

**RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC PRESERVATION
COMMISSION DENYING A CERTIFICATE OF ECONOMIC HARDSHIP FOR
THE DEMOLITION OF RESIDENTIAL STRUCTURES WITHIN
THE RIDGELAND/OAK PARK HISTORIC DISTRICT LOCATED AT
1014 AND 1018 PLEASANT STREET, OAK PARK, ILLINOIS**

WHEREAS, on January 2, 2019, Alan Rossell ("Applicant") filed an application for a Certificate of Appropriateness seeking approval to demolish structures ("Structures") within the Ridgeland/Oak Park Historic District located at 1014 and 1018 Pleasant Street ("Subject Properties"); and

WHEREAS, on January 10, 2019, the Village of Oak Park Historic Preservation Commission ("Commission") reviewed the Applicant's application for a Certificate of Appropriateness ("COA Application") and determined it did not meet the Village's Architectural Review Guidelines and took no action on the application per Section 7-9-13(F) of the Village of Oak Park Village Code ("Village Code"); and

WHEREAS, on January 14, 2019, the Applicant requested a public hearing before the Commission on the COA Application, and on January 30, 2019, 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 on the COA Application, and letters were mailed by regular and certified mail also on January 29, 2019 to owners of property within two hundred and fifty feet (250') of the Subject Properties advising them of the COA Application and the public hearing; and

WHEREAS, pursuant to proper notice, the Commission conducted a public hearing on the COA Application on February 14, 2019, at which time and place a quorum of the Commission was present; and

WHEREAS, at the conclusion of the public hearing on the COA Application, the Commission considered all evidence and testimony submitted on the COA Application, deliberated on the COA Application and determined, by unanimous votes of those Commissioners present, that the Structures are contributing resources in the Ridgeland/Oak Park Historic District and that the COA Application to demolish the Structures should be denied; and

WHEREAS, on February 21, 2019, the Commission adopted a resolution entitled "Resolution Of The Oak Park Historic Preservation Commission Denying A Certificate Of Appropriateness For The Demolition Of Residential Structures Within The Ridgeland/Oak Park Historic District Located At 1014 And 1018 Pleasant Street, Oak Park, Illinois" denying the COA Application, a copy of which is attached hereto as EXHIBIT A and made a part hereof ("COA Resolution"); and

WHEREAS, the Applicant did not appeal the denial of the COA Application, and instead, on February 27, 2019, the Applicant filed an application for a Certificate of Economic Hardship ("COEH") to demolish the Structures ("COEH Application"); and

WHEREAS, on March 20, 2019, a legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village providing notice of the public hearing on the COEH Application, and letters were mailed by regular and certified mail also on March 20, 2019 to the Applicant and owners of property within two hundred and fifty feet (250') of the Subject Properties advising them of the COEH Application and the public hearing; and

WHEREAS, pursuant to proper notice, the Commission conducted a public hearing on the COEH Application on April 11, 2019, 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 COEH Application and one (1) member of the public presented in-person testimony opposing the COEH Application; and

WHEREAS, at the conclusion of the public hearing on the COEH Application, the Commission considered all evidence and testimony submitted on the COEH Application, deliberated on the COEH Application and determined, by the unanimous vote of those Commissioners present, that the COEH Application to demolish the Structures should be denied;

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

SECTION 1: Incorporation. 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: Findings of Fact. The Commission makes the following findings of fact regarding the COEH Application:

1. The findings of fact in Section 2 of the COA Resolution are incorporated herein.

COEH Application

1. The Applicant requests permission to demolish the Structures in his COEH Application.
2. The Applicant requests permission to demolish the Structures because he claims an economic hardship in the difference in profit he would earn between an offer to purchase the Subject Properties, which is contingent on the Village allowing the Structures to be demolished, and the fair market values of the Subject Properties as appraised.

Subject Properties

3. The Applicant purchased the Subject Properties for approximately Seventy Thousand and No/100 Dollars (\$70,000.00) in the 1970s.

4. In the COEH Application, the Applicant stated that he invested approximately Eighty Thousand and No/100 Dollars (\$80,000.00) into rehabilitating the Subject Properties.

