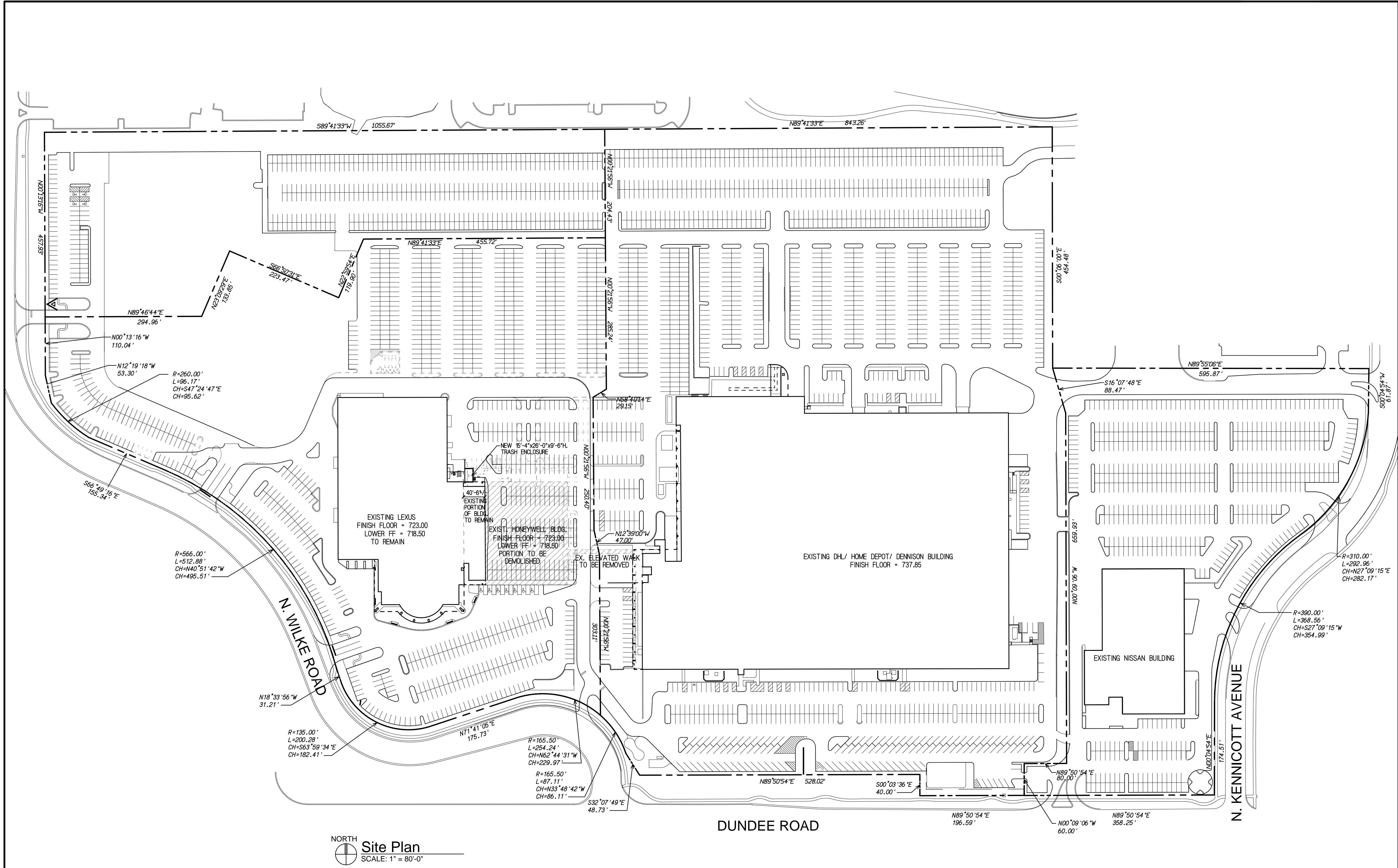
PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
TITLE SHEET

SHEET
T1
OF 1
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PROJECT NO.
2025



NORTH
Site Plan
SCALE: 1" = 80'-0"

DATE
AUGUST 6, 2020

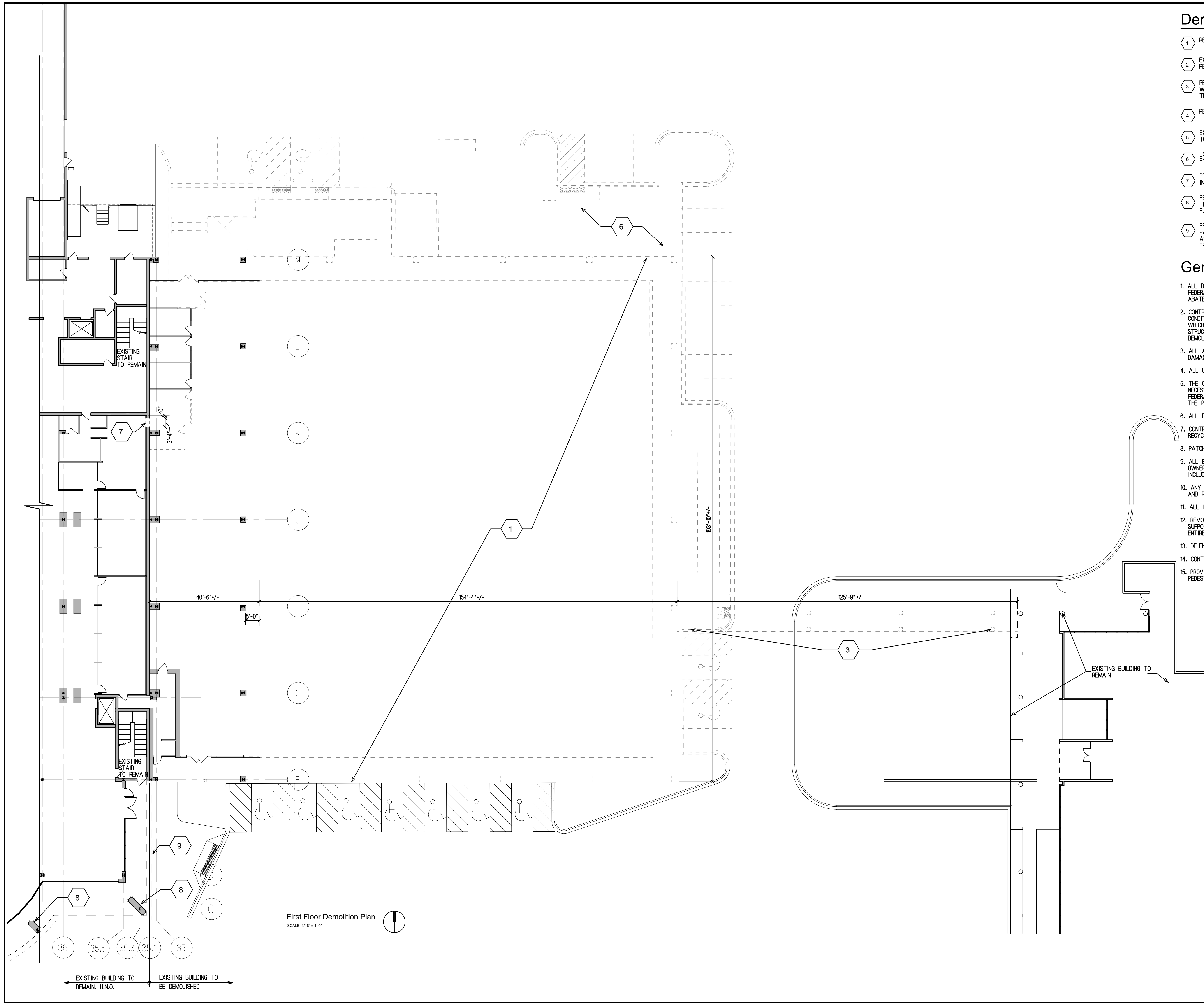
REVISIONS	DATE
06/17/2021	
08/06/2021	

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1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 784-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAW AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME SITE PLAN
SHEET ST1 OF 1 © Copyright, Reitan Architects, LLC.
PROJECT NO. 2025



Demolition Key Notes

- 1 REMOVE PORTION OF EXISTING TWO STORY BUILDING IN IT'S ENTIRETY.
- 2 EXISTING 12" CMU WALL TO REMAIN. PATCH AND REPAIR DAMAGE AS REQUIRED.
- 3 REMOVE EXISTING PEDESTRIAN BRIDGE IN ITS ENTIRETY. REMOVE GLASS WINDOWS, WALLS, ROOF, FLOOR SYSTEM AND SUPPORT COLUMNS AND THEIR FOUNDATIONS.
- 4 REMOVE EXISTING DOORS AND INFILL OPENINGS WITH LIKE MATERIALS.
- 5 EXISTING ROOF MECHANICAL PENTHOUSE AND ALL MECHANICAL EQUIPMENT TO BE REMOVED IN ITS ENTIRETY.
- 6 EXISTING ELECTRICAL VAULT IN BASEMENT TO BE REMOVED IN ITS ENTIRETY.
- 7 PROVIDE NEW 3'-4"x7'-2" MASONRY OPENING AS REQUIRED FOR NEW 3'x7' INSULATED METAL DOOR.
- 8 REMOVE EXIST. E.I.F.S., STAINLESS STEEL BASE & SHEATHING. PREP PIERS AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW FURRING, SHEATHING & MCM PANELS.
- 9 REMOVE EXISTING FASCIA E.I.F.S., SHEATHING, EQUIPMENT SCREENING AND PARTIAL FRAMING (SEE EXTERIOR ELEVATIONS & SECTIONS). PREP FASCIA AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW FRAMING, SHEATHING, & E.I.F.S.

General Demolition Notes

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES INCLUDING ANY LEAD AND ASBESTOS ABATEMENT REGULATIONS WHICH MAY BE REQUIRED AT THE PROJECT.
2. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VERIFY DIMENSIONS & EXIST. CONDITIONS AT THE BUILDING AND SITE AND REPORT ANY DISCREPANCIES WHICH HE MAY FIND TO THE ARCHITECT/STRUCTURAL ENGINEER. ARCHITECT/STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF DEMOLITION.
3. ALL ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED WILL BE RETURNED TO ITS ORIGINAL CONDITION.
4. ALL UTILITIES TO THE BUILDING BEING DEMOLISHED SHALL BE DISCONNECTED.
5. THE CONTRACTOR SHALL PROVIDE ANY AND ALL REQUIRED BARRIERS NECESSARY FOR THE SAFETY OF ALL PERSONS AND PROPERTY AS REQUIRED FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND AS REQUIRED FOR THE PROPER EXECUTION OF THE DEMOLITION WORK.
6. ALL DEMOLISHED ITEMS TO BE DISPOSED OF LEGALLY.
7. CONTRACTOR SHALL PROVIDE ALL DUMPSTERS REQUIRED FOR SCRAP METAL, RECYCLED MATERIALS AND REFUSE.
8. PATCH AND REPAIR ANY DAMAGED AREAS AS REQUIRED.
9. ALL BIDDERS FOR THE DEMOLITION PORTION MUST VISIT THE SITE (WITH THE OWNER'S REP.) TO FAMILIARIZE THEMSELVES WITH THE WORK AND SHALL INCLUDE ALL ITEMS WHETHER NOTED OR SHOWN.
10. ANY ITEMS FOUND TO HAVE ASBESTOS CONTENT OR LEAD SHALL BE TESTED AND REMOVED BY OTHERS.
11. ALL ITEMS SHOWN DASHED SHALL BE REMOVED.
12. REMOVE ALL EXISTING ROOF TOP MOUNTED HVAC MECHANICAL UNITS, SUPPORT FRAMING, GAS PIPING, DUCT WORK AND PENTHOUSE WALLS IN ITS ENTIRETY.
13. DE-ENERGIZE ELECTRICAL SERVICE FOR BUILDING TO BE DEMOLISHED ONLY.
14. CONTACT UTILITY COMPANIES TO DE-ACTIVATE SERVICES.
15. PROVIDE BARRICADES AND ENCLOSURE AT EXISTING BUILDING WHERE EXISTING PEDESTRIAN BRIDGE IS BEING DEMOLISHED.

