



Office Use Only
 PROJECT NO: _____
 DATE RECEIVED: _____
 DATE REVISED: _____

Application for Certificate of Appropriateness

Property Address 224 South Marion Street Date 6-27-2018

Owner Name/Address 224 S. Marion LLC (Andrew Palomo)

Owner Applicant Phone No./Email Address 847-489-1900 Andrew@pillarfp.com

Contractor/Architect (if applicable) N/A Phone No. _____

Property Use Multi-Tenant Offices Historic Landmark FLW-Prairie School Historic District
 Ridgeland Historic District Gunderson Historic District

Description of Job: Demolition of existing improvements

Drawings Submitted Yes _____ No X

Applicant Name/Address David Lehman

Applicant Phone No./Email Address 708-466-4747 Lehmanreal@gmail.com

Notice:
 This form is not a permit application.

APPLICANT'S SIGNATURE

Certificate of Appropriateness

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Chairperson's Signature _____ Date of Commission Review _____

Certificate of Appropriateness – Approved _____ Denied _____ Vote Record _____
 Conditions Y N



CERTIFICATE OF APPROPRIATENESS - PUBLIC HEARING

Hearing Date: August 30, 2018
Address: 224 South Marion Street
Property Owner: Andrew Palomo (David Lehman - Contract Purchaser)
Architect: Drew Nelson, WDN Architects
Historic District: *Ridgeland/Oak Park*
Zoning: DT-3; Downtown District
Project Description: Demolish Building

Public Hearing List of Exhibits

- 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



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Applicant Name/Address David Lehman

Applicant Phone No. /Email Address 708-466-4747 Lehmanreal@gmail.com

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Chairperson's Signature _____ Date of Commission Review _____

Certificate of Appropriateness -- Approved _____ Denied _____ Vote Record _____
 Conditions Y N

MEMORANDUM

EXHIBIT B.

Date: July 12, 2018

From: David Lehman

To: Oak Park Historic Preservation Commission

RE: Status of 224 S. Marion Street as a Contributing Structure

For the following reasons, the house at 224 S. Marion Street in downtown Oak Park should no longer be considered a structure that meaningfully contributes to the architectural character of the Ridgeland Historic District.

1. No information exists for the house's construction date, architect, builder or original owner.
2. The house has undergone the following physical modifications to its exterior and interior:
 - A. Porches (1912)
 - B. Bedroom addition (1917)
 - C. First floor conversion to doctor's office (1953)
 - D. Asbestos siding (date unknown)
 - E. Aluminum siding over asbestos siding (date unknown)
 - F. Replacement of several original windows with picture windows (about 2013)
 - G. Conversion of upper floors to office space (about 2013)
3. The entire house is now used as a multi-tenant office building, not a single family residence.
4. The house is no longer located on a single family street or even within a single family neighborhood (there are just three other detached single family houses within 250 feet of 224 S. Marion Street, and none are used for residential purposes).
5. Preserving the house contradicts the goals of the village's comprehensive plan for the redevelopment of underutilized DT-3 zoned property with higher density infill projects (especially within one-quarter of a mile of the Metra and Green Line train stations).
6. The house is not an appropriate or appealing gateway structure for the southern entrance of the downtown commercial district.
7. The redevelopment of the 224 S. Marion Street property with residential condominiums will provide long-time Oak Park residents with much needed single-level living options in an elevator building near downtown services.
8. A new residential condominium project on the property will generate perhaps a ten-fold increase in real estate taxes from its current use as an office building in a repurposed single family house.
9. Residents in a new residential condominium project will patronize downtown retailers and generate increased sales tax revenue for the village.

For downtown commercial districts to remain healthy and vibrant, they must constantly evolve to meet the changing needs of its residents, workers and consumers. The residual historic preservation benefits of 224 S. Marion Street no longer outweigh the economic benefits to the village of redeveloping this property with a more intensive residential condominium project.

EXHIBIT C

From: David Lehman [mailto:lehmanreal@gmail.com]
Sent: Friday, August 10, 2018 9:09 AM
To: Failor, Craig
Cc: Bruce, Michael
Subject: Re: Historic Preservation Commission

Yes, please schedule me for August 30. And let me know what my financial obligation is, if any. Thanks

Sent from my iPhone

On Aug 10, 2018, at 9:05 AM, Failor, Craig <cfailor@oak-park.us> wrote:

Hi David,

Please let me know today if you wish to proceed with Public Hearing for August 30.

Thanks.

Craig

Craig M. Failor AICP, LEED AP
Village Planner
Village of Oak Park, Illinois
Direct Line: (708)358-5418
Website: www.oak-park.us

VILLAGE OF OAK PARK, ILLINOIS
HISTORIC PRESERVATION COMMISSION

LEGAL NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. in Room 201 at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on an application for a Certificate of Appropriateness filed by David Lehman to demolish the commercially-used structure located at 224 South Marion Street, P.I.N. 16-07-309-006-0000, which is located in the *Ridgeland/Oak Park Historic District*.

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

For further information, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal business hours.



Oak Park
VILLAGE OF OAK PARK,
ILLINOIS
HISTORIC PRESERVATION
COMMISSION

LEGAL NOTICE

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All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

For further information, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal business hours.

Published in Wednesday Journal
8/15/2018

EXHIBIT D-3

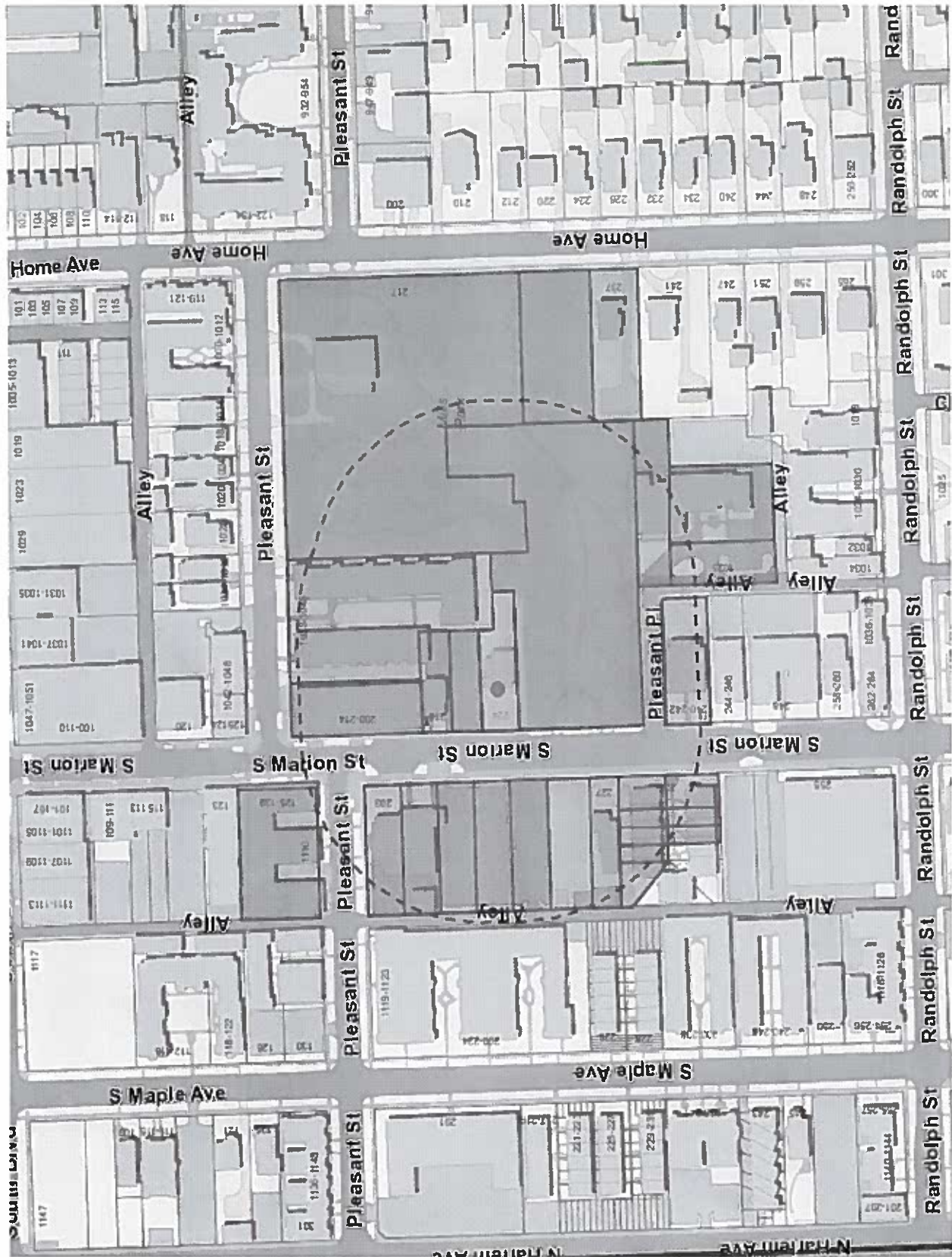


EXHIBIT D-4

Date: August 14, 2018

To: [REDACTED]

From: David Lehman

Re: Notice of Public Hearing – Certificate of Appropriateness

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois – Room 201 on an application for a Certificate of Appropriateness filed by David Lehman, contract purchaser, to seek demolition of the commercially-used house located at 224 S. Marion Street, located in the Ridgeland/Oak Park Historic District.

As a property owner within 250 feet of the Property, you are hereby notified of the public hearing to be held as follows:

DATE: Thursday, August 30, 2018

TIME: 7:30 p.m.

LOCATION: Oak Park Village Hall – Room 201, 123 Madison Street, Oak Park, IL

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of its adjournment. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

Persons with disabilities planning to attend and needing special accommodations should contact the ADA Coordinator at (708) 358-5430 or e-mail building@oak-park.us at least 48 hours before the scheduled hearing.

Copies of the application and each of the applicable documents are on file and are available for inspection at the Village Hall, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during regular business hours, Monday through Friday, between 8:30 a.m. and 5:00 p.m. To submit public comments please email historicpreservation@oak-park.us.

Any questions regarding the application should be directed to David Lehman at 708-466-4747 or email at Lehmanreal@gmail.com.

EXHIBIT E



EXHIBIT E



Oak Park Historic Preservation Commission
August 9, 2018 Meeting Minutes - DRAFT
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, Laura Jordahl, David Sokol, Aleksandra Tadic, Noel Weidner, Rebecca Houze
ABSENT: Adam Engle, Darrick Gurski
STAFF: Craig Failor, AICP, Village Planner
ATTORNEY: Greg Smith, Klein, Thorpe & Jenkins

AGENDA APPROVAL

Village Planner Failor indicated that the applicant for this agenda item withdrew their application: **HPC 2018-25: 158 N. Humphrey Avenue (Campos); Certificate of Appropriateness for Status removal – Conforming to Nonconforming. (Ridgeland / Oak Park Historic District)**

Motion by Sokol to approve the agenda as amended; Second by Weidner; Motion approved 9-0.

NON-AGENDA PUBLIC COMMENT - None

MINUTES- None

REGULAR AGENDA

B. HPC 2018-26: 224 S. Marion Street (Palomo): Certificate of Appropriateness for Status removal / demolition of residence. (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 what would be necessary provided the Commission took no action on this application.

A motion was made by Commissioner Jordahl to open the discussion; Second by Commissioner Tadic.

Mr. David Lehman, contract purchaser of the subject property, provided an overview of the request for demolition of the commercially-used house at 224 S. Marion Street. Mr. Lehman stated that economic development should be the priority in the downtown commercially zoned area and that the current use was not the highest and best use for this district based on his read of the Village's Comprehensive Plan. The subject property is zoned DT-3 and located within the Pleasant District. He also felt that one less American four square building-type would not diminish the integrity of the historic district.

Several members of the Commission indicated that the subject site contributes to the Ridgeland-Oak Park Historic District; helps set the context and achieves a good diversity of building types. The Commission was interested in any attempt to retain the building and incorporate it into the proposed development. The Commission stated that their charge is to ensure the integrity of all the historic districts is up held.

