



**Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056**

July 24, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-09-25 / 1518 N Elmhurst Rd / CU: Massage Therapy
 - 2.2. CDBG 2025-2029 Consolidated Plan and Program Year 2025 Action Plan
 - 2.3. First Amendment to the CDBG Program Year 2024 Action Plan
- 3. NEW BUSINESS**
 - 3.1. PZ-08-25 / 350 W Kensington Rd 117 / TA CU: Art Studio / Village Board Final
- 4. CITIZENS TO BE HEARD**
- 5. QUESTIONS AND COMMENTS**
- 6. ADJOURNMENT**

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-09-25 Hearing Date: July 10, 2025

PROPERTY ADDRESS: 1518 North Elmhurst Road

PETITIONER: Oriental Healing Massage Inc
Xinglian Tian
1518 N Elmhurst Rd

PUBLICATION DATE: June 25, 2025

REQUEST: Conditional use approval to operate a massage therapy establishment at the subject property.

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Walter Szymczak
Donald Olsen
Michael Fricano

MEMBERS ABSENT: Richard Rogers

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner

INTERESTED PARTIES: Steve Ma

Chairman Donnelly called the meeting to order at 7:08 PM. Chairman Donnelly requested to change the order of items on the agenda, to move case PZ-09-25, 1518 North Elmhurst Road, to the second item of new business. Commissioner Beattie made a motion seconded by Commissioner Szymczak and the Commissioners unanimously approved.

Chairman Donnelly moved on to Item 2, Approval of Minutes. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes of the Planning and Zoning Commission meeting on May 22, 2025. The minutes were approved 5-0, with Commissioner Weir abstaining.

After introducing one item of new business, Chairman Donnelly introduced case number PZ-09-25, 1518 North Elmhurst Road, a request for a conditional use to operate a massage therapy establishment at the subject property. Massage therapy businesses require conditional use approval to operate.

Ms. Lalagos introduced the subject property, a single-story multi-tenant commercial building with a mixture of restaurant, retail, medical, and personal service establishments.

Ms. Lalagos introduced the petitioner, Xinglian Tian of Oriental Healing Massage Inc, and explained that the petitioner is proposing to operate a 1,500 square foot massage establishment at the subject property. Ms. Lalagos reported that the tenant space was formerly occupied by a dry cleaning business and has been vacant since 2022. She shared details from the petitioner's application, which stated that the business will provide professional, comfortable, and efficient massage services to relieve stress, relax the body, and improve blood circulation and sleep quality. The petitioner wrote that there will be two full-time and one part-time massage therapists, including herself. Ms. Lalagos noted that the proposed hours of operation are Monday through Sunday 9:30AM to 9:30PM, and clients would be seen by appointment or walk-in.

Ms. Lalagos explained that the petitioner proposes to remodel the interior space to include eight therapy rooms, an office, and a reception area, with an existing bathroom. No exterior work is proposed aside from installation of a wall sign.

Ms. Lalagos indicated that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments.

Ms. Lalagos discussed parking requirements. The subject property is a shopping center under 30,000 square feet, which requires 4 spaces per 1,000 square feet of gross floor area, and restaurants are calculated separately. She reported that the parking lot is striped with 64 parking stalls, including 3 accessible parking stalls. Ms. Lalagos confirmed that the minimum parking requirement for the existing and proposed uses are met.

Ms. Lalagos concluded that staff finds that the proposed conditional use meets the applicable standards contained in the Mount Prospect Zoning Ordinance. She requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "A conditional use to operate a massage therapy establishment at 1518 North Elmhurst Road, subject to the following conditions:
 - a. The petitioner shall submit a building permit application with architectural stamped and signed permit drawings that indicate the building, mechanical, electrical, and plumbing modifications;
 - b. Prior to issuance of a business license:
 - i. The petitioner shall pass all building permit inspections; and
 - ii. The petitioner shall submit to the Village valid state licenses for the massage therapists to be employed at the business;
 - c. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - d. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - e. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location."

Ms. Lalagos stated that the Village Board's decision is final for this case.

Seeing no questions from the Commissioners, Chairman Donnelly invited the petitioner to the stand. Chairman Donnelly swore in the petitioner, Steve Ma and Xinglian Tian of Oriental Healing Massage Inc, 1518 North Elmhurst Road, Mount Prospect.

Chairman Donnelly asked the petitioner to provide a brief description of their case.

Mr. Ma stated that Ms. Tian is applying for a business license to open a professional massage service. He explained that she currently owns a successful business in Lindenhurst, so is looking to expand the business.

Commissioner Beattie asked if the business was moving from Lindenhurst.

Mr. Ma affirmed the Mount Prospect location would be a new location and is not replacing the existing Lindenhurst location.

There were no public comments.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditions as noted in the staff report. Commissioner Beattie made a motion and Commissioner Weir seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Beattie, Fricano Donnelly
 NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board for the August 6, 2025 meeting.

After hearing two more items of new business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Weir made a motion seconded by Commissioner Beattie and the meeting was adjourned at 7:54 PM.



Antonia Lalagos, Development Planner

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

**CDBG 2025-2029 CONSOLIDATED
PLAN AND PROGRAM YEAR 2025
ACTION PLAN**

Hearing Date: July 10, 2025

PROPERTY ADDRESS:

50 South Emerson Street

PETITIONER:

The Village of Mount Prospect

PUBLICATION DATE:

June 12, 2025

REQUEST:

Community Development Block Grant 2025-2029 Consolidated Plan / Program Year 2025 Action Plan and Funding Requests

MEMBERS PRESENT:

Joseph Donnelly
William Beattie
Ewa Weir
Walter Szymczak
Donald Olsen
Michael Fricano

MEMBERS ABSENT:

Richard Rogers

STAFF MEMBERS PRESENT:

Antonia Lalagos – Development Planner

INTERESTED PARTIES:

Organizations applying for CDBG funds

Chairman Donnelly called the meeting to order at 7:08 PM. Chairman Donnelly requested to change the order of items on the agenda, to move case PZ-09-25, 1518 North Elmhurst Road, to the second item of new business. Commissioner Beattie made a motion seconded by Commissioner Szymczak and the Commissioners unanimously approved.

Chairman Donnelly moved on to Item 2, Approval of Minutes. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes of the Planning and Zoning Commission meeting on May 22, 2025. The minutes were approved 5-0, with Commissioner Weir abstaining.

After introducing two items of new business, Chairman Donnelly introduced the Community Development Block Grant 2025-2029 Consolidated Plan / Program Year 2025 Action Plan and Funding Requests.

Ms. Lalagos provided a brief background on the CDBG program and explained that CDBG funds must be used for activities that primarily benefit the Village's low- and moderate-income residents. She reviewed the draft 2025-2029 Consolidated Plan components and the public participation requirements. Ms. Lalagos shared key findings from the CDBG survey related to community service, housing, specialized

services, and infrastructure needs, as well as overall top priorities identified by survey respondents. She indicated the five priority needs designated in the CDBG strategic plan: public services, homeless services, affordable housing, community facilities, and public infrastructure.

Ms. Lalagos then presented the draft 2025 Action Plan, which proposes eligible activities for the time period of October 1, 2025 through September 30, 2026. She noted that funding for the Action Plan comes from three sources: the annual grant allocation; program income; and carryover funds. Ms. Lalagos explained that the amount of funding that can be allocated for public services is limited by HUD to a maximum of 15% of the annual grant allocation plus 15% of the prior year program income. Based on these guidelines, the Village is estimating \$53,682 is available in program year 2025 for public service programs. She stated that the Planning & Zoning Commission has the responsibility to review funding requests from non-Village agencies and make recommendations concerning those requests. Ms. Lalagos reviewed the draft 2025 budget and the timeline for adopting and submitting the 2025 Action Plan to HUD. She stated that the draft 2025 Action Plan is currently available for a 30-day public review period from June 13 – July 13. Ms. Lalagos announced that the applicant organizations were invited to attend the meeting this evening to describe their organizations' work and what they propose to do with the CDBG funding.

Commissioner Beattie asked why HUD places a 15% cap on CDBG public services spending.

Ms. Lalagos replied that the CDBG program is primarily devoted to brick and mortar and physical infrastructure development needs and there are other federal grants that are directed towards public services needs.

Commissioner Weir asked for examples of community facilities.

Ms. Lalagos explained that parks, community centers, and group homes are examples of community facilities, according to HUD. She stated that the community facility has a clientele that is predominantly low or moderate income, or is inhabited by people that are low or moderate income.

Chairman Donnelly opened the hearing to the subrecipients. Chairman Donnelly swore in the following persons:

Sonia Ivanov / Northwest Compass Inc / 1300 W Northwest Hwy, Mount Prospect

Ms. Ivanov thanked the Village for its continued support of their hometown agency. She stated that Northwest Compass addresses multiple barriers for any resident facing food and housing insecurity. Ms. Ivanov noted that they work with the Village Police and Human Services Departments. She extended an invitation to stop by their facility in town and enjoy the community garden. Ms. Ivanov explained that the CDBG funds would be used for homelessness prevention, housing counseling, and supportive services.

Luticia Fiorito / WINGS Program Inc / 5104 Tollview Dr, Rolling Meadows

Ms. Fiorito thanked the Village for its continued support. She stated that WINGS is the largest domestic violence organization in the state, and provides emergency shelter through two safe houses in Chicago and northwest Cook County, plus 167 units of housing scattered throughout Cook County. Ms. Fiorito explained that in the last year WINGS has expanded its hospital program from 4 to 8 hospitals to provide bedside intake, counseling and referrals, and staff training. She stated that in the last year WINGS

provided 180 nights of shelter to Mount Prospect residents. Ms. Fiorito shared the experience of one of the program “graduates” who was able to leave an abusive relationship and obtain full time work and healthcare, purchase a car, and work towards completing a higher education degree.

