



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov

westmont.illinois.gov | 630-981-6200

LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION MEETING AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, January 8, 2025 at 6:00 P.M. , at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Reminder to Silence All Electronic Devices
6. Reminder to Sign-In for Any Public Testimony
7. Approval of Minutes
 - a. Approval of the Minutes of the December 11, 2024 regular meeting
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
 - a. **PUBLIC HEARING PZC 033-2024**
A request from Cass Avenue Properties, LLC, d/b/a Dolce Vita Day Spa (Petitioner and Owner), and Salon Smith, LLC, d/b/a Salon Four (Petitioner), for the property at 216 North Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to allow both petitioners to operate a barbershop and beauty parlor, located on the ground floor, in the B-1 Limited Business District.

11. Open Forum

- a. The public comment rules and procedures are set forth in Chapter 2, Section 2-66 of the Westmont Code of Ordinances. Public comment is allowed for matters of public concern that are not on the agenda. Public comment is limited to 3 minutes per speaker.

12. Miscellaneous

- a. Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting.

Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room: <https://westmont.illinois.gov/581/ADA-Listen-Everywhere>

All interested persons in attendance will be allowed to express their views.

- b. General Updates
 - 1. Staff Reports Update and Discussion
 - 2. Next PZC on February 12, 2025

13. Adjourn



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: January 8, 2025

PZC 033-2024

TITLE: Request from Cass Avenue Properties, LLC, d/b/a Dolce Vita Day Spa (Petitioner and Owner), and Salon Smith, LLC, d/b/a Salon Four (Petitioner), at 216 North Cass Avenue, Westmont, Illinois, 60559 for the following:

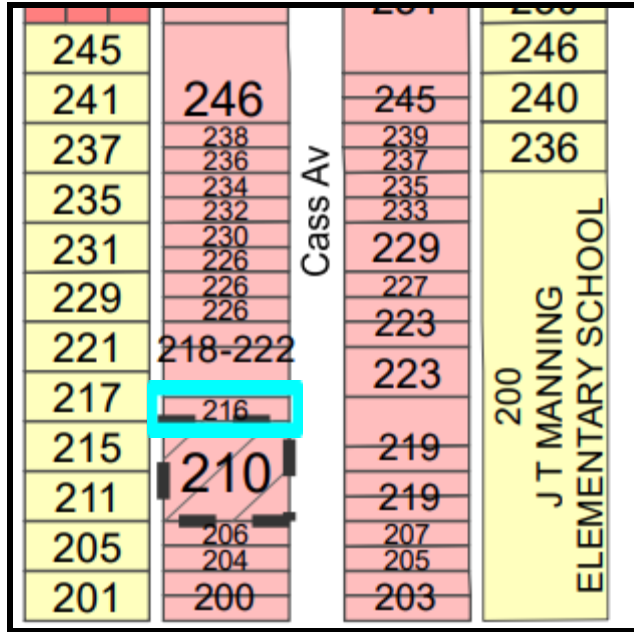
1. Special Use Permit to allow both petitioners to operate a barbershop and beauty parlor, located on the ground floor, in the B-1 Limited Business District.
-

I. BACKGROUND OF ITEM

- A. Location: 216 North Cass Avenue is located between Naperville Road and Norfolk Street within the Village's Downtown. The site is improved with a split-level, formerly mixed-use building that has commercial space along Cass Avenue and remnants of one dwelling unit up a few steps in the rear of the building. The subject property was most recently used as a storage space for the Music Mission Store. The lot is 30' by 151', with an area of 4,530 square feet, or 0.10 acres of land.