The Commission took no action at this time.

C. HPC 2018-31: 719 N. Fair Oaks Avenue (Ho / Paulson): Certificate of Appropriateness for change to dormer, roof modifications and window changes. (Frank Lloyd Wright Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor indicated that portions of the dormer were added in 1998 and not historic.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.

Mr. Robert Steffen, project architect, provided an overview of the proposed changes and a review of the previous work done in 1998. He indicated that the changes are due to bad construction in 1998 creating weather issues and structural concerns.

The Commission indicated that the proposed changes seem rather straight forward and meets their standards.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Abrahamson. Motion approved 9-0.

D. HPC 2018-32: 143 N. Lombard Avenue (Iverson): Certificate of Appropriateness for removal of chimney. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Sokol to open the discussion; Second by Commissioner Jordahl.

Mr. Anthony Ronning, project architect, indicated that the chimney was no longer used for its original purpose. By removing the chimney additional closet space could be achieved in the interior remodel. He stated there were not defining features on the chimney.

The Commission indicated agreement with the removal of the chimney and that the request meets their standards.

A motion was made by Commissioner Abrahamson to approve the Certificate of Appropriateness; Second by Commissioner Jordahl. Motion approved 9-0.

E. HPC 2018-33: 307 S. Elmwood Avenue (Hall): Certificate of Appropriateness for demolition of wall sections to accommodate larger window openings. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Houze to open the discussion; Second by Commissioner Bridge.

Mr. Stan Bakulinski with SNB Remodeling, Inc. presented the application. Mr. Bakulinski indicated that they would be removing existing windows and a portion of the exterior wall to accommodate a

better more functional interior. He indicated that they would be reusing the brick that is removed from the wall to fill in other portions of the wall where the existing windows will be removed or reduced. He also stated that he could reuse the limestone sills for the new window(s). The Commission made this a condition of approval.

The Commission indicated that since he would be reusing historic materials and that the windows were toward the back of the house, the medication met there standards and guidelines.

A motion was made by Commissioner Carr to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition – the limestone sills from the existing windows shall be reused with the new window(s). Motion approved 9-0.

F. HPC 2018-34: 250 Randolph Street (Winge): Certificate of Appropriateness for the removal and replacement of historic siding, trim on and around five dormers. (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 provided a sample of the proposed siding for Commission review supplied by the applicant.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Tadic.

Mr. Scott Stack with Von Dreele-Freerksen presented the application. Mr. Stack provided an overview of the pros and cons of various wood products and provided samples for review. Mr. Stack explained the merits of the proposed project material "Boral" which is made of 70% recycled content and has a 20-year limited warranty. Mr. Stack continued with an explanation of the areas of the existing siding that need replacement / repair around five dormers. Mr. Stack also discussed the use of a man-made material for window sills. The Commission was not in favor of this use.

The Commission questioned the applicant due diligence in determining the need for material replacement. Mr. Stack indicated that it was very obvious where the damage is. The commission agreed that the scope of work should only go to just below the window sills and if any proposal to exceed this area must be approved via another Certificate of Appropriateness.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition - the scope of work should only go to just below the window sills. Motion approved 9-0.

CONSENT AGENDA - None

OTHER BUSINESS

Update on Special Meeting on August 30th.
Update on Urban Planner position.

ADJOURN

The meeting adjourned at 9:00 p.m.
Motion by Sokol to adjourn; Second by Jordahl
Motion approved 9-0.

Minutes prepared by Craig Failor, Village Planner.

EXHIBIT G

From: Andrew Palomo [<mailto:Andrew@Pillarfp.com>]
Sent: Monday, August 13, 2018 11:18 AM
To: David Lehman <lehmanreal@gmail.com>
Cc: Chris Conmy <Chris@Pillarfp.com>
Subject: RE: 224 S. Mario Street Demolition Authorization Letter

David- if this email will suffice then yes you have our permission to proceed with the demolition permit application for 224 S. Marion St. Oak Park IL 60302
Chris Conmy is copied here, he is the other member of the LLC that owns 224 S. Marion. Let me know if you need an actual letter.

Andrew G. Palomo CFP®
Financial Planner
Pillar Financial Advisors
224 S Marion St.
Oak Park, IL 60302

708-383-2280 office 847-241-0061 fax
847-489-1900 cell

Securities and Retirement Plan Consulting Program advisory services offered through Cetera Advisor Networks LLC, Member FINRA/SIPC. Investment advisory services also offered through CWM, LLC, an SEC Registered Investment Advisor. Cetera Advisor Networks LLC is under separate ownership from any other named entity.

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From: David Lehman <lehmanreal@gmail.com>
Sent: Monday, August 13, 2018 11:05 AM
To: Andrew Palomo <Andrew@Pillarfp.com>
Subject: 224 S. Mario Street Demolition Authorization Letter

Hello Andrew:

The Village of Oak Park is asking for a letter from the owner of 224 S. Marion Street authorizing me and my architect to proceed with the demolition permit application before the Historic Preservation Commission at their meeting on August 30, 2018.

Via this email message, please confirm that I and my architect have your authorization to proceed with this demolition permit application.

Thank you,

David Lehman

Confidential: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom this email is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forward, printing, or copying of this message is strictly prohibited.

William Drew Nelson, AIA

Philosophy

WDN Architecture was founded on a devotion to building client relationships based on trust and dedicated personal attention through all project phases. It is our central belief that a relationship based on these two principles will produce exceptional design within the project's financial parameters. Our mission is to see that every project meets these goals.

Professional Experience

WDN Architecture, Oak Park, IL, 2003 to present, Owner
DeStefano and Partners, Ltd., Chicago, IL, 1995 to 2003, Senior Associate
Cordogan, Clark & Associates, Chicago, IL, 1992 to 1995
Thorson Brom Broshar Snyder Architects, Waterloo, IA 1988 to 1990

Drew Nelson holds an undergraduate degree from Iowa State University where he graduated first in his class. After working in Waterloo, Iowa, he attended The University of Michigan where he obtained his Master of Architecture degree and graduated with high distinction.

Mr. Nelson's professional career has given him over twenty-five years of experience in design, construction and rehabilitation. Project types include institutional, commercial, retail, single and multi-family residential and high-rise design. Mr. Nelson also worked as a Sr. Associate at DeStefano and Partners in Chicago and has worked on many notable projects.

This breadth of design and building experience motivated Mr. Nelson to open his own architectural studio in late 2003 founded on the principles stated above.

Professional Associations / Committees

AIA - The American Institute of Architects
NCARB – National Council of Architectural Registration Boards
LEED BD+C - Leadership in Energy and Environmental Design Accredited Professional
USGBC – United States Green Building Council
Registered Energy Professional, City of Chicago
Registered Permit Self-Certification Architect, City of Chicago

Registration

Registered Architect, State of Illinois
Registered Architect, State of Michigan

Education

Master of Architecture, University of Michigan, (High Distinction) 1992
Bachelor of Arts in Architecture (Valedictorian), Iowa State University, 1988

Selected Projects: WDN Architecture, LLC

4 Story Office Building Renovation, 1229 West Washington Blvd., Chicago, IL
Hinsdale Orthopedics, New Offices and Addition, Joliet and Western Springs, IL
Goose Island Brewery Offices, 240 N. Ashland Ave., Chicago, IL
Rosin Eyecare, Office Renovations, Chicago, IL
Advanced Wellness Center Tenant Build-out, Woodridge, IL
Office Tenant Build-out, 939 W. Lake Street, Chicago, IL
3two7 After School Care Center, Oak Park, IL
Oak Leaf Academy Child Care, Oak Park, IL
Sarku Japan Restaurant, Ford City Mall, Chicago, IL
The Clubhouse, Restaurant Remodeling, Oak Brook, IL
HLR Engineering Services, Office Remodel, Elgin, IL
Tenant Buildout, 123 N. Wacker Ave., Chicago, IL
Tenant Buildout, One East Wacker Ave., Chicago, IL
Tenant Buildouts, 240 N. Ashland Ave., Chicago, IL
Tenant Buildouts, 3333 N. Elston Ave., Chicago, IL
Tenant and Lobby Improvements, 1201 West Washington Blvd., Chicago, IL
The Bottom Lounge Relocation, Commercial Buildout, 1375 W. Lake St., Chicago, IL
Briejo Restaurant and Bar, 209 Harrison St., Oak Park, IL
Wells Street Popcorn Shop, 1119 Lake Street, Oak Park, IL
Carriage Flower Shop, Oak Park, IL
Car Wash Facility, Harlem Ave., Forest Park, IL
New 4,000 Square Foot Residence, Lombard, IL
New 3,500 Square Foot Residence, Oak Park, IL
New 5,500 Square Foot Residence, 634 S. Clinton Ave., Oak Park, IL
Condo Gut Rehab, 3470 Lake Shore Drive, Chicago, IL
Private Residence, Two Story, 2,500 S.F. Loft Buildout, Waterloo, Iowa
Private Residence Addition and Remodeling, 119 S. Euclid Ave., Oak Park, IL
Private Residence Addition and Remodeling, 536 Forest Ave., Oak Park, IL
Private Residence Addition and Remodeling, 836 N. Harvey Ave., Oak Park, IL
Private Residence Interior Remodeling, 241 S. Elmwood Ave., Oak Park, IL
Private Residence Addition and Remodeling, 911 S. Kenilworth Ave., Oak Park, IL
Private Residence Addition and Remodeling, 824 S. Kenilworth Ave., Oak Park, IL
Private Residence Addition and Remodeling, 309 N. Harvey Ave., Oak Park, IL

Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL
Private Residence Addition and Remodeling, 534 N. Ridgeland Ave., Oak Park, IL
Private Residence Addition and Remodeling, 632 Keystone, River Forest, IL
Private Residence Addition and Remodeling, 615 N. Grove Ave., Oak Park, IL
Private Residence Coach House and Remodeling, 321 S. Elmwood Ave., Oak Park, IL
Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL
Private Residence Addition and Remodeling, 857 S. Grove Ave., Oak Park, IL
Private Residence Kitchen Remodeling, 178 N. Scoville Ave., Oak Park, IL
Private Residence Addition and Remodeling, 7726 Adams St., Forest Park, IL
Private Residence Addition and Remodeling, 625 Clinton Place, River Forest, IL
Private Residence Addition and Remodeling, 1407 Clinton Place, River Forest, IL
Private Residence Addition and Remodeling, 909 Lathrop Ave., Forest Park, IL
Private Residence Addition and Remodeling, 813 Clinton Ave., Oak Park, IL
Private Residence Addition and Remodeling, 319 N. Grove Ave., Oak Park, IL
Private Residence Addition and Remodeling, 314 S. Humphrey Ave., Oak Park, IL
Private Residence Kitchen Remodeling, 326 S. Humphrey Ave., Oak Park, IL
Private Residence Addition and Remodeling, 1912 West Lunt Ave., Chicago, IL
Private Residence Addition and Remodeling, 150 N. Ridgeland Ave., Oak Park, IL
Private Residence Addition and Remodeling, 945 N. Euclid Ave., Oak Park, IL
Private Residence Addition and Remodeling, 232 N. Scoville Ave., Oak Park, IL
Private Residence Addition and Remodeling, 1206 Edmer Ave., Oak Park, IL
Private Residence Addition and Remodeling, 843 South Clinton Ave., Oak Park, IL
Private Residence Addition and Remodeling, 839 South Clinton Ave., Oak Park, IL
Private Residence Addition and Remodeling, 617 North Kenilworth Ave., Oak Park, IL
Private Residence Addition and Remodeling, 320 N. Harvey Ave., Oak Park, IL
Private Residence Addition and Remodeling, 200 N. Taylor Ave., Oak Park, IL
Private Residence Addition and Remodeling, 543 N. Taylor Ave., Oak Park, IL
Private Residence Interior Remodeling, 1155 S. East Ave., Oak Park, IL
Private Residence Addition and Remodeling, 1627 Wenonah Ave., Berwyn, IL
Private Residence Addition and Remodeling, 620 S. 10th Ave., LaGrange, IL
Private Residence Addition and Remodeling, 2123 Irwin Ave., Park Ridge, IL
Private Residence Kitchen and Basement Remodel, 2911 W. Giddings St., Chicago, IL
Private Residence Interior Remodel, 226 N. Ridgeland Ave., Oak Park, IL
Private Residence Garage Addition, 721 Thomas St., Oak Park, IL

