

STUDIO 104

*Salon Spa Boutique*

I, Natalie Freund and Kelly White recently purchased 104 Fourth St to move our business, Studio 104 to after renting a space in Libertyville the last 13 years. The property had been vacant for several years and was deteriorated inside and out. We have done extensive reconstruction to the building thus far and still need so much more. The inside of the property has been completely remodeled and brought up to code. Some of the outside has been remodeled as well and we hope to do the below improvements soon to bring more curb appeal to our business and to help match the newly remodeled interior to the exterior. We are very excited for the new location as it sits on a busy intersection in Libertyville and are hoping for even more visibility. We have done many repairs to the outside already and the full inside, but the building needs a lot more. This grant will help us be able to finish most of the outside work needed and give our business more curb appeal, foot traffic and match Libertyville's charm.

We are hoping to do the below improvements to the property this summer 2024:

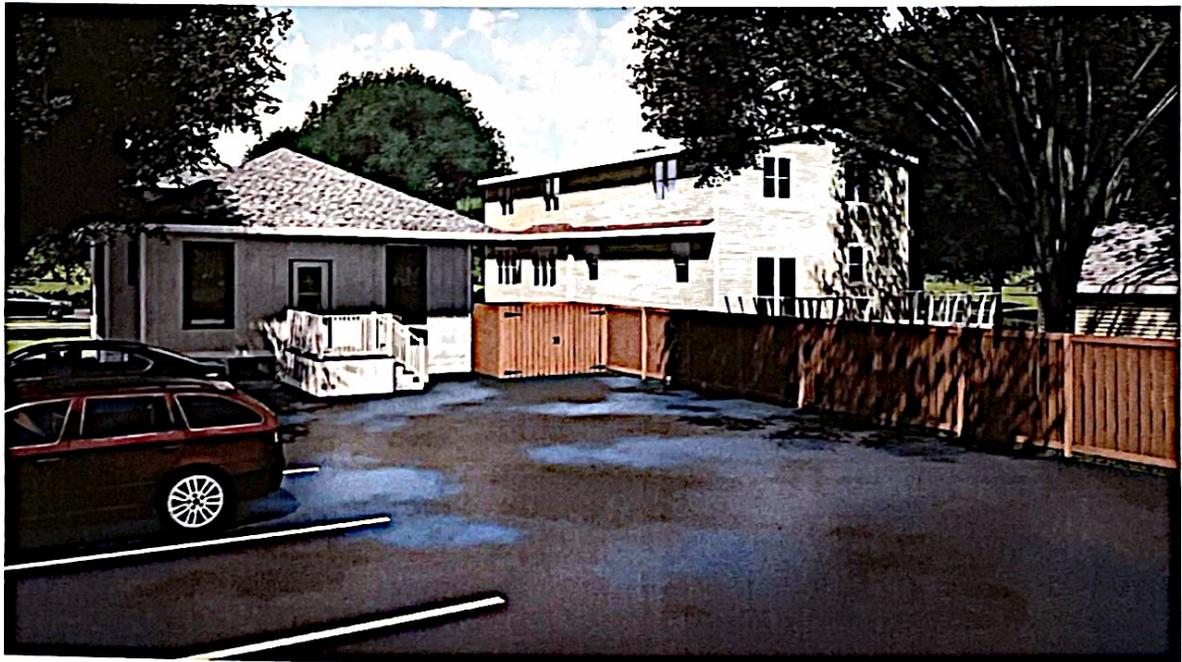
- 1) Privacy Fence And Dumpster Enclosure For Northside Of Building
- 2) New Siding, Soffit, Fascia
- 3) Landscaping