DATE
AUGUST 6, 2020

REVISIONS 04/08/2021
08/06/2021

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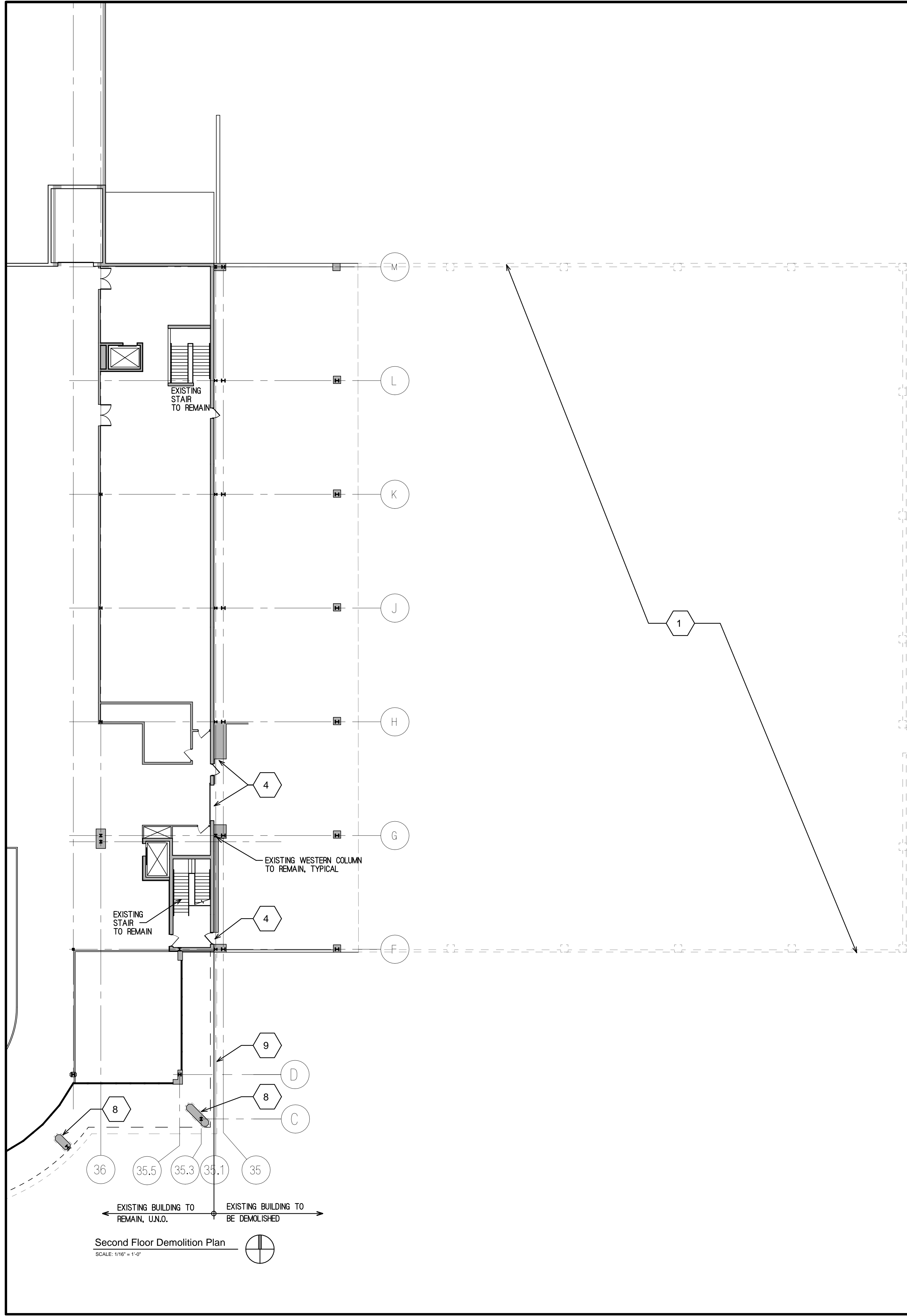
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SHEET NAME
FIRST FLOOR
DEMOLITION
PLAN

SHEET
D1
OF 4
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PROJECT NO.
2025

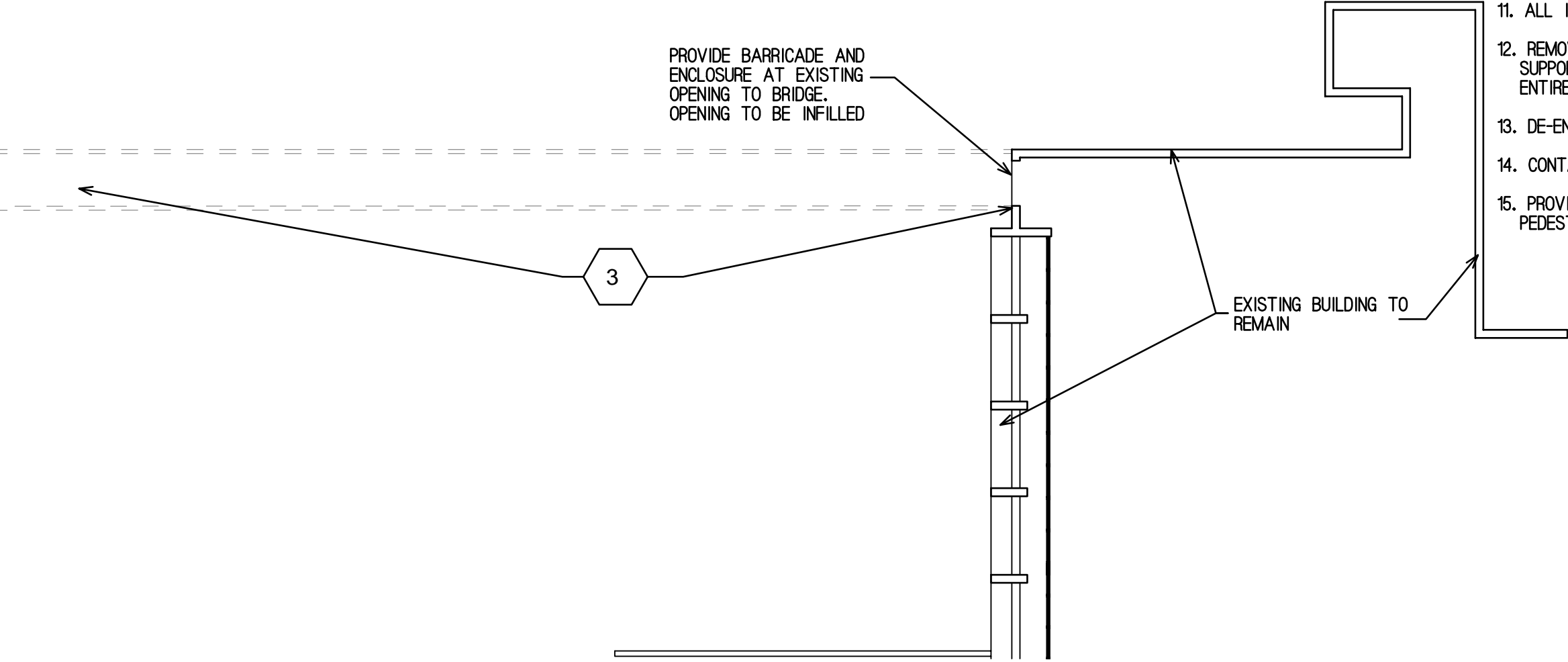


Demolition Key Notes

- 1 REMOVE PORTION OF EXISTING TWO STORY BUILDING IN IT'S ENTIRETY.
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- 15. PROVIDE BARRICADES AND ENCLOSURE AT EXISTING BUILDING WHERE EXISTING PEDESTRIAN BRIDGE IS BEING DEMOLISHED.



DATE
AUGUST 6, 2020

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08/06/2021

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LEXUS OF ARLINGTON
LOCATION
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ARLINGTON HEIGHTS, ILLINOIS

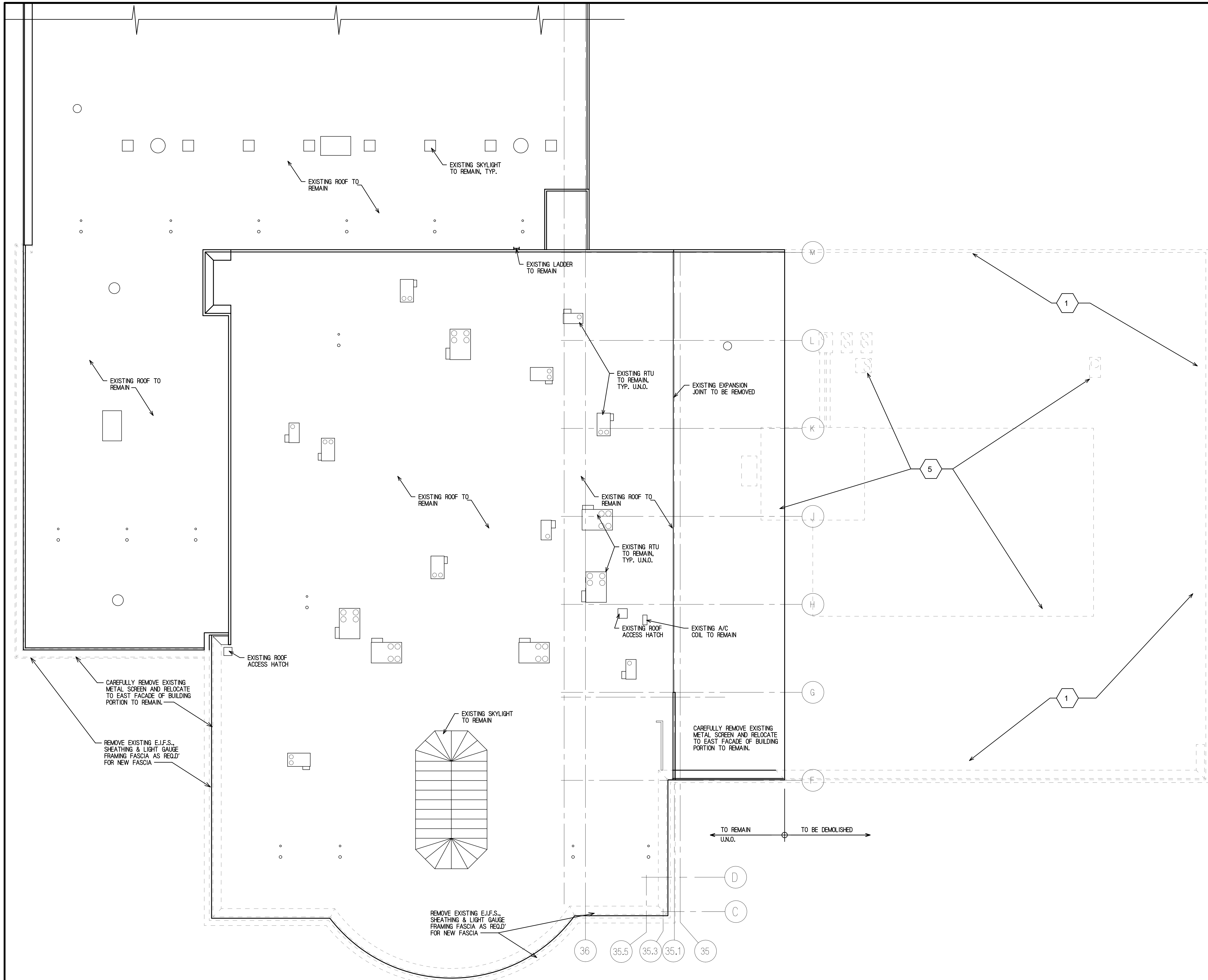
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 784-004083

NOT TO BE CERTIFIED THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAW AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
SECOND FLOOR
DEMOLITION
PLAN

SHEET
D2
OF 4
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PROJECT NO.
2025



 **Roof Plan Demolition Plan**
SCALE: 1/16" = 1'-0"

Demolition Key Notes

- 1 REMOVE PORTION OF EXISTING TWO STORY BUILDING IN ITS ENTIRETY.
- 2 EXISTING 12" CMU WALL TO REMAIN. PATCH AND REPAIR DAMAGE AS REQUIRED.
- 3 REMOVE EXISTING PEDESTRIAN BRIDGE IN ITS ENTIRETY. REMOVE GLASS WINDOWS, WALLS, ROOF, FLOOR SYSTEM AND SUPPORT COLUMNS AND THEIR FOUNDATIONS.
- 4 REMOVE EXISTING DOORS AND INFILL OPENINGS WITH LIKE MATERIALS.
- 5 EXISTING ROOF MECHANICAL PENTHOUSE AND ALL MECHANICAL EQUIPMENT TO BE REMOVED IN ITS ENTIRETY.
- 6 EXISTING ELECTRICAL VAULT IN BASEMENT TO BE REMOVED IN ITS ENTIRETY.
- 7 PROVIDE NEW 3'-4"x7'-2" MASONRY OPENING AS REQUIRED FOR NEW 3'x7' INSULATED METAL DOOR.
- 8 REMOVE EXIST. E.I.F.S., STAINLESS STEEL BASE & SHEATHING. PREP PIERS AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW FURRING, SHEATHING & MCM PANELS.
- 9 REMOVE EXISTING FASCIA E.I.F.S., SHEATHING, EQUIPMENT SCREENING AND PARTIAL FRAMING (SEE EXTERIOR ELEVATIONS & SECTIONS). PREP FASCIA AS REQUIRED TO BE REWORKED, SQUAREING OFF AND PROVIDE NEW FRAMING, SHEATHING, & E.I.F.S.