Additional Selected Projects

Roosevelt Square Condominiums and Townhomes, Chicago, IL

Avalon Condominium Development, Royal Oaks, MI

6 North Michigan Ave. Condominiums, Chicago

59 East Van Buren Condominiums, Chicago

Commerce Plaza Office Park, Oak Brook, IL

520 North Halsted Condominiums, Chicago

The Corporate Center of Northbrook Office Development, Northbrook, IL

River Bend, Office Towers, Chicago

River East Center, Chicago

Prairie House Condominiums, Chicago

Elk Grove Village Town Center, Elk Grove, IL

First Church of Deliverance, Chicago

Cinema Lofts, Chicago

Bicycle Station Townhomes and Lofts, Chicago

Private Residence, Lincoln Park, Chicago

(Architect-of-Record: DeStefano + Partners)

Failor, Craig

From: Failor, Craig
Sent: Friday, August 17, 2018 3:34 PM
To: 'Christopher Payne'
Cc: 'Greg Smith'; Grossman, Tammie; Logan, Vanetta; Bruce, Michael; Tucker. BOT (rtucker@cclfcchicago.org); Trustee Tucker
Subject: 224 S. Marion Street - Public Hearing
Attachments: EXHIBIT A -COA.pdf; EXHIBIT B - Project Summary - Presentation.pdf; EXHIBIT D1 - Legal Notice - Hearing Date 8.30.18.pdf; EXHIBIT D2 - Newspaper Notice.pdf; EXHIBIT D3 - Notice Map.pdf; EXHIBIT F - 2018-08-09-HISTORIC-draft -minutes.pdf; FW: 224 S. Marion Street Demolition Authorization Letter; EXHIBIT D4 - Sample Property Owner Letter.pdf; EXHIBIT C - Email from Applicant Requesting Public Hearing.pdf; EXHIBIT G - Property Owner Authorization.pdf; CERTIFICATE OF APPROPRIATENESS - List of Exhibits - 224 S. Marion St.pdf; EXHIBIT H - Drew Nelson Resume.pdf

Tracking:	Recipient	Read
	'Christopher Payne'	
	'Greg Smith'	
	Grossman, Tammie	Read: 8/17/2018 4:14 PM
	Logan, Vanetta	
	Bruce, Michael	
	Tucker. BOT (rtucker@cclfcchicago.org)	
	Trustee Tucker	
	'Adam Engle'	
	'Aleksandra Tadic'	
	'Darrick Gurski'	
	'David M. Sokol'	
	'Jennifer Bridge'	
	'Laura Jordahl'	
	'Noel Weidner'	
	'Rebecca Houze'	
	'Sandra Carr'	
	'Tom Abrahamson'	

Hi all,

Attached is a list of the Exhibits for the Public Hearing scheduled for August 30, 2018- as well as all the exhibits for the Hearing.

NOTE: Mr. Nelson's resume will be updated.

The applicant, David Lehman, will be represented at the hearing by his architect – Mr. Drew Nelson as he will be unavailable.

Please let me know if you have any initial questions.

I will be sending the agenda out next week.

Thanks.
Craig

Craig M. Failor AICP, LEED AP
Village Planner
Village of Oak Park, Illinois
Direct Line: (708)358-5418
Website: www.oak-park.us

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EXHIBIT I
@ Aug 30, 2018 Hearing

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

Failor, Craig

From: Margaret <mcarlsonlane@gmail.com>
Sent: Tuesday, August 28, 2018 6:32 PM
To: Historic Preservation
Subject: Save 224 S. Marion

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I live at Pleasant and Marion. I love this house and certainly do not want it sold to a developer who would tear it down. Please preserve Oak Park. The historic architecture is one of the main reasons we choose to live here.

Thank you,
Margaret Carlson-Lane
1045 W Pleasant St., Oak Park

Failor, Craig

From: Terry C <Ter_C77@hotmail.com>
Sent: Monday, August 27, 2018 6:20 PM
To: Historic Preservation
Subject: 224 S Marion

Follow Up Flag: Follow up
Flag Status: Flagged

Please let this home stand.
It's my neighborhood.
Terry Clarbour

Failor, Craig

From: Kyle Eichenberger <eichenbergerkp@yahoo.com>
Sent: Monday, August 27, 2018 5:17 PM
To: Historic Preservation
Cc: VOP Village Clerk
Subject: 224 S. Marion Special Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Please forward my comments about the proposed demolition of the property at 224 S. Marion. It is my birthday so I will be unable to make the meeting Aug 30.

I wanted to express my sincere thanks to the Historic Preservation Commission for the comments I heard from the Aug 9 meeting. The first I heard about this proposal was when Trustee Andrews posted it on his Facebook page and I've gone back to watch the video of the earlier meeting. While I'm sympathetic to some of the developer's points and am not opposed to tasteful changes to older buildings that allow them to continue into modern use, I think there are a few other issues untouched upon that should come into this discussion.

The first being the greenscape, trees, and beautiful way that the building in question acts as a gateway from Mills Park to the Pleasant District shopping/dining and then to Downtown Oak Park. The developer desires to build lot-line-to-lot-line, he says...that's not a great way to transition from a (busy but) quiet residential street. I'm hoping 224 S. Marion stays put, but any plans for replacement would have plenty of landscaping to match the photo studio across the street, etc. Right? That doesn't seem to be the primary consideration in some of the latest developments around the village. Economic benefits are not the only consideration here. I currently walk my dog every day to Mills Park and the abundance of wildlife (squirrels, rabbits, birds) loves the property as an extension of Mills Park. What do we lose in lot-to-lot construction?

I also write as a potential future American Foursquare owner myself. Our family is currently in negotiations with a seller in Minnesota for a 1915 model there (much less classy than this one, I'll admit) and can tell you that 224 S. Marion is a lovely example I've been examining for inspiration each day as I walk by. Yes, we may have--as the developer said--thousands of Foursquares in Oak Park, but I'm not sure we appreciate that outside of our village they can be much harder to find. They're a lot of work and require careful, thoughtful attention to modernize. I know the house in question is a non-residential structure--we can talk about how and why that's sad another time--but those Foursquares that do exist for families to purchase at a reasonable dollar amount, in reasonable condition, are few and far between in the village. Developers are snatching up smaller/cheaper homes, demolishing them, and building larger structures.

We don't have to preserve these buildings as museums. But I will use this opportunity to advocate for historical preservation that views our turn-of-the-century buildings as treasures to be embraced, valued, and cherished. They're not just part of Oak Park history but American history. I've come to appreciate how important the American Foursquare was to our nation's change the 20th century. The Foursquare literally took us from the Victorian era to today's open-plan kitchen.

I'd be a lot more sympathetic if there was any attempt in incorporating this old house into a new design to respect the history. But that's not what we're hearing. My understanding is what is being asked for is a complete demolition. Let's not let that happen. Please. We can develop Oak Park without sacrificing our past.

Thank you for your time.

--Kyle Eichenberger
Owner at 419 Wisconsin 1W:
Courtyard apartment
Italian renaissance revival

Architect: H. B. Abbot
Builder: John Cuiper
Date: 1920-1929 (1927)

Listed at the national level as contributing to a district

Failor, Craig

From: Douglas Gilbert <dgilbertarchitect@att.net>
Sent: Wednesday, August 29, 2018 6:36 PM
To: Planning; Failor, Craig
Cc: Melissa Bogusch; Nicholas Kalogeresis; Karen Doty; Jan Arnold; Frank Heitzman; Heidi Ruehle-May; Sandy Lentz; Frank Lipo; Pleasant Home; Liz Holt; Carol Yetken; Johnnie Allen; Barbara Gordon; Lisa DiChiera; Frances Figg; Laura Thompson
Subject: COA for Demolition of 224 S. Marion
Attachments: 224 S Marion.jpg

Follow Up Flag: Follow up
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Historic Preservation Commission:

It is my understanding that the HPC is holding a public hearing on Thursday, August 30, on whether the building at 224 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 a new development. The applicant has stated his desire to build a multi-family building on the site, likely taking advantage of the current downtown business zoning to maximize the buildable area and height for the new structure.

I wish to first note my strong opposition to the idea that this building is not a contributing structure in the district and its demolition. It is a two story, American Foursquare house with Craftsmen style details. Based on the construction type and style, it was likely built circa 1910. Although built as a single family house, it has been converted to office use with minimal alterations to the exterior. The exterior retains its historic porch with its Craftsmen style beam, and has a low-hipped roof with deep eaves. The exterior cladding has been changed or covered with cementitious shingles, but this does not detract from the overall historic character of the structure. Window openings remain in their original locations and proportions and there is a bay window on the front facade.

The house is sitting on its lot in a typical single family residential manner. It is set back from the street and has a driveway on the south side and mature trees all around it. I believe it has a detached garage that is not historic.

I have heard the applicant describe the house as an anomaly or vestige of a time when this neighborhood was more residential and that is now surrounded by parking lots and commercial buildings. This is only partly true and part of why this property should be considered historic. There is a surface parking lot directly to the north, but beyond that is another historic single family structure (also now used as offices). North of that structure is a 1920s era commercial building that also contributes to the district. Directly across the street are two parking lots, but kitty corner to the north is a historic single family structure now used as a funeral home. Kitty corner to the south is a historic

single family structure now used as offices and a photography studio. To the northeast is a historic multi-family building. Most significantly, to the south and east of this property is historic Mills Park, formerly part of the Farson (later Mills) estate for Pleasant Home. Pleasant Home is a National Historic Landmark and one of the most significant historic structures in Oak Park. The setting of this property, therefore, is indeed quite historic and a significant part of the historic development of the Ridgeland/OP Historic District. This historic district represents the evolution of architectural styles and types of development, including the change in many areas of the district in the early 20th century from single family residential to multi-family and commercial. This part of the district clearly represents that historical evolution, with a mix of single family structures, multi-family structures, commercial buildings and a large estate mansion. It also represents the evolution from primarily residential to a commercial use of retail, offices and a funeral home. Mills Park has evolved from a private estate to a public park, which occurred in the 1930s. Consequently, evaluating this structure merely due to a few parking lots nearby would ignore the significant architectural and historical context directly surrounding this property. One point of a historic district like this one is to protect that historic character and evolution that might otherwise be threatened by commercial development.

If the argument were accepted that this building is an anomaly and should be demolished to make way for a more intensive use of the site, it would endanger this entire area of the historic district. That same argument could be applied to the single family structure to the north, to the funeral home and photo studio across the street and perhaps to other buildings in the district where zoning allows for a more intensive development than currently exists. In my time as HPC Chair (2002-08), we reviewed several similar requests for demolition of contributing structures in historic districts in order to make way for more intensive development allowed by the underlying zoning. In each case, the HPC rejected those applications for the reasons I have state above. In cases where an applicant appealed those decisions to the Village Board, our decision was upheld each time. I urge you to remain consistent and deny this application.

An argument put forth is that the Oak Park Comprehensive Plan encourages redevelopment of under-utilized properties in the commercial district. But that same plan identifies historic preservation as a guiding principle for planning decisions. Preservation was noted by the public input as a "important issue and value that makes Oak Park unique." Goal 4.2 is to "Enhance the Architectural Integrity of the Village Through Both Preservation and Innovation." This goal specifically calls on the Village to actively support the historic resources in the historic districts, of which this property is one.

A decision to preserve this structure does not mean it cannot be enlarged or modified for a more economic use of the site. It has already been converted from residential to office, and I believe a renovation was carried out in recent years. Oak Park's preservation ordinance and guidelines do allow for appropriate additions and uses as long as they retain the overall historic character. Successful additions to single family structures for multi-family use have been approved in the historic districts, including several during my tenure.

