

CERTIFICATE OF APPROPRIATENESS – PUBLIC HEARING

Hearing Date:August 30, 2018Address:224 South Marion StreetProperty Owner:Andrew Palomo (David Lehman – Contract Purchaser)Architect:Drew Nelson, WDN ArchitectsHistoric District:*Ridgeland/Oak Park*Zoning:DT-3; Downtown DistrictProject Description:Demolish Building

Public Hearing List of Exhibits

- A) Certificate of Appropriateness application; dated June 27, 2018
- B) Project Summary / Presentation from David Lehman; dated July 12, 2018
- C) Correspondence from applicant requesting public hearing; dated August 10, 2018
- D) Legal Notice, Notice to owners, Notice to property owners within 250 feet
- E) Photographs of property
- F) Draft Minutes of the August 9, 2018 Historic Preservation Commission meeting
- G) Authorization to proceed from Property Owner; dated August 13, 2018
- H) Resume for Drew Nelson
- I) Public Comment emails received through August 30, 2018

'w~) •	Oak Park	Office Use Only PROJECT NO: DATE RECEIVED: DATE REVISED:				
	Application for Certificate of Appropriateness					
I	Property Address 224 South Marion St.	-eet Date 6-27-2018				
Owner Name/Address <u>224</u> S. <u>Marion LLC</u> (<u>Andrew Palomo</u>) DWNEY Applicant Phone No. /Email Address <u>847-489-1900</u> <u>Andrew Dillarfp. Com</u> Contractor/Architect (If applicable) <u>Al/A</u> Phone No Property Use <u>MidHi-Tenant Offices</u> <u>Historic Landmark</u> <u>FLW-Prairie School Historic District</u> Description of Job: <u>Denalition of existing Improvements</u>						
Not	Drawings Submitted Yes No_X Applicant Name/Address David Lehman Applicant Phone No. /Email Address 708-466-4747 Lehman real@gmaile Com Notice: This form is not a permit application. Applicant's Signature					
A A A ir C T	Certificate of Appropriateness The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance. Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness. This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.					
	hairperson's Signature	Date of Commission Review				
	ertificate of Appropriateness – Approved Denied Conditions Y N					

EXHIBIT B.

Date: July 12, 2018

From: David Lehman

To: Oak Park Historic Preservation Commission

RE: Status of 224 S. Marion Street as a Contributing Structure

For the following reasons, the house at 224 S. Marion Street in downtown Oak Park should no longer be considered a structure that meaningfully contributes to the architectural character of the Ridgeland Historic District.

- 1. No information exists for the house's construction date, architect, builder or original owner.
- 2. The house has undergone the following physical modifications to its exterior and interior:
 - A. Porches (1912)
 - B. Bedroom addition (1917)
 - C. First floor conversion to doctor's office (1953)
 - D. Asbestos siding (date unknown)
 - E. Aluminum siding over asbestos siding (date unknown)
 - F. Replacement of several original windows with picture windows (about 2013)
 - G. Conversion of upper floors to office space (about 2013)
- 3. The entire house is now used as a multi-tenant office building, not a single family residence.
- The house is no longer located on a single family street or even within a single family neighborhood (there are just three other detached single family houses within 250 feet of 224 S. Marion Street, and none are used for residential purposes).
- 5. Preserving the house contradicts the goals of the village's comprehensive plan for the redevelopment of underutilized DT-3 zoned property with higher density infill projects (especially within one-quarter of a mile of the Metra and Green Line train stations).
- 6. The house is not an appropriate or appealing gateway structure for the southern entrance of the downtown commercial district.
- 7. The redevelopment of the 224 S. Marion Street property with residential condominiums will provide long-time Oak Park residents with much needed single-level living options in an elevator building near downtown services.
- 8. A new residential condominium project on the property will generate perhaps a ten-fold increase in real estate taxes from its current use as an office building in a repurposed single family house.
- 9. Residents in a new residential condominium project will patronize downtown retailers and generate increased sales tax revenue for the village.

For downtown commercial districts to remain healthy and vibrant, they must constantly evolve to meet the changing needs of its residents, workers and consumers. The residual historic preservation benefits of 224 S. Marion Street no longer outweigh the economic benefits to the village of redeveloping this property with a more intensive residential condominium project.

EXHIBIT C

From: David Lehman [mailto:lehmanreal@gmail.com] Sent: Friday, August 10, 2018 9:09 AM To: Failor, Craig Cc: Bruce, Michael Subject: Re: Historic Preservation Commission

Yes, please schedule me for August 30. And let me know what my financial obligation is, if any. Thanks

Sent from my iPhone

On Aug 10, 2018, at 9:05 AM, Failor, Craig <<u>cfailor@oak-park.us</u>> wrote:

Hi David,

Please let me know today if you wish to proceed with Public Hearing for August 30.

Thanks. Craig

Craig M. Failor AICP, LEED AP Village Planner Village of Oak Park, Illinois Direct Line: (708)358-5418 Website: <u>www.oak-park.us</u>

VILLAGE OF OAK PARK, ILLINOIS HISTORIC PRESERVATION COMMISSION

LEGAL NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. in Room 201 at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on an application for a Certificate of Appropriateness filed by David Lehman to demolish the commercially-used structure located at 224 South Marion Street, P.I.N. 16-07-309-006-0000, which is located in the *Ridgeland/Oak Park Historic District*.

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

For further information, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal business hours.

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For further information, contact the Development Customer Ser-vices Department, Planning Divi-sion, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal busi-ness hours.

Published in Wednesday Journal 8/15/2018



Date: August 14, 2018

To:

From: David Lehman

Re: Notice of Public Hearing – Certificate of Appropriateness

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois – Room 201 on an application for a Certificate of Appropriateness filed by David Lehman, contract purchaser, to seek demolition of the commercially-used house located at 224 S. Marion Street, located in the Ridgeland/Oak Park Historic District.

As a property owner within 250 feet of the Property, you are hereby notified of the public hearing to be held as follows:

DATE:	Thursday, August 30, 2018
TIME:	7:30 p.m.
LOCATION:	Oak Park Village Hall - Room 201, 123 Madison Street, Oak Park, IL

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of its adjournment. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

Persons with disabilities planning to attend and needing special accommodations should contact the ADA Coordinator at (708) 358-5430 or e-mail <u>building@oak-park.us</u> at least 48 hours before the scheduled hearing.

Copies of the application and each of the applicable documents are on file and are available for inspection at the Village Hall, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during regular business hours, Monday through Friday, between 8:30 a.m. and 5:00 p.m. To submit public comments please email <u>historicpreservation@oak-park.us</u>.

Any questions regarding the application should be directed to David Lehman at 708-466-4747 or email at Lehmanreal@gmail.com.

EXHIBIT E







EXHIBIT F

Oak Park Historic Preservation Commission August 9, 2018 Meeting Minutes - DRAFT Oak Park Village Hall, Council Chambers, 7:30 pm

A recording of this meeting is available on the Village of Oak Park Website: <u>https://www.oak-</u> park.us/your-government/citizen-commissions/commission-tv

ROLL CALL

PRESENT:	Chair Christopher Payne, Tom Abrahamson, Jennifer Bridge, Sandra Carr, Laura
	Jordahl, David Sokol, Aleksandra Tadic, Noel Weidner, Rebecca Houze
ABSENT:	Adam Engle, Darrick Gurski
STAFF:	Craig Failor, AICP, Village Planner
ATTORNEY:	Greg Smith, Klein, Thorpe & Jenkins

AGENDA APPROVAL

Village Planner Failor indicated that the applicant for this agenda item withdrew their application: HPC 2018-25: 158 N. Humphrey Avenue (Campos); Certificate of Appropriateness for Status removal – Conforming to Nonconforming. (Ridgeland / Oak Park Historic District)

Motion by Sokol to approve the agenda as amended; Second by Weidner; Motion approved 9-0.

NON-AGENDA PUBLIC COMMENT - None

MINUTES- None

REGULAR AGENDA

B. HPC 2018-26: 224 S. Marion Street (Palomo): Certificate of Appropriateness for Status removal / demolition of residence. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the demolition process and what would be necessary provided the Commission took no action on this application.

A motion was made by Commissioner Jordahl to open the discussion; Second by Commissioner Tadic.

Mr. David Lehman, contract purchaser of the subject property, provided an overview of the request for demolition of the commercially-used house at 224 S. Marion Street. Mr. Lehman stated that economic development should be the priority in the downtown commercially zoned area and that the current use was not the highest and best use for this district based on his read of the Village's Comprehensive Plan. The subject property is zoned DT-3 and located within the Pleasant District. He also felt that one less American four square building-type would not diminish the integrity of the historic district.

Several members of the Commission indicated that the subject site contributes to the Ridgeland-Oak Park Historic District; helps set the context and achieves a good diversity of building types. The Commission was interested in any attempt to retain the building and incorporate it into the proposed development. The Commission stated that their charge is to ensure the integrity of all the historic districts is up held.

The Commission took no action at this time.

C. HPC 2018-31: 719 N. Fair Oaks Avenue: (Ho / Paulson): Certificate of Appropriateness for change to dormer, roof modifications and window changes. (Frank Lloyd Wright Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor indicated that portions of the dormer were added in 1998 and not historic.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.

Mr. Robert Steffen, project architect, provided an overview of the proposed changes and a review of the previous work done in 1998. He indicated that the changes are due to bad construction in 1998 creating weather issues and structural concerns.

The Commission indicated that the proposed changes seem rather straight forward and meets their standards.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness, Second by Commissioner Abrahamson. Motion approved 9-0.

