

**From:** [Wendy Greenhouse](#)  
**To:** [Historic Preservation](#)  
**Subject:** on your agenda this Thurs  
**Date:** Monday, February 11, 2019 1:49:49 PM

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Dear Historic Preservation Board members:

I'm writing to urge protection for the historic building at 640-644 Madison Street. Madison Street desperately needs redevelopment, investment, upgrading, and in-fill, throughout our Village these goals should be met with creative adaptation of existing historic architecture. We should be able to meet these needs while preserving the distinctive and architecturally sound structures already in place. By this means, we can maintain this town's unique character, whose contribution to Oak Park's economic vitality and desirability is important, if difficult to quantify.

Thank you for your consideration.

Wendy Greenhouse

Wendy Greenhouse, PhD  
[wgreenhouse@gmail.com](mailto:wgreenhouse@gmail.com)  
<http://independent.academia.edu/WendyGreenhouse>

**From:** [Bruce Lehman](#)  
**To:** [Historic Preservation](#)  
**Subject:** Feb. 14 HPC Public Hearing on Hill Motor Sales building 640-44 Madison  
**Date:** Tuesday, February 12, 2019 1:52:26 PM

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HPC,

This is to support landmark status for the building at 640-644 Madison.

Bruce Lehman  
1045 Pleasant 1A  
Oak Park, IL 60302

**From:** [Gary Schwab](#)  
**To:** [Historic Preservation](#); [oprhistorian@sbcglobal.net](mailto:oprhistorian@sbcglobal.net)  
**Subject:** 644 Madison  
**Date:** Wednesday, February 13, 2019 1:31:07 PM

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I enthusiastically support landmarking the Hill Packard building at 644 Madison.

At the meeting at which the Village Board approved the RDA with Jupiter, I was the only one bringing up the issue of preservation. I read and distributed the letter stating the National Register eligibility of the building and pointed out the illegality of using TIF money for its destruction. As you likely know, the only response I received was Trustee Moroney saying that he was happy to see that the letter referred only to the site's importance to Oak Park's automotive history (about which he said he couldn't care less) and that it didn't say the building itself was significant.

For one, I've been appalled that Village government has completely ignored preservation (and the HPC) throughout the contorted iterations of trying to promote something "big" on this site, especially when the existence of an excellent landmark nomination in abeyance was well known.

Thank you.

Gary Schwab

316 N. Oak Park Ave.  
Oak Park, IL 60302

**From:** [Karen Doty](#)  
**To:** [Historic Preservation](#)  
**Cc:** [Karen Doty](#); [Christopher Payne](#)  
**Subject:** Hill Motor Sales Building Landmark Nomination Hearing  
**Date:** Thursday, February 14, 2019 1:35:58 PM

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Dear Ms. Trexler, Chairman Christopher Payne, and Commissioners of the Historic Preservation Commission of Oak Park,

Although I had hoped to speak at tonight's Public Hearing, I now will likely not be in attendance. Therefore, I am sending in this e-mail notice of my support for the nomination of the Hill Motor Sales Building at 640-644 Madison St. in Oak Park, as an Oak Park Landmark.

I was one of the Historic Preservation Commissioners in 2017 that unanimously believed this building to be worthy of such a nomination and of future preservation. In addition, I would like to thank both Frank Lipo and Frank Heitzman for their efforts to remind our Village of the necessity to acknowledge and preserve Oak Park's architectural heritage.

Sincerely,  
Karen Doty

**From:** [Sandy Pedersen](#)  
**To:** [Trexler, Susan](#)  
**Subject:** 644 Madison  
**Date:** Thursday, February 14, 2019 1:39:42 PM

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We are writing to add our strong support for Oak Park landmark designation of 644 Madison Street.

