

**From:** [Gary Schwab](#)  
**To:** [Historic Preservation](#)  
**Subject:** 203 S. Marion  
**Date:** Wednesday, September 02, 2020 5:34:35 PM

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I strongly believe that granting a COA for demolition of 203 S. Marion would violate the letter and intent of Oak Park's preservation ordinance. The main structure was the home of a significant early Oak Parker and has been deemed to still be contributing in its current form. While I understand that whatever gets built there next is outside the direct purview of the HPC, I'm quite sure that whatever the developer will propose will compromise the character of the neighborhood and encourage leaving only a few historic structures among outsize, mediocre examples of "highest and best" (most profitable) use.

If demolition of 203 S. Marion is disallowed, I'm confident that adaptive re-use of the site allowing the parties involved to make a decent profit will be possible.

I'm appreciative of the Village's support for preservation of contributing structures in two recent cases in this neighborhood and fervently hope it will continue.

Gary Schwab  
316 N. Oak Park Ave.

**From:** [R Julia](#)  
**To:** [Historic Preservation](#)  
**Subject:** Marion Street  
**Date:** Wednesday, September 02, 2020 6:05:55 PM

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To whom it may concern:

I oppose the demolition of the residential building and one garage at [203 South Marion Street](#)

Renee Liss  
737 Hayes Ave

**From:** [Wendy Greenhouse](#)  
**To:** [Trexler, Susan](#)  
**Cc:** [Historic Preservation](#)  
**Subject:** Re: 203 S Marion proposal\_comment  
**Date:** Saturday, September 05, 2020 12:06:01 PM

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Apologies, all, but please this [cleaned-up] version of my statement:

To the Members of the Historic Preservation Commission:

Please vote NO on the proposed demolition of the house and garage at 203 S Marion, currently home of the Dreschler Brown Funeral Home.

Despite later additions, the vintage structures are contributing properties to their Historic District. Allowing an exception to the Historic Preservation Ordinance to allow for their demolition will establish a terrible precedent. It will gut the Ordinance and ensure that no historic properties are protected from future demolition in the name of development.

Furthermore, the demolition of these structures will certainly pave the way for more of the unfortunate out-of-scale development that now blights Downtown OP and that does nothing to preserve our much-vaunted reputation as an economically as well as a racially integrated community.

In the wake of the Village Board's approval of the revised proposal for 435 Madison, despite testimony from a Plan Commission member that that body should review it afresh, I'm not confident that OP will ultimately do the right thing on this proposal. But our process starts with the Historic Preservation Commission. I urge you to continue to respect the integrity of the Historic Preservation Ordinance in spirit as well as letter, and protect the 203 S Marion structures from demolition.

Thank you for your service.

Wendy Greenhouse  
147 N Euclid, unit 304  
708.404.2789

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

On Thu, Sep 3, 2020 at 8:50 AM Trexler, Susan <[strexler@oak-park.us](mailto:strexler@oak-park.us)> wrote:

Ms. Greenhouse,

Thank you for your letter. It will be provided to the Historic Preservation Commission.

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)

**From:** Wendy Greenhouse <[wgreenhouse@gmail.com](mailto:wgreenhouse@gmail.com)>

**Sent:** Wednesday, September 02, 2020 6:07 PM

**To:** Historic Preservation <[HistoricPreservation@oak-park.us](mailto:HistoricPreservation@oak-park.us)>

**Subject:** 203 S Marion proposal\_comment

To the Members of the Historic Preservation Commission:

Please vote NO on the proposed demolition of the house and garage at 203 S Marion, currently home of the Dreschler Brown Funeral Home.

Despite later additions, the vintage structures are contributing properties to their Historic District. Allowing an exception to the Historic Preservation Ordinance to allow for their demolition will establish a terrible precedent. It will gut the Ordinance and ensure that no historic properties are protected from future demolition in the name of development.

Furthermore, the demolition of these structures will certainly pave the way for more of the unfortunate out-of-scale development that now blights Downtown OP and that does nothing to preserve our much-vaunted reputation as economically as well as racially integrated community.