I regret that I cannot attend the public hearing in person, but thank you for considering my comments as a neighbor and former HPC Chair.

Douglas Gilbert

PS - I encourage others I have copied on this email to spread the word and speak out or email the HPC. I have attached a photo in case you are unfamiliar with the property.

Douglas E. Gilbert Architect, Inc.
220 South Maple, #41
Oak Park, IL 60302
708-660-1749
dgilbertarchitect@att.net
www.dgilbertarchitect.com

Failor, Craig

From: Wendy Greenhouse <wgreenhouse@gmail.com>
Sent: Monday, August 27, 2018 5:47 PM
To: Historic Preservation
Subject: 224 S Marion

Follow Up Flag: Follow up
Flag Status: Flagged

PLEASE don't tear down this lovely old house, which is sure to be replaced by something that is not good for the character of the street and neighborhood!

Wendy Greenhouse, PhD
wgreenhouse@gmail.com
<http://independent.academia.edu/WendyGreenhouse>

Failor, Craig

From: Bruce, Michael
Sent: Tuesday, August 28, 2018 10:34 AM
To: Failor, Craig
Subject: FW: COA for demolition of 224 South Marion Street

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

Michael Bruce
Zoning Administrator
Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL 60302
708-358-5449

From: Frank Heitzman [<mailto:frank@heitzman.org>]
Sent: Tuesday, August 28, 2018 10:33 AM
To: Bruce, Michael; 'Chris Payne (OPAL)'; 'Dyson, Carol'; VOP Board; lizholt72@yahoo.com; pneumann@pleasanthome.org; 'Doug Gilbert (OPAL)'; 'Kathy Cummings'
Subject: COA for demolition of 224 South Marion Street

Mike and Chris:

I strongly object to the demolition of the existing building at 224 South Marion Street. It is a contributing resource in the Ridgeland/Oak Park Historic District, created in 1983. This building has architectural and historic integrity and embodies important characteristics of its style and period of construction. It also has significance with relation to Pleasant Home and Mills Park, in that it provides the important historic context surrounding that National Historic Landmark.

Oak Park and its respected inheritance will be undeniably diminished if this building is allowed to be removed. The Historic Preservation Commission and the Village Board have a duty to be good stewards of our cultural and historic heritage. I urge you to deny this application for demolition.



Frank

Failor, Craig

From: Joshua Klayman <voiceoakpark@gmail.com>
Sent: Monday, August 27, 2018 4:38 PM
To: Historic Preservation
Subject: Do not allow demolition of 224 S. Marion

While recognizing that development is a necessary constant, it is not always a benefit to the community, and the cost to quality of life for immediate neighbors and for the Village more broadly is sometimes not repaid by other benefits.

I urge the Village to protect the house at 224 S. Marion on both neighborhood and Village accounts. Preservation of appropriate properties is key to Oak Park's character and its property values. The house is a typical old Oak Park home worthy of preservation, and its destruction will diminish the character of its surroundings and will lower the quality of life of its neighbors.

Sincerely,

Joshua Klayman
324 N. Marion St.

Failor, Craig

From: Bruce Lehman <Bruce@BruceLehman.onmicrosoft.com>
Sent: Saturday, August 25, 2018 1:28 PM
To: Historic Preservation
Subject: 224 S. Marion - Proposed Demolition

I live within 250 feet of the subject property.

I object to its being torn down. It is supposed to be protected as a contributing property within a historic district.

Bruce Lehman
1045 Pleasant St. 1A

Failor, Craig

From: Joyce Porter <joyceporter2001@yahoo.com>
Sent: Monday, August 27, 2018 4:44 PM
To: Historic Preservation
Subject: 224 S Marion

Hi

I can't see why anyone would want to tear down this lovely house nor how anything replacing it could better it.

Joyce Porter
1026 Mapleton
Oak Park, IL 60302

Failor, Craig

From: Susan Roberts <susan@executivesupportinc.com>
Sent: Monday, August 27, 2018 5:19 PM
To: Historic Preservation
Subject: House at 224 S. Marion

Follow Up Flag: Follow up
Flag Status: Flagged

To the Historic Preservation Commission:

Please don't approve the tear down of the home at 224 S. Marion St. We don't need to lose any more of our lovely homes.

Thank you.

Susan Roberts
202 Forest Ave.
Oak Park
708-848-9374
708-302-9374 (cell)

Failor, Craig

From: Kate Ronan <ktronan@sbcglobal.net>
Sent: Monday, August 27, 2018 3:44 PM
To: Historic Preservation
Subject: Save 224 S. Marion!

Keep Oak Park, Oak Park!

Don't destroy this historical building.

Thank you,

Kate Ronan-Sizemore
626 Carpenter Ave.
Oak Park, IL 60304

Failor, Craig

From: Gary Schwab <gsoakpark@aol.com>
Sent: Monday, August 27, 2018 4:30 PM
To: Historic Preservation; bruce@brucelehman.onmicrosoft.com
Subject: 224 S. Marion

I object to demolition of the house at 224 South Marion. It's a mostly-intact contributing structure in its historic district and could be rehabbed. Approving demolition would signal that contributing structures in historic districts were fair game for developers.

Gary Schwab
316 N. Oak Park Ave.
Oak Park

Failor, Craig

From: Karen Brammer <karen.brammer@gmail.com>
Sent: Tuesday, August 28, 2018 10:00 AM
To: Historic Preservation
Subject: Demolition of 224 S Marion

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Historic Preservation Commission,
Please preserve the historic house at 224 South Marion. And please support zoning and development which will continue to keep the historic architecture and fabric of our village intact. We can have both. Let's be thoughtful and diligent. Thank you!

- Karen Brammer
210 Forest Avenue
Oak Park

Failor, Craig

From: Jennifer Gray <jennifergray1000@hotmail.com>
Sent: Thursday, August 30, 2018 3:44 PM
To: Historic Preservation
Subject: Please do not let the house located at 224 S. Marion be destroyed.

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Failor:

Please do not let the house located at 224 S. Marion be destroyed.

This is a historical piece of Oak Park's neighborhood. I am a homeowner in Oak Park and strongly urge you to prevent this home from being torn down.

Sincerely,

**Jennifer Gray
708-925-8244**

Failor, Craig

From: Kelly Walsh <leighwalsh@yahoo.com>
Sent: Thursday, August 30, 2018 2:56 PM
To: Historic Preservation
Subject: Proposed Tear Down Appeal-224 So Marion

Follow Up Flag: Follow up
Flag Status: Flagged

Village of Oak Park- Development,

On behalf of all historic landmarks which make Oak Park unique, I strongly object to the proposed demolition of the house located at 224 S. Marion.

Sincerely,

Kelly Walsh
214 No Oak Park, 1CC
Oak Park, IL 60302

Failor, Craig

From: Frank Lipo <franklipo@sbcglobal.net>
Sent: Thursday, August 30, 2018 4:52 PM
To: Planning; Failor, Craig; Christopher Payne
Subject: 224 S. Marion Demolition Public Hearing
Attachments: 224 S. Marion Lackey House.docx; 224 S. Marion research material.pdf

Dear Chairman Payne and Members of the HPC:

I am opposed to the HPC granting a COA for demolition of 224 S. Marion, a Contributing structure to the Ridgeland-Oak Park Historic District.

I have been researching the structure and have confirmed it was built in 1900 by the Lackey family. I have not confirmed the original architect, unfortunately.

Attached are some remarks about the COA demolition application and a PDF document with some supporting research materials.

Thank you.

Frank

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

Public Hearing on COA Application for Demolition of 224 S. Marion Aug. 30, 2018

My name is Frank Lipo and I live at 535 N. Ridgeland. I have lived in the community for nearly 30 years and have served as Executive Director of The Historical Society of OPRF for nearly 25 years. From 2002 to 2008 I served as a member of the OP Historic Preservation Commission.

I had the pleasure of working in Pleasant Home in Mills Park for more than 20 years, so I am very familiar with this structure, its location which helps define the west edge of Mills Park, and the wide variety of building types that populate this part of the village and create the ambiance of Oak Park as an "urban suburb" where architectural eras coexist and the description of buildings as "obsolete" does not ring true.

I urge you to reject the application for a Certificate of Appropriateness to demolish the building at 224 S. Marion, which is a Contributing structure in the Ridgeland/Oak Park Historic District. It is worthy of preservation not because it is an "old building" but because it retains much of its original architectural character, is in good condition, and it helps tell the story of the surrounding historic district.

Because of our community's architectural legacy, many residents agree they oppose the unbridled tear-down mentality of developers who have drastically changed the character of certain towns. But even those who support preservation sometimes see a building like this one and view it as "expendable" because it does not have the highest pedigree or its architect has not yet been re-discovered or documented. That perspective chips away at community character instead of embracing what makes our village desirable.

This building needs to be understood and appreciated as precisely what it is: a structure that contributes to the overall character of a community area even if is not a "superstar" itself. It is part of this diverse fabric in one of our unique historic districts that should not be taken apart, thread-by-thread. A demolition of this building also would open the doors for the demolition of many other buildings in the district using a similar argument, including other nearby buildings on that stretch of Marion alone.

Lackey House—1900

I have been researching the history of this building in recent weeks and want to share a few facts I have re-discovered. I have emailed these remarks to the HPC with some supporting documentation but will touch on some highlights tonight.

I can confidently put an exact date and historic name to this structure, which often has been labeled as a "circa 1900 or circa 1910" property. It is the Lackey Home.

This structure was built as a home for two generations of the Lackey family in 1900. Based on news accounts and city directories of the era, Frances Lackey lived with her two adult sons Robert and Charles in the home beginning in 1900, after moving from their earlier home near the corner of Marion and Westgate.

On Aug. 23, 1900, the *Oak Park Reporter* carried the small item:

Robert A. Lackey's handsome new home on Wisconsin Avenue is ready for occupancy.

On Sept. 20, 1900, the same newspaper reported:

Mrs. F. A. Lackey and family have taken possession of their handsome new home at 224 Wisconsin ave.

The new home was built in a very desirable residential district, then and now. The street name was changed on this portion of Wisconsin in the 1920s.

On April 14, 1905, *Oak Leaves* reported:

Mr. Farson has also been making purchases for the enlargement of his suburban homestead at Home avenue and Pleasant street. He now owns....all the Wisconsin avenue frontage from Pease court up to the Lackey residence."

The Farson estate, of course, is now Mills Park and today's park boundary at that corner is literally defined by the original Lackey property. The house whose fate you are considering actually pre-dated the adjacent estate that is now Mills Park. Pleasant Home was one of the first 5 properties designated as an Oak Park Landmark and whose context is especially important to the Ridgeland/Oak Park Historic District.

But who were the Lackeys who moved into this house in 1900? Do they have a story to tell?

Mrs. Frances A. Lackey was one of two women elected in 1893 to the Cicero Township School District #1—that district is today's District 97 and District 200 when it was one unified district. They were the first women ever elected to any government office in our area. She was the widow of Dr. Robert M. Lackey, who first began practicing medicine in Oak Park in 1880 and who died in 1895. The couple lived in Chicago early in their marriage and lost everything in the 1871 Great Chicago Fire. He was a prominent veteran of the Civil War who upon graduating from Rush Medical College in 1861 served as a surgeon in the Union Army. He and his wife were leaders of the local GAR post—the Union Army veterans group.

