



CITY OF WOOD DALE

STREETSCAPE AND ECONOMIC ENHANCEMENT COMMITTEE **AGENDA**

Date & Time: July 22, 2024 at 6:30PM
Location: Executive Session, City Hall, 404 N Wood Dale Rd, Wood Dale, IL 60191
Members: Chairperson Ald. Peter Jakab, Vice-Chair Ald. Michael Curiale, Shashwat Baxi, Paula Masilotti, Michael Melone, Steven Mikos, Nicholas Lucania
Staff Liaison: Andrew Koterak, Planner

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS ITEM

A. Approval of Meeting Minutes from May 6, 2024

IV. REPORT AND RECOMMENDATION

A. Continuation of Façade Improvement Grant Application - 123 W Irving Park Rd (Shorty's)

V. OTHER BUSINESS

A. Future Projects Discussion

VI. ADJOURNMENT

The next regularly scheduled meeting of the Streetscape & Economic Enhancement Committee is August 5, 2024.

STREETSCAPE & ECONOMIC ENHANCEMENT COMMITTEE MINUTES

Committee Date: Monday, May 6, 2024
Present: Vice-Chair Ald. Michael Curiale, Mike Melone, Steve Mikos,
Shashwat Baxi
Absent: Chairperson Ald. Peter Jakab, Paula Masilotti, Nick Luciana
Also Present: Andy Koterak, Planner, Gosia Pocięcha, Senior Planner
Meeting Convened at: 6:30 PM

CALL TO ORDER

Vice-Chairperson Ald. Curiale called the meeting to order at 6:30 pm. Roll call was taken and a quorum was present.

BUSINESS ITEMS

A. Approval Of the Minutes

Ald. Curiale motioned to approve the minutes of the April 1, 2024 meeting with corrections, seconded by Mr. Melone. The minutes were unanimously approved via voice vote.

REPORT AND RECOMMENDATION

B. Façade Improvement Grant Application - 123 W Irving Park Rd (Shorty's)

The property owner of Shorty's restaurant located at 123 W Irving Park Road was in attendance. He started the meeting presentation by showing a photograph of the existing pole sign and a parkway tree that blocks much of the visibility. It was mentioned by SEEC members that pole signs are no longer permitted. It was suggested that the sign be replaced with a monument sign. The property owner mentioned that he will consider it in the future but is not able to construct a monument sign at this time.

Planner Koterak presented an overview of the application and an outline of the façade improvement policy changes that were recently approved. There was a discussion on the proposed color. The business owner explained that he proposed to use yellow to increase visibility, but he is open to red/burgundy color. Planner Koterak listed the design guidelines from the UDO which recommend using colors that complement the

existing building. The business owner clarified that the existing pole sign will be painted. Also discussed was the evergreens screen to be planted along the rear property line. The greenery will help to screen the railroad tracks and provide some noise barrier.

Trimming of the tree was suggested, however, it is not recommended since it would be done to increase visibility to a nonconforming sign. Planner Koteras covered the scoring of the application, which was 10 and matched the score that the applicant scored himself. A score of 10 makes the project eligible for 25% reimbursement of the project cost. Planner Koteras discussed the front landscaping that is being proposed by staff. These could include installation of planters in front of the building, and various examples were presented. Inclusion of the planters would allow the application to score higher, increasing the reimbursement to 37.5%.

The property owner will look into getting quotes for installation of landscaping in the front and will submit a revised scope of work. SEEC is open to holding a special call meeting to expedite review of the modified application.

OTHER BUSINESS

C. Future Projects Discussion

Planner Koteras displayed the future projects master list to discuss potential future projects. Mr. Melone mentioned street trees in the parkway. Staff will check with PD on who maintains them. Adding a medallion at Veteran's Park for Space or First Responders. Can medallion fit on the post? Mr. Melone suggested the city hire consultants to help businesses design their proposals.

ADJOURNMENT

A motion to adjourn was made by Ald. Curiale and seconded by Mr. Mikos; it carried unanimously by voice vote. The meeting adjourned at 7:40 pm.

Minutes taken by Gosia Pociecha

CITY OF WOOD DALE

Community Development



MEMO

DATE: July 22, 2024

TO: Streetscape & Economic Enhancement Committee

FROM: Andrew Koteris, Planner

SUBJECT: Façade Improvement Grant for Shorty's - 123 W Irving Park Rd. (Continued)

OVERVIEW

At the prior meeting, the Streetscape Committee considered a façade improvement grant application from Bobby Korlonkos, owner of Shorty's restaurant (123 W Irving Park Road). The proposed improvements consisted of painting the exterior of the building, painting the sign, and installation of evergreen plantings along the rear property line. The full May 6, 2024 staff memo is attached for reference (Exhibit A).

Previously, staff recommended approval of the façade reimbursement request at a rate of 25% of the total \$16,580 project cost, in an amount not exceed four thousand one-hundred forty-five dollars \$4,145. However, it was also suggested that there may be an opportunity to provide additional landscaping between the front of the building and Irving Park Road right-of-way which would help the project score more favorably.

The Streetscape Committee and applicant discussed the possibility of revising the scope of work to include greenspace or planter boxes in this location. The property owner was receptive to this idea and agreed to postpone consideration of the entire petition until additional quotes could be obtained for the landscaping. The master list of submittal documents below includes previously submitted items, as well as new materials for consideration.

Required Documents & Submittals

The following items are attached to this memo:

- Exhibit A:** Staff Memo_123 W Irving Park Rd_Shorty's_050624
- Exhibit B:** Completed Façade Improvement Program application
- Exhibit C:** Proof of ownership or lease
- Exhibit D:** Detailed contractor cost estimates:
 1. Painters USA (Painting)
 2. Five Start Painting (Painting)
 3. Lyndon's Remodeling (Painting & Evergreen Plantings)

4. Planted Landscaping (Evergreen Plantings)
5. Platt Hill (Evergreen Plantings)
6. DG Stone & Landscaping Designs (Planter Box)
7. Lyndon's Remodeling (Planter Box)

Exhibit E: Illustrations of proposed improvements

Exhibit F: Plat of survey

Exhibit G: Proof of ownership

ANALYSIS

Proposed Façade and Site Improvements

The applicant has obtained and submitted the necessary quotes for each of the proposed site improvements. The revised total project cost continues to exceed the minimum construction value of \$5,000 and is eligible for reimbursement. Per the Façade Improvement Program Policy, improvements eligible for reimbursement shall focus on the street-facing façade and/or areas visible from the public right-of-way. Because the proposed improvements are visible from Irving Park Road, they are aligned with the spirit and intent of the policy. While the applicant is free to utilize whichever contractor he wishes, the maximum grant award is based upon the lowest cost estimate received. The revised total Lowest Bid Cost Estimate is **\$20,730**.