5. During the public hearing, the Applicant was given an opportunity to, but did not, provide evidence or an estimate of his total investment in the Subject Properties, beyond what was contained in the COEH Application.

6. Based on the evidence presented, the Applicant's investment in the Subject Properties is approximately One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00).

7. The Applicant agreed that the Subject Properties have been adequately maintained, are structurally sound and are usable under their current uses.

8. The Applicant agreed that the Subject Properties are able to be put to a reasonably beneficial use as they exist today.

9. The Applicant has rented the Subject Properties at times, earning market rents of \$1,800 per unit per month, plus \$270 per month for three parking spaces at the rear of 1018 Pleasant Street, and there are at least a total of five parking spaces on the Subject Properties that the Applicant makes available to an adjoining multifamily building for off-street parking.

10. The Applicant has, at times, rented units for less than market rates, including to family members.

Letter of Intent

11. The Applicant provided a "Letter of Intent," dated December 21, 2018, signed by the Applicant and Calistoga Home Builders, Inc. ("Developer").

12. The Applicant sought the Letter of Intent from the Developer.

13. The Letter of Intent is secured by a One Thousand Five Hundred and No/100 Dollars (\$1,500.00) deposit by the Developer, which will be returned to the Developer if the Developer does not take title to the Subject Properties.

14. No representative of the Developer attended the public hearing, and the Commission could not question the Developer.

15. The Applicant works as a real estate broker and appraiser, and the Applicant has appraised properties built by the Developer.

16. The Applicant knows the Developer from his work as an appraiser on properties built by the Developer.

17. The Letter of Intent provides, in Section 1, that if the Village allows the demolition of the Structures, Developer will have thirty (30) days to exercise an option to negotiate for a real estate purchase contract for the Subject Properties.

18. The Letter of Intent provides that the purchase price for the Subject Properties is One Million Three Hundred Fifty Thousand and No/100 Dollars (\$1,350,000.00).

19. The Letter of Intent is not a binding promise by the Developer to buy the Subject Properties, and is merely an agreement between the Applicant and the Developer to try to agree on a real estate purchase contract if certain conditions are met.

20. The Applicant admitted that negotiations on a real estate purchase contract for the Subject Properties could fall apart with the Developer even if the Village approved a COEH and allowed demolition of the Structures.

21. The Applicant does not have a real estate purchase contract to sell the Subject Properties.

22. The Developer, being absent from the hearing, has not indicated that it is ready to proceed with the demolition of the Structures and construction of a new development on the Subject Properties.

23. The Applicant proposes to sell the Subject Properties to the Developer so that the Structures maybe demolished and replaced by the Developer with an eight (8) unit multifamily residential development on the Subject Properties.

24. The Applicant does not propose to incorporate, save or preserve any elements of the Structures.

25. The Applicant did not present any testimony or evidence regarding the design of the proposed development of the Subject Properties if demolition were allowed.

Appraisals

26. The Applicant provided appraisals for the Subject Properties.

27. The appraisals were completed by Barbara Novak of GP Properties in April of 2019.

28. The appraiser did not attend the public hearing, and the Commission could not question her.

29. The appraisals claim fair market values for 1014 Pleasant Street and 1018 Pleasant Street of Five Hundred Sixty Thousand and No/100 Dollars (\$560,000.00) and Four Hundred Eighty Six Thousand and No/100 Dollars (\$486,000.00), respectively.

30. The combined appraised fair market value for the Subject Properties is One Million Forty Six Thousand and No/100 Dollars (\$1,046,000.00).

31. The appraised fair market values for the Subject Properties provided by the Applicant are significantly in excess of their estimated 2018 market values as assessed by Cook County, which for 1014 Pleasant Street and 1018 Pleasant Street are Four Hundred Ninety Nine Thousand Four Hundred Ninety and No/100 Dollars (\$499,490.00) and Three Hundred Ninety Two Thousand Fifty and No/100 Dollars (\$392,050.00), respectively, for a combined total of Eight Hundred Ninety One Thousand Five Hundred Forty and No/100 Dollars (\$891,540.00).