In the wake of the Village Board's approval of the revised proposal for 435 Madison, despite testimony from Plan Commission member that that body review it afresh, I'm not confident that OP will do the right thing in the end on this proposal. But our process starts with the Historic Preservation Commission. I urge you to continue to respect the integrity of the

Historic Preservation Ordinance in spirit as well as letter, and protect the 203 S Marion structures from demolition.

Thank you for your service.

Wendy Greenhouse

147 N Euclid, unit 304

708.404.2789

**Wendy Greenhouse, PhD**

[wgreenhouse@gmail.com](mailto:wgreenhouse@gmail.com)

<http://independent.academia.edu/WendyGreenhouse>

**From:** [Jennifer Gray](#)  
**To:** [Historic Preservation](#)  
**Subject:** oppose demolition of 203 South Marion Street, Oak Park IL  
**Date:** Wednesday, September 02, 2020 11:03:23 PM

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Dear Oak Park Historic Preservation Board:

I oppose the demolition of the residential building and one garage at 203 South Marion Street. This will negatively affect the history and character of Oak Park, and I am saddened to hear of such potential plans.

Sincerely,

Jennifer Gray

**From:** [Diane Stephenson](#)  
**To:** [Historic Preservation](#)  
**Subject:** Proposed Demolition  
**Date:** Thursday, September 03, 2020 10:40:40 AM

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I oppose the demolition of one residential building and garage at 203 South Marion.

[Sent from Yahoo Mail on Android](#)

**From:** [Marty Golub](#)  
**To:** [Historic Preservation](#)  
**Cc:** [artcelq@gmail.com](mailto:artcelq@gmail.com); [martingolub@comcast.net](mailto:martingolub@comcast.net)  
**Subject:** Object to 203 South Marion Street Oak Park IL  
**Date:** Thursday, September 03, 2020 11:56:45 AM

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Hello Commission,

I object to any demolition of 203 South Marion Street in Oak Park, IL.

This building is located in the Ridgeland/Oak Park Historic District and built in 1890. It was designated in 1983 at the National Historic level in 1983 and designated at the local level in the historic district in 1994. Certainly these designations as a piece of history meant something then and they should mean everything now.

When we start tearing down one of the historic buildings in Oak Park how soon is it that we tear down others that make this village a home and a great community to live and bring up families. The Commission has denied other demolitions in the area recently around the Miles Park area and this should be another that is denied.

This is not just about commerce and money. This is about community. In the long run understanding these resources is what makes Oak Park a nice place to live and prevents us from ending up being another Evanston with no soul.

So not only do I object to this being torn down because of its historical value, I also object to what will take its place.

Certainly any multi-use apartment building or condo will create so much density that it will be too crowded to live in this now peaceful neighborhood. If demolition happens then limits will be pushed and developers will ask for just "a few more stories" than is allowed as usually happens. Even one floor of townhomes is too much for the density for this area. Remember this property currently is listed as mixed use totaling 6 units or less.

But the first step to avoiding this is to not allow the demolition of what the village calls in their letter "one residential building and one garage at 203 South Marion Street." Certainly this historic structure is more than that.

Do the right thing. Do what you know in your conscious is the right thing rather than follow the greed and money trail. Vote no on the demolition of this historical place.

Best Regards,

Martin Golub

[martinigolub@comcast.net](mailto:martinigolub@comcast.net)

708-203-6573

208 S. Maple unit 21

Oak Park, IL 60302

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**From:** [Elaine Johnson](#)  
**To:** [Historic Preservation](#)  
**Subject:** 203 S Marion  
**Date:** Thursday, September 03, 2020 2:24:46 PM

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I oppose the demolition of the residential building at 203 S Marion.

Elaine D Johnson  
156 N Oak Park Ave

Sent from my iPhone

**From:** [Anne Hagerty](#)  
**To:** [Historic Preservation](#)  
**Subject:** Objection to 203 South Marion Street Oak Park IL Demolition  
**Date:** Thursday, September 03, 2020 5:01:24 PM

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Hello Commission,

I object to any demolition of 203 South Marion Street in Oak Park, IL and the replacement with a multi-unit condo/apartment building.