Cost Comparison: Exterior Painting			
	Painters USA	Five Star Painting	Lyndon's Remodeling
Façade & Sign	\$16,482.00	\$16,937.19	\$15,000.00
Est. Permit Fee:	\$300.00	\$300.00	\$300.00
Total:	\$16,782.00	\$17,237.19	\$15,300.00

Lowest Bid

Cost Comparison: Evergreens			
	Planted Landscaping	Platt Hill	Lyndon's Remodeling
Façade & Sign	\$2,698.00	\$1,280.00	\$1,850.00
Est. Permit Fee:	\$0.00	\$0.00	\$0.00
Total:	\$2,698.00	\$1,280.00	\$1,850.00

Lowest Bid

Cost Comparison: Planter Box		
	DG Stone Landscaping	Lyndon's Remodeling
Retaining Wall / Planter Box	\$3,800.00	\$3,250.00
Shrubs / Flowers	\$380.00	\$750.00
Est. Permit Fee:	\$150.00	\$150.00
Total:	\$4,330.00	\$4,150.00

Lowest Bid

Proposed Planter Box



Staff Scoring (Painting, Evergreens, and Planter Box)

Criteria	Points
Visual Impact	
<i>Improved curb appeal</i> The curb appeal of the property is being improved by repainting the façade which has faded over time	3
<i>Improved pedestrian experience</i> The proposed project will not change the architectural details of the building.	0
<i>Significant visual improvements</i> The addition of planters would represent a significant visual improvement	2
Financial Impact	
The proposed improvements are limited to the façade improvement renovation eligible for grant funding. The applicant is not leveraging more private investment than required to obtain grant funding.	1
The proposed work is part of a larger project that improves the façade and site. Landscaping in the front and rear will be visible from the public Right-of-Way.	3
Property Use	
Restaurant & Entertainment	3
Points Total:	12

Scoring Matrix

Project funding recommendations will be based on the total points accumulated as follows:	
Maximum Grant Award*	Point Total
12.5%	1-5
25.0%	6-10
37.5%	11-15
50.0%	16-20
*Maximum grant award is based on <u>eligible</u> project costs, up to \$200,000.	

RECOMMENDATION

Staff recommend entering into a grant reimbursement agreement with the applicant in an amount not to exceed thirty-seven and one-half percent (37.5%) of eligible costs. Based on the lowest cost estimates provided by the applicant for each improvement, the total reimbursement value shall not exceed seven thousand seven-hundred seventy-three dollars and seventy-five cents (\$7,773.75). Staff's recommendation is based upon the eligibility of the project and total project score which totaled to 12 points. The project exceeds the \$5,000 minimum cost requirement, the property is more than 30 years old, and the proposed improvements fall the under eligible expense categories of Façade Improvement and Landscaping.

CITY OF WOOD DALE

Community Development



MEMO

DATE: May 6, 2024
TO: Streetscape & Economic Enhancement Committee
FROM: Andrew Koteras, Planner
SUBJECT: Façade Improvement Grant for Shorty's (123 W Irving Park Rd.)

OVERVIEW

A Façade Improvement Grant application has been submitted to request reimbursement of exterior improvement expenses for the commercial property at 123 W Irving Park Road. The proposed improvements include painting the exterior of the building, painting an existing sign, and installing additional landscaping.

Required Documents & Submittals

The following items were submitted with the application and are attached to this memo:

Exhibit A: Completed Façade Improvement Program application

Exhibit B: Proof of ownership or lease

Exhibit C: Detailed contractor cost estimates:

1. Painters USA (Painting)
2. Five Start Painting (Painting)
3. Lyndon's Remodeling (Painting & Landscaping)
4. Planted Landscaping (Landscaping)
5. Platt Hill (Landscaping)

Exhibit D: Illustrations of proposed improvements

Exhibit E: Plat of survey

Exhibit F: Proof of ownership

ANALYSIS

The subject property is located along Irving Park Road adjacent to the City Clocktower and is zoned TCB: Town Center Business. The applicant is the proprietor of Shorty's, a drive-in style quick-service restaurant serving American fare. The subject property was recently purchased by the current owner with the intention of enhancing the visual appearance and visibility from Irving Park and Wood Dale roads.

Background

The building was originally constructed in 1968 and purchased by the current owner in 2024. Per the current Façade Improvement Program Policy, properties may be eligible for a grant award of up to 50% of the total improvement cost, or a maximum of \$200,000 whichever is less. The improvements shall be maintained in their finished form, except as may be approved by the City Council, for a period of 3 years from completion. The Streetscape Committee recently recommended changes to the Façade Improvement Policy which were approved by the City Council. The revised 2024 policy shall apply to this application.



Subject Property Existing Conditions

Proposed Façade and Site Improvements

The applicant received three quotes for each of the proposed site improvements; painting of the building exterior / sign and installation of arborvitae plantings along the rear property line (see Exhibit C). The total project cost exceeds the minimum construction value of \$5,000 and is eligible for reimbursement.

Per the Façade Improvement Program Policy, improvements eligible for reimbursement shall focus on the street-facing façade and/or areas visible from the public right-of-way. Because the proposed painting of the façade and sign, as well as the evergreen plantings, are visible from Irving Park Road, they are aligned with the spirit and intent of the policy.

The applicant would prefer to paint the trim of the building yellow as seen in the attached illustrations (Exhibit D). However, should the Streetscape Committee feel strongly in favor of another color that better compliments the exiting colors, materials of the building, or design guidelines of the City, the applicant has indicated a willingness to consider other suggestions. According to the City's Design Guidelines, commercial properties should use different building materials that do not clash in color or finish and a logical and attractive family (palate) of colors should be applied. A reddish color would complement the existing

red brick on the structure. The following tables summarize the 6 cost estimates provided by the applicant. Note that the maximum grant award is typically based upon the lowest cost estimate received. The total Lowest Bid Cost Estimate is **\$16,580**.