D. HPC 2018-32: 143 N. Lombard Avenue (Iverson): Certificate of Appropriateness for removal of chimney. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Sokol to open the discussion; Second by Commissioner Jordahl.

Mr. Anthony Ronning, project architect, indicated that the chimney was no longer used for its original purpose. By removing the chimney additional closet space could be achieved in the interior remodel. He stated there were not defining features on the chimney.

The Commission indicated agreement with the removal of the chimney and that the request meets their standards.

A motion was made by Commissioner Abrahamson to approve the Certificate of Appropriateness; Second by Commissioner Jordahl. Motion approved 9-0.

E. HPC 2018-33: 307 S. Elmwood Avenue (Hall): Certificate of Appropriateness for demolition of wall sections to accommodate larger window openings. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Houze to open the discussion; Second by Commissioner Bridge.

Mr. Stan Bakulinski with SNB Remodeling, Inc. presented the application. Mr. Bakulinski indicated that they would be removing existing windows and a portion of the exterior wall to accommodate a

better more functional interior. He indicated that they would be reusing the brick that is removed from the wall to fill in other portions of the wall where the existing windows will be removed or reduced. He also stated that he could reuse the limestone sills for the new window(s). <u>The Commission made this a condition of approval.</u>

The Commission indicated that since he would be reusing historic materials and that the windows were toward the back of the house, the medication met there standards and guidelines.

A motion was made by Commissioner Carr to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition – the limestone sills from the existing windows shall be reused with the new window(s). Motion approved 9-0.

F. HPC 2018-34: 250 Randolph Street (Winge): Certificate of Appropriateness for the removal and replacement of historic siding, trim on and around five dormers. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor provided a sample of the proposed siding for Commission review supplied by the applicant.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Tadic.

Mr. Scott Stack with Von Dreele-Freerksen presented the application. Mr. Stack provided an overview of the pros and cons of various wood products and provided samples for review. Mr. Stack explained the merits of the proposed project material "Boral" which is made of 70% recycled content and has a 20-year limited warranty. Mr. Stack continued with an explanation of the areas of the existing siding that need replacement / repair around five dormers. Mr. Stack also discussed the use of a man-made material for window sills. The Commission was not in favor of this use.

The Commission questioned the applicant due diligence in determining the need for material replacement. Mr. Stack indicated that it was very obvious where the damage is. The commission agreed that the scope of work should only go to just below the window sills and if any proposal to exceed this area must be approved via another Certificate of Appropriateness.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition - the scope of work should only go to just below the window sills. Motion approved 9-0.

CONSENT AGENDA - None

OTHER BUSINESS

Update on Special Meeting on August 30th. Update on Urban Planner position.

ADJOURN

The meeting adjourned at 9:00 p.m. Motion by Sokol to adjourn; Second by Jordahl Motion approved 9-0.

Minutes prepared by Craig Failor, Village Planner.

EXHIBIT G

From: Andrew Palomo [mailto:Andrew@Pillarfp.com] Sent: Monday, August 13, 2018 11:18 AM To: David Lehman <<u>lehmanreal@gmail.com</u>> Cc: Chris Conmy <<u>Chris@Pillarfp.com</u>> Subject: RE: 224 S. Mario Street Demolition Authorization Letter

David- if this email will suffice then yes you have our permission to proceed with the demolition permit application for 224 S. Marion St. Oak Park II 60302 Chris Conmy is copied here, he is the other member of the LLC that owns 224 S. Marion. Let me know if you need an actual letter.

Andrew G. Palomo CFP® Financial Planner Pillar Financial Advisors 224 S Marion St. Oak Park, IL 60302

708-383-2280 office 847-241-0061 fax 847-489-1900 cell

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From: David Lehman <<u>lehmanreal@gmail.com</u>> Sent: Monday, August 13, 2018 11:05 AM To: Andrew Palomo <<u>Andrew@Pillarfp.com</u>> Subject: 224 S. Mario Street Demolition Authorization Letter

Hello Andrew:

The Village of Oak Park is asking for a letter from the owner of 224 S. Marion Street authorizing me and my architect to proceed with the demolition permit application before the Historic Preservation Commission at their meeting on August 30, 2018.

Via this email message, please confirm that I and my architect have your authorization to proceed with this demolition permit application.

Thank you,

David Lehman

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125 NORTH MARION ST. OAK PARK, ILLINOIS 60301 PHONE: 708.386.9695

William Drew Nelson, AIA

Philosophy

WDN Architecture was founded on a devotion to building client relationships based on trust and dedicated personal attention through all project phases. It is our central belief that a relationship based on these two principles will produce exceptional design within the project's financial parameters. Our mission is to see that every project meets these goals.

Professional Experience

WDN Architecture, Oak Park, IL, 2003 to present, Owner DeStefano and Partners, Ltd., Chicago, IL, 1995 to 2003, Senior Associate Cordogan, Clark & Associates, Chicago, IL, 1992 to 1995 Thorson Brom Broshar Snyder Architects, Waterloo, IA 1988 to 1990

Drew Nelson holds an undergraduate degree from Iowa State University where he graduated first in his class. After working in Waterloo, Iowa, he attended The University of Michigan where he obtained his Master of Architecture degree and graduated with high distinction.

Mr. Nelson's professional career has given him over twenty-five years of experience in design, construction and rehabilitation. Project types include institutional, commercial, retail, single and multi-family residential and high-rise design. Mr. Nelson also worked as a Sr. Associate at DeStefano and Partners in Chicago and has worked on many notable projects.

This breadth of design and building experience motivated Mr. Nelson to open his own architectural studio in late 2003 founded on the principles stated above.

Professional Associations / Committees

AIA - The American Institute of Architects NCARB – National Council of Architectural Registration Boards LEED BD+C - Leadership in Energy and Environmental Design Accredited Professional USGBC – United States Green Building Council Registered Energy Professional, City of Chicago Registered Permit Self-Certification Architect, City of Chicago

Registration

Registered Architect, State of Illinois Registered Architect, State of Michigan

Education

Master of Architecture, University of Michigan, (High Distinction) 1992 Bachelor of Arts in Architecture (Valedictorian), Iowa State University, 1988

WDN ARCHITECTURE, IIC

Selected Projects: WDN Architecture, LLC

4 Story Office Building Renovation, 1229 West Washington Blvd., Chicago, IL Hinsdale Orthopedics, New Offices and Addition, Joliet and Western Springs, IL Goose Island Brewery Offices, 240 N. Ashland Ave., Chicago, IL Rosin Eyecare, Office Renovations, Chicago, IL Advanced Wellness Center Tenant Build-out, Woodridge, IL Office Tenant Build-out, 939 W. Lake Street, Chicago, IL 3two7 After School Care Center, Oak Park, IL Oak Leaf Academy Child Care, Oak Park, IL Sarku Japan Restaurant, Ford City Mall, Chicago, IL The Clubhouse, Restaurant Remodeling, Oak Brook, IL HLR Engineering Services, Office Remodel, Elgin, IL Tenant Buildout, 123 N. Wacker Ave., Chicago, IL Tenant Buildout, One East Wacker Ave., Chicago, IL Tenant Buildouts, 240 N. Ashland Ave., Chicago, IL Tenant Buildouts, 3333 N. Elston Ave., Chicago, IL Tenant and Lobby Improvements, 1201 West Washington Blvd., Chicago, IL The Bottom Lounge Relocation, Commercial Buildout, 1375 W. Lake St., Chicago, IL Briejo Restaurant and Bar, 209 Harrison St., Oak Park, IL Wells Street Popcorn Shop, 1119 Lake Street, Oak Park, IL Carriage Flower Shop, Oak Park, IL Car Wash Facility, Harlem Ave., Forest Park, IL New 4,000 Square Foot Residence, Lombard, IL New 3,500 Square Foot Residence, Oak Park, IL New 5,500 Square Foot Residence, 634 S. Clinton Ave., Oak Park, IL Condo Gut Rehab, 3470 Lake Shore Drive, Chicago, IL Private Residence, Two Story, 2,500 S.F. Loft Buildout, Waterloo, Iowa Private Residence Addition and Remodeling, 119 S. Euclid Ave., Oak Park, IL Private Residence Addition and Remodeling, 536 Forest Ave., Oak Park, IL Private Residence Addition and Remodeling, 836 N. Harvey Ave., Oak Park, IL Private Residence Interior Remodeling, 241 S. Elmwood Ave., Oak Park, IL Private Residence Addition and Remodeling, 911 S. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 824 S. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 309 N. Harvey Ave., Oak Park, IL