Kimberly Mertz / Suburban Primary Health Care Council (Access to Care) / 2225 Enterprise Dr, Westchester

Ms. Mertz stated that Access to Care has provided primary health care services to low income uninsured and underinsured Suburban Cook County residents since 1988. She detailed the three components of the program: primary care physicians for \$5 per visit, lab and radiology for \$5 per test, and prescriptions for \$15-40 for a 30-day supply. She noted these services are provided on an unlimited as needed basis. Ms. Mertz reported that the agency has behavioral health services, opioid risk management, and flu/pneumonia vaccines for free. She stated that the purpose of the organization is to provide primary health care services to those who are not eligible for State or Federal programs, who go to the ER for illnesses, or who don’t seek care at all. Ms. Mertz reported that last year, Access to Care served 6000 people in Suburban Cook County and they have served 219 of Mount Prospect residents since January 2025. She thanked the Village for their support.

Commissioner Beattie asked if the cuts to Medicaid will result in more applicants for Access to Care.

Ms. Mertz replied that Access to Care serves people that are not eligible for any other program, so if people are no longer eligible for Medicaid, they may seek their program.

Luna Spivey / Children’s Advocacy Center / 640 Illinois Blvd, Hoffman Estates

Ms. Spivey explained that CAC has three locations in Hoffman Estates, Arlington Heights, and Skokie. She stated that their mental health program provides trauma-informed and evidence-based mental health services for children between the ages of 3 and 17 that are victims of abuse. Ms. Spivey shared that the services allow the children to process the trauma and move forward with their lives. She reported that the agency serves 30-40 children in the Mount Prospect area per year, on average.

Shaina Makani / Journeys | The Road Home / 1140 E Northwest Highway Palatine

Ms. Makani thanked the Commission for the support they have given Journeys. She stated that Journeys has supported Mount Prospect residents since 1989 who are experiencing homelessness or are at risk of homelessness. Ms. Makani explained that Journeys provides a comprehensive continuum of care that includes emergency shelter, specialized programs for people with complex needs, supportive housing and nearly 50 wraparound services. She reported that Journeys has 37 towns and villages in their service area. Ms. Makani confirmed that in the last year Journeys served 1060 clients across all programs and towns, including 50 Village residents. She noted that due to budget cuts they expect to see an increase in people coming to the agency.

Paula Bush / North West Housing Partnership / 1701 E Woodfield Rd, Schaumburg

Ms. Bush thanked the Village for supporting the home repair program. She explained that North West Housing Partnership is a new recipient, and this will be their second round of funding. Ms. Bush asserted that home repair is very costly, and the program provides a cost-effective way for residents to remain in their homes and have quality repairs. She noted that after construction, their agency provides the homeowner with resources from many of the public service organizations if additional services are needed.

Trina Grogen / Search Inc / 1925 N Clybourn Ave, Chicago

Ms. Grogen thanked the Village for having her at the meeting. She explained that Search Inc is a non-profit organization that supports adults with intellectual and developmental disabilities (IDDs) through wrap around support services. Ms. Grogen reported that they support 375 people with IDD annually, at 4 adult learning sites and 27 community homes. She noted that Mount Prospect is home to 46 individuals in eight homes, and the largest Search adult learning site. Ms. Grogen shared that Search takes great pride in maintaining beautiful and accessible homes that are well-integrated into the community. She stated that Search respectfully requests support to build a new accessible kitchen at their home on Pin Oak Drive, which is home to 6 men with IDDs. Ms. Grogen explained that this accessibility project would allow the men to have greater independence, gain work/life skills, and more safely use the home they live in. She confirmed that Mount Prospect has been an important partner for over two decades to maintain and improve their homes, including energy efficiency and accessibility projects, all of which have improved the quality of life for the people they support. Ms. Grogen reported that Community Integrated Living Arrangements (CILA) only receive a \$15,000 lifetime allotment from the state for capital improvements. She shared that Search is 92% Medicaid funded, and many grants do not support capital improvements, so the Village support is critical.

Chairman Donnelly asked for a motion to approve the 2025-2029 Consolidated Plan and the 2025 Action Plan and proposed budget. Commission Beattie made a motion and Commissioner Weir seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Beattie, Fricano Donnelly
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board.

After hearing one more item of business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Weir made a motion seconded by Commissioner Beattie and the meeting was adjourned at 7:54 PM.



Antonia Lalagos, Development Planner

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

**FIRST AMENDMENT TO CDBG
PY2024 ACTION PLAN** Hearing Date: July 10, 2025

PROPERTY ADDRESS: 50 South Emerson Street

PETITIONER: The Village of Mount Prospect

PUBLICATION DATE: June 12, 2025

REQUEST: Community Development Block Grant First Amendment to
Program Year 2024 Action Plan

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Walter Szymczak
Donald Olsen
Michael Fricano

MEMBERS ABSENT: Richard Rogers

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner

INTERESTED PARTIES: Organizations applying for CDBG funds

Chairman Donnelly called the meeting to order at 7:08 PM. Chairman Donnelly requested to change the order of items on the agenda, to move case PZ-09-25: 1518 North Elmhurst Road, to the second item of new business. Commissioner Beattie made a motion seconded by Commissioner Szymczak and the Commissioners unanimously approved.

Chairman Donnelly moved on to Item 2: Approval of Minutes. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes of the Planning and Zoning Commission meeting on May 22, 2025. The minutes were approved 5-0, with Commissioner Weir abstaining.

After introducing three items of new business, Chairman Donnelly introduced the Community Development Block Grant First Amendment to Program Year 2024 Action Plan.

Ms. Lalagos explained that the original 2024 Action Plan was approved in July 2024 by the Village Board and covers the period October 1, 2024 through September 30, 2025. She reported that the Village received additional program income and has unspent funds from program years 2023 and 2024 and that the Village is amending the Action Plan to consolidate the extra funds into one project. Ms. Lalagos stated that an amendment to the Action Plan requires public participation, including the public hearing today, and the 30-day public comment period, which is June 13 through July 13, 2025. She shared that

Staff proposes to increase the Single Family Rehabilitation Program line item in the 2024 rehab budget from \$50,000 to \$197,469.63 to complete at least six rehab projects in program years 2024 and 2025, which runs through September 30, 2026.

Commissioner Beattie asked if these funds are outside of the 15% spending cap.

Ms. Lalagos confirmed yes, funds for rehab projects are not subject to the 15% spending cap. She noted that the Village has historically maxed out CDBG public services spending to the extent possible.

Commissioner Beattie asked if the leftover funds are being put back into the “bricks and mortar” part of the budget.

Ms. Lalagos replied yes, there are funds leftover from projects that came under budget plus program income that the Village receives from repayment of rehab loans. She reported that the Village has received \$65,000 in program income this year. Ms. Lalagos explained that the Village put out the annual application for CDBG funds to see if there were requests for infrastructure or facility projects from non-Village entities. She noted that the Village did not receive any requests of this nature, so Staff recommended increasing the rehab budget with the unspent prior year funds. Ms. Lalagos indicated that there has been steady interest in the rehab program.

Commissioner Beattie asked if the group home request was different from the rehab budget.

Ms. Lalagos replied that the Search Inc requests fall under “public facilities” because they rehab group homes that house adults with disabilities.

Commissioner Beattie asked if the rehab funds had been earmarked already for specific rehab projects.

Chairman Donnelly clarified that the rehab funds are available for rehab projects that have not been determined yet but there are applicants in line.

Ms. Lalagos stated that the Village is advertising for the rehab program in the e-news and regular newsletter and that funds are available first-come, first-serve.

Chairman Donnelly asked for a motion to approve the First Amendment to the CDBG Program Year 2024 Action Plan. Commission Beattie made a motion and Commissioner Szymczak seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Beattie, Fricano Donnelly
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board.

Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Weir made a motion seconded by Commissioner Beattie and the meeting was adjourned at 7:54 PM.



Antonia Lalagos, Development Planner



Item Cover Page

Subject **PZ-08-25 / 350 W Kensington Rd 117 / TA CU: Art Studio / Village Board Final**

Meeting July 24, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION

Fiscal Impact (Y/N) N

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

The petitioner (Bloom & Brush Art Studio Inc) is seeking two zoning approvals: 1) a text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district; and 2) conditional use approval to operate a 1,300 square foot art studio at the subject property (350 West Kensington Road Suite 117). Art studios are currently not permitted (by right or conditional use) in the B-1 district, therefore the petitioner must amend the land use table to operate at the subject location. Staff finds that the proposed text amendment and the proposed conditional use meet the applicable code standards and staff is supportive of the requests.

Discussion

Background: The subject property is a single-story multi-tenant commercial building with a mixture of medical and professional office uses. Property ownership could not verify the previous occupant of Suite 117 but stated that the space has been vacant for at least a year.

Proposal: The petitioner, Agnes Jelen of Bloom & Brush Art Studio Inc, proposes to operate an art studio at the subject property, providing one-on-one art classes, private group sessions of up to 10 people, and a personal creative workspace for her own artistic projects. The petitioner described the materials to be used within the studio, including acrylic paint, stucco paint for textured artwork, brushes and canvases, and fresh flowers and associated materials for floral arrangements. The petitioner anticipates that her classes will be scheduled for evening hours on weekdays and weekends.

Use: Art studios are not listed as permitted or conditional uses in the B-1 zoning district. The petitioner is requesting a text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district. These land uses are currently permitted in the B-3, B-4, B-5, and B-5C districts. The Village code does not define these land uses.

Site Plan: The petitioner notes in her application that she does not plan to remodel the

interior or exterior of the building or parking lot.

Parking: The proposed art studio will require 12 parking stalls. Based on the proposed tenant mix, the total number of parking stalls required is 87 (including 5 accessible). The parking lot is striped with 118 parking stalls, including 6 accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Conditions: Staff requested a materials list from the petitioner, which is included in the proposal. As a condition of approval, staff proposes to restrict the business to only the materials listed and to attach the list as an exhibit to the ordinance. If in the future the petitioner wishes to deviate from the listed materials, she would need to obtain authorization from the Village. Staff is also proposing restrictions on the occupancy and nature of activities to prevent more intense uses, such as artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or, a "rage room" (a room where people can vent their rage by destroying objects).