I moved to 1123 Pleasant about three years ago and was attracted to the area mainly due to the historic nature/character of the nearby condo buildings/houses and the peaceful nature of the area. Honestly, the new condo/apartment building built by the Metra/Green line Harlem stop is an eye sore and the thought of another similar building right in my backyard, pains me. I would love to see the character and historic nature of Oak Park maintained as much as possible.

I also have concerns about a new building being placed there from an economic standpoint - I've heard rumors that the newer condo/apartment buildings in Oak Park are not at full capacity/not earning as much as had originally been anticipated. The condo on Harlem has first floor space that has not been able to be rented so far and remains vacant/unfinished. So how much benefit from this building (and other newer buildings are actually coming back to Oak Park)?

Please vote no on the demolition of this historical place.

Thank you for listening!

Anne

**From:** [Iris Sherman](#)  
**To:** [Historic Preservation](#)  
**Subject:** Proposed Drechsler-Brown Demolition  
**Date:** Thursday, September 03, 2020 5:21:59 PM

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I oppose the demolition of the residential building and one garage at 203 South Marion Street

Sincerely,  
Iris Sherman

**From:** [Kelly Walsh](#)  
**To:** [Historic Preservation](#)  
**Subject:** Proposed Drechsler-Brown Demolition  
**Date:** Thursday, September 03, 2020 10:24:05 PM

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9/3/20

Sirs,

I am writing to express my opposition to the proposed demolition of the residential building and one garage at 203 South Marion Street Oak Park IL as it would further deteriorate the character of this historic district of Oak Park.

Sincerely,

Kelly Walsh  
214 No Oak Park,1cc

**From:** [Bruce Lehman](#)  
**To:** [Historic Preservation](#)  
**Subject:** COA for Demolition of 203 S. Marion Properties  
**Date:** Monday, September 07, 2020 12:24:57 PM

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HPC,

I oppose the demolition of the properties located at 203 South Marion Street, especially if they have been designated as contributing to their historic district.

The principle that contributing properties deserve preservation should be upheld.

Bruce Lehman  
1045 Pleasant St. 1A  
Oak Park, IL 60302

**From:** [adam shanks](#)  
**To:** [Historic Preservation](#)  
**Cc:** [michael fox](#); [j.eleanor.bell@gmail.com](#); [lslieb@cps.edu](#); [lpsjr@netzero.com](#); [ahagerty13@hotmail.com](#); [Janetvarn@gmail.com](#)  
**Subject:** Objection to 203 South Marion St.  
**Date:** Tuesday, September 08, 2020 3:17:01 PM

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Hello,

My husband and I moved to 1123 Pleasant St., Unit 6, four years ago. We selected this condominium because it is located at the end of the complex and has fantastic light in the mornings and afternoons, because of unobstructed views. Not to mention, we have direct sightlines to Mills Park.

If the demolition and construction is to take place, we will lose all of these wonderful characteristics. Our main concerns are listed below:

1. I was under the impression that a building can only be built up to 6 stories tall. How is the proposed building allowed to build up to 12 stories?
2. What will be done to limit construction noise and dust?
3. For people who park in the building, what will be done to ensure we will always have access to our parking?
4. We are concerned with the resale of our units since the proposed plan is for rental units. What can be done to ensure we can obtain fair market values for our units?
5. What will be done to help those who are currently selling (6 units), or those looking to sell in the near future (12 months or less)?
6. With only rental until going in, how will that affect our property value?
7. We already have had 4 large highrise buildings that have been built in the past 3 years, what benefits would this building bring to the table.?
8. What kind of aesthetic will this building provide? We already have a monstrosity (prison like building) that we are forced to look at.
9. Will there be any sort of compensation to those affected by the construction of the building and having to put up with everything that goes along with long-term construction?