Aerial Map - 36 North Cass Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 216 North Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY	B-1 Limited Business District
NORTH	B-1 Limited Business District
SOUTH	B-1/PD Limited Business District/Planned Development
EAST	B-1 Limited Business District
WEST	R-3 Single-Family Detached Residence District

C. Neighborhood Characteristics

The lot is located in the A.T. McIntosh & Co.'s Fairmont Hts. Subdivision, which was recorded in 1920. The property is near the edge of the Village's Downtown, three blocks north of the Westmont Metra Station. Due to being within Downtown, the surrounding area hosts a wide variety of commercial uses like restaurants, retail shops, fitness services, and offices. 210 North Cass Avenue, directly south of the subject property, also provides twelve dwelling units. Dolce Vita currently operates at 220 North Cass Avenue, directly north of the subject property.



Street View - 216 North Cass Avenue (source: Google)

II. PETITIONER REQUEST:

The petitioners have jointly requested a Special Use Permit to operate Dolce Vita Day Spa and Salon Four, a beauty parlor and barbershop, on the ground floor in the B-1 Limited Business District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-1 Limited Business District, which allows for a wide variety of retail, restaurant, and service uses. Dwelling units are also allowed if they are in conjunction with a commercial enterprise.

The Comprehensive Plan designates the future land use in this area as General Commercial, which describes the designation as an area “...*intended to accommodate less intense commercial uses to primarily cater to the day-to-day needs of Westmont residents.*”

More specifically, the Comprehensive Plan identifies the subject property as a part of the Naperville and Cass subarea’s commercial/multi-family infill block. The Plan explains that this block should “*support secondary uses rather than attracting primary uses away from the Downtown.*” The Plan also says this block should encourage “...*multi-family or low-intensity commercial development, such [as] retail, services or offices*” to be built so they can support the Downtown.

B. Entitlement Request

The petitioners have provided project narratives and supporting documentation for the following request, including the necessary responses to the Special Use Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B).

- **Special Use Permit to allow both petitioners to operate a barbershop and beauty parlor, located on the ground floor, in the B-1 Limited Business District.**

Appendix A, Section 7.03(A)(11a) requires that all barbershops and beauty parlors that are located on the ground floor obtain a Special Use Permit when located in the B-1 district to assess impacts like traffic, activities, number of employees, and the like. In addition to the Special Use Standards (Sec. 13.09), a groundfloor barbershop and beauty parlor has the following Special Condition, as listed in Sec. 7.04(12):

12. “Such special use may be permitted with administrative approval if the business space is less than 1,000 square feet”

The petitioner has provided the necessary responses to the special use standards in their narrative as well as provided a floor plan showing the layout of the space. The floor plan shows that the unit is around 1,600 square feet, so Special Condition #12 is not applicable.

Although two separate businesses are requesting a special use permit for a barbershop and beauty parlor for the same property, both petitioners have provided separate project narratives explaining their business and operations, which are attached to this report.

Dolce Vita Day Spa

Dolce Vita Day Spa currently operates out of 220 North Cass Avenue, however they are requesting to expand their business to a portion of the adjacent building at 216 North Cass Avenue (the subject

property). The petitioner's narrative describes their business as a spa that offers services such as massage therapy, skincare treatment, steam tent therapy, and vichy shower water treatments. Currently, the business employs four (4) licensed massage and esthetician therapists. The business is requesting to expand their business with two (2) massage therapy and skin care service rooms at 216 North Cass Avenue while continuing to offer their current services at 220 North Cass Avenue. The petitioner indicated that the hours of operation are mainly Tuesday through Saturday from 10:00am to 8:00pm by appointment utilizing a web-based booking system.

Salon Four

Currently, Salon Four operates their business out of 36 North Cass Avenue and has been operating out of that space for six (6) years. However, the space will no longer be available for lease and therefore they are requesting to relocate the business to 216 North Cass Avenue. The hair salon specializes in hair coloring and styling, and would be open Tuesdays and Thursdays from 10:00 am to 9:00 pm, and 8:00 am to 5:00 pm on Saturdays, with three employees.

Parking

Appendix A, Section 10.06(B)(2)(a) states proposed uses for existing buildings zoned B-1 that existed before December 17, 2020 are not required to provide off-street parking. Any spaces provided are deemed conforming.

