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.

Jerome W. Pinderski, Jr.
PINDERSKI & PINDERSKI, LTD.
Attorneys for Appellant
Mastercraft Builders & Carpentry, Inc.
115 West Colfax Street
Palatine, IL 60067
847-358-5220
jerome@pinderski.com

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

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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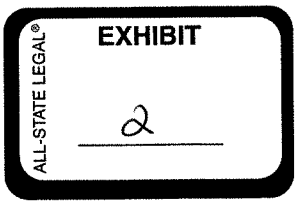
APPROVED



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.

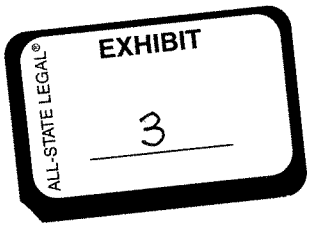
A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT *716 N. DUNTON AVENUE*, BASED ON ITS HISTORICAL VALUE, AND THE CONSTRUCTION OF A NEW HOME.

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

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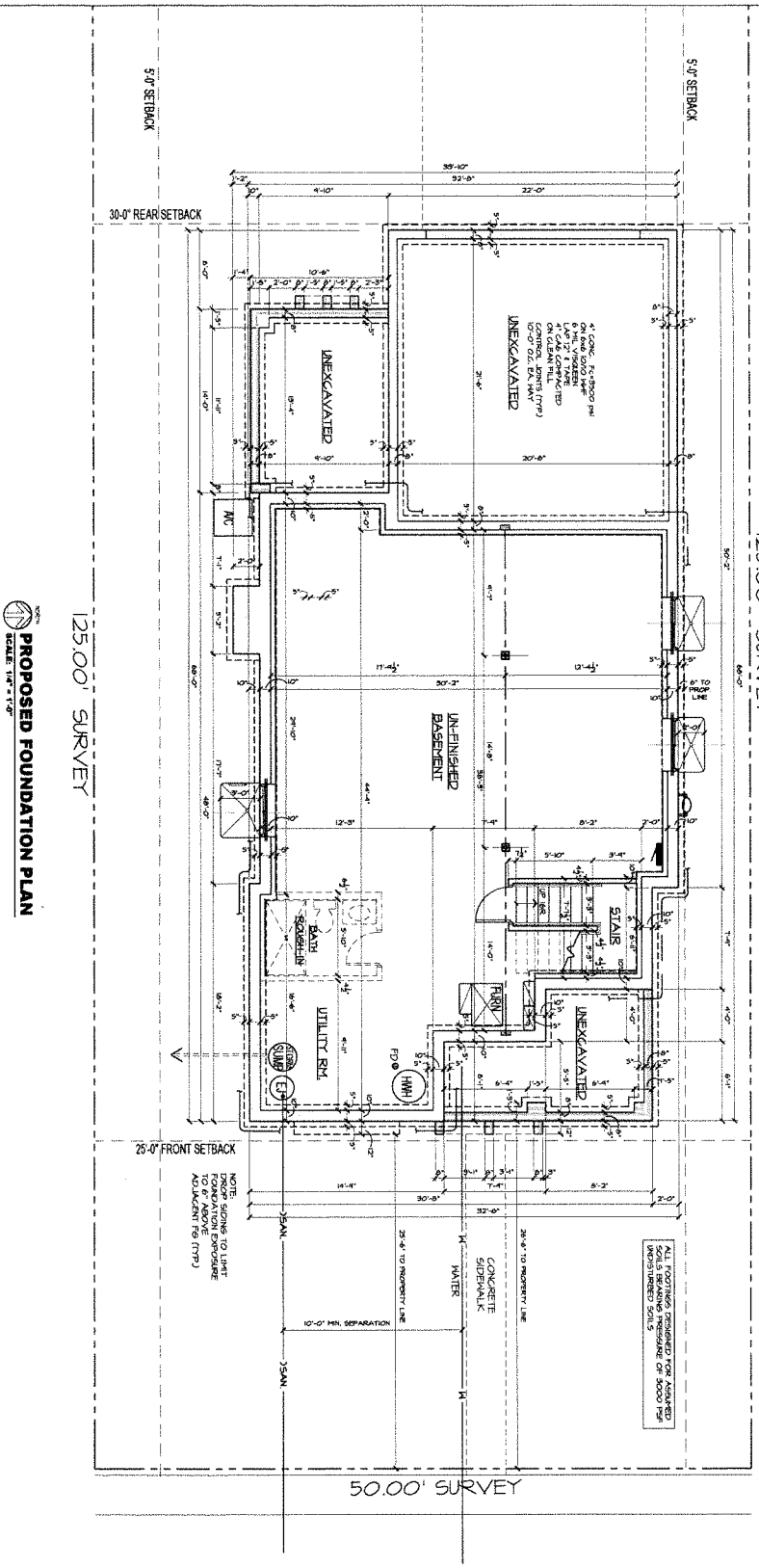


PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

N. DUNTON AVE.

SHEET NUMBER:	A1
OF TOTAL SHEETS	
SHEET TITLE:	FOUNDATION PLAN
SCALE:	
DRAWN BY:	
CHECKED BY:	
DATE:	

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

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

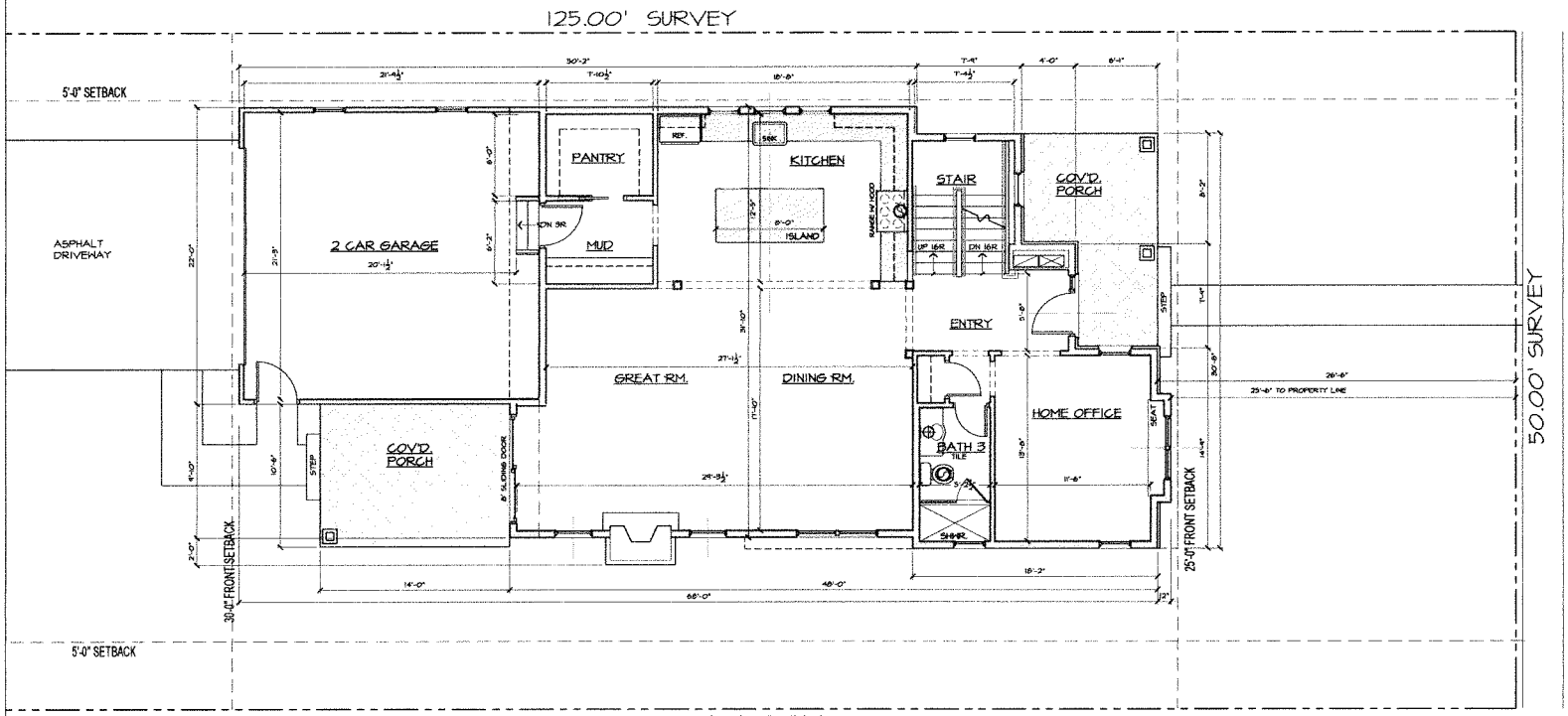
TOTAL HABITABLE: 2,805.4 SF ACTUAL FAR

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"

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

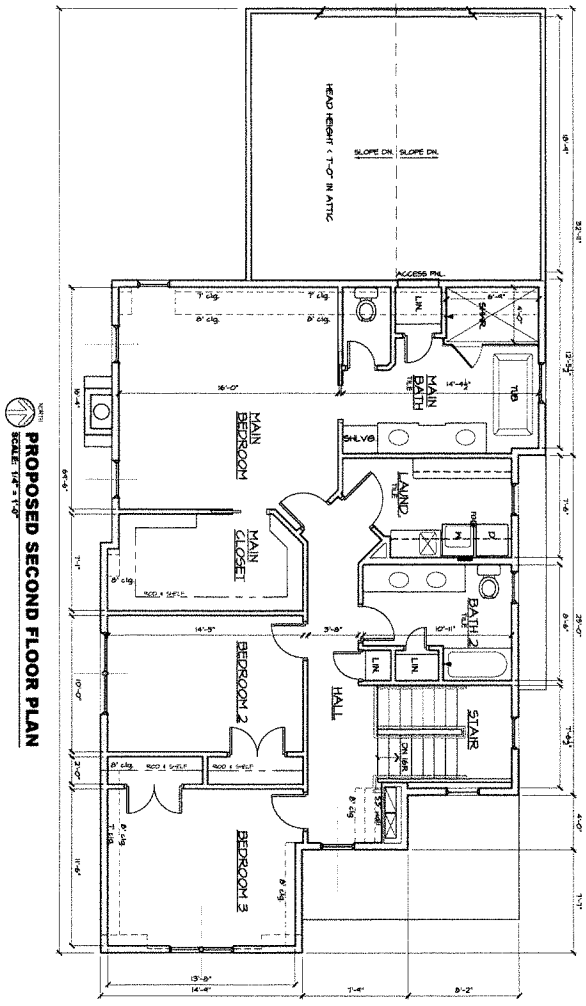
DATE	
6/5/23	CLIENT REVIEW
7/15/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/16/23	CLIENT REVIEW
9/7/23	APPEARANCE REVIEW

DATE
DRAWN BY:
CHECKED BY:
SCALE:

SHEET TITLE:
FIRST FLOOR PLAN

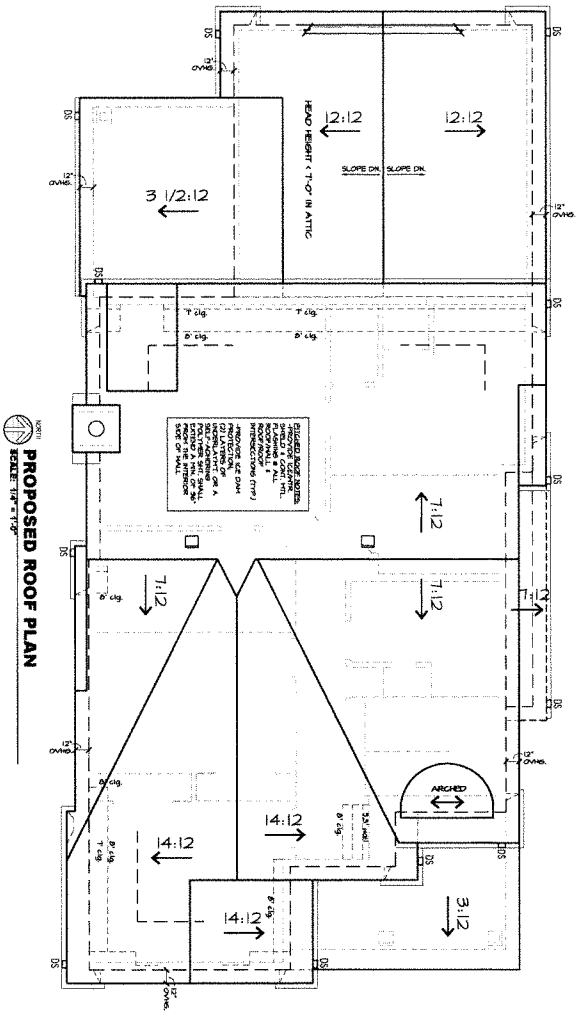
SHEET NUMBER.
OF: TOTAL SHEETS
A2

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

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

SHEET NUMBER: A3
OF: TOTAL SHEETS

SHEET TITLE: SECOND FLOOR PLAN

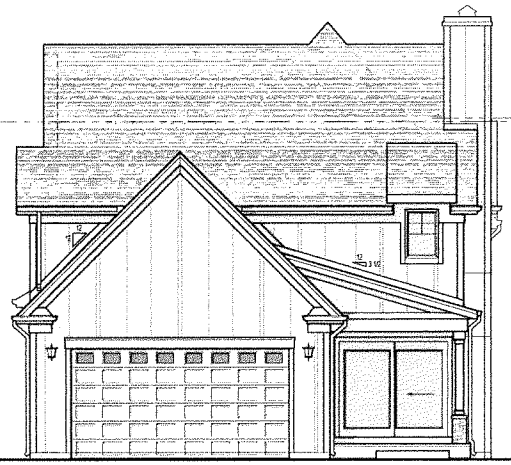
SCALE:
DRAWN BY:
CHECKED BY:
DATE:

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
7/25/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/18/23	CLIENT REVIEW
9/7/23	APPEARANCE REVIEW

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS
A4

A000081

EXHIBIT

5

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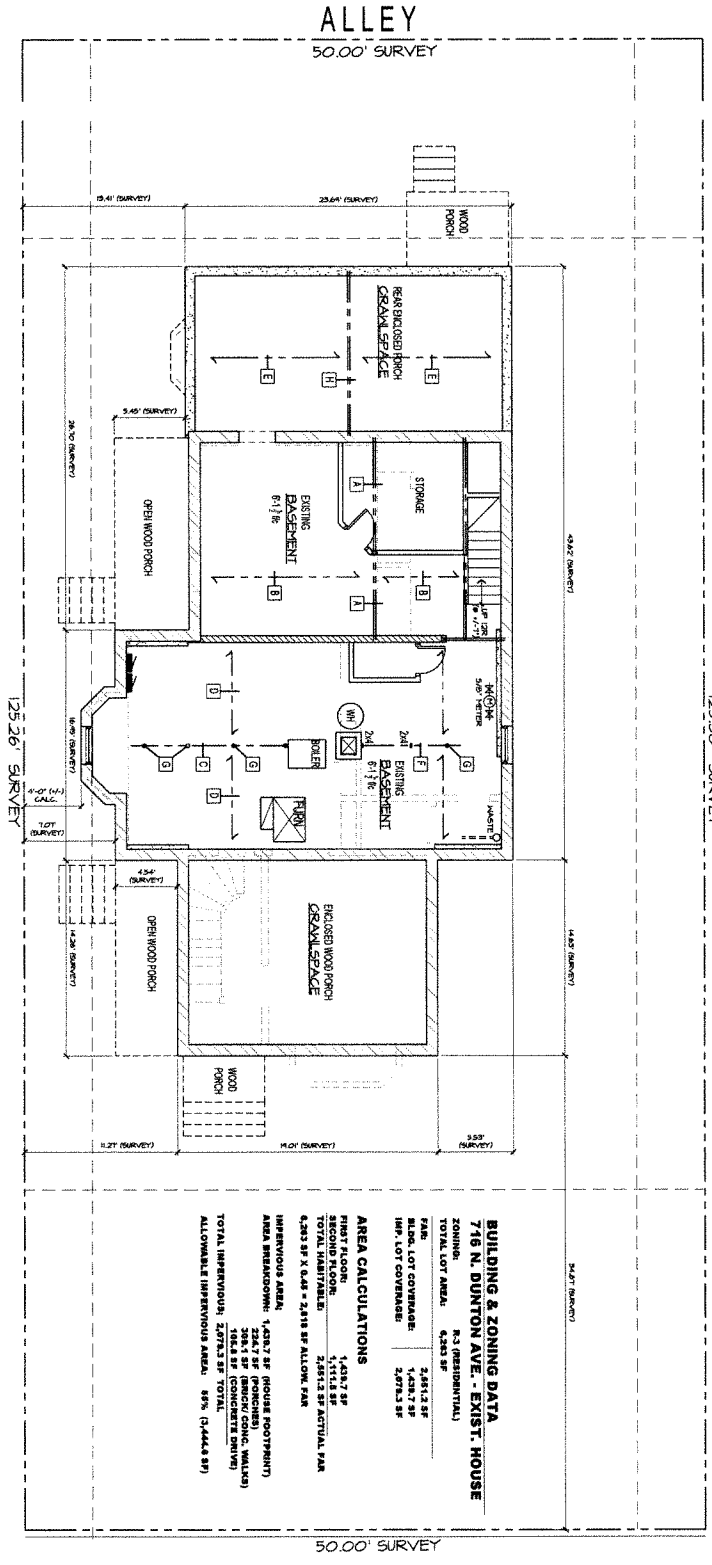


EXISTING BASEMENT FLOOR PLAN

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.

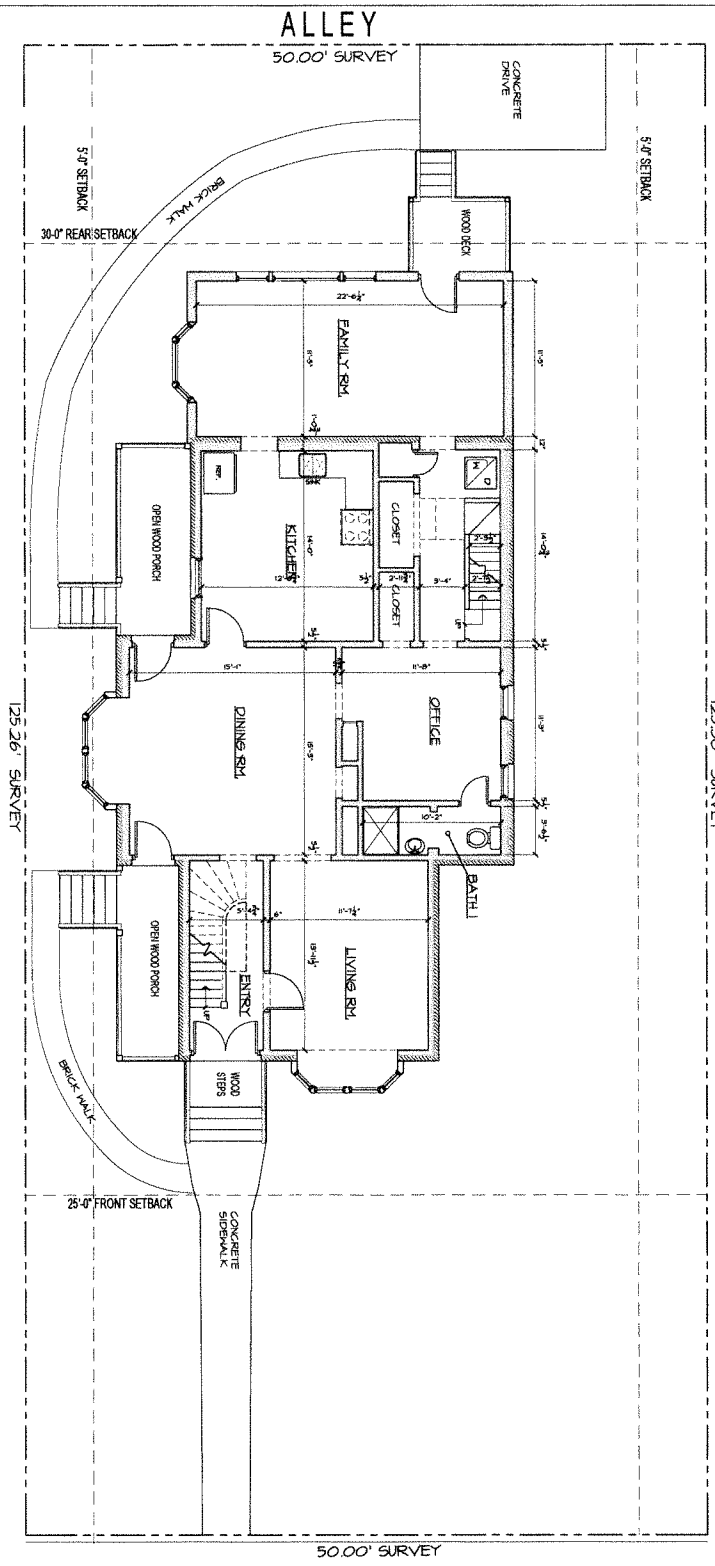
SHEET NUMBER: A1	
OF: TOTAL SHEETS	
SHEET TITLE: EXISTING BASEMENT PLAN	
SCALE:	
CHECKED BY:	
DRAWN BY:	
DATE	
© COPYRIGHT 2023	

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

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074



NORTH

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE	10/21/23 CLIENT REVIEW

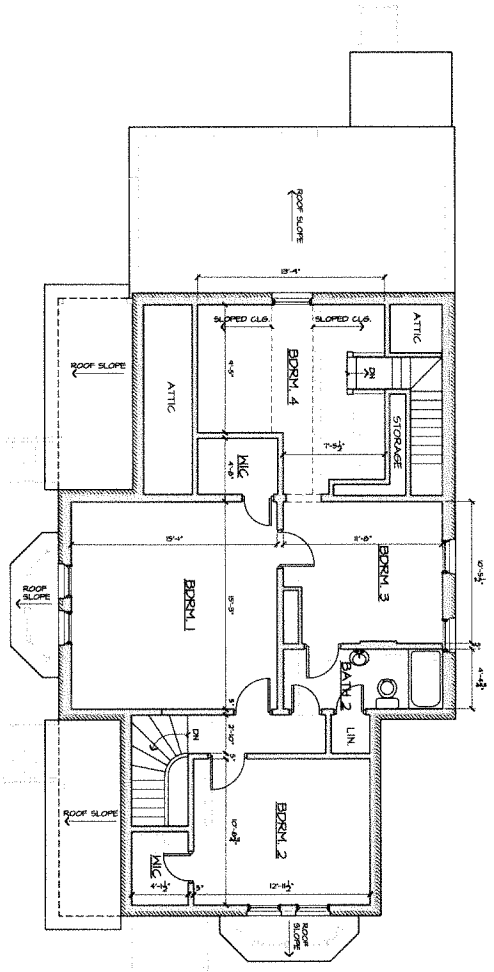
EXISTING AS-BUILT PLANS FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

MASTER CRAFT BUILDERS & CARPENTRY
(847) 875-6249

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

SHEET TITLE: EXISTING FIRST FLOOR PLAN
SHEET NUMBER: A2
OF: TOTAL SHEETS

SCALE:
CHECKED BY:
DRAWN BY:
DATE



NORTH

EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NUMBER:	A3
OF: TOTAL SHEETS	
SHEET TITLE:	EXISTING SECOND FLOOR PLAN
SCALE:	
DRAWN BY:	
CHECKED BY:	
DATE	

DATE	CLIENT REVIEW
10/21/23	

EXISTING AS-BUILT PLANS FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

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1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

EXHIBIT

6

ALL-STATE LEGAL®

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/

PROPERTY EXHIBIT

NEIGHBORHOOD VICINITY
716 N. DUNTON AVE
ARLINGTON HEIGHTS

Project Manager: MLA
Engineer:
Date: 09.25.2019
Project No. 19-120
Sheet 1/1

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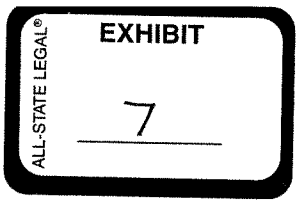
No.	Date	Revision

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.

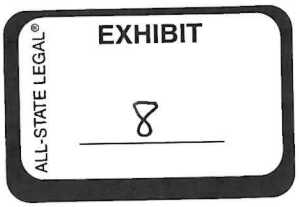
55. 314.27 (2) Ceiling Outlets. At every outlet used exclusively for lighting, the box shall be designed or installed so that a luminaire or lampholder may be attached. Boxes shall be required to support a luminaire weighing a minimum of 23 kg (50 lb.). A luminaire that weighs more than 23 kg (50 lb.) 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.