My husband, Mike Fox and I OBJECT to yet another demolition and construction of a building that will surely take away from the aesthetic of our beautiful neighborhood.

Thank You,

Adam Shanks and Mike Fox

--

Adam Shanks

Jennifer E. Bell, Ed.D.  
1123 Pleasant St. Unit 5  
Oak Park, IL 60302

Oak Park Commission  
Susie C. Trexler  
Urban Planner, Historic Preservation  
Village of Oak Park, Illinois

Dear Ms. Trexler and Commission Members,

My name is Jennifer E. Bell, and I own a condominium at the Pleasant Maple Condo Building just west of the proposed demolition of the Drechsler, Brown, & Williams Funeral Home at 203 S. Marion St, Oak Park, IL. I have lived in Oak Park for approximately ten years.

I strongly object to the proposed demolition of the historic building at 203 South Marion Street. I also object to the proposed construction of yet another high-density, high-rise (6-12 story), multi-use apartment building or condominium building in this area. The public has been given several different versions of the proposed project. It was initially reported that the proposed multi-use building would meet building code requirements and would be less than six stories high. Now, a recent *Wednesday Journal* article reports that the Commission is considering a proposal for a building that may be as high as twelve **stories!** Thus, our understanding is that the Commission is being asked to reject standards that were long ago deemed appropriate for the area, in order to allow another high-density high-rise. There are already several recently built high-rises in the neighborhood, and adding another one does not improve the quality of the area; in fact; another high-rise will potentially decrease value to our homes since a taller structure would block the views of the entire east end of our building. Furthermore, another building higher than six stories will be detrimental to the character and charm of the area, and the increased density will further tax local traffic patterns and overwhelm the community which already struggles with limited parking and high density

apartment buildings. In my opinion the Commission should respect established long-time precedents and reject developer efforts to circumvent them.

This proposed project also comes on the heels of another long disruption to this neighborhood due to several years of construction of a 12-story “luxury” apartment building at 1133 North Blvd. In my opinion, and of the opinion of many others in the area, this building is an architectural eyesore which has sullied the appearance of the community. The building was constructed within inches of existing apartment buildings and older homes and now looms over and blocks the view of residents south of this building. This structure adds no architectural beauty or character to our community.

In my opinion, the current building should not be demolished for any reason. The current structure at 203 S. Marion was built in 1890. It was designated in 1983 at the National Historic level and later at the local level in the Historic District in 1994. There are many alternative ways for the Commission to preserve this building by applying it for other purposes which would maintain the character and green space in the community. The space could be used for a museum, cultural center, or other services for the Housing Forward which are currently using the space at Carlton Hotel.

Please vote “No” to the demolition of 203 S. Marion. Furthermore, please consider the current zoning law for this community and do not build any new structure higher than six floors.

Kind regards,

*Jennifer E. Bell*

Jennifer E. Bell

Susan Trexler & Historic Preservation Commission  
Oak Park Village Hall  
123 Madison  
Oak Park, IL 60302

Re: Public Hearing for 203 S. Marion

Historic Preservation Commission:

It is my understanding that the HPC is holding a public hearing on Thursday, September 10, on whether the building at 203 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 an undetermined new development. The applicant has not formally presented any plans for a development at this site, but presumably it will be a large, mostly residential complex with parking.

Based on research provided by the Oak Park/River Forest Historical Society, the James and Mary Rogers House was built in 1881. The couple lived in the house for 45 years and were prominent early Oak Parkers. In 1933, the Drechsler Funeral Home moved into the house, where it has been a prominent fixture for Oak Park families ever since. While the funeral home has made alterations and additions over the years, these historical associations are powerful factors in why this house is listed as a contributing structure in the district.

Because of the various alterations, I recognize that this application is complicated and determining whether it has enough historic integrity to remain as a contributing structure is not an easy task. The main house does appear to retain its form and massing. Although sided with artificial siding, that alone does not disqualify it from being considered contributing. The additions, if removed, would return the house to its main form and massing.