Cost Comparison: Painting			
	Painters USA	Five Star Painting	Lyndon's Remodeling
Façade & Sign	\$16,482.00	\$16,937.19	\$15,000.00
Est. Permit Fee:	\$300.00	\$300.00	\$300.00
Total:	\$16,782.00	\$17,237.19	\$15,300.00

Lowest Bid

Cost Comparison: Landscaping			
	Planted Landscaping	Platt Hill	Lyndon's Remodeling
Façade & Sign	\$2,698.00	\$1,280.00	\$1,850.00
Est. Permit Fee:	\$0.00	\$0.00	\$0.00
Total:	\$2,698.00	\$1,280.00	\$1,850.00

Lowest Bid

Staff Scoring (Painting + Arborvitaes Only)

Criteria	Points
Visual Impact	
<i>Improved curb appeal</i> The curb appeal of the property is being improved by repainting the façade which has faded over time	3
<i>Improved pedestrian experience</i> The proposed project will not change the architectural details of the building.	0
<i>Significant visual improvements</i> The proposed façade improvements will not add additional entry features, windows, or doors. The massing and scale of the façade will not be changed.	0
Financial Impact	
The proposed improvements are limited to the façade improvement renovation eligible for grant funding. The applicant is not leveraging more private investment than required to obtain grant funding.	1
The proposed project is part of a larger project that improves both the façade and site. Additional landscaping is being installed along the rear property line which is visible from Irving Park Road.	3
Property Use	
Restaurant & Entertainment	3
Points Total:	10

When asked to submit a façade improvement scoring sheet, the applicant scored their application at 10. Staff are in agreement with this assessment. Projects scoring between 6-10 points are eligible for 25.0% reimbursement.

Additional Landscaping

City staff believe there may be an opportunity to provide additional landscaping between the front of the building and Irving Park Road right-of-way. The purpose of the façade improvement policy is to beautify street-facing areas of businesses along the City's primary commercial corridors. Staff contacted the applicant to suggest three (3) alternatives for adding more landscaping around the building, however he has not indicated an interest in pursuing planters at this time. The following alternatives were presented.

1. Purchase multiple rectangular planters and place on existing concrete surface / step between the front railing and sidewalk. Plantings could include decorative grasses, flowers, or other greenery.
2. Purchase round planters and place on existing asphalt surface between striped parking spaces and public sidewalk.
3. Completely remove the concrete area between the front railing and public sidewalk. Replace with sod, flowers, shrubs, and edging to define and protect the space.

Several freestanding planter products have been identified that may fit within the existing concrete / asphalt open space between the building / railing and outside edge of the public sidewalk. The Streetscape Committee may wish to consider discussing the additional landscaping with the petitioner. If planters are provided, staff believe the project would score 12 points, placing the entire project in a higher reimbursement tier of 37.5%.

Staff Scoring (Painting, Arborvitaes, and Planters)

Criteria	Points
Visual Impact	
<i>Improved curb appeal</i> The curb appeal of the property is being improved by repainting the façade which has faded over time	3
<i>Improved pedestrian experience</i> The proposed project will not change the architectural details of the building.	0
<i>Significant visual improvements</i> The addition of planters would represent a significant visual improvement	2
Financial Impact	
The proposed improvements are limited to the façade improvement renovation eligible for grant funding. The applicant is not leveraging more private investment than required to obtain grant funding.	1
The proposed work is part of a larger project that improves the façade and site. Landscaping in the front and rear will be visible from the public Right-of-Way.	3
Property Use	
Restaurant & Entertainment	3
Points Total:	12

Available Planter Products



Miami Rectangular Planter

- 24" L x 12" W x 18" H (Other sizes available)
- \$395.27 ea.



Ecopots Paris Rectangle Planter

- 32" L x 15" W x 15.75" H
- \$179.00



Lechuza Trio Cottage Wicker Planter Box

- 39" L x 13" W x 13" H (Other sizes available)
- \$128.00 ea.



Real Wood Products Brown Wood Rustic Barrel

- 26" W x 17.5" H
- \$54.98



American Essence Spokane Cylinder Planter

- 27" W x 21.5" H (Other sizes available)
- \$149.00



Crescent Garden Delano Round Planter

- 26" D x 13" H (Other sizes available)
- \$159.00

RECOMMENDATION

Staff recommend entering into a grant reimbursement agreement with the applicant in an amount not to exceed twenty five percent (25%) of eligible costs. Based on the lowest cost estimates provided by the applicant for each improvement, the total reimbursement value shall not exceed four thousand one-hundred forty-five dollars \$4,145 (25% of \$16,580). Staff's recommendation is based upon the eligibility of the project and total project score which totaled to 10 points. Alternatively, should the applicant be willing to install planters, staff recommend entering into a grant reimbursement agreement with the applicant in an amount not to exceed thirty-seven- and one-half percent (37.5%) of all eligible costs. In both scenarios, the project exceeds the \$10,000 minimum cost requirement, the property is more than 30 years old, and the proposed improvements fall the under eligible expense categories of Façade Improvement and Landscaping.

City of Wood Dale Façade Improvement Program Application p. 1

Subject Property Address and Description: 123 W Irving Plk Rd

Property Identification Number (PIN): 03-16-206-002

Applicant Name: Bobby Kurlonikes

Applicant Address: 123 W. Irving Plk Rd

Phone (daytime): (847) 660-4795 (cell/other): (847) 660-4795

Email Address: bobbyk1029@yahoo.com

Property Owner Name & Address (if different from applicant): 123 W. Irving Plk Rd

Property Owner Phone (if different from applicant): () N/A

Current Tenant(s), Lease Terms, and Description of Business: Owner owns property & looking to improve - Quick Service Restaurant

Proposed Improvements and Costs (check all that apply):

- Façade improvements: Estimated Cost \$ 17,000
- Signage: Estimated Cost \$ 500
- Landscaping, Decorative Site Lighting, Fencing, Refuse Enclosure and/or Access Improvements: Estimated Cost \$ 2000
- Interior life safety and/or ADA accessibility improvements: Estimated Cost \$ _____
- Professional Services (architect/engineer) Estimated Cost \$ _____
- Permit Fees Estimated Cost \$ _____

Estimated Total Cost \$ 19,500

City of Wood Dale Façade Improvement Program Application p. 2

Plans/Drawings Prepared by:

Name: _____

Address: _____

Phone: (____) _____

Additional Required Application Documents:

- Proof of ownership or lease
- Current digital photos of all building façades (must be submitted via email)
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- Description of proposed improvements and timeline for completion
- Detailed contractor cost estimates

Statement of Understanding:

The applicant and property owner (undersigned) agree to comply with the guidelines and procedures of the Façade Improvement Program. Submitting an application does not guarantee funding. Contact Community Development staff prior to completing this application in order to determine the scope of work that could qualify for funding. The City Council has final approval over the funding allocation.