Scott and Alexandra Pedersen  
515 Wesley Avenue  
Oak Park, IL  
Sent from my iPhone

**From:** [Douglas Gilbert](#)  
**To:** [Historic Preservation](#)  
**Cc:** [Frank Lipo](#); [Frank Heitzman](#); [Chris Payne](#)  
**Subject:** 640-44 Madison Landmark Nomination  
**Date:** Thursday, February 14, 2019 3:51:55 PM

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To Historic Preservation Commission:

I am writing to support the landmark designation of 640-44 Madison, also known as the Foley-Rice Building. This building has long been recognized as a significant building architecturally and to the cultural heritage of Oak Park. This building was first nominated during my tenure as Chair of the Historic Preservation Commission (2002-08), but at the repeated request of the owner, the HPC deferred action on the nomination. This was a good faith action on the part of the HPC to allow the owner some flexibility in their efforts to market the property, which was then for sale. Our deferral was never a commentary on the historic significance of the building and we were very concerned then about its future. It is very sad that, years later, the property appears to be part of a larger redevelopment scheme that will result in its demolition. This result would be a stain on the otherwise positive image of Oak Park as a community that supports the value, both culturally and economically, that historic preservation provides.

I urge you to support the landmark nomination and I urge the Village Trustees to stand behind historic preservation as a community asset. Numerous historic buildings along Madison Street have been preserved and adaptively reused over the years, including the buildings that now house a Walgreens and the Sugar Beet Co-op. I see no reason why this building shouldn't be one of them and incorporated into a future development project.

Sincerely,  
Douglas E. Gilbert

Douglas E. Gilbert Architect, Inc.  
220 South Maple, #41  
Oak Park, IL 60302  
708-660-1749  
[dgilbertarchitect@att.net](mailto:dgilbertarchitect@att.net)  
[www.dgilbertarchitect.com](http://www.dgilbertarchitect.com)

To the Historic Preservation Commission:

The Hill Motor Sales Company building is the best of the remaining buildings of Oak Park's Motor Row. It celebrates not the people who bought the cars but the people who worked on them. Several times as important as sales are our Motor Rows.

When the dealerships moved out of Oak Park, they left a large gap in our sales tax income on Madison Street. At least some of the buildings surviving are important parts of Oak Park history. Let's keep the building.

Oliver S. Substad  
714 S. Grove St.  
Editor, 3 editions, AIAEAD  
to Chicago

**From:** [alexcjones13@sbcglobal.net](mailto:alexcjones13@sbcglobal.net)  
**To:** [Historic Preservation](#)  
**Subject:** 644 Madison Hill Motors Building  
**Date:** Sunday, February 17, 2019 10:54:26 AM

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As has already been stated, this is one of the few buildings on Madison in Oak Park that should not be demolished. It is a far cry from the modern car dealers.

It is difficult to believe that it cannot be repurposed and preserved.

Alexander C. Jones  
39 Washington Blvd  
Oak Park, IL 60302

*Sent from my T-Mobile 4G LTE device*



**From:** [Alexander C. Jones](#)  
**To:** [Trexler, Susan](#); [Historic Preservation](#)  
**Subject:** RE: 644 Madison Hill Motors Building  
**Date:** Wednesday, February 20, 2019 11:59:49 AM

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Hello, Ms. Trexler, and anyone else included,

Even if just the façade can be preserved, that is still preferable to complete demolition. So if Pete's Produce, can preserve the façade, then I have no issue with them repurposing the property,.

- Alexander C. Jones

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**From:** Trexler, Susan [mailto:strexler@oak-park.us]  
**Sent:** Tuesday, February 19, 2019 08:38  
**To:** 'alexcjones13@sbcglobal.net'; Historic Preservation  
**Subject:** RE: 644 Madison Hill Motors Building

Hello Mr. Jones,

Thank you for your comments regarding 640-644 Madison and 1014-1018 Pleasant St. I will submit these to the Historic Preservation Commission.

Best,

Susie C. Trexler  
Urban Planner  
Historic Preservation  
Village of Oak Park, Illinois  
Direct Line: (708) 358-5443  
Website: [www.oak-park.us](http://www.oak-park.us)

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**From:** alexcjones13@sbcglobal.net [mailto:alexcjones13@sbcglobal.net]  
**Sent:** Sunday, February 17, 2019 10:54 AM  
**To:** Historic Preservation  
**Subject:** 644 Madison Hill Motors Building

As has already been stated, this is one of the few buildings on Madison in Oak Park that should not be demolished. In is a far cry from the modern car dealers.

