



Office Use Only

PROJECT NO: _____

DATE RECEIVED: _____

DATE REVISED: _____

Application for Certificate of Economic Hardship

Property Address 1014 AND 1018 PLEASANT Date 2/26/19

Owner Name/Address ALAN RUSSELL (BENEFICIARY OF TRUST) Phone No. 708-383-7100

Owner Phone No. /Email Address 1014 PLEASANT

Contractor/Architect (if applicable) N/A Phone No. _____

Property Use _____
☐ Historic Landmark ☐ Frank Lloyd Wright Historic District
☒ Ridgeland Historic District ☐ Gunderson Historic District

Description of Proposed Work: Demolish single family home, two flat + garage
To construct an 8 unit building.

Drawings Submitted Yes _____ No X

Narrative of Economic Hardship (add additional sheets if necessary):

See ATTACHED

NOTICE: This form is not a permit application.

[Signature]

APPLICANT'S SIGNATURE

Certificate of Economic Hardship

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-14 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Economic Hardship is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Economic Hardship shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Economic Hardship.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Chairperson's Signature _____

Date of Commission Review _____

Certificate of Economic Hardship – Approved _____

Denied _____ Vote Record _____

Conditions Y N: _____

ALAN J. ROSSELL
1014 Pleasant Street
Oak Park, IL 60302
al@jackcarpenter.com

February 25, 2019

Historic Commission
Village of Oak Park

Re: 1014 & 1018 Pleasant
Oak Park, IL

Dear Commission Members:

In reference to my economic hardship request, please be advised of the following for your consideration.

The properties were purchased prior to the creation of the Ridgeland Historic District in the early 70's for a cost of around \$70,000 from the Don Gunderson Family. After purchase, 1014 was gut renovated. Original cost as well as debt service is irrelevant. At issue is the letter of intent for \$1,350,000 which has been previously submitted in which an 8 unit condominium is planned. This price is significantly higher than the market value of both properties under their current use. Additionally, rental income potential is irrelevant as one unit is occupied by a relative and the balance for owners use. Current market rentals would not justify the \$1,350,000 purchase price offered by the developer.

I did not create this hardship,

1. Properties have been adequately maintained and are structurally sound and useable under their current use. Any difference in values is not a result of mismanagement or lack of upkeep. It is a result of increased demand for new housing on a site zoned multi-family.
2. I purchased the property prior to the creation of the historic district.
3. Alternate uses have been explored such as adding additional units to the rear but they would not be cost productive or easily marketed due to their size limitation based upon the current footprints of the structures. The single family home also cannot be easily reconfigured into multi-units.

Additionally, the property is not considered to be a significant contributing resource but merely a contributing property under a broad definition on a block that does not conform to the major elements of the district. A construction of an 8 unit condominium would be more reflective of the blocks character. It is my understanding that the historic commission would still maintain authority on architectural controls on the new construction.

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Failure to provide permission to demolish the buildings will result in significant economic loss which is the result of the taking of one of my property rights. There will be a substantial decrease in market value should my appeal be denied.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Alan J. Rossell", written in a cursive style.

Alan J. Rossell

EXPLANATION OF MISSING INFORMATION

Current debt service includes other entities. Total encumbrances roughly \$200,000.

There have been no appraisals or refinancing during the past 4 years.

Income/Expense Information - property occupied by owner and also rented to relative. Income not market level. However, market level rentals, if all 3 living spaces were rented, would not justify a value of \$1,350,000.

