



BUSINESS LICENSE COMMERCIAL / INDUSTRIAL ZONING REVIEW FORM

OFFICIAL USE ONLY

BL#

REC#

Businesses operating from a commercial location are required to go through the zoning conformance review process to verify that applicable activities comply with the zoning ordinance.

BUSINESS ENTITY INFORMATION

Legal Business Name: RR Financial Services Inc		DBA (if applicable):	
Business Physical Address:	141	Cass	Westmont
	<small>Number</small>	<small>Street</small>	<small>City</small>
		IL	60559
		<small>State</small>	<small>Zip</small>
Contact Information:	First Name: Roger	Last Name: Roman	Title: CPA CGMA
	Phone: (708) 442-5220	Email: roger.roman@rrfinancialservices.com	Fax: (708) 588-0880

BUSINESS ACTIVITY INFORMATION

Please describe your business activity in detail, using at least three sentences. (use additional sheets if necessary)

RR Financial Services Inc is a CPA Office that provides accounting, tax, and consulting services for individuals and small business owners. We are an authorized IRS e-filer and licensed as a CPA by the Illinois Department of Financial and Professional Regulation. Both credentials are used to service over 900 individuals and over 200 small businesses. The CPA has over 30 years combined experience working in the Public and Private sector within the Chicagoland and suburban areas. We are family owned.

A.	Are you the owner of the subject property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
B.	Is the business currently licensed in the Village of Westmont?	<input checked="" type="checkbox"/> Yes, BL# <u>221</u>	<input type="checkbox"/> No
C.	Is your business moving from one location to another on the same property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
D.	Is the business relocating to the building's 2nd floor or above?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
E.	Is the business activity similar to the previously licensed tenant?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
F.	Does the business lease space from an existing, licensed tenant in the same profession? <i>(e.g. hairdresser, attorney, or doctor leasing space from another hairdresser, attorney, or doctor)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
G.	Is the business located in a shared office space?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

COMMERCIAL LOCATION INFORMATION

1.	How much of the space you lease is used for general office tasks (accounting, marketing, clerical, billing, correspondence, phone calls, etc.)?	<input checked="" type="checkbox"/> 100%	<input type="checkbox"/> 99%-76%	<input type="checkbox"/> 75-51%	<input type="checkbox"/> 50-26%	<input type="checkbox"/> 25-16%	<input type="checkbox"/> 15-1%	<input type="checkbox"/> None	
2.	Are you operating a business that has obtained an entitlement through Planning and Zoning? <i>(e.g. Special Use Permit, liquor license, Tobacco or Video Gaming licenses)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, please list PZC case #:					
3.	Does the business use, promote and allow for a walk-in clientele?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, please explain:					
4.	Do you prepare or sell food at this location?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Do you have customer seating?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
5.	Do customers purchase food at a walk-up counter?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Do wait staff take orders from the table?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
6.	Describe the food sales:								
	N/A								
7.	Does this business involve the sale of alcohol?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Alcohol license type:					

If Yes, a liquor license approval is required prior to any alcohol sales.

Complete next page

BUSINESS LICENSE—COMMERCIAL ZONING REVIEW FORM

8.	What was the name of the previous business at this location? Eclecticville		
9.	What was the previous use of this space (e.g. general office, post-production, retail)? Antique Resale Shop		
	Enter the date that the previous business vacated space.	<i>Month</i>	<i>Day</i>
		12	09
			<i>Year</i>
			2020
<i>If you are unsure of any of the above information, please contact the building owner or your leasing agent.</i>			
10.	Do you share this space with a separate business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Shared space business name:		
11.	On which floor is the business located?		
12.	What is the square footage of the space that you own or lease for this business? (This is information that is included in your lease.) 840		
13.	Do you store products at this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how much product is stored?		
14.	Describe the products stored on-site, including maximum square footage requirements for storage: N/A		
15.	Describe pick up and delivery: N/A		
16.	Do you manufacture products at this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If yes, describe the manufacturing process and product pickup and delivery procedures: (use additional sheets if necessary)		
	N/A		

ACKNOWLEDGEMENT

I certify under penalty of perjury that all statements made in this application are, to the best of my knowledge, true and correct, and that I have completed this application. I authorize the Village of Westmont to verify all statements and information provided on this application.

