



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

November 18, 2009

HAND DELIVERED

Ms. Shirley Haynes
Mallard Cove Condominium Association
1130 S. New Wilke Road
Arlington Heights, IL 60005

Re: Mallard Cove Complex– Existing balconies for buildings 1-10

Dear Ms. Haynes:

We are in receipt of a building permit application by Mr. Mark Lissner for the repair/replacement of balcony/stair railings and guards at the above complex. Please note that this work requires the approval of a licensed Structural Engineer prior to any permit being issued or work being commenced.

Overall, the balconies appear to be in reasonable condition when viewed from ground level. In the interest of occupant safety, and other users of the building, the Building Department highly recommends that the composition of all balconies and stairways be evaluated by a Structural Engineer. A Structural Report should be submitted to the Village of Arlington Heights Building Department. Previous incidents of balcony/porch failures and their resulting injuries in the City of Chicago and other municipalities have instilled a heightened awareness for sound structures. The maintenance and safety of the balconies and stairs and other exterior portions of the buildings are the ultimate responsibility of the owners and/or their agent/representative.

If you have questions or require clarification of these matters, please do not hesitate to contact me at (847) 368-5585. Your full cooperation is greatly appreciated.

Sincerely,

Mike Connolly
Building & Property Supervisor
Department of Building

C Nicholas Gadzekpo, Director of Building Department
Mark Lissner, Property Maintenance Contractor