

**RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC
PRESERVATION COMMISSION RECOMMENDING APPROVAL OF A
HISTORIC LANDMARK DESIGNATION FOR 1144 LAKE STREET
(MARSHALL FIELD AND COMPANY STORE)**

WHEREAS, on July 10, 2025, Nicholas P. Karris - Water Tower Realty Management ("**Applicant**") filed a nomination form for historic landmark status of the structure located at 1144 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 Graham, Anderson, Probst and White and built in 1929; and

WHEREAS, the Village of Oak Park Historic Preservation Commission ("**Commission**") set August 14, 2025, as the date for a hearing on the potential designation of the Property as a historic landmark; and

WHEREAS, on July 30, 2025, 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, on August 14, 2025, the 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, pursuant to proper notice, the Commission also conducted a public hearing on the application on August 14, 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 14th day of August, 2025, pursuant to a unanimous roll call vote of the Commission.

APPROVED by me this 14th day of August, 2025.

Louis Garapolo, Commission Chair

EXHIBIT A

REPORT

(attached)