ROGER R ROMAN
Printed Name


Signature

1/27/21
Date

OFFICIAL USE ONLY

Business Description:

Zoning District:	Permitted land use:	Zoning Code Section:
Entitlement(s): <input type="checkbox"/> Yes <input type="checkbox"/> No	Entitlement(s) required? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, Case #:		If yes, type required:
<input type="checkbox"/> New Business	<input type="checkbox"/> Change of Existing Business (check all that apply)	<input type="checkbox"/> Address <input type="checkbox"/> Business Activity <input type="checkbox"/> Ownership
		<input type="checkbox"/> Other (specify):

Comments:

REVIEW AND DETERMINATION

Permitted Use—Approved

Non-Permitted Use—Denied

Planning Staff Printed Name

Signature

Date

Title

Email

Extension



**B-1 LIMITED BUSINESS DISTRICT
DEVELOPMENT PERMIT APPLICATION**

**VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6250**

<i>Office Use Only</i>	
Submission Date:	_____
COTW Date:	_____
Title:	_____

DESCRIPTION OF SITE:

Street Address: 141 S. CASS AVE
Business Name: RR FINANCIAL SERVICES INC PIN Number: 09-10-306-009
Description of Proposed Use: OFFICE SPACE FOR CPA PRACTICE

APPLICANT INFORMATION:

Name: ROGER R ROMAN
Corporation: RR FINANCIAL SERVICES INC
Street Address: 141 S. CASS AVE
City: WESTMONT, IL
State and Zip Code: IL 60559
Daytime Telephone Number: 708-442-5220
Fax Number: 708-588-0880
Email Address: ROGER.ROMAN@RRFINANCIALSERVICES.COM
Relationship of Applicant to Property: SELF-OWNER

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT):

Names (list all beneficiaries of Trust): ROGER R ROMAN
Corporation: SEVIL ADOY PROPERTIES LLC
Street Address: 141 S. CASS AVE
City: WESTMONT
State and Zip Code: IL 60559
Daytime Telephone Number: 630-210-6003
Fax Number: NONE
Email Address: SAME AS ABOVE

APPLICATION CHECKLIST

(ALL documents larger than 8.5x11 must be individually folded):

- Completed Application Form.
- Cover letter to the Community Development Director, Shannon Malik.
- Legal description on CD or email (in Microsoft Word format).
- _____ copies of plat of survey (include one copy reduced to 8.5"x11").
- _____ copies of floorplan (include one copy reduced to 8.5"x11").
- _____ copies of site signage plans (include one copy reduced to 8.5"x11").

Please note, a Business License must be issued by the Clerk's Office prior to opening for business. The Clerk's Office can be reached at 630-981-6220 for additional information. Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Village Board.

Should this use require a parking variance, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.

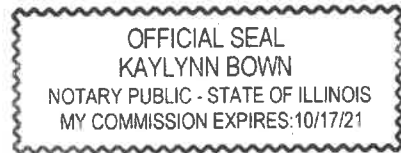
The undersigned requests approval of this application and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

PETITIONER SIGNATURE:

Type or print name: ROGER R ROMAN

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th DAY OF January, 20 21
[Handwritten Signature]
Notary Public

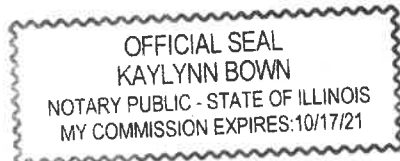


OWNER SIGNATURE:

Type or print name: SEVIL ADOY PROPERTIES LLC BY ROGER R ROMAN, MANAGER

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th DAY OF January, 20 21
[Handwritten Signature]
Notary Public





westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

B-1 Business District Development Permit Application
Part B

Village of Westmont Ordinance Section 7.02(F) requires all new uses (businesses) and occupancies to any property or unit in the B-1 zoning district, regardless of whether new construction or structural alterations are required, to obtain a "B-1 District Business District Development Permit". The B-1 zoning district covers most of downtown Westmont--please see the Village's zoning map to determine if a particular property is located in the B-1 zoning district. The Village Board of Trustees shall review all applications for B-1 Business District Development Permits and issue a decision as to whether or not the permit is approved..

The information you provide on this application will be provided to the Village Board to assist them in understanding your proposal and in deciding if a B-1 Business District Development Permit will be issued.

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete only the Single-Use section.

A. SINGLE-USE

Describe the type of use (i.e., restaurant, retail, office, etc....), including square foot information and, for restaurants and similar uses, seating capacity.