Standards and Findings: Staff finds that the standards for text amendments and conditional uses have been met. The proposed text amendment is consistent with Village policy for existing permitted uses in the B-1 district, including "dance and music academies / studios," which have similar occupancy and parking requirements to an art studio. Staff did not find evidence that the proposed conditional use would endanger public health, safety, morals, comfort, or general welfare. The subject property is designated "Corridor Commercial" in the future land use plan and the proposed use is compatible with the mix of professional office, medical office, and daycare uses already established along this stretch of West Kensington Road.

Public Comment: As of this writing, staff has not received public comment pertaining to the case.

Alternatives

A. Recommend approval of the following motions:

1. "A text amendment to Chapter 14, Land Use Table 2, to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district."
2. "A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
 - c. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;
 - d. The business shall operate as art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - i. artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or
 - ii. artistic endeavors involving destruction or smashing of objects (e.g. "rage room").
 - e. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - f. A new conditional use approval shall be required for:

- i. A change of ownership involving 50% or more of the officers or partners;
- ii. A change in legal entity; or
- iii. A change in location."

B. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of 1) A text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district; and 2) A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the conditions listed in the staff report.

Attachments

- 1. PZ-08-25 Staff Report
- 2. PZ-08-25 Administrative Content
- 3. PZ-08-25 Plans



DATE: July 17, 2025

CASE NUMBER

PZ-08-25

APPLICANT/PROPERTY OWNER

Bloom & Brush Art Studio Inc /
Sterling Kensington LLC

PUBLIC HEARING DATE

July 24, 2025

PROPERTY ADDRESS/LOCATION

350 W Kensington Rd Suite 117

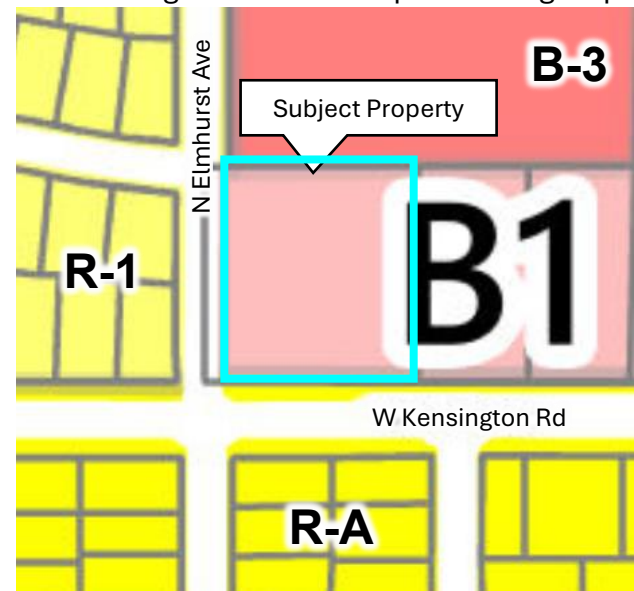
BRIEF SUMMARY OF REQUEST

The petitioner (Bloom & Brush Art Studio Inc) is seeking two zoning approvals: 1) a text amendment to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district; and 2) conditional use approval to operate a 1,300 square foot art studio at the subject property (350 West Kensington Road Suite 117). Art studios are not permitted in the B-1 district, therefore the petitioner must amend the land use table to operate at the subject location. Staff finds that the proposed text amendment and the proposed conditional use meet the applicable code standards and staff is supportive of the requests.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING

B-1 Business
Office District

**EXISTING LAND USE/
SITE IMPROVEMENTS**

Multi-tenant commercial

SURROUNDING ZONING & LAND USE

North: B-3 Community Shopping
East: B-1 Business Office District
South: R-A Single Family Residential
West: R-1 Single Family Residential

**SIZE OF
PROPERTY**

1,300 SF (Tenant
Space)

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property is a single-story multi-tenant commercial building with a mixture of medical and professional office uses. Property ownership could not verify the previous occupant of Suite 117 but stated that the space has been vacant for at least a year.

PROPOSAL

The petitioner, Agnes Jelen of Bloom & Brush Art Studio Inc, proposes to operate an art studio at the subject property, providing one-on-one art classes, private group sessions of up to 10 people, and a personal creative workspace for her own artistic projects. The petitioner described the materials to be used within the studio, including acrylic paint, stucco paint for textured artwork, brushes and canvases, and fresh flowers and associated materials for floral arrangements. The petitioner anticipates that her classes will be scheduled for evening hours on weekdays and weekends.

Use: Art studios are not listed as permitted or conditional uses in the B-1 zoning district. The petitioner is requesting a text amendment to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district (see proposed changes in **blue** text). These land uses are currently permitted in the B-3, B-4, B-5, and B-5C districts. The Village code does not define these land uses.

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Art and woodcraft studios	C		P	P	P	P			
Art, sculptor, and composer studios	C		P	P	P	P			

Site Plan: The petitioner notes in her application that she does not plan to remodel the interior or exterior of the building. The site has one access point for ingress and egress on West Kensington Road. No changes are proposed for the parking lot.

Parking: The Village code requires parking based on land use. The proposed art studio will require 12 parking stalls. The table below demonstrates the parking requirement for the subject property, which is a multi-tenant office building.

Use	Parking Minimum	Variables	Spaces Required
Dance / music / vocational / trade schools	2 spaces per 3 employees plus 1 space per maximum number of students	Bloom & Brush: 2 instructors, up to 10 students	12
Offices: financial, civic, business, and professional	4 spaces per 1,000 square feet of gross floor area	7905 SF	32
Vacant	4 spaces per 1,000 square feet of gross floor area	4694 SF	19
Offices: medical/dental	5 spaces per 1,000 square feet of gross floor area	4777 SF	24
		Total Required:	87 (5 accessible)
		Total Provided:	118 (6 accessible)

The parking lot is striped with 118 parking stalls, including 6 accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Conditions: Staff requested a materials list from the petitioner, which is included in the proposal. As a condition of approval, staff proposes to restrict the business to only the materials listed and to attach the list as an exhibit to the ordinance. If in the future the petitioner wishes to deviate from the listed materials, she would need to obtain authorization from the Village. Staff is also proposing restrictions on the occupancy and nature of activities to prevent more intense uses, such as artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or, a “rage room” (a room where people can vent their rage by destroying objects).

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and findings of fact outlined in **Exhibit B** and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

Staff finds that the proposed text amendment and conditional use meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motions:

1. “A text amendment to Chapter 14, Land Use Table 2, to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district.”
2. “A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
 - c. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;
 - d. The business shall operate as art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - i. artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or
 - ii. artistic endeavors involving destruction or smashing of objects (e.g. “rage room”);
 - e. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - f. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.”

The Village Board’s decision is final for this case.

ATTACHMENTS:

ADMINISTRATIVE CONTENT

(Zoning Request Application, Responses to Standards, etc...)

PLANS

(Plat of Survey, Site Plan, etc.)

OTHER

(Supplemental Information, Public Comments Received, etc...)

I concur:



Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Bloom & Brush Art Studio Inc Materials List

- Fresh flowers, fake flowers
- Ceramic containers and glass vases
- Canvases
- Seasonal decorations such as pine tree branches and ornaments, fake pumpkins, etc
- Small rocks and moss for mosaics and canvas arrangements
- Wood boards (pre-cut and pre-stained)
- Plaster for sculptural designs
- Paint brushes, easels, small spatulas for mixing paint, paint palettes, aprons
- Hot glue, water-based glue
- Acrylic paints (non-toxic)
- Acrylic enamel paints (for use on glass, non-toxic)
- Scissors
- Mod Podge
- Foam (for floral arrangements)

We do not plan on using any spray paints, toxic paints, resins, varnishes, lacquers or any other potentially harmful or hazardous chemicals and materials.

Exhibit B
Standards and Findings of Fact

TEXT AMENDMENT STANDARDS

Section 14.203.D.8b of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. The degree to which the proposed amendment has general applicability within the village at large and not intended to benefit specific property.
2. The consistency of the proposed amendment with the objectives of this chapter and the intent of the applicable zoning district regulations.
3. The degree to which the proposed amendment would create nonconformity.
4. The degree to which the proposed amendment would make this chapter more permissive.
5. The consistency of the proposed amendment with the comprehensive plan.
6. The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitioners involving similar circumstances.

Petitioner's Findings: The petitioner states that the art studio has been thoughtfully designed to be compatible with the uses of the property and that it will be an asset to the community. The petitioner writes that their vision for the art studio is to have a creative outlet for themselves and their clients by fostering imagination, collaboration, and inspiration. The petitioner asserts that they will encourage creativity, support local talent, and contribute to the cultural and creative growth of the surrounding area by hosting small and individual classes for painting and floral design.

Staff's Findings: The proposed changes are applicable to B-1 office buildings throughout the Village and are not intended to benefit a specific property. The amendment will support the Zoning Ordinance objectives by subjecting the "art studio" use to a higher level of scrutiny through the conditional use process when the proposed location is within a business / office district, to ensure compatibility of uses and minimize adverse impacts to neighboring businesses and residents. The proposed change is unlikely to create nonconformities as the uses "art and woodcraft studios" and "art, sculptor, and composer studios" are already permitted uses in B-3, B-4, B-5, and B-5C districts. The amendment is intended to make the chapter less restrictive for art studio and related uses. The proposed changes reflect current Village objectives as outlined in the Comprehensive Plan, including being a business-friendly community; supporting small, local entrepreneurs; and supporting compatible alternative uses to activate vacant office spaces. The amendment is consistent with Village policy for existing permitted uses in the B-1 district, including "dance and music academies / studios," which have similar occupancy and parking requirements to an art studio. Staff finds that the amendments satisfy the standards as required in Section 14.204(D) of the zoning code.