As a contributing structure in the landmark nomination, it is incumbent on the applicant to show cause why the structure is not contributing. I have not reviewed the application for demolition and the supporting materials provided by the applicant. At a minimum, I would expect that they have analyzed the building and identified the ages of the various portions of the building. They should also show whether non-historic additions and alterations can be readily removed. For example, have exterior walls of the original house been removed to open up interior spaces into the additions? Has the original house that remains visible been altered in ways other than the addition of synthetic siding?

If the answers to the above questions indicate that the structure can be readily returned to its historic appearance, then I strongly encourage you to deny the COA for its demolition. If the above questions have not been adequately addressed by the applicant, then the COA should be deferred or denied.

I also want to express my concern that this demolition request is the second in the immediate vicinity in the past two years. The house almost directly across the street at 224 S. Marion was denied a COA of demolition two years ago, a decision that was unanimously upheld on appeal by the village board. At that time, I expressed my concern that the demolition of that contributing property would lead to other redevelopment proposals along Marion Street. Indeed, despite the denial of that project, two years later we face another demolition request of a contributing structure. This confirms, without a doubt, that the South Marion Street neighborhood is under intense development pressure, which will lead to more demolitions and an erosion of the historic district. The loss of one historic building creates a precedent for other development proposals and approvals.

During the hearing for 224 S. Marion, I noted that the neighborhood represented the historic evolution and character of the district. To the north is an early 20<sup>th</sup> century hotel and commercial structure. Across Marion street is a 1920s era commercial building. West across the alley is a 1929 multi-family building. Other structures on the east side of Marion Street are former single family residential structures (like this building). To the south is the Ebert Studio, a grand, single family residential structure now used for commercial purposes. And Mills Park is just across Marion Street to the south. The Rogers House/Drechsler Funeral Home fits perfectly into the historic character of this part of the historic district.

I understand that this building's current use as a funeral home will not remain no matter the outcome of this hearing and proposal. The site is likely zoned for a development much greater than what exists. But this provides an excellent opportunity for a creative development that incorporates the historic portion of the structure with new, sensitive construction. Such developments have occurred in the historic district and throughout Oak Park, some of which were approved while I was chair of the HPC. I strongly encourage the developer to present a proposal that preserves the historic home with new construction, and submit that project as a COA to the HPC.

As a resident of the neighborhood, across the alley in fact, I purchased my condo with the knowledge that my neighborhood is a historic district and protected from demolition of contributing structures. The views from my home are filled with historic buildings and character. This is one reason why we purchased in this location. To allow a developer to remove historic buildings infringes on my property rights, and denigrates a major reason for having a historic preservation ordinance. I encourage the HPC to uphold the purpose of the preservation ordinance and to require the applicant to prove that the structure is not historic, and if they cannot show proof, to deny the application.

Douglas Gilbert  
220 S. Maple Ave.

PS - I encourage others I have copied on this email to spread the word and speak out or email the HPC.

**From:** [Patrick Deady](#)  
**To:** [Historic Preservation](#)  
**Subject:** Historic Preservation Commission Hearing: 203 S. Marion Street  
**Date:** Wednesday, September 09, 2020 4:40:14 PM  
**Attachments:** [image002.png](#)

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My name is Patrick Deady. I live at 200 S. Maple Avenue, Unit 7, and submit this letter as testimony in opposition to the application for a Certificate of Appropriateness filed by Focus Acquisition Company LLC to demolish the residential building and garage at 203 South Marion Street.

