



Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): 535 Oak Park, LLC

Address/Location of Property in Question: 535 S. East Avenue, Oak Park, IL 60304

Property Identification Number(s)(PIN): 16-18-203-030-0000

Name of Property Owner(s): JohnEvar Strid

Address of Property Owner(s): 535 S. East Avenue, Oak Park, IL 60304

E-Mail of Property Owner(s): [REDACTED]

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) N/A

Name of Applicant(s) (if different than Property Owner): Same as Owner

Applicant's Address: _____

Applicant's Contact Information: Phone _____ E-Mail _____

Other: _____

Property Interest of Applicant: ☒ Owner ☐ Legal Representative ☐ Contract Purchaser ☐ Other

(If Other - Describe): _____

Property Type: ☐ 1 or 2 Family Residential ☒ Multiple-Family ☐ Commercial ☐ Mixed-Use ☐ Hospital ☐ Institutional

Zoning District: ☐ R-1 ☐ R-2 ☐ R-3(50) ☒ R-3(35) ☐ R-4 ☐ R-5 ☐ R-6 ☐ R-7
☐ DT (1 - 2 - 3) ☐ GC ☐ HS ☐ MS ☐ NA ☐ NC ☐ RR
☐ H ☐ OS ☐ I

Describe Variance Proposal: Permit a basement Accessory Dwelling Unit (ADU) within an existing non-conforming two-flat at 535 S. East Avenue in the R-3(35) zoning district.

Size of Parcel (from Plat of Survey): 125.6 x 40.5 = 5068.8 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-3(35)</u>	<u>Single family home</u>
To the South:	<u>R-3(35)</u>	<u>St. Christopher Episcopal Church</u>
To the East:	<u>R-3(35)</u>	<u>Single family home</u>
To the West:	<u>R-3(35)</u>	<u>Single family home</u>

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes X No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ____ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes X No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 9.3 (B)(8)a Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

This building, built in the teens of the twentieth century, has always been multi-family and is in harmony with the neighborhood which includes 6 multi-family in the surrounding blocks.

This request aligns the Village effort to address the missing middle in housing stock, providing an additional dwelling unit that precisely addresses this need.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

JohnEvar Strid

(Printed Name) Applicant

[Redacted Signature]

(Signature) Applicant

July 27, 2026

Date

JohnEvar Strid

(Printed Name) Owner

[Redacted Signature]

(Signature) Owner

July 27, 2026

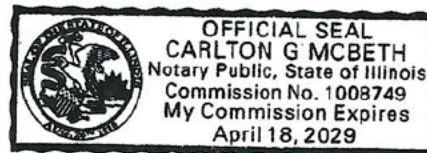
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

27th DAY OF July, 2026

[Signature]
(Notary Public)



VARIANCE APPLICATION SUPPORT STATEMENT

535 S. EAST AVE., OAK PARK, IL 60304

Applicant: John Evar Strid | 535 Oak Park, LLC | [REDACTED]

Submission Package and September Agenda Note

Consistent with the Village Planner's guidance, the applicant is submitting the following materials as one organized application packet:

- Completed and notarized variance application form and fee;
- Written responses to the variance approval standards, including undue hardship, property-specific physical conditions, and hardship that results from strict application of the ordinance related to the physical qualities of the property;
- This brief narrative support statement explaining the property background, the requested relief, the hardship and how it is inherent to the property, and neighborhood compatibility;
- Additional exhibits the applicant believes will assist the ZBA, including a floor plan of the proposed ADU, historic Village records, rental license records, financial information, neighborhood-context materials, a neighbor support petition, and comparable ZBA materials.

The packet will be submitted through the Village's online CityView portal under the Planning, Zoning, Historic options, using the bulk variance application type, with the application fee paid at submission. The specific relief requested, as confirmed by the Village's Zoning Administration, is a variance from Section 9.3(B)(8)(a) to allow a basement accessory dwelling unit within an existing nonconforming two-flat.

I. Introduction and Summary of Request

The applicant has owned the building since 2014 and maintained it in conforming to Village requirements for a rental property (Exhibit A: Warranty Deed and Exhibit H: Rental Licenses). He now respectfully requests a limited zoning variation to designate and permit one lower-level (or basement) accessory dwelling unit (lower-level ADU) within the existing building envelope at 535 S. East Ave., Oak Park, Illinois. As confirmed by the Village's Zoning Administration, the specific relief sought is a variance from Section 9.3(B)(8)(a) Interior Accessory Dwelling Units to allow a lower-level ADU within an existing legal nonconforming two-flat. This request is a specific and circumscribed variance, not a general use variance.

This request is not to rezone the property, construct a new apartment building, or add any exterior addition to the existing multifamily structure. The property has been a multifamily residential building since it was built in the second decade of the twentieth century. (1913, 1914, or 1916 are all dates found in official paperwork). Since the 1921 single family home zoning of the area, it has been a legally nonconforming multifamily building. Currently, it sits in an R-3-35 zoning area (Exhibit B: Oak Park Zoning Map). The relief sought is narrow and property-specific: to permit the applicant to divide the existing oversized lower unit and establish one modest lower-level ADU within the existing multifamily building, subject to full Village permitting and inspection.

The proposed lower-level ADU would not increase building height, expand exterior mass, reduce setbacks, increase lot coverage, or change the property's exterior appearance (Exhibit C: Plat of Survey). It would have its own separate entrances, consistent with Section 9.3(B)(8), and the applicant will comply with all applicable Village building, fire, life-safety, rental licensing, plumbing, electrical, mechanical, habitability, and egress requirements.

The hardship is rooted in three property-specific facts developed in this statement and supported by attached exhibits: (1) the building's **physical configuration** — an existing, oversized, functionally inefficient combined first floor and lower-level unit poorly matched to the rental market and ill-suited to the building's history, best-use, and character (Standard B, Exhibit D — Floor plan of proposed ADU); (2) the property's **documented history** of lower-level and three-flat residential use predating the applicant's ownership of the property and enforcement action that forced previous owners to abandon the configuration that the building was designed for (Standard C, Exhibits E, F, and G (Archival Records)); and (3) the **financial burden** of carrying an older multifamily building where the as-is two-flat configuration is not economically reasonable due to the higher overall rent receipts available with a separate lower-level ADU. To relieve these hardships, we are requesting a lower-level ADU in this preexisting multifamily structure.

II. Nature of Requested Relief and Minimum Relief Necessary

The applicant understands that use variations are not permitted under the Oak Park Zoning Ordinance and is not requesting a use variation to convert the property into a new multifamily use.

The applicant requests a variation from Section 9.3(B)(8)(a), which provides that an attic or basement accessory dwelling unit potential permission within a single-family dwelling zoning district. Because 535 S. East Ave. is an existing non-conforming multifamily dwelling rather than a single-family dwelling, we are requesting in this context. The unit would sit inside the current building envelope, have its own separate entrances, and satisfy all applicable code requirements. This is the exact relief confirmed by the Village's Zoning Administration: a variance to allow a lower-level accessory dwelling unit within an existing nonconforming two-flat.

The requested variation is the minimum relief necessary. The applicant does not seek rezoning, exterior expansion, increased lot coverage, setback relief, height relief, or multiple additional units. The relief is limited to one lower-level ADU within the current building in a space that has been used for living since the permitted improvements in the 1940s. Section 9.3(B)(8) contemplates basement conversions with separate entrances, and the proposed lower-level ADU will have its own separate entrances with front egress into the front hall and rear egress into the rear stairway that leads directly the back door. However, if the Village determines that separate relief under Section 9.3(B)(8)(b) concerning egress is also required, the applicant respectfully requests that this relief be included or confirmed in this submission.

III. Background of the Property and Evidence-Based Timeline

535 S. East Ave. is a residential building with a longstanding multifamily and lower-level residential history. It was constructed by 1916 as a two-flat, before the 1921 zoning ordinance. It has been maintained and

occupied as a multifamily / income-producing residential property, and the applicant continues that use while living in the building.

Village archival records show the property has never historically been treated as a standard detached single-family residence. A 1946 zoning variation application requested permission to install a lower-level apartment extending a nonconforming two-apartment building and stated that the lower-level had been used as an apartment by the former owner before the owner at that time's purchase. The 1946 ZBA denied that application, but the file documents lower-level residential use and the property's continuous use as a multi-family residence (Exhibit E — 1946 Denial).

Additional village zoning files include records that show that the lower level was later approved for residential use in 1947. The records demonstrate that the property was originally a two-flat, became a legal nonconforming use after the 1921 ordinance, and in 1947 received a permit to transform the lower-level into a separate unit pursuant to an order of the Village Board of Trustees entered on October 20, 1947; it further states a permit for that three-flat use was approved and a four-room apartment was constructed and occupied by tenants (Exhibit F — 1947 Approval).

After the property sold in 1959, the new owners sought a third electrical meter, which brought the lower-level apartment back before the Village. Enforcement records indicate that the owners at that time purchased the building as what they thought was a legal three-flat only to find themselves facing administrative and legal action to force the abandonment of the lower-level as a separate unit by the mid-1960s. This history ties the present hardship to the property's documented record and physical configuration, not to the applicant's personal preferences (Exhibit G — 1960s Elimination).

The applicant has maintained Village rental licensing for the current owner-occupied two-family configuration, with licenses for 2017, 2018-2019, 2022-2023, and 2024-2025 showing one licensed rental unit (Exhibit H — Rental Licenses).

IV. Variance Standard A: Strict Application of the Ordinance Creates Undue Hardship

Standard A requires that strict application of the ordinance produce an **undue hardship** — more than an inconvenience or from the personal situation of the owner. The hardship here arises from the original permitted configuration of the building as a three flat in the 1940's and the suppression of the separate lower-level unit that resulted in an oversized unit that is difficult to rent since it does not conform to the building's characteristics and to rental market conditions. The large unit configuration also results in financial hardship since it lowers the rental value in a way that leaves the property economically underwater.

A. The current two-flat configuration is not a reasonable use of this building.

The central point of Standard A is the requirement that the applicant prove —with attached evidence rather than assertion —that the existing two-flat configuration is **not itself a reasonable use** of this building. The existing lower dwelling is an unusually large and inefficient combined unit spanning the first floor and lower level that includes three bedrooms, two kitchen-capable areas, two bathrooms, a formal dining room, and two living areas as well as storage areas, totaling approximately 1378 square feet —

roughly 63% of the building's habitable area concentrated in a single tenancy. Such a large rental space makes for an imbalance within the building.

Given that the owner occupies the second-floor unit, the tenants therefore occupy the majority of the building and must outnumber the owner to justify the rental of such a large space. In addition, such a large space is difficult to market, since renters who need so much space could just as easily rent a house and thereby gain greater independence. The fundamental imbalance also leads to potential problems with building finance since the largest contribution toward the mortgage payment comes from one just party who, if they have some inability to pay, could lead to major problems.

The requested relief would divide this oversized unit by separating the lower level into its own ADU, leaving a right-sized first-floor unit — precisely the configuration the building's documented history and fundamental characteristics reflects. As a separate unit, the lower-level would provide a comfortable 710 square foot one-bedroom apartment with high ceilings, great light and views in the living areas and ample storage as well as egress to the front hall and the rear stair.

This physical and economic mismatch distinguishes the property from an ordinary two-flat and from a mere desire to add density. The building was configured over its documented history, to hold more than two units; forcing its interior space into two units produces one oversized, hard-to-rent, hard-to-justify unit that the market does not efficiently absorb. The applicant submits the assessment of a real estate expert showing that the oversized combined unit rents at a discount relative to two appropriately sized units, confirming the inefficiency is real and not theoretical.

B. Financial hardship and building preservation.

The financial hardship does not arise from a wish to maximize profit but the need for adequate resources to maintain an early twentieth century building and meet the needs of building occupants. The current configuration does not generate enough income to reasonably carry, preserve, and code-maintain this older multifamily building, while strict application of relevant ordinances bars modest interior relief that would make the building more viable. The following financial information details the property's situation with the current configuration and some consideration of what a lower-level ADU would mean for the building. All figures are from the applicant's actual records and the conservative rent comparables are from a real estate expert.

Item	Annual Amount (2025)	Supporting Documentation
Property taxes	\$12649.80	1098 Mortgage Interest Statement (Exhibit I).
Insurance	\$3378.04	1098 Mortgage Interest Statement (Exhibit I).
Mortgage (principal and interest)	\$46953.42	December 2025 Mortgage Statement (Exhibit I).
Utilities / common utilities	\$4889.69	Gas, electric, water, refuse, common-area bills (documentation on request).
Maintenance and repairs	\$15,547.95	Maintenance and repairs (documentation on request).
Total annual costs	\$83,418.90	
Additional capital improvements needed	Boiler/hot water heater: \$17,100 Roof: \$12,714 Back porch: \$10,000 - \$160,000 Garage: \$32,650 Air conditioning: \$14,950	Contractor estimates (Exhibit J).

Code-compliance cost for converting proposed ADU	\$10,000	
2025 rental income under existing two-flat configuration	\$3200 (actual monthly) \$38,400 (annual)	2025-2026 first page Lease (Exhibit K).
Conservative projected rent for proposed ADU and first floor unit	\$4200 (monthly) \$50,400 (annual)	Real estate expert analysis of comparable rental properties (Santiago Valdez email) (Exhibit L).
Rental income gap	\$1000 (monthly) \$12,000 (annual)	Difference between combined lower-level/1 st floor and separate 1 st floor and lower-level ADU rentals.

As the above figures show, the in 2025 the two-flat configuration produced a rental income \$38,400 against annual carrying costs of \$83,418.90, an operating shortfall of \$45,018.90 which the ADU would help narrow by approximately \$12,000 a year. The current margin that does not support normal costs and by no means addresses the additional capital improvements that an older multifamily building requires. In addition, the lower rental value lowers the building's equity value, leaving less room for maneuver to borrow against it. A permitted lower-level ADU changes the annual rental income to approximately \$50,400 and would also improve the available building equity by putting the existing, underused lower-level level to code-compliant use — thereby permitting continued capital improvements that this aging building requires **without any exterior modifications and without any windfall**. The purpose of the pro forma is not to argue for maximum return; it is to show that denial of relief leaves the applicant obligated to carry, insure, repair, and preserve the building while barred from making reasonable economic use of space the building already contains.

The needed capital improvements in order of importance include:

- 1) The heating system: the heating contractor estimates that the boiler will require replacement within five years and recommends replacing the hot water boiler into a combined system at the same time;
- 2) The roof: Village permits demonstrate that the building will require a new roof within the next five to nine years. The village last issued a roof replacement permit in 2005;
- 3) The back porch: the existing back porch has been enclosed and partially incorporated into the building at four levels: the roof, the attic, the first floor back bedroom closet, and the basement utility room. This partial incorporation has led to some stress cracks in the second-floor unit. A complete rebuild that would address the structural issues and completely assimilate the back porch into the larger structure would cost upwards of \$160,000 and may not be economically viable under any circumstances since it would require building vacancy during the construction period. A minimal plan that would address issues related to the poor-quality construction materials used to enclose the back porch would cost \$10,000-20,000 depending on the scale of work. The example quote is just for removing the poor-quality material and installing new drywall (and finishing it) on two walls in the stairwell from the first to the second floor. The quote does not include outstanding work on the first and second floor decks which also have the poor-quality materials (including windows).
- 4) The garage: Village permits show that the garage was built in 1929. While it is not about to fall, it is not in great condition and needs replacing.

- 5) Air-conditioning: currently the building relies on inefficient and cumbersome window units that require installation and removal every season. High efficiency mini-split systems for each unit would alleviate this problem.

Denial of the requested relief would therefore require the applicant to maintain an older multifamily building at a structural economic loss while a modern, inspected, code-compliant use of existing interior space sits prohibited by language never written for this building type. That is undue hardship within the meaning of Standard A, not inconvenience.

V. Variance Standard B: The Property's Physical Conditions Create a Particular Hardship

The hardship derives from the physical characteristics of the property. The building at 535 S. East Ave. is an existing multifamily structure. Its layout, entrances, interior configuration, existing building form, and documented lower-level residential history make a lower-level ADU a reasonable, low-impact use.