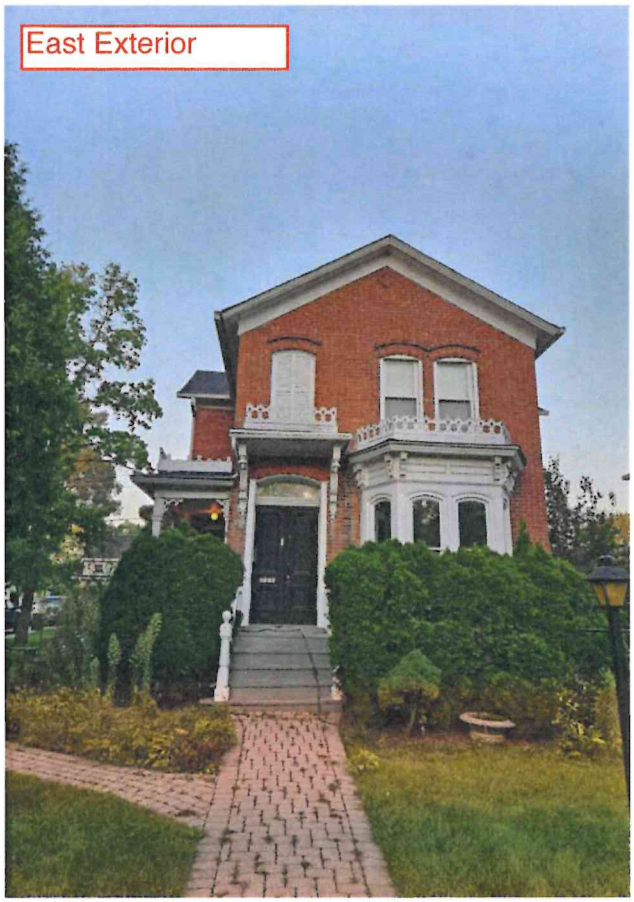
Sincerely,
ALTA Engineering, Ltd.

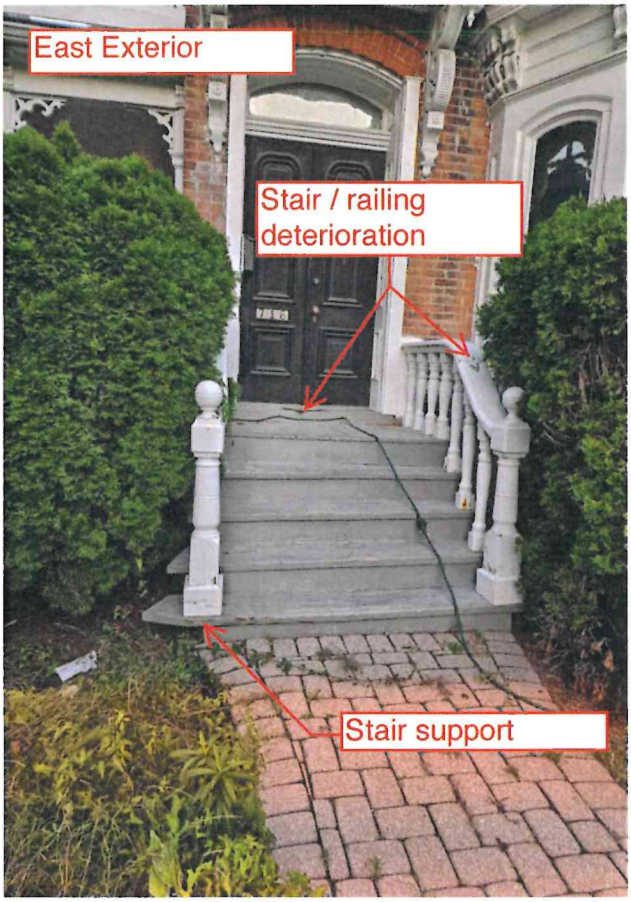
STATE OF ILLINOIS
CHARLES S. REISING
081-004092
Arlington Hts.
LICENSED STRUCTURAL ENGINEER