The applicant must enter into a grant agreement with the City and will be required to submit all contractors' waivers of lien prior to reimbursement.

The applicant, owners, and all contractors must comply with all federal and local regulations.

Applicant Signature: _____ Date 4-9-24

Property Owner Signature: _____ Date 4-9-24

Please return application to:

City of Wood Dale
Community Development Department
404 N. Wood Dale Road
Wood Dale, IL 60191
630-766-5133

SPECIAL WARRANTY DEED

This Instrument Prepared by:

John N. Skoubis, Esq.
Skoubis Alikakos LLC
1990 E. Algonquin Rd., Ste. 230
Schaumburg, Illinois 60173

KATHLEEN V. CARRIER
RECORDER
DUPAGE COUNTY, IL
01/26/2024 12:02 PM
RHSP
COUNTY TAX 121.25
STATE TAX 242.50
DOC NO. R2024-004602

1003
CT 23600 040027RM/RO

THIS SPECIAL WARRANTY DEED, made as of the 25th day of January, 2024, between BOBOLOS PROPERTIES, LLC, an Illinois limited liability company, of 940 W. Glenlake Ave., Chicago, Illinois 60660 (the "Grantor"), and SPERXIOS, INC., an Illinois corporation, of 123 W. Irving Park Rd., Wood Dale, Illinois 60191 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of DuPage, and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Property Index Number(s):03-16-206-002-0000

Address of Real Estate: 123 W. Irving Park Rd., Wood Dale, Illinois 60191

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

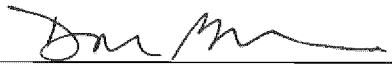
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to those matters listed on Exhibit B attached hereto and made a part hereof.

[signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and date first above written.

GRANTOR:

BOBOLOS PROPERTIES, LLC,
an Illinois limited liability company

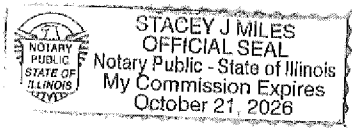
By: 
Dena Bobolos, Its Manager

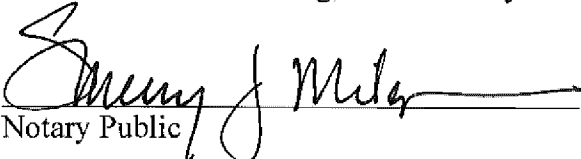
STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DENA BOBOLOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the duly authorized Manager of BOBOLOS PROPERTIES, LLC, an Illinois limited liability company, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the Company as such duly authorized Manager.

WITNESS MY HAND AND SEAL, at office in Schaumburg, this 25th day of January, 2024.




Notary Public

My Commission Expires: _____

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Anthony J. Trotto, Esq.
138 W. Irving Park Rd.
Wood Dale, Illinois 60191

Sperxios, Inc.
123 W. Irving Park Rd.
Wood Dale, Illinois 60191

EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN SIEVER'S FIRST SUBDIVISION IN WOOD DALE, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1968 AS DOCUMENT R68-15973, IN DUPAGE COUNTY, ILLINOIS.

Property Index Number(s):03-16-206-002-0000

Address of Real Estate: 123 W. Irving Park Rd., Wood Dale, Illinois 60191

Customer Quote

EXHIBIT D

Locally Owned and Independently Operated

Billing: 123 W Irving Park Rd. Wood Dale, IL 60191

Service: 123 W Irving Park Rd. Wood Dale, IL 60191

Details

- Cleaning: We will clean the site daily and upon completion.
• A Five Star representative will always do a thorough walk around with the customer, before the job starts, to ensure everyone has the same understanding. E.g. Colors, area to be painted, timeframe, etc. If there is any changes to the scope of work, the Project Manager or Painter(s) will make notes for the Estimator of the project to contact the customer to make changes to the contract. The Project Manager or Painter(s) can not make changes to the contract.

Five Star Painting Can NOT Warranty Horizontal Surfaces.

- Loose Nails: Hammer in loose nails to secure loose boards.
• Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.
• Woodpecker Holes: All woodpecker holes will be filled prior to painting.
• Thorough caulking will be done anywhere wood meets wood and where previously caulked.
• Five Star Painting warranty does not cover deck staining.

Five Star Painting Can NOT Warranty Horizontal Surfaces.

Table with 1 column: Power Wash. Description: Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping. Labor: \$600.00

Table with 1 column: All outside ceiling above entrance and outdoor eating area. Description: Primer Primer Primer (1 Coat) Paint: BENJAMIN MOORE BEN B1 TBD (2 Coats) Labor: \$3,333.38

Table with 1 column: All oversized Soffit and fascia After Power wash, scrape all flaking paint. Prime with oil primer. Description: Primer Primer Primer (1 Coat) Paint: BENJAMIN MOORE BEN B1 TBD (2 Coats) Labor: \$7,466.76 Product: Overhang

Metal beams outside. Scape and paint with Metal paint.
Misc. Trim
Primer Primer Primer (1 Coat)
Paint: PRO INDUSTRIAL ACR EXT 1 EG-SHELL (2 Coats)
Labor: \$1,120.01

Mtel railing by eating area.
Railing
Paint: PRO INDUSTRIAL ACR EXT 1 EG-SHELL (2 Coats)
Labor: \$1,500.03

Fence surrounding trash area.
Railing
Paint: BENJAMIN MOORE BEN B1 TBD (2 Coats)
Labor: \$500.01

Sign by street. Includes scraping all flaking paint. Paint with Metal paint.
PRO INDUSTRIAL ACR EXT 1 EG-SHELL: (2 Coats)
Labor: \$1,000.00

Total
Materials: \$1,417.00
Labor: \$15,520.19
Subtotal: \$16,937.19
Total: \$16,937.19
Deposit Required (50%): \$8,468.60
Payment: \$0.00
Balance Due: \$16,937.19

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.

Lyndon's Remodeling

140 S. Wood Dale Rd.
Wood Dale, IL 60191
630-991-7341

Quotation

1 June 2024

Invoice for

Bobby Korlonikos
Sperixos Inc.