The proposed lower-level ADU is located within the existing building envelope. The request involves no new building, addition, increased height, increased lot coverage, or change to the established street-facing form. The applicant provides current floor plans (Exhibit D) and further documentation showing:

- Existing dwelling-unit layout and the oversized combined first-floor-and-lower-level unit;
- Proposed lower-level ADU layout within the existing building envelope;
- The lower-level ADU's separate entrance, and existing front and rear egress serving the lower-level unit, subject to code review;
- Existing utility, plumbing, kitchen, and bathroom locations supporting feasibility;
- Ceiling height, egress, fire separation, and life-safety conditions, subject to professional review;
- The building already has separate electric meters and infrastructure for three units. Gas only remains in the overall building for heating and hot water and is not in the units;
- Changes preserve current building massing and exterior appearance without any visible change.

These physical facts distinguish the request from a desire to add density. The applicant seeks to use existing interior space in a building that already has multifamily character and a documented history of lower-level residential use.

VI. Variance Standard C: The Hardship Is Inherent to the Property and Not Self-Created

The hardship arises from the existing building, the property's documented historical residential form, and the mismatch between current single-family ADU language and the actual built condition — not from the applicant's personal circumstances.

The applicant did not create a new nonconforming multifamily structure. The applicant acquired and maintained an existing residential building with multifamily characteristics. Village archival records document decades of lower-level residential history, including the 1946 lower-level apartment application and later records stating the property was legally converted into a three-flat in 1947 pursuant to a Village

Board order and permit. Later enforcement history confirms the complexity of the lower-level status, but it does not make the current hardship self-created; the oversized combined configuration and the building's multifamily bones predate the applicant.

The applicant is not asking the ZBA to restore a three-flat as of right. The applicant asks for a limited, modern, code-reviewed lower-level ADU variation. The historical records are relevant because they show the property's physical configuration and lower-level residential history are inherent to the property itself and predate any person now holding a proprietary interest in it.

VII. No Detriment to Public Health, Safety, or Welfare

The requested variation will not be detrimental to public health, safety, or welfare. The applicant will not proceed with the ADU unless it satisfies all applicable building, fire, life-safety, egress, plumbing, electrical, mechanical, and habitability requirements. Because the proposal is interior, it will not create the impacts associated with new exterior construction: no increased height, no new exterior mass, no reduction of light or air to neighbors, and no change to the property's appearance. The applicant will also comply with all rental licensing, inspection, fair housing, and occupancy requirements.

VIII. No Impairment of Light, Air, Traffic, Fire Safety, Public Safety, or Property Values

The proposed ADU will not impair light and air to adjacent properties because no major exterior expansion is proposed. It will not substantially increase street congestion; the applicant understands the Oak Park Zoning Ordinance does not require additional parking for an ADU, and the property has two on-site parking spaces.

The variation will not increase fire danger or endanger public safety because the ADU will be subject to professional review and Village inspection, with plans showing code-compliant egress and life-safety conditions. The variation is not expected to impair neighborhood property values; to the contrary, allowing code-compliant use of existing interior space supports the maintenance and preservation of an older multifamily building.

IX. Consistency with the Spirit and Intent of the Ordinance and Adopted Land Use Policies

The requested relief is consistent with the spirit and intent of Oak Park's ADU and housing policies. Accessory dwelling units are intended to provide modest additional housing within existing residential settings, and this proposal does exactly that — one lower-level unit inside an existing residential building, with no change to exterior scale.

The request is also consistent with the Village's Shape Oak Park discussion of missing-middle housing, walkability, housing choice, affordability, and neighborhood-compatible density. Recent public reporting confirms proposed changes to Oak Park's single-family zoning are moving through the Village process; on June 18, 2026, *The Wednesday Journal* reported in an article headlined “Changes to single-family zoning move closer in Oak Park” that the Village Board was expected to consider proposed code changes, that

any amendments would still require staff work, Plan Commission review, public hearings, and final Board action, and that the process could extend into 2027.

The applicant recognizes these policy discussions do not themselves establish the legal hardship required for a variance. They support only the conclusion that this limited lower-level ADU request is compatible with Oak Park's public-interest goals and will not harm the neighborhood. The hardship showing remains property-specific, based on the physical configuration, documented Village history, legal nonconforming two-family status, and the financial evidence in Section IV.

X. Neighborhood Context and Compatibility

The surrounding area includes a mix of residential forms — single-family homes, two-flats, three-flats, and apartment buildings. The applicant provides documentation of variable residential density on and around the block, demonstrating that the proposed ADU would not introduce an unusual or disruptive residential form. The ADU is interior-only and does not change the exterior scale, height, setbacks, lot coverage, or street-facing appearance of the property, so it is compatible with the existing mixed residential character of the area.

Address	Housing Type	Relevance
535 S. East Ave.	Existing two-family building with proposed lower-level ADU	Subject property; interior-only relief requested.
534 S. East Ave.	Three-flat multifamily building	Comparable residential scale (directly across the street).
508 S. East Ave.	Apartment building / small multifamily	Shows mixed residential context.
603 S. East Ave.	Apartment building / small multifamily	Shows mixed residential context.
530 S. Scoville Ave.	Apartment building / small multifamily	Shows mixed residential context.
640-646 Adams St.	Apartment building / small multifamily	Shows mixed residential context.

The immediately surrounding neighbors signed a petition supporting this ADU Application. The signers include the three properties north (Colin Taylor for [REDACTED], Greg Peters for [REDACTED], and Matt Malloy for [REDACTED]), the one property south (Reverend George Arceneaux for St. Christopher's Church at [REDACTED]), properties directly across the street (Christopher McKnight for [REDACTED], Teresa Noughton for [REDACTED], Hugh N'Cho-Allepo for [REDACTED], Jerry Kribs for [REDACTED]) and properties directly across the alley (Donna Wise for [REDACTED], Sean Olis for [REDACTED], Jeff Knoch for [REDACTED] and Brandon Sanders for [REDACTED]). (Exhibit M: Neighbor petition and map)]

XI. Owner-Occupancy

The applicant lives in the building, so the owner-occupancy requirement should be satisfied. If the Village believes separate relief is required, the applicant respectfully requests clarification before final submission so the application may be properly framed.

XII. Current condition of the proposed ADU

The lower-level space can be very easily converted into an ADU. It has very high ceilings (86.5"), excellent light, and great views onto gardens (including a southern view from the main living space onto

a garden. In addition to the large southern exposure main room, it has a large bedroom, a full bathroom (shower), five closets plus a storage area. The space already can easily add independent egress into the front hall and already has independent egress into the building's rear stairwell and additional emergency egress through the bedroom windows. It also has a wet bar that can easily be converted into a full kitchen with the addition of a refrigerator and an oven. The only other required work would be switching the front door to open into the front hall (and suppressing the door into the first-floor unit's living room).

XIII. Community Benefit and Fair Housing Compliance

The applicant lives at 535 S. East Ave. and has maintained the property as an owner-occupied, income-producing residential building that has served as a stable rental environment for a range of Oak Park residents. Over time the property has housed residents from different backgrounds and life circumstances, including residents who may face barriers in tight or expensive housing markets.

Consistent with all applicable fair housing laws, the applicant does not discriminate in housing and does not seek permission to prefer or exclude any protected class. The requested lower-level ADU would modestly increase the supply of code-compliant rental housing within the existing building envelope while supporting the preservation and maintenance of an older multifamily building.

This community-benefit context does not replace the required hardship showing. The hardship argument rests entirely on the property's existing physical configuration, its documented Village history, its legal nonconforming two-family status, and the financial evidence in Section IV — not on the applicant's personal circumstances. It is offered only to show that the requested relief is compatible with Oak Park's broader goals of housing choice and neighborhood stability.

XIV. Alternatives Considered

The applicant considered alternatives to the requested relief and found each less appropriate. Seeking broader three-flat status would raise use-variation issues, which are not permitted. Waiting for future zoning amendments creates uncertainty and does not address the current hardship. Maintaining the property strictly as a two-flat perpetuates the oversized, economically inefficient configuration documented in Section IV and prevents reasonable use of existing interior space. The requested variation — one lower-level ADU within the existing envelope, subject to all Village permitting and code requirements — is therefore the minimum and most appropriate relief.

XV. Comparable Oak Park ZBA Actions

The Oak Park Zoning Board of Appeals has recently reviewed and approved comparable requests involving interior or basement (lower-level) accessory dwelling units in existing two-family or non-single-family residential contexts. The applicant does not cite these as binding precedent — each request is reviewed on its own facts — but they show that the relief sought here follows a recent, recognizable ZBA path.

A. 820 S. Maple Ave. — January 8, 2025: ZBA Approval

In Calendar Number 22-24-Z, the applicant at 820 S. Maple Ave. sought a variance from Section 9.3(B)(8)(a) — which allows a basement ADU within a single-family dwelling — to allow a basement ADU

in an existing two-family dwelling in the R-3-50 Single-Family Zoning District. The minutes, from January 8, 2025, reflect a pro forma statement, estimated property-improvement costs of roughly \$115,000 to \$185,000, block density discussion, and parking evidence (three on-site spaces, though an ADU required none). The ZBA approved the resolution 4-0. This is the same core ordinance issue presented here: Section 9.3(B)(8)(a) written for single-family dwellings, applied to an existing two-family building.

B. 300 Home Ave. — February 11, 2026: ZBA Approval

In Calendar Number 02-26-Z, the applicant at 300 Home Ave. sought variances from Sections 9.3(B)(1) and 9.3(B)(8)(a) to allow an accessory dwelling unit in a two-family structure and waive owner-occupancy. The minutes from February 11, 2026 meeting reflect floor plans, neighborhood development pattern, photos, residential-density context, pro forma documents, and tax documents; the hardship argument included the owner's reasonable belief about prior use, the structure presenting as a three-flat, and the hardship not being self-created. The ZBA approved both requests and the final resolution 6-0. The direct parallel to 535 S. East Ave. is that the ZBA granted relief from Section 9.3(B)(8)(a) — the same single-family ADU provision at issue here — to permit an ADU within an existing two-family building and did so on the same issues presented here: property history, physical configuration, reasonable reliance, financial documentation, neighborhood compatibility, and self-creation.

C. Relevance to 535 S. East Ave.

The request for 535 S. East Ave. is consistent with the reasoning in these matters. Like 820 S. Maple Ave. and 300 Home Ave., this request is:

- Limited to one basement (lower-level) ADU;
- Located within an existing residential building;
- Not dependent on exterior expansion, increased height, or increased lot coverage;
- Tied to the physical and historical character of the property;
- Supported by a pro forma and preservation-based financial hardship argument;
- Supported by neighborhood-density and compatibility evidence;
- Subject to Village building, fire, life-safety, rental licensing, and inspection requirements.

XVI. Exhibits: Submitted Evidence

The following exhibits accompany this statement:

- **Exhibit A — Warranty Deed:** Documents property's transfer to the applicant in 2014.
- **Exhibit B — Oak Park Zoning Map:** Maps the surrounding R-3-35 zoning district.
- **Exhibit C — Plat of Survey:** Shows property configuration (which will remain unchanged).
- **Exhibit D — Floor Plan:** Floor plan of the proposed lower-level ADU with separate front and rear entrances and additional egress through bedroom windows.
- **Exhibit E — 1946 Denial:** 1946 zoning variation application and denial documenting basement-apartment use and nonconforming two-family character.

- **Exhibit F — 1947 Approval:** Petition and notification of the October 20, 1947 Village Board order granting a three-flat permit.
- **Exhibit G — 1960s Elimination:** Records demonstrating the lower-level unit and deconversion by the mid-1960s.
- **Exhibit H — Rental Licenses:** Village rental dwelling licenses for 2017, 2018-2019, 2022-2023, and 2024-2025.
- **Exhibit I — 2025 1098 Mortgage Interest Statement and December 2025 Mortgage Statement:** Documentation of 2025 property taxes, insurance and mortgage payments (principal and interest) (redacted).
- **Exhibit J — Contractor estimates:** Estimates to demonstrate the property's coming capital needs, including the boiler, the roof, the back porch, the garage, and air conditioning.
- **Exhibit K — 2025-2026 Lease** (first page redacted)
- **Exhibit L — Rent Comparables:** Real estate expert Santiago Valdez's assessment of market value of the oversized combined unit versus appropriately sized units.
- **Exhibit M — Neighbor Support Petition and Map**

XVII. Conclusion

For these reasons, the applicant respectfully requests approval of the variation from Section 9.3(B)(8)(a) to allow one lower-level accessory dwelling unit within the existing two-family building at 535 S. East Ave.

The request is narrow, reasonable, and property specific. The hardship is rooted in the building's oversized and inefficient existing configuration, its documented Village history, its legal nonconforming two-family status, and the financial reality — shown in the section IV and the attached documentation— that the as-is configuration cannot reasonably carry and preserve an older multifamily building. Strict application of ADU language written for single-family dwellings to this preexisting multifamily structure produces an undue hardship, not a mere inconvenience. The proposed ADU makes code-compliant use of existing interior space while avoiding every impact of new exterior construction.

The requested variation will not harm public health, safety, welfare, light, air, traffic, fire safety, public safety, or property values. It is compatible with the surrounding neighborhood and consistent with Oak Park's policy direction toward gentle, neighborhood-compatible housing choice. The applicant therefore respectfully asks the Zoning Board of Appeals to approve the requested relief.

Respectfully submitted,

John Evar Strid | 535 Oak Park, LLC | 535 S. East Ave., Oak Park, IL 60304 | [REDACTED]

535 S. East Ave. Variance Support Exhibits

- **Exhibit A — Warranty Deed:** Documents property's transfer to the applicant in 2014.
- **Exhibit B — Oak Park Zoning Map:** Maps the surrounding R-3-35 zoning district.
- **Exhibit C — Plat of Survey:** Shows property configuration (which will remain unchanged).
- **Exhibit D — ADU Floor Plan:** Floor plan of the proposed lower-level ADU with separate front and rear entrances and additional egress through bedroom windows.
- **Exhibit E — 1946 Denial:** 1946 zoning variation application and denial documenting basement-apartment use and nonconforming two-family character.
- **Exhibit F — 1947 Approval:** Petition and notification of the October 20, 1947 Village Board order granting a three-flat permit.
- **Exhibit G — 1960s Elimination:** Records demonstrating the lower-level unit and deconversion by the mid-1960s.
- **Exhibit H — Rental Licenses:** Village rental dwelling licenses for 2017, 2018-2019, 2022-2023, and 2024-2025.
- **Exhibit I — 2025 1098 Mortgage Interest Statement and December 2025 Mortgage Statement:** Documentation of 2025 property taxes, insurance and mortgage payments (principal and interest) (redacted).
- **Exhibit J — Contractor estimates:** Estimates to demonstrate the property's coming capital needs, including the boiler, the roof, the back porch, the garage, and air conditioning.
- **Exhibit K — 2025-2026 Lease** (first page redacted)
- **Exhibit L — Rent Comparables:** Real estate expert Santiago Valdez's assessment of market value of the oversized combined unit versus appropriately sized units.
- **Exhibit M — Neighbor Support Petition and Map**

UNOFFICIAL COPY



14220450640

1407-55689 1/2

WARRANTY DEED
Individual to individual

Doc#: 1422045064 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2014 12:48 PM Pg: 1 of 3

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

GRANTORS, John Connelly and Laura Connelly, husband and wife of 214 Gale, River Forest, IL, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE, John Evar Strid the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes for 2014 and thereafter, which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 16-18-203-030-0000
Property Address: 535 S. East Ave, Oak Park, IL 60304

DATED this 31 day of July, 2014.