The use must be considered to the Special Use standards, which are noted below:

Standards for Special Uses Sec. 13.09(D):

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- 1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*
- 2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.*
- 3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- 4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.*
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.*

IV. SUMMARY

A Special Use Permit is requested to allow both petitioners to operate a barbershop and beauty parlor, located on the ground floor, in the B-1 Limited Business District, at 216 North Cass Avenue. Separate B-1 Development permits have been requested by both petitioners, and will be heard before the Village Board of Trustees at the same meeting as this Special Use Permit. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and is subject to the standards of a special use permit approval.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on December 26, 2024.
- B. Code References: Appendix A: Section 7.02(F); 7.03(A)(11a); 7.04; and 13.09
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation and the requests for B-1 Development Permits are anticipated to be considered by the Village Board at the January 23, 2025 meeting.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the December 26, 2024 Westmont Suburban Life.
- 2. Petitioner Attachments received December 3, 2024 (Edited for PZC):
 - a. Planning and Zoning Development Application, including responses to the Special Use Standards
 - b. Project Narrative
 - c. Floor Plan
 - d. Proof of Ownership
 - e. Plat of Survey

RECEIVED DEC - 3 2024



Village of Westmont Planning and Zoning Application and Instructions

PZC 033-2024

Community Development Department
31 West Quincy Street
Westmont, Illinois 60559
630-981-6260

<i>Office Use Only</i>	
Date Received:	_____
By:	_____

PROJECT NAME: DOLCE VITA DAY SPA + SALON FAIR
Subject Property Street Address: 216 N CASS AVE
PIN Number(s): 09-03-211-031

PETITIONER / BILLING CONTACT (Agent and Project Manager for the Petition):

Petitioner (and corporation if applicable): SZYMON GOMULA - DOLCE VITA DAY SPA
Address: 220 N CASS AVE WESTMONT, IL
Phone: 773-577-3450
Email: SZYMONG@HOTMAIL.COM
Relationship of Petitioner to Property Owner: SAME

PROJECT DESCRIPTION: WE PLAN TO EXPAND OPERATIONS OF OUR EXISTING POLICE VITA DAY SPA LOCATED NEXT DOOR AT 218-220 N CASS AVE., PLUS WE PLAN TO RENT A PART OF THE FRONT SPACE TO THE HAIR SALON THAT ALREADY OPERATES IN WESTMONT. SOME MINOR IMPROVEMENTS INSIDE THE BUILDING ARE PLANNED AT THIS MOMENT, INCLUDING REMODELLING THE RESTROOM AND ADDING SHAMPOO BOWLS AND A SINK TO THE HAIR SALON SPACE.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): ~~SZYMON GONULA~~ ^{S.G.} CASS AVENUE PROPERTIES LLC

Address: 15W761 74th ST BURR RIDGE, IL 60527

Phone: 773-577-3450

Email: SZYMON G @ HOTMAIL.COM

BUSINESS OWNER INFORMATION (IF DIFFERENT THAN PETITIONER and PROPERTY OWNER):

Property owner(s): JESSICA SMITH - TENANT

SALON SMITH LLC / SALON FOUR

Address: 200 S. STATE ST LOCKPORT, IL 60441

Phone: 630-337-4560

Email: jsemsmith@gmail.com

By signing below, the applicant and/or property owner acknowledge that the **Application fees are non-refundable** and that filling out this form is not a guarantee that the item will appear before the Planning and Zoning Commission. The applicant and/or property owner further acknowledge that all items recommended by Village planning staff for consideration by the Planning and Zoning Commission must have received technical approvals from the Consulting Engineer, the Consulting Landscape Architect, the Consulting Architect, the Village Forester and/or other Village staff, as deemed appropriate by the Community Development Department, before being recommended for consideration by the Planning and Zoning Commission. For this reason, while this is not a requirement, it is highly recommended that the applicant/property owner hire licensed professional engineers or architects when preparing their application materials.

