



**LANDMARKS
ILLINOIS**

People saving places.

EXECUTIVE COMMITTEE

Mark G. Henning
Chairman

Gary W. Anderson, AIA
Vice Chairman

Bonnie C. McDonald
President

Kathleen A. Swien
General Counsel

Frieda Ireland, CPA
Treasurer

Lee Brown, FAICP
Secretary

Andy Ahitow
Joseph M. Antunovich
Jean A. Follett
Joshua Freedland
Tim Frens, CPA
Jeffrey P. Goulette
Tiffany Hamel Johnson
Katie J. Kim
Nick Koricanac
Judi R. Male
Erica C. Meyer
Martin V. Sinclair, Jr.

BOARD OF DIRECTORS

Michael Altheimer
Erika Block
Inga Carus
AriGlass
Krista Gnatt
Jacob Goldberg
Tracy S. Larrison
Robert C. Lee
J. J. Smith
Martin C. Tangora*
Cherryl T. Thomas
Blair Todt
Jack Tribbia
Christy Webber

*Life Director

CHAIRMAN EMERITUS

Richard A. Miller

30 N. Michigan Ave.
Suite 2020
Chicago, IL 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,

Lisa DiChiera
Director of Advocacy

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