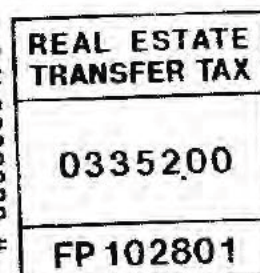
[Redacted Signature]
John Connelly

[Redacted Signature] K/a
Laura Connelly



AUG.-6.14

0000003173



UNOFFICIAL COPY

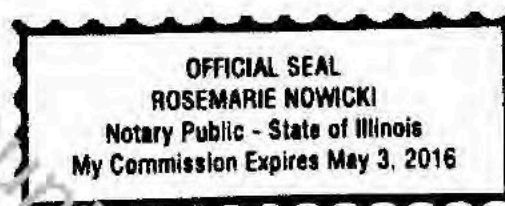
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that John Connelly and Laura Connelly, the above named person(s) personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and she signed sealed and delivered said instrument as his and her free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 31 day of July, 2014

Rosemarie Nowicki
 (SEAL)

This document prepared by:
 Jodiann N. Pacer, Esq.
 824 S Scoville
 Oak Park IL 60304
 708 524 0158 w



SEND RECORDED DOCS

REAL ESTATE TRANSFER TAX		08-Aug-2014
	COUNTY:	209.50
	ILLINOIS:	419.00
	TOTAL:	628.50
16-18-203-030-0000 20140801619743 0-700-008-576		

AND FUTURE TAX BILLS TO:

John Ever Strick

535 South East

Oak Park IL 60304

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 23 AND THE NORTH 15 ½ FEET OF LOT 24 IN BLOCK 1 IN MERCHANT'S MADISON STREET ADDITION, IN THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-18-203-030-0000

COMMONLY KNOWN AS: 535 S. EAST AVENUE, OAK PARK, IL 60304

Property of Cook County Clerk's Office

OAK PARK ZONING MAP

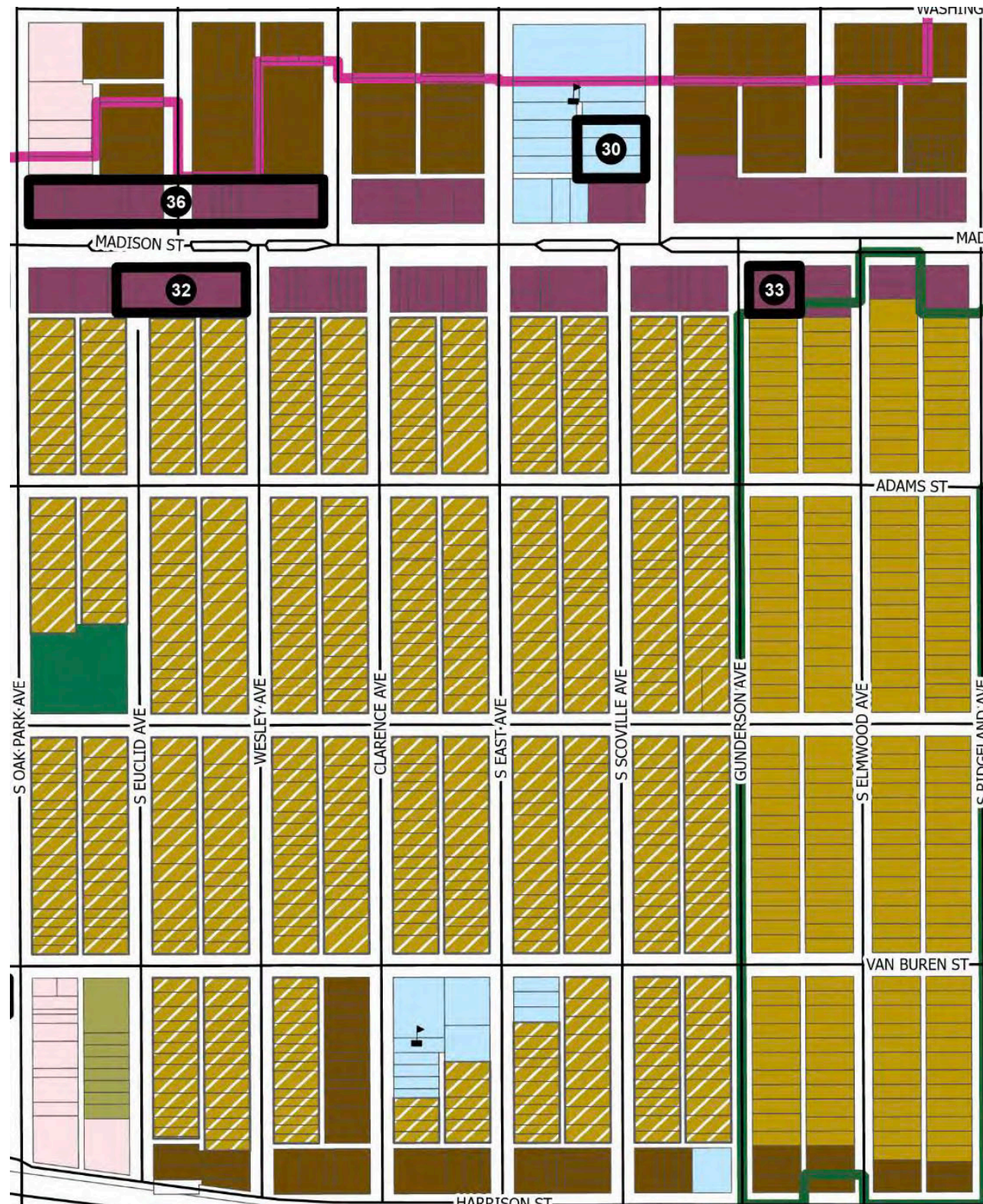
Adopted March 5, 2024

LEGEND

-  R-1 Single Family
-  R-2 Single Family
-  R-3-35 Single Family
-  R-3-50 Single Family
-  R-4 Single Family
-  R-5 Two-Family
-  R-6 Multi-Family
-  R-7 Multi-Family
-  NC Neighborhood Commercial
-  GC General Commercial
-  HS Harrison Street
-  MS Madison Street
-  NA North Avenue
-  RR Roosevelt Road
-  DT Downtown
-  H Hospital
-  OS Open Space
-  I Institutional

HISTORIC DISTRICTS

-  Frank Lloyd Wright
-  Gunderson
-  Ridgeland - Oak Park



535 S. East Ave. Plat of Survey

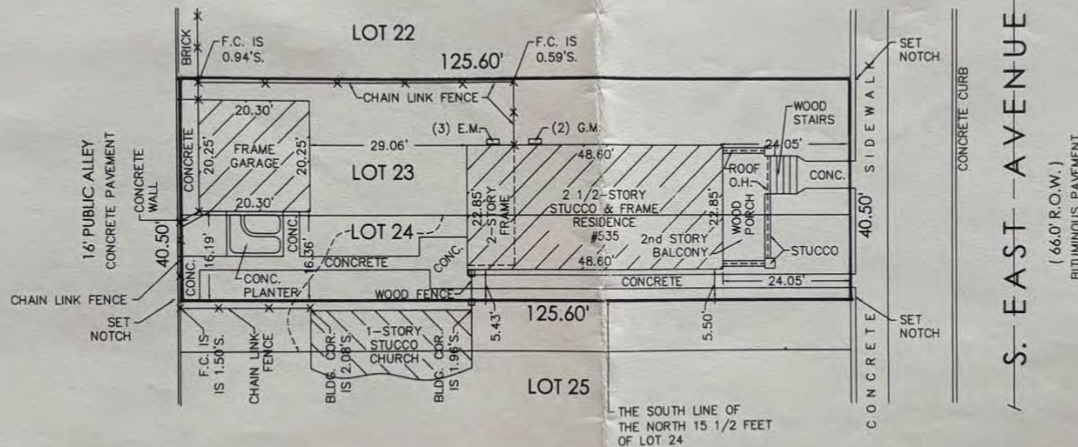
PLAT OF SURVEY OF

LOT 23 AND THE NORTH 15 1/2 FEET OF LOT 24 IN BLOCK 1 IN MERCHANT'S MADISON STREET ADDITION IN THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

FRS = FOUND RAILROAD SPIKE
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FIB = FOUND IRON BAR
FPK = FOUND PK NAIL
FCC = FOUND CUT CROSS
FNI = FOUND CUT NOTCH
SIP = SET IRON PIPE
SCC = SET CUT CROSS
SPK = SET PK NAIL
REC = RECORD INFORMATION
MEAS = MEASURED INFORMATION
CALC = CALCULATED INFORMATION
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FFG = FINISHED FLOOR GARAGE
TC = TOP OF CURB
FL = FLOW LINE
INV = INVERT
CONC = CONCRETE
BT = BITUMINOUS
UE = UTILITY EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PUBDE = PUBLIC UTILITY & DRAINAGE EASEMENT
FC = FENCE CORNER
N = NORTH
S = SOUTH
E = EAST
W = WEST
O = IRON PIPE
+ = CUT CROSS
X-X = CHAIN-LINK FENCE
- - - = WOOD FENCE
O-O = IRON FENCE

SCALE: 1" = 20'



GENERAL NOTES:

- 1.) CALL "J.U.L.E." @ #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY @ #312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE
- 6.) NO CURRENT TITLE POLICY AVAILABLE AT TIME OF SURVEY
- 7.) LEGAL DESCRIPTION SHOWN HEREIN SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT
- 8.) DO NOT SCALE DIMENSIONS FROM THIS PLAT

(COMMON ADDRESS: # 535 S. EAST AVENUE, OAK PARK, ILLINOIS)

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

JOHN COLIN TOLINE, P.L.S. # 35-3078 DATE: June 30, 2014
MY COMMISSION EXPIRES NOVEMBER 30, 2014
PROFESSIONAL LAND SERVICES, L.L.C.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

PROFESSIONAL LAND SERVICES, L.L.C.

LAND SURVEYING AND MAPPING
7518 W. MADISON AVE., STE. A - FOREST PARK, IL 60130
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolandsurvey@sbglobal.net
RESIDENTIAL • COMMERCIAL • TOPOGRAPHIC • CONSTRUCTION • CONDOS • ALTA • MUNICIPAL • ENVIRONMENTAL

COMMON ADDRESS: # 535 S. EAST AVENUE

OAK PARK, IL

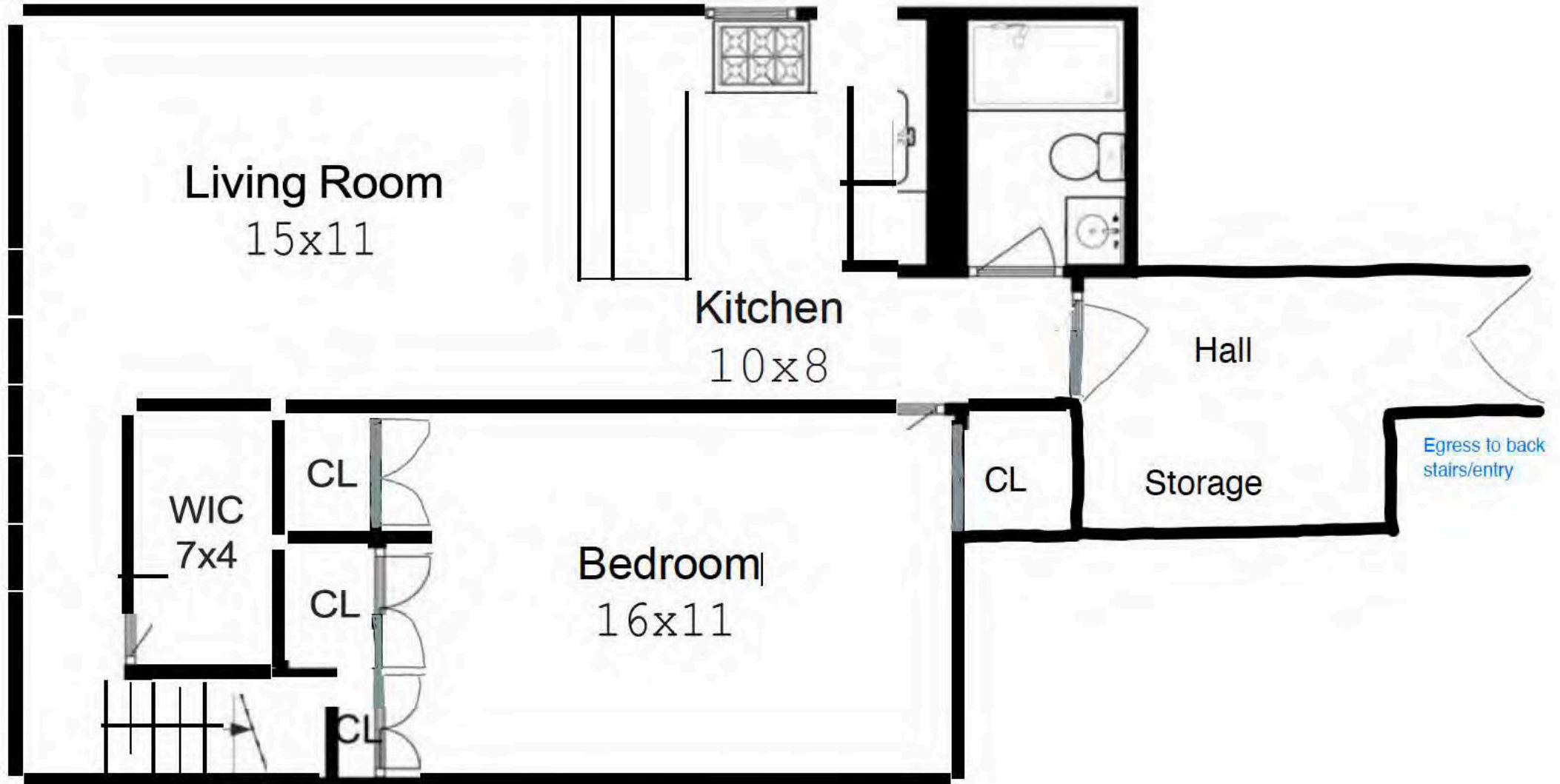
ORDER NO: R13-144.1S

SCALE: 1" = 20'

FIELD DATE: 07/30/2014

BOOK: 25 PAGE: 00

PREPARED FOR: JODIANN NOWICKI PACER
ATTORNEY AT LAW
824 S. SCOVILLE AVE.
OAK PARK, ILLINOIS 60304
PHONE: (708) 524-0368



Egress to front hall/entry

Windows in the bedroom are side sliding that open big enough to provide egress in an emergency.

CAL. NO. 21-46-

FILED October 8, 1946

APPLICATION FOR VARIATION FROM THE REQUIREMENTS OF THE
OAK PARK ZONING ORDINANCE

BOARD OF APPEALS

VILLAGE OF OAK PARK
MUNICIPAL BUILDING

NOTICE: This application must be TYPEWRITTEN and accompanied by necessary data, and the fee of twenty-five dollars to cover cost of Public Hearing as provided by the Zoning Ordinance.

TO THE BOARD OF APPEALS: Pursuant to law, application is hereby made for a variation from the regulations of the Oak Park Zoning Ordinance to **permit the installation of a basement apartment extending a non-conforming use two-apartment building.**

NAMES AND ADDRESSES

Applicant:

Personal Info 7(1)(c)

Owner:

Address: 535 S. East Avenue

Lessee:

Address:

Premises affected are situated on the **west** Side of: **East Avenue**

and known as number **535 South East Avenue, Oak Park, Illinois**

The present owner acquired legal title to the premises on **April 13, 1945**

DESCRIPTION OF CASE

Applicant will specify fully the grounds of his application stating what are the practical difficulties or particular hardship if any, in the way of carrying out the strict letter of the Oak Park Zoning Ordinance, stating also the principal points, conditions or circumstances as to structures or uses of structures or premises affected, together with a description of proposed work.

Prior to my ownership of this building, basement was used as apartment by former owner. I intend to install four room apartment to be occupied by ex-service man and family. It has been hard to maintain building at present income. Also, I have contacted all neighbors who have approved of my proposal.

(Continue Description of Case on Reverse Side or on Separate Sheet this size)

(Continue Description of Case)

2589

The Oak Park Zoning Ordinance provides that:

No variation shall be made except in specific cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Ordinance, and then only by ordinance recommended to the President and Board of Trustees after a public hearing before the Zoning Board of Appeals.