CONDITIONAL USE STANDARDS

Section 14.203.F.8 of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or 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;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional 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 pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings: The petitioner states that the business will not be detrimental to public health, safety, morals, comfort or general welfare of the community; nor will it interfere with the use of surrounding properties; nor will it diminish property values in the neighborhood. The petitioner writes that the materials to be used, including non-hazardous paints, sculptural mediums for canvas creations, and floral supplies for botanical arrangements, are safe and environmentally friendly. The petitioner asserts that the subject property has adequate parking for the neighboring businesses as well as the future clientele that will visit the art studio. The petitioner concludes that their business will be a valuable addition to the community and will conform with any required measures.

Staff's Findings: Staff has reviewed the petitioner's request for a conditional use to operate an art studio at the subject property and finds that the standards have been met. Staff did not find evidence that the business would endanger public health, safety, morals, comfort, or general welfare. The proposed activities (painting and floral design small group classes) are not expected to impact neighboring businesses or residents any more than the existing permitted professional office and medical office uses at the building. Staff has proposed several conditions limiting the number of people, types of materials, and types of activities allowed on site. The office building is existing and has adequate public utilities, access roads, drainage, and ingress / egress to the site. The subject property is designated "Corridor Commercial" in the future land use plan and the proposed use is compatible with the mix of professional office, medical office, and daycare uses already established along this stretch of West Kensington Road.



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 08 - 25 Date of Submission: 4/22/25 Hearing Date: 7/24/25
Project Name/Address: Bloom & Brush Inc - 350 W Kensington Rd 117

I. Subject Property

Address(es): 350 W Kensington Rd Suite 117
Zoning District (s): B-1 Property Area (Sq.Ft. and/or Acreage): 79,396 Sq. Ft.
Parcel Index Number(s) (PIN(s)): 03-27-301-016-0000

II. Zoning Request(s) (Check all that apply)

- ☒ Conditional Use: For art studio
- ☐ Variation(s): To _____
- ☐ Zoning Map Amendment: Rezone From _____ To _____
- ☒ Zoning Text Amendment: Section(s) 16.604 Land Use Tables
- ☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

- 1) Text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district
- 2) Conditional use approval to operate an art studio at 350 W Kensington Rd Suite 117

IV. Applicant (all correspondence will be sent to the applicant)

Name: AGNIESZKA JELEN Corporation: BLOOM + BRUSH ART STUDIO INC
Address: 1601 North Park Drive,
City, State, ZIP Code: Mount Prospect, Illinois
Phone: 773-225-6161 Email: bloomandbrushartstudio@gmail.com
Interest in Property: lessee
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner☐ Check if Same as ApplicantName: Sterling Kensington LLCCorporation: Limited liability companyAddress: 1808 Johns DriveCity, State, ZIP Code: Glenview, Illinois 60025Phone: 773-271-1789Email: info@sterling-properties.net

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: _____

(Signature)

AGNIESZKA JELEN

(Print or Type Name)

Date: 4/11/25

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: By: _____

(Signature)

MATTHEW FRIEDMAN, Manager of
(Print or Type Name)
the Manager of Sterling Kensington LLCDate: 4/11/25

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, MATTHEW C. FRIEDMAN, under oath, state that I am
(print name)

- ☐ the sole owner of the property
☐ an owner of the property
☒ an authorized officer for the owner of the property

commonly described as 350 West Kensington Road, Mt. Prospect, Illinois
(property address and PIN) PIN 03-27-301-016-0000.

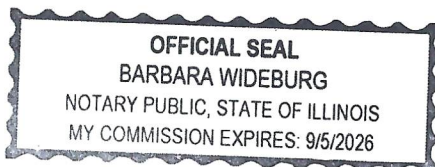
and that such property is owned by Sterling Kensington LLC, an Illinois limited liability company.
(print name) as of this date.

[Signature]
Signature

Subscribed and sworn to before

me this 8th day of
April, 2025.

Barbara Wideburg
Notary Public



UNOFFICIAL COPY



Doc#: 1600645036 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 01:24 PM Pg: 1 of 3

QUIT CLAIM DEED

Grantor, **6154 South Kedzie Building L.P.**, an Illinois limited partnership, hereby conveys and quitclaims to **Sterling Kensington LLC**, an Illinois limited liability company, of 2701 West Peterson Avenue, Chicago, Cook County, Illinois 60659, the following described Real Estate (the "Real Estate") situated in the County of Cook, State of Illinois, to wit:

Lot 1 in Prudential Realty Subdivision in Mt. Prospect being a subdivision of part of the East ½ of the Southwest ¼ of Section 27, Township 42 North, Range 11 East of the Third Principal Meridian in the Village of Mt. Prospect, in Cook County, Illinois.

Permanent Index Number: 03-27-301-016-0000

Address of Real Estate: 350 West Kensington Road, Mount Prospect, Illinois 60056

Date: December 30, 2015

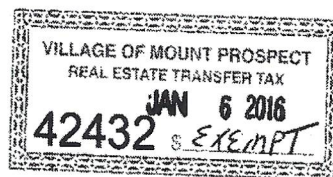
6154 SOUTH KEDZIE BUILDING L.P., an Illinois limited partnership,

By: MF Properties LLC, an Illinois limited liability company, General Partner

By: Franklin L. Friedman
Franklin L. Friedman, Manager of MF Properties LLC

Exempt under the provisions of Paragraph e, 35 ILCS 200/31-45, Real Estate Transfer Act

Representative of Grantor and Grantee



CCRD: JEWER Ruisto

UNOFFICIAL COPY

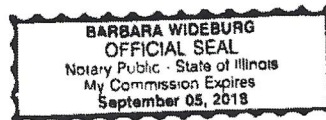
State of Illinois)
) SS
County of Cook)

The undersigned, a Notary Public in and for Cook County in the State of Illinois, does hereby certify that Franklin L. Friedman is personally known to be to be the same person whose name is subscribed to this document, appeared before me this day in person and acknowledged that he signed this document as his free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 30th day of December, 2015.

Commission expires 9/5/2018 Barbara Wideburg
Notary Public

This instrument was prepared by:
Matthew Friedman, Esq.
2701 West Peterson Avenue
Chicago, Illinois 60659



Send subsequent tax bills to:
Sterling Kensington LLC
2701 West Peterson Avenue
Chicago, Illinois 60659

Mail recorded Deed to:
Matthew Friedman
2701 West Peterson Avenue
Chicago, Illinois 60659

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

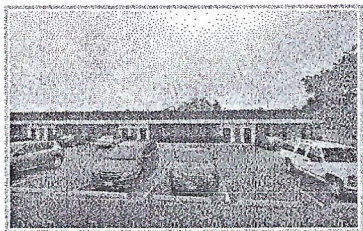
Total Taxing District Debt Attributed to Your Property: \$128,819
Property Value: \$1,118,444
Total Debt % Attributed to Your Property Value: 11.5%
To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.
See Details Here

OVERVIEW - PAYMENTS
Property Index Number (PIN): 03-27-301-016-0000

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
350 W KENSINGTON RD
MOUNT PROSPECT, IL 60056-1141
Volume: 233

Mailing Information:
STERLING KENSINGTONLLC
1808 JOHNS DRIVE
GLENVIEW, IL 60025-1657
Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: \$77,069.07

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$38,961.56	Original Billed Amount:	\$38,107.51
Due Date:	03/01/2024	Due Date:	08/01/2024
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: \$0.00

Expand Payment Details ▼

Tax Year 2024 (billed in 2025) Total Amount Billed: \$42,387.99

1st INSTALLMENT - Tax Year 2024	
Original Billed Amount:	\$42,387.99
Due Date:	03/04/2025
Tax:	\$0.00
Interest:	\$0.00
Current Amount Due:	\$0.00

Sterling | **Kensington LLC**

1808 Johns Drive
Glenview, IL 60025
T | 773.271.1789

April 17, 2025

Village of Mount Prospect, Illinois
50 South Emerson Street
Mount Prospect, Illinois 60056

Gentlepersons:

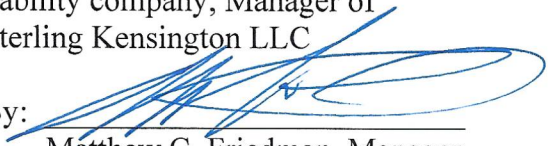
Sterling Kensington LLC, an Illinois limited liability company ("Sterling"), intends to lease to Bloom & Brush Art Studio Inc., an Illinois corporation, the space known as Suite 117 in the building at 350 West Kensington Road in Mount Prospect (the "Building").

Sterling is the owner of the Building.

Sterling Kensington LLC, an Illinois
limited liability company

By: MF Properties LLC, an Illinois limited
liability company, Manager of
Sterling Kensington LLC

By:


Matthew C. Friedman, Manager
of MF Properties LLC

LEASE

Date of Lease	Term of Lease		Monthly Base Rent
April 26, 2025 <i>NF</i>	<u>BEGINNING</u> May 1, 2025	<u>ENDING</u> September 30, 2028	See Paragraph 38 of this Lease.
Location of Premises: The space designated by Lessor as Suite 117 at the building located at 350 West Kensington Road, Mount Prospect, Illinois			
Purpose: Art Studio			

LESSEE

LESSOR

BLOOM & BRUSH ART STUDIO INC.,
an Illinois corporation

STERLING KENSINGTON LLC,
an Illinois limited liability company

In consideration of the agreements set forth in this Lease, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, solely for the above purpose the premises designated above (the "Premises") for the above term.

RENT

1. Lessee shall pay to Lessor as monthly base rent for the Premises the sum stated above, monthly in advance, during the term of this Lease, at such address as Lessor may designate in writing. Simultaneously with the signing of this Lease, Lessee shall pay to Lessor (in addition to Lessee's other obligations under this Lease) the \$900 base rent for May 2025.

