



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): Not Applicable

Address/Location of Property in Question: 430 South Taylor Street

Property Identification Number(s)(PIN): Text

Name of Property Owner(s): 430 S. Taylor, LLC

Address of Property Owner(s): 41 Chicago Avenue, Oak Park, IL

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

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) Not Applicable

Name of Applicant(s) (if different than Property Owner): John Conrad Schiess

Applicant's Address: [REDACTED]

Applicant's Contact Information: Phone [REDACTED] E-Mail [REDACTED]

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: Variance request for allowable units per Table 4-1 Minimum Lot Area per unit

Variance request for the dead-end parking lot without a turnaround space provided (10.3(B)(5)).

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-7</u>	<u>Multi-Family</u>
To the South:	<u>R-7</u>	<u>Multi-Family</u>
To the East:	<u>R-7</u>	<u>Multi-Family</u>
To the West:	<u>R-7</u>	<u>Multi-Family</u>

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

If Yes, how? _____

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

If Yes, how? _____

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

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

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

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

Article: 4 Section: Table 4-1 Minimum Lot Area per Unit

Article: 10 Section: 10.3(B)(5)

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;

The proposed 8 unit building will be in harmony with the other properties in the area for the following reasons:
The proposed building is a residential use with only one additional unit per the allowable uses in the zone district.

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.

John Conrad Schiess

(Printed Name) Applicant

(Signature) Applicant



May 8, 2026

Date

Robert Planek for 430 S. Taylor, LLC

(Printed Name) Owner



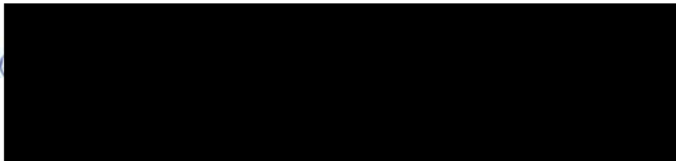
May 8, 2026

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

8th DAY OF MAY, 2026



(Notary Public)



430 South Taylor Avenue

May 8, 2026

June 3, 2026 revised

Section 14.3 Variation Standards

Approval Standards

1. The Zoning Board of Appeals decision must make findings to support each of the following:

a. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

Historically, the documents show that the property was, prior to the fire damage, a single-family home most likely because of certain historic economic challenges of that time. The home was destroyed by a fire that rendered the structure a complete loss.

The current property is in an R-7 Zone District which allows the construction of a multi-family building containing seven residential units.

If a strict application of the terms of this Ordinance are applied, and the subject property is forced to operate as a seven - unit rental property. The attached pro forma shows that the resulting property would not be financially feasible.

The applicant will testify and submit financial information that will demonstrate that the property, if the relief sought is not granted, will not provide a reasonable return on investment.

Simply, the applicant is seeking relief which will allow to the investment in the property via an eight-unit building and return the property as a worthy contributor to the neighboring area.

Now therefore, given the stated facts herein and the facts to be submitted at the public hearing, if a strict application of the terms of this Ordinance are applied, it will result in undue hardship to the property.

As it relates to the dead-end parking relief, the hardship response is similar in that, if the strict letter of the Ordinance is applied, the proposed building, or a reasonably similar building, could not be built at a reasonable cost. That is to say, the cost for under the building parking would be beyond the construction budget capacity so as to allow for a reasonable return.

b. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The current property's condition, a vacant lot where a large structure once stood, underpin the hardship.

The applicant will demonstrate through financial proforma, architectural schematic drawings and testimony that the property's condition will require certain construction methods and costs that will make the property's economics not work out without relief.

Further, as stated above, the cost for underground parking would make this development, whether it be a seven or eight unit building, not financially feasible.

Now therefore, given the stated facts and the facts to be submitted, if a strict application of the terms of this Ordinance is applied, the result will result in undue hardship to the property.

c. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

The plight of the owner and applicant related to this property are due to unique circumstances inherent to the subject property – property's current condition have not been created by any person presently having a proprietary interest in the property in question. This response also applies to the relief sought for the dead-end parking. The location and physical dimensions of the property prohibit a reasonable building and parking solution that does not include a request for relief.