Notice of this Application was filed with the Building Commissioner on..... **October 8, 1946**

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION, I SUBMIT THE FOLLOWING:

(Note: These papers MUST be submitted with the Application)

- (a) COPY OF DECISION OF BUILDING COMMISSIONER.
- (b) SET OF DRAWINGS, showing all conditions as to structures on premises affected by this application.
- (c) Plat or survey showing location of building in reference to lot lines.
- (d) Evidence of ownership.

I hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true.

Sworn to before me, this..... **8th day**

day of..... **October** 19 **46**

Private Info 7(1)(b)

(Applicant sign here)

Notary Public

Note: Upon the filing of this application with accompanying papers you will be advised of the date of the Public Hearing.

Denied

p#82 status: building was occupied as a two family dwelling prior to the adoption of the Zoning Ordinance in 1921.

ZONING BOARD OF APPEALS - OAK PARK

RESOLUTION ADOPTED BY THE ZONING BOARD OF APPEALS OCTOBER 29, 1946, RECOMMENDING THAT THE APPLICATION FOR A VARIATION FROM THE REQUIREMENTS OF THE OAK PARK ZONING ORDINANCE AT 535 SOUTH EAST AVENUE, BE DENIED.

WHEREAS, [Personal Info 7(1)(c)] owner, filed October 8, 1946, an application under the Zoning Ordinance for a variation to permit the installation of a basement apartment, extending a non-conforming use two apartment dwelling on the premises at 535 South East Avenue; and

WHEREAS, The decision of the Building Commissioner given on October 1, 1946, reads:

"Property at 535 South East Avenue is considered a non-conforming use building as it was occupied as a two-family dwelling prior to the adoption of the Zoning Ordinance in 1921. As you know your dwelling is located in a Residence "A" Zone District designed for single-family occupancy.

Under our Zoning Ordinance a non-conforming use building cannot be enlarged until such time as a public hearing is held before the Appeal Board and a variation ordinance is adopted by the Board of Trustees of the Village of Oak Park. It is therefore necessary to deny your application for a permit made on October 1, 1946;" and

WHEREAS, The proposed use is to be located in a Residence District "A" and would violate the Zoning Ordinance; and

WHEREAS, A Public Hearing was held on this application by the Zoning Board of Appeals at its meeting held on October 29, 1946, after due public notice by publication in the Oak Leaves on October 10, 1946; and

WHEREAS, The Secretary of this Board on October 22, 1946, sent by mail a copy of said public hearing notice to the owners of the property in the vicinity of the premises affected; and

WHEREAS, The Zoning Board of Appeals having fully heard

ZONING BOARD OF APPEALS - OAK PARK

the testimony and the arguments of the applicant and being fully advised in the premises finds that in this case no facts were presented which, in its judgment, would justify it in recommending a variation to the Zoning Ordinance; and

WHEREAS, A number of property owners in the vicinity of this property signified their opposition to the granting of this variation; and

WHEREAS, The Zoning Board of Appeals believes that the construction of a basement apartment in this dwelling would be detrimental to the present single-family character of the neighborhood; therefore be it

RESOLVED, That the Zoning Board of Appeals does hereby recommend to the President and Board of Trustees that the application be denied.

November 2, 1946

Personal Info 7(1)(c)

2nd Ref. Ctr.

To the Honorable President
and Board of Trustees of
the Village of Oak Park

Gentlemen:

The Zoning Board of Appeals held a Public
Hearing October 29, 1946, on the application of
Personal Info 7(1)(c) to permit in Residence District "A"
the installation of a basement apartment, extending
a non-conforming use two apartment dwelling on the
premises at 535 South East Avenue.

After viewing the premises and carefully
considering the representations of the parties, the
Zoning Board of Appeals recommends that the applicant's
request be denied, as set forth in the resolution here-
with submitted.

Yours very truly,

ZONING BOARD OF APPEALS

Secretary

WFB:ru
Enclosure

File

March 26th 1947.

Personal Info 7(1)(c)

535 South East Avenue
Oak Park, Illinois

Dear Sir:

I am enclosing herewith, your building permit, together with a receipt for payment, for the alteration of the basement of your residence located at the above address.

This permit is issued subject to the agreement in your affidavit which was duly recorded, and contingent on the following conditions: That the plumbing and electrical permits be applied for immediately and that all plumbing and electrical work be done by licensed mechanics.

We are giving you this information so that there will be no misunderstanding about the completion of these recreational facilities in your basement, and future occupancy of this building.

Yours very truly,

Building Commissioner

Enclosure

MSD/P
alb

7-12
Private Info 7(1)(b)

September 30, 1947

To: Mr. Dutton
From: Mr. Bartels

Herewith is data relative to alterations made in the basement of the building at 535 South East Avenue. This property is owned by [Personal Info 7(1)(c)]

In September 1946 [Personal Info] made application to the Zoning Board of Appeals for permission to extend a non-conforming use building, as the building at that time was being occupied by two families. The Zoning Board of Appeals held a public hearing on October 29, 1946, and recommended that the application be denied which decision was confirmed by action of the Village Board. At that time neighbors objected to the installation of a basement apartment at this address.

In the early part of March 1947, [Personal Info] proceeded to make alterations to the basement of the building without obtaining permit in the Building Department. A warrant was issued for his arrest and a trial was held. At the trial [Personal Info] stated that he did not plan to use the basement for living quarters but merely intended to install a recreation room for his own personal use. Also, a complaint and warrant were issued for [Personal Info] for doing electrical work without having obtained a permit. Judge Steed assessed fines of \$10.00 and \$3.00 costs on both charges and [Personal Info] paid \$20.00 in the Village court.

[Personal Info] then made application for a building permit which was issued to him on March 21, 1947, for altering his basement providing space for a bathroom and erecting walls for a storeroom and recreation room. Before the permit was issued the enclosed affidavit was signed by [Personal Info 7(1)(c)] [Personal] stating that said basement would not be used at any time for sleeping quarters or living accommodations. This affidavit was filed on March 27, 1947, in the Recorder's Office of Cook County as document No. 14021992.

The Building Department inspectors have carefully watched this job from the start and presently there is no one living in the basement of the home.

WFB:ru

10/20/47
Approved by Village Board
Temporary occupancy by a Veteran as per
new affidavit.

State of Illinois }
County of Cook } SS

Personal Info 7(1)(c)

and

Personal Info 7(1)(c)

being first duly sworn, on oath depose and say that they are husband and wife, and that they are the owners of the real estate commonly known as 535 S. East Ave. Oak Park, Illinois;

Affiants further say that they re-modelled the basement of said premises into a re-creation room under permit granted by the Village of Oak Park, and that they are now desirous of obtaining a permit for the purpose of providing living accommodations for a Veteran of World War II, during the present housing shortage;

Affiants further say that if granted a permit for said purpose they will rent same only to duly qualified Veterans of World War II, who are in dire need of housing as determined by the proper Housing Authority. That they will comply with all Village Ordinances pertaining to Housing, and that at the end of the housing shortage, which is to be determined by the proper housing authorities, they will refrain from renting said premises and that they will not be used as living quarters.

Affiants further say that they make this affidavit for the purpose of inducing the Village of Oak Park to issue the permit for the purposes above set forth.

Private Info 7(1)(b)

Private Info 7(1)(b)

Subscribed and sworn to
before me this 21st. day of
October 1947.

Private Info 7(1)(b)

Notary Public



TELEPHONES (KUC) 8300
(AUSTIN) 8000

VILLAGE OF OAK PARK

OFFICE OF THE CLERK
MUNICIPAL BUILDING

OAK PARK, ILLINOIS

October 22, 1947

Personal Info 7(1)(c)

535 S. East Ave.
Oak Park, Illinois

Dear Sir:

This is to inform you that the temporary permit you requested was approved at the regular meeting of the Village Board, held on Monday night October 20, 1947.

Sincerely yours,

Private Info 7(1)(b)

J. A. Wasson
Village Clerk

JAW:mr

VETERANS COMMISSION

VILLAGE OF OAK PARK

FOR SERVICE AND HONOR TO THE
MEN AND WOMEN WHO HAVE SERVED IN THE
ARMED FORCES OF THE UNITED STATES

OFFICERS

O. Allen Postlewait
Chairman
Dowey Carlson
Vice Chairman
Mrs. J. K. Betty
Secretary
T. P. Durkin
Treasurer

COMMITTEES

Design and Construction

Dowey Carlson, Chairman
Wilbur F. Langille
Marshall S. Dutton
Mrs. Howard Rogers
Mrs. W. E. Lovell
Mrs. Audra Durkin
Edwin H. Forkel

Names

Mrs. Lucius Cole, Chairman
Mrs. J. Miller
Mrs. George J. Hatch

Finance

Allen Mersbach, Chairman
Axel Christensen
Miss Gladys Welge
Russell Crutchfield
T. P. Durkin
Edward J. Paltysack
Mrs. Fred A. Rowe, Jr.
Win. M. Johnson

Service

Edward A. Sipp, Chairman
Mrs. William Stringer
W. H. Tamm
Dr. George E. Mueller
Rev. Fr. John Keenan
Rev. Dr. Harold Holt
Mrs. George A. Abbott
Miss Minnie Geiber
Andrew Hole
Fred A. Rowe, Jr.
Miss Ann LaGrow

Ex-officio

Pres. Stuart W. Cochran

CITIZENS' ADVISORY COMMITTEE

E. J. Bullock, Chairman

Housing Sub-Committee

Wm. Y. Gilmore, Jr., Chairman

Employment Sub-Committee

Robert Y. Bradshaw

Legal Sub-Committee

Charles M. Hickman, Chairman

Telephone Euclid 2345
1033 South Boulevard
Oak Park, Illinois

February 3, 1948

Office of Building Commissioner,
Village Hall,
Oak Park, Illinois.

Attention of Mr. Brown.

Gentlemen:

Personal Info 7(1)(c) of 535 South East Avenue
has asked us to give you the following infor-
mation.

Personal Info 7(1)(c) the present tenant in Person
Personal Info basement apartment, is an Oak Park
veteran and he was chosen by Personal Info from
a list of qualified veterans submitted to
him by this office.

Very truly yours,

Private Info 7(1)(b)

Secretary

bb

Personal Info 7(1)(c)

535 S. EAST AVE

MEMO

FROM Personal Info 7(1)(c)

TO Al Glienke

DATE November 9, 19 62

SUBJECT: 535 South East Avenue

We have had an application for the installation of a new electrical service and outside meter at 535 South East Avenue. Mr. DeWitt has held up the work pending our investigation.

The building is a two-apartment, built as such on July 15, 1916. From a quick look on my way to work this morning, it would appear that there is an apartment in the basement. This, of course, would be a violation.

Please check it out and let me know:

1. How many units are there in the building 3.
2. Is there an apartment in the basement yes.
3. Does it appear that it has been recently established Over.

Inspected by Private Info 7(1)(b) on Nov 21, 1962

FROM: Doris M. Hoigard, Zoning Administrator
TO: W. F. Bartels, Secretary, Zoning Board of Appeals
SUBJECT: Case History on 535 South East Avenue
DATE: January 14, 1964

1. Building permit #7022 was issued on July 15, 1916 for the erection of a two-apartment building at this address.
2. The property was zoned Residence District "A" (single-family) in 1921 and rezoned "B" Single-family in 1947.
3. On October 29, 1946 the owner, [Personal Info 7(1)(c)], requested a variation to permit a basement apartment. The Zoning Board of Appeals denied the request.
4. Building permit #24547 was issued on March 21, 1947 for the erection of partitions and the installation of a bath room in the basement of the building. On March 24, 1947, the owners, [Personal Info 7(1)(c)], signed an affidavit stating that they would not use this area for other than recreation space for their own family, and that at no time would any part of the basement be used for sleeping quarters.
5. On October 20, 1947 the Board of Trustees issued a temporary permit for the use of the basement as an apartment for temporary housing of war veterans.
6. On October 21, 1947, [Personal Info 7(1)(c)] both signed an affidavit stating that they would use the basement apartment only for housing duly qualified veterans of World War II for the duration of the housing shortage.
7. On November 7, 1947 a letter was sent to [Personal Info 7(1)(c)] of 535 South East advising him that a recent inspection of the property had revealed two-family use in a single-family district and requesting that he make application for a Certificate of Occupancy. No reply was received.
8. On February 3, 1948 the Village received a letter from the Veterans' Commission of the Village of Oak Park stating that [Personal Info 7(1)(c)] the tenant in the [Personal] basement, was an Oak Park Veteran.
9. The basement apartment was called to our attention in December of 1962 by the Village Electrical Inspector with a request for the installation of a third meter. After several conferences and a letter from the present property owner's attorney stating that the action would not be used in further negotiations to prejudice the Village's position, a permit to install a third meter was approved.

December 31, 1962

Personal Info 7(1)(c)

535 South East Avenue
Oak Park, Illinois

Dear

Personal Info 7(1)(c)

I regret to advise you that a search of our records has disclosed further evidence that the use of the basement at 535 South East Avenue as a separate apartment unit is in violation of the Zoning Ordinance of the Village of Oak Park.

Enclosed you will find a copy of the document, officially recorded, in which the Youngs stated that the apartment in question would be used only for World War II Veterans and would cease to be used as separate living quarters at the end of the housing shortage. Therefore, we have no alternative but to consider this apartment as a violation. Official notification is being withheld pending a decision as to the period of time that will be permitted for the elimination of the violation.

The Public Service Company, however, advises us that the emergency service set up for the apartment is not metered. They cannot allow this to continue and have requested that you either have a new meter installed or have the service metered through the first-floor apartment. As we cannot approve the new meter, will you please have your electrician combine the basement and first-floor service. A copy of this letter is being sent to Public Service as a record of this notification.

Again, I sincerely regret the personal hardship resulting from this enforcement action, and I especially appreciate your cooperative attitude.

If you have any further questions, please do not hesitate to call.

Very truly yours,

Doris M. Hoigard
Zoning Administrator

cc: R. Burkholder
Public Service Company



NOTICE OF ZONING VIOLATION

FROM THE OFFICE OF THE ZONING ADMINISTRATOR, VILLAGE OF OAK PARK

Date January 21, 19 63

Location of Property 535 South East Avenue
(Street and Number)

Zone District "B" Single Family

Owner(s) Personal Info 7(1)(c)

This is to advise you that on November 21, 19 62, the premises at the above location were inspected and found to be in violation of the following provision(s) of the Zoning Ordinance of the Village of Oak Park: Article VI, Section 2, **A three apartment building is not a permitted use in a "B" Single Family District. The building is a non-conforming two-family use having been constructed as such in July, 1916 prior to the 1931 Zoning Ordinance.**

Compliance with the Zoning Ordinance will require: **That the basement apartment be eliminated.**

Please take action to bring this property into compliance with the Ordinance. If you have any questions, please call the Zoning Administrator, EUclid 3-6400, Extension 281.

Private Info 7(1)(b)

Zoning Administrator
Doris M. Hoigard

APPLICATION FOR VARIATION FROM THE REQUIREMENTS OF THE
ZONING ORDINANCE OF THE VILLAGE OF OAK PARK

Note - A variation is an adjustment under the provisions of the Zoning Ordinance that may arise due to unnecessary or particular hardship or unique circumstances.

ZONING BOARD OF APPEALS

VILLAGE OF OAK PARK
MUNICIPAL BUILDING

NOTICE: This application must be TYPEWRITTEN and accompanied by necessary data, and the fee of twenty-five dollars to cover cost of Public Hearing as provided by the Zoning Ordinance. All required statements on application form must be answered. Only property owner or authorized agent may file an application. (See reverse side for other instructions.)

TO THE BOARD OF APPEALS: Pursuant to law, application is hereby made for a variation from the regulations of the Zoning Ordinance with regard to ☐ area ☐ yard ☒ use ☐ height ☐ off-street parking or ☐ other provisions of Article VI Section 2 Paragraph of the Zoning Ordinance.
Address of Property 535 So. East Avenue - Oak Park, Illinois
Located in the B Zoning District
Property presently used as a Three (3) Apartment Building

NAMES AND ADDRESSES

Owner: Personal Info 7(1)(c) Address: 535 So. East Ave. - Oak Park, Ill.
Authorized Agent: Citizen National Bank of Chicago Address: 5200 W. Chicago Ave. - Chicago, Ill.
Purchased by Contract

Are there any original covenants, conditions or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements ☐ Yes ☒ No. If answer is YES, please explain

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property, contingent upon the decision of this application? ☐ Yes ☒ No

Present owner acquired legal title to these premises on December of 1959.

