



Memorandum

TO: Village President and Board of Trustees

FROM: Lou Garapolo, Historic Preservation Commission Chair
DATE: December 3, 2024

CC: Kevin J. Jackson, Village Manager
Emily A. Egan, Director of Development Services
Craig Failor, Village Planner/ Planning & Urban Design Manager
Atefa Ghaznawi, Historic Preservation Urban Planner

SUBJECT: Historic Preservation Ordinance Revision

The Historic Preservation Commission recommends adoption of a revised Historic Preservation Ordinance as noted below by the Village Board of Trustees.

History of Historic Preservation Ordinance

Oak Park's first Historic Preservation Ordinance was adopted in 1972. This Ordinance established Oak Park's first historic district, which later became the Frank Lloyd Wright-Prairie School of Architecture Historic District, and the Historic Preservation Commission (originally called the Landmarks Commission). The 1972 Ordinance was based heavily on a 1970 report prepared by W.R. Hasbrouck and Paul E. Sprague, which was the first comprehensive survey of historic resources in Oak Park. This Ordinance was relatively short in length and did not include a clear review process or specific guidelines for architectural review. Work began in the 1980s to address these concerns and the current Ordinance was subsequently drafted. The current Ordinance was adopted by the Village Board in 1993 and came into effect in 1994, along with the current Architectural Review Guidelines. Subsequently, the Village Board directed the HPC to revise the Architectural Review Guidelines which were adopted in February 2022.

At their meeting on October 10, 2024, The Historic Preservation Commission unanimously recommended adoption of revisions identified on page 31 of the draft Ordinance. These changes will assist staff, Commissioners, and applicants in understanding and implementing procedures for Certificates of Appropriateness applications and hearings.

Summary and Intent of Revisions to the Ordinance

This section summarizes the proposed revisions made to the Ordinance and better reflects the commission's majority decision or recommendation.

- 1. 7-9-12E: Procedures for Certificate of Appropriateness - Acceptance Of Proposed Work And Issuance Of Certificate Of Appropriateness: "a majority of a quorum of the Commission" was changed to "a quorum of the Commission" to better reflect the vote of the majority of commission for issuance of any Certificate Of Appropriateness.**
- 2. 7-9-12F: Procedures for Certificate of Appropriateness - Failure To Issue A Certificate Of Appropriateness: "a majority of a quorum of the Commission" was changed to "a quorum of the Commission" to better reflect the vote of the majority of commission for denial of any Certificate Of Appropriateness.**

The HPC thanks the Village Board of Trustees for their consideration of these modifications to the Historic Preservation Ordinance. The Commission believes this change will be more equitable and fairer for all applicants as well as reflect the decisions made by a majority membership of the Commission. This change will mirror the Commission's Rules of Procedure and other commission's protocols.