Evidence: The Commission may solicit expert testimony. The applicant may be required to submit evidence at the hearing to support any of the factors, including those listed above, which the applicant believes to have contributed to the economic hardship which the applicant alleges he or she would suffer if the applicant is not granted a certificate of appropriateness. Specific information and documentation which should be presented by the applicant as competent evidence at the hearing shall include, but not be limited to, the following:

1. The amount paid for the property, the date of purchase and the party from whom purchased (including description of the relationship, if any, between the owner and the person from whom the property was purchased); *BELIEVE AROUND 20,000 IN THE 70'S - 1014
90T REHABBED AFTER PURCHASE AT AN ESTIMATED COST OF 70,000 - 80,000 FOR BOTH*
2. The assessed value of the land and improvements thereon according to the two (2) most recent assessments; ✓
3. Real estate taxes for the previous two (2) years; ✓
4. Annual debt service, if any, for the previous two (2) years; *INTEREST ONLY COVER
OTHER ENTITIES AS WELL - NOT AN ISSUE IN THE HEARING*
5. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property; *NONE*
6. Any listing of the property for sale or rent, price asked and offers received, if any; *Never Listed
LETTER OF INTENT ATTACHED*
7. Any consideration by the owner as to profitable adaptive uses for the property; *CONSIDERED BUT NOT COST EFFECTIVE - VALUE IN LAND FOR
8 UNITS MORE THAN SELLING AS HOUSE AND 2 FLAT*
8. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow, if any, during the same period; *IRRELEVANT - OWNER
OCCUPIED AND RENTED TO RELATIVE*
9. Executed construction agreements or proposals; *NONE*
10. Engineering or architect reports on the structural integrity of the building or structure upon which work is being proposed. *NONE - PROPERTY IS STRUCTURALLY SOUND
AND LIVABLE ALTHOUGH KITCHENS ARE SOMEWHAT DATED.*

In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall provide to the Commission a statement of the information which cannot be obtained and describe the reasons why such information cannot be obtained.

LETTER OF INTENT

Whereas, Alan Rossell (a real estate broker) as beneficiary of trusts, hereinafter referred to as seller, is owner of real estate commonly known as 1014 and 1018 Pleasant Avenue, Oak Park, IL.

Whereas, the properties are under tax parcels 16-07302-018 and 019 and the present use is a single family home and two flat on a lot size of 76' x 122' (9,272 square feet). The intent to purchase is subject to obtaining permission from the Village of Oak Park, IL that demolition will be allowed.

Purchaser, Calistoga Home Builders, LLC hereby agrees to purchase the property for a purchase price of \$1,350,000.00 under the following provisions.

1. Upon receipt of notice from the Village of Oak Park that demolition will be allowed, purchaser shall have a thirty (30) day period to exercise his option to proceed with the purchase of the property and enter into a real estate contract with seller for the purchase of the property with a closing to occur within 90 days after exercise of option.
2. Seller shall have the right to occupy the properties 45 days after the closing date at a total rental of \$300.00 per day.
3. Seller reserves salvage rights and the right to remove leaded windows, pocket doors, vintage hardware, lighting fixtures and any other items as agreed between seller and purchaser.
4. Purchaser acknowledges that architectural controls will be applicable for new construction and likely need a building design similar to the west or a Prairie School influence.
5. Seller represents that neighbors to the west are not opposed to a new development provided it conforms to current zoning requirements with only minor variations.
6. Contract to purchase will be in form attached subject to modifications and conditions mutually agreed to between buyer and sellers attorney.
7. Purchaser has deposited \$1,500.00 as a refundable earnest money deposit with purchasers attorney as a sign of good faith.

Date this 21st Day of December, 2018.

Seller:

Alan Rossell, a Real Estate Broker



Purchaser:

Calistoga Home Builders, Inc.

By:



Property Characteristics

2018 Tax Year Property Information

PIN: 16-07-302-019-0000
***Property Location:** 1014 PLEASANT ST
City: OAK PARK
Township: Oak Park
Property Classification: 206
Square Footage (Land): 4,270
Neighborhood: 40
Taxcode: 27001



16073020190000 01/27/2007

Assessed Valuation

	2018 Board Certified	2017 Board of Review Certified
Land Assessed Value	4,376	4,376
Building Assessed Value	45,573	45,573
Total Assessed Value	49,949	49,949

Property Characteristics

Estimated 2018 Market Value \$499,490

Estimated 2017 Market Value \$499,490

Description Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.