PETITIONER SIGNATURE:

X Type or print name: SZYMON GOMULA

Signature: Symon Gomula

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd DAY OF DECEMBER, 20 24

[Signature]
Notary Public



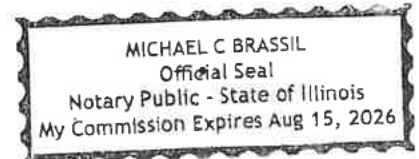
OWNER SIGNATURE:

X Type or print name: SZYMON GOMULA - MANAGER OF CASS AVENUE

Signature: Symon Gomula PROPERTIES LLC

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd DAY OF DECEMBER, 20 24

[Signature]
Notary Public



By signing below, the applicant and/or property owner acknowledge that the **Application fees are non-refundable** and that filling out this form is not a guarantee that the item will appear before the Planning and Zoning Commission. The applicant and/or property owner further acknowledge that all items recommended by Village planning staff for consideration by the Planning and Zoning Commission must have received technical approvals from the Consulting Engineer, the Consulting Landscape Architect, the Consulting Architect, the Village Forester and/or other Village staff, as deemed appropriate by the Community Development Department, before being recommended for consideration by the Planning and Zoning Commission. For this reason, while this is not a requirement, it is highly recommended that the applicant/property owner hire licensed professional engineers or architects when preparing their application materials.

PETITIONER SIGNATURE:

Type or print name: Jessica Smith Salon Four

Signature: Jess Smith

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 10 DAY OF December, 20 24

Samantha Lynn Michon
Notary Public



OWNER SIGNATURE:

Type or print name: CASS AVENUE PROPERTIES-SYMON GOMULA-MANGER

Signature: Symon Gomula

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 10 DAY OF December, 20 24

Samantha Lynn Michon
Notary Public



Response to the Special Use Standards:

(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. – No, operations of Dolce Vita Day Spa will not be detrimental to or endanger public health, safety, morals, comforts or general welfare.

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. – No, the special use for Dolce Vita Day Spa will not be injurious to the use and enjoyment of other properties, and it will not diminish property values within the neighborhood.

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. – No, Dolce Vita Day Spa will not impede the normal and orderly development and improvement in the district.

(4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided. – Yes, all the necessary facilities will be provided.

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. – Yes, the adequate measures will be taken to provide ingress and egress to minimize traffic congestion in the public streets.

(6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission. – Yes, Dolce Vita Day Spa will conform to the applicable regulations of the district in which it is located.

Dolce Vita Day Spa

11/24/24

220 N Cass Ave

Westmont, IL 60559

Ph# 773-577-3450

Email: szymong@hotmail.com

Dolce Vita Day Spa Business Explanation Letter

To Whom It My Concern,

Dolce Vita Day Spa offers services that include massage therapy, skincare, steam tent therapy, and Vichy shower water treatments with body wraps and body scrubs. We provide various spa packages that include many of these services performed during one session. The full list of services provided can be found on our website at www.dolcevitaorganicdayspa.com.

Currently, we employ 4 licensed massage and esthetician therapists. At the new space (216 N Cass Ave) we want to expand the operations of our existing spa by adding 2 rooms for massage therapy and skincare services since we are running out of space at our current location. We do not plan on adding Vichy shower treatments that we already offer at our current location. They are unique in Chicagoland, and they attract many customers from distant areas, but they would require major reconstruction of the new space.

Our hours of operation are mainly Tuesday through Saturday 10 AM to 8 PM by appointment. Customers will be booked for their service appointments at the new location using the same Dolce Vita Day Spa phone number and email address. Each of our therapists has an account on a web-based booking system and can schedule and see all their appointments. Also, each customer is notified and reminded by email and text message about the oncoming appointment's time and location.

