

ORDINANCE

AN ORDINANCE DENYING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A TEN-STORY ADDITION BEHIND AN EXISTING OAK PARK LANDMARK KNOWN AS THE BOULEVARD ARCADE BUILDING LOCATED AT 1035 SOUTH BLVD, OAK PARK, ILLINOIS

WHEREAS, the Village of Oak Park ("Village") is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution; and

WHEREAS, pursuant to its home rule authority, the Village may exercise any power and perform any function pertaining to its government and affairs, including affirming, reversing, or modifying a Certificate of Appropriateness denial made by the Historic Preservation Commission pursuant to Chapter 7 ("Building Regulations"), Article 9 ("Historic Preservation") of the Oak Park Village Code and Division 48.2 ("Preservation of Historical and Other Special Areas") of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et seq.*; and

WHEREAS, on January 2, 2025, John Schiess, ("Applicant") filed an application for a Certificate of Appropriateness seeking approval to construct a ten-story addition behind an existing Oak Park landmark known as the Boulevard Arcade Building located at 1035 South Blvd ("Subject Property"); and

WHEREAS, on January 9, 2025; May 22, 2025; and July 24, 2025, the Village of Oak Park Historic Preservation Commission ("Commission") reviewed the Applicant's applications and determined it did not meet the Architectural Review Guidelines per Section 7-9-12(F) of the Village of Oak Park Village Code ("Village Code"); and

WHEREAS, on July 30, 2025, the Applicant requested a public hearing before the Commission on its application, on August 13, 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 by regular mail on August 11, 2025, to owners of property within two hundred and fifty feet (250') of the Subject Property advising them of the application and the public hearing; and

WHEREAS, pursuant to proper notice, and by agreement of the Applicant, the Commission conducted a public hearing on the application on August 28, 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, seven (7) members of the public presented oral testimony opposing the application, and the Commission received five (5) 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 7-0 vote of those Commissioners present, that the proposal does not meet the Architectural Review Guidelines and that the application of a Certificate of Appropriateness to construct a ten-story addition behind an existing Oak Park landmark be denied; and

WHEREAS, on August 28, 2025, the Commission adopted a resolution entitled “Resolution of The Village of Oak Park Historic Preservation Commission Denying a Certificate of Appropriateness to Construct a Ten-Story Addition Behind an Existing Oak Park Landmark Known as The Boulevard Arcade Building Located at 1035 South Blvd, Oak Park, Illinois” denying the COA Application; and

WHEREAS, the President and Board of Trustees has determined to support the Historic Preservation Commission’s denial of the Certificate of Appropriateness.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein as though fully set forth.

Section 2. Adoption of Resolution/Findings of Fact Regarding the Application for a Certificate of Appropriateness. The Resolution/Findings of Fact of the Historic Preservation Commission with regard to the application for a Certificate of Appropriateness, together with all reports and exhibits submitted at the public hearing referenced above, are hereby incorporated by reference herein and are approved, subject to the conditions set forth herein.

Section 3. Denial of a Certificate of Appropriateness. The Applicant’s appeal for the issuance of a certificate of appropriateness is denied and a certificate of appropriateness shall not be issued on the application.

Section 4. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

ADOPTED this 16th day of September 2025, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Eder				
Trustee Enyia				
Trustee Leving Jacobson				
Trustee Straw				
Trustee Taglia				
Trustee Wesley				

APPROVED this 16th day of September 2025.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 16th day of September 2025.

Christina M. Waters, Village Clerk