I am opposed to the plan to demolish this building for two reasons. First, as I am sure the Commission is aware, the single family home at 203 South Marion Street was built in 1881, more than a decade before Oak Park was incorporated as a village and, since 1933 has been the home of the Dressler-Brown Funeral Home. Although not an architecturally or historically significant structure in and of itself, the home was considered one of the remaining single family homes on Marion Street that, along with 224 S. Marion Street and 227 South Marion Street, contribute to the character of the surrounding historic district. Located next to the Carleton Hotel, it anchors the Pleasant Business District that provides a pleasant contrast to the business district at Lake and Harlem. On August 30, 2018, the Commission denied a similar application to demolish the single family structure now used for commercial purposes at 224 South Marion Street because that building too contributed to the character of the surrounding historic structures providing historic context for how the Village was initially founded and grew, first along the path of the railroad, and later to the surrounding community. This stretch of Marion Street, from Lake to Randolph, is part of what makes Oak Park a unique and charming place for both longtime residents and for those just visiting for the day. To lose another reminder of our past would be another step in converting Oak Park to Anywhere, USA. Did the Village spend all the time, energy and resources to redevelop and expand the Pleasant District, just to abandon one of the structures and businesses that made that development possible? I would hope not.

The second reason I am opposed to demolition is really not a matter directly related to this application, but I think is a point that needs to be made since the propose of the demolition has at least in general terms been described in the application. As someone who grew up in Oak Park and has lived in the Decker Building these last seven years walking by the funeral home on my way to dinner or lunch or just out walking our dog, I do not believe the addition of another apartment building at the corner of Pleasant and Marion will do anything to enhance the neighborhood and will, in fact make it less desirable place to live. The increased traffic, parking and congestion, not to mention the appearance of another multi-story apartment building will only add to the deterioration of the neighborhood that was begun with the addition the Chernobyl-inspired apartment building approved just a block away at 1133 South Boulevard. Oak Park needs to decide if it wants to just redevelop its downtown areas so that they look like everywhere else, or take the steps necessary to preserve our unique feel as a community.

For these reasons, I strongly urge the commission to deny the application.

Sincerely,

Patrick E. Deady

PATRICK E. DEADY  
Shareholder



**HOGAN MARREN  
BABBO & ROSE, LTD**

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**From:** [Melissa Bogusch](#)  
**To:** [Trexler, Susan](#)  
**Cc:** [Douglas Gilbert](#)  
**Subject:** Letter Opposing Demolition of 203 S Marion  
**Date:** Wednesday, September 09, 2020 8:15:12 PM

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Historic Preservation Commission:

It is my understanding that the HPC is holding a public hearing on Thursday, September 10, on whether the building at 203 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 an undetermined new development. The applicant has not formally presented any plans for a development at this site, but presumably it will be a large, mostly residential complex with parking.

I am a resident of the neighborhood and live across the alley from the property in question. When my husband and I purchased our condo, we did so with the knowledge that our new neighborhood is a historic district and protected from demolition of contributing structures. The views from our home are filled with historic buildings and character. This is one reason why we purchased in this location. To allow a developer to remove historic buildings infringes on our property rights, and denigrates a major reason for having a historic preservation ordinance.

As a contributing structure in the landmark nomination, it is incumbent on the applicant to show cause why the structure is not contributing.

Based on research provided by the Oak Park/River Forest Historical Society, the James and Mary Rogers House was built in 1881. The couple lived in the house for 45 years and were prominent early Oak Parkers. In 1933, the Drechsler Funeral Home moved into the house, where it has been a prominent fixture for Oak Park families ever since. While the funeral home has made alterations and additions over the years, these historical associations are powerful factors in why this house is listed as a contributing structure in the district.

I also want to express my concern that this demolition request is the second in the immediate vicinity in the past two years. The house almost directly across the street at 224 S. Marion was denied a COA of demolition two years ago, a decision that was unanimously upheld on appeal by the village board. At that time, a concern was expressed that the demolition of that contributing property would lead to other redevelopment proposals along Marion Street. Indeed, despite the denial of that project, two years later we face another demolition request of a contributing structure. This confirms, without a doubt, that the South Marion Street neighborhood is under intense development pressure, which will lead to more demolitions and an erosion of the historic district. The loss of one historic building

creates a precedent for other development proposals and approvals.