2. The Zoning Board of Appeals, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

The proposed building will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IRC building codes which govern construction type for the property. In following these codes and ordinances, the development's maintenance, and operation of the requested variation will not endanger the public health, safety, or welfare. Additionally, the dead-end is a parking configuration solution that is known throughout various conditions in Oak Park and will not endanger the public health, safety, or welfare.

b. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Similarly, the property will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IRC building codes which govern construction type for the property.

In following these codes and ordinances, the property with the requested variation will not impair an adequate supply of light and air to adjacent property nor increase the danger of fire, endanger the public safety. In terms of congestion, given the property's prior use as a three-unit rental property, the proposed use for a three-unit rental, the development will not increase congestion in the public streets.

Finally, the proposed development will, in the applicant's experience, help support adjacent and neighboring property values given the applicant's statements that the additional revenue will be used to reverse the disinvestment and physical deterioration.

c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

The proposed use is compatible with the general land use of adjacent properties and other property with the immediate vicinity in that it generally complies with the zoning ordinance for this zone district since the property is.

Further, the development generally complies with Envision Oak Park as it relates to providing unique ways to add residential uses throughout the Village and Oak Park's comprehensive plan for land uses in this zone district.

END OF RESPONSES

May 8, 2026

430 South Taylor Avenue

Narrative

Historic context

The property was improved by a single-family home in the R-7 Zone District prior to 2025 when a fire consumed the then existing building and rendered it a complete loss. The current property owners purchased the property in 2026 and demolished the remaining structure for practical reasons.

The Applicant's is requesting a zoning action that would allow the property to be improved with a new code compliant multi-family building with eight units. The R-7 Zone district allows for the construction of seven residential units per Section 4 and Table 4-1 of the zoning ordinance.

The current property owners hired the Applicant, Schiessen Development Solutions to develop reasonable development options for the property. After reviewing the allowable development options within the R-7 district, it became clear that a zoning compliant new seven-unit residential building would not be financially feasible given the current rents and current construction costs. An eighth unit was needed to make the proforma work. See attached proformas for an eight unit building vs a seven unit building.

The relief sought, in the Applicant's view, is aligned with the Village's policy maker's stated intention of increasing the density of housing in strategic areas in the Village. This property is a perfect candidate for that strategic growth. Therefore, the Applicant on behalf of the current property owners, seeks relief from current zoning restrictions, specifically Section 4, Table 4-1 to allow the property to allow for the construction of an eight unit property.

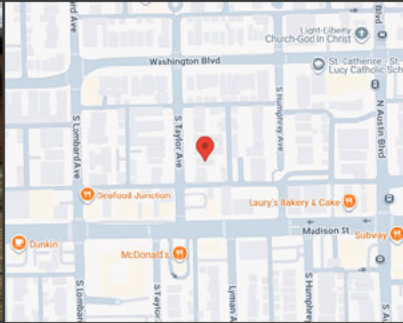
Table 4-1: Residential Districts Dimensional Standards

Residential Districts	R-4	R-5	R-6	R-7
Bulk Standards				
Minimum Lot Area	SF: 3,500 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. 2F: 5,000 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. 2F: 5,000 sq.ft. TH & MF: 5,000 sq.ft. + 900 sq.ft. for each du after first 2 du Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. 2F: 5,000 sq.ft. TH & MF: 5,000 sq.ft. + 700 sq.ft. for each du after first 2 du Non-Residential: 10,000 sq.ft. Park/Playground: None
Minimum Lot Width	30' Non-Residential: 50' Park/Playground: None	SF: 35' 2F: 50' Non-Residential: 50' Park/Playground: None	SF: 35' 2F: 50' TH & MF: 60' Non-Residential: 50' Park/Playground: None	SF: 35' 2F, TH & MF: 50' Non-Residential: 50' Park/Playground: None
Maximum Building Height	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	45' Non-Residential: 45' but may go to 55' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 45'
Maximum Building Coverage	60%	SF: 40% 2F: 50%	SF: 40% 2F: 50% TH & MF: 60%	SF: 40% 2F: 50% TH & MF: 70%
Maximum Impervious Surface	60% Non-Residential: 70%	SF: 65% 2F: 70% Non-Residential: 70%	SF: 65% 2F: 70% TH & MF: 75% Non-Residential: 75%	SF: 65% 2F: 70% TH & MF: 80% Non-Residential: 80%
Required Setbacks				
Minimum Front Setback	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	20'	15'
Minimum Interior Side Setback	5'	5'	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less
Minimum Corner Side Setback	8' Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8' Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'
Minimum Reverse Corner Side Setback - SF & 2F Only	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'
Minimum Rear Setback	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less