WDN ARCHITECTURE, IIc

Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 534 N. Ridgeland Ave., Oak Park, IL Private Residence Addition and Remodeling, 632 Keystone, River Forest, IL Private Residence Addition and Remodeling, 615 N. Grove Ave., Oak Park, IL Private Residence Coach House and Remodeling, 321 S. Elmwood Ave., Oak Park, IL Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 857 S. Grove Ave., Oak Park, IL Private Residence Kitchen Remodeling, 178 N. Scoville Ave., Oak Park, IL Private Residence Addition and Remodeling, 7726 Adams St., Forest Park, IL Private Residence Addition and Remodeling, 625 Clinton Place, River Forest, IL Private Residence Addition and Remodeling, 1407 Clinton Place, River Forest, IL Private Residence Addition and Remodeling, 909 Lathrop Ave., Forest Park, IL Private Residence Addition and Remodeling, 813 Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 319 N. Grove Ave., Oak Park, IL Private Residence Addition and Remodeling, 314 S. Humphrey Ave., Oak Park, IL Private Residence Kitchen Remodeling, 326 S. Humphrey Ave., Oak Park, IL Private Residence Addition and Remodeling, 1912 West Lunt Ave., Chicago, IL Private Residence Addition and Remodeling, 150 N. Ridgeland Ave., Oak Park, IL Private Residence Addition and Remodeling, 945 N. Euclid Ave., Oak Park, IL Private Residence Addition and Remodeling, 232 N. Scoville Ave., Oak Park, IL Private Residence Addition and Remodeling, 1206 Edmer Ave., Oak Park, IL Private Residence Addition and Remodeling, 843 South Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 839 South Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 617 North Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 320 N. Harvey Ave., Oak Park, IL Private Residence Addition and Remodeling, 200 N. Taylor Ave., Oak Park, IL Private Residence Addition and Remodeling, 543 N. Taylor Ave., Oak Park, IL Private Residence Interior Remodeling, 1155 S. East Ave., Oak Park, IL Private Residence Addition and Remodeling, 1627 Wenonah Ave., Berwyn, IL Private Residence Addition and Remodeling, 620 S. 10th Ave., LaGrange, IL Private Residence Addition and Remodeling, 2123 Irwin Ave., Park Ridge, IL Private Residence Kitchen and Basement Remodel, 2911 W. Giddings St., Chicago, IL Private Residence Interior Remodel, 226 N. Ridgeland Ave., Oak Park, IL Private Residence Garage Addition, 721 Thomas St., Oak Park, IL

\mathbb{VDN} architecture, IIC

Additional Selected Projects

Roosevelt Square Condominiums and Townhomes, Chicago, IL Avalon Condominium Development, Royal Oaks, MI 6 North Michigan Ave. Condominiums, Chicago 59 East Van Buren Condominiums, Chicago Commerce Plaza Office Park, Oak Brook, IL 520 North Halsted Condominiums, Chicago The Corporate Center of Northbrook Office Development, Northbrook, IL River Bend, Office Towers, Chicago **River East Center, Chicago** Prairie House Condominiums, Chicago Elk Grove Village Town Center, Elk Grove, IL First Church of Deliverance, Chicago Cinema Lofts, Chicago **Bicycle Station Townhomes and Lofts, Chicago** Private Residence, Lincoln Park, Chicago (Architect-of-Record: DeStefano + Partners)

Failor, Craig

From: Sent: To: Cc: Subject: Attachments:	 Failor, Craig Friday, August 17, 2018 3:34 PM 'Christopher Payne' 'Greg Smith'; Grossman, Tammie; Logan, Vanetta; Bruce, Michael; Tucker. BOT (rtucker@cclfchicago.org); Trustee Tucker 224 S. Marion Street - Public Hearing EXHIBIT A -COA.pdf; EXHIBIT B - Project Summary - Presentation.pdf; EXHIBIT D1 - Legal Notice - Hearing Date 8.30.18.pdf; EXHIBIT D2 - Newspaper Notice.pdf; EXHIBIT D3 - Notice Map.pdf; EXHIBIT F - 2018-08-09-HISTORIC-draft -minutes.pdf; FW: 224 S. Mario Street Demolition Authorization Letter; EXHIBIT D4 - Sample Property Owner Letter.pdf; EXHIBIT C - Email from Applicant Requesting Public Hearing.pdf; EXHIBIT G - Property Owner Authorization.pdf; CERTIFICATE OF APPROPRIATENESS - List of Exhibits - 224 S. Marion St.pdf; EXHIBIT H - Drew Nelson Resume.pdf 	
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	'Laura Jordahl'	
	'Noel Weidner'	
	'Rebecca Houze'	
	'Sandra Carr'	
	'Tom Abrahamson'	

Hi all,

Attached is a list of the Exhibits for the Public Hearing scheduled for August 30, 2018- as well as all the exhibits for the Hearing.

NOTE: Mr. Nelson's resume will be updated.

The applicant, David Lehman, will be represented at the hearing by his architect – Mr. Drew Nelson as he will be unavailable.

Please let me know if you have any initial questions.

I will be sending the agenda out next week.

Thanks. Craig

Craig M. Failor AICP, LEED AP Village Planner Village of Oak Park, Illinois Direct Line: (708)358-5418 Website: www.oak-park.us

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Richard A. Miller

30 N. Michigan Ave. Suite 2020 Chicago, 1L 60602 www.Landmarks.org August 29, 2018

Chris Payne, Chair Oak Park Historic Preservation Commission Village of Oak Park 123 Madison St. Oak Park, IL 60302

RE: 224 S. Marion St., Oak Park, IL

Dear Chairman Payne and Members of the Commission,

It has come to our attention that a Certificate of Appropriateness (COA) for demolition application has been requested for 224 S. Marion St., a contributing property to the Ridgeland/Oak Park Historic District. Landmarks Illinois urges the Commission to deny this application.

As we understand it, the potential buyer has requested demolition of the circa 1900 single-family house, which was converted to commercial use, based on his desire to replace it with a condominium development that would maximize the site's zoning. It is his argument that the zoning potential of the site should trump the property's protection. However, with zoning the historic district is an important land use tool, which in this case helps retain the community's architectural heritage. As noted in the staff report, preserving historic and architectural heritage is a goal of the Village's Comprehensive Plan and maintaining protection of this historic property fulfills that goal. We also understand that the property is in good condition and retains its historic integrity.

We hope you will share our position that demolition of 224 S. Marion should not be permitted and the COA should be denied.

Thank you for your consideration of this matter.

Sincerely,

Luca k 1 Cherr

Lisa DiChiera Director of Advocacy

cc: Craig Failor, Village Planner Bob Tucker, Village Board Liaison to Historic Preservation Commission

EXHIBIT I CANY 30, 2018 Hearing

Failor, Craig

From:	Margaret <mcarlsonlane@gmail.com></mcarlsonlane@gmail.com>	
Sent:	Tuesday, August 28, 2018 6:32 PM	
To:	Historic Preservation	
Subject:	Save 224 S. Marion	
Follow Up Flag:	Follow up	
Flag Status:	Flagged	

Hello,

I live at Pleasant and Marion. I love this house and certainly do not want it sold to a developer who would tear it down. Please preserve Oak Park. The historic architecture is one of the main reasons we choose to live here.

Thank you, Margaret Carlson-Lane 1045 W Pleasant St., Oak Park

Failor, Craig

Terry C <Ter_C77@hotmail.com> From: Monday, August 27, 2018 6:20 PM Sent: Historic Preservation To: Subject: 224 S Marion

Follow Up Flag: Flag Status:

Follow up Flagged

Please let this home stand. It's my neighborhood. Terry Clarbour
From:	Kyle Eichenberger <eichenbergerkp@yahoo.com></eichenbergerkp@yahoo.com>
Sent:	Monday, August 27, 2018 5:17 PM
To:	Historic Preservation
Cc:	VOP Village Clerk
Subject:	224 S. Marion Special Meeting
Follow Up Flag:	Follow up
Flag Status:	Flagged

Please forward my comments about the proposed demolition of the property at 224 S. Marion. It is my birthday so I will be unable to make the meeting Aug 30.

I wanted to express my sincere thanks to the Historic Preservation Commission for the comments I heard from the Aug 9 meeting. The first I heard about this proposal was when Trustee Andrews posted it on his Facebook page and I've gone back to watch the video of the earlier meeting. While I'm sympathetic to some of the developer's points and am not opposed to tasteful changes to older buildings that allow them to continue into modern use, I think there are a few other issues untouched upon that should come into this discussion.

The first being the greenscape, trees, and beautiful way that the building in question acts as a gateway from Mills Park to the Pleasant District shopping/dining and then to Downtown Oak Park. The developer desires to build lot-line-to-lot-line, he says...that's not a great way to transition from a (busy but) quiet residential street. I'm hoping 224 S. Marion stays put, but any plans for replacement would have plenty of landscaping to match the photo studio across the street, etc. Right? That doesn't seem to be the primary consideration in some of the latest developments around the village. Economic benefits are not the only consideration here. I currently walk my dog every day to Mills Park and the abundance of wildlife (squirrels, rabbits, birds) loves the property as an extension of Mills Park. What do we lose in lot-to-lot construction?

I also write as a potential future American Foursquare owner myself. Our family is currently in negotiations with a seller in Minnesota for a 1915 model there (much less classy than this one, I'll admit) and can tell you that 224 S. Marion is a lovely example I've been examining for inspiration each day as I walk by. Yes, we may have--as the developer said-- thousands of Foursquares in Oak Park, but I'm not sure we appreciate that outside of our village they can be much harder to find. They're a lot of work and require careful, thoughtful attention to modernize. I know the house in question is a non-residential structure--we can talk about how and why that's sad another time--but those Foursquares that do exist for families to purchase at a reasonable dollar amount, in reasonable condition, are few and far between in the village. Developers are snatching up smaller/cheaper homes, demolishing them, and building larger structures.

We don't have to preserve these buildings as museums. But I will use this opportunity to advocate for historical preservation that views our turn-of-the-century buildings as treasures to be embraced, valued, and cherished. They're not just part of Oak Park history but American history. I've come to appreciate how important the American Foursquare was to our nation's change the 20th century. The Foursquare literally took us from the Victorian era to today's open-plan kitchen.

I'd be a lot more sympathetic if there was any attempt in incorporating this old house into a new design to respect the history. But that's not what we're hearing. My understanding is what is being asked for is a complete demolition. Let's not let that happen. Please. We can develop Oak Park without sacrificing our past.

Thank you for your time.