It appears from research to date that this house was built as a joint project by Mrs. Frances Lackey and her son Robert A. Lackey, who in 1900 was a 29-year-old civil engineer who had various business interests. In fact, in 1895 before Dr. Robert Lackey's death, he partnered with his son Robert to build a substantial business block at 107-09-11 N. Marion that was called the Lackey Building and stayed in the family's ownership until 1920. The building remains today. That building was designed by River Forest architect Frank D. Thompson, a fellow Civil War veteran and colleague of the elder Lackey. In fact, the prolific architect rented offices in the Lackey Building, as did the younger Robert Lackey in the late 1890s. It is only a hypothesis that has not been proven, but the relationship between the Lackey family and Thompson related to this earlier building may indicate that the building at 224 S. Marion might have been designed by Thompson. Among Thompson's many designs was the first section of the Hemingway Real Estate Building at the northwest corner of Marion and Westgate that now houses Ten Thousand Villages, the original River Forest Village Hall, the Mt. Carmel Baptist Church, built by Oak Park African American residents in 1905, and numerous single-family homes in Oak Park. Research on the Chain of Title for this property might provide insight on the architect of 224 S. Marion since Thompson advertised in 1899 that he could design homes on lots he had available for sale.

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ONE YEAR ONE DOLLAR. 2c Per Copy.

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Leave Wisconsin Avenue Station by the following schedule:

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Saturday, May 4, 1907.

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TRUSTEES MEET

**Village Fathers Decide to Abandon
Municipal Street Sprinkling
in Oak Park**

The most important business transacted at the meeting of the Oak Park board of trustees Thursday night was the decision of the board to abandon municipal sprinkling of the village streets. Oak Park is declared to be one of the few villages in the country which have endeavored to sprinkle the streets, other towns letting this work out by private contract as was previously done here.

The sentiment of the board in regard to paying for the cleaning and sprinkling of the improved thoroughfares in Oak Park out of general taxes from an appropriation which it considers all too small for successful carrying out the more important work of street cleaning, was expressed in the following resolution, which was adopted:

Whereas, The cost of street sprinkling is a financial burden to the village which is increasing with the increase in number of improved streets, and the time of the superintendent of streets and the employes and teams at his disposal are needed in cleaning the streets and in removing dirt therefrom, and

Whereas, Street sprinkling is a special privilege offered to some of the citizens only, and of a character not altogether satisfactory to them; therefore, be it

Resolved, That the superintendent of streets, be, and he is hereby, directed to discontinue street sprinkling; and be it further

Resolved, That the president of the village be, and he is hereby, authorized to sell such of the apparatus as is in his judgment not needed for the regular street service.

The apparatus necessary for the work has been sold by the village to Delos Hull & Co., who will undertake the work by private subscription as was done prior to the taking over of the sprinkling by the village.

Much of the business of the meeting was of a routine nature. Bids for brick and carpenter work on the alterations proposed for the Lombard avenue engine house were referred to the committee of the whole. A communication from John W. Lang-

(Continued on page 23)

Better Car Service Promised

In a recent conference with John M. Roach, president of the Chicago Consolidated Traction company, by Trustees Wilson, Bartlett and President Hamilton, in response to their request, these gentlemen were promised that as soon as the street car companies were reorganized Oak Park would have an improved street car service, which he assured them meant a heavy grooved rail, large cars and a thru service to the city on both Lake street and Madison streets without transfers.

Hunt Picnic Grounds in Blizzard

The committee consisting of C. P. Miller, Eugene Bailey, and J. Shiffman delegated to choose a site for the annual picnic of the Oak Park Business Men's association had an experience Friday afternoon while searching for a suitable picnic ground in the Fox River valley which the members declare they will not forget in a lifetime. A number of sites were visited. While at a park several miles south of Aurora the blizzard which swept over the northern part of the state late in the afternoon caught the committee away from shelter and furnished enough snow and rain during the short time it continued to last the party several winters to come. The location of the ground for the picnic has not yet been agreed upon.

Will Greet Dr. Luccock

Elaborate plans have been made for the reception to be tendered Dr. George N. Luccock, pastor of the First Presbyterian church, to be given Monday evening, May 6, under the auspices of the Men's club of the church. Dr. Luccock will arrive in Oak Park from his trip abroad this Saturday afternoon, unless delayed. He will preach in his own pulpit tomorrow.

At the reception, which will be given in the church parlors the Men's club quartet will render several songs, and an original poem by Elmer Hill will be read. A special program has been arranged for the occasion, which promises to be of more than ordinary interest.

MRS. LACKEY DEAD

**Well Known Oak Park Lady Passes
Away at Her Home on
Wednesday, May 1**

The many friends of Mrs. Frances A. Lackey were shocked to learn of the death of that lady at her home, 224 Wisconsin avenue, at 1 o'clock on Wednesday, following an illness of a few weeks. Mrs. Lackey was one of the best known ladies in the village and had made her home here for twenty-seven years. She was closely identified with many institutions and organizations in Oak Park and was widely known for her work along patriotic lines.

Mrs. Lackey was born in Davenport, Iowa, May 4, 1842, where her father, Allen Hitchcock, had been sent as a home missionary to the territory of Iowa. Rev. Hitchcock founded a church there and also in Moline, across the river. Here Miss Hitchcock met Dr. Robert Lackey, to whom she was married in 1866. Mr. and Mrs. Lackey came to Chicago following their marriage and lived there until their home was destroyed by the fire in 1871. In 1880 they moved to Maywood, coming to Oak Park the same year.

Ever since settling in the village Mrs. Lackey had been prominent in the many societies and organizations, but her interest was centered in the Ladies of Phil Sheridan Post, G. A. R., of which she was a past president, and also in D. A. R. circles. In the latter society she was an active worker, being identified with it since its organization in Oak Park. As a member of the D. A. R. she traced her ancestry on the American continent to Mathias Hitchcock, who came to America in 1620, and to Caleb Hotchkiss, who was killed in the battle of Lexington. Mrs. Lackey was intensely patriotic and it was thru her efforts that the Memorial day exercises were instituted in the Lowell school grounds. Both she and Dr. Lackey were interested in the education of



THE LATE MRS. FRANCES A. LACKEY

the school children along patriotic lines, attending the shools and speaking before the classes.

One of Mrs. Lackey's ambitions was to see the historical spots of the state preserved for future generations, and tho she did not see the completion of her plans, she did much to help the work during her lifetime. As the first lady member of the school board she was well known in educational circles in Oak Park.

Mrs. Lackey is survived by her two

sons, Robert Allen, and Charles R. Lackey, who make their home in Oak ark. Dr. Lackey died April 29, 1895, within one day of being twelve years before the death of Mrs. Lackey. The funeral services were held Thursday afternoon at the First Congregational church, Rev. W. E. Barton officiating, assisted by Rev. Charles M. Morton. Members of the Ladies of the Post, D. A. R. and other organizations, were in attendance. Interment was at Forest Home cemetery.

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PUBLIC SCHOOLS

Some Needs Discussed by Professor W. L. Nida Before River Forest Women's Club

At the River Forest Women's club last Tuesday, Mr. Nida, principal of the River Forest schools, gave an interesting talk on "Some Needs of Our Public Schools."

In a delightfully informal way he pointed out that school work cannot be separated from moral training, that if a pupil has the right attitude toward his work he will have right morals. The teacher creates the attitude of the pupil and this result depends on her. He insisted that three conditions were necessary, silence, punctuality and obedience. Each has a right to do as he pleases as long as the rights of others are not interfered with. Children should be started for school on time and negligence in this regard will cause suffering in the future. The character training comes thru experience and it is wise to give the child the serious side of life, making his work his responsibility. These three conventions, silence, punctuality and obedience are necessary to the smooth running of society. Mr. Nida said that corporal punishment was unnecessary when parents stood by the schools and that he should welcome the time when thru proper home training, corporal punishment could be entirely eliminated. There should be an education for leisure as well as for work, every man having a portion of the time for leisure during his day. He quoted President Eliot of Harvard who said that the eight hour day would be a curse to the laboring man unless he knows how to spend the extra time. Boys and girls, said Mr. Nida, should be trained to do something with their spare time, therefore the necessity for drawing and music, ordinarily considered the frills, but equally important with the three R's. Manual training and domestic science too, have their place, the former being indispensable for hand and eye-training.

Failures in life, he stated, are principally due to wrong choice of life work. The high school while filling an important position does not tend to serious work, so many cannot afford to give it place. There should be public schools for the boy or girl with the scientific mind as well as for those of a literary turn. Germany outstrips us in this regard, for she provides a school for each. Mr. Nida made a strong plea for the boy without literary inclinations. He expressed a wish for trade schools, along with high schools, that each boy might have an equal chance to choose his life work. He spoke of the great good accomplished by domestic science in school and read letters from



GRAHAM STEWART
New General Secretary of Oak Park Young
Men's Christian Association

The board of directors of the Y. M. C. A. have announced the selection of a new general secretary for the Oak Park association, the man chosen for this office being Graham Stewart of Evanston. Mr. Stewart will assume the duties of his new position on Monday, May 7. Since the resignation of W. H. Day as general secretary the work has been in charge of F. T. Johnson, assistant secretary. Mr. Stewart comes to Oak Park from the Evanston association where he has been boys' work director since April 1, 1903. He was born in Benson,

Minn., January 14, 1879, and moved to Monmouth, Ill., in 1892. He attended high school there and later Monmouth college. Following two years of commercial life he accepted a position in the office of the Central Y. M. C. A., Chicago, where he saw an exceptional opening. While at Central association he attended Chicago training school one term. At Evanston he has been signally successful with his work in the boys' department, the membership having grown under his directorship from 155 to 300.

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FRANCES A. LACKEY

Dr. Barton and Rev. Charles M. Morton Speak at Funeral of Well-known Lady

At the funeral of Mrs. Lackey, which was held in the First Congregational church on Thursday, Rev. Charles M. Morton said:

I have long comforted myself with the thought that it is just as natural to leave this world as to enter it. And we know very much more about the world to which we are going than we did about this one before we came. And one of the best things is that we shall not be alone. I can remember how my boy, when he was little, would call down the stairs, "Papa, are you there?" and when I answered, he was content. He wanted to know that his father was there. We want to know when it is dark and we seem alone, that our Father is within call. It is a comfort to know He is where He can hear us. We talk about the valley of the shadow of death. A shadow may frighten, but it cannot hurt us. The shadow of the auditorium may fall upon us, but it cannot hurt us if we know it is a shadow. Death cannot conquer us if our Father is with us.

Dr. Lackey had a multitude of friends. Mrs. Lackey had a multitude of friends. It was because they deserved them. We loved them. They were faithful in life and faithful unto death.

One of the Ladies of the Post has prepared a brief outline of the life of Mrs. Lackey, which I am glad to read. It was written by Mrs. McIlvaine, and tells what we all know and are glad to remember concerning Mrs. Lackey.

Mr. Morton then read the following:

Mrs. Lackey has been identified with the society of the Ladies of the Post from its beginning. Nineteen years ago, when the need for the ladies' auxiliary was suggested by the post commander, Mrs. Lackey was prompt to heed the call, and was foremost in organizing the society.

The first two years she acted as its secretary and for the following three years she was president. During the first six years the Ladies of the Post held their meetings in Mrs. Lackey's home.

It was Mrs. Lackey who conceived the idea of holding public services in the Central school grounds on Memorial day and during her administration as president the first of these services was held.

To enumerate all the work of our society in which our dear sister took an active part would be to relate its full history. Even while on the Pacific coast she kept in close touch with the interests of our society and her letters were full of patriotic suggestions and inspiration.

She was our inspiration.

She was our pride.

She was our oracle.

We loved her and knew she loved us.

She seemed to take a personal interest in each individual member.

Mrs. Lackey's whole soul thrilled with patriotism. She loved her country. She loved the dear old flag. She rejoiced in giving honor to the veterans of the civil war. Especially to Phil Sheridan Post she was most loyal.

Her beautiful Christian character was shown in all her works of love and patriotism connected with our society.

MARY E. McILVAINE.

Dr. Barton then spoke as follows:

Had she lived until the day after tomorrow Mrs. Lackey would have been only sixty-five years of age. She was born at Davenport, Iowa, the daughter of the Congregational pastor in that place. She traced her lineage thru her father, Rev. Allen B. Hitchcock, straight back to Matthias Hitchcock, who landed at New Haven in 1635. Of Puritan

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ancestry and of missionary spirit, her father graduated from Yale in 1841, married and came at once to Davenport where she was born May 4, 1842. She grew up among her father's books, and cherished his ideals. He was a staunch patriot and a man of devotion. He was an ardent abolitionist and a strong patriot. When the war broke out, he and his family were strong friends of the union.