CONDITION AND UPKEEP OF PREMISES

2. Lessee acknowledges that Lessee has examined and knows the condition of the Premises and is responsible for receiving the same in good order and repair. Lessee acknowledges that no representations as to the condition or repair of the Premises or the Complex (as defined in Paragraph 28 of this Lease) have been made by Lessor, or its agent, prior to or at the signing of this Lease. During the term of this Lease, Lessee, at Lessee's cost and expense, shall (a) place and keep the Premises, including without limitation all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, (b) replace all damaged plumbing fixtures with others of equal quality, and (c) keep the Premises in a clean and healthful condition. Upon the earlier of the termination of this Lease or the end of the term of this Lease, Lessee shall deliver to Lessor (i) the Premises in good condition and repair and (ii) the keys to each door at the Premises.

LESSEE NOT TO MISUSE, SUBLET, ASSIGNMENT

3. Lessee shall not allow the Premises to be used for any purpose that (a) may increase the rate of insurance on the Building (as defined in Paragraph 28 of this Lease) or the Complex, (b) is not specified above in this Lease, (c) is unlawful, (d) may injure the reputation of the Building and/or the Complex, (e) may increase the fire hazard of the Building and/or the Complex, or (f) disturbs any of the tenants at the Complex or any resident in the neighborhood in which the Complex is located. Lessee shall not load the floor of the Premises with machinery or goods which may damage such floor. Without the prior written consent of Lessor in each case, Lessee shall not (i) allow the Premises to be occupied in whole, or in part, by any other person or entity, (ii) sublet all or any part of the Premises, (iii) assign this Lease or any interest in this Lease, (iv) permit any transfer by operation of law or otherwise of the interest in the Premises acquired through this Lease or of any interest in Lessee, (v) permit the Premises to remain vacant or unoccupied for more than thirty consecutive days, (vi) allow any signs, cards or placards to be posted, or placed on the Premises, or (vii) permit any alteration of or addition to any part of the Premises. All alterations and additions to the Premises shall be and remain the property of Lessor and shall not be removed from the Premises by Lessee; provided, however, upon receipt of written request from Lessor, Lessee shall promptly remove all alterations and additions specified by Lessor in such notice and repair all damage caused by or related to such removal.

MECHANIC'S LIEN

4. Lessee shall not permit any mechanic's lien or liens to be placed upon the Premises or the Complex during the term of this Lease, and if any such lien is filed, Lessee shall promptly obtain the release of such lien. If such lien is not released within thirty (30) days after the date Lessor notifies Lessee in writing of such lien, Lessor shall have the right and privilege at Lessor's option of obtaining the release of such lien or any portion thereof without inquiry as to the validity of such lien. Lessee shall pay to Lessor on demand any amounts incurred by Lessor in connection with such release, including without limitation expenses and interest.

LEASE

Date of Lease	Term of Lease		Monthly Base Rent
April 26, 2025 <i>MF</i>	<u>BEGINNING</u> May 1, 2025	<u>ENDING</u> September 30, 2028	See Paragraph 38 of this Lease.
Location of Premises: The space designated by Lessor as Suite 117 at the building located at 350 West Kensington Road, Mount Prospect, Illinois			
Purpose: Art Studio			

LESSEE

LESSOR

BLOOM & BRUSH ART STUDIO INC.,
an Illinois corporation

STERLING KENSINGTON LLC,
an Illinois limited liability company

In consideration of the agreements set forth in this Lease, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, solely for the above purpose the premises designated above (the "Premises") for the above term.

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MECHANIC'S LIEN

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IMMUNITY
<
ACCIDENTS

5. Except to the extent prohibited by applicable law, Lessee shall protect and save, defend and keep each of the Landlord Parties (as defined below) forever harmless and indemnified against and from any and all claims, losses, liabilities, costs, damages and/or expenses related to or arising out of or from (a) each violation of laws or ordinances occasioned by the neglect and/or act of Lessee or any person or entity holding by, through or under Lessee, (b) each accident or other occurrence on or about the Premises and/or the sidewalk adjoining the Premises, (c) each act and/or omission of Lessee or any person or entity holding by, through or under Lessee, and (d) each failure of Lessee in any respect to comply with and perform all of Lessee's obligations under this Lease. "Landlord Parties" shall mean (i) Lessor, (ii) Nitols Associates L.P., an Illinois limited partnership ("Nitols"), (iii) each employee of Lessor and/or Nitols, (iv) each owner (whether direct and/or indirect) of Lessor and/or Nitols, (v) the manager of Lessor, (vi) each partner in Nitols, and (vii) each member of the manager of Lessor.

NON-LIABILITY
OF LESSOR

6. Except to the extent prohibited by applicable law, none of the Landlord Parties shall be liable for, and Lessee releases each of the Landlord Parties from, any bodily injury, personal injury, loss and/or property damage occurring in, about and/or on the Premises, the Complex, including without limitation, any bodily injury, personal injury, loss and/or property damage arising out of or relating to (a) the failure to keep the Premises (including without limitation any sprinkler system, fire protection system, life safety system and/or alarm) and/or any adjoining sidewalk in repair, (b) plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, (c) water, snow, ice, mold and/or mildew on, in and/or coming through the roof, skylights, windows and/or any part of the Premises, (d) the acts or omissions of any of the Landlord Parties or any owners or occupants of adjacent or contiguous property or any other person or entity, (e) the failure of any sprinkler system, fire protection system, life safety system, and/or any other system, equipment and/or alarm to operate properly, (f) the lack of existence, coverage and/or function of any sprinkler system, fire protection system, life safety system, and/or any other system, equipment and/or alarm, and/or (g) any virus, bacteria, sickness and/or illness contracted in and/or at the Premises and/or the Complex.

WATER, GAS,
ELECTRIC AND
OTHER CHARGES

7. Lessee shall pay, in addition to the base rent specified above, all gas, electric, internet and other utility bills promptly when due with respect to the Premises during the term of this Lease. At all times during the term of this Lease, Lessee shall ensure that (i) all thermostats in the Premises are set to at least 65 degrees Fahrenheit, (ii) the power to each furnace is set in the "on" position, and (iii) the gas meters for the Premises are in the "open" position. Moreover, Lessee shall promptly pay all permit, inspection and/or any other fees or charges imposed by any governmental authority on or with respect to the Premises during the term of this Lease. In addition, Lessee shall pay to Lessor an additional Thirty Dollars (\$30) each month during the term of this Lease for water and sewer used in or for the Premises. Lessee shall also pay to Lessor the amount specified by Lessor as Lessee's share of expenses incurred in connection with the snow and/or ice removal and/or plowing of the parking areas and other common areas for the Complex.

COMPLY WITH
LAWS

8. Lessee, at Lessee's cost and expense, shall comply with all regulations, laws and ordinances applicable to the Premises and/or Lessee's use of the Premises.

ACCESS TO
PREMISES

9. Lessee shall allow Lessor free access to the Premises for the purpose of examining or exhibiting the Premises and for the purpose of making any repairs or alterations to the Premises desired by Lessor. Lessor shall have the right to place signs and/or notices of "For Sale" and/or "For Rent" upon the Premises at all times, and Lessee shall not interfere with such signs and/or notices.

ABANDONMENT
AND RELETING

10. If (a) Lessee shall abandon the Premises, (b) Lessee's right to occupy the Premises is terminated by Lessor by reason of Lessee's breach of any of the provisions of this Lease, or (c) the term of this Lease is ended at Lessor's election pursuant to Paragraph 13 of this Lease, then the Premises may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit. For each month during the term of this Lease in which the monthly amount received by Lessor for such month from such re-letting, after deducting the expenses of such re-letting (including without limitation any leasing commission and/or tenant improvement allowance), is less than the monthly amount due and owing under this Lease from Lessee to Lessor, then Lessee shall immediately pay such monthly deficiency to Lessor.

HOLDING OVER

11. Lessee shall, at the termination or end of the term of this Lease by lapse of time or otherwise, deliver immediate possession of the Premises to Lessor in the condition required by this Lease. If Lessee fails to so deliver possession of the Premises to Lessor, then, at Lessor's option, Lessee shall (a) pay on demand from Lessor as daily base rent for the whole time such possession is withheld the sum of One Hundred Sixteen Dollars (\$116) per day, (b) be bound by a one year extension of this Lease with a monthly base rent equal to the product of Two Hundred Percent (200%) multiplied by the rent payable by Lessee to Lessor for the month preceding the holding over, or (c) become a tenant at sufferance. The provisions of this paragraph shall not be construed as a waiver by Lessor of any right of re-entry as set forth in this Lease. The receipt of such rent or any part thereof, or any other act in apparent affirmance of tenancy, shall not operate as a waiver of Lessor's right to prematurely end the term of this Lease for a breach of any of the provisions of this Lease.

**EXTRA FIRE
HAZARD**

12. Lessee shall not store, use, or permit the presence of any flammable or explosive materials in the Premises or cause any such materials to be present in, on, or under the Complex, the parking and common areas related to the Complex, or property adjacent to the Complex, such land or such parking and common areas. Notwithstanding the foregoing but subject to Paragraph 5 of this Lease, Lessee shall be permitted to use such materials in connection with the operation of its business if (a) Lessor approves in writing the presence of such materials in the Premises in writing, and (b) Lessee uses such materials in an amount and for a use permitted by applicable law and in accordance with the rules of the applicable Board of Underwriters, all statutes and ordinances, all insurance company recommendations and all of Lessor's rules.

**DEFAULT BY
LESSEE**

13. If Lessee defaults in the payment of the rent under this Lease or under any of the provisions of this Lease to be performed by Lessee, Lessor may at any time thereafter at Lessor's election declare the term of this Lease or Lessee's right to occupy the Premises ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any other persons or entities occupying the Premises, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due from Lessee to Lessor. Lessee grants a security interest in its now owned and hereafter acquired personal property to Lessor, and Lessee agrees that Lessor shall have a valid and first lien upon all such personal property as security for payment of the rent due from Lessee to Lessor. The word "rent" when used in this Lease shall include all rent and other payments of every kind and nature payable by Lessee to Lessor.