DESCRIPTION OF CASE

Applicant will specify fully the grounds of his application stating what the practical difficulties or particular hardships are, if any, in the way of carrying out the strict letter of the Zoning Ordinance, stating also the principal points, conditions or circumstances as to structures or uses of structures or premises affected, together with a description of the proposed work.

At the time we purchased the property at 535 So. East Avenue, it was, and is still being used as a three (3) Apartment building. The building was purchased in good faith, and we were given to understand that the property was in order and a legal non-conforming use structure.

Early this year, we received a violation notice from Mrs. Hoigard, ordering one apartment removed from the building. We would be allowed to keep the other two units, as our building was erected prior to the adoption of the zoning ordinance in Oak Park.

Village records indicate that on March 26, 1947, the Village of Oak Park issued building permit #24547 to place living quarters in the basement of the building. This building permit was approved by the then President and Board of Trustees, and these records are available in the Zone Administrator's Office. The building permit was issued to

Personal Info 7(1)(c) who in 1947 were the owners of the property. To eliminate the basement apartment would cause us extreme hardship, as we purchased the property only after realizing and knowing that the rental income was necessary to sustain our mortgage payments. If we are required to abandon the one apartment, we would sustain a loss of the property.

The permit issued by the Village of Oak Park was for the duration of the housing shortage during World War II, and was to last until the war emergency was officially declared over.

The three (3) apartments in this building are very well maintained and are an asset to the neighborhood. Each apartment has two means of exit.

We respectfully ask your Zoning Board to allow the continued use of the property for a three-(3) apartment building, which it has been for the past 17 years. You are invited to inspect the premises.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

To: ZONING BOARD OF APPEALS
Village of Oak Park, Illinois

PETITION OF [Personal Info 7(1)(c)] FOR ZONING VARIATION

Your petitioners, [Personal Info 7(1)(c)], by their attorneys,
EQUI, FARWELL & MURRAY respectfully states:

1. That the petitioners are the sole owners in fee of
property legally described as follows:

Lot Twenty-Three (23) and the North Fifteen and one-
half (15½) feet of Lot Twenty-Four (24) in Block One
(1) in Merchants Madison Street Addition in North East
quarter of Section 18, Township 39 North, Range 13
East of the Third Principal Meridian.

which said property is commonly known as 535 South East Avenue, Oak Park,
Illinois.

2. That the petitioners' real property as described is
located in a Class "B" single family district under the zoning ordinances
of September 1921 of the Village of Oak Park as amended.

3. That the realty described in paragraph one hereof is
40 feet fronting on East Avenue, and has a depth of 125 feet abutting on
a 16 foot alley in the rear; that the realty is improved with a two story
structure originally constructed in 1916 as a two flat building which be-
came a legal non-conforming use in September, 1921, under the pending
ordinances of the Village of Oak Park, Illinois.

4. That in 1947 the petitioners' premises were legally
converted into a three flat pursuant to a lawful order of the Village
Board of Trustees entered on October 20, 1947. A permit for such three
flat use was approved and a four room apartment was constructed and sub-
sequently occupied by tenants.

5. That your petitioners acquired the property by purchase
in 1959, and have occupied said premises as a residence from that date to
this. That at the time of said purchase a four room apartment as described
herein was in existence on the premises and was occupied by tenants who
paid rent to the previous owners and continued to pay rental to the peti-
tioners thereafter.

1092

6. That your petitioners purchased their property described herein for the explicit reason that it was represented to them as being an income property.

7. That the subject property has been occupied as income producing residential property since its construction in 1960 and as a three flat construction for not less than 17 years last past. Your petitioners are unable to determine how long prior to that time, if any, said premises were so occupied.

8. That the premises described herein are currently occupied as follows:

Four room basement apartment, [REDACTED] Personal Info 7(1)(c)
only: Five room first floor, [REDACTED] Personal Info 7(1)(c)
and their child only: Five room apartment, second
floor, your petitioners, [REDACTED] Personal Info 7(1)(c) only:

f
current usage indicates per capita occupancy of the premises is not excessive.

9. That the said premises as presently occupied conforms to the nature and character of the neighborhood in which it is located, that directly across East Avenue from said premises is a three flat structure and in the same block as petitioners' premises on East Avenue, at the southeast corner of East Avenue and Madison Street is a four flat and from East Avenue to Clarence Avenue along the south side of Madison Street is occupied by commercial places with apartments and flats located on the second floors of same said structures.

10. That the petitioners have maintained the premises in excellent condition and have in fact, expended large sums of money to improve said premises by installing new gutters, reinforcing garage foundation, refinishing walls and sanding floors, rewiring the electrical system and decorated said premises.

11. That to deprive the petitioners of the variation requested herein and the fruits of their use of the premises as herein described would be harsh and would deprive the petitioners of the value and benefit of their property far in excess to any gain or benefit to the neighborhood or Village in which it is located, and would be inequitable under the circumstances.

12. The character of the area immediately surrounding petitioners' property, and including petitioners' property, is such that the public health, morals, comfort, safety and general welfare do not require the imposition of the above restrictions as single family residence dwelling, and such zoning enactment bears no real and substantial relationship to the public health, safety, morals, comfort and general welfare as to this property.

WHEREFORE, your petitioners pray that the Zoning Board of Appeals of the Village of Oak Park will grant a variation to the present zoning ordinance of the Village of Oak Park, pertaining to the subject property, changing the zoning thereto from its present non-conforming "B" single family classification to a legal non-conforming "E" classification.

Personal Info 7(1)(c) by
their attorneys,
EQUI, FARWELL & MURRAY

By
Private Info 7(1)(b)

EQUI, FARWELL & MURRAY
1515 North Harlem Avenue
Oak Park, Illinois
EU 3-6565

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

PHILIP J. R. EQUI, being first duly sworn on oath deposes and says that he is the duly acting attorney for the petitioners herein; that as such attorney he has read the above and foregoing Petition by him subscribed; knows the contents thereof, and that the statements therein contained are true and correct.

Private Info 7(1)(b)

SUBSCRIBED and SWORN to
before me this 25th day
of August, A.D., 1964.

THE RESOLUTION:

WHEREAS, an inspection made by the Zoning Administrator, indicated that the building located at 535 South East Avenue, Oak Park, Illinois, and presently owned by [redacted] Personal Info 7(1)(c), was zoned "B" Single-Family, but was occupied by three families; one family living in the basement, one family living on the first floor and one family on the second floor of subject premises; and

WHEREAS, records of the office of the Zoning Administrator show that a building permit was issued by the Village of Oak Park on July 15, 1916, for the construction of a two-family dwelling on said premises; and

WHEREAS, the original zoning ordinance of the Village of Oak Park was officially adopted in 1921, five years after the building permit was issued, and at that time subject premises at 535 South East Avenue, Oak Park, Illinois, was placed in a one-family zoned district, and has remained in that zoning classification to the present date, thereby establishing said premises as a legal non-conforming two-apartment use building; and

WHEREAS, the Zoning Administrator did on March 29, 1963, send a Notice of Zoning Violation to [redacted] Personal Info 7(1)(c) ordering the removal of the basement apartment and restoration of the building to two-family use, as constructed prior to 1921; and

WHEREAS, said records further indicate that on October 20, 1947, a resolution was adopted by the President and Board of Trustees of the Village of Oak Park, which authorized the issuance of a temporary permit to use the basement quarters of the subject premises as an apartment for the temporary housing of a qualified war veteran; at that time an affidavit was signed by [redacted] Personal Info 7(1)(c) then owners of the property, which stated that they would only use the apartment for housing duly qualified war veterans and only for the duration of the Housing Shortage, and this affidavit was recorded in the office of the Recorder of Deeds of Cook County as Document Number 14176010 on October 24, 1947; and

WHEREAS, On January 10, 1964, an application for a variation to the Zoning Ordinance was filed with this Zoning Board of Appeals by [redacted] Personal Info 7(1)(c) petitioning that they be allowed to continue to use property at 535 South East Avenue, Oak Park, Illinois, for three families; a further petition was filed with this Zoning Board of Appeals by the attorney for the owners, Philip J. R. Equi, and was made a part of the original application; and

WHEREAS, the Chairman of this Board did set the evening of November 24, 1964, as the date for public hearing on said application, and further authorized and directed the publication of Legal Notice, which notice was published in Oak Leaves on November 5, 1964. Letters were also mailed to property owners in the neighborhood, by the Secretary of this Board, advising them of the application and the public hearing to be held thereon; and

WHEREAS, this Board held a public hearing on said application on November 24, 1964, at 7:45 P.M. in the Council Chambers of the Municipal Building, Euclid Avenue and Lake Street, Oak Park, Illinois, at which hearing a quorum of the Members of Zoning Board of Appeals was present; and

WHEREAS, this Board of Appeals having fully heard and considered the testimony and arguments of the applicants and other persons desiring to testify at the public hearing; and being fully advised in the premises, does hereby find as follows:

1. That the evidence indicates that [redacted] Personal Info 7(1)(c) purchased the subject property at 535 South East Avenue, Oak Park, Illinois, by contract in 1959, at which time title was held by the Citizens National Bank of Chicago, and the building contained three apartments.

2. That the evidence further indicates that **Perso**
Personal Info 7(1)(c) did not make any inquiry at the time of purchase as to the legal use of subject premises as they were of the impression that the building could be occupied by three families, and that they purchased the building on reliance of the income of the three apartments.
3. That there is nothing unique in the plight of the applicants in this case as they could and should have inquired about the proper occupancy of the subject premises at the time of purchase, especially in view of the fact that most of the entire neighborhood consists of one family dwellings. If the applicants had sought a Certificate of Occupancy as provided by the Zoning Ordinance, they would have determined the proper use of the property.
4. That there was not sufficient evidence presented at this public hearing to establish that the applicants would suffer undue hardship if the premises were used only for two-family purposes, as is allowable because said premises constitutes a non-conforming two-family dwelling.
5. That the applicants failed to establish by adequate proof that the application of the Zoning Ordinance imposed particular hardship upon them; to allow the variation would merely serve as a convenience to the applicants and would tend to break down the single-family character of the area.
6. That the variation as sought is not in harmony with the intent and purpose of the Zoning Ordinance.
7. That the basement apartment installed in 1947 was to be used only on a temporary permit for the housing of a duly qualified war veteran and only for the duration of the housing shortage. Said permit is no longer valid.

NOW THEREFORE BE IT, AND IT IS HEREBY RESOLVED, that this Zoning Board of Appeals of the Village of Oak Park, acting under and by virtue of authority conferred upon it by the laws of the State of Illinois and the Ordinance of the Village of Oak Park, does hereby deny the application made by **Personal Info 7(1)(c)** for a variation to use the property located at 535 South East Avenue, Oak Park, Illinois, for three-family use; further, that this Zoning Board of Appeals does hereby concur in the findings of the Zoning Administrator that the property constitutes a lawful non-conforming two-family use and should be returned to same in accordance with existing zoning regulations.

Chairman Mulder asked the Board at this time to consider adoption of a resolution regarding property at **Personal Info 7(1)(c)** Oak Park, Illinois, owned by **Personal Info 7(1)(c)** on which a public hearing was previously held.

It was moved by Board Member McNamara, seconded by Board Member Sturr that the following resolution be adopted denying the right of **Personal Info 7(1)(c)** to use property at **Personal Info 7(1)(c)** Oak Park, Illinois, as a two-family dwelling.

REPORT OF ZONING BOARD OF APPEALS ACTION
VILLAGE OF OAK PARK
OAK PARK, ILLINOIS

DATE: May 11, 1965

TO: A. Glienke - ZONING ADMINISTRATOR

FROM: William F. Bartels, Secretary - ZONING BOARD OF APPEALS

SUBJECT: 535 South East Ave., Oak Park, Illinois
(Address)

ZBA File No. CAL. NO. 17-64-Z
(CAL. NO.)

OWNER: Personal Info 7(1)(c)

APPLICANT: Personal Info 7(1)(c)

1. Nature of Proceeding: Variation
2. Date application received: January 10, 1964
3. Date of Hearing: November 24, 1964
4. Date of Decision: May 5, 1965
5. Nature of Decision: Denied three-family use of subject premises.
Zoning Board of Appeals concurs in findings of Zoning Administrator that the property constitutes a lawful non-conforming two-family use and should be returned to same in accordance with existing zoning regulations.
A copy of resolution is attached.
6. Remarks:

CC; David N. McBride,
Ass't Corp. Counsel

SIGNED:

Private Info 7(1)(b)

W. F. Bartels, Secretary

May 11, 1965

Personal Info 7(1)(c)
535 South East Avenue
Oak Park, Illinois

DEAR Personal Info 7(1)(c)

This does officially notify you that the Zoning Board of Appeals did on May 5, 1965, adopt a resolution denying the application as filed by you to allow three-family use of property at 535 South East Avenue, Oak Park, Illinois. A copy of the resolution is attached.

It was further resolved, that this Zoning Board of Appeals does hereby concur in the findings of the Zoning Administrator that the property constitutes a lawful non-conforming two-family use and should be returned to same in accordance with existing zoning regulations.

Yours very truly,

ENCL.
WFB:mah

W. F. Bartels,
Secretary

CC: Mr. John A. Mulder, Chairman
Mr. David N. McBride, Ass't Corp. Counsel
Mr. A. Glienke, Zoning Administrator, w/encl.



CUSTOMER COPY

Issued To:

Private Info 7(1)(b)

535 S EAST AVE
Oak Park IL 60304

The Village of Oak Park
Neighborhood Services Division
123 Madison Street
Oak Park, Illinois 60302-4272

708.358.5410
Fax 708.358.5114
www.oak-park.us
housing@oak-park.us

PROVISIONAL Rental Dwelling License

Property Address	535 S EAST AVE, OAK PARK, IL 60304
No. of Rental Units	1
Fee Paid	\$10.00
Issued	01/01/2017
Expired	12/31/2017

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



HOUSING COPY

Issued To:

Private Info 7(1)(b)

535 S EAST AVE
Oak Park IL 60304

The Village of Oak Park
Neighborhood Services Division
123 Madison Street
Oak Park, Illinois 60302-4272

708.358.5410
Fax 708.358.5114
www.oak-park.us
housing@oak-park.us

PROVISIONAL Rental Dwelling License

Property Address	535 S EAST AVE, OAK PARK, IL 60304
No. of Rental Units	1
Fee Paid	\$10.00
Issued	01/01/2017
Expired	12/31/2017

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



FINANCE COPY

Issued To:

Private Info 7(1)(b)

535 S EAST AVE
Oak Park IL 60304

The Village of Oak Park
Neighborhood Services Division
123 Madison Street
Oak Park, Illinois 60302-4272

708.358.5410
Fax 708.358.5114
www.oak-park.us
housing@oak-park.us

PROVISIONAL Rental Dwelling License

Property Address	535 S EAST AVE, OAK PARK, IL 60304
No. of Rental Units	1
Fee Paid	\$10.00
Issued	01/01/2017
Expired	12/31/2017

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



CUSTOMER COPY

Issued To:

Private Info 7(1)(b)
535 S EAST AVE
Oak Park IL 60304

The Village of Oak Park
Neighborhood Services Division
123 Madison Street
Oak Park, Illinois 60302-4272

708.358.5410
Fax 708.358.5114
www.oak-park.us
housing@oak-park.us

PROVISIONAL Rental Dwelling License

Property Address	535 S EAST AVE, OAK PARK, IL 60304
No. of Rental Units	1
Fee Paid	\$10.00
Issued	01/01/2018
Expired	12/31/2019

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



HOUSING COPY

Issued To:

Private Info 7(1)(b)
535 S EAST AVE
Oak Park IL 60304

The Village of Oak Park
Neighborhood Services Division
123 Madison Street
Oak Park, Illinois 60302-4272