Frances was then a young woman of 19. She could not fight. But she learned of two young men clerks in stores who wanted to go as soldiers but could not go because their mothers depended upon them for support; and she and another girl offered to take their places in the store, and send all their wages to the mothers of the young men in order that they might go and fight. She put a man into the front of battle for the saving of the Union.

On Rock Island, in the days of the war, was Dr. Robert Lackey, a young surgeon in the army. In her patriotic work she met him. They were married after the war ended and came to Chicago, where they lived until the fire destroyed all they had. Then they removed to Maywood, and twenty-seven years ago to Oak Park. Those of us who never knew Dr. Lackey knew of the influence he had for good as a man, as a soldier and a physician, and the lasting mark he made in this community. We have pathetic news today concerning his brother, like himself a Christian physician, and known in Oak Park, a member of Phil Sheridan post. Word is received today that he died yesterday in Tacoma, Washington, leaving behind him a good record as a faithful man and physician. Tho not a minister he sometimes preached; and was honored by people in this place.

Mrs. Lackey's relatives were among the early missionaries to Hawaii, and she herself visited those islands, and cherished a Bible, one of the edition first made by the missionaries there. She was a loyal member of this church; an active worker, and had been president of its Women's society, as she was also of the Daughters of the American Revolution and of the Ladies of the Post. She was also the first woman member of the Oak Park school board.

Next to her religion was her patriotism. She went south; and on her return was a zealous collector of money and literature for the colored people. On her last visit to the south, she was on an island off the coast of Florida. Washington's birthday approached, and the question was raised of a flag to be raised that day. The proprietor of the hotel was timid; he had southern people as guests; they might not like it. But Mrs. Lackey declared there should be a flag, and as there was none, she and Mrs. Lewis set out to make one. The southern women sewed upon it as loyally as those of the north. The ex-confederate soldiers in the hotel were glad as any of the others to see the flag go up. And the timid proprietor of the hotel grew enthusiastic and proposed that the day end with a

patriotic celebration in the evening, which accordingly was done.

She was state historian of the D. A. R., and she loved these things patriotic second only to her religious faith. Not long before she died she wrote two documents. One was a pencilled memorandum giving an outline of her life up to the time of her coming to Oak Park, a thing to be preserved by her children. The other was written in ink, a poem she copied, expressive of her own faith. There were four stanzas, of which this is the last:

“And so to me there is no sting in death;
And so the grave has lost its victory.
It is but crossing with abated breath
And with set face, a little strip of sea,
To find the loved ones waiting on the shore,
More beautiful and precious than before.”

S. A. Rothermel, 438 Kenilworth avenue, has rented his residence for a year, and has taken an estate on Macatawa Bay, Mich., where he, with his family, will pass the summer months.

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Phone 6563

206 Lake Street

mise was great. Memorial
eral other places. His wife
ner of his joys and sorrows
; Scoville's memory will be

NLOP.

orthies there is one whose
by those who knew him
of Simpson and Joseph K.
inkers, and husband of Mr.
dest daughter, Hannah. In
ak Park from Chicago, and
irtues were soon recognized
cus. He was pre-eminently
selfish, cordial and kind. Mr.
Ireland, where he was born
s immigrated to New York,
as, then removed to Indian-
trade of printer. In 1840 he
ifornia. In San Francisco he
at his trade and afterwards
e printing business, and was
isit to his family at Indian-
Francisco found his partners
d not like, and left the con-
to Chicago and entered into
well and opened a printing
ards. In 1867, J. J. Spalding
yle then becoming Dunlop.
it years of prosperous exist-
en Mr. Dunlop entered into

co-partnership with his brother and engaged in the wholesale
dry goods and notion business. At the time of the big fire
in 1871, he belonged to the firm of Dunlop, Reade & Brewster,
which was burned out. In 1855 Mr. Dunlop married Miss
Kettlestrings, and in 1862 moved hither. He died Aug. 11,
1882, quite suddenly, in front of his residence on Grove ave-
nue. His wife survived him only three months, and her
father, two weeks after her, expired of heart disease. The
Dunlops were leading members of the Methodist church, as
was Mr. Kettlestrings, and their sudden taking off was a
matter of profound sorrow. Mr. and Mrs. Dunlop left five
children to mourn their demise.

R. M. LACKEY, M. D.

Dr. Lackey was not an early comer to Oak Park, but he was
a man of distinction, was possessed of strong sympathies and
made many friends. He commenced practicing medicine here
in 1880, and took up his residence in 1883. He was born in
Harrison county, Ohio, Dec. 1, 1835, and was educated at
Franklin College, New Athens. In 1855 he went to Kansas,
then a territory, and lived there a year of the stormy period
of its political existence. He came to Illinois in 1856, living
at Freeport, where he studied medicine. Afterwards he at-
tended lectures in Chicago and Cincinnati, graduating at Rush
Medical College in February, 1861. Then he entered the army,
acting as assistant surgeon to the forty-second Illinois vol-
unteer infantry, and was subsequently changed to other regi-
ments. In December of 1863, he was promoted. In 1864 he
was appointed by President Lincoln as one of the corps of
staff surgeons, and assigned to duty in the department of
Arkansas as chief medical officer of the staff of General Sol-
omon. Later he was placed in charge of the general hospital

at Little Rock, Ark., where he served until mustered out, Nov.
26, 1875, and breveted captain for "faithful and meritorious
service." He was demonstrator of anatomy in Rush Medical
college during the lecture course of 1836 and 1837. His way
record was quite brilliant. He was a member of the Union
Veteran club, of Chicago, and George H. Thomas Post, G. A.
R., and subsequently Phil. Sheridan Post No. 615, G. A. R.,
of Oak Park. He was married in February, 1866, to Miss
Frances A. Hitchcock, a daughter of Rev. A. B. Hitchcock,
of Moline, one of the pioneer ministers of Illinois and Iowa.
He died at his residence in Oak Park, April 31, 1895, greatly
and deservedly regretted, as he was always a friend of the
soldier as well as of the poor. He left, besides his widow,
two sons, Robert Allen, born November, 1868, and Charles
Roland, born October, 1871. Both are now residing here in
Oak Park. Since her husband's death, Mrs. Lackey has
served as a member of the Oak Park school board and resigned
the position on account of removal to California for her health;
but she is now here. *

T. ANDREW VOGT.

For a period of thirty-eight years there was no better
known man in Oak Park than Andrew Vogt. He came
here in 1856 and served the Chicago & Northwestern Railroad
Company as agent for 27 years, and the public in various ca-
pacities for eleven years. He was born in Ulm, South Ger-

1898

Halleys Pictorial Op

p. 104-5

MEN ELECTED TO THE SCHOOL BOARD.

Frances A. Lackey and Mrs. Lillie M. Pitkin for District No. 1, Cicero. The elections are so quiet or so satisfactory in their results as the election for three members of the Board of Education held in School district No. 1 of Cicero last Saturday. The ones chosen were Jesse A. Baldwin, for one year, to succeed himself; Mrs. Lillie

Chicago Tribune

4-19-1893



MRS. FRANCES A. LACKEY.

Pitkin, for three years, to succeed H. H. Gour; and Mrs. Frances A. Lackey, for one year, to succeed C. L. Aines, resigned. The other members of the board are J. P. Cleveland, E. W. Lyman, and N. G. Moore.

This is the first time that women have been elected on this board, or, in fact, have exercised the right of suffrage in Oak Park and Highland, and therefore the event has excited a good deal of interest. Mrs. Lackey and Mrs. Pitkin are old residents of Oak Park and Highland respectively and are regarded as excellent selections for the position. Both women are members of the Congregational church, but neither of them has ever been an actor or been in public life in any way. Mrs. Lackey is the wife of Dr. R. M. Lackey, Oak Park physician, and Mrs. Pitkin the wife of E. H. Pitkin of the crockery firm of J. & Brooks in the city.

"Our election," said Mrs. Lackey yesterday, "was in no sense a victory, because we had no opposition and had to put forth no exertion. There was a report that the Oak Park ladies captured the primaries, but the fact is there were no primaries held. There was a caucus of ladies and gentlemen, but only the ladies were captured. The meeting was practically unanimous."

"What are your plans?" she was asked. "We have none, except to be as useful as we can. We have no abuses to reform, no enemies to propose, and no battles to fight. I think our election was perhaps due to the interest and efforts of the gentlemen on the board, and to the feeling that has long prevailed that ladies were needed in the position."

ORULE THE SCHOOLS.

MEN WHO WILL SERVE ON BOARDS OF EDUCATION.

Successful Candidates at the Recent Election—Mrs. R. M. Lackey's Experience in Oak Park—Evanston Appoints Mrs. Emma C. Clark—Women of Fulton Serve Coffee at the Falls and Put Through Their Ticket—Three Members of the Fair Sex to Serve in Benton.

The number of women elected on the school boards of various cities and towns in Illinois at the recent election is proof that men are taking an active interest in the vested rights of suffrage granted them and making the most of their opportunities at the polls. Facts concerning the successful candidates who are about to "take a hand" in school matters will be welcome to most of our sisters, whether they are convinced that the ballot-box should be theirs or not. The following items have been gleaned for their rural from all over the State.

MRS. LACKEY SERVES IN OAK PARK.

She Is Elected Without Opposition to the School Board.

Mrs. Frances Lackey, who has just been re-elected to the School Board of Oak Park, was elected last year to fill an unexpired term, and her work upon the board met with a universal commendation that the people of Oak Park insisted upon her taking another term. With her husband, Dr. Lackey, who has been in California all winter, and, expecting to remain there some time, also sent her resignation. The board refused to accept it and after she had declined a reelection



MRS. R. M. LACKEY.

telegraph they still insisted, winning her reluctant consent to serve another term. She is elected without opposition. She is a daughter of the Rev. Dr. Hitchcock ofoline, Ill. Just before leaving for California she went to Molino to attend the 15th anniversary of the church he built. Through it she acquired that taste for literary and vocational work which have since made her name among educational people. She taught school in Molino before her marriage, and twenty-five years ago went to Oak Park with her husband. He has been ever since a prominent practitioner there, and both have ways been at the front in social life and philanthropic efforts of every sort. Mrs. Lackey is president of the "Destitute Colored Children's Home" on the West Side and the Ladies' Auxiliary of Papt Sheridan Post No. 115, G. A. R.

Another lady, Mrs. Edward H. Pitkin, is on the School Board, which has always been noted for its perfect harmony. Under their leadership the Oak Park schools have come to rank among the best in Cook County.

HE WILL HELP REBUILD A SCHOOL.

Active Work in View for Mrs. Emma C. Clark of the Evanston Board.

EVANSTON, Ill., May 2.—[Special Correspondence.]—Mrs. Emma C. Clark of No. 10 Jackson avenue, Evanston, who was elect-

ed last year, a prominent lumber merchant of this place, in 1873. Her husband has been Mayor of the city four terms and a member of the School Board a number of terms, declining reelection only last year. Her brother, F. M. Eckardt, is a possible candidate on the Republican ticket for County Clerk of this county.

THREE WOMEN ON BENTON BOARD.

They Are All Natives of Illinois and All Members of the W. C. T. U.

BENTON, Ill., May 2.—[Special Correspondence.]—The three women members of the Board of Education recently elected here are Mrs. Jennie P. Reed, Mrs. Imogene Ward, and Mrs. Emma Flannigan.

Jennie Pittman Reed was born in 1800 at Jerseyville, Ill., where the most of her life has been spent. She graduated from the



MRS. EMMA FLANNIGAN.

high school of that place in 1870 under Prof. J. Pike, one of the best educators of the State. She is also a "Monticello girl," having subsequently attended Monticello Seminary. She is an active member of the Methodist Church of Benton and also of the Women's Christian Temperance Union, holding local and district offices.