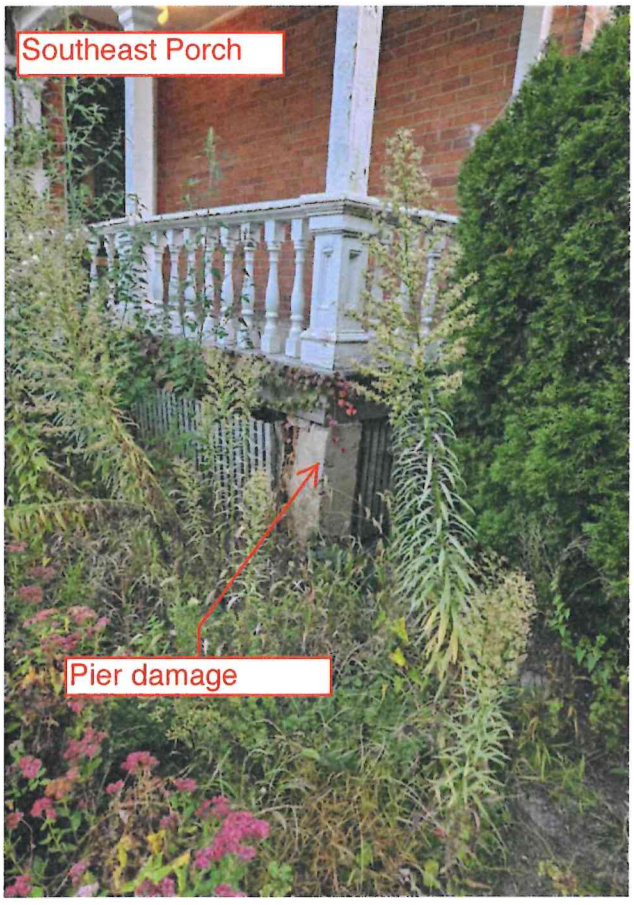
Charles S. Reising, S.E.
President

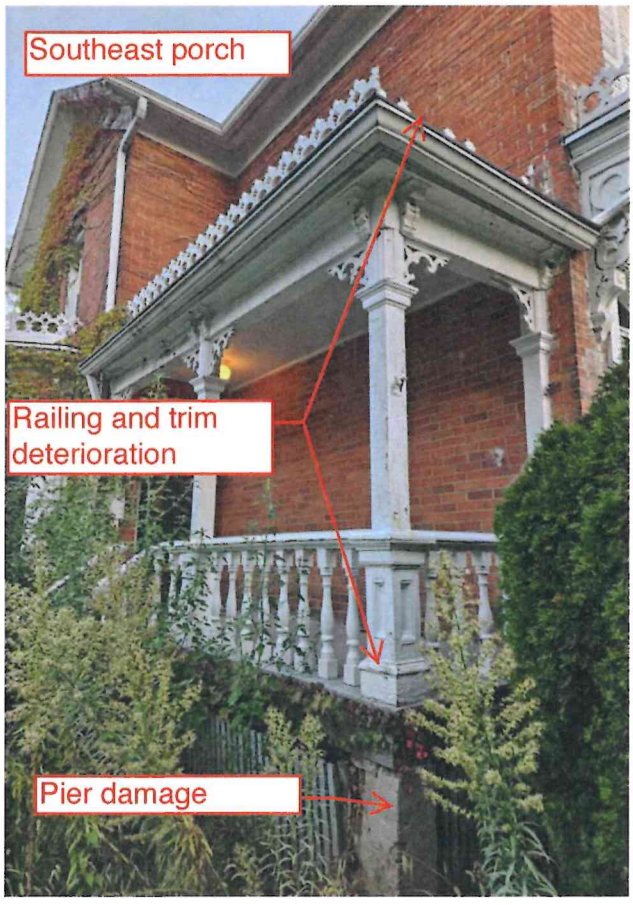
Date: 10-04-23

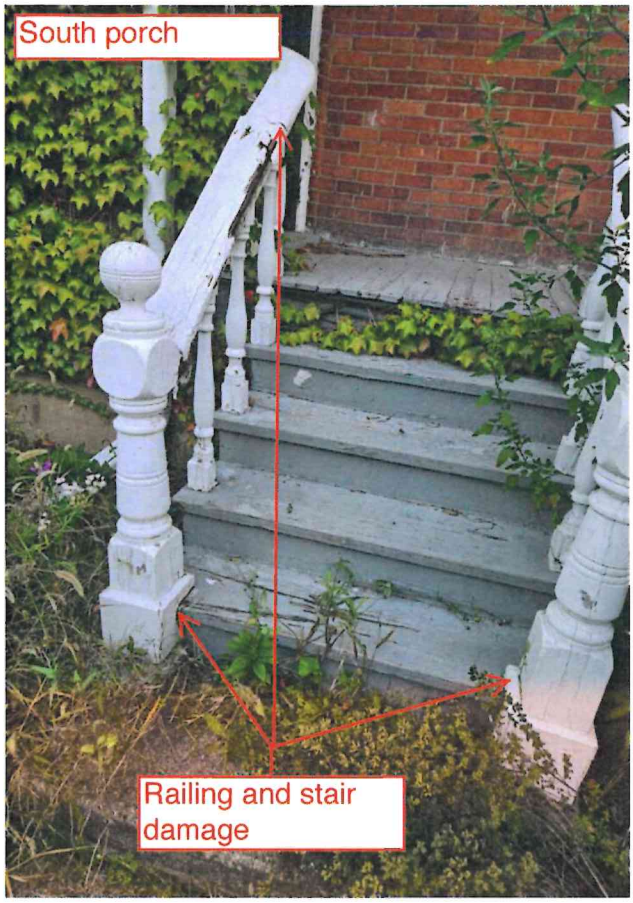
License Expires: 11-30-24

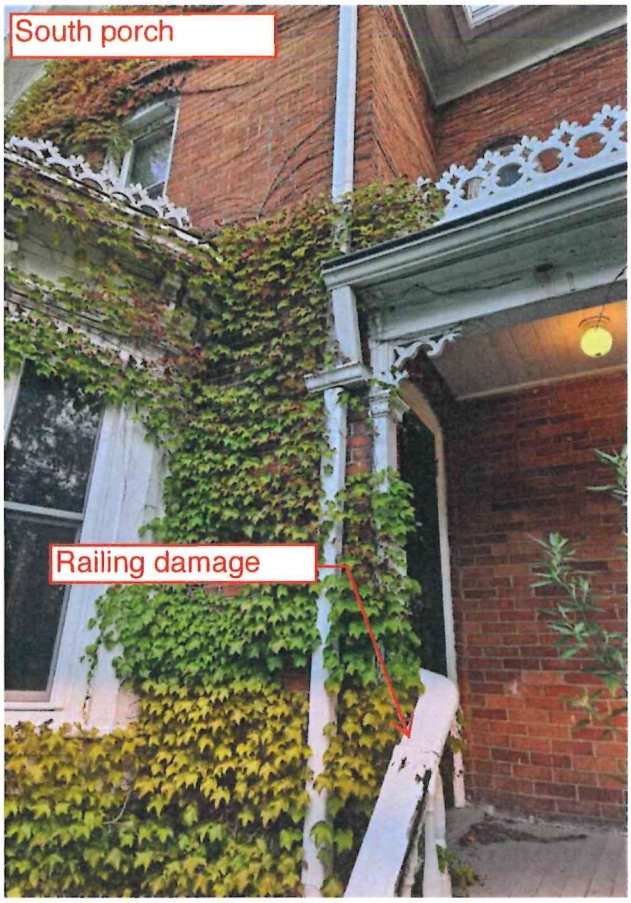

East Exterior

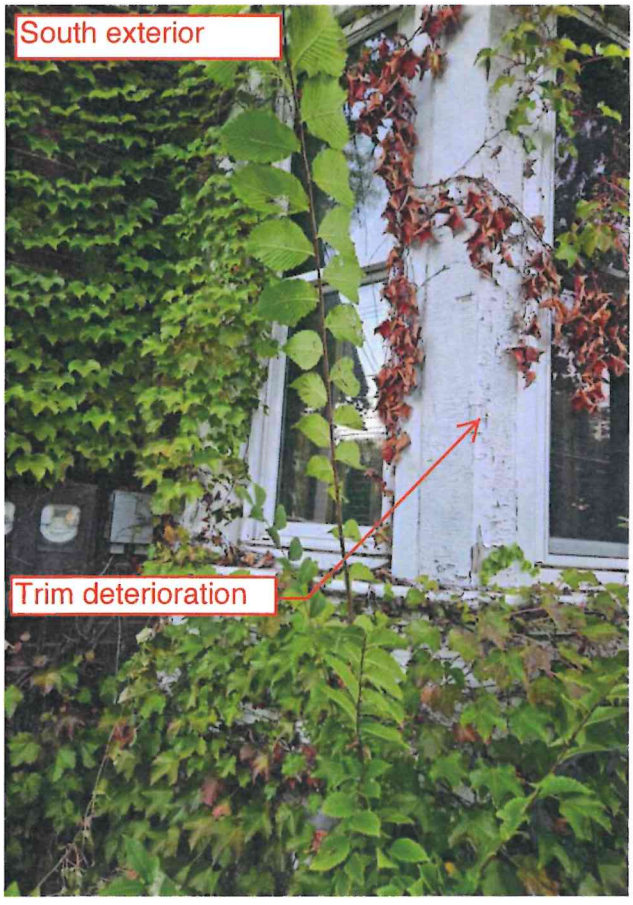

East Exterior
Stair / railing deterioration
Stair support

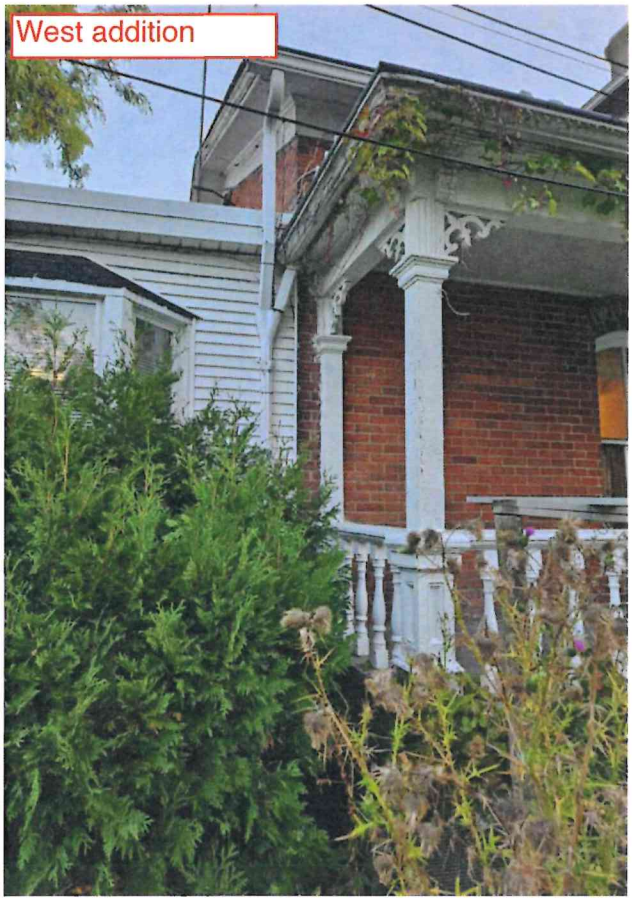

Southeast Porch
Pier damage


Southeast porch
Railing and trim deterioration
Pier damage

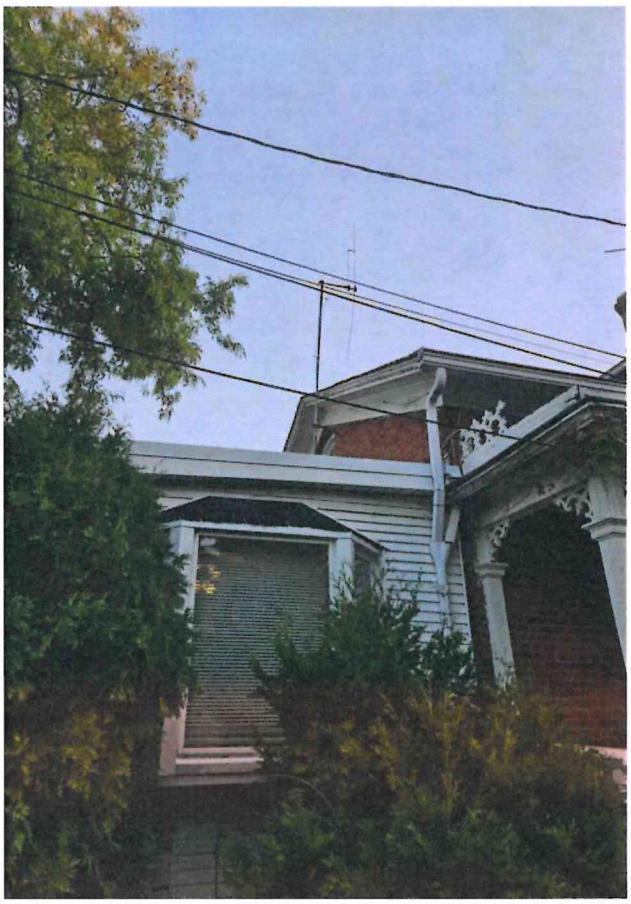

South porch
Railing and stair damage

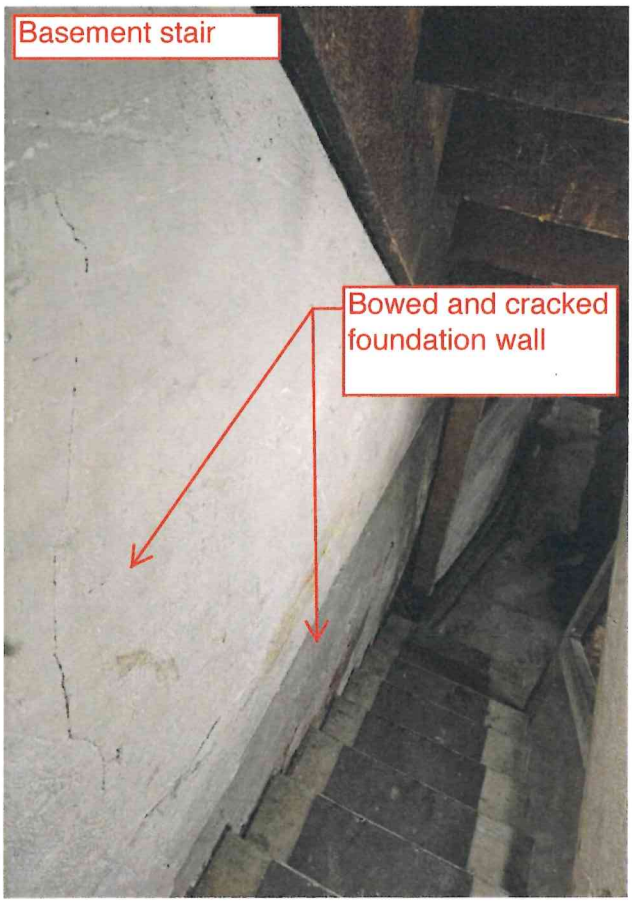

South porch
Railing damage

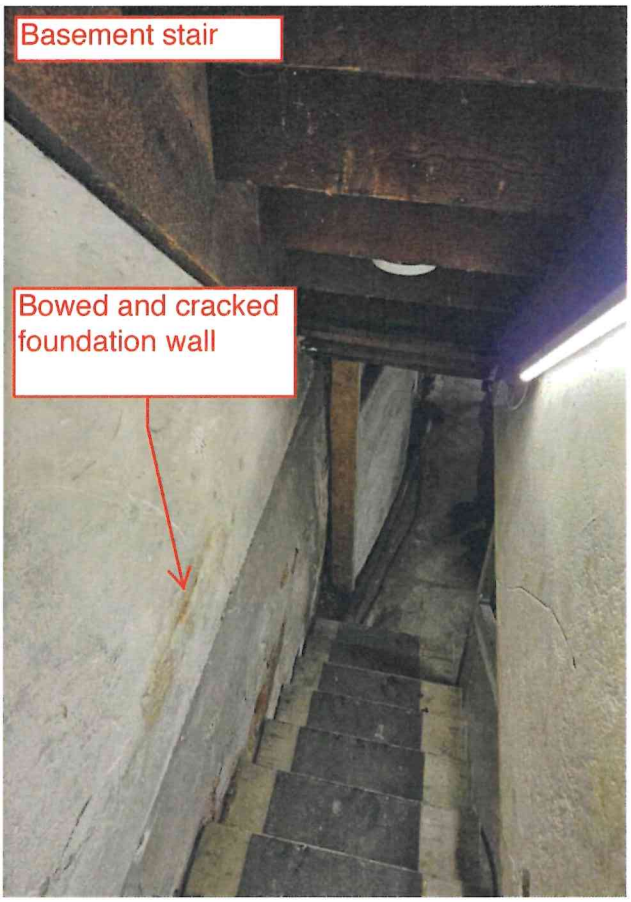

South exterior
Trim deterioration


West addition


Sidewalk removed



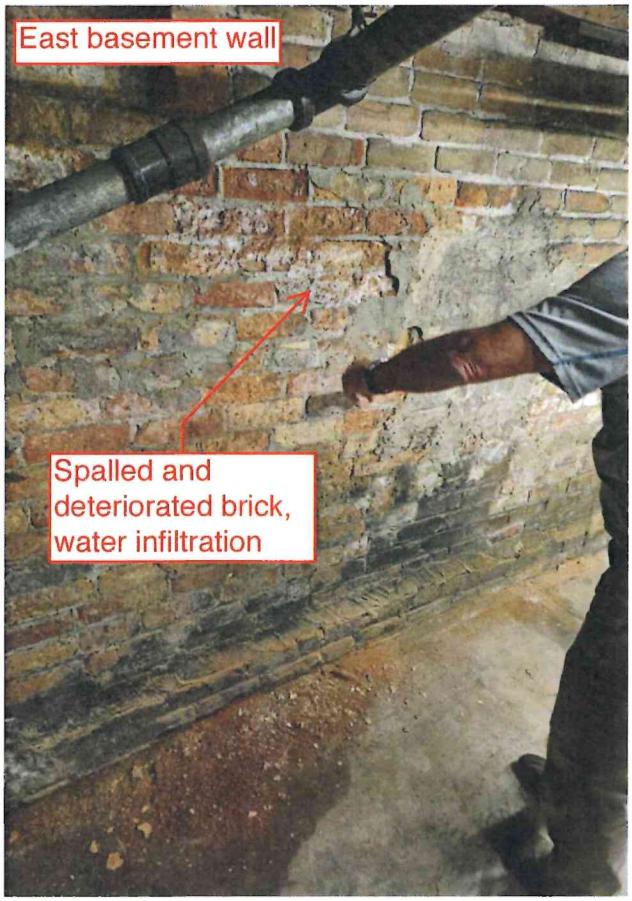

Basement stair
Bowed and cracked foundation wall