General Demolition Notes

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES INCLUDING ANY LEAD AND ASBESTOS ABATEMENT REGULATIONS WHICH MAY BE REQUIRED AT THE PROJECT.
2. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VERIFY DIMENSIONS & EXIST. CONDITIONS AT THE BUILDING AND SITE AND REPORT ANY DISCREPANCIES WHICH HE MAY FIND TO THE ARCHITECT/STRUCTURAL ENGINEER. ARCHITECT/ STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF DEMOLITION.
3. ALL ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED WILL BE RETURNED TO ITS ORIGINAL CONDITION.
4. ALL UTILITIES TO THE BUILDING BEING DEMOLISHED SHALL BE DISCONNECTED.
5. THE CONTRACTOR SHALL PROVIDE ANY AND ALL REQUIRED BARRIERS NECESSARY FOR THE SAFETY OF ALL PERSONS AND PROPERTY AS REQUIRED FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND AS REQUIRED FOR THE PROPER EXECUTION OF THE DEMOLITION WORK.
6. ALL DEMOLISHED ITEMS TO BE DISPOSED OF LEGALLY.
7. CONTRACTOR SHALL PROVIDE ALL DUMPSTERS REQUIRED FOR SCRAP METAL, RECYCLED MATERIALS AND REFUSE.
8. PATCH AND REPAIR ANY DAMAGED AREAS AS REQUIRED.
9. ALL BIDDERS FOR THE DEMOLITION PORTION MUST VISIT THE SITE (WITH THE OWNER'S REP.) TO FAMILIARIZE THEMSELVES WITH THE WORK AND SHALL INCLUDE ALL ITEMS WHETHER NOTED OR SHOWN.
10. ANY ITEMS FOUND TO HAVE ASBESTOS CONTENT OR LEAD SHALL BE TESTED AND REMOVED BY OTHERS.
11. ALL ITEMS SHOWN DASHED SHALL BE REMOVED.
12. REMOVE ALL EXISTING ROOF TOP MOUNTED HVAC MECHANICAL UNITS, SUPPORT FRAMING, GAS PIPING, DUCT WORK AND PENTHOUSE WALLS IN ITS ENTIRETY.
13. DE-ENERGIZE ELECTRICAL SERVICE FOR BUILDING TO BE DEMOLISHED ONLY.
14. CONTACT UTILITY COMPANIES TO DE-ACTIVATE SERVICES.
15. PROVIDE BARRICADES AND ENCLOSURE AT EXISTING BUILDING WHERE EXISTING PEDESTRIAN BRIDGE IS BEING DEMOLISHED.

DATE
AUGUST 6, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

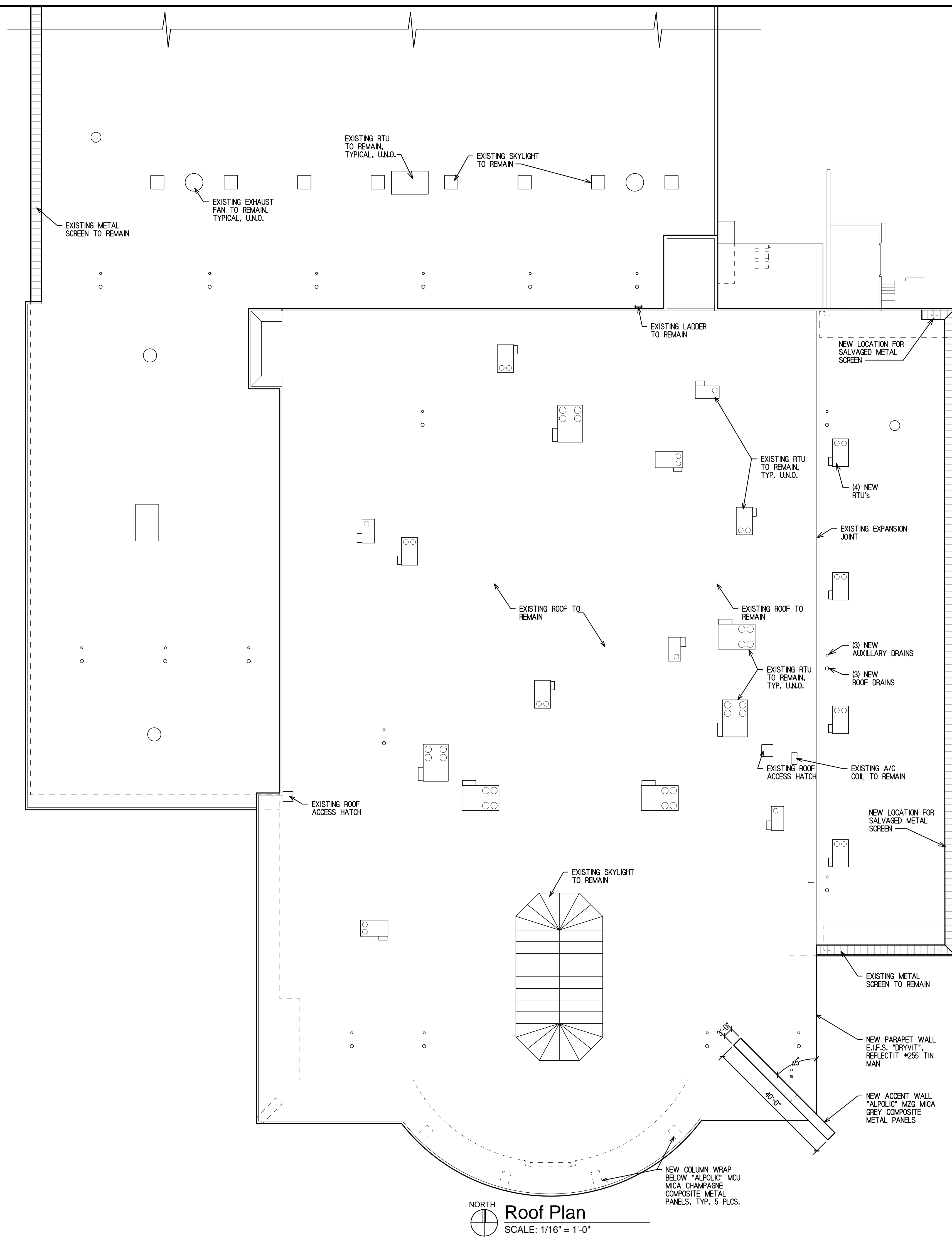
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 984-004083

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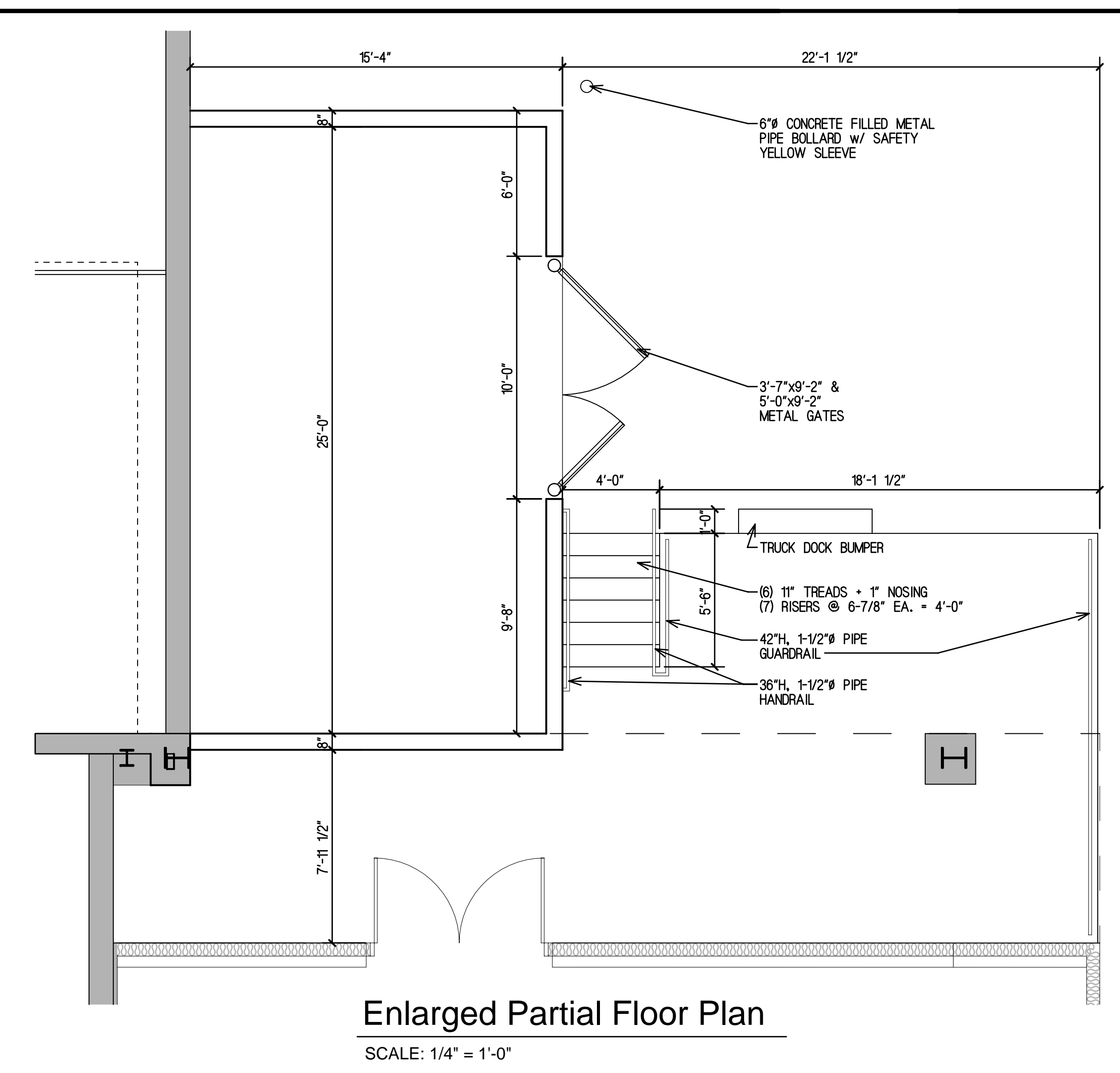
SHEET NAME
ROOF
DEMOLITION
PLAN

SHEET
D3
OF 4
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PROJECT NO.
2025



Roof Plan
SCALE: 1/16" = 1'-0"



Enlarged Partial Floor Plan
SCALE: 1/4" = 1'-0"

DATE
AUGUST 6, 2021

REVISIONS
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

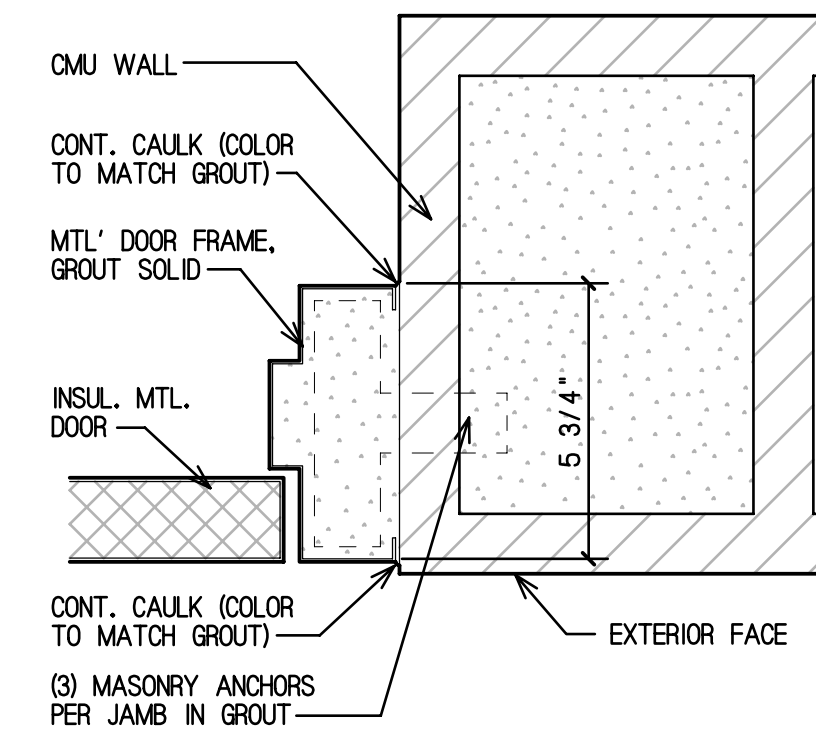
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214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 784-004083