Imogene Ward is a native of Franklin County, is 36 years old, and has resided in Benton since her marriage in 1870. She is the wife of W. B. Ward, banker of this city, and the youngest daughter of Mr. Solomon Snyder, a prominent farmer of this county. Mrs. Ward is an active member of the Christian Church, a zealous teacher in the Sunday-school, a prominent member of the W. C. T. U., and an ardent friend of the cause of education and temperance. In addition to a good high school education Mrs. Ward attended the Old Duquoin Seminary for two years, and also spent one year at St. Vincent's Academy, Kentucky.

Emma Flannigan was born in Benton and is 35 years old. She is the wife of Judge R. H. Flannigan and oldest daughter of the



MRS. WARD.

Hon. John J. St. Clair. She is an active member of the First Baptist Church, a teacher in the Sunday-school, and serving her second term as District Treasurer of the W. C. T. U. She is deeply interested in temperance and education.

WILL DIRECT THE PUBLIC SCHOOLS.

Mrs. Cornelia Eliza McNary Is Elected to

5-5-1894
p 16

Chi Trib

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- Koehl, F, cabinetmaker.....823 Fore
- Koeris, H H, superintendent, 126 State st.....421 S Harve
- Kolb, Frank, with Marshall Field & Co's Wholesale.....113 Map
- Kolb, Wm, plumber.....208 N 61
- Kohn, John.....238 Mar
- Kolze, E H, proprietor Oak Park Avenue Express.....422 Mar
- Kolze, Frank C, Whaples & Kolze Express.....115 North
- Kraft, F Wm, Atwood Bldg.....515 N Kenilworth
- Kramer, John, with Barnes, Crosby & Co.....201 S Harve
- Krebs, W S, with McCormick Harvest Mach Co.....211 S Grove
- Kriemann, C, with Monon R R.....1123 Wisconsin
- Krinling, C C, with C S W & L Co.....112 S East
- Krogman, Henry, carpenter contractor.....316 S Grove
- Krupp, Fred, teamster, Whaples & Kolze Express.....115 North
- Kubns, C O, telegraph operator, W U Tel Co, Oak Park.....Chic
- Kummerer, Aug, foreman, Otis Elevator Co.....305 S Austi
- Kummerer, Edw.....305 S Austi
- Kummerer, G H.....305 S Austi
- Kummerer, Kate, mrs.....305 S Austi
- Kuntzner, F A, upholsterer.....714 N Harvey
- Kutbe, Wm, plumber, F A Bruce.....104 Lak

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- Lackey, Chas R.....140 Williams
- Lackey, F A, mrs.....140 Williams
- Lackey, Robt A, manager Dearborn Hardware Works.....140 Williams
- Lackner, John.....S East av & 12th
- Ladd, S B, mrs.....238 S Grove
- La Fetra, Alice, miss, stenographer.....421 S Scoville
- La Fetra, E I, plumber.....421 S Scoville
- La Fetra, M E, mrs.....421 S Scoville
- La Fetra, Oriana, miss stenographer.....421 S Scoville
- Lakin, H R, plastering contractor.....604 S Scoville
- Lamm, Carry, mrs, cigars & stationery.....103 N Austin
- Landis, Joseph, with A R & Lighting Co, 273 Franklin st.....244 Home
- Landon, Harriet E, mrs.....1204 S Bouleva
- Lanham, Fannie, miss, graduate nurse.....131 Lake
- Lang, Henry, express & teaming.....122 Lake
- Laugreder, Wm, flour & feed, Circle av & Marengo st.....403 Menominee
- Langston, J W, printer & stationery, 358 Dearborn st.....311 S Elmwood
- Larsen, M M, milk dealer.....817 N Lombard
- Larson, L, painter.....821 N Austin
- Larson, Lewis, painter.....799 Forest
- Latham, A C, miss, dressmaker.....120 N Oak Park
- Latbam, L V, miss, dressmaker.....120 N Oak Park
- Laubender, J F, 601 N Y Life bldg.....230 S Grove
- Lauder, F H, with aud dept C & N-W R R.....320 Linden
- Laughlin, L R, building contractor.....132 Holly


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- th, H, Teaming & Transfer.....
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- enroad, Stephen, barber, 455 N Bou
- ina, Mary B, mrs.....
- Edwin, market, 105 N Austin av.
- rence, P R, mrs.....
- Georgiella, miss, concert pianist &
- Herbert, 1123 Chamber of Comme
- R.H.....
- ch, W, with Farson, Leach & Co.
- ue, Hotel, Mrs F J Case, prop.....
- venworth, E B, with J V Farwell &
- E W, with E W Copelin & Co, 822
- Geo, 820 Home Ins bldg.....
- G A, sergt Oak Park police.....
- H B, book-keeper, McNeil & Hig
- H G, secy of Kelly, Maus & Co,)
- Moy, laundryman.....
- Sam, laundryman, 111 Lake st...
- row, O, cabinet maker.....
- Shman, A, miss, dressmaker.....
- Shman, F M, miss, school teacher...
- Shman, Geo.....
- Shman, H J, mail carrier.....

EKKOEN
 nder, Frank.....
 ennox, J P, with Webster Mfg Co...
 ennes, Mary A, miss.....
 onard, J C, with S F Leonard.....
 onard, John T, with E O Vaile ...
 onard, O A, mrs.....
 onard, S F, 113 W Randolph st...
 onhardt, Chas.....
 sch, Wm A, plumber.....
 eslie, Jean, mrs.....
 einig, Geo, printer.....
 eece, Chas P, salesman, Mandel Br
 ewis, B E, mrs.....
 ewis, Eva.....
 ewis, Geo R, Ins, 171 LaSalle st...
 ewis, Helen A, miss.....
 ewis, H D, Fire Ins, N Y Life bldg
 ewis, John, attorney.....
 ewis, John G, with Chicago Screw C
 ewis, J A, ass't secy & treas, Nat B
 ewis, Lleanor M, mrs.....
 ewis, W H, 7 Lake st.....
 ewis, W R, M D, Physician & Surg
 letz, Gus, clerk, market Marion and
 lincoll, Belle, miss, with Marshall

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-114 Paulina st
- Co.....605 S Harvey av
-604 N 72d av
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- & Co, 129 S Water st...303 N Elmwood av
- Stables.....141 N Boulevard
-111 N Oak Park av
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- inson & Co.....300 Wesley av
-441 N Boulevard
-111 N Oak Park av
-105 Home av
- wholesale.....319 S Humphrey av
- The Kenton
-204 Clinton av
-425 N Harvey av
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- Knoop.....123 Holley ct
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-340 S Boulevard
-826 Belleforte av
- rear 316 Erie st
-545 S Taylor av
- rear 316 Erie st
-828 Forest av
-421 S Harvey av
- & Co.....105 N Austin av
-228 Marion st
-Harlem
-219 Lake st
-113 Maple av
-422 Marion st
-115 N Boulevard
-721 Forest av
- 817 N Kenilworth av
-204 S Harvey av
-809 N Kenilworth av
-1100 N 72d av
-1123 Wisconsin av
-432 S East av
-316 S Grove av
- ak Park.....140 Williams st

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- Kumnick, Fred, with F A Bruce.....Harlem
- Kuntz, Geo, with Hoover & Purnell.....River Forest
- Kuntz, John, laborer.....920 Forest av
- Kunz, G, baker, A Burgess.....Harlem
- Kuntzner, Frank, National Parlor Furniture Co.....714 N Harvey av
- Kuthe, W F, plumber, with F A Bruce.....216 Lake st
- La Badie, E R, electrician, J V Farwell & Co.....1134 S Humphrey av
- Lackey, C R.....224 Wisconsin av
- Lackey, F A, mrs.....221 Wisconsin av
- Lackey, R A, Dearborn Hardware Works.....221 Wisconsin av
- Lackie, J H, tea & coffee.....921 S Austin av
- Ladewib, A, shoemaker.....1137 S East av
- Ladwig, William, clerk, Chas W & L Co.....114 N Oak Park av
- La Fetra, E I.....River Forest
- La Fetra, Mary, mrs.....421 S Scoville av
- La Fetra, O, miss.....421 S Scoville av
- Lageman, J, carpenter.....421 S Scoville av
- Lageman, John, carpenter, James P Willing.....716 N Grove av
- Labman, William, paper hanger, A W & S E Pebbles.....117 N Oak Park av
- Lajunesse, Albert, plumber.....Harlem
-503 N 61th av

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Dyers and Cleaners.
Work called for and delivered.

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- Landis, Jos, American Reflec'r & Lg Co, 271 Franklin st.....244 Home av
- Langdon, L C, traveling salesman, Drew, Selby & Co.....130 S Grove av
- Laugreder, Wm, flour & feed, Circle av & Marvongo st.....608 Menominee st
- Langston, John W, printer, 358 Dearborn st.....311 S Elmwood av
- Langban, F, miss, trained nurse.....Park Hotel
- Larsen, Chris, Miehle P P & Mfg Co.....538 N Taylor av
- Larson, A G, King Op Co, Champlain bldg.....318 S Lombard av
- Larson, L, painter.....799 Forest av
- Larson, Lorenz, painter & decorator.....821 N Anstlu ar
- Larson, M, milk dealer.....817 N Lombard av
- Latham, Ada, miss, dressmaker.....120 N Oak Park av
- Latham, L V, miss, dressmaker.....120 N Oak Park av
- Lathin, Harvey, Cicero, Gas Co.....120 N Oak Park av
- Lattan, M C, mrs.....134 S Kenilworth av
- Laubender, J F.....328 S Euclid av
- Lauder, F H, C & N-W Ry.....320 Linden av
- Laughlin, L R, carpenter.....132 Holley ct
- Lauth, Henry, teaming, 27 N Canal st.....428 N Cuyler av
- Lauth, J S, H Lauth Teaming & Transfer Co.....428 N Cuyler av
- Lavengood, S, barber shop, 146 Lake st.....River Forest
- Lavinia, W H, mrs.....209 S Scoville av
- Lawrence, P I, mrs.....309 Wesley av
- Lay, Georgiella, miss, concert pianist & teacher.....215 N Taylor av

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Oak Leaves
April 12/05 -

Continue

IN THE SOCIE

One of the largest wedding seasons was that of a daughter of Mr. and Mrs. 4127 Michigan avenue, Jr., son of Mr. and Mrs. Park. The Rev. William the ceremony at 5:30 o first Street Presbyterian was a large bridal party love attending as maid Myron Wick of Young man. The maids were Miss Jessie Hyman of O Kuhnert, and Miss Mary ing as ushers were Mr. Bradford Brighton, Mr. Oak Park, and Mr. David

The bride wore an gown. It was fashion high neck and elbow white satin. For trimm point lace was used of panel of embroidered adorned the skirt. For wore a string of pearl groom's father, and a wedding token from it was of Brussels net, and the valley. Miss Young light green net over white roses. The bride white liberty children and bore huge bouquets. They all were short in green leaves.

Easter lilies and pale create the chancel of the Hotel Metropole, where guests was held after lean beauties and white Assisting the bride and were Mr. and Mrs. Murray Farson, Mrs. Murray with white lace and Mr

The young couple will moon in Europe and ha Thursday of next week France, Switzerland, ar cer.

SUBURBAN ESTATES

R. W. Sears and John Farson Adding to Their Homestead Property in Oak Park

4-15-1905
OAK
Levy

Among the recent real estate transactions in Oak Park, some of which are noted elsewhere in this issue, is the sale of the north half of the block bounded by Chicago avenue, Linden avenue, Superior street and Euclid avenue, to R. W. Sears, by C. B. Scoville, the price being \$25,000. Mr. Sears purchased the south half of this block some months ago and the announcement was made that he would build a palatial residence. He now owns the whole block and it is understood that plans are completed for one of the finest suburban residences in or about Chicago. The house has been designed by Meyer, who drew the plans for John Farson's "Pleasant Home." When built upon and landscaped in accordance with Mr. Sears' plans this block will be one of the beauty spots of Oak Park.