--Kyle Eichenberger Owner at 419 Wisconsin 1W: Courtyard apartment Italian renaissance revival

Architect: H. B. Abbot Builder: John Cuiper Date: 1920-1929 (1927)

Listed at the national level as contributing to a district

From:	Douglas Gilbert <dgilbertarchitect@att.net></dgilbertarchitect@att.net>
Sent:	Wednesday, August 29, 2018 6:36 PM
То:	Planning; Failor, Craig
Cc:	Melissa Bogusch; Nicholas Kalogeresis; Karen Doty; Jan Arnold; Frank Heitzman; Heidi
	Ruehle-May; Sandy Lentz; Frank Lipo; Pleasant Home; Liz Holt; Carol Yetken; Johnnie
	Allen; Barbara Gordon; Lisa DiChiera; Frances Figg; Laura Thompson
Subject:	COA for Demolition of 224 S. Marion
Attachments:	224 5 Marion.jpg
Follow Up Flag:	Follow up
Flag Status:	Flagged

Historic Preservation Commission:

It is my understanding that the HPC is holding a public hearing on Thursday, August 30, on whether the building at 224 S. Marion Street, located in the Ridgeland/Oak Park Historic District, is a contributing structure to that district. At issue is a request to demolish the structure to make way for a new development. The applicant has stated his desire to build a multi-family building on the site, likely taking advantage of the current downtown business zoning to maximize the buildable area and height for the new structure.

I wish to first note my strong opposition to the idea that this building is not a contributing structure in the district and its demolition. It is a two story, American Foursquare house with Craftsmen style details. Based on the construction type and style, it was likely built circa 1910. Although built as a single family house, it has been converted to office use with minimal alterations to the exterior. The exterior retains its historic porch with its Craftsmen style beam, and has a low-hipped roof with deep eaves. The exterior cladding has been changed or covered with cementitious shingles, but this does not detract from the overall historic character of the structure. Window openings remain in their original locations and proportions and there is a bay window on the front facade.

The house is siting on its lot in a typical single family residential manner. It is set back from the street and has a driveway on the south side and mature trees all around it. I believe it has a detached garage that is not historic.

I have heard the applicant describe the house as an anomaly or vestige of a time when this neighborhood was more residential and that is is now surrounded by parking lots and commercial buildings. This is only partly true and part of why this property should be considered historic. There is a surface parking lot directly to the north, but beyond that is another historic single family structure (also now used as offices). North of that structure is a 1920s era commercial building that also contributes to the district. Directly across the street are two parking lots, but kitty corner to the north is a historic single family structure now used as a funeral home. Kitty corner to the south is a historic

single family structure now used as offices and a photography studio. To the northeast is a historic multi-family building. Most significantly, to the south and east of this property is historic Mills Park, formerly part of the Farson (later Mills) estate for Pleasant Home. Pleasant Home is a National Historic Landmark and one of the most significant historic structures in Oak Park. The setting of this property, therefore, is indeed quite historic and a significant part of the historic development of the Ridgeland/OP Historic District. This historic district represents the evolution of architectural styles and types of development, including the change in many areas of the district in the early 20th century from single family residential to multi-family and commercial. This part of the district clearly represents that historical evolution, with a mix of single family structures, multi-family structures, commercial buildings and a large estate mansion. It also represents the evolution from primarily residential to a commercial use of retail, offices and a funeral home. Mills Park has evolved from a private estate to a public park, which occurred in the 1930s. Consequently, evaluating this structure merely due to a few parking lots nearby would ignore the significant architectural and historical context directly surrounding this property. One point of a historic district like this one is to protect that historic character and evolution that might otherwise be threatened by commercial development.

If the argument were accepted that this building is an anomaly and should be demolished to make way for a more intensive use of the site, it would endanger this entire area of the historic district. That same argument could be applied to the single family structure to the north, to the funeral home and photo studio across the street and perhaps to other buildings in the district where zoning allows for a more intensive development than currently exists. In my time as HPC Chair (2002-08), we reviewed several similar requests for demolition of contributing structures in historic districts in order to make way for more intensive development allowed by the underlying zoning. In each case, the HPC rejected those applications for the reasons I have state above. In cases where an applicant appealed those decisions to the Village Board, our decision was upheld each time. I urge you to remain consistent and deny this application.

An argument put forth is that the Oak Park Comprehensive Plan encourages redevelopment of underutilized properties in the commercial district. But that same plan identifies historic preservation as a guiding principle for planning decisions. Preservation was noted by the public input as a "important issue and value that makes Oak Park unique." Goal 4.2 is to "Enhance the Architectural Integrity of the Village Through Both Preservation and Innovation." This goal specifically calls on the Village to actively support the historic resources in the historic districts, of which this property is one.

A decision to preserve this structure does not mean it cannot be enlarged or modified for a more economic use of the site. It has already been converted from residential to office, and I believe a renovation was carried out in recent years. Oak Park's preservation ordinance and guidelines do allow for appropriate additions and uses as long as they retain the overall historic character. Successful additions to single family structures for multi-family use have been approved in the historic districts, including several during my tenure.

I regret that I cannot attend the public hearing in person, but thank you for considering my comments as a neighbor and former HPC Chair.

PS - I encourage others I have copied on this email to spread the word and speak out or email the HPC. I have attached a photo in case you are unfamiliar with the property.

Douglas E. Gilbert Architect, Inc. 220 South Maple, #41 Oak Park, IL 60302 708-660-1749 dgilbertarchitect@att.net www.dgilbertarchitect.com

From:	Wendy Greenhouse <wgreenhouse@gmail.com></wgreenhouse@gmail.com>
Sent:	Monday, August 27, 2018 5:47 PM
To:	Historic Preservation
Subject:	224 S Marion
Follow Up Flag:	Follow up
Flag Status:	Flagged

PLEASE don't tear down this lovely old house, which is sure to be replaced by something that is not good for the character of the street and neighborhood!

Wendy Greenhouse, PhD wgreenhouse@gmail.com http://independent.academia.edu/WendyGreenhouse

From: Sent: To: Subject: Bruce, Michael Tuesday, August 28, 2018 10:34 AM Failor, Craig FW: COA for demolition of 224 South Marion Street

Follow Up Flag: Flag Status: Follow up Flagged

fyi

Michael Bruce Zoning Administrator Development Customer Services Village of Oak Park 123 Madison Street Oak Park, IL 60302 708-358-5449

From: Frank Heitzman [mailto:frank@heitzman.org]
Sent: Tuesday, August 28, 2018 10:33 AM
To: Bruce, Michael; 'Chris Payne (OPAL)'; 'Dyson, Carol'; VOP Board; lizholt72@yahoo.com; pneumann@pleasanthome.org; 'Doug Gilbert (OPAL)'; 'Kathy Cummings'
Subject: COA for demolition of 224 South Marion Street

Mike and Chris:

I strongly object to the demolition of the existing building at 224 South Marion Street. It is a contributing resource in the Ridgeland/Oak Park Historic District, created in 1983. This building has architectural and historic integrity and embodies important characteristics of its style and period of construction. It also has significance with relation to Pleasant Home and Mills Park, in that it provides the important historic context surrounding that National Historic Landmark.

Oak Park and its respected inheritance will be undeniably diminished if this building is allowed to be removed. The Historic Preservation Commission and the Village Board have a duty to be good stewards of our cultural and historic heritage. I urge you to deny this application for demolition.





From:	Joshua Klayman <voiceoakpark@gmail.com></voiceoakpark@gmail.com>
Sent:	Monday, August 27, 2018 4:38 PM
То:	Historic Preservation
Subject:	Do not allow demolition of 224 S. Marion

While recognizing that development is a necessary constant, it is not <u>always</u> a benefit to the community, and the cost to quality of life for immediate neighbors and for the Village more broadly is sometimes not repaid by other benefits.

I urge the Village to protect the house at 224 S. Marion on both neighborhood and Village accounts. Preservation of appropriate properties is key to Oak Park's character <u>and</u> its property values. The house is a typical old Oak Park home worthy of preservation, and it's destruction will diminish the character of its surroundings and will lower the quality of life of its neighbors.

Sincerely,

Joshua Klayman 324 N. Marion St.

From:	Bruce Lehman <bruce@brucelehman.onmicrosoft.com></bruce@brucelehman.onmicrosoft.com>
Sent:	Saturday, August 25, 2018 1:28 PM
То:	Historic Preservation
Subject:	224 S. Marion - Proposed Demolition

I live within 250 feet of the subject property.

I object to its being torn down. It is supposed to be protected as a contributing property within a historic district.

Bruce Lehman 1045 Pleasant St. 1A

From: Sent: To: Subject: Joyce Porter <joyceporter2001@yahoo.com> Monday, August 27, 2018 4:44 PM Historic Preservation 224 S Marion

Hi

I can't see why anyone would want to tear down this lovely house nor how anything replacing it could better it.

Joyce Porter 1026 Mapleton Oak Park, IL 60302

From:	Susan Roberts <susan@executivesupportinc.com></susan@executivesupportinc.com>
Sent:	Monday, August 27, 2018 5:19 PM
To:	Historic Preservation
Subject:	House at 224 S. Marion
Follow Up Flag:	Follow up
Flag Status:	Flagged

To the Historic Preservation Commission:

Please don't approve the tear down of the home at 224 S. Marion St. We don't need to lose any more of our lovely homes.

Thank you.

Susan Roberts 202 Forest Ave. Oak Park 708-848-9374 708-302-9374 (cell)

From: Sent: To: Subject: Kate Ronan <ktronan@sbcglobal.net> Monday, August 27, 2018 3:44 PM Historic Preservation Save 224 S. Marion!

Keep Oak Park, Oak Park!

Don't destroy this historical building.