It is difficult to believe that it cannot be repurposed and preserved.

Alexander C. Jones  
39 Washington Blvd  
Oak Park, IL 60302

*Sent from my T-Mobile 4G LTE device*



**From:** [Hilda](#)  
**To:** [Trexler, Susan](#)  
**Subject:** 644 Madison 1014-1018 Pleasant  
**Date:** Thursday, February 14, 2019 7:27:58 PM

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Please do NOT allow these properties to be demolished.

Thank you

Hilda Fischer  
721 S Euclid op

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

**From:** [Frank Lipo](#)  
**To:** [Christopher Payne](#); [Historic Preservation](#)  
**Cc:** [Trexler, Susan](#)  
**Subject:** 644 Madison landmark nomination  
**Date:** Thursday, February 21, 2019 4:48:04 PM  
**Attachments:** [RECORDED RDA btwn Jupiter Realty, Oak Park Madison Street, 711 Madison Senior Living 12.10.2018 FULLY EXECUTED \(1\).pdf](#)

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Chairman Payne and members of the Oak Park HPC:

Thank you for very much for your work in reviewing the Oak Park Landmark nomination application we submitted for the Hill Motor Sales property at 644 Madison, for your attentiveness to all who spoke and sent in letters in advance of the Feb. 14 Public Hearing, and for your thoughtful deliberation, as called for by our Oak Park ordinance. I know you will bring the same level of professionalism and expertise to the review of Findings of Fact that will be forwarded to the Oak Park Village Board.

I firmly believe that preservation can be complementary to new development and, in fact, an adaptive re-use of this striking building would be in the best economic interests of our community since the high level of architectural detail, fine materials, etc. could not be easily or affordably duplicated. Earlier this week, Frank Heitzman and I met at Unity Temple with a group of interested citizens who are interested in working with anyone who wants to assist in a public planning and education process to find creative ways to *adjust, not fight* the current redevelopment plan to incorporate this building. \$8 million or more in public subsidy is included in this project so I believe it is fair to tap into our community's wealth of expertise. We plan on meeting again next Wednesday morning Feb. 27 at 7:45 a.m. at Unity Temple.

Contrary to those who claim new development cannot happen without removing a great building first, there are many examples in our community and in the Chicago region alone that have joined together new construction and historic preservation. It is simply foolish to claim otherwise.

It is a specious argument that "the free market" has spoken against this building since no evidence was presented at the public hearing about advertised sales price(s) over time, extenuating circumstances including the Great Recession, and many years of village-sponsored development exploration that have resulted in a \$3 million sales price funded by taxpayers. Frank has spoken to two architects with personal knowledge of the Aldi exploration of the site, who dispute that the historic nature of the building stopped the company's pursuit of opening a store there. I am puzzled about why the current owner repeatedly shouted out to Frank and I and HPC commissioners at the hearing last week, asking whether we wanted to buy the building. It actually appears that all taxpayers in the community are poised to supply funds to purchase the property, just to turn around and watch it get demolished.

I have attached the redevelopment agreement which was sent to me in a FOIA response to my query about what public subsidies are included in this deal. Exhibit 5 (and other places) specifically mention the acquisition price for this property.

I ask that you do more than minimally forward Findings of Fact to the village board since this is an opportunity to educate the trustees, the media, and the community as a whole about the possibilities for adaptive re-use. Perhaps this could include laying out some options for adaptive re-use or formally sharing numerous photos and examples of former auto-related properties now used for grocery stores and other purposes. I know that Landmarks Illinois and others might assist in that effort.

Although I know you are meeting tonight at a special meeting to consider this matter, I ask that you consider using more of the 45-day window provided by our ordinance before this

landmark nomination is required to be forwarded to the village board. More time might provide the opportunity to prepare a more in-depth explanation of preservation-friendly options that are compatible with new construction to create a revitalized Madison Street corridor. Additional time spent on public education about the possibilities for blending new construction and historic preservation might be useful to the community's understanding of the important issues involved that transcend the landmark nomination that is on your agenda.

Thank you!

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