32. Though units in the Subject Properties have been rented, the appraisals were based only on the sales comparison approach, and did not consider an income approach or a cost approach to determining value.

33. In the opinion of the appraiser, the highest and best uses of the Subject Properties are their present uses.

34. The Subject Properties have not been listed for sale publicly on a multiple listing service.

35. The Applicant has not exhausted all options to determine if the Structures may be preserved, such as by trying to sell the Subject Properties on the open market at a public sale.

Testimony and Evidence

36. The public hearing was held and adjourned on April 11, 2019.

37. All materials provided by the Applicant were accepted into evidence.

38. Other than testimony and evidence from the Applicant, no testimony or evidence was presented in support of the COEH Application.

39. The Applicant claims an economic hardship is caused by the requirement in the Village Code that he obtain Village approval for demolition of the Structures in order to sell the Subject Properties to the Developer for One Million Three Hundred Fifty Thousand and No/100 Dollars (\$1,350,000.00), instead of selling them on the open market for their combined appraised fair market value of One Million Forty Six Thousand and No/100 Dollars (\$1,046,000.00).

40. The Applicant claims that he did not create the hardship because the hardship comes from the Village Code mandate that he obtain Village approval for demolition of the Structures.

41. Other than testimony from one (1) member of the public, no testimony or evidence was presented in opposition to COEH Application.

42. A member of the public, representing a multifamily building in the vicinity of the Subject Properties, testified in opposition to the COEH Application and claimed that the COEH Application did not meet the standards in the Village Code.

43. The Chair accepted the following exhibits into evidence:

- A. COEH Application, dated February 26, 2019
- B. Staff Report
- C. Letter from Applicant, dated February 25, 2019
- D. Letter of Intent dated December 21, 2018
- E. Correspondence from Applicant regarding COEH Application evidence
- F. Cook County Assessor data for the Subject Properties
- G. COA Resolution, dated February 21, 2019
- H. Appraisals of the Subject Properties, dated April 1, 2019 and April 5, 2019
- I. Further correspondence from Applicant regarding COEH Application evidence, dated April 8, 2019

SECTION 3: Conclusions. The Commission makes the following conclusions regarding the COEH Application based on the testimony and evidence presented at the public hearing, and based on the findings of fact set forth above:

1. The conclusions from Section 3 of the COA Resolution are incorporated herein.
2. The Subject Properties are located within the within the Ridgeland/Oak Park Historic District.
3. The Structures are important contributing resources in the Ridgeland/Oak Park Historic District.
4. The burden of proof is on the Applicant to show that he is entitled to the COEH.
5. The Applicant did not meet the burden of proof to obtain a COEH.
6. The Applicant did not adequately show that the denial of the COEH would result in a substantial decrease in the fair market value of the Subject Properties.
7. Foundationally, the Applicant has not showed that he has a firm commitment and contract to sell the Subject Properties to the Developer for the amount stated in the Letter of Intent.
8. The circumstances surrounding the Letter of Intent suggest that it is not a firm and binding agreement, and instead show that it is merely an agreement to try to agree in the future.
9. The Commission does not find that the Letter of Intent is a true promise to sell the Subject Properties at the amount stated therein, and even if the Letter of Intent were a firm commitment to sell the Subject Properties, the price therein is not indicative of the fair market value of the Subject Properties.
10. Alternatively, assuming the Letter of Intent was a firm commitment to sell the Subject Properties, the Applicant established that he will receive an amount far in excess of his investment in the Subject Properties, whether he sells the Subject Properties to the Developer at the price in the Letter of Intent or whether he sells them at a market sale for their combined appraised fair market value.
11. The Applicant established only that the denial of the COEH would not result in any economic hardship to himself, but would only cause him a loss of profit.

12. A loss of profit is not a reduction in the fair market value of the Subject Properties.

13. The Applicant did not adequately show that the denial of the COEH would result in a substantial decrease in his investment return on the Subject Properties, which investment return, based on the testimony and evidence presented, will be far in excess of his investment in the Subject Properties.