MINCHELLA & ASSOCIATES, LTD
FINDING YOU REAL LEGAL SOLUTIONS

2512.3937
PLAT OF SURVEY
COOK COUNTY, ILLINOIS



PROPERTY ADDRESS:
430 S TAYLOR AVENUE, OAK PARK, ILLINOIS 60302

SURVEY NUMBER: 2512.3937

DATE SIGNED: 12/22/25 FIELD WORK DATE: 12/22/2025

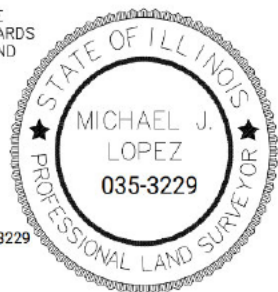
REVISION DATE(S):
(REV.1 12/22/2025)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND
SEAL.

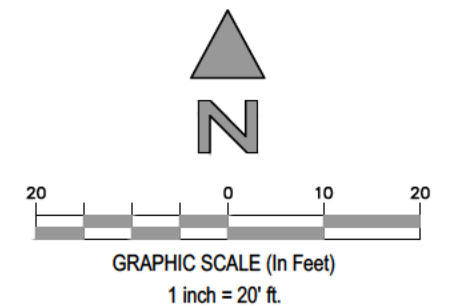
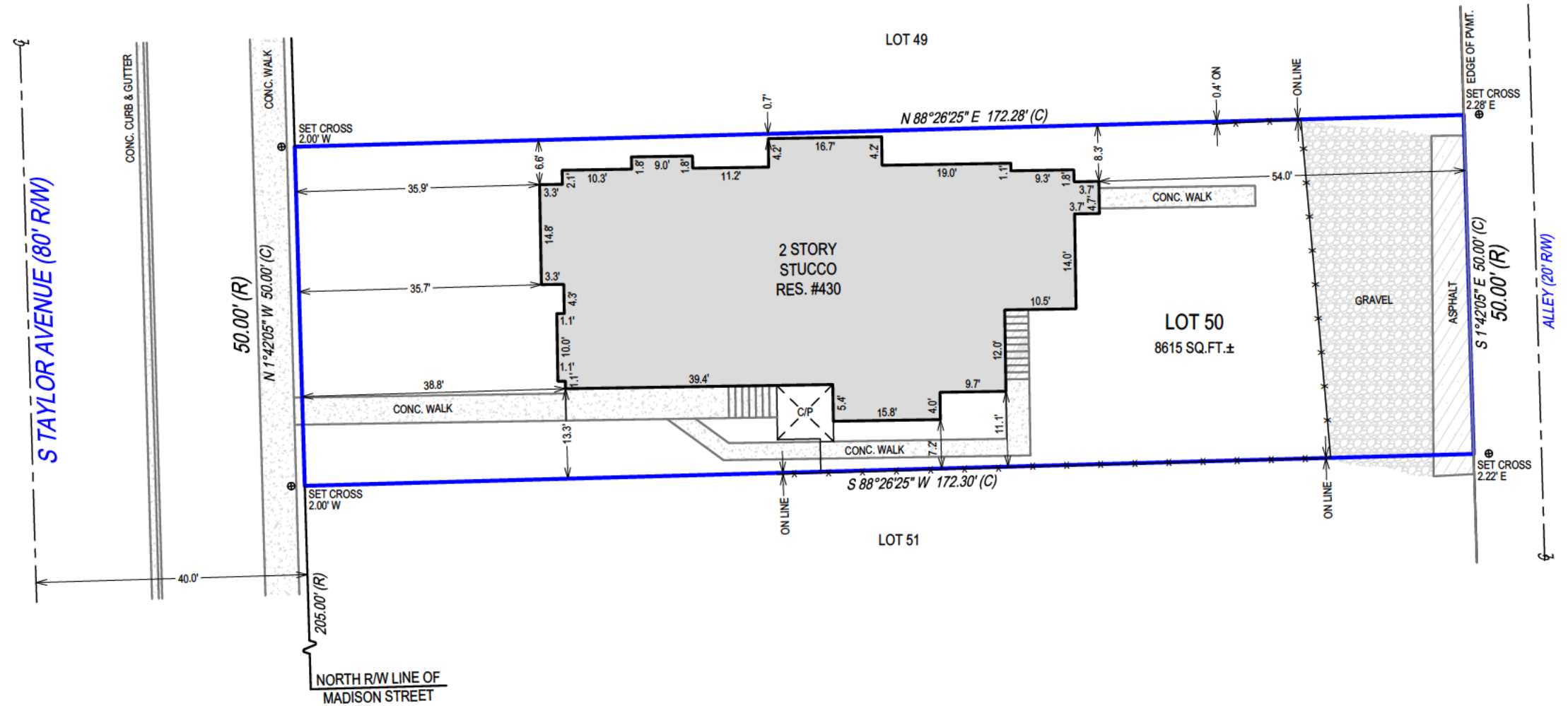
Michael J. Lopez



