

**Oak Park Historic Preservation Commission
August 30, 2018 Special Meeting Minutes
Oak Park Village Hall, Council Chambers, 7:30 pm**

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

ROLL CALL

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

AGENDA APPROVAL

Motion by Commissioner Houze to approve the agenda as presented; Second by Commissioner Bridge; Motion approved.

NON-AGENDA PUBLIC COMMENT - None

MINUTES - None

REGULAR AGENDA

HPC 2018-26: 224 S. Marion Street: Public Hearing for a Certificate of Appropriateness to demolish the residence referenced above which is located within the 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 reviewed what transpired at the regular meeting of August 9, 2018 where the Commission took no action on the Certificate of Appropriateness for this application prompting the applicant's request for a public hearing.

The Historic Preservation Commission (HPC) attorney swore in those in attendance to speak on this application either prior to the proceedings and when necessary at the podium for those who arrived after the initial swearing in.

The HPC chair accepted the presented exhibits as listed:

- 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

Mr. Drew Nelson, AIA with WDN Architecture presented on behalf of the applicant, Mr. David Lehman. Mr. Nelson stated their reasons the HPC should approve the demolition request and reviewed aspects of their proposed condominium development.

Public comments were made by, Mr. Frank Lipo, Mr Andrew Elders, Ms. Clare Heskert, Ms. Lyn Conniff, Mr. James Keleher, Mr. Martin Golub, Mr. Steven Kelley, Mr. Bruce Lehman, Ms. Nancy Nemitz, and Ms. Nancy Davis. All were in opposition to the demolition of the subject residence.

Mr. Nelson provided a rebuttal to some of the public statements.

The Commission began their deliberations. The Commission emphasized the fact that the subject house was a contributing structure, contributes to the historic integrity of the district, and meets the intent of the comprehensive plan and zoning and is supported by the historic preservation standards and guidelines. In general, the Commissioners indicated they were not in support of this application.

The Commission made the following three motions:

1. *A motion was made by Commissioner Weidner to remove the subject building from the Contributing Resource list; Second by Commissioner Carr. **Motion failed 8-0.***
2. *A motion was made by Commissioner Carr to approve the Certificate of Appropriateness as submitted to demolish the 224 S. Marion Street building; Seconded by Commissioner Tadic. **Motion failed 8-0.***
3. *A motion was made by Commissioner Abrahamson to authorized Chair Payne to review and sign the Resolution drafted by HPC council denying the Certificate of Appropriateness; Seconded by Commissioner Weidner. **Motion passed 8-0.***

CONSENT AGENDA - None

OTHER BUSINESS- None

ADJOURN

The meeting adjourned at 8:52 p.m.

Motion by Commissioner Weidner to adjourn the meeting; Second by Commissioner Carr; Motion approved.

Minutes prepared by Craig Failor, Village Planner.