708.358.5410
Fax 708.358.5114
www.oak-park.us
housing@oak-park.us

PROVISIONAL Rental Dwelling License

Property Address	535 S EAST AVE, OAK PARK, IL 60304
No. of Rental Units	1
Fee Paid	\$10.00
Issued	01/01/2018
Expired	12/31/2019

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



FINANCE COPY

Issued To:

Private Info 7(1)(b)
535 S EAST AVE
Oak Park IL 60304

The Village of Oak Park
Neighborhood Services Division
123 Madison Street
Oak Park, Illinois 60302-4272

708.358.5410
Fax 708.358.5114
www.oak-park.us
housing@oak-park.us

PROVISIONAL Rental Dwelling License

Property Address	535 S EAST AVE, OAK PARK, IL 60304
No. of Rental Units	1
Fee Paid	\$10.00
Issued	01/01/2018
Expired	12/31/2019

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



Village of Oak Park
Neighborhood Services Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5410
housing@oak-park.us

CUSTOMER COPY

Issued To:

JOHN EVAR STRID
535 S EAST AVE
Oak Park IL 60304

Rental Dwelling License - LCR201702229

Property Address 535 EAST AVE
No. of Rental Units 1
Fee Paid \$10.00
Issued 01/01/2022
Expired 12/31/2023

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



Village of Oak Park
Neighborhood Services Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5410
housing@oak-park.us

HOUSING COPY

Issued To:

JOHN EVAR STRID
535 S EAST AVE
Oak Park IL 60304

Rental Dwelling License - LCR201702229

Property Address 535 EAST AVE
No. of Rental Units 1
Fee Paid \$10.00
Issued 01/01/2022
Expired 12/31/2023

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



Village of Oak Park
Neighborhood Services Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5410
housing@oak-park.us

FINANCE COPY

Issued To:

JOHN EVAR STRID
535 S EAST AVE
Oak Park IL 60304

Rental Dwelling License - LCR201702229

Property Address 535 EAST AVE
No. of Rental Units 1
Fee Paid \$10.00
Issued 01/01/2022
Expired 12/31/2023

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



Village of Oak Park
Neighborhood Services Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5410
housing@oak-park.us

CUSTOMER COPY

Issued To:

Private Info 7(1)(b)
535 S EAST AVE
Oak Park IL 60304

Rental Dwelling License - LCR201702229

Property Address 535 S EAST AVE
No. of Rental Units 1
Fee Paid \$10.00
Issued 01/01/2024
Expired 12/31/2025

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



Village of Oak Park
Neighborhood Services Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5410
housing@oak-park.us

HOUSING COPY

Issued To:

Private Info 7(1)(b)
535 S EAST AVE
Oak Park IL 60304

Rental Dwelling License - LCR201702229

Property Address 535 S EAST AVE
No. of Rental Units 1
Fee Paid \$10.00
Issued 01/01/2024
Expired 12/31/2025

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.



Village of Oak Park
Neighborhood Services Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5410
housing@oak-park.us

FINANCE COPY

Issued To:

Private Info 7(1)(b)
535 S EAST AVE
Oak Park IL 60304

Rental Dwelling License - LCR201702229

Property Address 535 S EAST AVE
No. of Rental Units 1
Fee Paid \$10.00
Issued 01/01/2024
Expired 12/31/2025

The person, firm or corporation named is hereby granted a license to operate a Residential Rental Property in the Village of Oak Park, Illinois at the address described for the period indicated. The issuance of this Oak Park Residential Rental License does not constitute Village approval of any violation of law or regulation of the Village of Oak Park. The Village of Oak Park does not pass on the qualifications of licensees. A Residential Rental License must be obtained separately for each rental property represented by this person, firm or corporation. This certificate is not transferrable.

NEWREZ LLC
P.O. BOX 619063
DALLAS TX 75261-9063
Return Service Requested

5-811-18326-0011455-001-2-010-010-000-000



JOHN EVAR STRID
535 S EAST AVE
OAK PARK, IL 60304



☐ CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no. NEWREZ LLC PO BOX 10826 GREENVILLE, SC 29603-0826 CUSTOMER SERVICE: 1-866-317-2347		*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.		OMB No. 1545-1380 Form 1098 (Rev. April 2025) For calendar year 2025		Mortgage Interest Statement
PAYER'S/BORROWER'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code JOHN EVAR STRID 535 S EAST AVE OAK PARK, IL 60304		1 Mortgage interest received from payer(s)/borrower(s)* \$ 13,964.04		2 Outstanding mortgage principal \$ 434,341.51		
		3 Mortgage origination date 10/09/2021		4 Refund of overpaid interest \$		
		5 Mortgage insurance premiums \$ 3,378.04		6 Points paid on purchase of principal residence \$		
		7 If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8. ☐		8 Address or description of property securing mortgage 535 S EAST AVE OAK PARK IL 60304		
		9 Number of properties securing the mortgage		10 Other \$12,649.80 Taxes Paid		
		11 Mortgage acquisition date		Account number (see instructions)		
		RECIPIENT'S/LENDER'S TIN		PAYER'S/BORROWER'S TIN		

Form 1098 (Rev. 4-2025)

VTB

(Keep for your records)

www.irs.gov/Form1098

Department of the Treasury - Internal Revenue Service

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount each borrower paid and points paid by the seller that represent each borrower's share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances.



CAUTION If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1.

If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1 of the calendar year. If the mortgage originated in the calendar year, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in the calendar year, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your calendar year Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and *Itemized Deduction Recoveries* in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the calendar year Schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in the calendar year, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1098.

Free File Program. Go to www.irs.gov/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.



DO NOT SEND MAIL OR PAYMENTS TO THIS ADDRESS
P.O. Box 619063 • Dallas, TX 75261-9063

8-811-17460-0021719-002-1-010-010-000-000



JOHN EVAR STRID
535 S EAST AVE
OAK PARK IL 60304-1321

MORTGAGE STATEMENT

Statement Date: 12/11/2025

Account Number	
Next Due Date	01/01/2026
Amount Due	\$3,963.95

If payment is received after 01/16/2026, a \$80.77 late fee may be assessed.

Phone: 866-317-2347
Website: www.newrez.com

Account Information

Outstanding Principal	\$424,074.31
Interest Rate	3.2500%
Prepayment Penalty	None
Property Address:	535 S EAST AVE OAK PARK IL 60304
Contractual Due Date:	January 1, 2026
Current Escrow Balance	\$2,009.00
Deferred Principal	\$0.00
Deferred Interest	\$0.00
Assistance Balance	\$0.00
Reserve Balance	\$0.00
Maturity Date	11/01/2051

Explanation of Amount Due

Principal	\$870.74
Interest	\$1,148.53
Escrow (Taxes and Insurance)	\$1,944.68
Less Buydown	\$0.00
Regular Monthly Payment	\$3,963.95
Total Fees and Charges	\$0.00
Overdue Payment	\$0.00
Total Amount Due	\$3,963.95

Past Payments Breakdown

	Paid Last Month	Paid Year to Date
Principal	\$868.38	\$10,267.20
Interest	\$1,150.89	\$13,964.04
Escrow	\$1,944.68	\$22,722.58
Fees/Late Charges	\$0.00	\$0.00
Total	\$3,963.95	\$46,953.82

Transaction Activity (11/11/2025 - 12/10/2025)

Date	Description	Charges	Payments
11/24/2025	County Tax Bill 2	\$5,713.76	\$0.00
12/04/2025	FHA MI Disbursement	\$275.27	\$0.00
12/10/2025	Regular Payment - (Due 12/1/2025)	\$0.00	\$3,963.95

Important Messages

***Partial Payments:** Any partial payments listed here are not applied to your mortgage, but instead are held in one or more separate suspense accounts. Once we receive funds equal to a full monthly payment, we will apply those funds to your mortgage.

Additional Messages

Interested in refinancing or purchasing a new home? We're here to help – call 833-422-3380 to speak with a loan officer today!

For questions regarding the servicing of your loan, please contact us at 866-317-2347 Monday-Friday 8:00AM-9:00PM, and Saturday 10:00AM-2:00PM Eastern Time.

Federal law requires us to tell you how we collect, share, and protect your personal information. Our Privacy Policy has not changed. You can review our policy and practices with respect to your personal information at www.newrez.com or request a copy to be mailed to you by calling us at 866-317-2347.

See Total Payment Amount Breakdown on page 2.

For information about your payments, total amount due, and any additional payment history, see reverse side.



8024 St. Louis
Skokie, IL 60076

FAMILY-OWNED
SINCE 1904
www.shavitz.com

Phone: 847-678-1000
Fax: 847-675-6897

PROPOSAL AND AGREEMENT

Client

John Evar Strid
535 S. East Ave. Oak Park, IL
[REDACTED]

Proposal Details

Date: 2025-11-14
Proposal #: 013 - John Evar Strid
Salesperson: Johnny Kierna (847-404-2616)

Scope of Work

OPTION 1 – Standard Cast Iron Boiler System Replacement

1. Project Overview

Replace existing boiler system with a new high-quality cast iron heating boiler, sized appropriately for the home's heating load. This option prioritizes long-term durability, simplicity, and reliability with less complex service requirements.

2. Pre-Installation Work

2.1 On-Site Evaluation

Perform full heating system assessment, including radiator/baseboard distribution and piping condition. Verify chimney condition and draft to ensure safe operation. Confirm gas piping sizing, shutoffs, and meter capacity.

2.2 System Preparation

Safely shut down and isolate gas and water supplies.

Drain down the existing heating system.

Protect work area with floor coverings and ensure all pathways are kept clean.

3. Removal of Existing Equipment

Disconnect and remove the existing boiler, venting, pump(s), controls, and outdated safety components. Haul away and responsibly dispose of the unit and related materials offsite.

Remove old flue connector and prepare chimney vent connection for new appliance.

4. Installation of New Cast Iron Boiler

4.1 Boiler Setting & Piping

Install manufacturer-specified cast iron boiler on new isolation pads or base.

Repipe supply and return lines for proper flow and system balance.

Install new circulator pump(s) sized appropriately for GPM/BTU requirements.

Install new expansion tank, air separator, and purge valves.

4.2 Gas Piping & Combustion

Install new sediment trap, gas shutoff valve, and gas connector meeting code.

Confirm proper gas pressure and perform leak-down test.

Ensure optimal combustion settings for safe performance.

4.3 Venting System

Connect boiler to existing chimney with new stainless steel or galvanized vent connector.

Install barometric damper (if required) and verify proper draft.

5. Safety & Control Upgrades

Install new low-water cutoff (LWCO).

Install new pressure relief valve.

Install new high-temperature safety limit control.

Replace thermostat if needed or requested.

Integrate boiler with existing zone valves or circulators.

6. System Filling & Testing

Refill system with water and purge all air from the zones. Test ignition, gas flow, and burner operation. Verify temperature rise, stability, and system balance. Perform full combustion analysis.

7. Cleanup & post-installation

Remove all packing materials and job debris. Wipe down equipment and restore workspace to clean condition. Review system operation with homeowner.

8. Warranty & Value Add

Manufacturer warranty on boiler block (typically 20+ years depending on model). 1-year Limited Labor warranty provided by Shavitz. Lifetime Craftsmanship Warranty Long-term reliability with proven cast iron design. Lower-maintenance system with easier service and longer life expectancy.

OPTION 2 – High-Efficiency Navien NCB240/110H Combi Boiler, RAL

1. Project Overview

Install a Navien NCB-175/80 high-efficiency combi boiler, delivering both space heating and on-demand domestic hot water. This option maximizes efficiency, reduces energy cost, and frees up space while providing unlimited hot water.

2. Pre-Installation Work

2.1 System Assessment & Requirements

Size the NCB-175/80 to match home's heating load and hot water demands. Evaluate domestic hot water piping, circulation, fixture flow rates. Verify venting path for direct PVC venting. Inspect electrical supply, grounding, and available circuits

2.2 Preparation

Shut down existing boiler and/or water heater. Drain both hydronic system and domestic hot water system. Protect all work areas.

3. Removal of Existing Equipment

Remove old boiler, water heater (if present), pumps, venting, and associated materials. Dispose of all equipment offsite. Prepare wall surface and mounting area for Navien bracket system.

4. Installation of Navien NCB-175/80 Combi System

4.1 Mounting & Plumbing

Install Navien wall-mount bracket and secure NCB240/110H Combi Boiler, RAL unit. Run new supply and return lines with proper primary/secondary piping when required. Install new circulator pump, isolation valves, purge valves, and check valves. Install dedicated internal circulation pump and water sensor connections.

4.2 Domestic Hot Water Piping

Connect cold water supply and hot water outlet to serve the home's plumbing. Install mixing valve if required. Install backflow preventer and thermal expansion tank as needed.

4.3 Gas Line Upgrade

Install new gas shutoff and sediment trap. Upsize gas piping if required for 240,000 BTU load. Perform full pressure testing.

4.4 Venting & Air Intake

Install new PVC or CPVC direct vent intake and exhaust. Run venting to termination point per Navien and code specifications. Ensure correct slope and condensate drainage.

4.5 Condensate Management

Install condensate neutralizer. Run new condensate drain line to approved drain point with proper air gap.

5. Electrical & Controls

Install new electrical disconnect if not present. Connect boiler to dedicated circuit or verify existing load. Install outdoor reset sensor for efficiency optimization. Integrate with existing thermostats or install smart thermostat if requested.

6. Startup, Testing & Commissioning

Fill hydronic loop with system inhibitor. Purge all air from boiler and heating zones. Run domestic hot water tests for max flow rate evaluation. Perform full combustion analysis and tune system to manufacturer specs. Program boiler modes for max efficiency.

7. Cleanup & post-installation

Clean entire work area. Remove all debris and packaging. Walk homeowner through system operation, maintenance, and service recommendations.

8. Warranty & Value Add

Navien 10–15-year heat exchanger warranty (model dependent).

Manufacturer parts warranty and Shavitz labor warranty.

Low operating costs thanks to 95%+ AFUE efficiency.

Unlimited hot water and integrated heating in one space-saving appliance.

Significant reduction in gas usage vs. cast iron boiler. Modern, quiet, and compact design.

Line Items

Item	Description	Qty	Line Total
Peerless Cast Iron Boiler	Series MI-e - MI-E-06	1	\$10800.00

Option 2	Description	Price	Accepted
Navien N99-403	NCB240/110H Combi Boiler, RAL	\$17100.00	No

Total Investment: \$10,800.00

Terms

50% deposit due on acceptance; balance upon completion.

Credits are listed below and good until the end of the year. **Only option 2**



Navien - NCB240/110H Combi Boiler, RAL
Item #: N99-403 | Model #: NCB-240/110H-RAL | Meets CEE Tier II criteria

\$1,100 in rebates 

Amount
30% of project cost (up to \$600)

Program - residential 
Federal Tax Credit - Boiler 

More Info 

- Purchase must be made on or before December 31, 2025, based on recent federal legislation changes.

More Details 

Amount
\$500

Program - residential 
Nicor Gas - IL 

Submit Online 

More Details 

Buy on or After: January 1, 2023
Buy on or Before: **December 31, 2025**
Claim By: April 15, 2026

Buy on or After: January 1, 2025
Buy on or Before: **December 31, 2025**
Claim By: January 31, 2026
Claim Within: 90 days of purchase

TERMS OF AGREEMENT

1. Work to be done by others: All necessary permits, patching, painting, and structural analysis. Any other work performed by R.A. Shavitz, Inc. arising from unforeseen conditions and not proposed in this agreement will be billed on a time and material basis. All materials furnished by R.A. Shavitz, Inc. carries a one-year limited warranty with an additional manufacturer's warranty on compressor and an additional manufacturer's warranty on heat exchanger. Limited warranty does not cover dirty filters, dirty coils, blown fuses nor off switches.

2. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

3. If the furnace heat exchanger or compressor fails within the manufacturer's warranty period, but after one year of installation, the manufacturer shall provide the replacement furnace heat exchanger or compressor, and the customer will be charged a labor, freight, and handling charge. Misuse of equipment, fire, flood, acts of God, shortage of electrical, shortage of water supply, sabotage, or damage caused by freezing is not covered by warranties of this agreement.