Since we will be sharing the building with the Salon Four hair salon, we will also share the main entrance located at Cass Ave. Salon Four is open three days a week by appointment only, and Dolce Vita Day Spa also operates based on service appointments, one therapist serving one client, so there will be no unnecessary traffic in the front area that would cause any disruption in operations of both businesses.

Regards,

Szymon Gomula – owner of Dolce Vita Day Spa

Salon Four
SalonSmithLLC
12/2/24
216 N. Cass Ave.
Westmont, IL 60559
(630)337-4560
Email: jsemsmith@gmail.com

Salon Four Business Explanation Letter

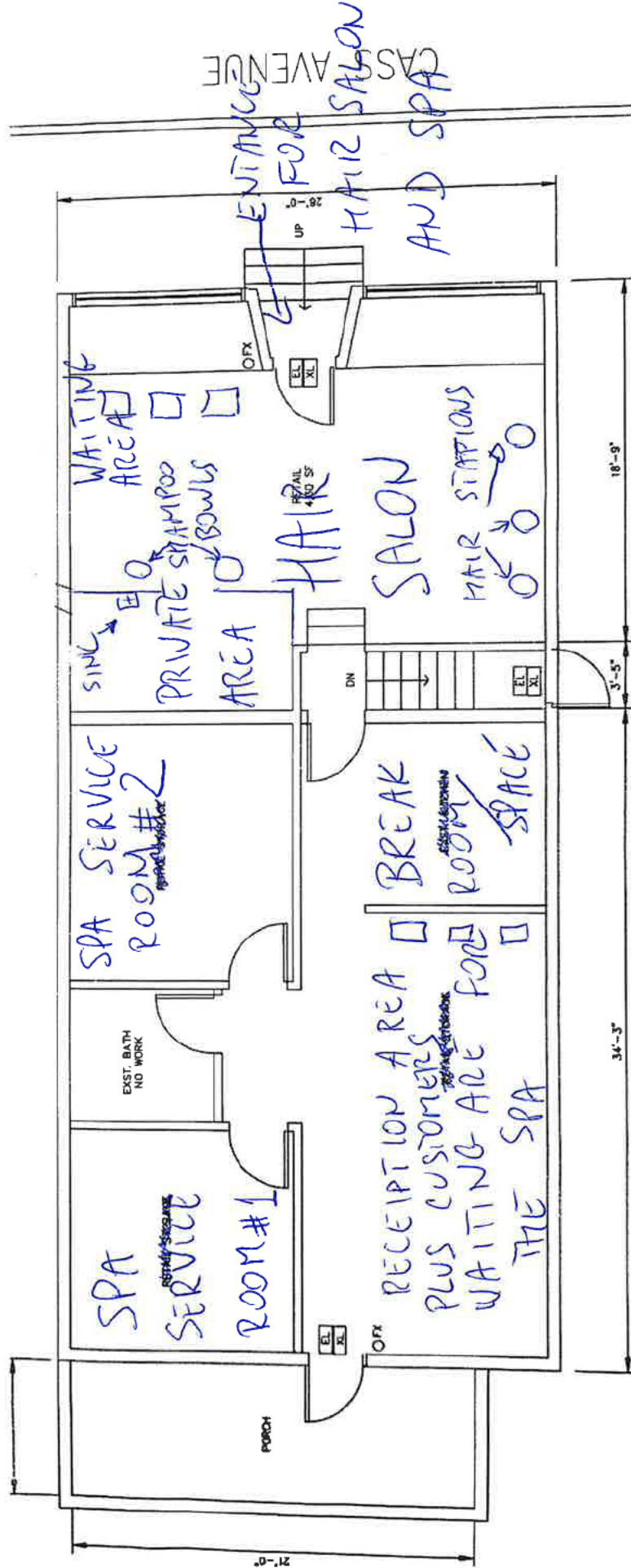
To Whom it may concern,

My name is Jessica Smith and I have worked in Westmont as a hair colorist and stylist since 2006. I worked as an employee at Karma Salon for 12 years and then I've rented space at J Wilder Studios for the past 6 years. Since that space will no longer be available starting in 2025, we would like to move our salon to 216 N. Cass Ave.