14. The Applicant established that even if the COEH were denied, he would still have a generous investment return on the Subject Properties.

15. The Applicant did not adequately show that he was not responsible in any way for a proposed hardship based upon the existing condition of the Subject Properties.

16. The Applicant created the hardship he seeks to address with a COEH, as he sought the Letter of Intent and the potential profits he would earn if the Subject Properties were sold to the Developer.

17. The Applicant admitted that the Subject Properties were structurally sound and are able to be put to a reasonably beneficial use as they exist today.

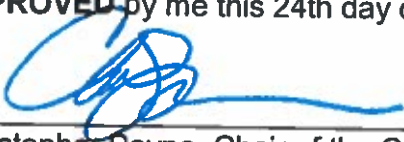
18. None of the standards for a COEH have been met.

SECTION 4: Denial of COEH Application. Pursuant to the authority vested in the Commission by the Village Code, and based on the above findings, the testimony and the evidence presented at the public hearing, by a unanimous vote of those Commissioners present, the Commission denies the COEH Application, and denies the Applicant a COEH to demolish the Structures.

SECTION 5: Severability. If any Section, paragraph, sentence or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

ADOPTED this 24th day of April, 2019, pursuant to a unanimous roll call vote of those Commissioners present.

APPROVED by me this 24th day of April, 2019.



Christopher Payne, Chair of the Commission

EXHIBIT A

**RESOLUTION OF THE OAK PARK HISTORIC PRESERVATION COMMISSION
DENYING A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION
OF RESIDENTIAL STRUCTURES WITHIN THE RIDGELAND/OAK PARK
HISTORIC DISTRICT LOCATED AT 1014 AND 1018 PLEASANT STREET,
OAK PARK, ILLINOIS**

(attached)

**RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC PRESERVATION
COMMISSION DENYING A CERTIFICATE OF APPROPRIATENESS FOR
THE DEMOLITION OF RESIDENTIAL STRUCTURES WITHIN
THE RIDGELAND/OAK PARK HISTORIC DISTRICT LOCATED AT
1014 AND 1018 PLEASANT STREET, OAK PARK, ILLINOIS**

WHEREAS, on January 2, 2019, Alan Rossell ("Applicant") filed an application for a Certificate of Appropriateness seeking approval to demolish structures ("Structures") within the Ridgeland/Oak Park Historic District located at 1014 and 1018 Pleasant Street ("Subject Properties"); and

WHEREAS, on January 10, 2019, the Village of Oak Park Historic Preservation Commission ("Commission") reviewed the Applicant's application and determined it did not meet the Architectural Review Guidelines and took no action on the application per Section 7-9-13(F) of the Village of Oak Park Village Code ("Village Code"); and

WHEREAS, on January 14, 2019, the Applicant requested a public hearing before the Commission on his application, on January 30, 2019, 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 by regular and certified mail also on January 29, 2019 to owners of property within two hundred and fifty feet (250') of the Subject Properties 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 February 14, 2019, at which time and place a quorum of the Commission was present;

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, one (1) member of the public presented in-person testimony supporting the application, two (2) members of the public presented in-person testimony opposing the application, one (1) member of the public presented in-person testimony neither for or against the application, and the Commission received and reviewed an additional four (4) written comments opposing the application; 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 unanimous votes of those Commissioners present, that the Structures are contributing resources in the Ridgeland/Oak Park Historic District and that the application of a Certificate of Appropriateness to demolish the Structures be denied;

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

SECTION 1: Incorporation. 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: Findings of Fact. The Commission makes the following findings of fact regarding the application:

Subject Properties and Structures

1. The Subject Properties are located at 1014 and 1018 Pleasant Street, which were formerly known as 337 and 335 Pleasant Street, respectively.

2. The Subject Properties are located in the R-7 Multi-Family Residential Zoning District, the purpose of which is to "accommodate a neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, and moderate density townhouses and multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-7 District," per Section 4.1.H. of the Village's Zoning Ordinance.