Thank you,

Kate Ronan-Sizemore 626 Carpenter Ave. Oak Park, IL 60304

From:	Gary Schwab <gsoakpark@aol.com></gsoakpark@aol.com>
Sent:	Monday, August 27, 2018 4:30 PM
То:	Historic Preservation; bruce@brucelehman.onmicrosoft.com
Subject:	224 S. Marion

I object to demolition of the house at 224 South Marion. It's a mostly-intact contributing structure in its historic district and could be rehabbed. Approving demolition would signal that contributing structures in historic districts were fair game for developers.

Gary Schwab 316 N. Oak Park Ave. Oak Park

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From:	Karen Brammer <karen.brammer@gmail.com></karen.brammer@gmail.com>
Sent:	Tuesday, August 28, 2018 10:00 AM
To:	Historic Preservation
Subject:	Demolition of 224 S Marion
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Historic Preservation Commission,

Please preserve the historic house at 224 South Marion. And please support zoning and development which will continue to keep the historic architecture and fabric of our village intact. We can have both. Let's be thoughtful and diligent. Thank you!

- Karen Brammer 210 Forest Avenue Oak Park

From:	Jennifer Gray <jennifergray1000@hotmail.com></jennifergray1000@hotmail.com>
Sent:	Thursday, August 30, 2018 3:44 PM
To:	Historic Preservation
Subject:	Please do not let the house located at 224 S. Marion be destroyed.
Importance:	High
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Mr. Failor:

Please do not let the house located at 224 S. Marion be destroyed.

This is a historical piece of Oak Park's neighborhood. I am a homeowner in Oak Park and strongly urge you to prevent this home from being torn down.

Sincerely,

Jennifer Gray 708-925-8244

From:	Kelly Walsh <leighwalsh@yahoo.com></leighwalsh@yahoo.com>
Sent:	Thursday, August 30, 2018 2:56 PM
To:	Historic Preservation
Subject:	Proposed Tear Down Appeal-224 So Marion
Follow Up Flag:	Follow up
Flag Status:	Flagged

Village of Oak Park- Development,

On behalf of all historic landmarks which make Oak Park unique, I strongly object to the proposed demolition of the house located at 224 S. Marion.

Sincerely,

Kelly Walsh 214 No Oak Park, 1CC Oak Park, IL 60302

From:Frank Lipo <franklipo@sbcglobal.net>Sent:Thursday, August 30, 2018 4:52 PMTo:Planning; Failor, Craig; Christopher PayneSubject:224 S. Marion Demolition Public HearingAttachments:224 S. Marion Lackey House.docx; 224 S. Marion research material.pdf

Dear Chairman Payne and Members of the HPC:

I am opposed to the HPC granting a COA for demolition of 224 S. Marion, a Contributing structure to the Ridgeland-Oak Park Historic District.

I have been researching the structure and have confirmed it was built in 1900 by the Lackey family. I have not confirmed the original architect, unfortunately.

Attached are some remarks about the COA demolition application and a PDF document with some supporting research materials.

Thank you.

Frank

Frank Lipo 535 N. Ridgeland Avenue, Oak Park 708-969-4410

Public Hearing on COA Application for Demolition of 224 S. Marion Aug. 30, 2018

My name is Frank Lipo and I live at 535 N. Ridgeland. I have lived in the community for nearly 30 years and have served as Executive Director of The Historical Society of OPRF for nearly 25 years. From 2002 to 2008 I served as a member of the OP Historic Preservation Commission.

I had the pleasure of working in Pleasant Home in Mills Park for more than 20 years, so I am very familiar with this structure, its location which helps define the west edge of Mills Park, and the wide variety of building types that populate this part of the village and create the ambiance of Oak Park as an "urban suburb" where architectural eras coexist and the description of buildings as "obsolete" does not ring true.

I urge you to reject the application for a Certificate of Appropriateness to demolish the building at 224 S. Marion, which is a Contributing structure in the Ridgeland/Oak Park Historic District. It is worthy of preservation not because it is an "old building" but because it retains much of its original architectural character, is in good condition, and it helps tell the story of the surrounding historic district.

Because of our community's architectural legacy, many residents agree they oppose the unbridled teardown mentality of developers who have drastically changed the character of certain towns. But even those who support preservation sometimes see a building like this one and view it is as "expendable" because it does not have the highest pedigree or its architect has not yet been re-discovered or documented. That perspective chips away at community character instead of embracing what makes our village desirable.

This building needs to be understood and appreciated as precisely what it is: a structure that contributes to the overall character of a community area even if is not a "superstar" itself. It is part of this diverse fabric in one of our unique historic districts that should not be taken apart, thread-by-thread. A demolition of this building also would open the doors for the demolition of many other buildings in the district using a similar argument, including other nearby buildings on that stretch of Marion alone.

Lackey House—1900

I have been researching the history of this building in recent weeks and want to share a few facts I have re-discovered. I have emailed these remarks to the HPC with some supporting documentation but will touch on some highlights tonight.

I can confidently put an exact date and historic name to this structure, which often has been labeled as a "circa 1900 or circa 1910" property. It is the Lackey Home.

This structure was built as a home for two generations of the Lackey family in 1900. Based on news accounts and city directories of the era, Frances Lackey lived with her two adult sons Robert and Charles in the home beginning in 1900, after moving from their earlier home near the corner of Marion and Westgate.

On Aug. 23, 1900, the Oak Park Reporter carried the small item:

Robert A. Lackey's handsome new home on Wisconsin Avenue is ready for occupancy.

On Sept. 20, 1900, the same newspaper reported:

Mrs. F. A. Lackey and family have taken possession of their handsome new home at 224 Wisconsin ave.

The new home was built in a very desirable residential district, then and now. The street name was changed on this portion of Wisconsin in the 1920s.

On April 14, 1905, Oak Leaves reported:

Mr. Farson has also been making purchases for the enlargement of his suburban homestead at Home avenue and Pleasant street. He now owns....all the Wisconsin avenue frontage from Pease court up to the Lackey residence."

The Farson estate, of course, is now Mills Park and today's park boundary at that corner is literally defined by the original Lackey property. The house whose fate you are considering actually pre-dated the adjacent estate that is now Mills Park. Pleasant Home was one of the first 5 properties designated as an Oak Park Landmark and whose context is especially important to the Ridgeland/Oak Park Historic District.

But who were the Lackeys who moved into this house in 1900? Do they have a story to tell?

Mrs. Frances A. Lackey was one of two women elected in 1893 to the Cicero Township School District #1—that district is today's District 97 and District 200 when it was one unified district. They were the first women ever elected to any government office in our area. She was the widow of Dr. Robert M. Lackey, who first began practicing medicine in Oak Park in 1880 and who died in 1895. The couple lived in Chicago early in their marriage and lost everything in the 1871 Great Chicago Fire. He was a prominent veteran of the Civil War who upon graduating from Rush Medical College in 1861 served as a surgeon in the Union Army. He and his wife were leaders of the local GAR post—the Union Army veterans group.

It appears from research to date that this house was built as a joint project by Mrs. Frances Lackey and her son Robert A. Lackey, who in 1900 was a 29-year-old civil engineer who had various business interests. In fact, in 1895 before Dr. Robert Lackey's death, he partnered with his son Robert to build a substantial business block at 107-09-11 N. Marion that was called the Lackey Building and stayed in the family's ownership until 1920. The building remains today. That building was designed by River Forest architect Frank D. Thompson, a fellow Civil War veteran and colleague of the elder Lackey. In fact, the prolific architect rented offices in the Lackey Building, as did the younger Robert Lackey in the late 1890s. It is only a hypothesis that has not been proven, but the relationship between the Lackey family and Thompson related to this earlier building may indicate that the building at 224 S. Marion might have been designed by Thompson. Among Thompson's many designs was the first section of the Hemingway Real Estate Building at the northwest corner of Marion and Westgate that now houses Ten Thousand Villages, the original River Forest Village Hall, the Mt. Carmel Baptist Church, built by Oak Park African American residents in 1905, and numerous single-family homes in Oak Park. Research on the Chain of Title for this property might provide insight on the architect of 224 S. Marion since Thompson advertised in 1899 that he could design homes on lots he had available for sale.