123 W. Irving Park Rd.
Wood Dale, IL 60191

Payable to

Lyndons Remodeling

Project

Front landscaping area

Quotation

006/2024

Due date

N/A

Description	Qty	Unit price	Total price
Installing of Unilock concrete wall pavers	1	\$3000.00	\$3000.00
Rapid set glue for pavers	4	\$12.00	\$48.00
Gardeners mix soil	2	\$40.00	\$80.00
Drainage gravel	0.5	\$60.00	\$30.00
Perennial plants	8	\$125.00	\$750.00
Materials	1	\$92.00	\$92.00

Notes: All work on building will be completed on Sundays to not interfere with business operations. Other work will be done on normal workdays.

Subtotal

\$4000.00

Adjustments

Lyndon's Remodeling

140 S. Wood Dale Rd.
Wood Dale, IL 60191
630-991-7341

Quotation

10 April 2024

Invoice for

Bobby Korlonikos
Sperixos Inc.
123 W. Irving Park Rd.
Wood Dale, IL 60191

Payable to

Lyndons Remodeling

Quotation

04-2024

Project

Shorty's Landscaping

Due date

N/A

Description	Qty	Unit price	Total price
5-6' Emerald green Arborvitae trees	20	\$70.00	\$1400.00
Materials for install and growth promotion	1	\$150.00	\$150.00
Installation	1	\$300.00	\$300.00

Notes:

Subtotal **\$1850.00**
Adjustments

Lyndon's Remodeling

140 S. Wood Dale Rd.
Wood Dale, IL 60191
630-991-7341

Quotation

10 April 2024

Invoice for

Bobby Korlonikos
Sperixos Inc.
123 W. Irving Park Rd.
Wood Dale, IL 60191

Payable to

Lyndons Remodeling

Quotation

04-2024

Project

Shorty's Painting

Due date

N/A

Description	Qty	Unit price	Total price
Removal of old paint and filling damaged areas	25	\$45.00	\$1250.00
Behr Marquee Exterior Paint- Two Colours	4	\$300.00	\$2000.00
Behr Premium Solid Waterproofing Deck Stain	1	\$300.00	\$300.00
Behr Premium Alkyd Enamel- Three Colours	4	\$60.00	\$240.00
Materials to repair damaged areas	1	\$2000.00	\$2000.00
Labour- Prep and painting of Soffit, Fascia, Deck, Rubbish Enclosure and sign.	204	\$45	\$9210.00

Notes: All work on building will be completed on Sundays to not interfere with business operations. Other work will be done on normal workdays.

Subtotal **\$15,000.00**
Adjustments



PAINTERS USA

INDUSTRIAL  COMMERCIAL

Painting • Floor Coating • Plant Cleaning

Sales Representative: Jake Kieltyka
Project Number: A110249
Proposal Date: April 1, 2024

Proposal prepared for

Shorty's
123 Irving Park Rd
Wood Dale, IL 60191

For

Exterior Painting

Project Location

Shorty's
123 Irving Park Rd
Wood Dale, IL 60191



570 Mitchell Rd., Glendale Heights, IL 60139
Phone: (630) 653-8715 * Fax: (630) 653-8744

*Confidential * Proposal valid for 30 days*

Scope of Work (“Exhibit A”)

SCOPE OF WORK: Exterior Painting

- Work to be completed during regular hours
 - Work area to be clear of furniture and traffic for duration of project
 - Shorty’s to provide access to water for pressure washer
 - Painters USA to provide lift for access
1. Utilize hand and power tools to remove failing coating
 2. Utilize power washer to clean surface of debris and prepare for coating
 3. Cover areas
 - a. As needed
 4. Roll first coat of Ultra Spec Exterior Low Luster
 - a. Apply to ceiling area, poles, beams, and soffit
 - b. Follow existing color pattern
 5. Roll second coat of Ultra Spec Exterior Low Luster
 - a. Apply to ceiling area, poles, beams, and soffit
 - b. Follow existing color pattern
 6. Clean up
 - a. Dispose of all trash in dumpster provided by Shorty’s

SCOPE OF WORK: Sign, Fence and Railing Painting

- Work to be completed during regular hours
 - Work area to be clear of furniture and traffic for duration of project
 - Shorty’s to provide access to water for pressure washer
 - Painters USA to provide lift for access
1. Utilize light power washing to prepare surface for painting
 2. Apply one coat of Ultra Spec Exterior Low Luster, color brown
 3. Clean up
 - a. Dispose of all trash in dumpster provided by Shorty’s

Project Readiness Agreement:

- Work areas to be clear of obstructions and traffic

Delays resulting from readiness agreement not being met by the customer may result in additional charges for downtime and/or remobilization. Charges will need to be approved prior to restart of work.

EXCLUSIONS: Fascia excluded from bid. Only includes areas as described by Odette during site visit on 03/25/2024

Scope of Work ("Exhibit A")

TOTAL CONTRACT PRICE: \$16,482.00

SAFETY PROCEDURES:

All work to be performed within the Occupational Safety and Health Administration ("O.S.H.A.") guidelines of as well as additional guidelines set forth by Painters USA, which include but are not limited to:

- Proper Personal Protective Equipment including, but not limited to, full protective gloves and spray suits, facial respirators, hard hats, steel toe boots and safety glasses.
- Properly identifying work areas with safety cones and caution tape to alert employees and patrons of work being performed.
- All lift operators are certified with proper documentation, and all persons contained within an aerial lift are required to wear safety harnesses at all times.
- A Controlled Access Zone (CAZ) may be used as a safety measure for, customer employees and subcontractors. The use of a Controlled Access Zone is to prevent non-essential workers or company personnel from entering a particular active area of the job site. Workers who are not approved to be in the (CAZ) area are prohibited from entering, Controlled access zones present varying degrees of risk, depending on the surrounding environment and nature of the work. For that reason, it's especially important for non-essential workers, sub-contractors or other company onsite workers to not enter the (CAZ) without permission of Painters USA onsite supervision. The area that is designated CAZ will be clearly identified with RED DO NOT ENTER boundary tape to demarcate where non-essential personnel are not to access.

This Proposal is based on site conditions as observed per the date of this proposal.

Any changes in the site conditions will warrant a change order.

Proposal is valid for 30 days and Project must commence within 45 days (of original proposal date).