4. This agreement does not cover electrical, plumbing work, or balancing beyond the unit, unless specifically proposed in agreement. R.A. Shavitz, Inc. is not responsible for piping beyond 10 feet of boiler or hot water heater.

5. The redesign, repair, or adaptation of any equipment due to the obsolescence or unavailability of refrigerants or equipment is beyond the scope of this contract and R.A. Shavitz Inc. is not required to perform the same.

6. R.A. Shavitz Inc. will not be responsible for any labor or material required due to work performed by Customer or others.

7. This agreement does not cover any work or changes, which at some future date may be required by government regulations, codes, or insurance regulations.

8. No service will be rendered under this agreement if the customer has a past due account.

9. This agreement is not in effect until payment is made as proposed and the acceptance is signed and dated by customer and a representative of R.A. Shavitz, Inc.

10. In the event of breach hereof, R.A. Shavitz, Inc. shall be entitled to receive all costs and expenses, including reasonable attorney fees incurred, in the collection of any sum or obligation due hereunder.

11. Obtaining HVAC permits are the responsibility of the customer unless specifically proposed in agreement. R.A. Shavitz, Inc. is not responsible for pre-existing code violations, and unless otherwise specified, this agreement does not include any remedies for those code violations. These remedies, if required, will be charged as an addition to this agreement.

12. It is mutually agreed that in the event R.A. Shavitz, Inc. makes roof penetrations, R.A. Shavitz, Inc. will patch those specific penetrations, but is not responsible for final sealing of those penetrations, nor overall condition of the roof.

13. Any other work performed by R.A. Shavitz, Inc. arising from unforeseen conditions and not proposed in this agreement will be billed on a time and material basis, upon customer approval.

14. Warranty work will be scheduled during regular working hours, Monday through Friday, 8:00 a.m. to 4:30 p.m. except holidays. After hours or weekend scheduling is available for an additional charge.

Acceptance (Customer) Approval (Shavitz HVAC Representative)

By _____ Date _____ Shavitz _____ Date _____



PROPOSAL

Proposal# EST-3008

Euclid Roofing & Siding Inc
303 Messner Drive, Wheeling, Illinois 60090
www.euclidroofing.com
847-202-3740

Project Address

Johnevar Strid Household
535 South East Avenue
Oak Park
60304 IL

Date	Expiry Date	Reference#	Sales person	Project Name	Project #
07/23/2026	08/22/2026	26 7701	Ahmed Mora	26 7701	26 7701

Description	Amount
CERTAINTeED LANDMARK ROOF SYSTEM (ONLY FOR SHINGLE AREA) Removal and disposal of one layer of shingles. Additional layers at extra cost. -Inspect the existing roof deck and replace any damaged or deteriorated plywood as needed-Damaged Plywood will be replaced at \$95 per sheet if necessary -Damaged wood boards will be replaced at \$10 LF if necessary -Install 2 layers of CertainTeed WinterGuard® Waterproofing Shingle Underlayment (ice & water shield) at all eaves, valleys, and roof penetrations as required by local building code. -Install CertainTeed RoofRunner® Synthetic Underlayment over the remaining roof deck. -Install CertainTeed SwiftStart® Starter Shingles along all eaves and rakes. -Install CertainTeed Landmark® architectural shingles (Color: TBD), on entire roof, featuring StreakFighter® algae resistance and QuadraBond™ adhesive technology for enhanced wind resistance and a secure bond. -Install CertainTeed Shadow Ridge® Hip & Ridge shingles on all hips and ridges. -Ventilation; remove 7 old box vents & plug the existing holes -Install new ridge vent for proper ventilation & airflow for the roof -Replace existing plumbing pipe flashings -Corrosion resistant flashing systems - Install new metal step and counter flashing on the chimney. this are 2 layers of metal that protect the joint between the chimney and the roof from	12,714.00

Description	Amount
water intrusion. Remove and properly dispose of all roofing materials and installation debris, leaving the job site clean upon completion.	
CertainTeed Landmark® Warranty Limited Lifetime Warranty for the original homeowner. 10-Year SureStart™ protection against manufacturing defects. 10-Year StreakFighter® algae resistance warranty. 30-year from shingle manufacture 130 MPH wind warranty	
	Sub Total 12,714.00
	Total \$12,714.00

Notes

- * The roof estimate does not include special penetrations as exhaust vents, HVAC Flue, chimney, skylight and PV penetration.
- * The roof estimate does not include fascia detail.
- * If the customer selects a special color for gutters or metal components, pricing may be subject to increase.
- * The estimate does not include permit fees or special insurance charges (i.e. umbrella insurance)

To move forward, 50% down. Remaining 50% due at project completion and satisfaction.

Terms & Conditions

- 1.) Our Company reserves the right to stop, halt, or reschedule construction for any reason that may fall within listed categories: weather, injury on site, emergency calls for commercial or residential customers.
- 2.) When ridge vent is installed, the Homeowner is responsible for maintaining open soffit vents throughout the entire house.
- 3.) Due to our insurance regulations, the homeowner is not allowed to use our tools or any equipment including, but not limited to: ladders, and cannot interfere with the construction crew.
- 4.) Any damage resulting from the lack of homeowner's maintenance, abuse or ordinary wear and tear is excluded from any and all labor guarantees.
- 5.) In the event payment is not made when due, buyer agrees to pay interest at 3% per month or the maximum legal rate including any attorney fees and all other costs for collection.
- 6.) Our Company is not responsible for the removal or readjustment of any Antenna/satellite. The customer can opt for removal of antenna /satellite at an additional charge.
- 7.) If decking requires replacement, customer is responsible for cost of material and labor at due market cost. (prices subject to vary)
- 8.) Customer is aware of varying waste factor for project and will be responsible for cost of material and labor. Waste factors can vary from 5% to 20% based on complexity of job. Customer has right to information regarding waste factor and cost.
- 9.) Customer is aware if they choose to not replace skylights (if applicable), Our Company is not responsible for any leaks involving unreplaced skylight(s).
- 10.) If customer is replacing fascia, customer is aware and responsible, that the cost of wood protection behind fascia is an extra cost.
- 11.) When a permit is needed, the customer is responsible for cost, while Our Company is responsible for the order of permit (If permit is ordered and customer cancels the project, the customer is responsible for reimbursement of the cost of permit).
- 12.) If customer chooses to finance, the final price of payments and amount financed are subject to change upon final completion of project.

"Prevailing Wage Disclosure & Indemnification

Owner represents and warrants that all applicable prevailing wage requirements, including but not limited to Illinois Prevailing Wage Act and

Euclid Roofing & Siding Inc.

/or Davis-Bacon Act requirements, have been fully disclosed prior to execution of this agreement. In the event prevailing wage obligations are later determined to apply due to undisclosed or misrepresented funding sources, Owner agrees to fully indemnify and reimburse Contractor for all additional wages, fringe benefits, penalties, interest, administrative costs, legal fees, and compliance expenses incurred as a result."

Authorized Signature _____

Project Description

The project consists of the following renovations and improvements to 535 S. East Ave in Oak Park.

First floor unit

First floor level

- Expansion of kitchen to west into the porch area. Redesign of kitchen with island, added cabinets/storage, and eating area.
- Connection of kitchen to an exterior deck/patio area.
- Closet at rear entry

Basement level

- Convert closet in family room into bar/ $\frac{1}{2}$ kitchen (using footprint of former kitchen)
- Add closet in bedroom in alcove by stair.
- Repair ceiling in hall and family room
- Repair water seepage in utility area

Second floor unit

- Expansion of kitchen to west into the porch area. Redesign of kitchen with island, added cabinets/storage, and eating area.
- Access to attic crawl space for storage
- Laundry closet with stackable washer/dryer
- Expansion of back bedroom into existing pantry/closet
- Addition of back bedroom closet on north side of existing back porch
- Closet at rear entry

Building upgrades

- Covered rear external stair giving access to all floors according to zoning requirements
- Explore design options for back yard.
- Separate Air Handling Units at each floor for Heating & A/C

Estimate of costs:

1) Architect fees:	\$6750
Includes: Drawings, permitting, construction administration	
2) Integration of back porch:	\$50,000
Includes: Assuring drainage along west wall, reconstruction of porch area, insulation, new windows/patio door, removal of original wall, removal of 2 nd floor existing pantry and back bedroom closet, installation of closets on 1 st and 2 nd floor, removal of existing staircase, new staircase connecting all floors, leveling of floors to existing level, expansion of 1 st and 2 nd floor kitchen/2 nd floor bedroom floors into existing porch/staircase area, creation of crawl space storage above 2 nd floor in existing porch.	
3) Construction of wet bar/ ½ kitchen on lower level	\$10000
4) Construction of closet on lower level	\$3000
5) 1 st floor kitchen	\$20,000
6) 2 nd floor kitchen/in-unit laundry	\$25,000
7) Heating/cooling upgrades/separation/repair ceiling	\$40,000
TOTAL	\$154,750



Estimate

\$2,750.00

View Estimate

If you have any questions, email me at windycitydrywall@yahoo.com or call at (708) 228 8622

Estimate #

Stairwell × 1 (nontaxable)	\$2,750.00
-remove wood panel on 2 walls -install 1/2 inch drywall where panel was removed -taping, sanding, priming, and painting	
Subtotal	\$2,750.00
Total	\$2,750.00

535 S. EAST AVE / OAK PARK

BOB BREGIN
CELL: (708) 369-0221

STRID

GARAGE FOR YOU, INC.

PAGE

BY RICKY CONSTRUCTION, INC.
CUSTOM BUILT GARAGES AND REPAIRS

7-22-26

141 E. ANITA AVE, MT. PROSPECT, IL 60056

OFFICE: (847) 299-2221

Garage4u@gmail.com & rickyconstruction@gmail.com

www.garageforyou.com

8-12" BUILD UP

900	HAULAWAY 20X20 GARAGE - EMPTY
800	HAULAWAY 20X24 CONCRETE 45" THICK
6050	20X20X4 FOOT APRON CONCRETE -
	4 INCH THICK FLOOR 6 INCH THICK APRON
	6 BAG MIX - 4000 PSI - 6X6X10 WIRE MESH
	ANCHOR BOLTS - RAISE CURBS
	4-8 INCH THICK STONE BASE - COMPACTED
1400	20 INCH FOOTINGS - PERIMETER
450	DOUBLE STEEL RODS IN FOOTINGS
300	RAISED CONCRETE CURB WALL AT PLANTER
400	HAUL DIRT - DEBRIS
\$10,300	APPLICATION + STANDARD PLANS INCLUDED
	+ PERMITS +
\$300	ASBESTOS TESTS + REPORTS
\$300	EPA COOK COUNTY PERMIT
\$?	OAK PARK PERMITS - FEES
\$?	ANY REQUIRED SURVEYS
	ADD ON OPTIONS
\$250	TYVEK WRAP - MOISTURE BARRIER
\$650	18 FOOT WIDE DOOR UPGRADE (NEED 22 FT GAR.)
\$1350	22X20 UPGRADE FROM 20X20
\$1350	22X22 UPGRADE FROM 22X20

535 S EAST AVE / OAK PARK

BOB BREGIN
CELL: (708) 369-0221

STRIO

GARAGE FOR YOU, INC.

BY RICKY CONSTRUCTION, INC.
CUSTOM BUILT GARAGES AND REPAIRS

7-22-26

141 E. ANITA AVE, MT. PROSPECT, IL 60056

OFFICE: (847) 299-2221

Garage4u@gmail.com & rickyconstruction@gmail.com

www.garageforyou.com

PAGE

②

\$10,900

20X20 PREMIUM GRADE # 2
CONSTRUCTION 1/2 INCH THICK CDX
PLYWOOD WALLS + ROOF - 2X4 WALLS
2X6 ROOF RAFTERS - BOTH - 16 INCH O.C.
2X8 HIP-RIDGE BOARDS - 2X6 WALL TIES
32 INCH O.C. - 2 - LVL DOOR SUPPORT -
HEADERS WITH WEATHER SEALS AT DOORS
ALL LABOR - CLEAN UP - HAUL DEBRIS
1 WINDOW - YOUR CHOICE
36 INCH WIDE 6 PANEL STEEL DOOR - 2 LOCKS
30 YEAR ROOF SHINGLES - #15 FELT - 2 VENTS
1/4" THICK PREMIUM VINYL SIDING
16X7 STEEL BACKED 2 INCH THICK WIND CODE DOOR
2 HP. BELT DRIVE MOTOR - 3 REMOTES - WIFI
ALUMINUM SOFFIT - FASCIA - DOOR TRIM
GUTTERS - ALUMINUM - 2 DOWNSPOUTS
1 WALL - EAVE FIRE CODE - TAPED
ELECTRIC FROM HOUSE - 3/4 INCH PIPE
8 CIRCUIT PANEL IN GARAGE - BREAKERS
240 VOLT - 60 AMP - 2 INSIDE LIGHTS
2 - OUTSIDE LIGHTS - 4 DOUBLE OUTLETS
EV CHARGER ADD \$500-1200 DOLLARS

250

450

1300

900

2100

400

950

900

800

3,400

\$22,350

PAGE ②

5 YEAR STRUCTURE WARRANTY

\$10,300

PAGE ①

20X20 + PERMITS - FEES

\$32,650

\$32,650 + OPTIONS

PROPOSAL #2047

8744 Glenwoody Court
Orland Park, IL. 60462
(708) 228-7197
pggrel02@gmail.com
grelbilling@gmail.com

SUBMITTED TO:

WORK TO BE PERFORMED AT:

Name John Evar Strid	Address 535 S East Ave
Address 535 S East Ave	City/State/Zip Oak Park IL 60304
City/State/Zip Oka Park IL 60304	Date of the Job -----
██████████ ██████████████████	██████████ ██████

██████████ specifications to furnish the material and perform the necessary labor for the completion of: **INSTALLATION OF MINI SPLIT SYSTEM**

We propose to install the following equipment:

1st floor and basement:

- Mitsubishi mini split system outdoor unit
- Multi zone 3HD/30K
- Multiport application with 4 indoor units (3) 6KHP and (1) 9KHP
- New line sets
- New drains
- 24V wiring

2nd floor

- Mitsubishi mini split system outdoor unit
- Multi zone 3HD/30K
- Multiport application with 3 indoor units (2) 6KHP and (1) 9KHP
- New line sets
- New drains
- 24V wiring

Regular price: \$ 14,950.00
Off season price: \$ 12,950.00
(PROPOSAL NOT VALID AFTER 30 DAYS)

OFF Season Dates: October 1st-December 1st **OR** March 15th-May 15th

Warranty: 1 year labor, 5 years parts and 10 years compressors and heat

Payment Schedule: Deposit 50% and balance upon completion of the job

All material is guaranteed to be as specified and the above work will be performed in accordance with the drawings and specifications submitted for the above work and completed in substantial workmanlike manner.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Signature: _____

Date: _____

Date: _____

APARTMENT LEASE

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT	SECURITY DEPOSIT*
	BEGINNING 10/1/2025	ENDING 9/30/2026	\$3200	\$3400
Late Payment Charge- \$35.00	Returned Check Charge- \$25.00			Reletting Charge- One Month's Rent+ Lost Rent
Monthly Total:			\$3200	

	TENANT	LESSOR (owner)
NAMES:	[REDACTED]	John Evar Strid
ADDRESS	535 S. East Ave.	535 S. East Ave.
CITY	Oak Park, IL 60304	Oak Park, IL 60304
APARTMENT	1	2
PHONE	[REDACTED]	

In consideration of the mutual agreements and covenants set forth below and on the reverse side hereof (the same being fully included as part of this Lease) Lessor hereby leases to Tenant and Tenant hereby leases from Lessor for use in accordance with paragraph 8 hereof the Apartment designated above, together with the fixtures and accessories belonging thereto, for the above Term. All parties listed above as Lessor and Tenant are herein referred to individually and collectively as Lessor and Tenant respectively.

ADDITIONAL AGREEMENTS AND COVENANTS (Including Decorating and Repairs), if any.

Maximum Occupancy of this unit is 4 person(s) as named herein.