B. MIXED-USE DEVELOPMENT

Describe the type of use (i.e., restaurant, retail, office, etc....), including square foot information and, for restaurants and similar uses, seating capacity.

840 SQFT OF COMMERCIAL OFFICE SPACE

1660 SQFT OF RESIDENTIAL SPACE

For Mixed-Use Development, Please note the proposed amount of each use:

- Commercial: Sq. Ft. _____
- Office: Sq. Ft. 840 SQ FT
- Civic: Sq. Ft. _____
- Residential: Number of units 1 UNIT 1660 SQ FT

PARKING

Number of Off-street parking spaces required: 3
(Please consult with Village Planner if necessary)

Number of Off-street parking spaces available: 4

Please describe the location of available Off-street parking:
REAR OF PROPERTY (ASPHALT AREA)

MOVE-IN / TIMEFRAME

Anticipated Construction / Renovation Start Date 3/1/2021
Anticipated Build-Out Date _____

ADDITIONAL QUESTIONS:

Are there any existing code violations?

- No
- Yes. Please explain:

Are there any records of unresolved environmental issues?

- No
- Yes. Please explain:

REQUIRED INFORMATION TO SUBMIT:

1. Please include a photograph, elevation, or rendering of the storefront.
2. If available, please provide a copy of your proposed signage.
3. Site Plan (for building or structural modifications or change of use)
4. Plat of Survey (If #3 is required, please submit a plat of survey for the property)
5. If #3 and #4 are required, please submit a PZC Development Application (separate application form).

OTHER PERMITS REQUIRED:

1. A Sign Permit will be required for any proposed signage
2. A Business License will be required
3. An Occupancy Permit will be required
4. Site Plan Approval may be required
5. Parking and other Variances and waivers may be required

Please note that the Village Board will use the following criteria when evaluating your request for a B-1 Business District Development Permit:

7.02(F)

(2) The purpose of the development permit is to revitalize the B-1 district as a development district pursuant to 65 ILCS 5/11-74.3-1 et seq., by regulating and promoting development projects that achieve one or more of the following goals:

- (a) Protect and enhance the aesthetics and safety of the B-1 district through the use, construction or alteration of property;
- (b) Enhance the sales tax base and real estate tax base of the village;
- (c) Add to the quality mix of diverse businesses within the B-1 district; and
- (d) Maintain and enhance on-site parking or available public parking.

(3) In determining whether to approve or deny a development permit, the village board of trustees shall consider the following nonexclusive list of criteria:

- (a) Aesthetics such that the current architecture is supported and enhanced; and
- (b) Health and safety such that construction and repairs are building code compliant, there is no environmental detriment and parking is sufficient; and
- (c) Promotion of the primary development goal of adding to the village's sales tax base through high-quality retail, upscale and family-oriented sit-down restaurants and specialty shops.
- (d) Businesses which do not directly contribute to the sales tax base of the village may be approved if they otherwise attract shoppers and diners to the B-1 district, otherwise add to the positive mix of businesses within a vibrant downtown, and fill space that would otherwise remain vacant.

PILLAR APPRAISAL, INC.

REAL ESTATE VALUATION

PROPERTY IDENTIFICATION

The subject is commonly known as 141 S. Cass Avenue Westmont, IL 60559. The subject is also identified by the DuPage County Assessor's Office by Permanent Index Number 09-10-306-009-0000. A legal description for the subject was made available through the plat of survey provided by current ownership. I advise intended users to verify the subject's legal description with counsel before relying on its use.

LOT 6 (EXCEPT THE NORTH 5 FEET THEREOF AND EXCEPT THAT PORTION OF THE EAST 227.6 FEET THEREOF LYING SOUTH OF THE NORTH 5 FEET THEREOF) IN REITMAYER'S RESUBDIVISION OF LOTS 7 AND 12 AND LOTS 31 AND 32, ALL IN BLOCK 3 OF ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT PARK, A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD), IN DUPAGE COUNTY, ILLINOIS.

PROPERTY RIGHTS APPRAISED

Fee simple interest is defined in The Dictionary of Real Estate Appraisal (2015 Sixth Edition, Page 161), sponsored by the Appraisal Institute. The subject property is appraised as a whole, as if owned in fee simple estate, free and clear of all liens, lease agreements, encumbrances and special assessments. Fee Simple Estate is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police power, and escheat"

PURPOSE, INTENDED USE, AND INTENDED USER OF APPRAISAL

The purpose of this appraisal is to estimate the "as-is" market value for the subject property, commonly known as 141 S. Cass Avenue Westmont, IL 60559. The intended use of this appraisal is for Corporate America Family Credit Union (CAFCU) their designees or assignees. Use of this report by others is not intended by the appraiser.