Pricing subject to change based on timespan between award and commencement.

TERMS AND CONDITIONS

This agreement entered into this day of April 1, 2024 between Painters USA Inc., 570 Mitchell Rd, Glendale Heights, IL 60139 ("Contractor") and Shorty's ("Customer"), for the painting, flooring, and/or other products and services as described herein, for the premises located at: 123 Irving Park Rd, Wood Dale, IL 60191 ("Premises"), pursuant to the following terms and conditions:

1. **Scope:** Contractor shall furnish to Customer such designs, labor, materials, equipment, and services as are set forth in Exhibit "A" ("the Work"). Contractor reserves the right to substitute substantially similar or better products and materials in the event the originally chosen product or material is unavailable or its delivery delayed and shall notify Customer of such change prior to commencing work. Contractor uses products provided by, but not limited to, Sherwin Williams, Benjamin Moore and Pittsburgh Paint as appropriate for the Work. Customer is responsible for clearing walls, light furniture, breakables, and other obstructions prior to commencement of the Work, or Contractor shall add the cost of labor and equipment to move same.
2. **Contract Price:** Customer shall pay Contractor per the illustrated Scope of Work ("Exhibit "A"). Contractor will obtain and pay for all necessary equipment, labor, licenses, permits, authorizations, materials, and supplies necessary to perform under this Agreement, unless specified otherwise in this Agreement, a Change Order, or related written agreements concerning Services signed by Customer. Notwithstanding the foregoing, in the event that the manufacturers or supplier's price for any product or material increases after this Agreement is executed but before Work commences, Contractor may adjust the Contract Price dollar or dollar to account for the price increase. Contractor shall notify Customer of any such price increase no later than 10 days of work commencing. The Contract Price is subject to change or withdrawn if Customer does not accept the Agreement within thirty (30) days from date of initial proposal. The Contract Price does not include the cost of labor and materials to make repairs necessary to commence painting or flooring, and said costs will be added to the contract price. Moreover, to the extent that the Agreement or any statement of work requires Contractor's personnel to travel more than two (2) hours to any project, and the costs of gasoline (if road travel) or air travel have increased by more than 5% from the submission of Contractor's budgeted costs to the date of travel, then the Contract Price shall be increased dollar for dollar by the increase of said travel costs, without markup.
3. **Payment:** Customer shall pay the Contract Price on the following schedule:
 - a. 30% Deposit upon execution of this agreement and before start of work
 - b. Balance due - Net 30 days**Credit card payments will be charged an additional 2% processing fee
4. **Scheduling:** Contractor will work hand in hand with Customer to develop a schedule for the scope of work to be completed and Contractor will make every effort to comply with such agreed to schedule. Any delays caused by the Customer or others that the customer may be responsible for, such delays will be considered excusable and compensable. If the delay is caused specifically by the actions or inactions of the Contractor, Contractor shall take necessary steps to bring the schedule back on track by working additional hours or Saturdays to make up such lost time.
5. **Ownership of Documents:** The drawings, specifications and other documents furnished by the Contractor are instruments of service and shall not become property of the Customer whether or not the project for which they are made is commenced. Drawings, specifications, and other documents and electronic data furnished by the Contractor shall not be used by the Customer or others on other projects, for additions to this project, or for completion of this project by others, except by written agreement of Contractor and in exchange for Customer's payment of a design fee of \$0.00 to Contractor. Submission or distribution of the Contractor's documents to meet official regulatory requirements or for similar purposes in connection with the project is not to be construed as publication in derogation of the rights reserved in this paragraph.
6. **Invoice Due Date:** All invoices are due within 30 days from date of invoice.
7. **Late Fee:** If Customer's account is not paid in full within thirty (30) days of the invoice due date, the unpaid balances shall be assessed a late fee of one- and one-half percent (1.5%) per month, compounded monthly.
8. **Legal Fees:** If Customer fails to pay pursuant to the terms of this Agreement and Contractor takes legal action to collect any unpaid balances due under this Agreement, Customer shall be liable for all amounts incurred in collecting said balances, including reasonable attorney's fees and costs, including but not limited to, attorneys fees, collection agency fees, court costs, deposition and transcript costs, sheriffs' fees, special process server fees, and bond costs. Contractor reserves the right to file a lien for any

late payment which is more than 15 days past due from date of initial invoice.

9. **Complaints:** All complaints regarding an invoice shall be made within fifteen (15) days from the date of the invoice, or the invoice shall be deemed to be accurate and the services detailed therein performed satisfactorily, and Customer waives the right to challenge the accuracy of the invoice amount or the quality of the performance of the services detailed therein.
10. **Access to Premises:** Customer shall afford Contractor and its employees, agents, and subcontractors, public authorities, and utility companies access to the premises at all times when Work is scheduled to be performed, and Contractor shall not be held liable for breach of this contract for failure to perform services when said access is denied or unavailable. Furthermore, Contractor shall not be held liable for breach of this contract for any delay in rendering services caused by Customer's failure to grant access to said premises.
11. **Concealed Contingencies:** The correction of undisclosed conditions which are not apparent at the time of estimating, will result in additional costs to the Customer. Upon discovery of undisclosed conditions, Contractor shall notify Customer for written approval before corrective measures are taken.
12. **Hazcom:** All Contractor employees follow Occupational Safety and Health Administration ("O.S.H.A.") standards. All hazardous waste will be properly disposed of according to Federal and State regulations.
13. **Workers Compensation:** Certificates of insurance are available upon request.
14. **Changes:** Changes in the Work may be accomplished after execution of this Agreement and without invalidating this Agreement only by execution of a written change order signed by Contractor and Customer, which will set forth the change(s) and terms of said change(s). The only individuals who have authority to sign such written change orders on behalf of Contractor are the representative of Contractor who signed this contract. Oral change orders shall have no legal effect and will not be accepted, nor shall written change orders signed by unauthorized employees or agents of Contractor. Customers are responsible for all color selections, even if Contractor assists with color selection, and Customer shall pay for any charges for additional paint and materials caused by Customer's change of color selection after materials have been ordered.
15. **Reporting Damages:** Customer shall report any damages to the person or property, including death, of Customer or Customer's invitees, agents, employees, or contractors, which were allegedly caused by Contractor, within five (5) days of the date the damages occurred. Failure to report damages to Contractor within this time period shall constitute a waiver of any claim for said damages to the person or property, including death, whether sounding in tort, contract, or otherwise, and Contractor shall be released from any and all liability to Customer or Customer's invitees, agents, employees, contractors, and insurers, and Customer shall defend and indemnify Contractor against any and all such claims, including reasonable attorney's fees and costs unless such damages to person and property is caused solely by the actions of Contractor.
16. **Cancellation of Contract:** In the event Contractor does not commence Work within ten (10) days of the Commencement Date and that such delay is caused specifically by Contractor, Customer may cancel the Agreement in writing before Contractor has begun any Work or ordered any materials. After Work has commenced or materials have been ordered, Customer shall be liable to Contractor for the entire Contract Price, including the cost of materials and equipment which would have been required for the Work.
17. **Force Majeure Event:** Except as specified otherwise in this Section 15, in the event that either party is unable to perform any of its obligations under this Agreement due to any act of God, fire, casualty, flood, earthquake, war, epidemic, riot, insurrection, labor strikes, government-mandated business closures or limitations on work hours or services provided, "shelter in place" orders, unavailability of products due to changes in local, national, or global shortages of products or component parts, delays in manufacturers or suppliers delivery of products, or any other cause beyond the reasonable control of the party invoking this Section 16, but not due to such party's fault or negligence ("Force Majeure Event"), such party shall give prompt notice to the other party, and its performance under this Agreement shall be temporarily excused. The affected party will use commercially reasonable efforts to mitigate the effects of the Force Majeure Event and to resume performance as soon as practicable. Subject to the following sentence, upon notice, the unaffected party may elect to extend the Term or a deadline for the period of delay or inability to perform due to the Force Majeure Event. If the Force Majeure Event prevents performance for more than thirty (30) days, the unaffected party may at any time thereafter, during the pendency of the Force Majeure Event, upon notice, immediately terminate this Agreement and/or an applicable Order. If this agreement is terminated under a Force