Salon Four offers hair coloring and styling services. We employ one assistant. I also have two other stylists that worked at J Wilder Studios that will share the space with me. Our usual hours of operations are Tuesdays and Thursdays 10am to 9pm and Saturdays 8am to 5pm.

Thank you,

Jessica Smith



- PLAN NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD.
 2. O.F.X. INDICATES FIRE EXTINGUISHER.
 3. FLAME SPREAD OF INTERIOR FINISHES SHALL BE:
CORRIDORS : 26 TO 75 (CLASS B)
OTHER SPACES: 76 TO 200 (CLASS C)
 4. TOTAL NUMBER OF EMPLOYEES: 2
 5. FIRE ALARM SYSTEM SHALL BE PROVIDED PER VILLAGE OF WESTMONT CODE AMENDMENT.
 6. EL INDICATES EMERGENCY LIGHTS.
 7. XL INDICATES EXIT LIGHTS.

FIRST FLOOR PLAN

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

	Subtotals	
	Balance Due FROM Borrower	
	Balance Due TO Seller	
	TOTALS	

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

John Hagedorn
John Hagedorn

Kim Hagedorn
Kim Hagedorn

BORROWER:

Cass Avenue Properties, LLC

BY: Szymon Gomula
Manager

BY: Justyna Gomula
Manager

See attached

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title and Trust Company
Settlement Agent

	Subtotals	
	Balance Due FROM Borrower	
	Balance Due TO Seller	
	TOTALS	

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

John Hagedorn

Kim Hagedorn

See attached

BORROWER:

Cass Avenue Properties, LLC

BY:

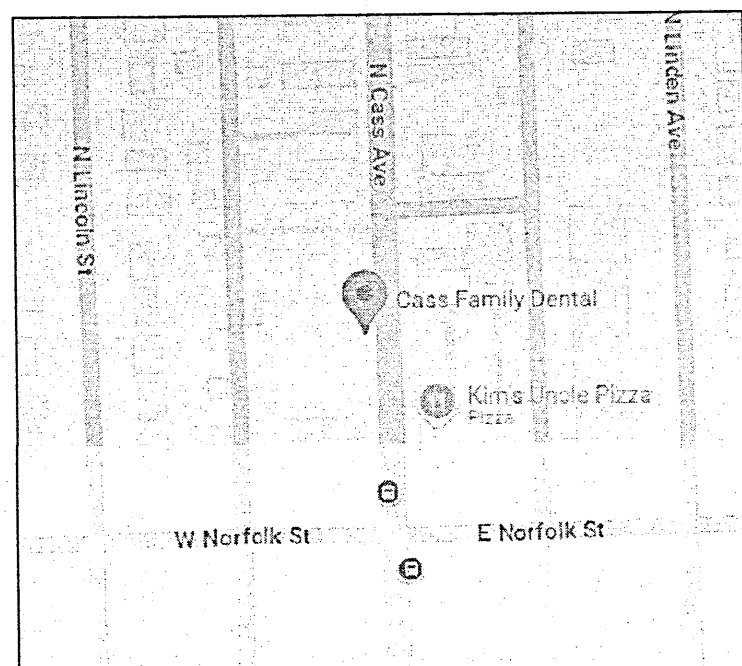
Szymon Gomula
Manager

BY:

Justyna Gomula
Manager

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title and Trust Company
Settlement Agent