3. The Subject Properties are across Pleasant Street from Mills Park, which is in the OS Open Space Zoning District.

4. The Structures were built around 1885, at 1018 Pleasant Street, and around 1895, at 1014 Pleasant Street.

1018 Pleasant Street

5. The Albro family was first recorded as living at 1018 Pleasant Street in 1886. Clark B. and Hettie Albro were married in 1885, and their wedding announcement states that they have "a beautiful home in Oak Park."

6. The Albros lived at 1018 Pleasant Street until 1895, when they commissioned architect E.E. Roberts to build them a larger house next door at 1014 Pleasant Street. The Albros retained ownership of 1018 Pleasant Street and their older children were living there in 1910-11 according to historical directories.

7. Based on a 1912 building permit from the Village, as well as data from the 1908 and 1930 Sanborn Fire Insurance maps, the Albros spent \$4,500 in alterations at 1018 Pleasant Street to create two (2) apartments and altered its appearance similar to how it appears today. Stucco cladding was added, the two (2) story open porch was added and a smaller one-story porch added. There may

have been other alterations as well, such as the dormers, resulting in a building with heavy Prairie School influences. The porches were enclosed with windows at a later date.

8. 1018 Pleasant Street is listed as a Contributing Resource in the 1983 National Register Historic District nomination, and that designation has carried over to the local Ridgeland/Oak Park Historic District.

9. The property was likely listed as a contributing resource for reasons such as its late 19th century date of construction, its early 20th century remodeling into a Prairie School design with stucco cladding, and its two (2) family structure type (although originally constructed as a single-family, it has been used as a two (2) flat since about 1912), and single-family massing and scale, which can be found on many other streets throughout the Historic District.

10. The type of residence at 1018 Pleasant Street clearly represents the significant historic or aesthetic characteristics that are found elsewhere in the Historic District when viewed in the context of its immediate neighborhood.

1014 Pleasant Street

11. The residence at 1014 Pleasant Street is listed as a contributing resource in the 1983 National Register Historic District nomination and in the Ridgeland/Oak Park Historic District. The residence was listed as a contributing resource for reasons such as its 1895 date of construction, its use of materials, such as wood shingles and stucco cladding, and its single-family structure type, massing and scale, which can be found on many other streets throughout the Ridgeland/Oak Park Historic District.

12. The two and a half (2 1/2) story frame house was designed by architect Eben E. Roberts for Clark and Hettie Albro and constructed in 1895.

13. The January 3, 1896 *Oak Park Reporter* notes that E.E. Roberts designed a house for C. B. Albro on Pleasant Street in 1895, and the Oak Park Directory shows the Albro family moving next door into their new house

14. Hettie Albro and her son Walton Albro lived at 1014 Pleasant Street until Hettie Albro's death in 1950. Walton stayed for another six (6) years until he sold the properties in 1956 to Charles Villanova.

15. The two (2) story porch addition was also found to have been added prior to 1930. This type of house clearly represents the significant historic or aesthetic characteristics that are found elsewhere in the Ridgeland/Oak Park Historic District when viewed in the context of its immediate neighborhood.

Application

16. The Applicant proposed to sell the Subject Properties so that the Structures maybe demolished and replaced with an eight (8) unit multifamily residential development on the Subject Properties.

17. The Applicant does not propose to incorporate, save or preserve any elements of the Structures.

18. The Applicant attended the public hearing.

19. The Applicant stated that the Subject Properties would be improved to a higher and better use with the proposed development, as opposed to leaving the Structures on the Subject Properties.

20. The Applicant did not present any testimony or evidence regarding the design of the proposed development.

21. The Applicant did not provide any testimony or evidence regarding whether or not the Structures are contributing resources in the Ridgeland/Oak Park Historic District.

22. The Applicant did not provide any compelling testimony or evidence regarding the application of the standards for determining whether a Certificate of Appropriateness should be granted to demolish the Structures.

Testimony and Evidence

23. Other than testimony and evidence from the Applicant and one (1) member of the public, no testimony or evidence was presented in support of the application.

24. Four (4) written objections to the application were received by the Commission prior to the public hearing and accepted into evidence.

25. At the public hearing, two (2) Village residents testified in opposition to the application, all of whom live in the vicinity of the Structures.