Majeure Event, Contractor shall be entitled to payment for work completed to date and for any materials specifically ordered under this agreement before the date of such termination.

18. **Limited warranty:** All work shall be performed in a workmanlike manner. For 1 year after the date of service under this Agreement, Contractor will warrant the work performed under this Agreement and shall repair or replace the Work, as determined appropriate by Contractor. Under no circumstances shall Contractor's liability under this Agreement exceed refund of the Contract Price, which shall be Customer's sole remedy for breach of this Agreement. Further, this warranty shall not apply to the following:

- a. **Conditions caused by natural settlement, contraction, expansion and warping of substrate;**
- b. **Damages caused by or arising out of excess moisture, humidity, or the presence of standing water, mold, rot, or rust in the Premises;**
- c. **Variations in stained wood. Cabinet paneling, doors and wood trim all have variation in wood grain and color. These variations are natural and cannot be controlled;**
- d. **Variations in color of paint on different surfaces;**
- e. **Damages caused by the expansion or contraction of concrete or stone, or the settlement of the foundation of the premises;**
- f. **Damages caused by latent defects in the premises which were not disclosed to Contractor at the time the Work was performed;**
- g. **Damages caused by nail pops;**
- h. **Damages caused by abnormal wear and tear;**
- i. **Damages caused by the conduct of Customer or third parties, whether accidental or intentional;**
- j. **Damages caused from existing defects, including but not limited to brittle shutters, old water lines, cracked or broken glass, paint drips from old paint jobs, and old paint that was unsuitable or improperly applied;**
- k. **Damages caused by Customer's attempts to remedy any alleged defect in the Work.**

19. **DISCLAIMER: CONTRACTOR EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES, LIQUIDATED DAMAGES, DAMAGES FOR LOSS OF USE, LOSS OF PROFITS OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.**

20. **Choice of Law:** This contract will be governed by the laws of the State of Illinois. If any provision of this contract is illegal or unenforceable, it will be deemed stricken from this contract, and the remaining provisions of this contract will remain in full force and effect.

21. **Assignment:** None of the parties may assign any of its rights or obligations under this contract, and any attempt at such assignment shall be void without the prior written consent of the other parties.

22. **Entire Agreement:** This contract contains the entire understanding of the parties with respect to its subject matter and supersedes and extinguishes all prior oral and written communications between the parties about its subject matter.

This Agreement has been executed on the date last signed by all parties. In the event the Agreement is unsigned or dated but the Work nevertheless commences under this Agreement, the date of execution shall be the date written in the first paragraph of this Agreement.

CONTRACTOR:
Painters USA Inc.
570 Mitchell Rd.
Glendale Heights, IL 60139

CUSTOMER:
Name: Shorty's
Address: 123 Irving Park Rd
Wood Dale, IL 60191
Phone: 630-991-7341
Email:

Signed: _____
Jake Kieltyka

Signed: _____

Date:

Date:

BILL TO (if different than above)

Name:
Address:

Phone:
Email:

Unable to load remote content privately.

[Load Content](#)

From: Arthur Miekina arthur@plantedlandscaping.com

No problem at all and thank you so much for sending that information and pictures over! For the Emerald Green we recommended spacing them 3 feet center to center so for 70 feet you would need 20-23 trees depending on exact start/end points and any obstacles to go around. I will make the quote for 20 trees and just so you know we always bring extra trees on the day of installation so if you use less or more trees then the invoice just gets adjusted and there is no penalty. Our deluxe installation includes the sod removal/disposal, bed creation, edging, soil conditioner, fertilizer, mulch, a soaker hose irrigation system, and a 1 year 100% warranty on the actual tree. This install service is \$60 per tree and then our 5ft size is on sale for \$80 each but if you get 20 or more trees the price goes down to \$70 each. For 20 5ft trees with our deluxe installation it would be \$2600 before tax or \$2698 after tax.

One thing to note is these trees do not like salt spreaded directly on them so I would either recommend planting them 4-6 feet away from the black top or in the winter installing a small 12-24 inch silt fence to avoid any salt spreading onto the trees. If the lot is not salted then this would be no problem anyways but I would still recommend planting them a few feet away so then the snow doesn't get pushed into the trees as much.

If you are interested in moving forward then please let me know and I can send over a real PDF quote where you can approve and sign. Installation would be within 7-14 days. Please let me know if you have any questions as well!

Thank you,
Arthur

On Fri, Mar 22, 2024 at 7:03 PM Odette Bishop <odette.bishop74@gmail.com>

wrote:

Arthur,

Thank you for getting back to me quickly. I'm thinking just the 5' trees are fine as they grow fairly quickly. They will be going along the line of the pavement from the cattails on the east to the two trees on the west.