To the north is an early 20<sup>th</sup> century hotel and commercial structure. Across Marion street is a 1920s era commercial building. West across the alley is a 1929 multi-family building. Other structures on the east side of Marion Street are former single family residential structures (like this building). To the south is the Ebert Studio, a grand, single family residential structure now used for commercial purposes. And Mills Park is just across Marion Street to the south. The Rogers House/Drechsler Funeral Home fits perfectly into the historic character of this part of the historic district.

I understand that this building's current use as a funeral home will not remain no matter the outcome of this hearing and proposal. The site is likely zoned for a development much greater than what exists. But this provides an excellent opportunity for a creative development that incorporates the historic portion of the structure with new, sensitive construction. We simply cannot repeat some of the development mistakes and poor design that have already eroded the fabric of our neighborhood, such as the development at 1133 South Boulevard (Harlem & South Boulevard). I strongly encourage the developer to present a proposal that preserves the historic home with new construction, and submit that project as a COA to the HPC.

I encourage the HPC to uphold the purpose of the preservation ordinance and to require the applicant to prove that the structure is not historic, and if they cannot show proof, to deny the application.

Sincerely,  
Melissa M. Bogusch, Licensed Architect  
220 S. Maple Avenue, Unit 41  
Oak Park, IL 60302

**From:** [Michael Bass](#)  
**To:** [Historic Preservation](#)  
**Cc:** [valgalante9@gmail.com](mailto:valgalante9@gmail.com)  
**Subject:** HPC2020-17:203 S Marion Public Hearing  
**Date:** Thursday, September 10, 2020 3:57:27 PM

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Subject: HPC2020-17: 203 S Marion St (203 S. Marion Street Corporation): Public Hearing on the Certificate of Appropriateness to demolish historic building and garage (Ridgeland-Oak Park Historic District).

Dear Historic Preservation Commission,

I am a neighbor of Drechsler-Brown historic structure at 203 S. Marion. My residence is west of the structure, so when I read that the proposed structure could be "under 12 stories" I became alarmed. Who would build a 12 story structure across the alley from a three story classic apartment, the Decker Building and catty corner from the classic main hotel in Oak Park, the Carleton Hotel. A twelve story structure will dwarf the buildings in the neighborhood. The Opera House, a block away, is six stories but fronts out on the L tracks. The more recent development on South Boulevard is a monstrosity in that it blocks sight lines north on Maple Ave, so we are left with a wall of bricks to see up our street. Now you want to build another monstrosity that will block the sun until noon every day for our building, and which extends shadow across the west side of Maple as well. Consideration should also be given to the historical nature of the 203 building, built 140 years ago. Oak Park's appeal is made great by the historic buildings in its midst. When we tear down historic buildings in order to build high-rises that are non-descript, we are destroying the heritage and distinctiveness of our historic and livable village.

Sincerely,

Michael Bass

212 S. Maple, Apt. 29

Oak Park, IL 60302

[mikebass9@gmail.com](mailto:mikebass9@gmail.com)

708 524-0981

**From:** [James Heffernan](#)  
**To:** [Historic Preservation](#)  
**Cc:** [Michael Bass](#); [Val Galante](#)  
**Subject:** HPC-2020:203 S. Marion  
**Date:** Thursday, September 10, 2020 4:31:07 PM

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To: Historic Preservation Commission

I am writing to express my concern regarding the demolition of the property on Marion and the proposed structure "not to exceed 12 stories"

I live in the Decker Building just to the west of this property. I moved here because of the quality's d students of the neighborhood. Since I have moved here the 1133 Building was built at the end of the street on Marion and vastly changed the neighborhood. So I am naturally concerned that another large structure will be erected in this area of historic buildings.

That being said, I am also concerned about the number of large unit buildings that have been built I this area. There are at least 6. I believe that as a community we need to pause and evaluate the impact of the sheer number of residential units in this area. What is the impact on traffic, parking, schools, taxes. In addition there is an abundance of vacant commercial space in the area. We need to address this before we add more vacant space to the area.

Most of us live in Oak Park for the quality and ambience of the community. We do not want to lose this character and become like downtown Evanston without the lake and an university to compensate.

Thank you

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Sent from my iPad