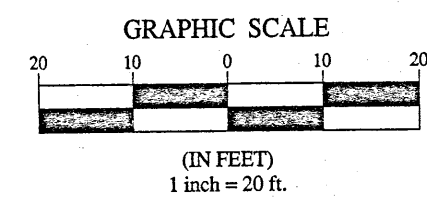


VICINITY MAP

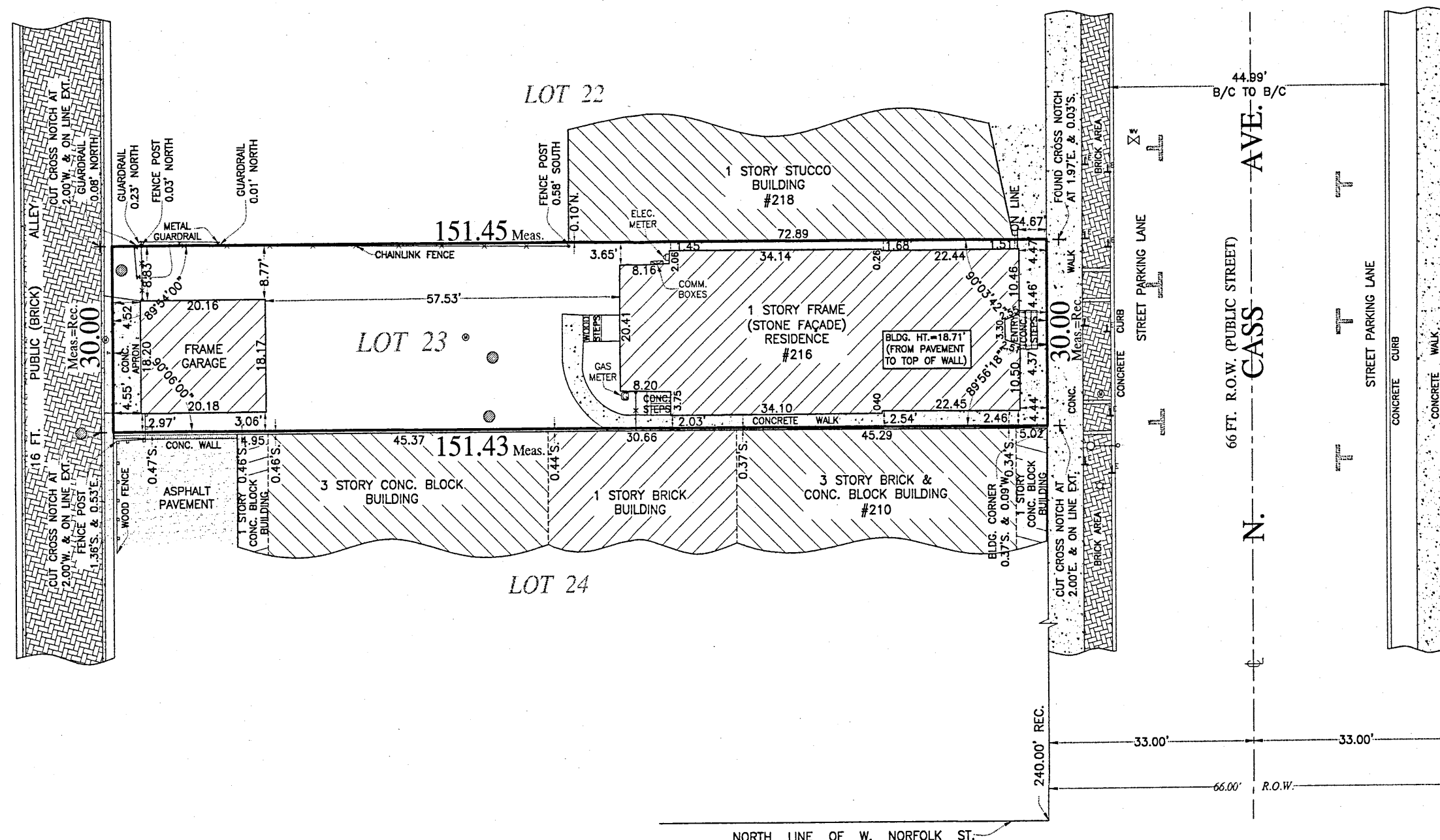
PLAT OF SURVEY

LOT 23 IN BLOCK 1 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT HEIGHTS, IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1920 AS DOCUMENT NO. 144403, IN Du PAGE COUNTY, ILLINOIS.

