

**RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC  
PRESERVATION COMMISSION RECOMMENDING APPROVAL  
OF A HISTORIC LANDMARK FOR 640-644 MADISON STREET  
(HILL MOTOR SALES COMPANY BUILDING)**

**WHEREAS**, on December 28, 2018, Frank Lipo and Frank Heitzman (together the “Applicants”) filed an application for historic landmark status of the structure located at 640-644 Madison Street (“Subject Property”); and

**WHEREAS**, the Applicants do not own or control the Subject Property; and

**WHEREAS**, the structure on the Subject Property was designed by architects E.E. Roberts and E.C. Roberts as an automobile dealership for the Hill Motor Sales Company and was constructed in 1924, to the east, and in 1927, to the west; and

**WHEREAS**, on January 10, 2019, the Village of Oak Park Historic Preservation Commission (“Commission”) reviewed the Applicants’ application and made a preliminary determination that there was a likelihood the Subject Property met one or more of the “Criteria for Designation” in Section 7-9-5 of the Village of Oak Park Village Code (“Village Code”); and

**WHEREAS**, the Commission set February 14, 2019 as the date for a hearing on the potential designation of the Subject Property as a historic landmark; and

**WHEREAS**, on January 30, 2019, a legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park (“Village”) providing notice of the public hearing, and letters were mailed to the owner of the Subject Property (“Owner”) and to owners of property within two hundred and fifty feet (250’) of the Subject Property advising them of the application and the public hearing; and

**WHEREAS**, the Owner submitted a “Statement of Position,” dated January 29, 2019, in which it stated that it does not support the designation of the Subject Property as a landmark; and

**WHEREAS**, pursuant to proper notice, the Commission conducted a public hearing on the application on February 14, 2019, at which time and place a quorum of the Commission was present; and

**WHEREAS**, at the public hearing all persons testifying were sworn and provided testimony and evidence under oath, the Owner testified that it opposes the application, the Applicants presented evidence and testimony in favor of the application, one (1) member of the public presented in-person testimony opposing the application, one (1) member of the public presented in-person testimony supporting the application, one (1) member of the public presented in-person testimony neither supporting or opposing the application, the Commission received and reviewed an additional six (6) written

comments supporting the application, the Commission accepted exhibits into evidence, and Village staff advised the Commission that the Village does not take a position on the application because it was submitted without the support of the Owner; and

**WHEREAS**, the Owner objected to the application and requested the Village not designate the Subject Property as a historic landmark; and

**WHEREAS**, at the conclusion of the public hearing, the Commission considered all evidence and testimony submitted on the application, deliberated on the application and determined, by unanimous votes of those Commissioners present, that the Subject Property qualifies as a historic landmark and recommended that the Village President and Board of Trustees approve the Subject Property as a historic landmark under the Village Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF OAK PARK HISTORIC PRESERVATION COMMISSION:**

**SECTION 1: Incorporation.** Each Whereas paragraph above is incorporated by reference into this Section and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2: Report.** The Commission adopts and incorporates the written report attached hereto as **Exhibit A**, which is made a part hereof, as the written summary of both the relevant evidence presented at the hearing on the application and the Commission's findings of fact with regard thereto, which report includes and incorporates the exhibits accepted into evidence at the hearing, which are included in **Exhibit A**.

**SECTION 3: Recommendation.** The Commission recommends that the Village President and Board of Trustees approve the Subject Property as a historic landmark under the Village Code because the Subject Property meets the following landmark designation criteria in Section 7-9-5 of the Village Code:

1. Significance as an example of the architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, or the United States, in Section 7-9-5.A.1.;
2. Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States, in Section 7-9-5.A.3.;
3. Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen, in Section 7-9-5.A.5.;

4. Identification as the work of a builder, designer, architect, craftsperson, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State, or the United States, in Section 7-9-5.A.6.;
5. Contains design elements, detail, materials or craftsmanship that make the property or building structurally or architecturally innovative, rare or unique, in Section 7-9-5.A.7;
6. Representation of an architectural, cultural, economic, historic or social theme, style or period, expressed in distinctive areas, districts, places, buildings or structures that may or may not be contiguous, in Section 7-9-5.A.8; and
7. The structure on the Subject Property is at least fifty (50) years old and has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration, in Section 7-9-5.B.

**ADOPTED** this 21st day of February, 2019, pursuant to a unanimous roll call vote of the Commission.

**APPROVED** by me this 21st day of February, 2019.

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Christopher Payne, Chair of the Commission

**EXHIBIT A**

**REPORT**

(attached)