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SHEET NAME
ROOF PLAN &
ENLARGED
PARTIAL
FLOOR PLAN

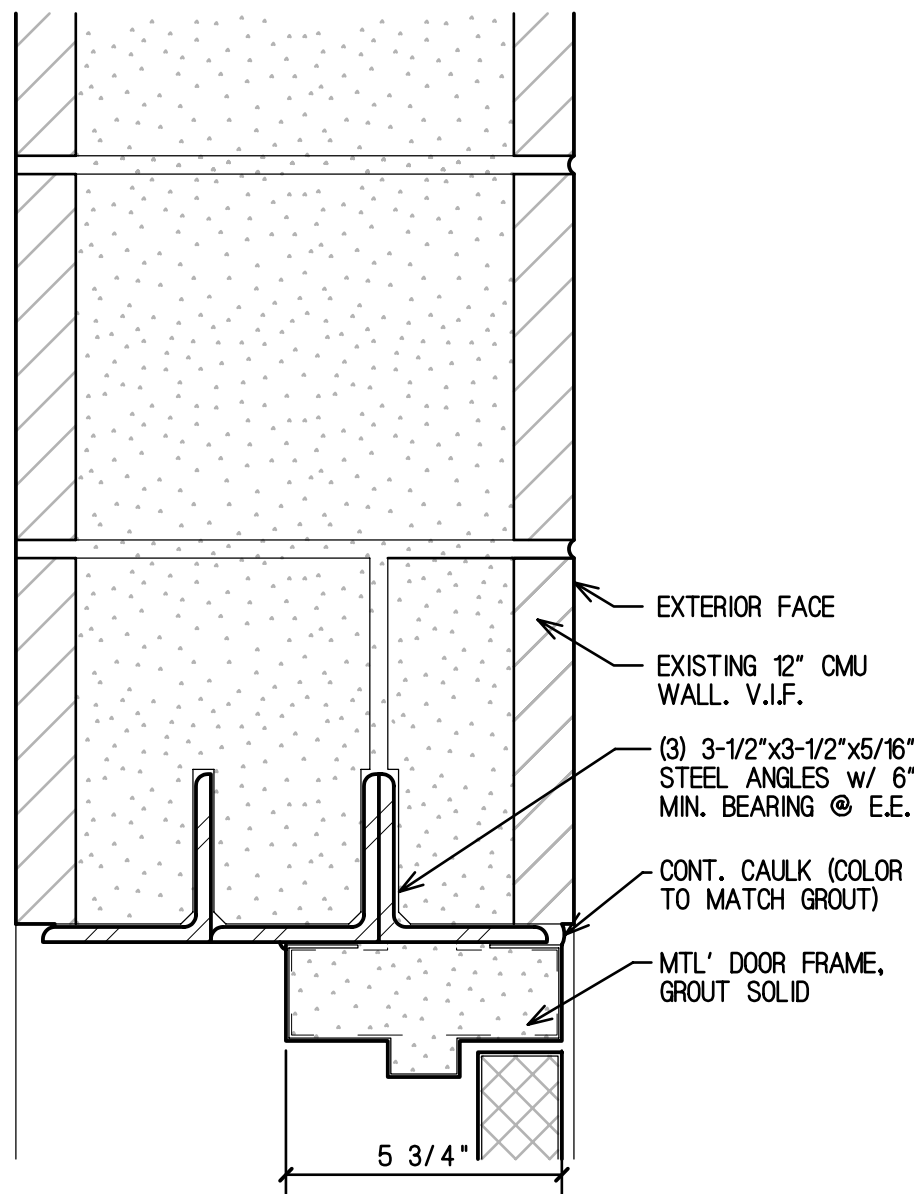
SHEET
A7
OF 11
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PROJECT NO.
2025



@ MASONRY WALL

1
A1
Jamb Detail
SCALE: 3"=1'-0"



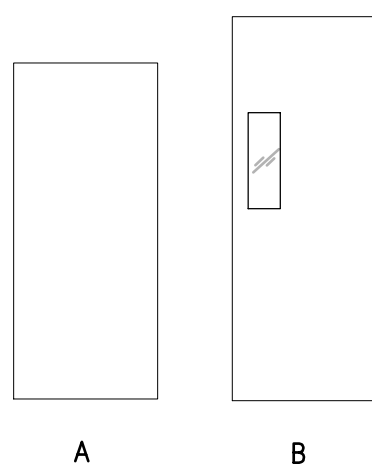
@ MASONRY WALL

2
A1
Head Detail
SCALE: 3"=1'-0"

Door and Frame Schedule

MARK	DOOR										FRAME						FIRE RATING LABEL	HWR GRP.	REMARKS
	SIZE			GA	ELEV	CORE	GLAZING	LOUVER		FACE FINISH	ELEV	DETAIL							
	WD	HGT	THK					WD	HGT			HEAD	JAMB	SILL	GA.	DEPTH			
01	3'-0"	7'-0"	1 3/4"	18	A	S.C.	-	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW1	
02	(2) 3'-6"	8'-0"	1 3/4"	18	B	S.C.	TEMP.	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW2	
03	3'-0"	7'-0"	1 3/4"	18	A	S.C.	-	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW1	
04	3'-0"	7'-0"	1 3/4"	18	A	S.C.	-	-	-	H.M.	1	2/A1	1/A1	-	16	5 3/4"	-	HW1	

Door Elevation



Door & Hardware Schedule

HW1
1 1/2 PR. BUTT HINGES
1 LOCKSET
1 CLOSER
1 DOOR STOP
1 WEATHER STRIPPING

MANUFACTURES:
CORBIN
RUSSWIN
SCHLAGE
YALE

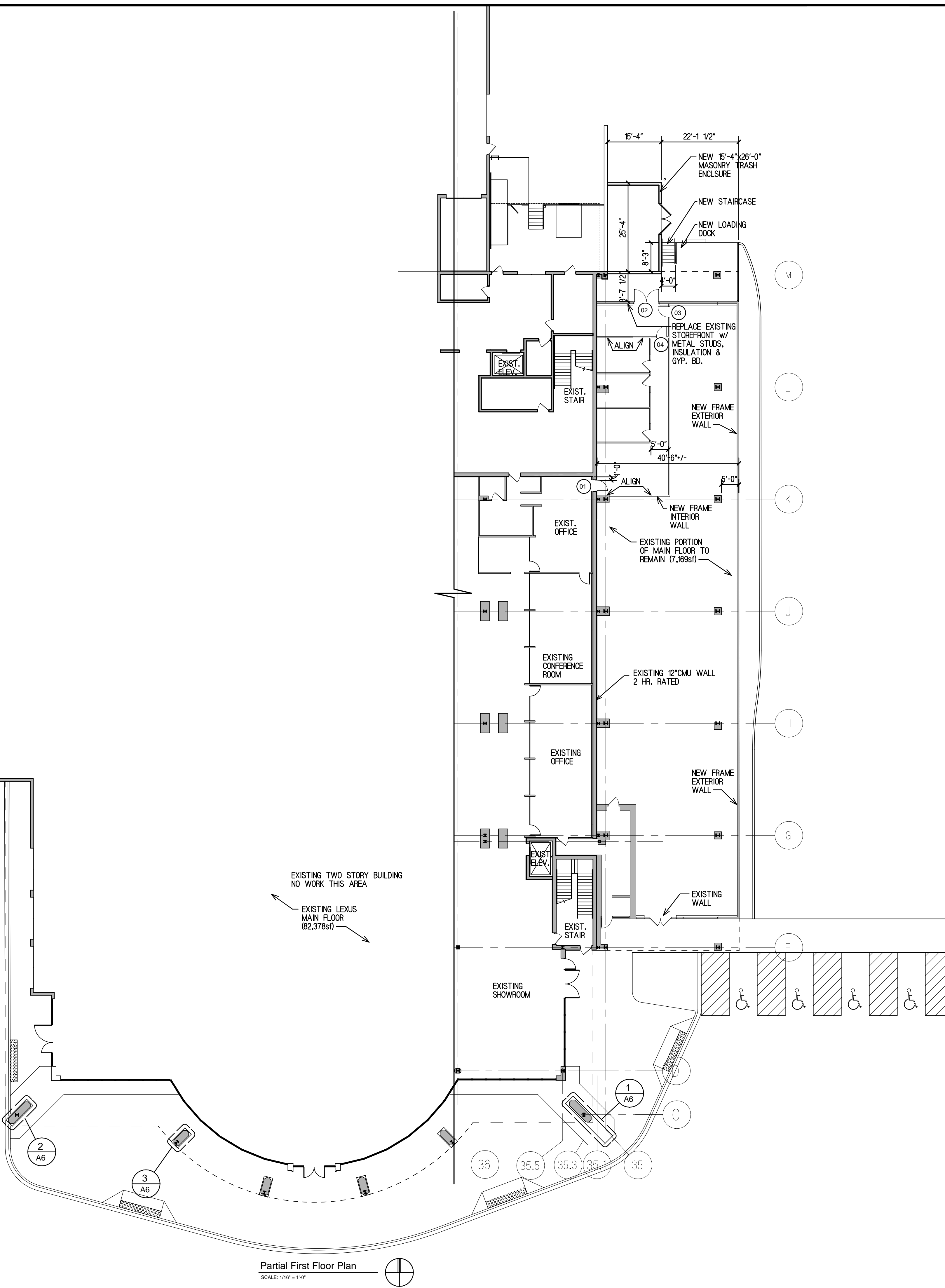
CLOSERS
NORTON, 7500 SERIES
L.C.N., 4040 SERIES
YALE, 4400 SERIES

HINGES (HEAVY WEIGHT, BALL BEARING)
STANLEY
HAGER

DOOR STOP, FLUSH BOLTS, MISC. ACCESSORIES
HAGER

DOOR LOCKSET TO HAVE LEVER TYPE TO CONFORM TO THE HANDICAP ACCESSIBILITY STANDARDS.
THRESHOLD SHALL BE ADA COMPLIANT.