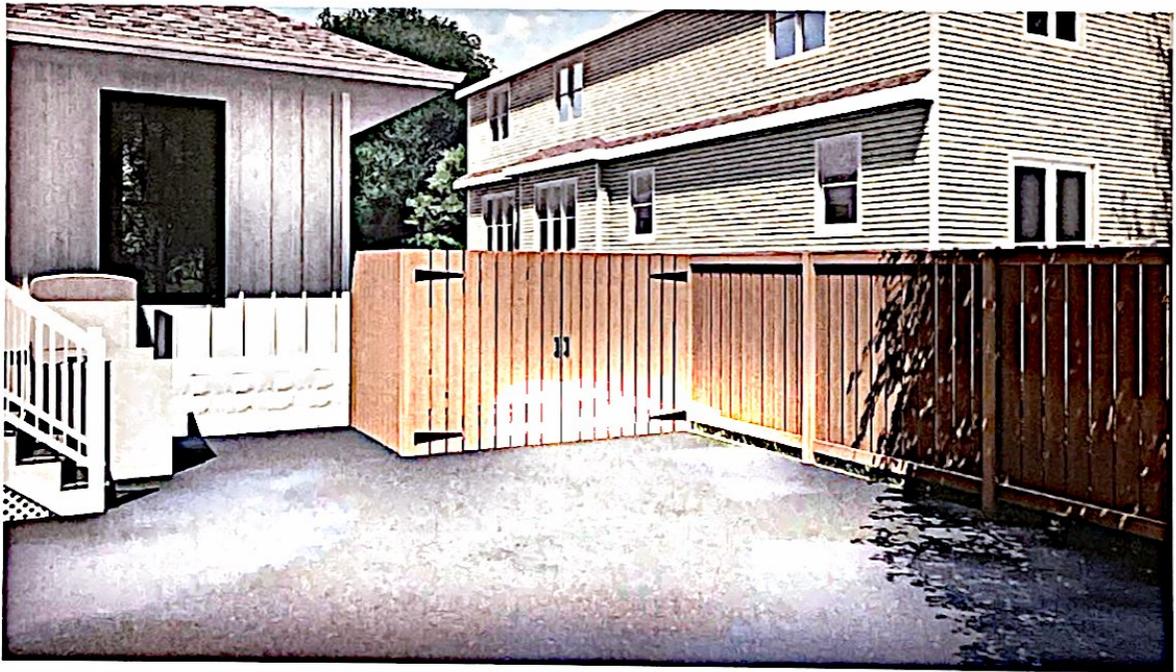
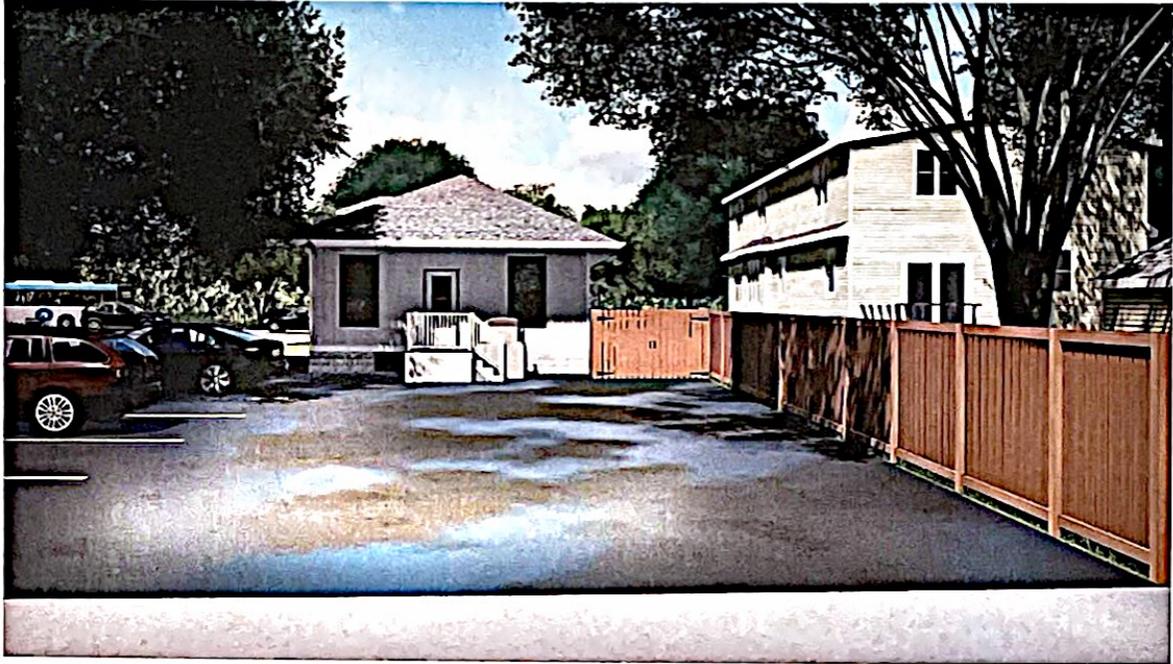
## **Privacy Fence And Dumpster Enclosure**

The privacy fence will run along the north side of our parking lot and tie into the building on the northeast corner and enclose the dumpster to make it more appealing to the eye for clients, neighbors and the community.