**NO RENT
DEDUCTION OR
SET OFF**

14. Lessee's covenants to pay rent and other amounts to Lessor are and shall be independent of each and every other covenant of this Lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from such rent or such other amounts or set off against any claim for rent or other amounts in any action.

**RENT AFTER
NOTICE OR SUIT**

15. After the service of notice, the commencement of a suit, or the final judgment for possession of the Premises, Lessor may receive and collect rent and other amounts due under this Lease, and the payment of such rent and other amounts shall not waive or affect such notice, suit, or judgment.

**PAYMENT OF
COSTS**

16. Lessee shall pay to Lessor on demand all costs, attorney's fees and expenses incurred by Lessor in connection with enforcing the provisions of this Lease.

**RIGHTS
CUMULATIVE**

17. The rights and remedies of Lessor under this Lease, at law and in equity are cumulative. The exercise or use of any one or more of such remedies shall not bar Lessor from the exercise or use of any other right or remedy provided in this Lease or otherwise provided by law or in equity, nor shall the exercise or use of any right or remedy by Lessor waive any other right or remedy.

**FIRE AND
CASUALTY**

18. If all or any portion of the Premises is physically damaged during the term of this Lease by fire or other casualty, Lessor, at Lessor's option, may either (a) prematurely end the term of this Lease, or (b) repair the physical damage to the Premises caused by such fire or other casualty within the period of time specified by Lessor. If Lessor elects to so repair such damage to the Premises, this Lease shall remain in effect provided such repairs are completed within such period specified by Lessor. If Lessor shall not have repaired such damage to the Premises on or prior to the expiration of such period specified by Lessor, then at the end of such period the term of this Lease shall end and Lessee shall have no recourse against Lessor for such failure to repair such damage. If at any time during the term of this Lease more than Twenty Five Percent (25%) of the floor space in the Building and/or the Complex is untenable as a result of any fire or other casualty or event, then Lessor shall have the right at Lessor's option to prematurely end the term of this Lease on a date selected by Lessor. If the term of this Lease ends pursuant to this Paragraph 18, then the rent and all other amounts due under this Lease shall be paid through the day of such fire or other casualty or event.

BINDING

19. This Lease shall be binding on and inure to the benefit of Lessor and Lessee.

BROKER

20. Lessee warrants to Lessor that no broker or finder introduced Lessee to Lessor or the Premises or is assisting Lessee in the negotiation of this Lease. Lessee shall indemnify, defend and hold harmless Lessor from any claim by any broker or finder for any commission or compensation arising out of this Lease. Lessee understands that Franklin L. Friedman has an interest in Lessor, is a licensed Illinois managing real estate broker and attorney, and is not claiming any commission as a result of this Lease.

ADDRESSES

21. The rental and all other amounts specified in this Lease shall be made payable to Sterling Kensington LLC. Such rental and all notices which Lessee desires to deliver to Lessor shall be delivered to Sterling Kensington LLC at 1808 Johns Drive, Glenview, Illinois 60025 or to such other address as stated in written notice delivered to Lessee by Lessor. All notices which Lessor desires to deliver to Lessee shall be mailed to Lessee at the Premises or to such other address as stated in written notice delivered to Lessor by Lessee. Any notice mailed by United States Certified Mail shall be deemed delivered on the date such notice is placed in such Mail properly addressed with proper postage affixed thereto.

**SECURITY
DEPOSIT**

22. In addition to Lessee's other obligations under this Lease, Lessee shall deposit with Lessor simultaneously with the signing of this Lease an additional Three Thousand Six Hundred Dollars (\$3,600) as a security deposit ("Security Deposit") to be held by Lessor as security for the performance by Lessee of Lessee's obligations under this Lease. If at any time Lessee fails to perform any of Lessee's obligations under this Lease, Lessor may, at Lessor's option, apply the Security Deposit to cure Lessee's failure and such option shall be in addition to all of Lessor's other rights and remedies under this Lease, by law or in equity. Within sixty (60) days after the termination of this Lease, Lessor shall return to Lessee the portion of the Security Deposit which has not been applied or is not being held to be applied to cure any failure by Lessee to perform any of Lessee's obligations under this Lease. Lessee shall not be entitled to any interest on the Security Deposit.

INSURANCE

23. Lessee, at Lessee's cost and expense, shall at all times maintain public liability, property damage and plate glass insurance in such amount, in such form and issued by such companies as are satisfactory to Lessor. Each policy of such insurance shall (a) name Lessor and Lessor's designees as additional insureds, and (b) be endorsed to provide that such insurance is primary and non-contributory notwithstanding any other insurance available to such additional insureds. A certificate of such insurance shall be delivered by Lessee to Lessor upon request by Lessor. Lessee is not an express or implied co-insured, additional named insured or additional insured on any insurance policy with respect to which all or any part of the cost and/or premium of or for such policy has been paid by Lessor, any partner in Lessor, and/or any person or entity controlling, controlled by, or under common control with Lessor or any such beneficiary. Lessee waives and releases any claim that Lessee is an insured under any insurance described in the preceding sentence.

TIRE LEASE

24. This Lease constitutes the entire understanding between Lessor and Lessee with respect to the Premises, the Complex and all related parking and common areas. The captions in the left-hand margin of this Lease are for convenience only and do not limit or modify any language in any paragraph of this Lease. Lessee, at Lessee's cost and expense, shall comply with all requirements and/or recommendations of any lawful authority and/or insurance company and/or Lessor which are applicable to Lessee's and/or Lessee's employee's, customer's, invitee's and other guest's use of the Premises and/or the parking and common areas for the Complex. Lessee shall not permit any dog or other animal or alcoholic substance or cooking or firearm in the Premises or any odor, noise, music, sound, vibration, smell or aroma to emanate from the Premises. Lessee, at Lessee's cost and expense, shall provide adequate pest control service to the Premises to prevent any insects or rodents from being in the Premises. Neither Lessee, nor Lessee's employees, invitees, contractors, customers or vendors shall smoke or vape or use drugs in the Premises or the common areas of the Complex. Moreover, Lessee shall promptly pay all permit, inspection and/or any other fees or charges imposed by any governmental authority on or with respect to the Premises during the term of this Lease. All liability of Lessor to Lessee shall be limited to Lessor's interest in the Building and none of the Landlord Parties shall have any personal liability to Lessee under any circumstances. Within ten (10) days after each request from Lessor, Lessee shall sign and deliver to Lessor each estoppel certificate and each subordination and attornment agreement required by Lessor and/or any lender (or prospective lender) of Lessor from time to time. If any provision of this Lease shall be determined to be unenforceable and/or void by any court of competent jurisdiction then (i) such provision shall be deemed to be severable and (ii) such determination shall not affect the validity of any other provisions of this Lease. If any provision of this Lease is capable of two constructions, one of which would render such provision void and the other of which would render such provision valid, then such provision shall have the meaning which renders such provision valid.

**CONDEMNATION/
SALE**

25. If all or any part of the Complex is sold or conveyed to any lawful authority (under threat of the exercise by any lawful authority of condemnation or the right of eminent domain) or permanently taken by any lawful authority for any public or quasi-public use or purpose, this Lease shall terminate on the date title to the Complex or such portion thereof is conveyed to such lawful authority, and all of the award and money payable by or forthcoming from any lawful authority for each sale or taking of this Lease and/or all or any part of the Complex shall be paid, allocated and distributed to Lessor and retained by Lessor as Lessor's property. Lessee assigns to Lessor any interest Lessee may have in any award or money payable by or forthcoming from such lawful authority. Notwithstanding anything to the contrary contained in this Lease, if at any time Lessor elects to demolish the Building and/or the Complex or to sell, convey or exchange title to the Building and/or the Complex or ground lease the land under the Building and/or the Complex to or with any person or entity, Lessor shall have the right at Lessor's option to prematurely end the term of this Lease upon thirty days written notice to Lessee.

**LATE PAYMENT
FEE**

26. Each time any amount payable by Lessee to Lessor under this Lease is not paid by Lessee to Lessor when due under this Lease, a late payment fee shall also be immediately due from Lessee to Lessor. Such late payment fee with respect to any past due amount shall be the sum of (a) One Hundred Dollars (\$100), plus (b) Thirty Dollars (\$30) for each day during the period commencing on the date such past due amount is due from Lessee to Lessor and ending on the date such past due amount is paid by Lessee to Lessor. The accrual and/or payment of such late payment fee shall not in any way prohibit Lessor from exercising any other remedy of Lessor.

DUMPSTER

27. Lessee may not place any items in the trash dumpster servicing the Building except for a reasonable (in Lessor's sole discretion) amount normal office trash associated with the operation of Lessee's business in the Premises.

DEFINITIONS

28. The word "Building" as used in this Lease shall mean the building located at 350 West Kensington Road, Mount Prospect, Illinois. The word "Complex" as used in this Lease shall mean collectively the Building and the land related to the Building.

PATRIOT ACT

29. Lessee represents and warrants to Lessor that Lessee (a) is not and has not been determined to be a person listed in the Annex to Executive Order 13224 issued by the President of the United States, Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, as periodically amended (the "Prohibited Persons"), and (b) is not owned by, controlled by, acting for or on behalf of, providing assistance, support, sponsorship, or services of any kind to, or otherwise associated with such Prohibited Persons. Furthermore, Lessee covenants that neither Lessee nor any of its employees, agents or representatives nor any other person or entity associated with Lessee shall during the term of this Lease (a) become a person or entity described in the immediately preceding sentence, or (b) otherwise become a target of any anti-terrorism measure adopted at any time by the United States.