HW2
1 CONTINUOUS HINGE
1 LOCKSET
1 CLOSER
1 DOOR STOP
1 THRESHOLD
1 WEATHER STRIPPING
1 ASTREGAL



Partial First Floor Plan
SCALE: 1/16" = 1'-0"

DATE
AUGUST 28, 2020

REVISIONS
04/08/2021
06/17/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

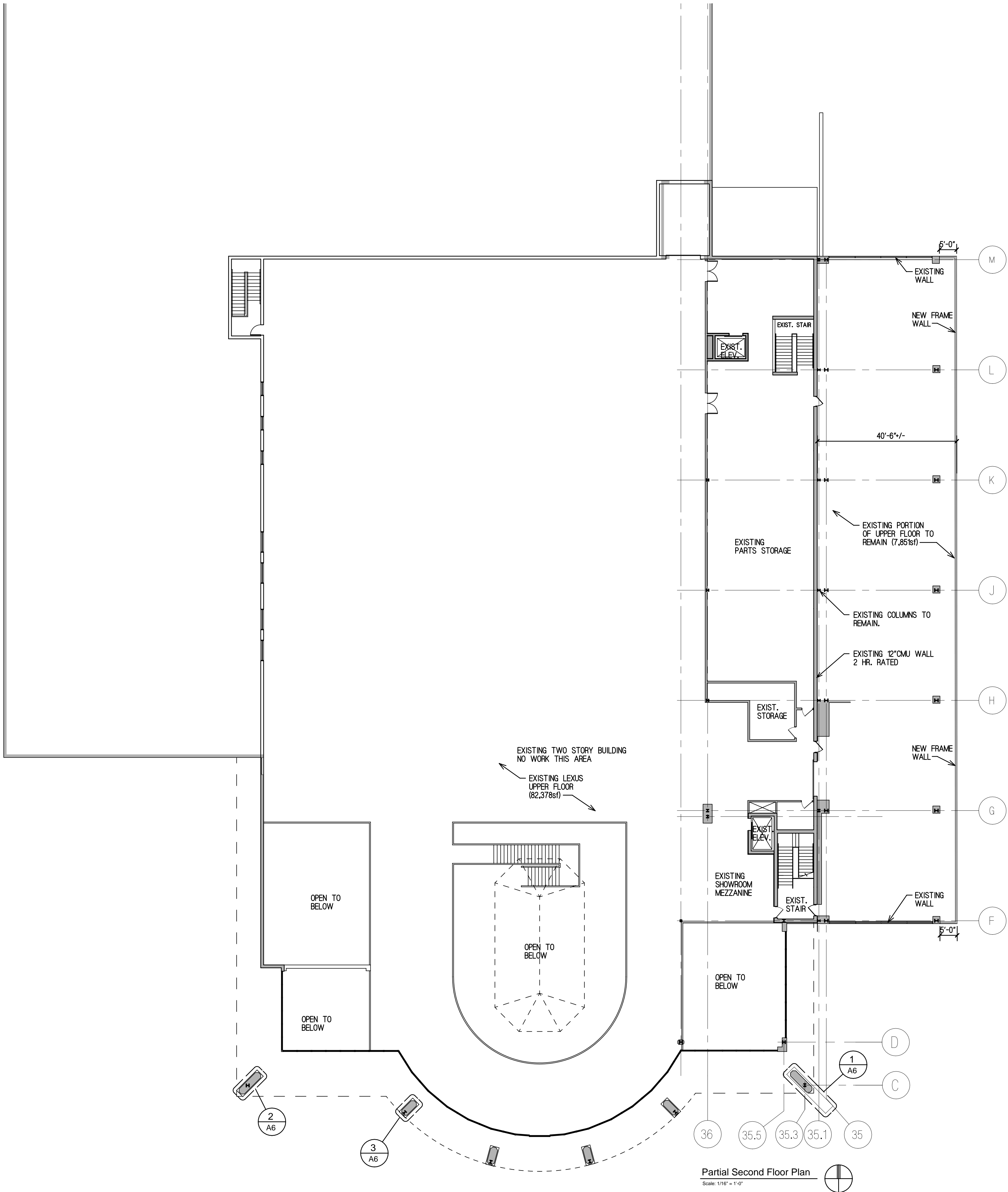
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214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 784-004083

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SHEET NAME
FLOOR PLAN

SHEET
A1
OF 11
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PROJECT NO.
2025



Partial Second Floor Plan
Scale: 1/16" = 1'-0"

DATE
OCTOBER 6, 2020

REVISIONS
04/06/2021
06/17/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

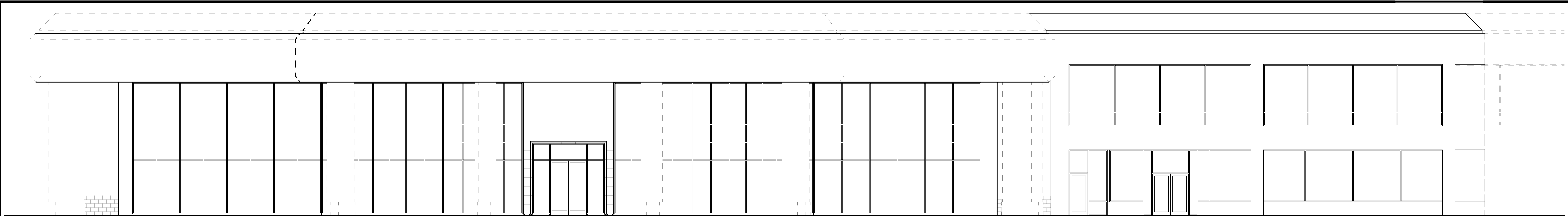
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PH: 847-519-1227 - FAX 847-519-0347
Assumed Name No. 784-004083

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THE BEST OF MY KNOWLEDGE AND
BELIEF CONFORM TO LAWS AND
ORDINANCES OF THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS.

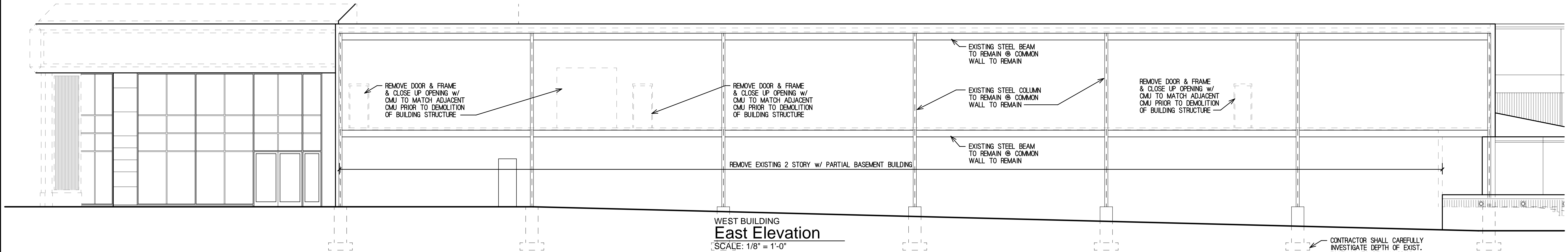
SHEET NAME
UPPER FLOOR
PLAN

SHEET
A2
OF 11
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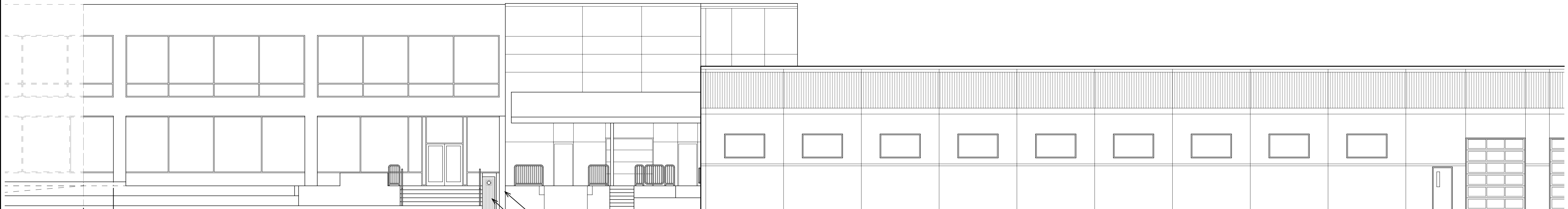
PROJECT NO.
2025



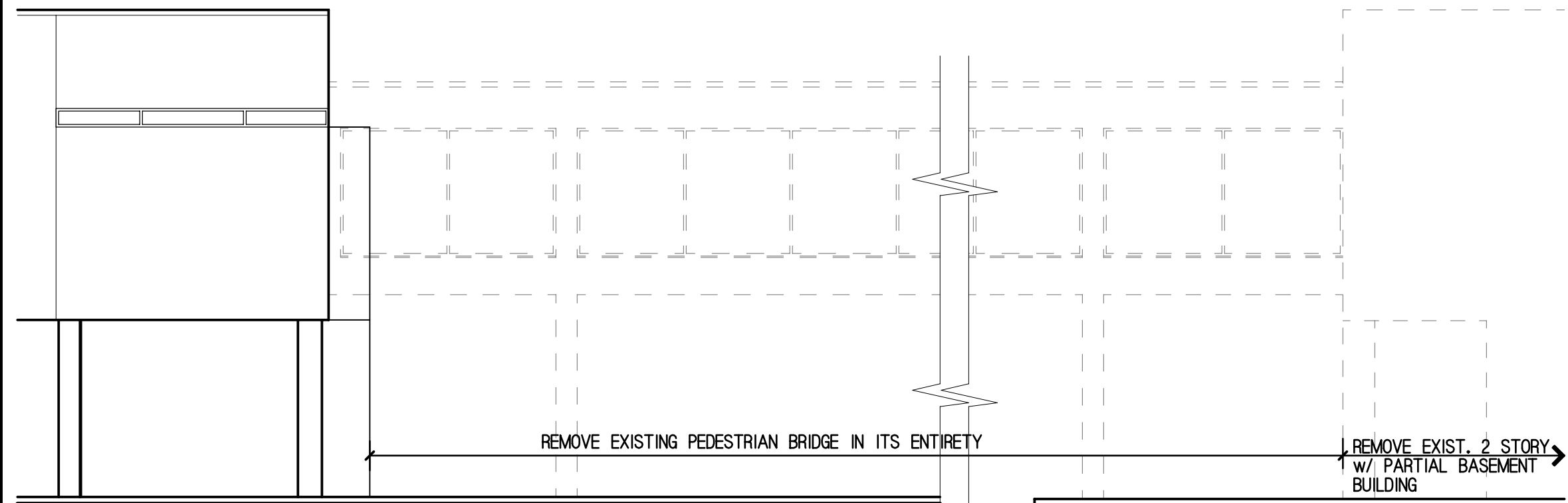
WEST BUILDING
South Elevation
SCALE: 1/8" = 1'-0"



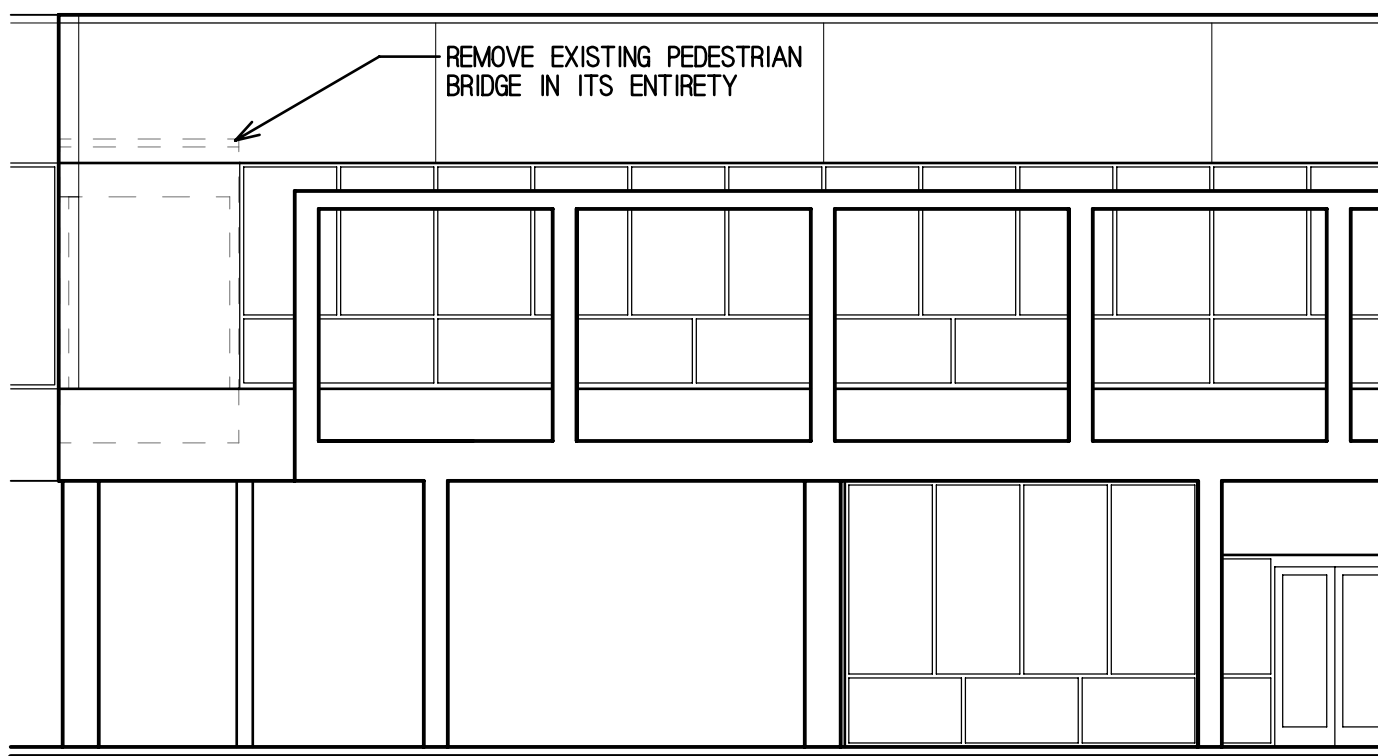
WEST BUILDING
East Elevation
SCALE: 1/8" = 1'-0"