The fence and dumpster enclosure will be 6 ft tall, cedar color and made of a pressure treated cedar. This type of pressure treated cedar will hold up well to the elements and last a lot longer than a normal cedar with little to no maintenance.

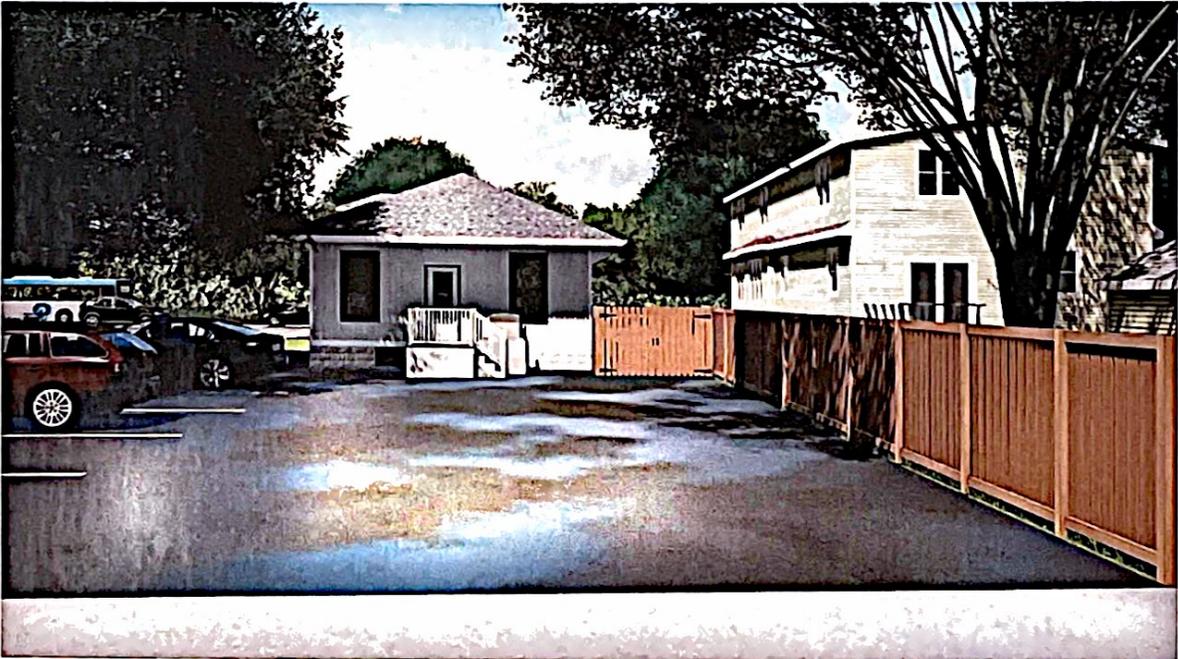
Attached are pictures of what the parking lot looks like currently without the fence and dumpster enclosure and pictures of what it will look like with the fence and dumpster enclosure.





## **Siding, Soffit & Fascia**

The siding will be vinyl board batten in white. This type of siding won't require any maintenance and will fit the style of the building. The soffit and fascia will be black to match the gutters. Attached are pictures of the existing siding and pictures of what the siding will look like.



## **Landscaping**

The property doesn't have any current landscaping. We will add brushes, shrubs and flowers to enhance the properties appearance. Attached is a current picture and landscape drawing.



