

**RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC  
PRESERVATION COMMISSION RECOMMENDING APPROVAL OF A  
HISTORIC LANDMARK DESIGNATION FOR 1132-42 LAKE STREET  
(OAK LEAVES BUILDING)**

**WHEREAS**, on October 21, 2024, Azim Hemani - 1140 Lake Street LLC (“**Applicant**”) filed a nomination form for historic landmark status of the structure located at 1132-42 Lake Street in the Village of Oak Park (“**Property**”); and

**WHEREAS**, the Applicant owns the Property; and

**WHEREAS**, the structure on the Property was designed by Samuel N. Crowen & Associates and built in 1929; and

**WHEREAS**, on December 12, 2024, the Village of Oak Park Historic Preservation Commission (“**Commission**”) reviewed the Applicant’s application and made a preliminary determination that there was a likelihood the Property met one or more of the “Criteria for Designation” set forth in Section 7-9-4 of the Village of Oak Park Village Code (“**Village Code**”); and

**WHEREAS**, the Commission set January 9, 2025 as the date for a hearing on the potential designation of the Property as a historic landmark; and

**WHEREAS**, on December 18, 2024, a legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park (“**Village**”) providing notice of the public hearing, and letters were mailed to the owner of the Property and to owners of property within two hundred and fifty feet (250’) of the Property advising them of the application and the public hearing; and

**WHEREAS**, pursuant to proper notice, the Commission conducted a public hearing on the application on January 9, 2025, at which time and place a quorum of the Commission was present; and

**WHEREAS**, at the public hearing all persons testifying were sworn and provided testimony and evidence under oath, the Applicant presented evidence and testimony in favor of the application, and the Commission heard testimony and accepted exhibits into evidence; and

**WHEREAS**, at the conclusion of the public hearing, the Commission considered all evidence and testimony submitted on the application, deliberated on the application and determined, by a unanimous vote of those Commissioners present, that the Property qualifies for a historic landmark designation and recommended that the Village President and Board of Trustees designate the Property as a historic landmark under the Village Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF OAK PARK HISTORIC PRESERVATION COMMISSION:**

**SECTION 1: Incorporation.** That each Whereas paragraph above is incorporated by reference into this Section and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2: Report.** That the Commission adopts and incorporates the written report attached hereto as **Exhibit A**, which is made a part hereof, as both the written summary of the relevant evidence presented at the hearing on the application and the Commission's findings of fact with regard thereto, which report includes the exhibits accepted into evidence at the hearing, which are included in **Exhibit A**.

**SECTION 3: Recommendation.** That the Commission recommends that the Village President and Board of Trustees designate the Property as a historic landmark under the Village Code because the Property meets the following landmark designation criteria set forth in Section 7-9-4 of the Village Code:

1. Significance as an example of the architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, or the United States, in Section 7-9-4.B.1.;
2. Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States, in Section 7-9-4.B.3.;
3. Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen, in Section 7-9-4.C.2.;
4. Identification as the work of a builder, designer, architect, craftsman, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State, or the United States, in Section 7-9-4.C.3.; and
5. The structure on the Property is at least fifty (50) years old and has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration, in Section 7-9-4.D.

**ADOPTED** this 9th day of January, 2025, pursuant to a unanimous roll call vote of the Commission.

**APPROVED** by me this 9th day of January, 2025.

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Louis Garapolo, Commission Chair

**EXHIBIT A**

**REPORT**

(attached)