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
430 S TAYLOR AVENUE, OAK PARK, ILLINOIS 60302

SURVEY NUMBER: 2512.3937

CERTIFIED TO:
430 S TAYLOR LLC; CHICAGO TITLE;

DATE OF SURVEY: 12/22/25

BUYER: 430 S Taylor LLC

LENDER:

TITLE COMPANY: CHICAGO TITLE

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOT FIFTY (50) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST HALF OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION EIGHT (8), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
 - Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
 - THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:

SURVEYORS LEGEND:

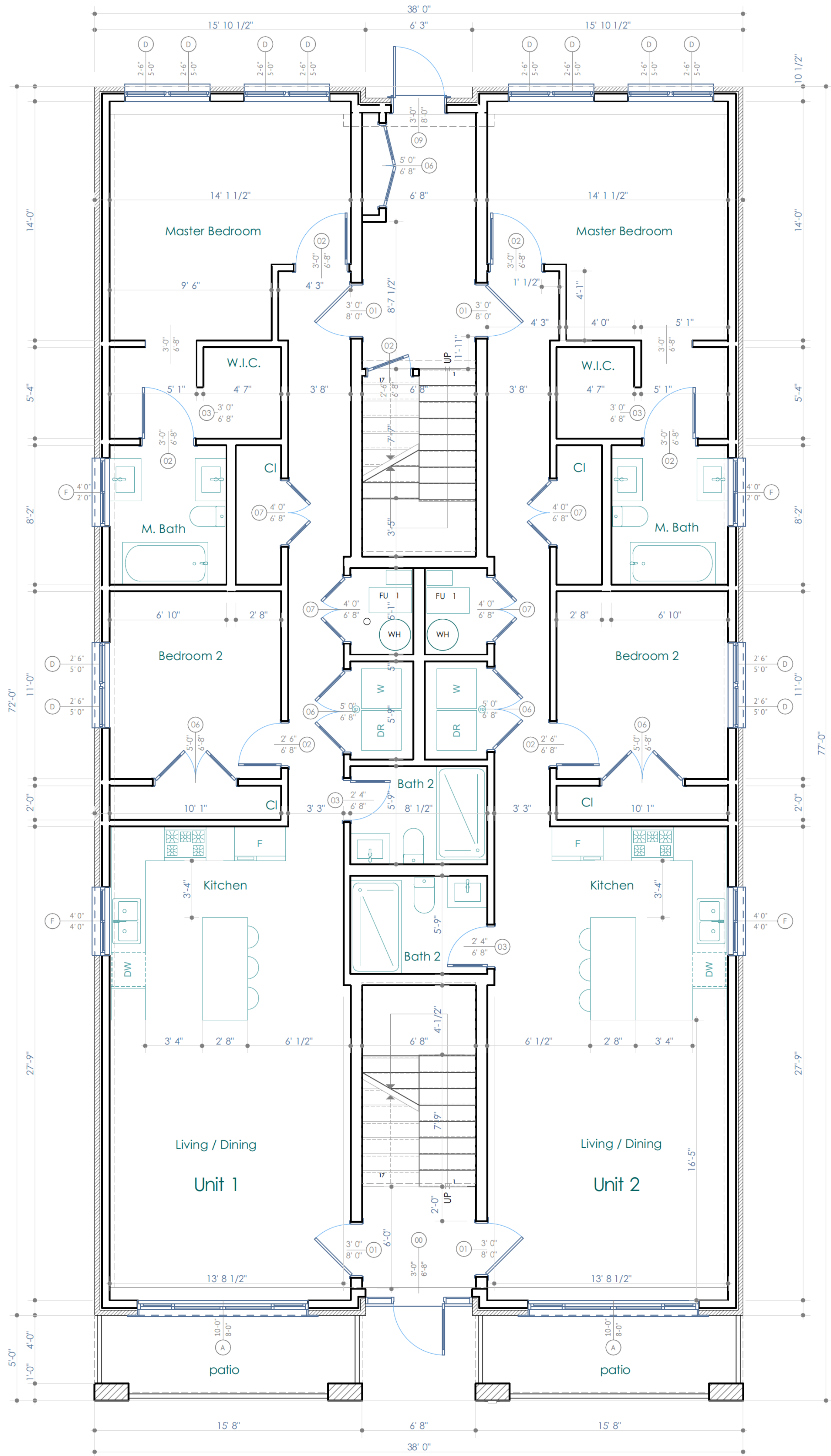
LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<p>ABBREVIATIONS</p> <p>(C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor</p>	<p>FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land</p>	<p>Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve</p>
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Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