RARE
HAPPENING

30. Except as expressly set forth in Paragraph 18 of this Lease and Paragraph 25 of this Lease, Lessee's obligations under this Lease and/or the term of this Lease shall not be relieved, reduced, terminated, extended, cancelled and/or delayed as a result of and/or in connection with any of the following (each of the following, a "Rare Happening"): force majeure, Act of God, act of governmental authority, pandemic, epidemic, impossibility, impracticability and/or frustration of purpose. Lessee waives any claim or claims Lessee may have (now and/or in the future) for a reduction in Lessee's obligations under this Lease and/or an extension of the term of this Lease and/or a termination of this Lease as a result of and/or in connection with a Rare Happening. Time is of the essence of Lessee's obligations under this Lease.

CARBON
MONOXIDE
DETECTOR

31. At all times during the term of this Lease, Lessee (at Lessee's cost and expense) shall maintain in good working order in the Premises UL approved carbon monoxide detectors and unexpired tagged 3A:40BC fire extinguishers mounted in accordance with manufacturers' recommendations.

NO SMOKING

32. Lessee shall not permit any smoking, vaping, consumption of alcoholic substance and/or drug use in, at, on and/or about the Premises and/or the Complex.

JURY TRIAL
WAIVER

33. Each of Lessor and Lessee knowingly, intentionally, voluntarily and irrevocably waives trial by jury in any action, proceeding or counterclaim brought by either party to this Lease against the other party to this Lease on any matter arising out of and/or in any way connected to this Lease, the relationship between Lessor and Lessee, and/or Lessee's use and/or occupancy of the Premises.

COUNTERCLAIM
WAIVER

34. In any forcible entry and detainer action, Lessee shall not counterclaim against Lessor for any type of relief. Lessor and Lessee agree that if Lessor files a forcible entry and detainer lawsuit against Lessee, then the only issues that the court will resolve in connection with such lawsuit are (1) which party is entitled immediate possession of the Premises and (2) the amount of any and all sums due under this Lease from Lessee to Lessor. Lessee retains the right to file a separate lawsuit against Lessor for any sums Lessee claims are due to Lessee, and such separate lawsuit shall not be consolidated or joined with Lessor's forcible entry and detainer action.

SPACE HEATER

35. Lessee shall not permit any space heater to be used in the Premises.

SPRINKLER
SYSTEM AND
FIRE ALARM
SYSTEM

36. Lessor shall have the right (but shall not have any obligation) to install in the location or locations specified by Lessor at any time or times selected by Lessor (i) a sprinkler system, life safety system and/or related fire and/or safety equipment, fixtures, alarms, strobes, horns, wiring and/or piping (collectively, the "Equipment") inside the Premises, and/or (ii) a water line (the "Water Line") through the parking area and/or driveways related to the Building. Notwithstanding anything to the contrary contained in this Lease, Lessor shall not be liable to Lessee for any damage (including without limitation water damage) to the interior of the Premises, for any damage to any property of Lessee in the Premises, for any loss of business in the Premises, and/or for any other loss and/or damage arising out of or related to the Equipment and/or the Water Line and/or work performed in connection with the installation of the Equipment and/or Water Line (including without limitation any disruption with respect to the driveways and/or parking area related to the Building).

ZONING TEXT
AMENDMENT

37. Lessee shall exercise Lessee's best efforts to obtain at Lessee's cost and expense from the Village of Mount Prospect, Illinois a zoning text amendment permitting Lessee to operate an art studio in the Premises. If prior to August 1, 2025 Lessee fails to obtain such text amendment, then at any time from or after August 1, 2025 either Lessor or Lessee shall have the right to prematurely end the term of this Lease by notice to the other party.

MONTHLY BASE
RENT

38. The monthly base rent which Lessee shall pay to Lessor each month during the term of this Lease shall be as follows:

(a) for each month during the period from May 1, 2025 through the first to occur (the "Full Rent Rent Commencement Date") of July 31, 2025 or the date Lessee obtains from the Village of Mount Prospect, Illinois a zoning text amendment permitting an art studio to be operated in the Premises, the monthly base rent payable by Lessee to Lessor shall be Nine Hundred Dollars (\$900) per month; and

(b) for each month during the term of this Lease from and after the Full Rent Commencement Date, the monthly base rent payable by Lessee to Lessor shall be One Thousand Eight Hundred Dollars (\$1,800) per month.

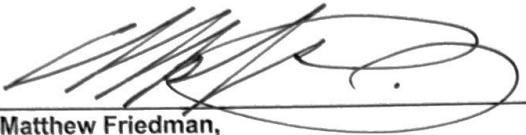
IN WITNESS WHEREOF, Lessor, Lessee and Guarantor have signed this Lease as of April 26, 2025.

LESSOR:

STERLING KENSINGTON LLC, an Illinois limited liability company

By: MF Properties LLC, an Illinois limited liability company, Manager of Sterling Kensington LLC

By:


Matthew Friedman,
Manager of MF Properties LLC

1808 Johns Drive, Glenview, IL 60025
Telephone: 773.271.1789
Email: info@sterling-properties.net

LESSEE:

BLOOM & BRUSH ART STUDIO INC., an Illinois corporation

By:


Agnieszka Katarzyzna Jelen,
President and Secretary

Telephone: 773-225-6161
Email: agnes2008@live.com

GUARANTY

For value received, the undersigned, being the President of Lessee under the foregoing Lease, hereby as of April 26, 2025 personally, unconditionally and irrevocably guaranties to the Lessor under such Lease that at all times the Lessee under such Lease will promptly perform all of the obligations of the Lessee under such Lease. The obligations under this Guaranty shall be primary obligations of the undersigned. Lessor shall not be obligated to first proceed against Lessee. The obligations under this Guaranty shall not be discharged by any bankruptcy of Lessee.

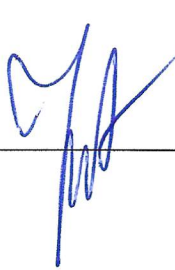

AGNIESZKA KATARZYNA JELEN

Home Address: 1601 North Park Drive
Mount Prospect, Illinois 60056
Cell: 773-225-6161
Email: agnes2008@live.com

Bloom & Brush Art Studio
350 W Kensington Road, Suite 117
Mount Prospect, IL 60056

The Conditional Use of the above space for an Art Studio:

The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community. Our art studio will not interfere with the enjoyment or use of surrounding properties and their permitted purposes, nor will it diminish property values in the neighborhood. The materials we plan to use, including non-hazardous paints, sculptural mediums for canvas creations, and floral supplies for our botanical arrangements, are all safe and environmentally friendly, ensuring that there will be no risks associated with our operations. The property at 350 W Kensington Road has adequate parking spaces for our neighboring businesses along with our future clientele which will visit our studio. We are hopeful that our business will be an excellent and valuable addition to the community of Mount Prospect and will conform within any required measures.



Agnieszka Jelen

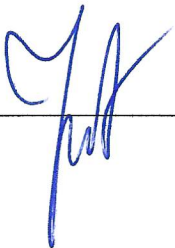
Date: _____

04/18/2025

Bloom & Brush Art Studio
350 W Kensington Road, Suite 117
Mount Prospect, IL 60056

Text Amendment:

Bloom & Brush Art Studio has been thoughtfully designed to be compatible with the proposed zoning use of the spaces on this property and will be an asset to the community. Our main goal and vision for this studio is for it to be used as a creative outlet for ourselves and our clients by fostering imagination, collaboration, and inspiration. We aim to encourage creativity, support local talent, and contribute to the cultural and creative growth of the surrounding area by hosting small and individual classes which will include painting using acrylic and sculptural paints and floral design classes.

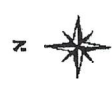


Agnieszka Jelen

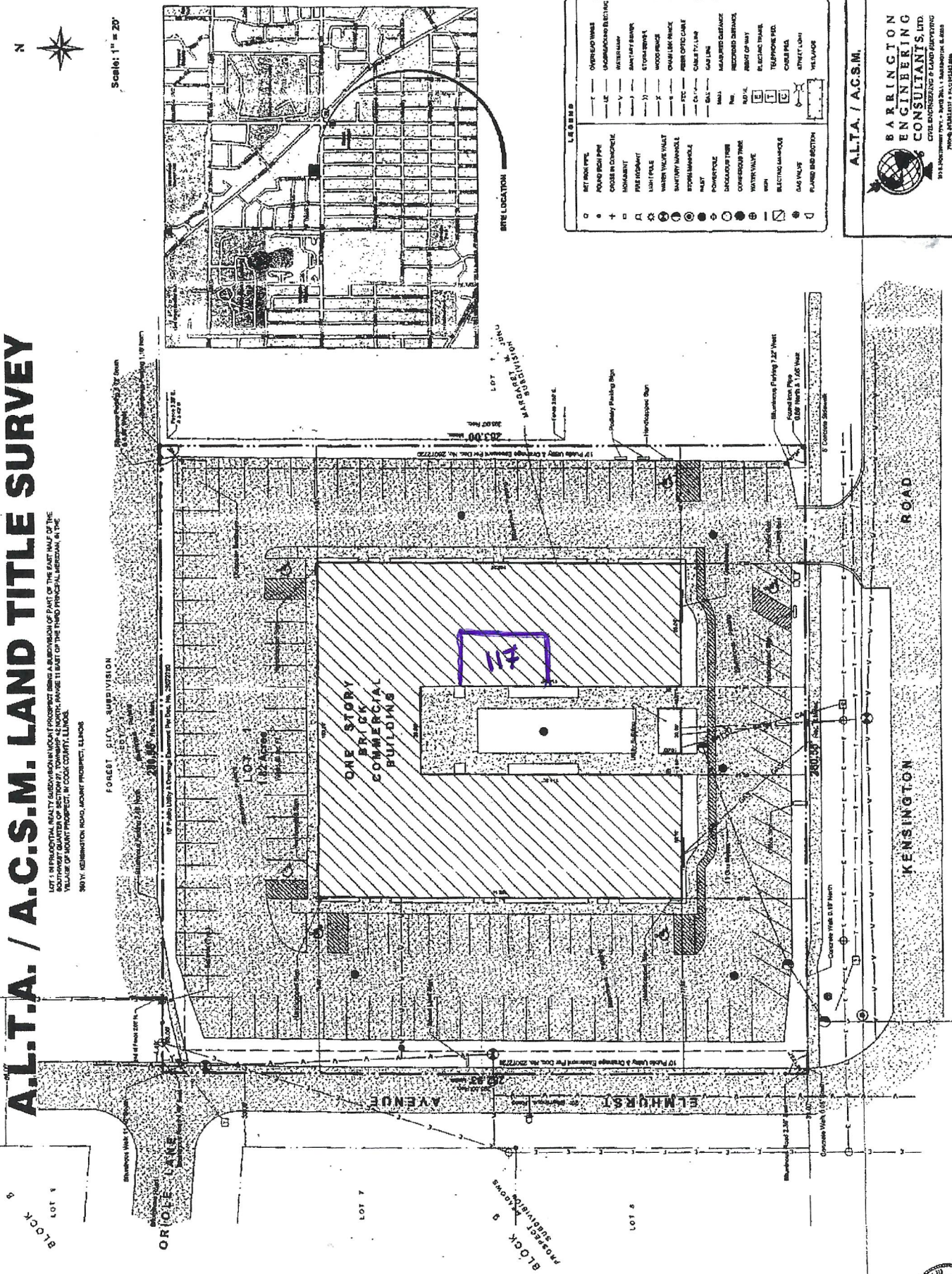
Date: 04/18/2025

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LOT 1 IN FUNDAMENTAL REALTY SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 37, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, ILLINOIS.