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is the window drawing-room, or out-	on Macday int. The front fork broke,	children were all over looking fac	shaped Uhimney Rock" resembled very striklegly an old stick and mor-	
the, or used in fern dishes. Unique, esuiful, perpetual, these. The deest	the right side of his face badly on the	straybati. If you fed any old hat that looks as if it had no father or	ter chimney. At "Sturgeon Hock" we seter some	
scorative plant just laves bacad. This issues to a larger state of the second s	Mre. M. J. Catder, of Wonanoczat,	mother advertise it in UHE AROUS Among the young people of the		present able to give detaile into
anan. The ball is composed of aparene following form roots, hunwis an	117 6, Austin aronue. Mrs. Calder	town who have goue away to school this fall, and the schools thay with at-	The Navy Yard is wonderful, and i do not suppose anything on this con- tioent, or perhaps in the world, cas	- blding the apportune occarios to a
lavallis bullsts, var. Negaba and pabugum Moje, and so constructed as	kots W. C. fr. U. and is an approxima	tend, are the following: Bartow Pat- rick at the Wisconin University, Edgar Morelson and Norman Metiag	compare with it its picturesque beauty acd imitation of poevice batterbirt.	able coocessions.
e cond out leaves of beautiful staerald creat from every polat. All who see i are delighted, and want 11, and up	Wre. Mary Brett and two daughtere.	at the Michigan University, Dorald and Loyal Sawyer at the Dilingia Uni-	On the right for about one eight of a mile are ranged side by side the prove	tion and bis accupation of his pate
a the present time its expely has not ern equal to the denied. These	Capit Richard Clark, 215 Clinton ave-	versity, Miss Louiss Baldwin at Obeclin, O., Walter Andrews at the	of huge war vessels alsolid rock, polating four the river, which at this	pers of the Mothodist Church to a department of its fabore. The
ern Lalis are more handsome than alms for decorative plants and much	Inent Grand Army man and is wall	Manyan University, Elmer Contey at Denison University, Granville, Ohio,	our steamer. The stusmer whistle	day school, under the leadershi
seler grown. For the next thirty days we will pre-	Frank Fronster, a clark for C V. Duerr, 100 Laka street, fell among	and Edwis Whealer at Belais, Wis, Postmasilar Butchisson, H. D.	at the satracce, thes pollying an down-coming eraft col to enter at the	Kraft, is growing and it is enough say that both teachers and chill
to see to sur customers who pur-	thistoculisturdsy night at Derplaines arenue and 'S'wolfth street by three	Places, president of the Board of Education; G. S. Pellet, president of		and and an every summer proved
our gandeus sos of the brazilfut agret. 1846 - We self them for 20 cents.	acgrass. He was relieved of his watch and pockat knife	the Obleage Underweiters' Association, and H. A. Faylor, president Oak Park	The second second has the second seco	the Epworth League, which he
Fain tiags Nufarmy Have your about repaired at	A 11. Hibbard, gazoral manager uf the Chicago Tetephene Co., was in	Improvement Association, start 10- mufraw for a ten days' Ething trip in	Incomplement of Phone second and the	month of Sculunbur he fit. Kee
WLED'S 111 Marlon street	Oak Park quite recently looking for a location for blanes outdange building.	the wools ever Sixte Line, Wis. The irdex are being trimmond along the shores of the various atceams where	anger their god, who is his weath lat.	vice. Nost Sabbath evening the
Ersons printing and deforating get my estimate. It A Schuliz, corner	bat so far as we are able to leave on theirs bas been decided upon.	their anglers will throw the live so that the source of the version of the source of t	bis hand on the ships and turned they to stone."	the president of freque has in the patter by caduct there are
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The bright series of well dynamics of formation of the series of the ser O. H. Wentingles and family will return from Twin Lubra, Wis, store September fint. Begiawoo kat. Ma. Therefore O'Unort and Ma. Henny Thomes, elly possesser and henny how their file files, who have how their file files and Hanfard and stor of Jochtaban in the White Menapides. Bogd. Hilds. af the patie schwiz, fo harm form 20 Percise, space acritus Missessis, end is public chiegeis reist los the sin school year. The work of manabeliday N. Keziwatth staats to an and the work

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Seventh Band Concert

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Oak Park, Illinois.

Saturday, May 4, 1907.

Vol. xxvi. No. 18.

TRUSTEES MEET

Municipal Street Sprinkling in Oak Park

The most important business transacted at the meeting of the Oak ised that as soon as the street car Park board of trustees Thursday night companies were reorganized Oak was the decision of the board to abandon municipal sprinkling of the vilage streets. Oak Park is declared to be one of the few villages in the Lake street and Madison streets withcountry which have endeavored to out transfers. sprinkle the streets, other towns letting this work out by private contract as was previously done here.

The sentiment of the board in regard to paying for the cleaning and sprinkling of the improved thorofares in Oak Park out of general taxes from an appropriation which it considers all too small for successful carrying out the more important work of street cleaning, was expressed in the following resolution, which was adopted:

Whereas, The cost of street sprinkling is a financial burden to the village which is increasing with the increase in number of improved streets, and the time of the superin-tendent of streets and the employes and teams at his disposal are needed in cleaning the streets and in removing dirt therefrom, and

Whereas, Street sprinkling is a special privilege offered to some of the citizens only, and of a character not altogether satisfactory to them; therefore, be it

Resolved. That the superintendent of streets, be, and he is hereby, directed to dis-

continue street sprinkling; and be it further Resolved, That the president of the village be, and he is hereby, authorized to sell such of the apparatus as is in his judgment not needed for the regular street service.

The apparatus necessary for the work has been sold by the village to Delos Hull & Co., who will undertake the work by private subscription as was done prior to the taking over of the sprinkling by the village.

Much of the business of the meeting was of a routine nature. Bids (Continued on page 23)

Better Car Service Promised

In a recent conference with John Village Fathers Decide to Abandon M. Roach, president of the Chicago Consolidated Traction company, by Trustees Wilson, Bartlett and President Hamilton, in response to their request, these gentlemen were prom-Park would have an improved street car service, which he assured them meant a heavy grooved rail, large cars and a thru service to the city on both

Hunt Picnic Grounds in Blizzard

The committee consisting of C. P. Miller, Eugene Bailey, and J. Shiffman delegated to choose a site for the annual picnic of the Oak Park Business Men's association had an experience Friday afternoon while searching for a suitable picnic ground in the Fox River valley which the members declare they will not forget in a lifetime. A number of sites were visited. While at a park several miles south of Aurora the blizzard which swept over the northern part of the state late in the afternoon caught the committee away from shelter and furnished enough snow and rain during the short time it continued to last the party several winters to come. The location of the ground for the picnic has not yet been agreed upon.

Will Greet Dr. Luccock

Elaborate plans have been made for the reception to be tendered Dr. George N. Luccock, pastor of the First Presbyterian church, to be given Monday evening, May 6, under the auspices of the Men's club of the church. Dr. Luccock will arrive in Oak Park from his trip abroad this Saturday afternoon, unless delayed. He will preach in his own pulpit tomorrow.

At the reception, which will be given in the church parlors the Men's kiss, who was killed in the battle of for brick and carpenter work on the club quartet will render several songs, to the committee of the whole. A been arranged for the occasion, which instituted in the Lowell school communication from John W. Lang- promises to be of more than ordinary grounds. Both she and Dr. Lackey interest.

MRS. LACKEY DEAD Well Known Oak Park Lady Passes Away at Her Home on Wednesday, May 1

The many friends of Mrs. Frances A. Lackey were shocked to learn of the death of that lady at her home, 224 Wisconsin avenue, at 1 o'clock on Wednesday, following an illness of a few weeks. Mrs. Lackey was one of the best known ladies in the village and had made her home here for twenty-seven years. She was closely identified with many institutions and organizations in Oak Park and was widely known for her work along patriotic lines.

Mrs. Lackey was born in Davenport. Iowa, May 4, 1842, where her father, Allen Hitchcock, had been sent as a home missionary to the territory of Rev. Hitchcock founded a Iowa. church there and also in Moline, across the river. Here Miss Hitchcock met Dr. Robert Lackey, to whom she was married in 1866. Mr. and Mrs. Lackey came to Chicago following their marriage and lived there until their home was destroyed by the fire in 1871. In 1880 they moved to Maywood, coming to Oak Park the same year.

Ever since settling in the village Mrs. Lackey had been prominent in the many societies and organizations, but her interest was centered in the Ladies of Phil Sheridan Post, G. A. R., of which she was a past president, and also in D. A. R. circles. In the latter society she was an active worker, being identified with it since its organization in Oak Park. As a member of the D. A. R. she traced her ancestry on the American continent to Mathias Hitchcock, who came to America in 1620, and to Caleb Hoteh-Lexington. Mrs. Lackey was intensealterations proposed for the Lombard and an original poem by Elmer Hill ly patriotic and it was thru her efforts avenue engine house were referred will be read. A special program has that the Memorial day exercises were were interested in the education of



THE LATE MRS. FRANCES A. LACKEY

the school children along patriotic lines, attending the shools and speaking before the classes.

ing before the classes. One of Mrs. Lackey's ambitions was to see the historical spots of the state preserved for future generations, and tho she did not see the completion of her plans, she did much to help the work during her lifetime. As the first lady member of the school board she in Oak Park.

Mrs. Lackey is survived by her two Forest Home cemetery.

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BRANCH, 105 N. OAK PARK AV. Phone 527

sons, Robert Allen, and Charles R.

Lackey, who make their home in Oak

'as at

Need New Yaryan Radiators? We still have several carloads of the Screwed from the start, is now recommended by the Yaryan Company. Let us give you an estimate. We make a liberal allowance for your old radiators. Very reasonable estimates for new work. Cook & Chick Co. 249 Wisconsin Av., Oak Park. Phone 2054. Chicago office 253 Kinzie St. Tel. Cen. 1644.

PUBLIC SCHOOLS

Some Needs Discussed by Professor W. L. Nida Before River Forest Women's Club

At the River Forest Women's club last Tuesday, Mr. Nida, principal of the River Forest schools, gave an interesting talk on "Some Needs of Our Public Schools."