Residence Type Two Story

Use Single Family

Apartments 0

Exterior Construction Stucco

Full Baths 2

Half Baths 0

Basement¹ Full and Unfinished

Attic Full and Unfinished

Central Air Yes

Number of Fireplaces 1

Garage Size/Type² 2 car detached

Age 125

Building Square Footage 2,484

Assessment Pass Board Certified

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

Property Characteristics for PIN:

16-07-302-019-0000



PROPERTY ADDRESS

1014 PLEASANT ST
OAK PARK
60302
Township: OAK PARK

MAILING ADDRESS

AL ROSSELL
1018 PLEASANT ST
OAK PARK, IL 60302

INFO FOR TAX YEAR 2018

Estimated Property Value: \$499,490
Total Assessed Value: 49,949
Lot Size (SqFt): 4,270
Building (SqFt): 2,484
Property Class: 2-06
Tax Rate (2017): 12.191
Tax Code (2018): 27001

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$6,912.50* Paid in Full
2017: \$12,568.19 Paid in Full
2016: \$15,663.72 Payment History
2015: \$14,742.96 Payment History
2014: \$13,731.07 Payment History
*=(1st Install Only)

EXEMPTIONS

2018: Not Available
2017: 3 Exemptions Received
2016: 3 Exemptions Received
2015: 2 Exemptions Received
2014: 2 Exemptions Received

APPEALS

2018: Not Available
2017: Appeal Information
2016: Appeal Information
2015: Appeal Information
2014: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
2017: Tax Sale Has Not Occurred
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

0815013118 - RELEASE - 05/29/2008
0813710092 - MORTGAGE - 05/16/2008
0011140164 - MORTGAGE - 12/04/2001
94232503 - RELEASE - 03/15/1994
94219343 - MORTGAGE - 03/10/1994

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information display on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Property Characteristics

2018 Tax Year Property Information

PIN: 16-07-302-018-0000
***Property Location:** 1018 PLEASANT ST
City: OAK PARK
Township: Oak Park
Property Classification: 211
Square Footage (Land): 5,002
Neighborhood: 40
Taxcode: 27001



16073020180000 01/27/2007

Assessed Valuation

	2018 Board Certified	2017 Board of Review Certified
Land Assessed Value	5,127	5,127
Building Assessed Value	34,078	34,078
Total Assessed Value	39,205	39,205

Property Characteristics

Estimated 2018 Market Value \$392,050

Estimated 2017 Market Value \$392,050

Description Two to six apartments, over 62 years

Residence Type Two Story

Use Multi Family

Apartments 2

Exterior Construction Stucco

Full Baths 2

Half Baths 0

Basement¹ Full and Unfinished

Attic None

Central Air No

Number of Fireplaces 2

Garage Size/Type² None

Age 130

Building Square Footage 2,872

Assessment Pass Board Certified

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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Property Characteristics for PIN:

16-07-302-018-0000



PROPERTY ADDRESS

1018 PLEASANT ST
OAK PARK
60302
Township: OAK PARK

MAILING ADDRESS

LAWNDALE TR 6005
1018 PLEASANT ST
OAK PARK, IL 60302

INFO FOR TAX YEAR 2018

Estimated Property Value: \$392,050
Total Assessed Value: 39,205
Lot Size (SqFt): 5,002
Building (SqFt): 2,872
Property Class: 2-11
Tax Rate (2017): 12.191
Tax Code (2018): 27001

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$7,788.12* Pay Online: \$7,788.12 due
2017: \$14,160.21 Paid in Full
2016: \$14,245.15 Payment History
2015: \$12,763.43 Payment History
2014: \$11,860.35 Payment History
*=(1st Install Only)

EXEMPTIONS

2018: Not Available
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received
2014: 0 Exemptions Received

APPEALS

2018: Not Available
2017: Appeal Information
2016: Appeal Information
2015: Appeal Information
2014: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
2017: Tax Sale Has Not Occurred
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1305008542 - ASSIGNMENT - 02/19/2013
0729539076 - RELEASE - 10/22/2007
0504616150 - RELEASE - 02/15/2005
00334046 - MODIFICATION - 05/10/2000
99235365 - ASSIGNMENT - 03/11/1999

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information display on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

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