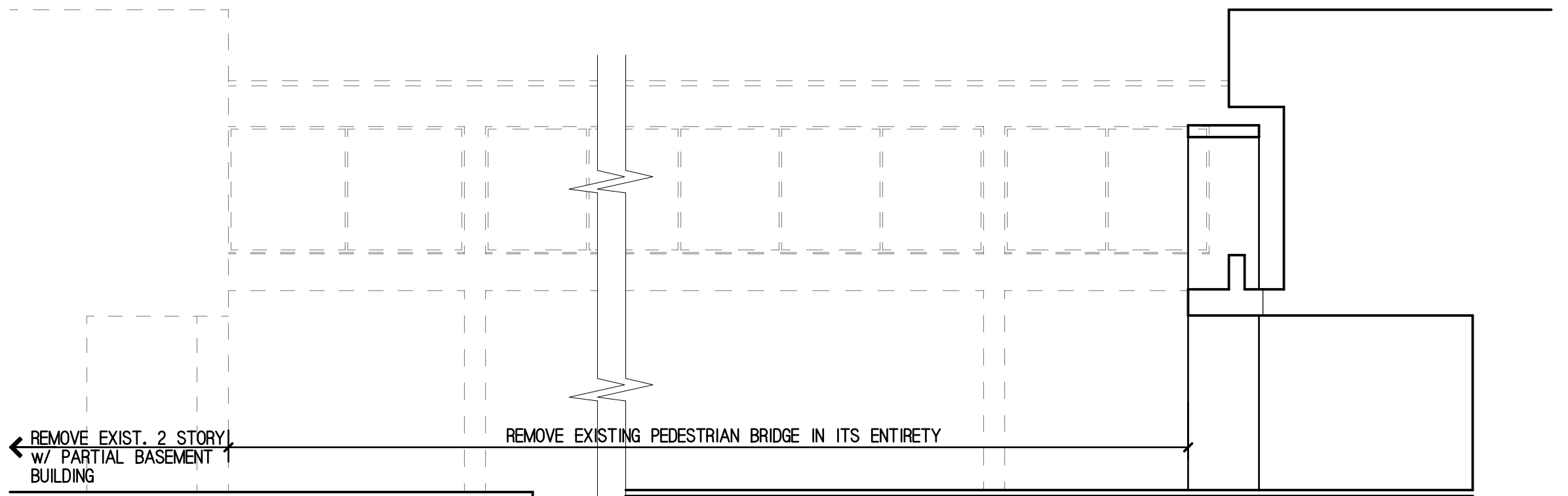
WEST BUILDING
North Elevation
SCALE: 1/8" = 1'-0"



EAST BUILDING
North Elevation
SCALE: 1/8" = 1'-0"



EAST BUILDING
West Elevation
SCALE: 1/8" = 1'-0"



EAST BUILDING
South Elevation
SCALE: 1/8" = 1'-0"

DATE
AUGUST 6, 2020

REVISIONS
04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

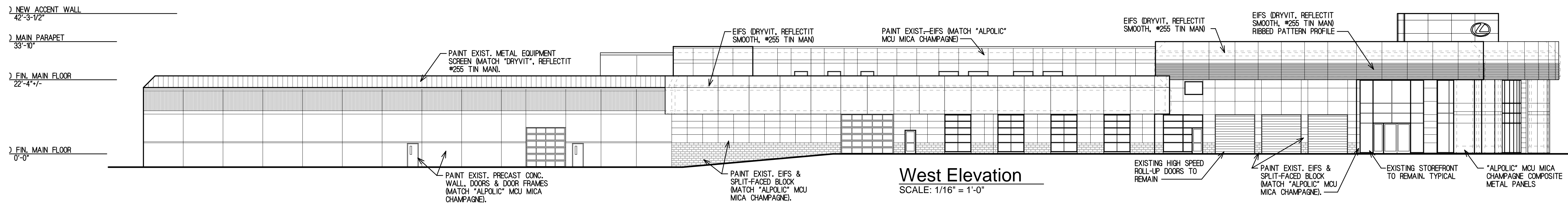
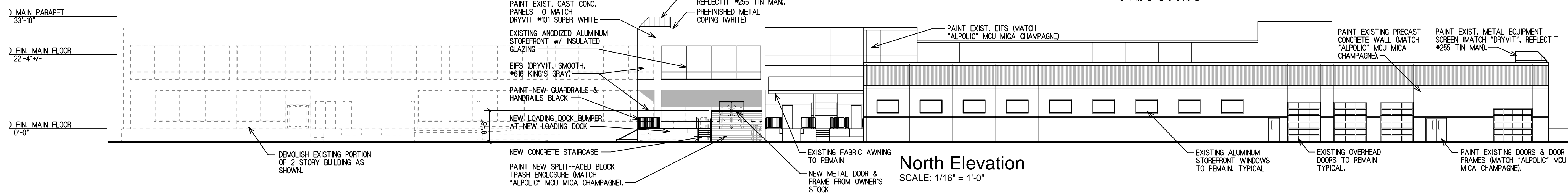
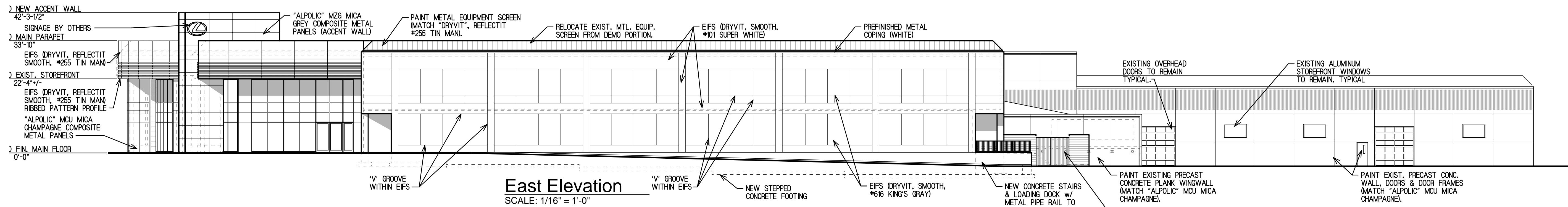
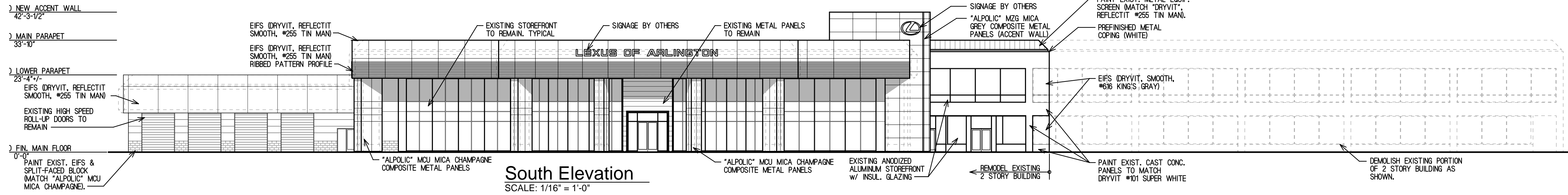
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 84-004083

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SHEET NAME
DEMOLITION
ELEVATIONS

SHEET
D4
OF 4
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PROJECT NO.
2025



DATE
AUGUST 28, 2020

REVISIONS
04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

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BELIEF CONFORM TO CITY AND
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ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
WEST BLDG.
EXTERIOR
ELEVATIONS

SHEET
A3
OF 11
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PROJECT NO.
2025

T/O NEW ACCENT WALL
EL: 42'-3 1/2"

T/O MAIN PARAPET
EL: 33'-10"

T/O LOWER PARAPET
EL: 23'-4 +/-

EIFS (DRYVIT, REFLECTIT
SMOOTH, #255 TIN MAN)

EXISTING HIGH SPEED
ROLL-UP DOORS TO
REMAIN

PAINT EXIST. EIFS &
SPLIT-FACED BLOCK
(MATCH "ALPOLIC" MCU
MICA CHAMPAGNE)

T/O FIN. MAIN FLOOR
EL: 0'-0"

EIFS (DRYVIT, REFLECTIT
SMOOTH, #255 TIN MAN)

EIFS (DRYVIT, REFLECTIT
SMOOTH, #255 TIN MAN)
RIBBED PATTERN PROFILE

EXISTING STOREFRONT
TO REMAIN. TYPICAL

SIGNAGE BY OTHERS

EXISTING METAL PANELS
TO REMAIN

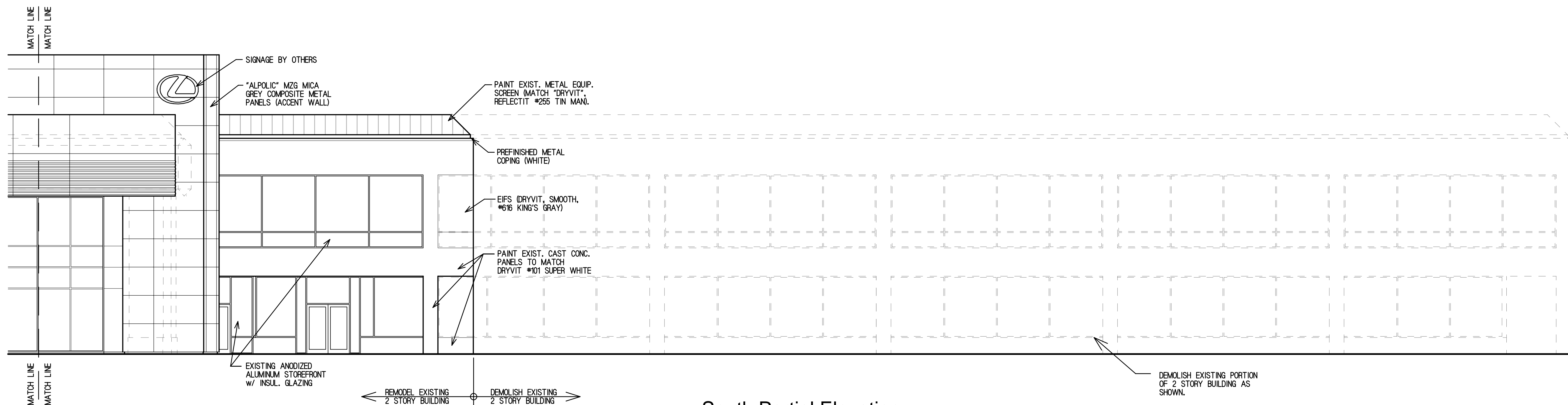
LEXUS OF ARLINGTON

"ALPOLIC" MCU MICA CHAMPAGNE
COMPOSITE METAL PANELS

"ALPOLIC" MCU MICA CHAMPAGNE
COMPOSITE METAL PANELS

South Partial Elevation

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



South Partial Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

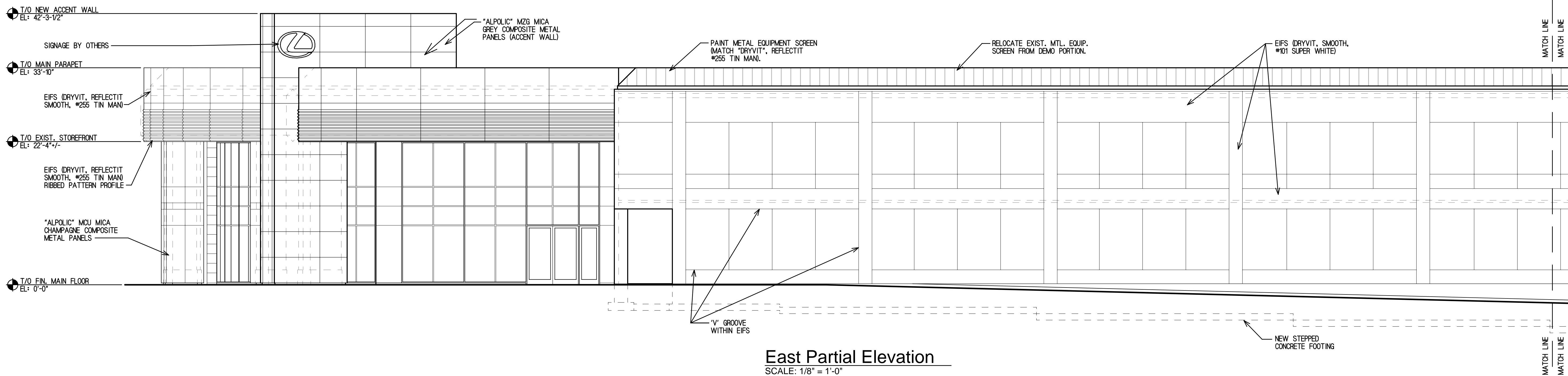
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH: 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

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PLANS WERE PREPARED UNDER MY
PERSONAL SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE AND
BELIEF CONFORM TO CITY AND
ORDINANCES OF THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS.