In a delightfully informal way he pointed out that school work cannot be separated from moral training, that if a pupil has the right attitude toward his work he will have right morals. The teacher creates the attitude of the pupil and this result depends on her. He insisted that three conditions were necessary, silence, punctuality and obedience. Each has a right to do as he pleases as long as the rights of others are not interfered with. Children should be started for school on time and negligence in this regard will cause suffering in the future. The character training comes thru experience and it is wise to give the child the serious side of life, making his work his responsibility. These three conventions, silence, punctuality and obedience are necessary to the smooth running of society. Mr. Nida said that corporal punishment was unnecessary when parents stood by the schools and that he should welcome the time when thru proper home training, corporal punishment could be entirely eliminated. There should be an education for leisure as well as for work, every man having a portion of the time for leisure during his day. He quoted President Eliot of Harvard who said that the eight hour day would be a curse to the laboring man unless he knows how to spend the extra time. Boys and girls, said Mr. Nida, should be trained to do something with their spare time, therefore the necessity for drawing and music, ordinarily considered the frills, but equally important with the three R's. Manual training and domestic science too, have their place, the former being indispensable for hand and eyetraining,

Failures in life, he stated, are principally due to wrong choice of life work. The high school while filling an important position does not tend to serious work, so many cannot afford to give it place. There should be public schools for the boy or girl with the scientific mind as well as for those of a literary turn. Germany outstrips us in this regard, for she provides a school for each. Mr. Nida made a strong plea for the boy without literary inclinations. He expressed a wish for trade schools, along with high schools, that each boy might have an equal chance to choose his life work. He spoke of the great good accomplished by domestic science in school? and read letters from

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GRAHAM STEWART New Gene al Sec etary of Oak Park Young Mea's Christian Association

The board of directors of the Y.; Minn., January 14, 1879, and moved M. C. A. have announced the selection to Monmouth, Ill., in 1892. of a new general secretary for the Oak Park association, the man chos- later Monmouth college. Following en for this office being Graham Stew- two years of commercial life he acart of Evanston. Mr. Stewart will cepted a position in the office of the assume the duties of his new position Central Y. M. C. A., Chicago, where as president. During the first six years the cases an exceptional opening. While at Central association he attended It was president. Lakey's home. It was general see. Chicago training school one term. It was Mrs. Lakey who conceived the idea of holding nuble certials in the Central retary the work has been in charge Chicago training school one term.

from the Evanston association where he has been boys' work director since April 1, 1903. He was born in Benson, 155 to 300.

He attended high school there and of F. T. Johnson, assistant secretary. At Evanston he has been signally Mr. Stewart comes to Oak Park successful with his work in the boys' department, the membership having grown under his directorship from

There are reasons why Mayne's Paint Store is a Busy Store

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FRANCES A. LACKEY

Dr. Barton and Rev. Charles M. Morten Speak at Funeral of Well-known Lady

At the funeral of Mrs. Lackey, which was held in the First Congregational church on Thursday, Rev. Charles M. Morton said:

I have long comforted myself with the thought that it is just as natural to leave this world as to enter it. And we know very much more about the world to which we are going than we did about this one before we came. And one of the best things is that we shall not be alone. I can remember how my bay, when he was little, would call down the stairs, "Papa, are you there?" and when I answered, he was content. He wanted to know that his father was there. We want to know when it is dark and we seem alone, that our Father is within call. It is a com-fort to know He is where He can hear us. We talk about the valley of the shadow of death. I have long comforted myself with talk about the valley of the shadow of death. A shadow may frighten, but it cannot hurt us. The shadow of the auditorium may fall upon us, but it cannot hurt us if we know it is a shadow. Death cannot conquer us if our Father is with us.

Dr. Lackey had a multitude of friends. Mrs. Lackey had a multitude of friends. It was because they deserved them. We loved them, They were faithful in life and faithful unto death.

One of the Ladies of the Post has prepared which I am glad to read. It was written by Mrs. Mclivaine, and tells what we all know and are glad to remember concerning Mrs.

Mr. Morton then read the following:

Mrs. Lackey has been identified with the society of the Ladies of the Post from its beginning. Nineteen years ago, when the need for the ladies' auxiliary was suggested by the post commander, Mrs. Lackey was prompt to heed the call, and was foremost in organiz-ing the society. ing the society.

of holding public services in the Central school grounds on Memorial day and during her administration as president the first of these services was held.

To enumerate all the work of our society in which our dear sister took an active part would be to relate its full history. Even while on the Pacific coast she kept in close touch with the interests of our society and her letters were full of patriotic suggestions and inspiration.

She was our inspiration.

She was our pride. She was our oracle,

We loved her and knew she loved us. She seemed to take a personal interest in each individual member.

Mrs. Lackey's whole soul thrilled with the dear old flag. She rejoiced in giving honor to the veterans of the civil war. Es-pecially to Phil Sheridan Post she was most loyal.

Her beautiful Christian character was shown in all her works of love and patriotism connected with our society.

MARY E. MeILVAINE.

Dr Barton then spoke as follows:

Had she lived until the day after tomorrow Mrs. Lackey would have been only sixty-five years of age. She was born at Davenport, lowa, the daughter of the Congregational pastor in that place, She traced her lineage thru her father, Rev. Allen B. Hitchcock, straight back to Matthias Hitchcock, who landed at New Haven in 1635. Of Puritan



He was an ardent abolitionist and a strong patriol. When the war broke out, he and his family were strong friends of the union. Frances was then a young woman of 19. She could not fight. But she learned of two young men clerks in stores who wanted to young men cieras in stores who wanted to go as soldiers but could not go because their mothers depended upon them for support; and she and another girl offered to take their

and she and another girl onered to take metric places in the store, and send all their wages to the mothers of the young men in order that they might go and fight. She put a man into the front of battle for the saving of the Union.

the Union. On Rock Island, in the days of the war, was Dr. Robert Lackey, a young surgeon in the army. In her patriotic work she met him. They were married after the war ended and came to Chicago, where they lived until the fire destroyed all they had. Then they removed to Maywood, and twenty-seven years ago to Osk Park. Those of us who never thew Dr. Lackey knew of the influence he had ago to Oak Park. Those of us who never knew Dr. Lackey knew of the influence he had for good as a man, as a soldier and a physi-cian, and the lasting mark he made in this community. We have pathetic news today concerning his brother, like himself a Chris-tian physician, and known in Oak Park, a menther of Phil Sheridan post. Word is re-ceived today that he died yesterday in Ta-coma. Washington, leaving behind him a good record as a faithful man and physician. Tho not a minister he sometimes preached; and was honored by people in this place.

and was honored by people in this place. Mrs. Lackey's relatives were among the early missionaries to Hawaii, and she herself visited these islands, and sheriehed a Rible visited those islands, and cherished a Bible, one of the edition first made by the mission-arics there. She was a loyal member of this arics there. She was a loyal member of this church; an active worker, and had been presi-dent of its Women's society, as she was also of the Daughters of the American Revo-lution and of the Ladies of the Post. She was also the first woman member of the Oak Park school board.

Next to her religion was her patriotism. She went south; and on her return was a realous collector of money and literature for the colored people. On her last visit to the south, she was on an island off the coast of Florida. Washington's birthday approached, and the question was raised of a flag to be raised that day. The proprietor of the hotel was timid; he had southern people as guests; they might not like it. But Mrs. Lackey declared there should be a flag, and as there was none, she and Mrs. Lewis set out to make one. The southern women sewed upon it as loyally as those of the north. The ex-confederate soldiers in the hotel were glad as Next to her religion was her patriotism. it as toyally as those of the north. In ex-confederate soldiers in the hotel were glad as any of the others to see the flag go up. And the timid proprietor of the hotel grew enthusi-astic and proposed that the day end with a

cordingly was done. She was state historian of the D. A. R., and she loved these things patriotic second only to her religious faith. Not long before she died she wrote two documents. One was a penciled memorandum giving an outline of her life up to the time of her coming to Oak Park, a thing to be preserved by her children. The other was written in ink, a poem she copied, expressive of her own faith. There were four stanzas, of which this is the There were four stanzas, of which this is the last :

"And so to me there is no sting in death;

And so to me there is no sting in death, And so the grave has lost its victory. It is but crossing with sbated breath And with set face, a little strip of sea, To find the loved ones waiting on the shore, More beautiful and precious than before."

S. A. Rothermel, 438 Kenilworth avenue, has rented his residence for a year, and has taken an estate on Macatawa Bay, Mich., where he, with his family, will pass the summer months.

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We have been making photographic portraits of Oak Park people, and have established a reputable name for fine artistic work.

Having one's picture taken is often neglected because it does not seem to be a necessity.

Time passes rapidly, and changes follow in quick succession. Because of this children should be photographed often.

It is a good idea to have your own taken for the sake of the children. These portraits make a good family record that will become priceless in years to come.



An ititub Rock, Ark, where he served until mustered out Nov. By sevence: In the vare a demonstration of catagory in Rush Medical da LSS evences: The vare submention of anatomy in Rush Medical da LSS evences. The vare a member of the University the intermeted was guite brilliant. He was a member of the University of the submention of Chinesgo, and George H. Thomas Post, G. A. H. Rush subsequently Phill Sheridam Post No. Glip, G. A. H. Rush subsequently Phills Sheridam Post No. Glip, G. A. H. Rush subsequently Phills Sheridam Post No. Glip, G. A. H. Rush subsequently Phills Sheridam Post No. Glip, G. A. H. Rush subsequently Phills Sheridam Post No. Glip, G. A. H. Rush subsequently Phills Sheridam Post No. Glip, G. A. H. Rush subsequently Phills and Lower A. B. Hitchoock, D. Moline, one of the ponce. He left, pusters of Illinois and Lower Post Shoulder as a number of the ponce. He left, busides his Moline, Sheridan Jonn October, 1571. Boilh are always a triend of the Sherida Jonn October, 1571. Boilh are always a driend of the Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn November, 1583, and Charles, Phillinois and Lower Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn October, 1571. Boilh are always a triend of the Sherida Jonn November, 1583, and Charles, Phillipan Herida Jonn Porter and Sherida Jonn Porter and Sherida Jonn Porter and Sherida Jonn Porter Alar Jonn Porter Jonn Porter Alar Jonn Porter Ala	
e-partnership with his brother and engrged in the wholesade dry goods and notion business. At the time of the big dro- in 137, he belonged to the firm of Daulop married Miss frettlerstrings, and in 1885 moved hither. The died Aue. It is system is a state and the intervention of the state of the isset and the suddenty, in front of his residence on Grove are- ins with the works after her, expired of heart disease. The Dunlops were leading members of the Methodist church, as another, two weeks after her, expired of heart disease. The Dunlops were leading members of the Methodist church, as another of profound sourcew. Mr. and Mrs. Dunlop left fire the there, the state of profound sourcew. Mr. and Mrs. Dunlop left fire the fire of profound sourcew. Mr. and Mrs. Dunlop left fire dulated to more the other of the fire adden taking off was a matter of profound sourcew. Mr. and Mrs. Dunlop left fire the non-more of profound sourcew of the state of the source, as an an of distinction, was possessed of strong sympathiles and made many friends. He commenced practicing medicine here in 1880, and took up his residence in 1852. He was hown in franking collector, where he studied medicine. Afterwards he at franking collector, where he studied medicine. Afterwards he at franking collector, where he studied medicine. Afterwards he at franking as assistant surgeou to the fourty in the dopartment of wreing as assistant surgeou to the fourty in the dopartment of the state supported by President Lincoln as none (the corps of state surgeous, and assigned to duly in the dopartment of the state subject of the starf of General Sol- nono. Later he was placed in churge of the general hospilal	
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MEN ELECTED TO THE SCHOOL BOARD.