26. Evidence at the public hearing demonstrated that the Structures are an important gateway and transition into Mills Park.

27. Mills Park includes a National Landmark, Pleasant Home, in close proximity to the Subject Properties.

28. The Ridgeland/Oak Park Historic District's nomination notes that a strength of the District is the myriad of types of structures in the District.

29. The Chair accepted the following exhibits into evidence at the public hearing:

- A. Certificate of Appropriateness application, dated January 2, 2019
- B. Staff Report, dated February 14, 2019
- C. Letter from Applicant, dated January 3, 2019
- D. Letter of Intent dated December 21, 2018
- E. Correspondence from Applicant requesting public hearing, dated January 14, 2019
- F. Legal Notice, Notice to owners, Notice to property owners within 250 feet
- G. Photographs of the Structures
- H. Minutes of the June 9, 2016 Historic Preservation Commission meeting
- I. Letter from the Illinois Historic Preservation Agency, dated June 3, 2016
- J. Public comments received by the Village prior to the public hearing

Comprehensive Plan

30. The Village's Comprehensive Plan's ("Comprehensive Plan") Future Land Use Plan identifies the Subject Properties as being within the Mixed Residential land use area, which include a balanced mix of single-family detached housing, townhouses, and multi-family structures. These areas often provide a transition between commercial areas and single-family areas. Housing redevelopment in mixed residential areas can include a range of housing types, providing a balanced choice of housing near many of Oak Park's commercial districts.

31. The Comprehensive Plan supports the preservation of the Village's historical and architectural heritage, which preservation ensures one of the Village's defining characteristics and source of pride endures.

Architectural Review Guidelines

32. Section 7-9-12(B) of the Village Code provides that the United States Secretary of the Interior's Standards and the Commission's Architectural Review Guidelines shall be used when considering whether a Certificate of Appropriateness for demolition of a contributing resource should be granted.

SECTION 3: Conclusions. The Commission makes the following conclusions regarding the application based on the testimony and evidence presented at the public hearing, and based on the findings of fact set forth above:

1. The architectural style and heritage of the Structures should be preserved.
2. The Structures contribute to and reinforce the character of the Village as a whole, the Ridgeland/Oak Park Historic District and the area in the immediate vicinity of the Subject Properties and Mills Park.
3. The Structures serve as an important gateway from the surrounding neighborhood into Mills Park and Pleasant Home, a National Landmark.
4. The Subject Properties are contributing resources within the Ridgeland/Oak Park Historic District.
5. Demolition of the Structures does not comply with the Village's historic preservation requirements in the Village Code.
6. Demolition of the Structures does not meet the United States Secretary of the Interior's Standards and does not meet the Commission's Architectural Review Guidelines.
7. Demolition of the Structures would frustrate and thwart the policy of the Village as expressed in the Comprehensive Plan, by removing a structure which contributes to the Village's historical and architectural heritage.
8. Demolition of the Structures would disrupt the myriad of types of structures in the Ridgeland/Oak Park Historic District and other Village Historic Districts.
9. Demolition of the Structures would set a negative precedent for requests to demolish other contributing resources in the Ridgeland/Oak Park Historic District.
10. The Structures are in good condition, have had a long useful life and there is a real and substantial interest in acquiring and preserving the Structures.

11. The Structures conform to the purpose of the R-7 Multi-Family Residential Zoning District as described in the Zoning Ordinance.

SECTION 4: Denial of Application. Pursuant to the authority vested in the Commission by the Village Code, and based on the above findings, the testimony and the evidence presented at the public hearing, by a unanimous vote of those Commissioners present, the Commission hereby finds the Structures are contributing structures in the Ridgeland/Oak Park Historic District and, by a unanimous vote of those Commissioners present, the Commission denies the Certificate of Appropriateness application to permit demolition of the Structures.

SECTION 5: Severability. If any Section, paragraph, sentence or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

ADOPTED this 21st day of February, 2019, pursuant to a unanimous roll call vote of the Commission.

APPROVED by me this 21st day of February, 2019.



Christopher Payne, Chair of the Commission