1st Floor Plan
SCALE: 1/4" = 1'0"

2728 sf.



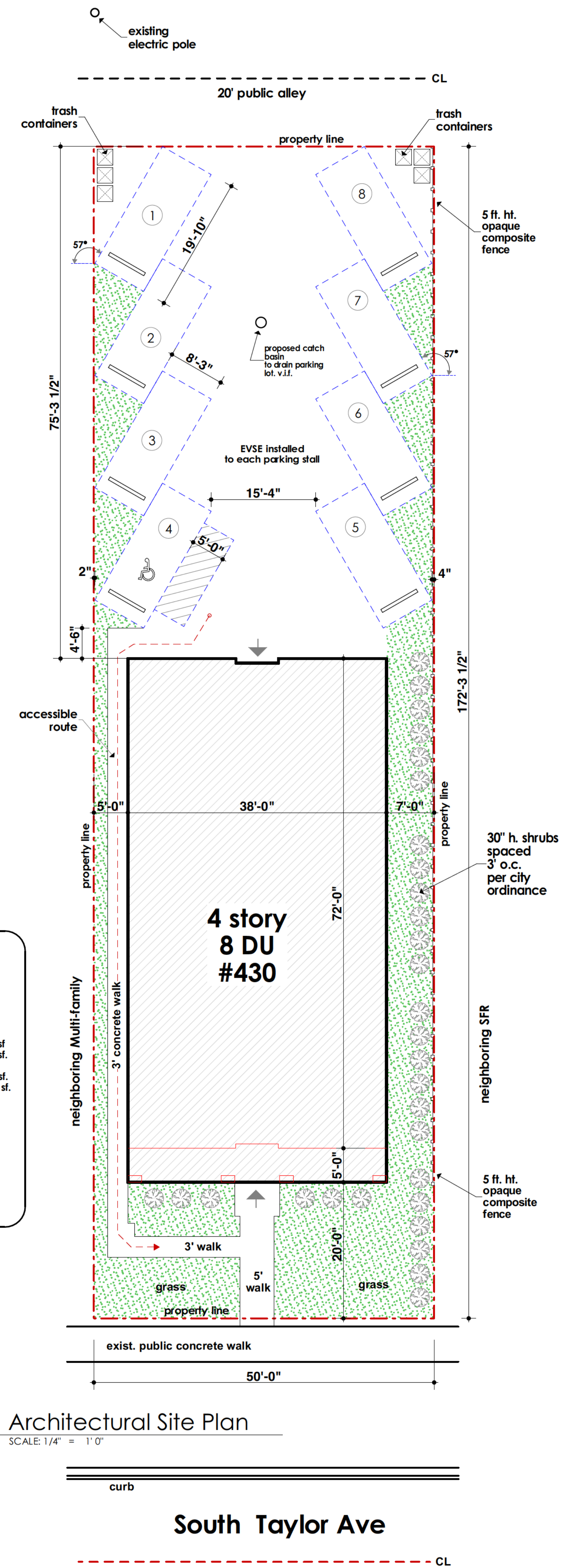
Street view



Front elevation

Zoning & Building data:

- * Zoning district: R-7
- * Lot area: 8615 sf.
- * Front yard: 20'-00"
- * Side yard: 5'-0"
- * Rear yard: 75'-3 1/2"
- * Building height: 44'-4"
- * Building coverage required: 6030 sf
- * Building coverage provided: 2922 sf.
- * Impervious surface required: 6892 sf.
- * Impervious surface provided: 6681 sf.
- * paving: 3759 sf.
- * building: 2922 sf.
- * First floor: 2728 sf.
- * Second floor: 2728 sf.
- * Third floor: 2728 sf.
- * Fourth floor: 2728 sf.
- * Total: 10912 sf.
- Occupancy: Group R-2
- Type of construction: V-A



Architectural Site Plan
SCALE: 1/4" = 1'0"

South Taylor Ave

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Architect

eco design, Ltd
LEADER ARCHITECTS
1701 S. First Avenue
Newwood, IL 60453
708-715-5005
Leader.architect@gmail.com

I hereby certify that these
drawings were prepared
under my responsible control
and to the best of my
knowledge, fully comply with
the pertinent Building Codes

Architects seal

NOT FOR CONSTRUCTION
REVIEW: BID DOCUMENTS

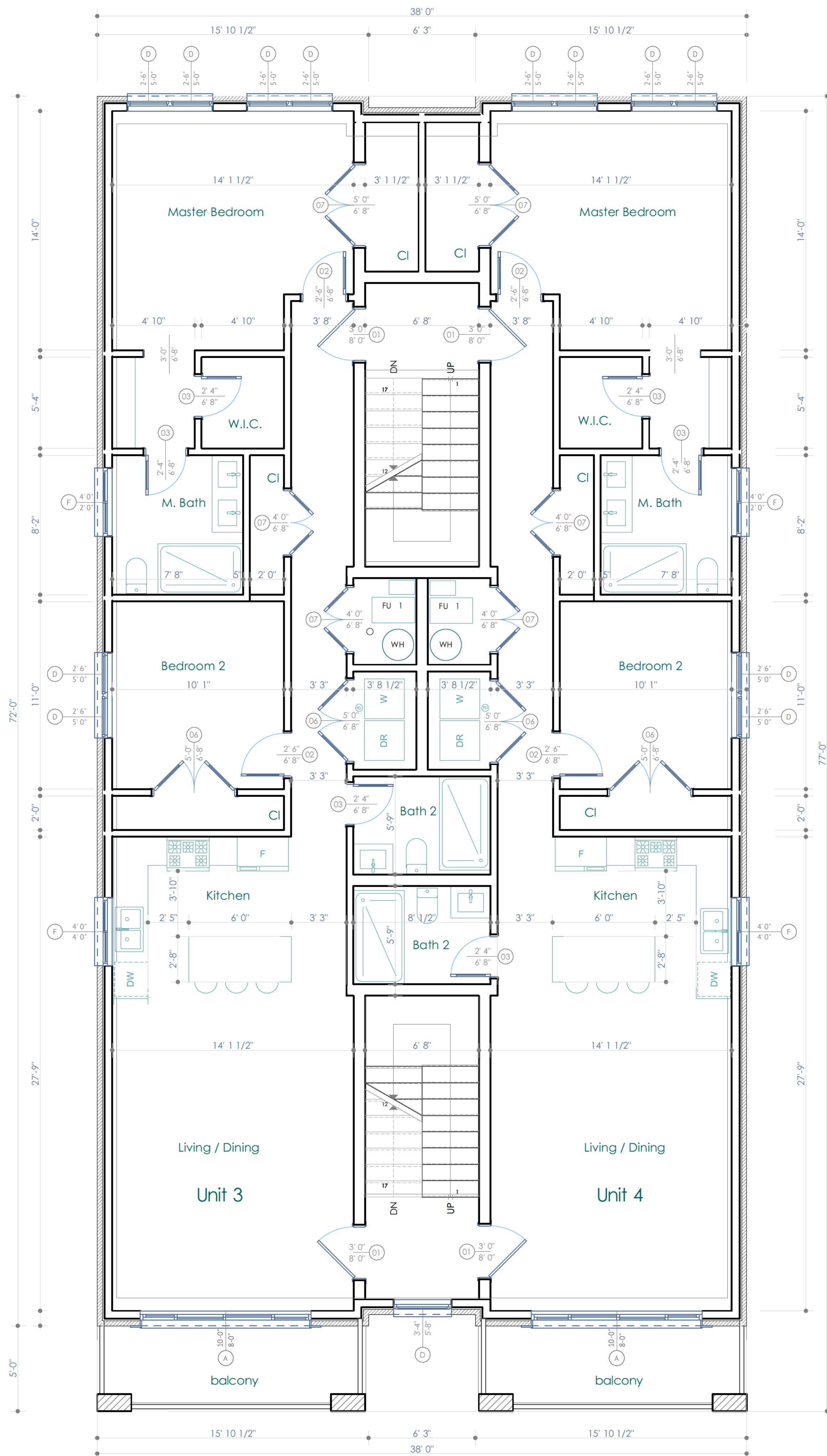
Expires: 11.30.2026

4 STORY 8 DWELLING
UNITS BUILDING
430 S TAYLOR AVENUE
OAK PARK *** ILLINOIS

Project #: 26-008
Date: 03.06.26
Drawn by: AL
Checked: LA

Revision 1:
Revision 2:
Revision 3:

Sheet #
A-1
Scale: as shown



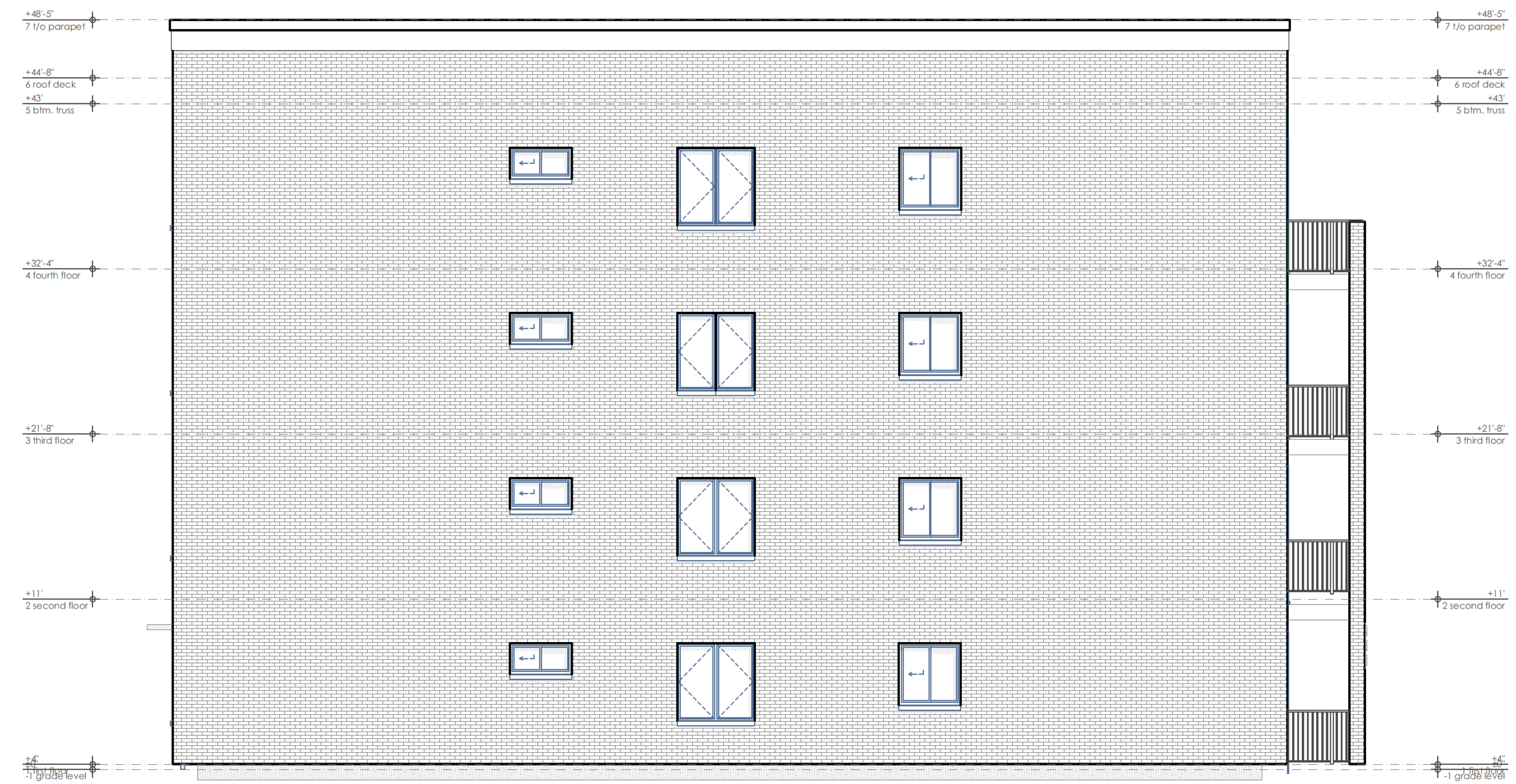
2nd-4th Floor Plan 2728 sf.
SCALE: 1/4" = 1' 0"