TOTAL LAND AREA = 4,543 sq. ft. = 0.104 acre, more or less
TOTAL BUILDING FOOTPRINT = 2,021 sq. ft.
P.I.N. 09-09-211-031-0000
COMMONLY KNOWN AS: 216 N. CASS AVE., WESTMONT, IL. 60559-1706



- LEGEND:**
- | | |
|--------------------------------------|---|
| | - SANITARY LINE |
| | - STORM LINE |
| | - WATER LINE |
| | - GAS LINE |
| | - BRICK PAVEMENT |
| | - CONCRETE PAVEMENT |
| B/C | - BACK OF CURB |
| R.O.W. | - RIGHT OF WAY |
| | - CHAIN LINK FENCE |
| | - IRON FENCE |
| | - WOOD FENCE |
| | - UTILITY POLE W/WIRES |
| | - LIGHT POLE |
| 1 ^E | - ELECTRIC PAINT MARK (RED) |
| 1 ^B | - WATER PAINT MARK (BLUE) |
| 1 ^G | - GAS PAINT MARK (YELLOW) |
| 1 ^O | - COMM. PAINT MARK (ORANGE) |
| 1 ^C | - SEWER PAINT MARK (GREEN) |
| | - CONCRETE PARKING BUMPER |
| | - STREET SIGN |
| D.C. | - DE-PRESSED CURB |
| (M) | - UNIDENTIFIED MANHOLE |
| (S) | - SEWER MANHOLE |
| (CB) | - CATCH BASIN |
| (W) | - WATER MANHOLE |
| (T) | - COMM. MANHOLE |
| (E) | - ELECTRIC MANHOLE |
| | - GAS VALVE |
| | - WATER VALVE |
| | - FIRE HYDRANT |
| <td>- TREE W/DIAMETER</td> | - TREE W/DIAMETER |
| | - INLET |
| COMM. | - COMMUNICATION (TELEPHONE, INTERNET, ETC.) |
| A/C | - AIR CONDITIONING UNIT |
| <td>- EVERGREEN TREE W/DIAMETER</td> | - EVERGREEN TREE W/DIAMETER |
| | - STREET LIGHT |
| | - HANDICAPPED SPACE |
| | - TRAFFIC LIGHT |



FLOOD CERTIFICATION: (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN
A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO.
FLOODWAY ON PROPERTY: NO.
MAP USED: RATE MAP.
COMMUNITY NAME: WESTMONT, VILLAGE OF
COMMUNITY NO.: 170220.
COMMUNITY PANEL: 0186.
MAP NUMBER: 17043C0186J.
EFFECTIVE DATE: AUGUST 01, 2019.
FLOOD ZONE: X.
BASE FLOOD ELEVATION FROM FIRM
(±0.5FT): N/A NAVD 1988.

NOTE:

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 24GNW065138PK
COMMITMENT DATE: OCTOBER 18, 2024

ITEMS FROM TABLE "A"

*ITEM #9: THERE WAS PARKING GARAGE FOUND WITHIN THE SURVEYED PROPERTY.

*ITEM #11: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.

*ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. 109699
Scale: 1 inch = 20 feet.
Date of Field Work: 08 NOVEMBER 2024
Ordered by: ALICJA M. SROKA & ASSOCIATES P.C.

TO:
1. CASS AVENUE PROPERTIES, LLC
2. U.S. BANK, N.A., its successors and/or assigns as their respective interests may appear
3. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 14 AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 08, 2024

DATE OF PLAT NOVEMBER 15, 2024 *2 11*

IL PROF. LAND SURVEYOR NUMBER 035-003937
MY LICENSE EXPIRES NOVEMBER 30, 2024.
DRAWN BY: E.D.M.