Scale: 1" = 20'



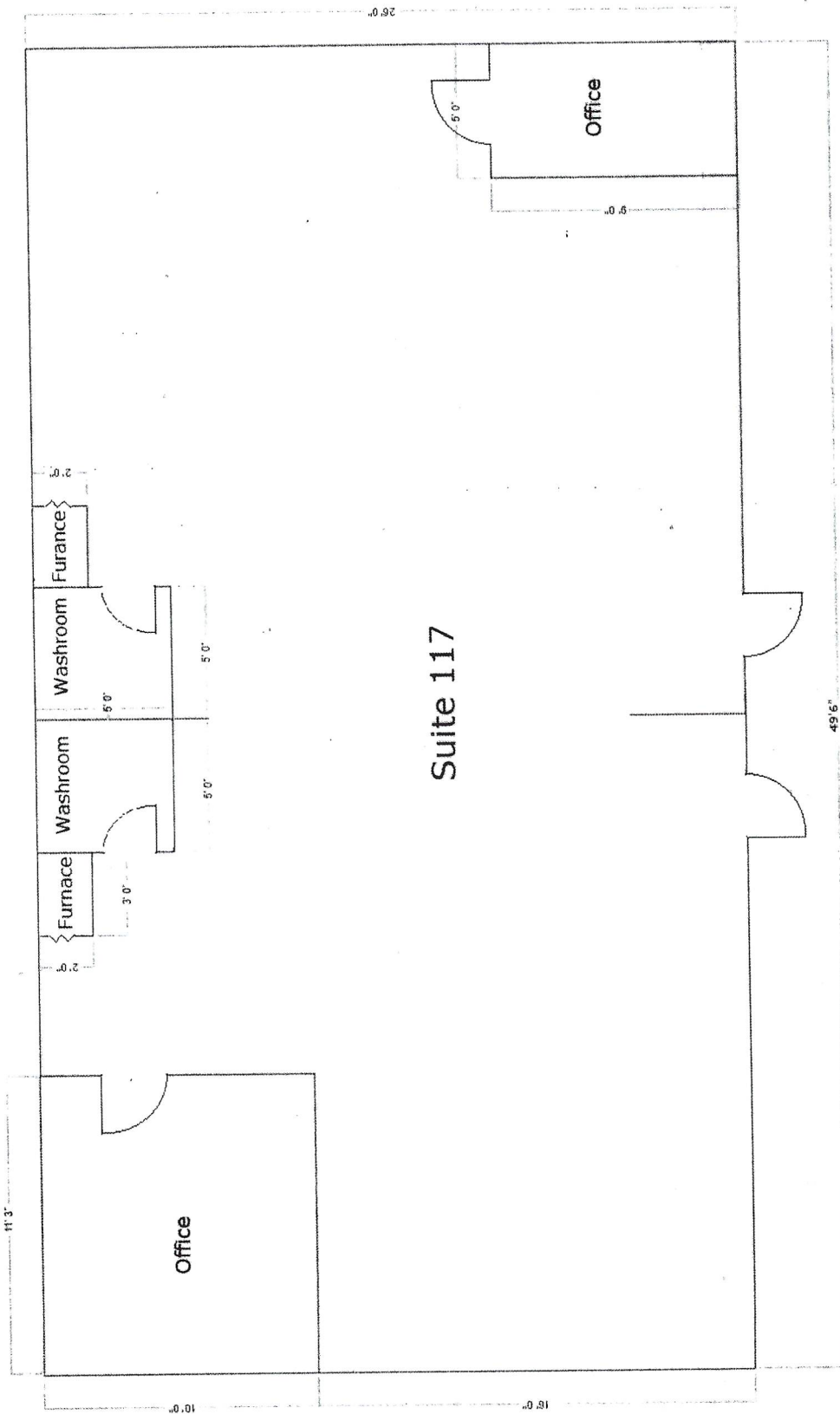
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CHICAGO TITLE INSURANCE COMPANY AND HAS FOUND THAT THE SAME ARE CORRECT AND COMPLETE.

THIS SURVEY BEING A PART OF THE RECORDS OF THE CHICAGO TITLE INSURANCE COMPANY, THE SAME ARE HEREBY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.

CHICAGO TITLE INSURANCE COMPANY
CHICAGO, ILLINOIS

CHICAGO TITLE INSURANCE COMPANY
CHICAGO, ILLINOIS

CHICAGO TITLE INSURANCE COMPANY
CHICAGO, ILLINOIS



*Suite 117 is 1,300 Square Feet
Total Building is 19,392 Square Feet*

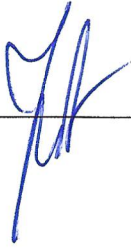
Bloom & Brush Art Studio
350 W Kensington Road, Suite 117
Mount Prospect, IL 60056

Signage Details:

We would like to inform the city that my business, Bloom & Brush Art Studio, will not be installing any exterior signage at this time. Instead, we plan to utilize window decals for our storefront identification and branding purposes. These decals will be applied directly to the glass and will not involve any additional structures. We appreciate your attention and look forward to being a part of the community.

Sincerely,

Agnieszka Jelen



Date:

04/18/2025

Suite	SF	Use	Name
101	962	Medical office	Healing Paradise Accupuncture
102	687	Medical office	Advanced Physical Medicine
103	687	Medical office	Advanced Physical Medicine
104	662	General office	Donco Paper Supply Company
105	1425	General office	The Cleaning Authority
106	1375	Vacant	VACANT
107	900	Medical office	ORD Performance and Physical Therapy
108	900	General office	Athletes Gym
109	1125	General office	Valence Resources LLC
111	662	Vacant	VACANT
112	687	General office	AAA Transportation Group Inc
113	854	Medical office	DeLeve Energy Chiropractic
114	962	General office	Octihealth Home Health
116	520	General office	Blanka Taxes & Accounting
117	1300	Art studio	Bloom & Brush
118	662	General office	AT Tax & Accounting
119	962	General office	VA Solano & Associates Appraisal
120	1675	Vacant	VACANT
121	687	Medical office	Advanced Physical Medicine
122	982	Vacant	VACANT
TOTAL	18676		

ATTN: Antonia and the Zoning & Licensing Department of Mount Prospect,

Firstly, we would like to extend our heartfelt gratitude for your time and consideration in reviewing our application for Bloom & Brush Art Studio, to be located at 350 W Kensington Rd #117.

We are thankful and appreciative for the insight and help provided by Antonia thus far and are hopeful for your full support as we embark on the journey of starting our small business.

The vision for Bloom & Brush first blossomed from the love for crafting and previous experience as a floral designer and business owner at Agnes Flowers. Bloom & Brush Art Studio will be an eclectic collection of one-on-one classes, small private group sessions and used personally by myself. I, Agnes Jelen, have always found fulfillment in creating beauty through artistic expression.

This new venture will serve as a creative haven — a space where individuals can gather to explore their creativity through art and floral-inspired projects.

Our studio will offer a range of personalized experiences, including:

- One-on-one art classes
- Small, private group sessions of 10 people or less
- Personal creative workspace for my own artistic endeavors

Regarding materials used within the studio, our focus is on simple, safe, and non-toxic items to ensure a healthy and welcoming environment for all participants. These materials include:

- Acrylic paints and brushes
- Stucco paint for textured artwork
- Canvases of various sizes
- Fresh flowers and greenery for floral and mixed media designs

Anticipated classes will be mainly scheduled for evening hours on weekdays and weekends. We do not plan on any remodeling of the interior or exterior of the building.

With gratitude,

Agnes Jelen (owner)
PJ Jelen (owner's daughter, cell 773 600 9584)
BloomAndBrushArtStudio@gmail.com

Bloom & Brush Art Studio Inc
Materials List

Please see the requested continuation of our list of materials below:

- Fresh flowers, fake flowers
- Ceramic containers and glass vases
- Canvases
- Seasonal decorations such as pine tree branches and ornaments, fake pumpkins, etc
- Small rocks and moss for mosaics and canvas arrangements
- Wood boards (pre-cut and pre-stained)
- Plaster for sculptural designs
- Paint brushes, easels, small spatulas for mixing paint, paint palettes, aprons

Additional materials used for structure and assembly:

- Hot glue, water based glue
- Acrylic paints (non-toxic)
- Acrylic enamel paints (for use on glass, non-toxic)
- Scissors
- Mod Podge
- Foam (for floral arrangements)

We do not plan on using any spray paints, toxic paints, resins, varnishes, lacquers or any other potentially harmful or hazardous chemicals and materials.