Night parking is prohibited on all Village streets from two thirty o'clock (2:30) A.M. to six o'clock (6:00) A.M. and the tenant is responsible for providing off-street parking for the tenant's vehicle during those hours to the extent such parking is not provided by the lessor.

Please read and sign attached rules and regulations which will become part of this lease.

Building Management: John Evar Strid, Contact [REDACTED]

Tenant: [REDACTED]

Tenant: [REDACTED]

Tenant: [REDACTED]

Tenant: [REDACTED]

SIGNATURES

TENANT(S)

LESSOR

John Evar Strid

From: Santiago Valdez Santiago@chicago773.com 
Subject: Re: ADU Application
Date: July 17, 2026 at 9:14 PM
To: John Evar Strid [REDACTED]



Hey Evar, sorry for the delay; here is what I have:

| [Assessor records](#)

Attached, not sure if this is what is needed, but thats what I have access to, the public records. If you need more, I saw your attorney contested the taxes. You can ask them if there is anything else that would make sense here.

| [title history and the 2008 and 2014 sale records.](#)

This for sure has to be an attorney, the sales records are attached but they will also come with the title history which has a lot more validity

|
the comparison of renting as a large duplex or as two separate units.

Here the numbers and data as separated units, its about \$1,600 for the garden and \$2,600 for the first floor:

[Separated Units, 535 S East Ave](#)

Here is the info on a duplex down, its about \$3,400 and thats actually pushing it, those units are very nice:

[Duplex down, 535 S East Ave](#)

So the difference is about \$1,000 per month and also splitting the units creates a rare affordable unit, naturally occurring, in the neighborhood.

|
Sending you the best on it. Let me know if there is anything else I can help with. Looking at it as a property owner of a multi-unit and a real estate advisor, it makes all the sense to split the units permanently. Looking at this as a human that wants everybody to have a chance to live in a nice neighborhood, I would also say, splitting the units is the right move; it helps create an entry level place for many people or a lower rent stable home for others that are not able to or don't need to spend over \$24,000 per year on rent.

| Santiago

[Santiago Valdez](#)

Real Estate Broker

COMPASS

2350 N Lincoln

Chicago, IL 60614

Tel: (773)858-2410

Luxury Residential | Waterfront | 3-30 Unit Specialist

Serving the real estate needs of the world's greatest clients.

COMPASS

On Fri, Jul 17, 2026 at 3:21 PM John Evar Strid [REDACTED] wrote:
Hey Santiago,

I hope you are doing well and just wanted to check in if you have had any time.

We are trying to submit for the Board review and need as much documentation as possible, the records as well as the comparison of renting as a large duplex or as two separate units.

Thanks again for your help and let me know if you need anything on your end.

Best, JohnEvar

| On Jul 10, 2026, at 10:36 AM, Santiago Valdez <Santiago@chicago773.com> wrote:

Hey Evar! it was so nice to see you on the 4th!!

I can aet some of this. the transfers (sale records) from cook county. same with the assessor records. the title stuff.

it would be a title company, and the easiest way is to go through an attorney like Harley. The title may have some expenses to it but Harley can let you know...the other stuff I can pull, its no problem, easy. will get it for you!

Santiago

Santiago Valdez

Real Estate Broker

COMPASS

2350 N Lincoln

Chicago, IL 60614

Tel: (773)858-2410

Luxury Residential | Waterfront | 3-30 Unit Specialist

Serving the real estate needs of the world's greatest clients.

COMPASS

On Thu, Jul 9, 2026 at 6:32 AM John Evar Strid <[REDACTED]> wrote:

Hi Santiago,

It was great seeing you, Elizabeth, and others on July 4. Thanks again for hosting.

As you know we are in the process of preparing an application for an ADU for the property which is due soon for the next Zoning Board of Appeals meeting in August. We need some help finding documentation regarding the building.

I have attached the application. On page 3, a table includes evidence to provide. From the list, we were hoping you might be able to help us to advise how to find Assessor records, title history and the 2008 and 2014 sale records. Let me know if you have any ideas on how to get as much documentation as possible and if you have any suggestions to strengthen the application.

Thanks in advance for your help and please let us know if we can compensate you for your time.

I hope we can get together again soon! Give my best to Elizabeth.

Best, JohnEvar

**PropertyDetails_535_S_East_Ave
_Oak_Park.pdf**
119 KB



**Cook County Assessor's Office
.pdf**



Duplex Down 535 S East Ave

07/17/28

Rented Listings

Address	Status	Listing Type	Building	Neighborhood	Building Units	City	Price	Beds	Full Baths	Half Baths	Total Square Feet	DOM	Move In Date	Updated Date	List Date	Rented Date	Property Type
426 S Elmwood Ave, Unit 1	Rented	MLS Listing	426 S Elmwood Ave	Oak Park	2	Oak Park	\$3,300	3	2	0	2,200	23	07/01/2025	05/29/2025	05/04/2025	05/28/2025	Rental/Condo
138 Clinton Ave, Unit 1	Rented	MLS Listing	138 Clinton Ave	Oak Park	2	Oak Park	\$3,450	3	2	0	1,800	6	01/20/2026	02/06/2026	01/20/2026	02/01/2026	Rental/Unit Duplex
619 S Lombard Ave, Unit 1	Rented	MLS Listing	619 S Lombard Ave	Oak Park		Oak Park	\$3,500	4	2	0		98	09/18/2023	04/14/2025	01/06/2025	04/14/2025	Rental/Apartment
Average							\$3,417				2000	42					
Median							\$3,450				2000	23					

Separated Units 535 S East Ave

07/17/26

Active Listings

Address	Status	Listing Type	Building	Neighborhood	Building Units	City	Price	Beds	Full Baths	Half Baths	Total Square Feet	DOM	Move In Date	Updated Date	List Date	Rented Date	Property Type
108 Clinton Ave, Unit 2	Now	Compass Listing	108 Clinton Ave	Oak Park	2	Oak Park	\$2,850	3		1	0	1,250	4	07/14/2026	07/14/2026	07/13/2026	Rental/Apartment
Average							\$2,850					1250	4				
Median							\$2,850					1250	4				

Contract Listings

Address	Status	Listing Type	Building	Neighborhood	Building Units	City	Price	Beds	Full Baths	Half Baths	Total Square Feet	DOM	Move In Date	Updated Date	List Date	Rented Date	Property Type
120 S Austin Blvd, Unit G	Pending	MLS Listing	120 S Austin Blvd	Oak Park		Oak Park	\$1,600	2		1	0	900	21	06/25/2026	07/15/2026	06/24/2026	Rental/Other
Average							\$1,600					900	21				
Median							\$1,600					900	21				

Rented Listings

Address	Status	Listing Type	Building	Neighborhood	Building Units	City	Price	Beds	Full Baths	Half Baths	Total Square Feet	DOM	Move In Date	Updated Date	List Date	Rented Date	Property Type	
515 Carpenter Ave, Unit 2	Rented	MLS Listing	515 Carpenter Ave	Oak Park	2	Oak Park	\$2,105	3		1	0	1,400	43	12/21/2024	02/04/2025	12/20/2024	02/15/2025	Rental/Apartment
1018 Pleasant St, Unit 1	Rented	MLS Listing	1018 Pleasant St	Oak Park	2	Oak Park	\$3,150	2		1	0	1,700	11	06/01/2025	04/10/2025	03/26/2025	04/09/2025	Rental/Apartment
108 Clinton Ave, Unit 2	Rented	Compass Listing	108 Clinton Ave	Oak Park	2	Oak Park	\$2,700	3		1	0	1,250	22	06/01/2025	06/22/2025	05/29/2025	06/20/2025	Rental/Apartment
823 S Euclid Ave, Unit 1	Rented	MLS Listing	823 S Euclid Ave	Oak Park	2	Oak Park	\$2,600	3		1	0	1,100	42	07/01/2025	07/18/2025	06/04/2025	06/22/2025	Rental/Apartment
916 Pleasant St, Unit 1	Rented	@properties Listing	916 Pleasant St	Oak Park	2	Oak Park	\$2,100	2		1	0	1,255	15	11/14/2025	11/30/2025	11/10/2025	11/26/2025	Rental/Apartment
140 S Austin Blvd, Unit 2	Rented	MLS Listing	140 S Austin Blvd	Oak Park	2	Oak Park	\$2,400	3		1	0	1,400	33	10/01/2025	12/01/2025	10/09/2025	12/01/2025	Rental/Apartment
134 S Lombard Ave, Unit 2	Rented	MLS Listing	134 S Lombard Ave	Oak Park	2	Oak Park	\$2,100	2		1	0	1,100	22	09/01/2025	08/11/2025	07/20/2025	08/11/2025	Rental/Apartment
334 S Oak Park Ave, Unit 2	Rented	MLS Listing	334 S Oak Park Ave	Oak Park	2	Oak Park	\$2,750	3		1	0	1,700	35	07/09/2025	08/18/2025	07/19/2025	08/14/2025	Rental/Apartment
128 S Austin Blvd, Unit 1	Rented	Compass Listing	128 S Austin Blvd	Oak Park	3	Oak Park	\$2,275	3		1	0		28	01/15/2025	02/15/2025	01/19/2025	02/14/2025	Rental/Condo
46 Washington Blvd, Unit 2	Rented	MLS Listing	46 Washington Blvd	Oak Park	3	Oak Park	\$1,950	2		1	0	1,534	15	05/24/2025	01/08/2026	05/22/2025	06/07/2025	Rental/Apartment
511 S Lombard Ave, Unit 1	Rented	@properties Listing	511 S Lombard Ave	Oak Park	3	Oak Park	\$2,950	3		1	0	1,200	15	06/01/2026	06/17/2026	05/31/2026	06/15/2026	Rental
140 S Austin Blvd, Unit G	Rented	MLS Listing	140 S Austin Blvd	Oak Park	2	Oak Park	\$1,500	2		1	0	700	15	03/01/2025	03/15/2025	02/26/2025	03/12/2025	Rental/Other
120 S Austin Blvd, Unit B	Rented	MLS Listing	120 S Austin Blvd	Oak Park		Oak Park	\$1,300	2		1	0	900	36	09/01/2025	09/10/2025	08/05/2025	09/10/2025	Rental/Other
Average							\$2,305					1259.916667	25					
Median							\$2,275					1252.5	22					

To: Zoning Board of Appeals, Village of Oak Park

Re: Joint neighbor support for interior ADU variance request at 535 S. East Ave., Oak Park, IL 60304

Dear Members of the Zoning Board of Appeals:

We, the undersigned neighbors and nearby residents, write in support of the variance request submitted by John Evar Strid / 535 Oak Park, LLC for the property at 535 S. East Ave., Oak Park, IL 60304.

We understand that the applicant is requesting limited zoning relief to designate and permit one interior accessory dwelling unit within the existing building envelope of the existing two-family building.

We support this request because it is narrow, interior, and compatible with the surrounding neighborhood. Based on our understanding, the proposal does not involve a new exterior addition, increased building height, reduced setbacks, increased lot coverage, or a major visible change to the property.

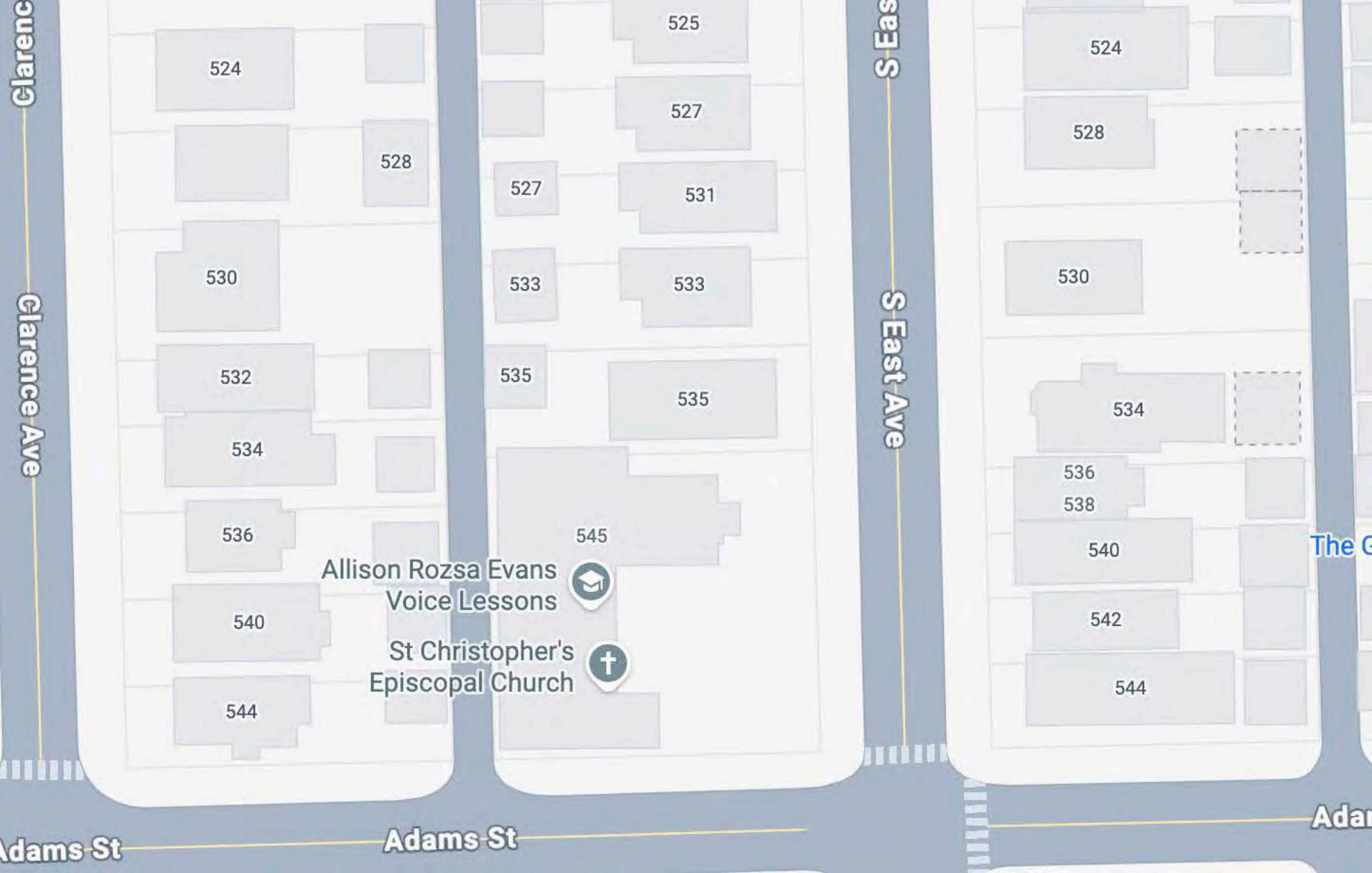
The surrounding area already includes a mix of residential housing types, including single-family homes, two-flats, three-flats, and other small multifamily buildings. In our view, allowing one interior ADU at 535 S. East Ave. would be consistent with the existing character of the block and would not introduce an unusual or disruptive use.

We also understand that the proposed ADU would remain subject to Village building, fire-safety, rental licensing, inspection, fair housing, and code-compliance requirements. For these reasons, we believe the requested relief is reasonable and compatible with the neighborhood.

We respectfully ask the Zoning Board of Appeals to approve the requested variance.

Sincerely,

Printed Name	Address	Signature	Date	Email / Phone Optional
Colin Taylor			7/19/25	
Gregory Peters			7/19/25	
Matt Melloy			7/19/26	
DONNA WISE			7-20-26	
Nicholas-Allegra			7-20-26	
CHRISTOPHER			7/20/26	
Jeffrey O'Leary			7/20/26	
Brandon Sanders			7/22/26	
Robert Aronson			7/22/26	
Jeff Knaub			7/22/26	
Terence Knight			7/23/26	
Jerry Kribb			7/27/26	



Clarence Ave

Clarence Ave

Adams St

Adams St

S East Ave

S East Ave

Adams St

524

528

530

532

534

536

540

544

525

527

527

531

533

533

535

535

545

Allison Rozsa Evans
Voice Lessons

St Christopher's
Episcopal Church



524

528

530

534

536

538

540

542

544

The G