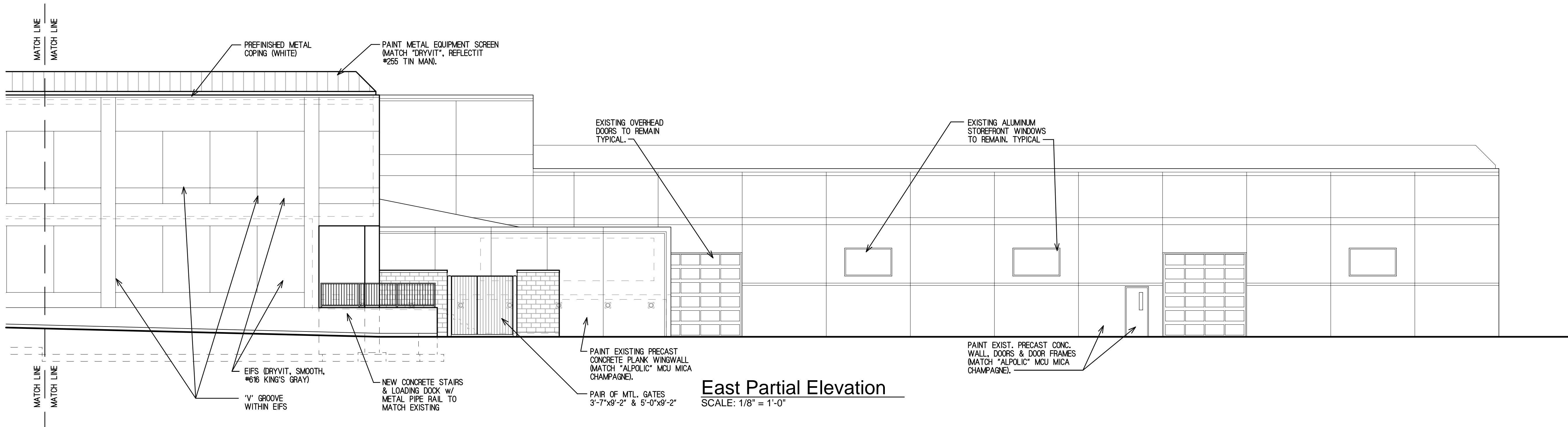
SHEET NAME
WEST BUILDING
SOUTH
EXTERIOR
ELEVATION

SHEET
A3a
OF 11
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PROJECT NO.
2025



East Partial Elevation
SCALE: 1/8" = 1'-0"



East Partial Elevation
SCALE: 1/8" = 1'-0"

DATE
AUGUST 28, 2020

REVISIONS
04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

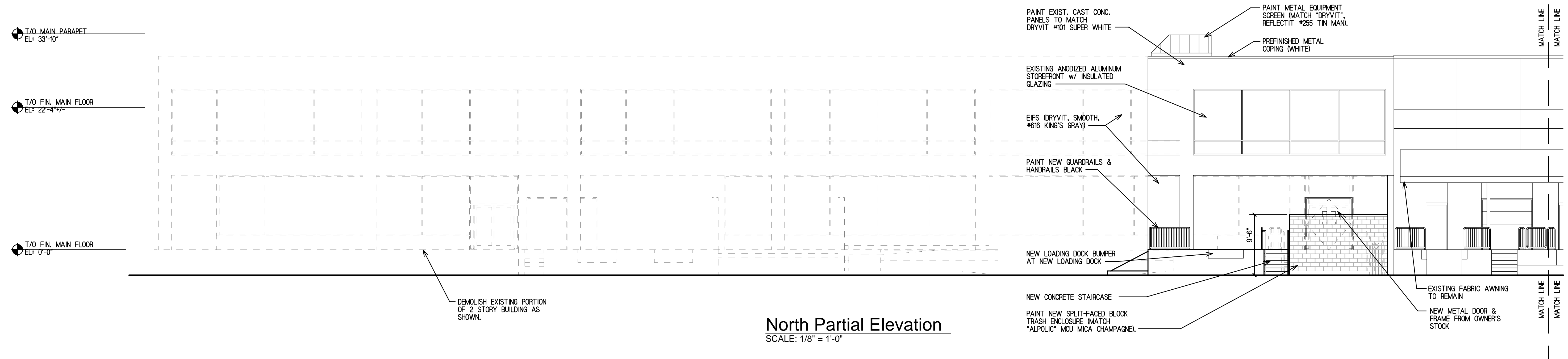
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH: 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

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SHEET NAME
WEST BUILDING
EAST EXTERIOR
ELEVATION

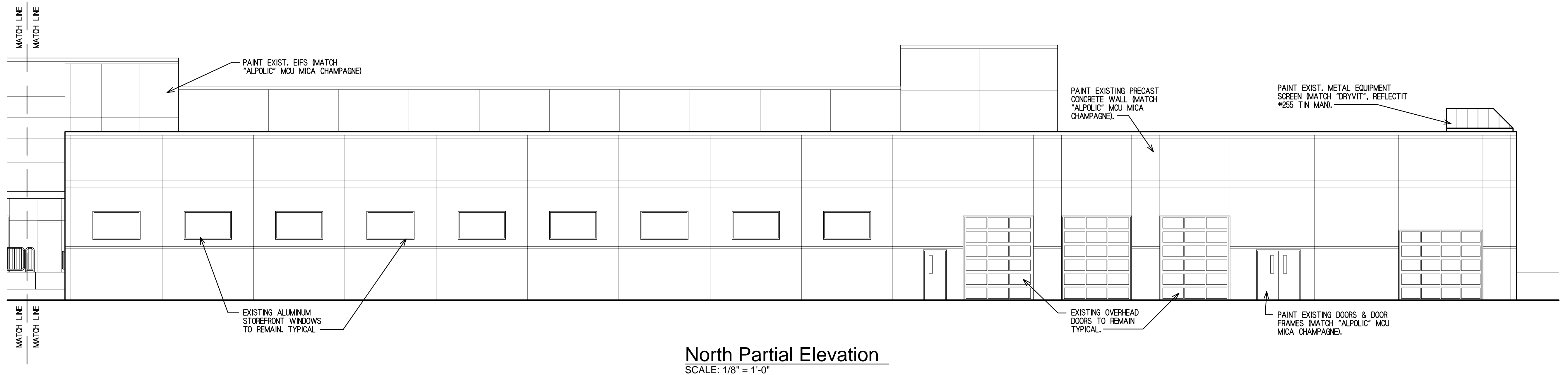
SHEET
A3b
OF 11
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PROJECT NO.
2025



North Partial Elevation

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



North Partial Elevation

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

DATE
AUGUST 28, 2020

REVISIONS	07/06/2021
08/06/2021	

**PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION**
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-4227 - FAX 847-519-0347
Assumed Name No. 184-004083

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ANS WERE PREPARED UNDER MY
PERSONAL SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE AND
BELIEF CONFORM TO LAWS AND
ORDINANCES OF THE VILLAGE OF
LINGTON HEIGHTS, ILLINOIS

HEET NAME
VEST BUILDING
ORTH
XTERIOR
LEVATION

HEET
A3c
OF 11
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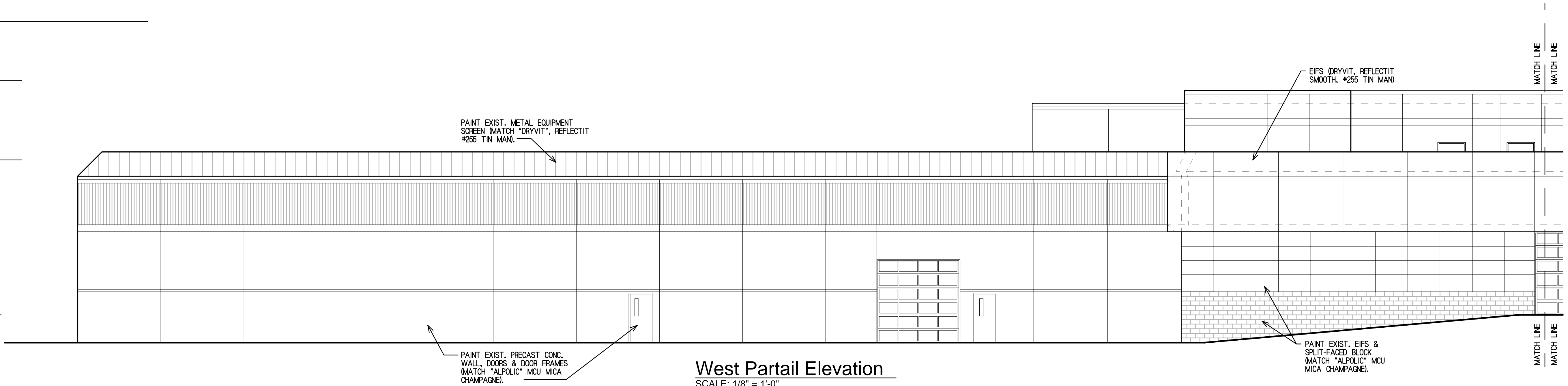
PROJECT NO.
2025

T/O NEW ACCENT WALL
EL: 42'-3 1/2"

T/O MAIN PARAPET
EL: 33'-10"

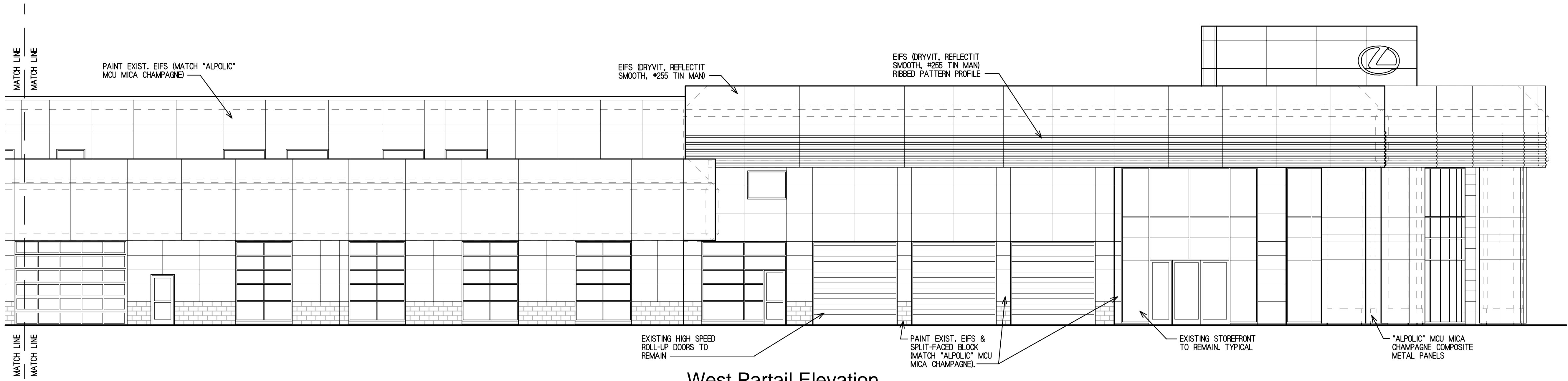
T/O FIN. MAIN FLOOR
EL: 22'-4 1/2"

T/O FIN. MAIN FLOOR
EL: 0'-0"