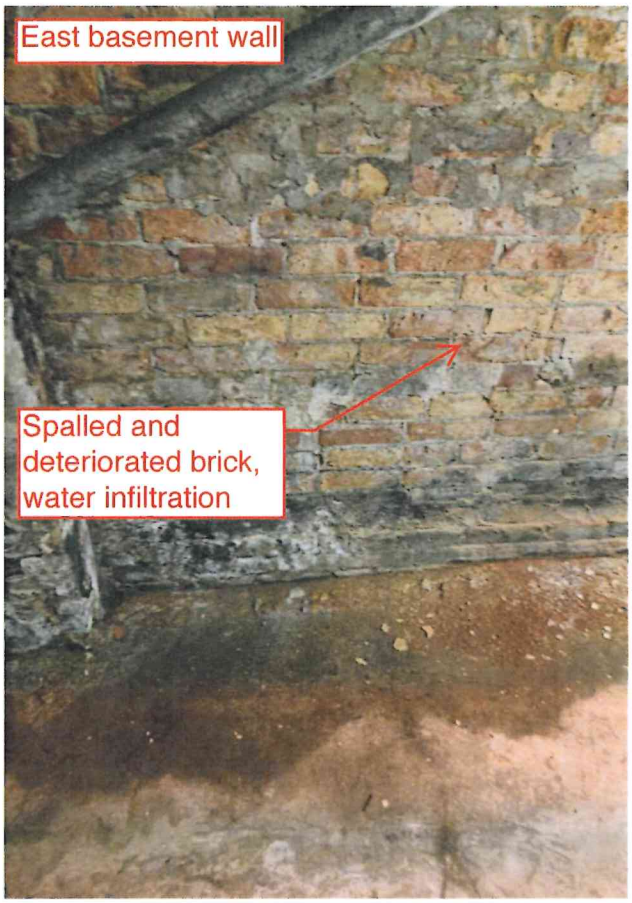

Basement stair
Bowed and cracked foundation wall

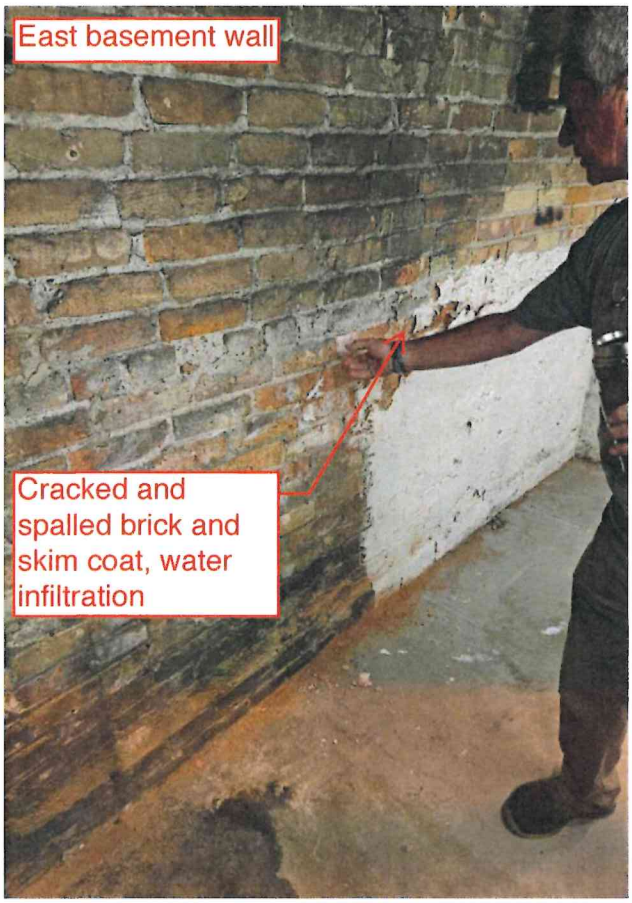

North basement wall
New reinforcing wall - bowed, lateral movement


North basement wall
New reinforcing wall - cracked and bowed

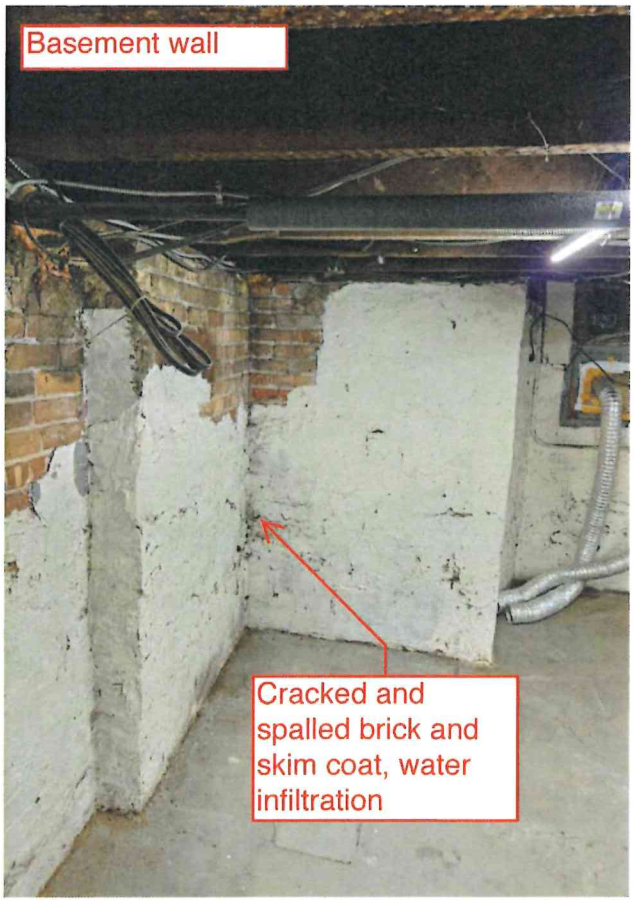

Northeast corner of basement
Cracked and spalled brick and skim coat, water infiltration

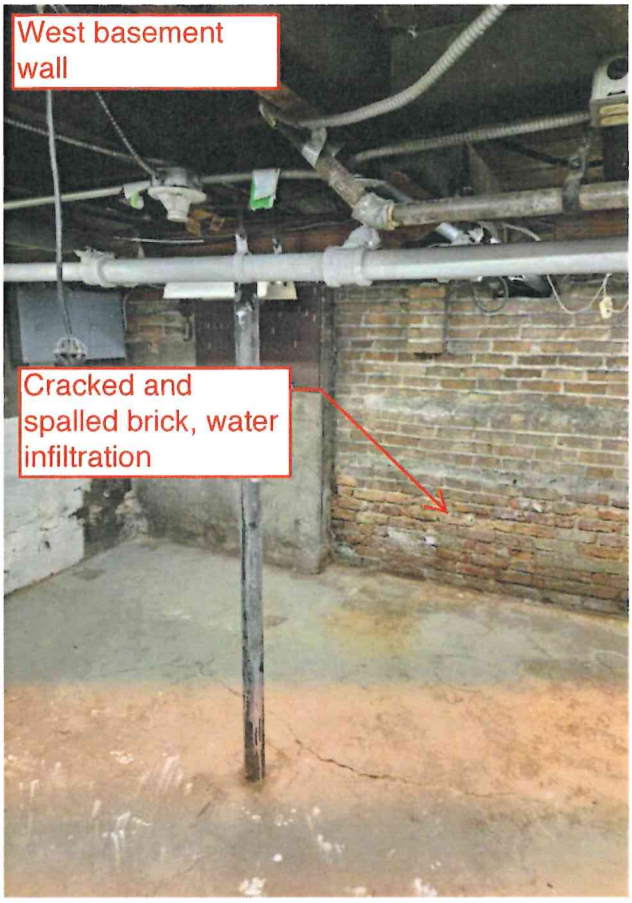

East basement wall
Spalled and deteriorated brick, water infiltration

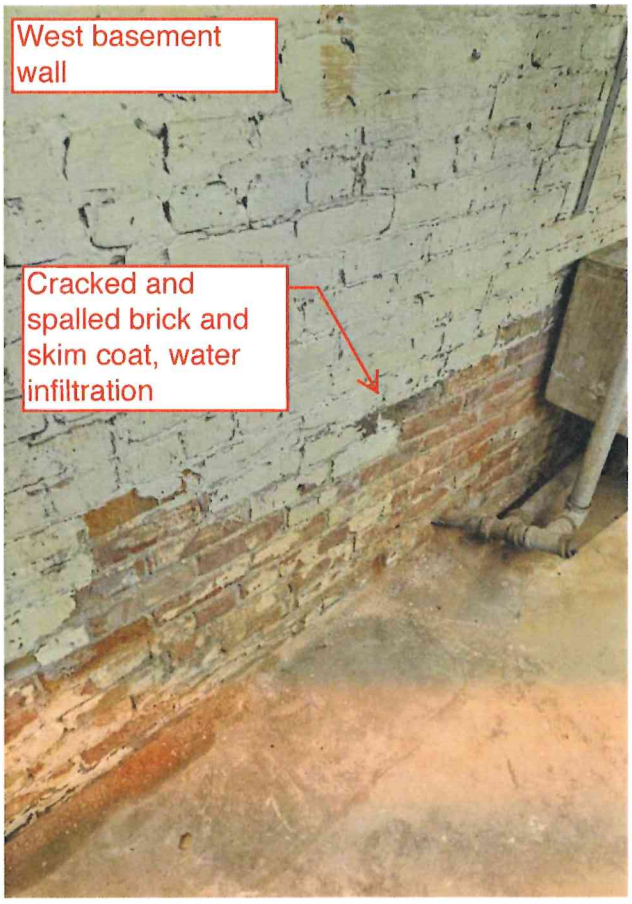

East basement wall
Spalled and deteriorated brick, water infiltration

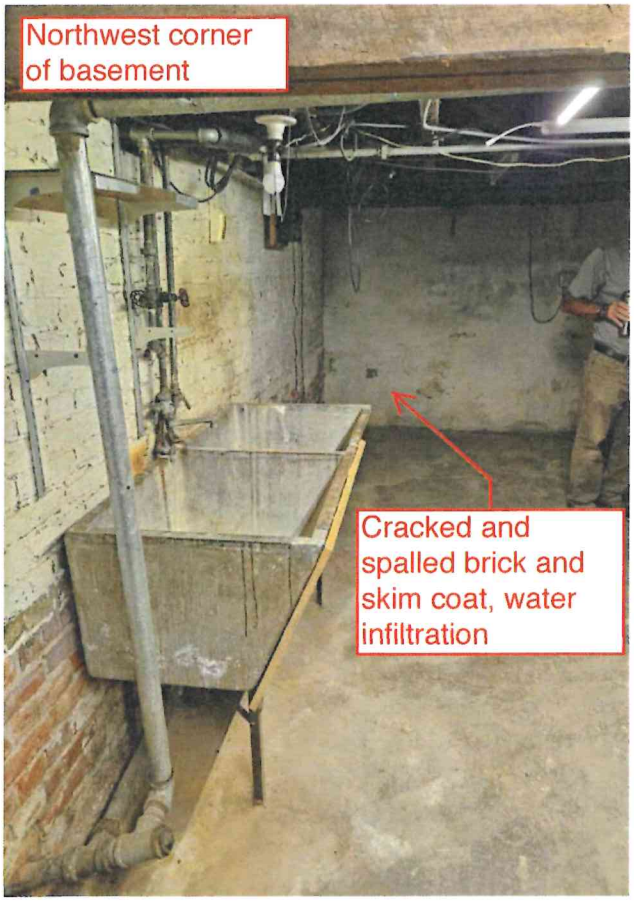

East basement wall
Cracked and spalled brick and skim coat, water infiltration

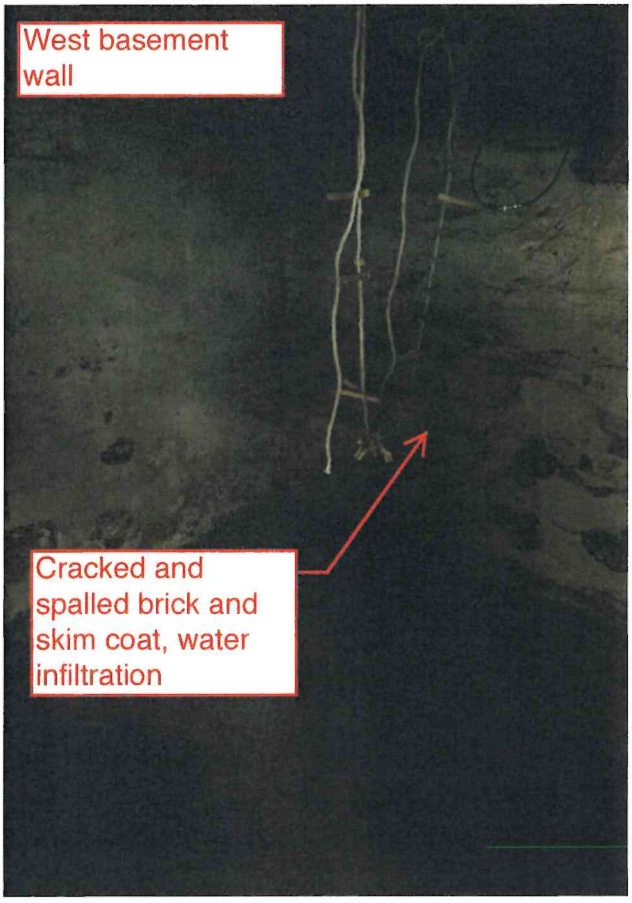

South basement wall
Cracked and spalled brick and skim coat, water infiltration
Post / shore