Frances A. Lackov and Mrs. Lillis M. Pittin for District No. 1, Cinero.

aw elections are so quiet or so satisfactory heir results as the election for three memof the Board of Education held in School riet No. 1 of Cicere last Saturday. The one chosen were Jesso A. Baldwin, fac e years, to succeed himsoif; Mrs. Lillio



MRS. FRANCES L. LACKEY.

Pitkin, for three years, to succeed H. H. over; and Mrs. Frances A. Laekoy, for year, to succeed C. L. Ames, resigned. The r mombers of the board are J. P. Clove.

Outry and Arts. Frances in Alexandrian Strength of Strength of Strength of Alexandrian Strength of Strength of

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Chiuzs Thomas 4-19-1893

ORULE THE SCHOOLS.

MEN WHO WILL SERVE ON BOARDS OF EDUCATION.

ressful Candidates at the Recent Election-Mrs. R. M. Lackey's Experience in Oak Park=Evanston Appoints Mes-Emina C. Clark-Women of Fullon Serve Coffee at the Poils and Put Through Their Ticket-Three Members of the Fale Sex to Serro in Benton.

'he number of women elected on the tool Boards of various citles and towns in nois at the recent election is proof that men neo luking nu active interest in the sited sights of emfrage granted them and sking the most of their apportunities at the is the most of their opportunities in the lis. Facts concerning the successful candi-les who are about to "take a hand" in nool matters will be weichne to most of it sisters, whether they are coavinced that ballot-box should be theirs or not. The lowing items have been gleaned for their rusal from all over the State.

RE. LACEEY SERVES IN OAR PARK.

o Is Elected Without Opposition to the School Roam.

Wrs. Frances Lackey, who has just been re-seted to the School Board of Oak Park, s elected last year to fill an anexpleted m, and her work upon the board rast with di universal communication that the proof Oak Park insisted upon her taking anor term. With her husband, Dr. Lackey, the has been in Culifornia all whiter, and, ex-eting to remain there some time, also sent her resignation. The board refused to ne-pt it and after she had declined a redicetion



MRS. R. M. LACKEY,

MIR. R. M. LACKEY,
Iclegraph they still insisted, winning her output to serve another term. She wighter of the Nov, D., Hitchweek of oldered without opposition, She is a customer of the Nov, D., Hitchweek of winne mene to Moline to mittend the Millor inversary of the church he built. Through went to Moline to the Millor inversary of the church he built. Through went to Moline to the built. Through went of Moline to the second with the her built of the second with the her built. Through the her built without you went to Moline to the marking of twenty-five years ago went to Oak Park of the church ago the year show of the second per church of the Second Per Secon

FE WILL HELP REBUILD A SCHOOL.

tive Work in View for Mrs. Emms C.

Clark of the Evensten Beard. Evenseros, III., May 2.-[Special Corre-undence.]-Mrs. Fantas C. Clark of No. 10 Judeon evenue, Evanaton, who was electinni Sonnemann, a prominant innibor incr-chant of this place, in 1873. Her husband hus been Mayor of the city four terms and a member of the School Beard a number of terms, declining reflection only last year. Her brother, F. M. Eckard, is a possible can-didate on the Republican tleket for County Clerk of this county.

THREE WOMEN ON BENTON BOARD.

They Are All Natives of Illinois and All Members of the W. C. T. U.

BESTON, III., May 2.-[Special Correspond-ence.]=The three women mumbers of the Board of Education recently elected here are Mrs. Jennie P. Reed. Mrs. Imogene Ward, and Mes. Emma Plaunigan.

Jennie Pittman Reed was born in 1860 at Jerseyville, Ill., where the most of her life has been speat. She graduated from the



MRS, EMMA FLANSIGAS,

high school of that place in 1870 under Prof. J. Place, one of the best educators of the State. Site is also a "Montteello glet." having subse-quently attended Montteello Stantaury. She is an active member of the Methodist Church of Benton and also of the Woman's Christian Temperance Union, holding local and district effect. offices.

Temperatee Optor, noting tocal and district offices. Inogeno Ward is a nutive of Franklin County, is 36 years old, and hus resided in Beaton sives her nurringe in 1870. Sho is the wile of W. R. Ward, Janker of this elity, and the youngest doughter of Mr. Solomon Snyder, a prominent farmer of this county. Mrs. Ward is an active member of the Sustay-school, a prominent incenter of the W. C. T. U., and un ardent Irleoit of the cause of edu-cation and temperatee. In addition to a good high school education Mrs. Wird ut-tended the Old Duquain Schninney for two years, and nhe sport one year at St. Vincent's Academy, Kentucky. Emma Flumigan was born in Benton and is 35 years old. She is the wife of Judge R. H. Flumigan and cluest daughter of the



MRS. WARD.

Hon. John J. St. Chilr. She is an active member of the First Baptist Church, a teacher in the Sunday-school, and serving ther second term as District Trensurer of the W, C, T, T. She is deeply interested in temperature and discussion. education

WILL DIRECT THE PUBLIC SCHOOLS.

Mrs. Cornolin Glino McNury 14 Elected in

5-5-1894 1º16 Chi Trib

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	132 LAKE	Kolb, Frank, with Marshall Field & Co's Wholesale	OAK PA b, Harfeaming & Transfer b, Javith H Lauth Teaming & Tra emperator, Stephen, harber, 455 N Bon
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4-15-1905 UNK Lervy R. W. Sears and John Farson Adding to Their Homestead Property in Oak Park

Among the recent real estate transactions in Oak Park, some of which are noted elsewhere in this issue, is the sale of the north half of the block bounded by Chicago avenue, Lindea avenue, Superior street and Euclid avenue, to R. W. Sears, by C. B. Scoville, the price being \$25,000 Mr. Sears purchased the south half of this block some months ago and the announcement was made that he would build a palatial residence. He now owns the whole block and it is understood that plans are completed for one of the finest suburban residences in or about Chicago. The house has been designed by Meyer. who drew the plans for John Farson's "Pleasant Home." When built upon and landscaped in acordance with Mr. Sears' plans this block will be one of the beauty spots of Oak Park

Mr. Farson has also been making purchases for the enlargement of his suburban homestead at Home avenue, and Pleasant street. He now owns all' the Pease court frontage excepting the Holley house and all the Wisconsin avenue frontage from Pease court, up to the Lackey resulence.

X

It is understood that he will remove the buildings from this property and incorporate it with the rest of his homestead there. By the purchase of the Noyes house and lot also he, extends his Pleasant street holdings; east to James H. Heald's residence. These purchases are taken as indications that Mr. Farson does not intend to forsake Oak Park or Chicago in the near future.

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One of the largest wee ECOSON was that of M daughter of Mr. and M 4127 Michigan avenue. Jr., EON of Mr. and Mrs Park. The Rev. Willian the celemony at \$120 of the selemony at \$120 of Myron Wick of Young man. The male's were Miss Jeaster Hy usin of O Rubnert, and Miss Mary ing as ushers were Mr. P Bradford Britenon, Mr. Oak Park, and Mr. Davi

The brids were an gown. It was farlien bigh neck, and chow while satia. For trimm point lace was used of panel of embroblered adorned the sldrt. For wore a string of pearl groom's father, and a t wedding token from 11 was of Brussels net, and the valley. Miss Your light green het over w while roses. The brider while toxes. The brider while lose huge bouquets They all were short in green leaves.

Taster the chancel of the Hotel Métropole, where goests was held after a lean beautics and white Assisting the bride and wire Mr. and Mis. Muri Farson, Mrs. Murray w with white lace and Mi The young couple wi moon in Europe and ha Thursday of next wee France, Switzerland, ar Cer.

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THE wedding of J erty was solemnized yes terian Church and duly lowed at the Metropole. ful of the season, and th of rosebuds ever gathere ert, Jessie Hyman, Mary of honor was Miss Jane larly appropriate name Myron A. Wiele came or his friend John, and the munds, David Tait and chunis of the happy groo three years old, and aith mobiles that has helped. bile will figure extensiv being built in Erands for by them in tourney the country Mr. and Mrs. sweet donacticity in Ne purchased for his spinals to the rune of eighty five

OPTIME 1-5-1879 OAK PARK HOUSES.

Earnest Discussion of "A Model Municipality" by the Fellowship Club.

It Was Agreed That a High Grade Town Is Made by High Citizenship.

MANY LEADING CITIZENS PRESENT.

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