STUDIO 104

*Sale Sign Realty*



**PLAT OF SURVEY**

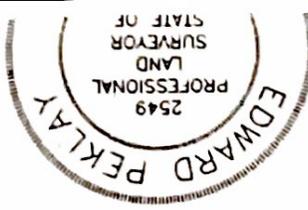
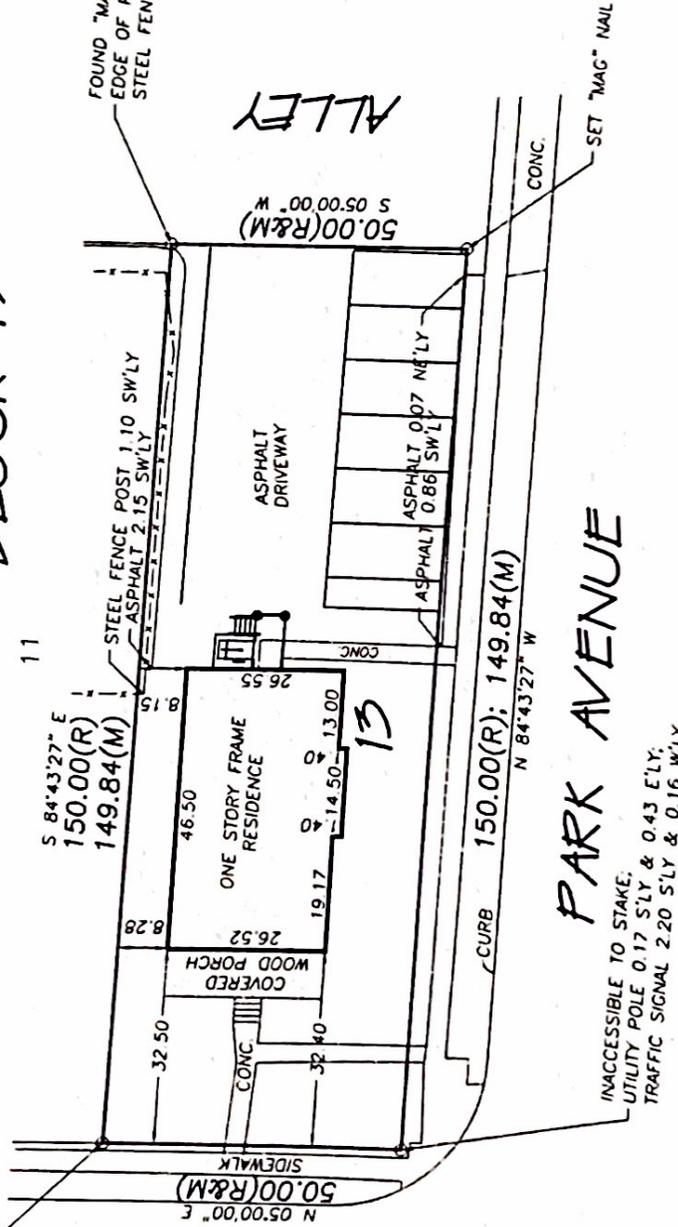
163 N. S. GURNEE.

LOT 13 IN BLOCK 19 IN C. FRANK WRIGHT'S ADDITION TO LIBERTYVILLE, BEING A SUBDIVISION OF PART OF SECTIONS 15, 16, 21, AND 22, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1893, AS DOCUMENT 55584, IN BOOK "C" OF PLATS, PAGES 66 AND 67, IN LAKE COUNTY, ILLINOIS.

IND BALL TOP ROD 0.39 S'LY & ON LINE

**BLOCK 19**

FOURTH STREET



STATE OF ILLINOIS  
COUNTY OF LAKE

EDWARD PEKLAY  
PROFESSIONAL LAND SURVEYOR  
STATE OF ILLINOIS  
NO. 2549

THIS PROFESSIONAL SERVICE IS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLIED TO BOUNDARY SURVEYS.

GURNEE, IL 12/14 A.D. 2011  
PEKLAY SURVEYING CO., LTD.  
PROFESSIONAL DESIGN FIRM INC.  
BY *Edward Peklay*  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
2549 MY LICENSE EXPIRES 11/14

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

**Legend**  
 (R) = Record  
 (M) = Measure  
 --- = Chain Link Fence  
 Basis of Bearings = Assumed  
 Area = 7,500 sq. ft. (R)

CE IN FEET AND DECIMAL REEF. NO DIMENSIONS TO D. BY SCALING  
 ELD WORK: 12/6/22  
 One inch = 30 feet  
 22-495  
 G. Meadenrip, LLC  
 ADDRESS: 104 N. Fourth Street, Libertyville, IL

9500

Yuk. Cherry Blossom

Sidewalk

Sidewalk

Stein's

Porch

Jas. Miller / Tiger Eye Stone  
Hydrangea  
Aster

Diablo  
Nine Bark

Mrs. Kim / Dwarf  
Lilac

Hick Yew

Dwarf  
Yew

Dwarf  
Yew

Scale  
1/4" = 1'

Dwarf  
Pine  
Dwarf  
Juniper