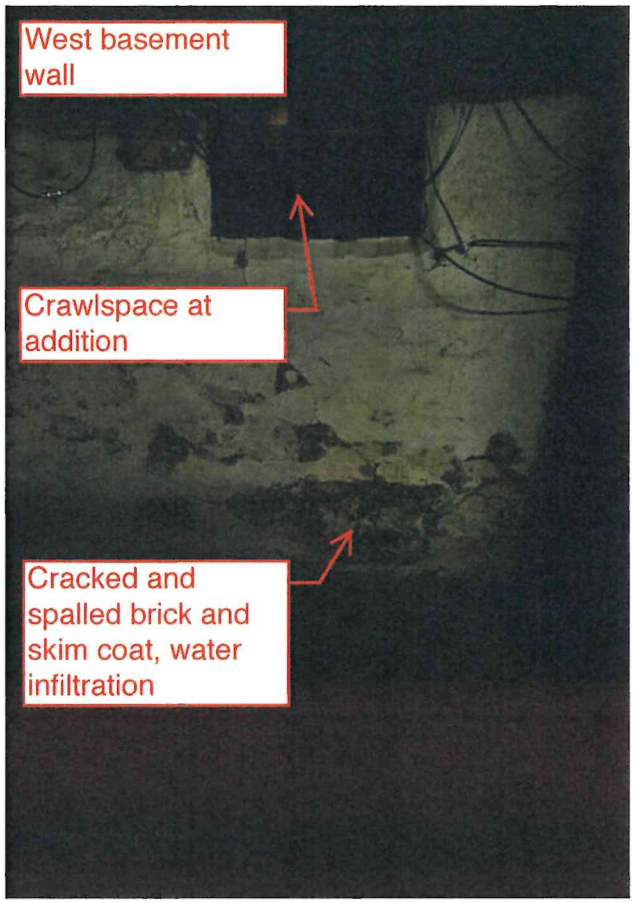

Basement wall
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick, water infiltration

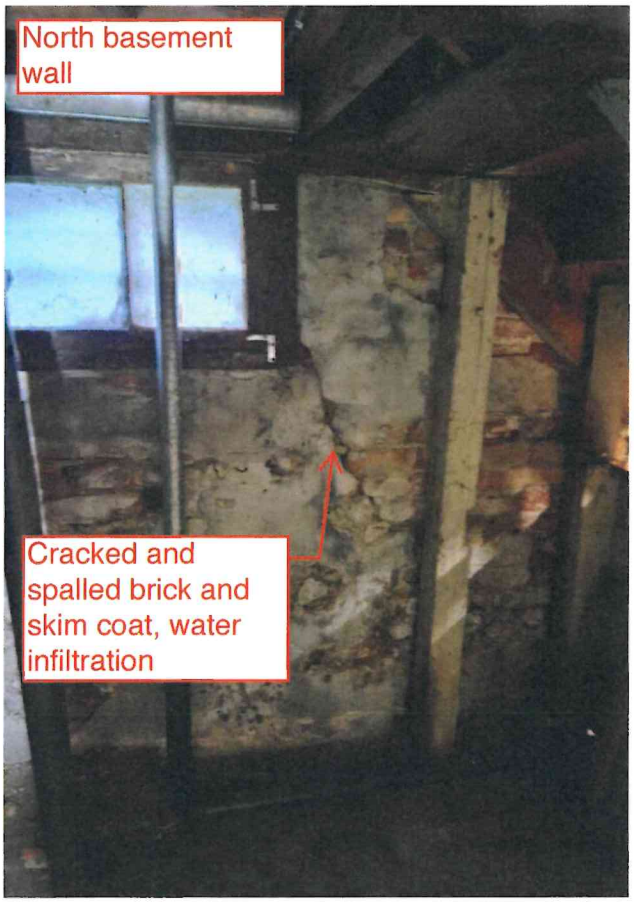

West basement wall
Cracked and spalled brick and skim coat, water infiltration

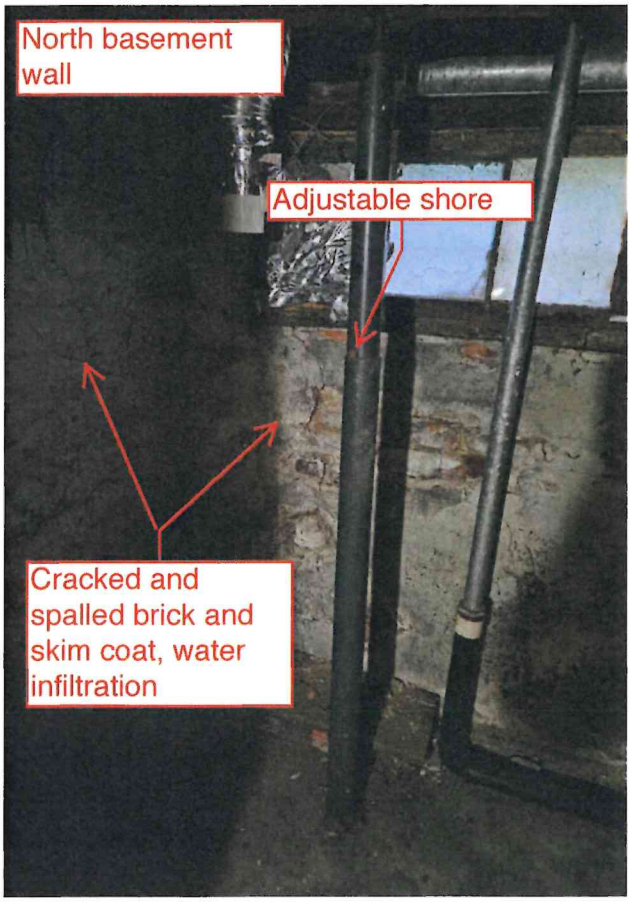

Northwest corner of basement
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration

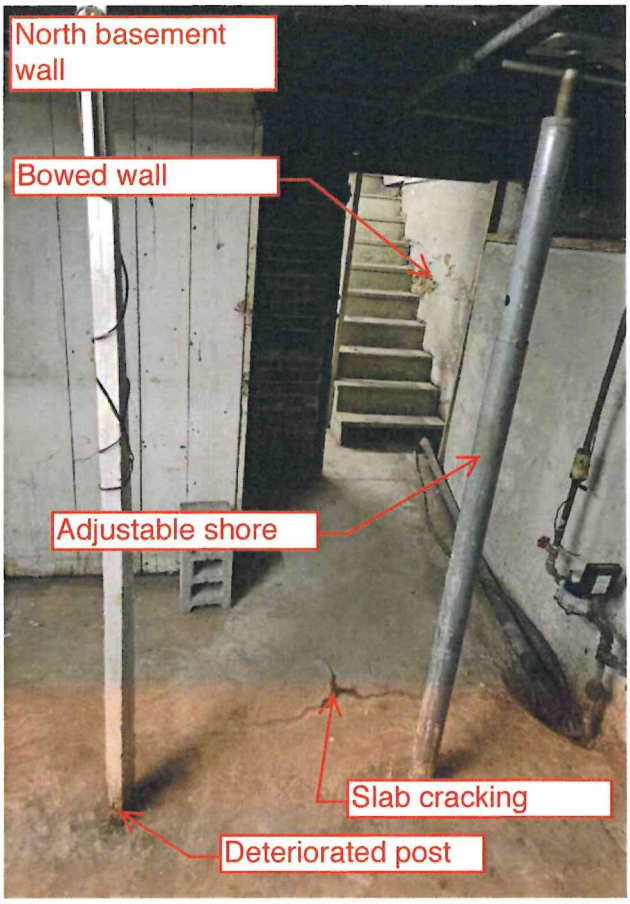

West basement wall
Crawlspace at addition
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration


North basement wall
Cracked and spalled brick and skim coat, water infiltration

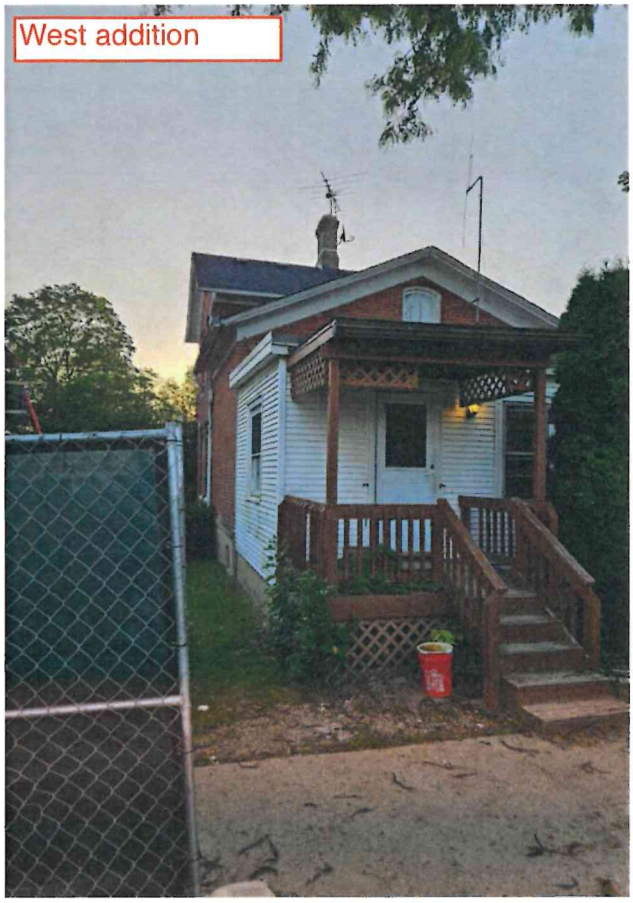

North basement wall
Adjustable shore
Cracked and spalled brick and skim coat, water infiltration