West Partail Elevation

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



West Partail Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

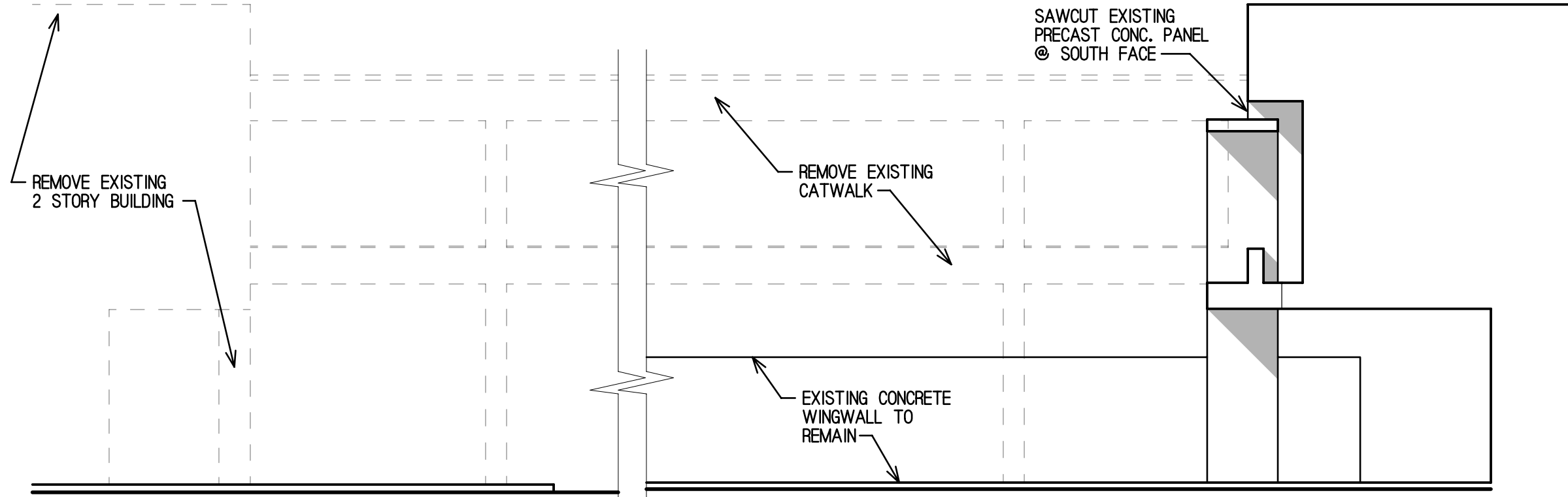
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH: 847-519-1227 - FAX 847-519-0347
Assumed Name No. 84-004083

I, THE ARCHITECT, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAW AND REQUIREMENTS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

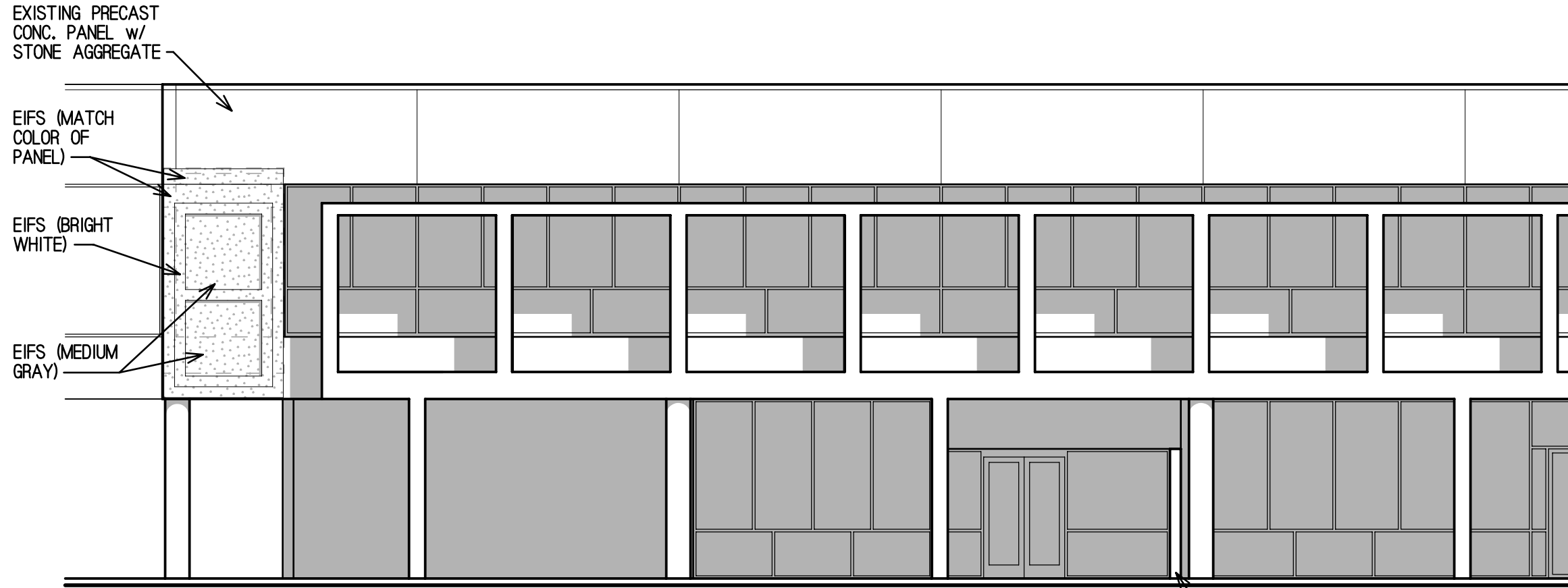
SHEET NAME
WEST BUILDING
WEST EXTERIOR
ELEVATION

SHEET
A3d
OF 11
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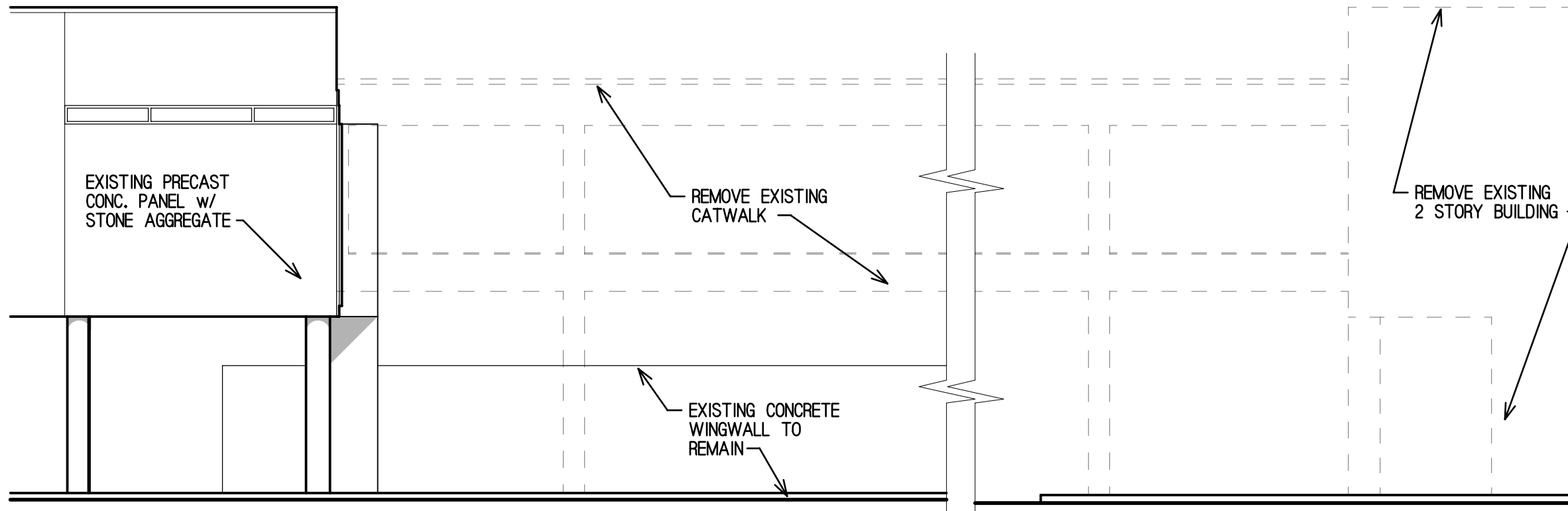
PROJECT NO.
2025



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



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



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

DATE
AUGUST 31, 2020

REVISIONS
04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

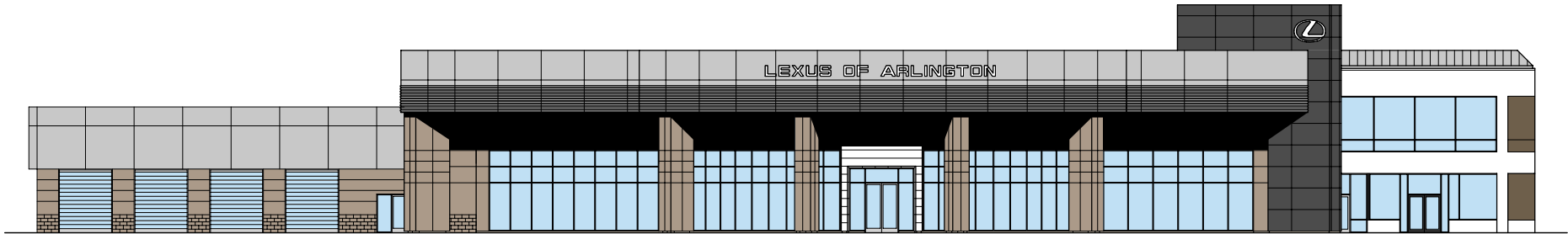
Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH: 847-519-1227 - FAX 847-519-0347
Assumed Name No. 784-004083

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PLANS WERE PREPARED UNDER MY
PERSONAL SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE AND
BELIEF CONFORM TO CITY AND
ORDINANCES OF THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
EXTERIOR
ELEVATIONS
EAST BLDG.

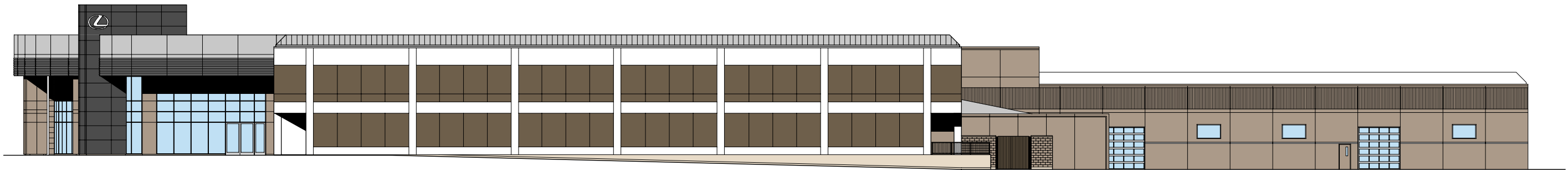
SHEET
A4
OF 11
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2025



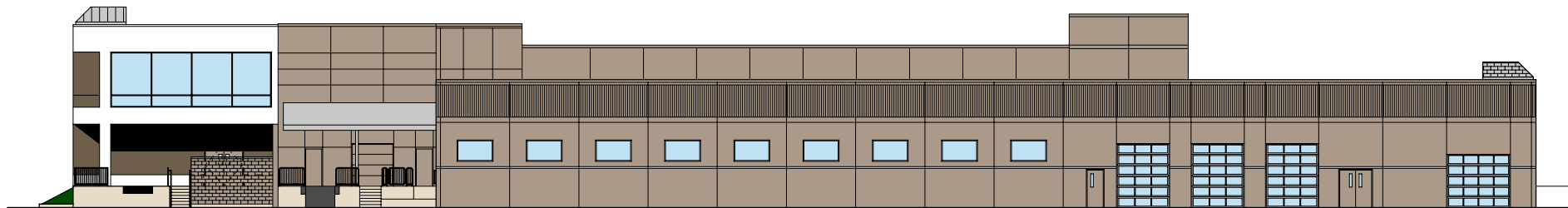
South Elevation

SCALE: 1" = 30'-0"



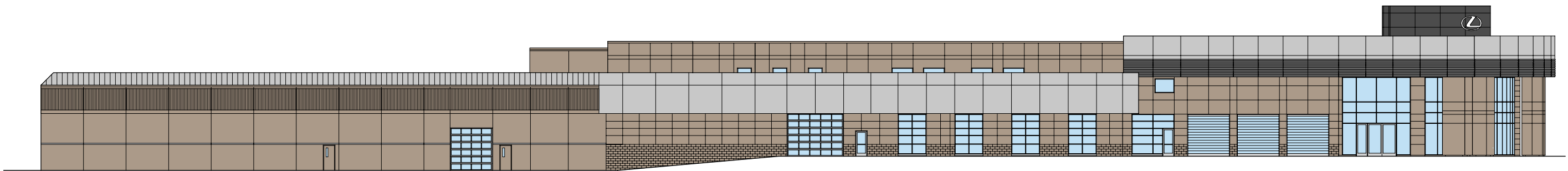
East Elevation

SCALE: 1" = 30'-0"



North Elevation

SCALE: 1" = 30'-0"



West Elevation

SCALE: 1" = 30'-0"

DATE
AUGUST 06, 2021

REVISIONS

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
PROPOSED
EXTERIOR
ELEVATIONS
COLOR

SHEET
SK1
OF 1
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