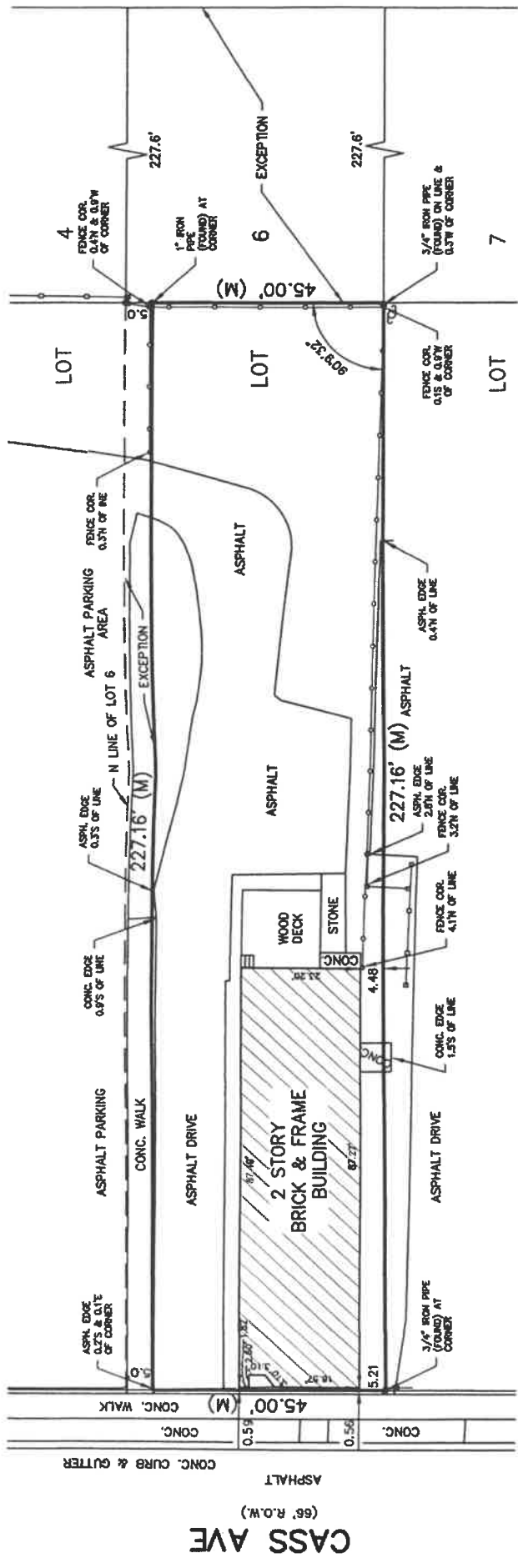
CONVEYANCE AND OFFERING HISTORY

According to public records the subject has not traded ownership in the past three years. The subject was offered sale at the end of November 2019 for the asking price of \$420,000 and was reduced to \$399,900. After 350 days of exposure through the Midwest Real Estate Data a multiple listing service of Illinois a contract was negotiated for \$350,000 which was eventually agreed to at \$340,000 after a property inspection. A review of the scanned pending sale agreement did not reveal any seller credits or other sale concessions.

PLAT OF SURVEY

LOT 6 (EXCEPT THE NORTH 5 FEET THEREOF AND EXCEPT THAT PORTION OF THE EAST 227.60 FEET THEREOF LYING SOUTH OF THE NORTH 5 FEET THEREOF) IN REITMAKER'S RESUBDIVISION OF LOTS 7 TO 12 AND LOTS 31 TO 32, ALL IN BLOCK 3 OF ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD), IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 141 SOUTH CASS AVENUE, WESTMONT
 PIN: 09-10-306-009
 AREA: 0.23 ACRES



SYMBOL LEGEND		LINE LEGEND	
○	UTILITY POLE	—	WOOD FENCE
●	MONUMENTATION	—	CHAINLINK FENCE

ORDERED BY: PATRICK SMITH LAW. FILE NO. 201182

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES
 893 W. LIBERTY DR
 WHEATON, IL 60187
 P: (630)863-6391
 F: (630)863-6398
 E: INFO@LAMBERTSURVEY.COM

LAND TECHNOLOGY
 980 EAST OAK ST #3
 LAKE IN THE HILLS, IL 60156
 P: (815)963-9200
 F: (815)963-9223
 E: LANDTECH@LT-PE.COM



Norbert V. Lambert Jr
 2020.12.02 15:58:37 --6

STATE OF ILLINOIS
 COUNTY OF DU PAGE | s.s.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 11/23/2020.