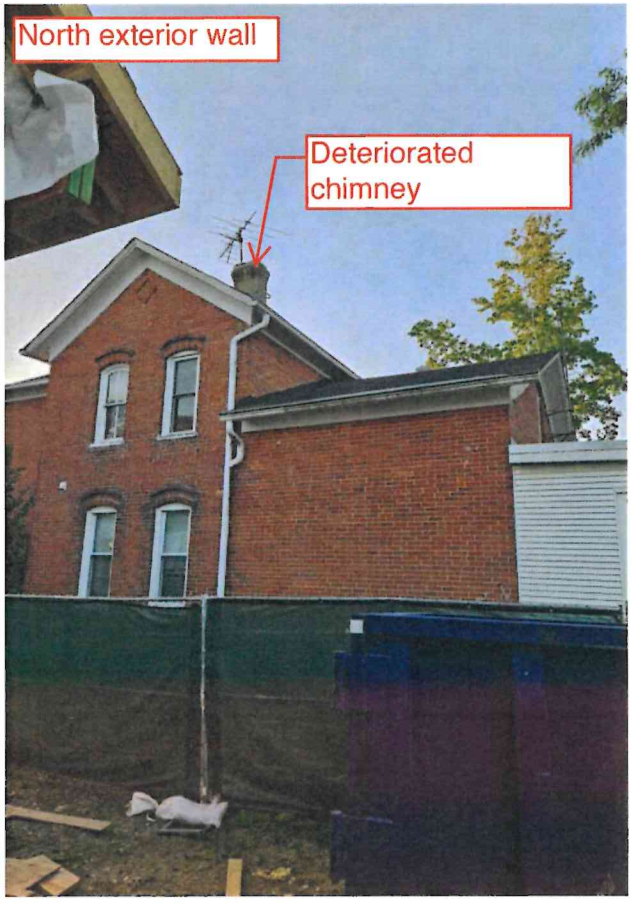

Chimney
Cracked and spalled brick, water infiltration
Deteriorated post

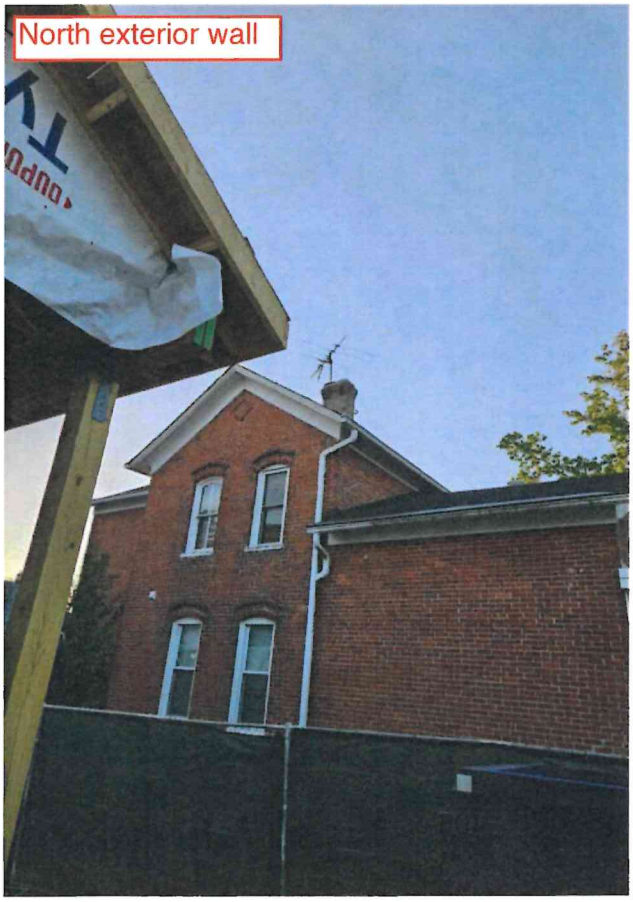

North basement wall
Bowed wall
Adjustable shore
Slab cracking
Deteriorated post


Basement
Adjustable shore


Basement
Beam removed

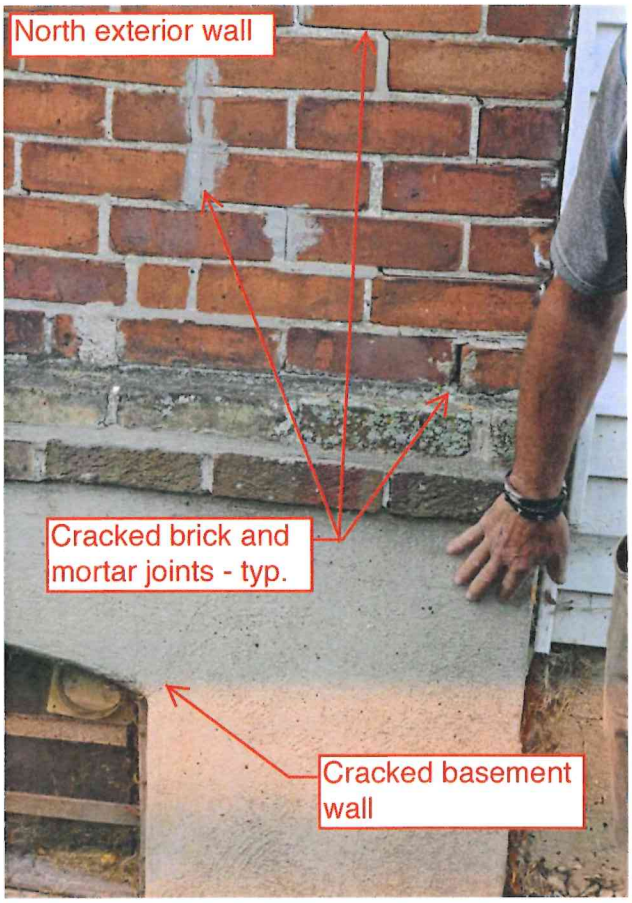

West addition

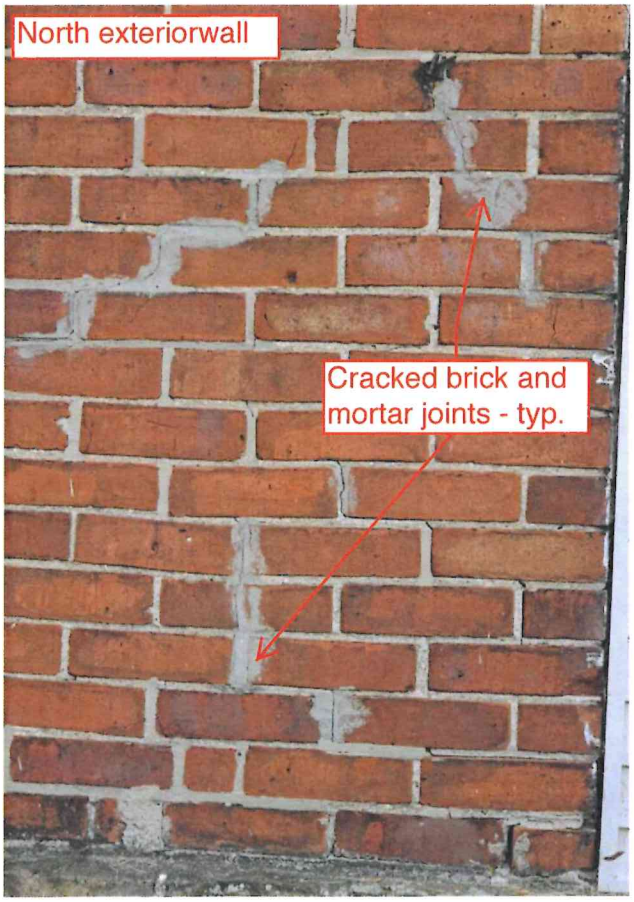

North exterior wall
Deteriorated chimney


North exterior wall

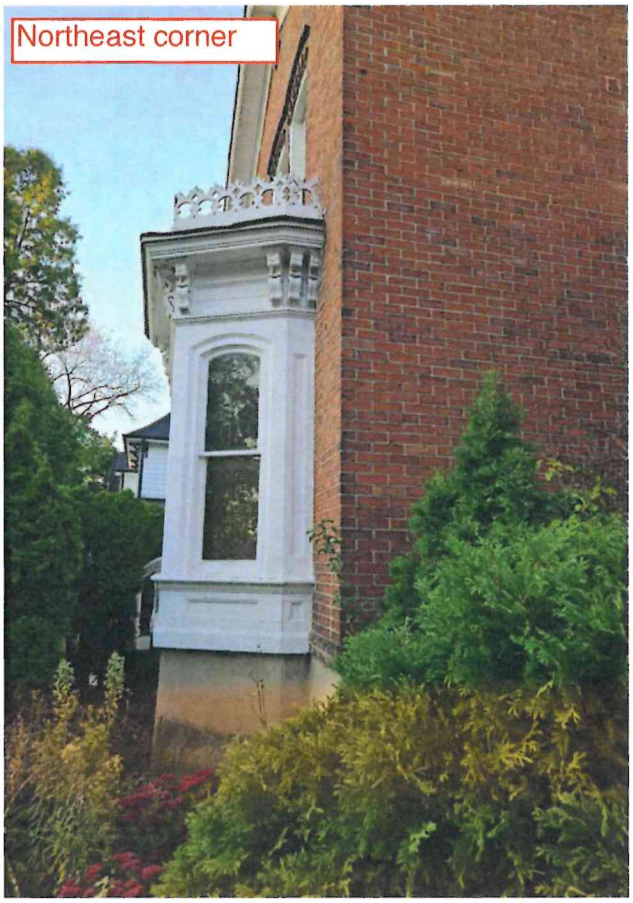

Addition
Exposed foundation


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

Tropical Environmental, Inc. SDVOSB
1350 Chase St.
Algonquin, IL 60102
(847) 658-2900 (847) 658-2905 fax
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.

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Algonquin, IL 60102
(847) 658-2900 (847) 658-2905 fax
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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

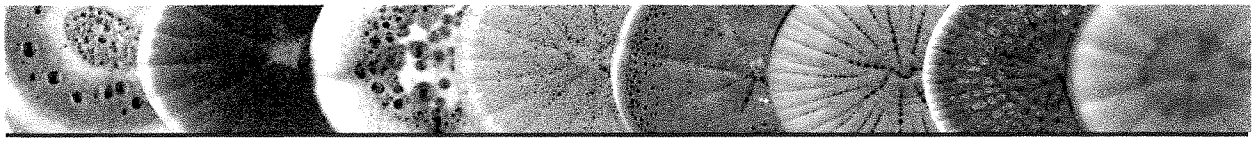
The evaluation and test results do not guarantee that the indoor environment is free from contaminates, gases, organisms or analytes sampled for. The customer understands that there are limitations associated with the instrumentation used associated with accuracy, precision and uncertainty. Additionally, 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

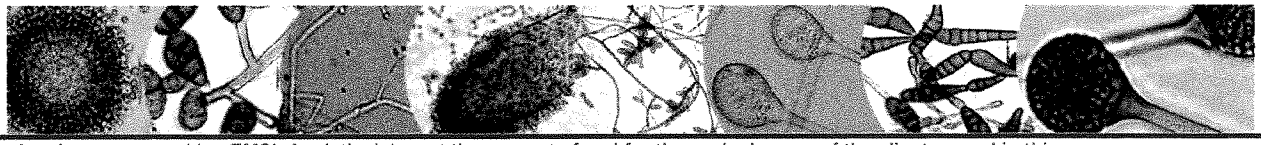
Tropical Environmental, Inc.

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



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

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
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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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4140 Litt Drive Hillside, IL 60162
Phone: (773) 313-0099 Fax: (773) 313-0139 Web: http://www.EMSL.com Email:chicagolab@emsl.com

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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

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

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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.
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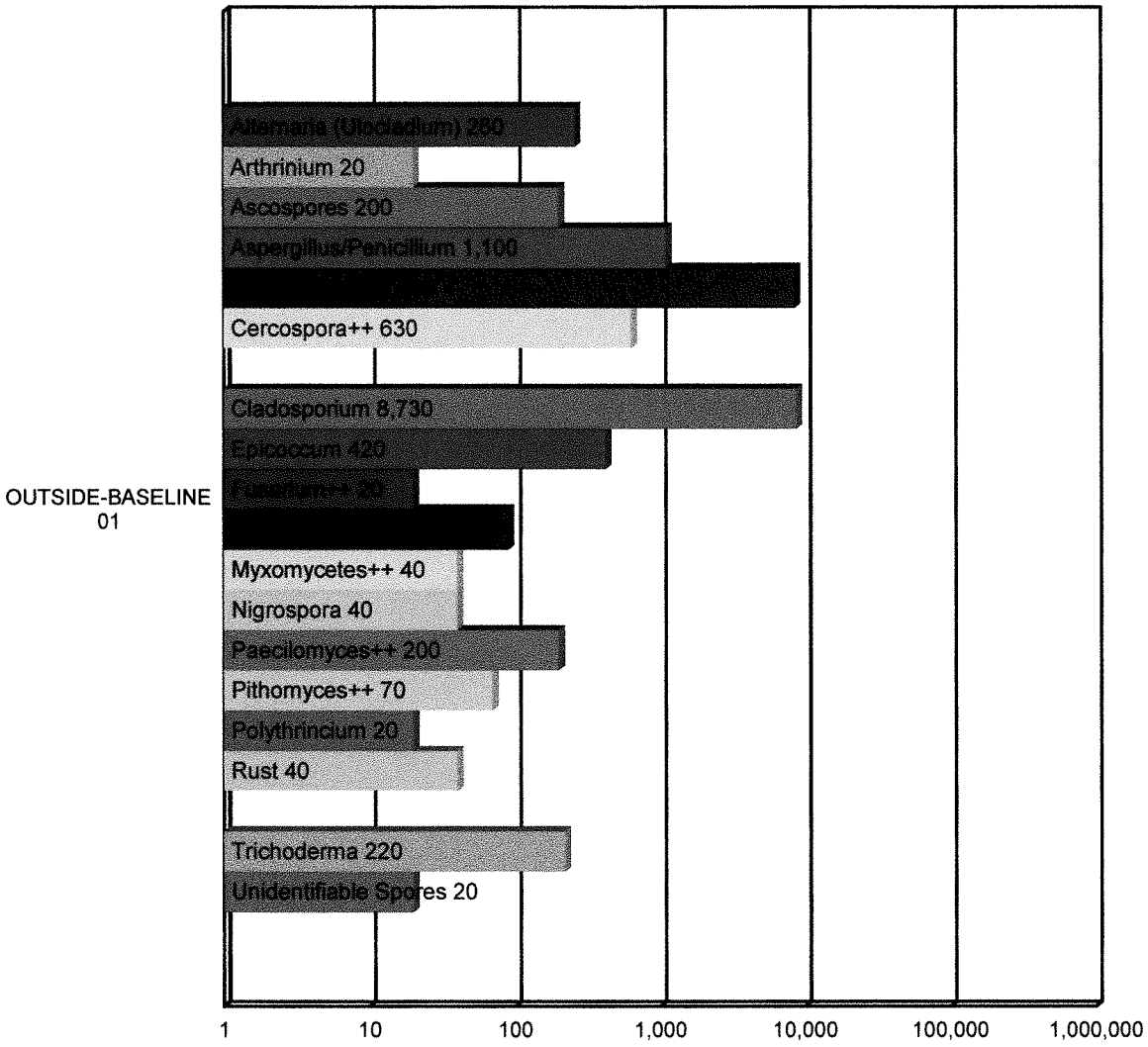
Spore Trap Report: Total Counts



* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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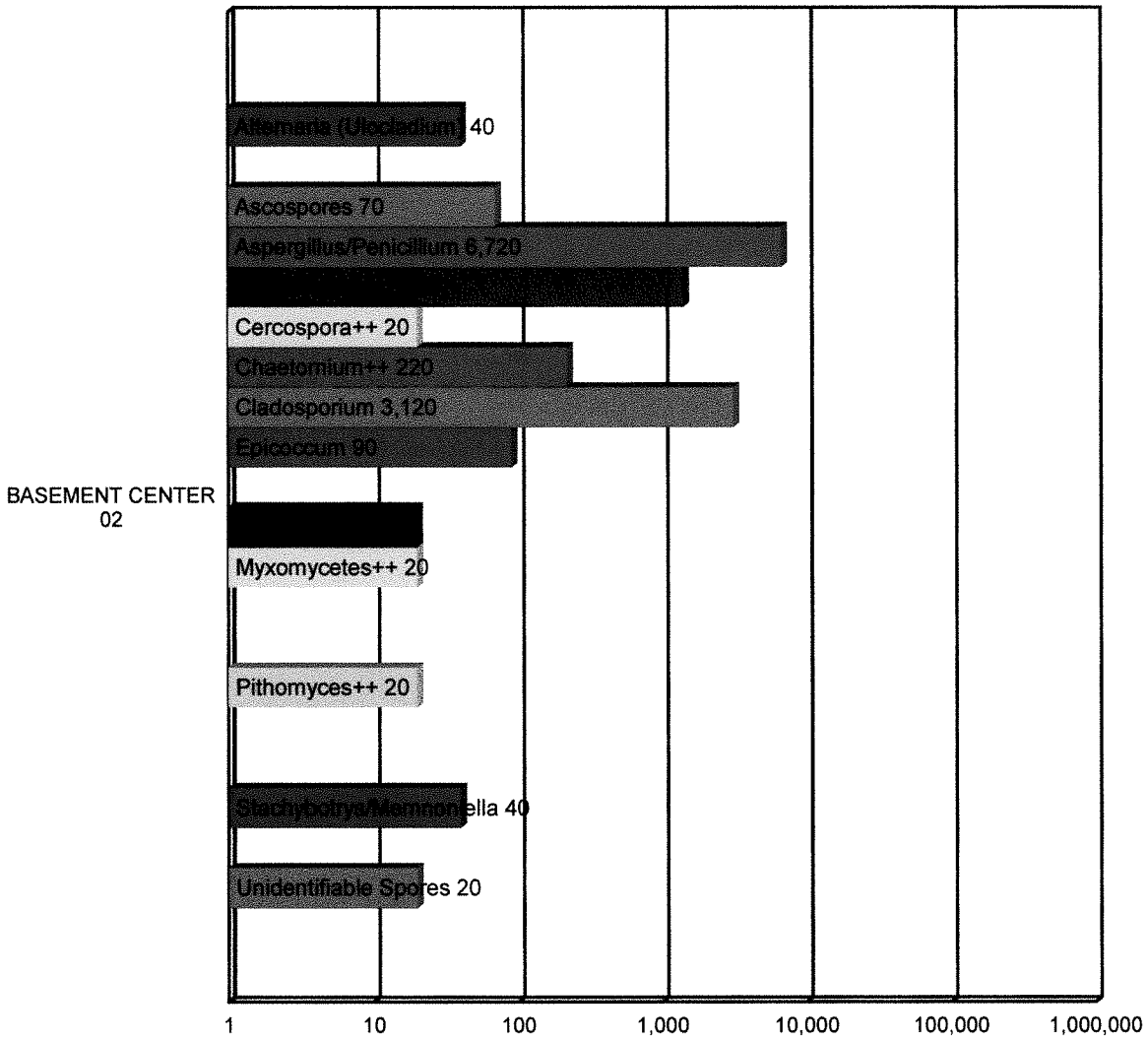
Spore Trap Report: Total Counts



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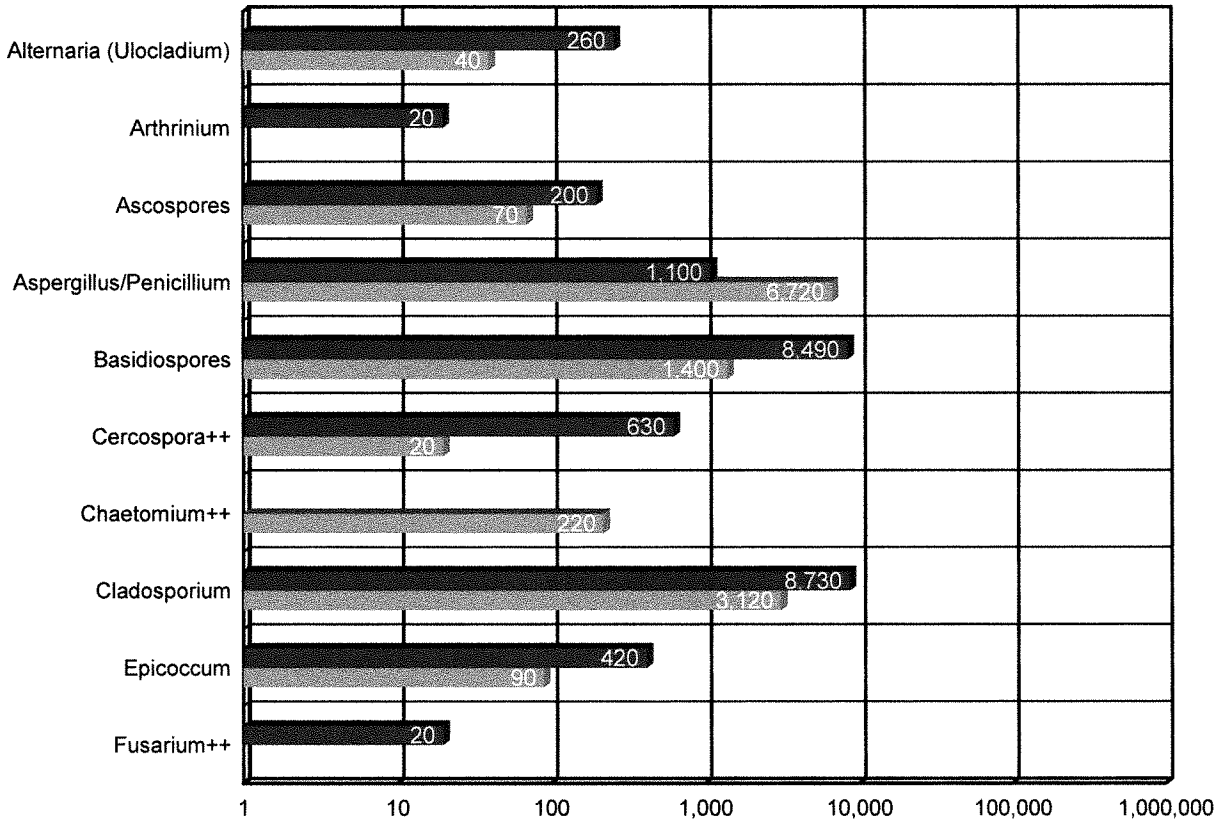
Background Comparison Chart



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Tropical Environmental, Inc.
1350 Chase St.
Algonquin, IL 60102

EMSL Order:	262309177
Customer ID:	TROP22
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Analyzed:	10/05/2023

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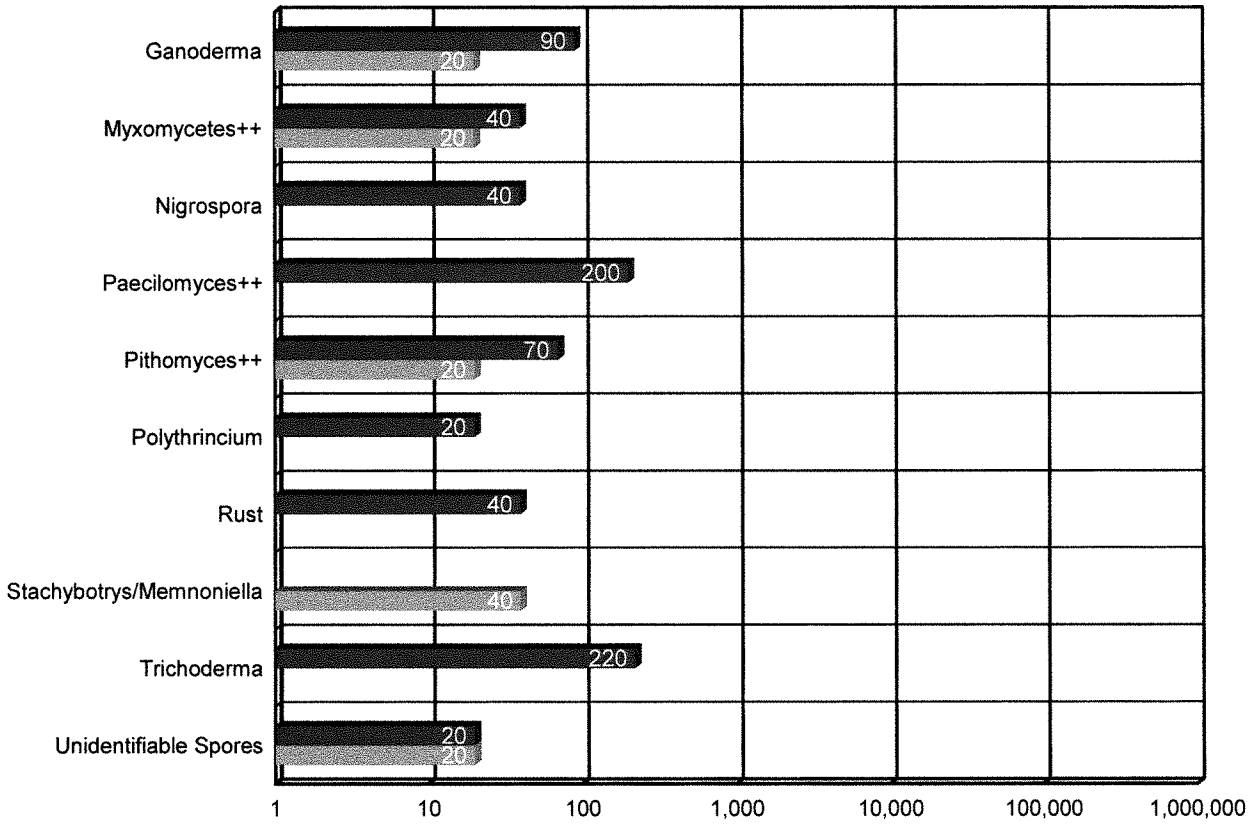
Background Comparison Chart



* The chart is displayed using a logarithmic scale. The bar size is not directly proportional to the number of spores.

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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

Initial report from: 10/05/2023 16:17:18

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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.

Initial report from: 10/05/2023 16:17:18

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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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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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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

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

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

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

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
1350 Chase St.
Algonquin, IL 60102
(847) 658-2900 (847) 658-2905 fax
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

Tropical Environmental, Inc. SDVOSB
1350 Chase St.
Algonquin, IL 60102
(847) 658-2900 (847) 658-2905 fax
www.TropicalEnvironmental.com

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.

Tropical Environmental, Inc. SDVOSB
1350 Chase St.
Algonquin, IL 60102
(847) 658-2900 (847) 658-2905 fax
www.TropicalEnvironmental.com

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

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:

Attention: Mark Haines
Tropical Environmental, Inc.
1350 Chase St.
Algonquin, IL 60102

Phone: (847) 658-2900
Fax: (847) 658-2905
Received Date: 10/03/2023 1:15 PM
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

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**
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

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**
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

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

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.)

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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