Rear Elevation
SCALE: 1/4" = 1' 0"



Front Elevation
SCALE: 1/4" = 1' 0"



Left Elevation
SCALE: 1/4" = 1' 0"

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LEADER ARCHITECTS
708-715-5005
Leader architect@gmail.com
1701 S. Pitt Avenue
Newwood, IL 60053

I hereby certify that these
drawings were prepared
under my responsible control
and to the best of my
knowledge, fully comply with
the pertinent Building Codes

Architects seal
NOT FOR CONSTRUCTION
REVIEW BID DOCUMENTS

03.06.26
Expires: 11.30.2026

4 STORY 8 DWELLING
UNITS BUILDING
430 S TAYLOR AVENUE
OAK PARK *** ILLINOIS

Project # 26-008
Date: 03.06.26
Drawn by: AL
Checked: LA
Revision 1:
Revision 2:
Revision 3:

Sheet #
A-2
Scale: as shown

PROFORMA 1 - 7 UNITS
 10-Jun-26
Income Sales

	Monthly Rent	Yearly Rent
Unit 1	\$2,300	\$27,600
Unit 2	\$2,300	\$27,600
Unit 3	\$2,300	\$27,600
Unit 4	\$2,300	\$27,600
Unit 5	\$2,300	\$27,600
Unit 6	\$2,300	\$27,600
Unit 7	\$2,300	\$27,600
Unit 8 ADU	\$0	\$0

SUBTOTAL GROSS SALES **\$193,200**

DIRECT EXPENSES	\$	22,393.71
ADMINISTRATIVE EXPENSES	\$	18,999.75
TAXES	\$	43,077.28
INSURANCE	\$	5,727.15
MORTGAGE	\$	118,409.01
NET Income		\$103,002

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LAND	\$250,000
CONSTRUCTION	\$2,293,984
SOFT COSTS	\$275,278
PROJECT COSTS	\$2,819,262

EQUITY	\$1,127,704.83
LOAN	\$1,691,557.25
LOAN RATE	7%
RETURN ON INVESTMENT	9%

PROFORMA 1 - 8 UNITS
10-Jun-26

Income Sales

	Monthly Rent		Yearly Rent
Unit 1	\$2,300		\$27,600
Unit 2	\$2,300		\$27,600
Unit 3	\$2,300		\$27,600
Unit 4	\$2,300		\$27,600
Unit 5	\$2,300		\$27,600
Unit 6	\$2,300		\$27,600
Unit 7	\$2,300		\$27,600
Unit 8 ADU	\$2,300		\$27,600

SUBTOTAL GROSS SALES **\$220,800**

DIRECT EXPENSES		\$	22,393.71
ADMINISTRATIVE EXPENSES		\$	18,999.75
TAXES		\$	43,077.28
INSURANCE		\$	5,727.15
MORTGAGE		\$	118,104.24
NET Income			\$130,602

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LAND	\$250,000	
CONSTRUCTION	\$2,329,096	
SOFT COSTS	\$232,910	
PROJECT COSTS	\$2,812,006	

EQUITY	\$1,124,802.24
LOAN	\$1,687,203.36
LOAN RATE	7%
RETURN ON INVESTMENT	12%