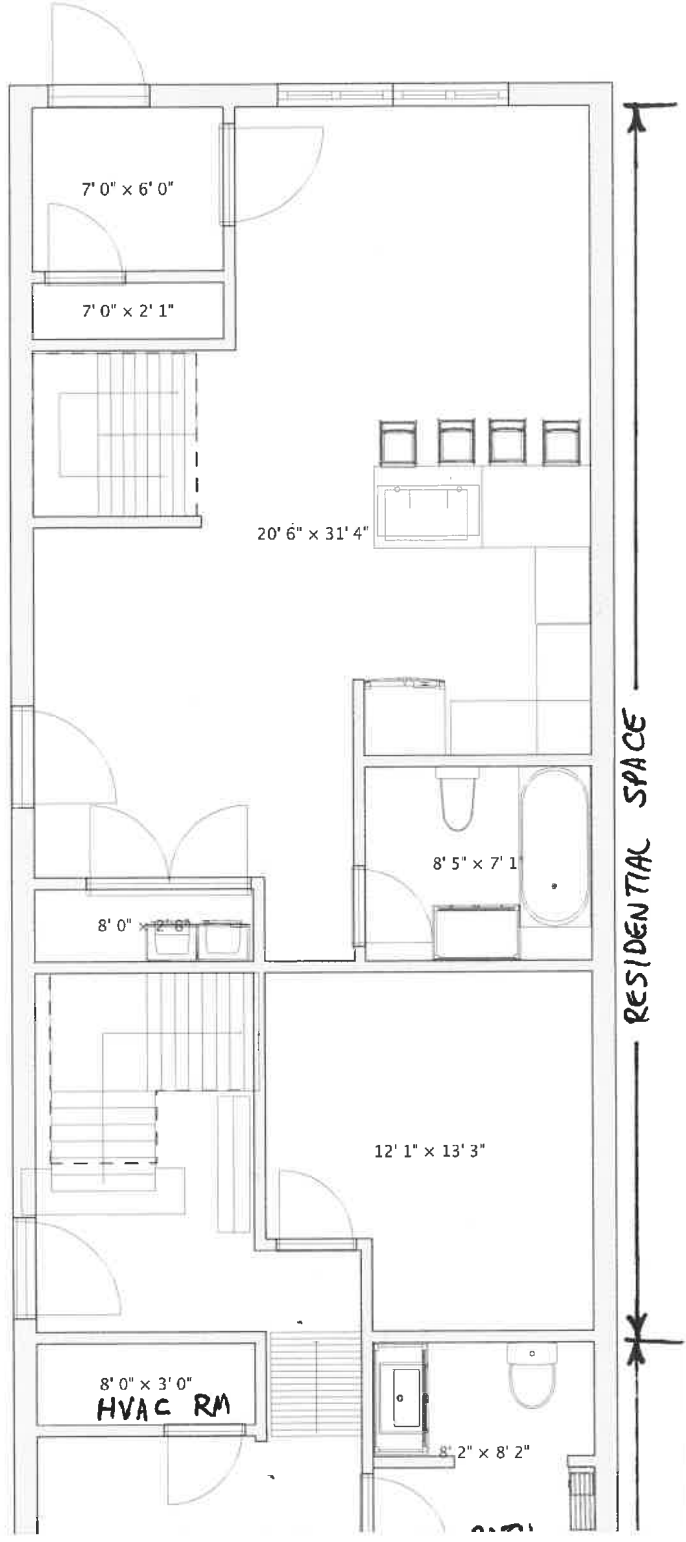
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 1ST DAY OF DECEMBER, A.D., 2020.

ILLINOIS LAND SURVEYOR NO. 1863, LICENSE EXPIRES 11/30/22
 ILLINOIS DESIGN FIRM NO. 184-007280

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

141 S. CASS AVE
RENOVATION



RESIDENTIAL SPACE
1ST FL 880 SQ FT
2ND FL 780 SQ FT
TOTAL 1660 SQ FT