The property just had an underground utility survey and there is nothing back there



PLATT HILL NURSERY INC.

2400 Randall Rd.
Carpentersville, IL
60110-3424
(847) 428-6767
FAX (847) 428-3812

222 W. Lake St.
Bloomingdale, IL
60108-1038
(630) 529-9394
FAX (630) 529-3795

Date 3/23/24

Delivery - \$80

12 trees - \$60 ea

\$720

Install - \$40 ea

\$480

Total = \$1280



You have a new estimate from DG Stone & Landscaping Designs

 **Address:** 123 West Irving Park Road, Wood Dale, IL 60191

Option #1

\$4,180.00

APPROVE

DECLINE

Estimate Details

Services	Unit Price	Qty	Total
Retaining wall	\$3,800.00	1	\$3,800.00
Build 12x5 retaining wall on concrete foundation using UNILOC olde quarry granite with olde quarry coping glue bricks with rapid set adhesive. include weed barrier to filter and stone for drainage fill in with 2.5 yards dirt			
Shrub planting	\$380.00	1	\$380.00
5 shrubs low maintenance plant with compost mix			
Services subtotal			\$4,180.00
Subtotal			\$4,180.00
Total			\$4,180.00

Contact us

DG Stone & Landscaping Designs

 (630) 617-1900

 dgstonelandscaping@gmail.com

EXHIBIT E



SHORTY'S

HOT DOGS GYROS BURGERS

**COMBO RIBS AND WING
ZSIDES**



Tree line



Two tiered planter box with landscape brick and perennials and lighting installed

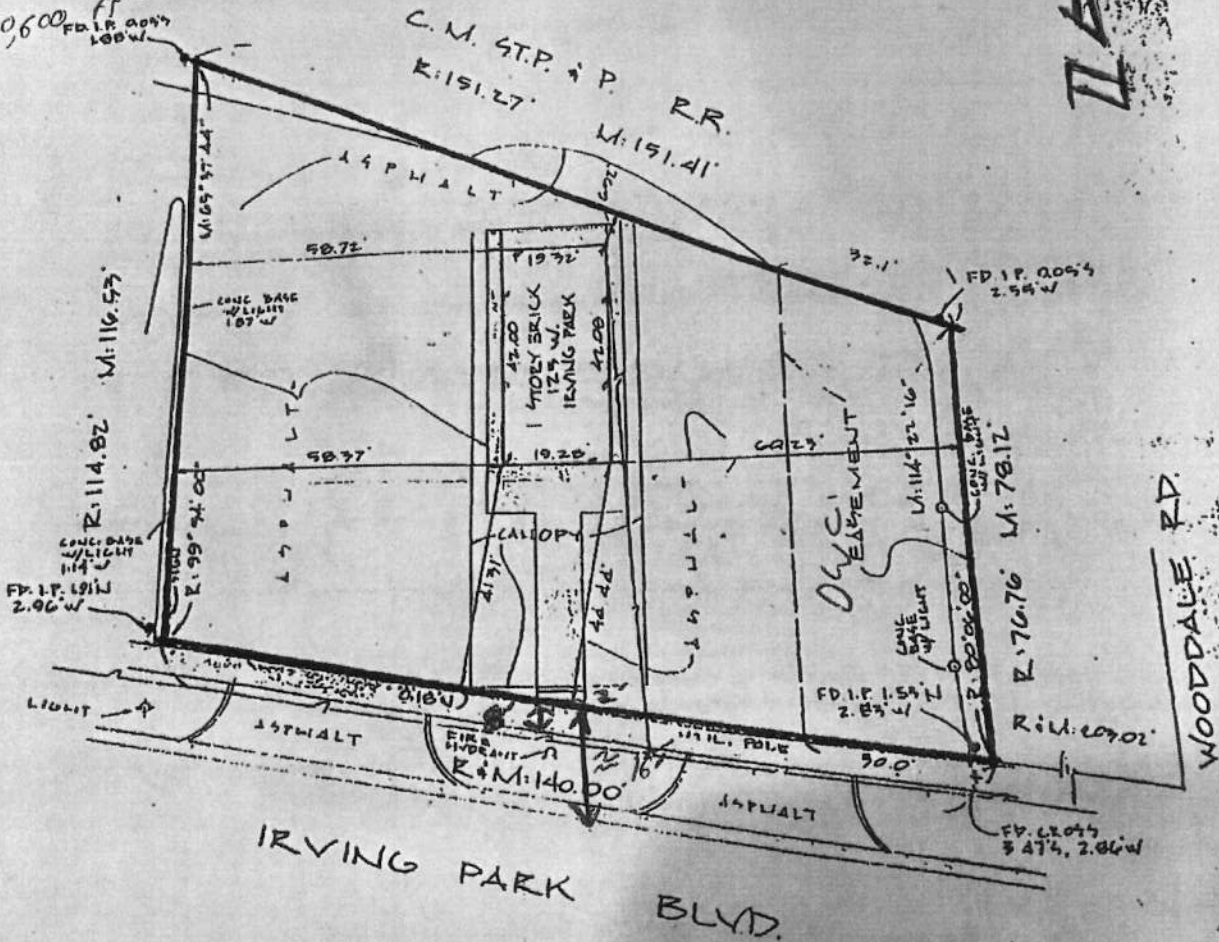
03-16-206-002

PLAT OF SURVEY

UP LOT 2 IN SIEVER'S FIRST SUBDIVISION IN WOOD DALE, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1968 AS DOCUMENT 168-15973, IN DU PAGE COUNTY, ILLINOIS.

Class C Building

Lot 15120 FT²
 Building 798 FT²
 Asphalt 10,600 FT²



Legend	
R = record distance	CH = chard
M = measuring distance	● Found iron
D = deed	○ Set iron
Shading shown shaded	
— X — X — X —	Fence line
— X — X — X —	Limits of building
Scale 1" = 20 feet	

SCHLAF-SEDIG & ASSOCIATES, INC.
 410 W. Irving Park Road
 Itasca, Illinois 60143
 (312) 773-1781

Date of Survey Nov. 11, 1980

State of Illinois
 County of Du Page



I hereby certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof.

I hereby further certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining improvements do not encroach on the above described property.

Courtney W. Shirumshire IV
 Registered Land Surveyor