Mr. Farson has also been making purchases for the enlargement of his suburban homestead at Home avenue and Pleasant street. He now owns all the Pease court frontage excepting the Holley house and all the Wisconsin avenue frontage from Pease court up to the Lackey residence.

It is understood that he will remove the buildings from this property and incorporate it with the rest of his homestead there. By the purchase of the Noyes house and lot also he extends his Pleasant street holdings east to James H. Heald's residence. These purchases are taken as indications that Mr. Farson does not intend to forsake Oak Park or Chicago in the near future.

Call 5
4/2

THE wedding of Jerty was solemnized yesterday in the Presbyterian Church and duly followed at the Metropolitan of the season, and th of rosebuds ever gather ert, Jessie Hyman, Marg of honor was Miss Jane larly appropriate name Myron A. Wick came of his friend John, and the munds, David Tait and chums of the happy groo three years old, and art mobiles that has helped bile will figure extensively being built in France, for by them in touring the country Mr. and Mrs. sweet domesticity in Ne purchased for his son a s to the time of eighty five

JR
S

PLAIN TALK

Earnest Discussion of "A Model Municipality" by the Fellowship Club.

It Was Agreed That a High Grade Town Is Made by High Citizenship.

MANY LEADING CITIZENS PRESENT.

Very Little Discussed

The Fellowship Club met last evening at the home of Mrs. J. H. Thompson, and discussed the subject of "A Model Municipality." The discussion was very earnest and many leading citizens were present. It was agreed that a high grade town is made by high citizenship.

Model Town Not Practicable

It was also discussed whether a model town was practicable. The club members expressed various opinions on the subject, but generally agreed that it was not practicable at the present time.

Good Citizenship Necessary

It was further discussed that good citizenship was necessary for a high grade town. The club members agreed that every citizen should strive to be a good citizen.

Of the Club's

The club members also discussed the work of the club and the importance of maintaining a high standard of citizenship.

Center Both Sides

The club members also discussed the importance of maintaining a high standard of citizenship on both sides of the street.

FOR BENEVOLENT CLUB PARTIES

The club members also discussed the importance of maintaining a high standard of citizenship for benevolent club parties.

LOOK HERE

Look here for the latest news and information from the club members.

The Other Side

The club members also discussed the importance of maintaining a high standard of citizenship on the other side of the street.

OAK PARK HOUSES.

It is a common knowledge that the houses in Oak Park are of a high grade. The houses are built by high grade citizens and are of a high grade of workmanship. The houses are of a high grade of material and are of a high grade of finish. The houses are of a high grade of design and are of a high grade of construction. The houses are of a high grade of location and are of a high grade of surroundings. The houses are of a high grade of price and are of a high grade of value.

Oak Park Taxation Again

The Oak Park Taxation is a subject that has been discussed many times. The taxation is a subject that is of great importance to the citizens of Oak Park. The taxation is a subject that is of great importance to the business of Oak Park. The taxation is a subject that is of great importance to the future of Oak Park.

High School Operation

The High School Operation is a subject that has been discussed many times. The operation is a subject that is of great importance to the citizens of Oak Park. The operation is a subject that is of great importance to the business of Oak Park. The operation is a subject that is of great importance to the future of Oak Park.

All on January 17

All on January 17 is a subject that has been discussed many times. The subject is a subject that is of great importance to the citizens of Oak Park. The subject is a subject that is of great importance to the business of Oak Park. The subject is a subject that is of great importance to the future of Oak Park.

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HOMES

Now is the time to buy a home. The homes in Oak Park are of a high grade and are of a high grade of workmanship. The homes are of a high grade of material and are of a high grade of finish. The homes are of a high grade of design and are of a high grade of construction. The homes are of a high grade of location and are of a high grade of surroundings. The homes are of a high grade of price and are of a high grade of value.

Work of the Churches

The work of the churches is a subject that has been discussed many times. The work is a subject that is of great importance to the citizens of Oak Park. The work is a subject that is of great importance to the business of Oak Park. The work is a subject that is of great importance to the future of Oak Park.

Methodist

The Methodist church is a subject that has been discussed many times. The church is a subject that is of great importance to the citizens of Oak Park. The church is a subject that is of great importance to the business of Oak Park. The church is a subject that is of great importance to the future of Oak Park.

Methodist

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Methodist

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Same address to Robert A. Lacey 111 Main St

**RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC PRESERVATION
COMMISSION DENYING A CERTIFICATE OF APPROPRIATENESS FOR THE
DEMOLITION OF A COMMERCIALY USED RESIDENTIAL STRUCTURE WITHIN
THE RIDGELAND/OAK PARK HISTORIC DISTRICT LOCATED AT 224 S. MARION
STREET, OAK PARK, ILLINOIS**

WHEREAS, on July 27, 2018, David Lehman (“Applicant”) filed an application for a Certificate of Appropriateness seeking approval to demolish a commercially used residential structure (“Structure”) within the Ridgeland/Oak Park Historic District located at 224 S. Marion Street (“Subject Property”); and

WHEREAS, on August 9, 2018 the Village of Oak Park Historic Preservation Commission (“Commission”) reviewed the Applicant’s application and determined it did not meet the Architectural Review Guidelines and took no action on the application per Section 7-9-13(F) of the Village of Oak Park Village Code (“Village Code”); and

WHEREAS, on August 10, 2018, the Applicant requested a public hearing before the Commission on his application, on August 15, 2018, 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 by regular and certified mail also on August 14, 2018 to owners of property within two hundred and fifty (250) feet of the Subject Property advising them of the proposal and the public hearing; and

WHEREAS, pursuant to proper notice, the Commission conducted a public hearing on the application on August 30, 2018, at which time and place a quorum of the Commission was present;

WHEREAS, at the public hearing all persons testifying were sworn and provided testimony and evidence under oath, the Applicant presented evidence and testimony in favor of the application, and ten (10) members of the public presented in-person testimony opposing the application, and the Commission received and reviewed an additional seventeen (17) written comments opposing the application;

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 Structure is a contributing resource in the Ridgeland/Oak Park Historic District and that the application of a Certificate of Appropriateness to demolish the Structure be denied;

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: Findings of Fact. The Commission makes the following findings of fact regarding the application:

Subject Property and Structure

1. The Subject Property is located at 224 S. Marion Street.
2. The Subject Property is located in the DT-3 Pleasant Sub-District Zoning District, the purpose of which is to “accommodate the pedestrian-friendly, lower-intensity mix of small floor plate retail, personal service, and entertainment uses that support the vitality of the Downtown Central,” per Section 5.1.A.3. of the Village’s Zoning Ordinance.
3. The Subject Property abuts Mills Park, which is in the OS Open Space Zoning District.
4. The Structure was built in 1900 as a residence for the Lackey family.
5. The Lackey family which originally occupied the Structure included a notable Village resident, who was among the first women elected to local office in the Village.
6. The Structure is a two and a half story office building in the Prairie School style with Queen Anne influences, with a single-story, partial-width open porch characterized by a flat roof with square wood windows and a decorative hanging balustrade.
7. The Structure features a distinctive bay, with decorative leaded windows, and porch.
8. The Structure was renovated from a residential use to office space, beginning in or around 1953.

Application

9. The Applicant proposed to demolish the Structure to build a “maximum permitted” condominium development on the Subject Property, with a building height of approximately sixty feet (60’), with the building as close to the lot lines as the Village’s Zoning Ordinance permits.
10. The Applicant does not propose to incorporate, save or preserve any elements of the Structure in his proposed condominium development.
11. The Applicant did not attend the public hearing.

12. The Applicant had his architect attend the public hearing as his representative.

13. The Applicant, through his representative, stated that the Subject Property would be improved to a higher and better use with the proposed development, as opposed to leaving the Structure on the Subject Property, as property tax receipts from the Subject Property would increase.

14. The Applicant did not present any testimony or evidence regarding the design of the proposed development.

15. The Applicant did not provide any testimony or evidence regarding whether or not the Structure is a contributing resource in the Ridgeland/Oak Park Historic District.

16. The Applicant did not provide any testimony or evidence regarding the application of the standards for determining whether a Certificate of Appropriateness should be granted to demolish the Structure.

Testimony and Evidence

17. Other than testimony and evidence from the Applicant's representative, no testimony or evidence was presented in support of the application.

18. Seventeen (17) written objections to the application were received by the Commission prior to the public hearing and accepted into evidence.

19. At the public hearing, ten (10) Village residents testified in opposition to the application, many of whom live in the vicinity of the Subject Property.

20. Evidence at the public hearing demonstrated that the Subject Property and the Structure are an important gateway and transition into Mills Park.

21. Mills Park includes a National Landmark, Pleasant Home, in close proximity to the Subject Property.

22. The Ridgeland/Oak Park Historic District's nomination notes that a strength of the District is the myriad of types of structures in the District.

23. Two (2) members of the public stated that they are willing to purchase the Subject Property and preserve the Structure.

24. The Chair accepted the following exhibits into evidence at the public hearing:

- 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 comments received by the Village prior to the public hearing

Comprehensive Plan

25. The Village's Comprehensive Plan's ("Comprehensive Plan") Future Land Use Plan identifies the Subject Property as being within the Neighborhood Commercial / Mixed Use land use area, an area that is desired to include single-story commercial structures located along the street and multiple-story mixed use structures, and which area is sought to remain pedestrian-oriented.

26. While the Comprehensive Plan supports the economic health of the Village, it also supports the preservation of the Village's historical and architectural heritage, which preservation ensures one of the Village's defining characteristics and source of pride endures.

Architectural Review Guidelines

27. Section 7-9-12(B) of the Village Code provides that the United States Secretary of the Interior's Standards and the Commission's Architectural Review Guidelines shall be used when considering whether a Certificate of Appropriateness for demolition of a contributing resource should be granted.

SECTION 3: Conclusions. The Commission makes the following conclusions regarding the application based on the testimony and evidence presented at the public hearing, and based on the findings of fact set forth above:

1. The architectural style and heritage of the Structure should be preserved.
2. The Structure contributes to and reinforces the character of the Village as a whole, the Ridgeland/Oak Park Historic District and the area in the immediate vicinity of the Subject Property and Mills Park.
3. The Structure serves as an important gateway from the surrounding neighborhood into Mills Park and Pleasant Home, a National Landmark.
4. The Subject Property is a contributing resource within the Ridgeland/Oak Park Historic District.
5. Demolition of the Structure does not comply with the Village's historic preservation requirements in the Village Code.
6. Demolition of the Structure does not meet the United States Secretary of the Interior's Standards and does not meet the Commission's Architectural Review Guidelines.
7. Demolition of the Structure would frustrate and thwart the policy of the Village as expressed in the Comprehensive Plan, by removing a building which contributes to the Village's historical and architectural heritage.
8. Demolition of the Structure would remove the home of a notable Village resident
9. Demolition of the Structure would disrupt the myriad of types of structures in the Ridgeland/Oak Park Historic District and other Village Historic Districts.
10. Demolition of the Structure would set a negative precedent for requests to demolish other contributing resources in the Ridgeland/Oak Park Historic District.
11. The Structure is in good condition, has a long useful life and there is a real and substantial interest in acquiring and preserving the Structure.
12. The Structure conforms to the purpose of the DT-3 Pleasant Sub-District as described in the Zoning Ordinance.

13. Rehabilitation and adaptive reuse of existing historic structures, such as the Structure, is a valuable and recognized form of economic redevelopment.

SECTION 4: Denial of Application. Pursuant to the authority vested in the Commission by the Village Code, and based on the above findings, the testimony and the evidence presented at the public hearing, by a unanimous vote of those Commissioners present, the Commission hereby findings the Structure is a contributing structure in the Ridgeland/Oak Park Historic District and, by a unanimous vote of those Commissioners present, the Commission denies the Certificate of Appropriateness application to permit demolition of the Subject Property.

SECTION 5: Severability. If any Section, paragraph, sentence or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

ADOPTED this 30th day of August, 2018, pursuant to a unanimous roll call vote of the Commission.

APPROVED by me this 30th day of August, 2018.



Christopher Payne, Chair of the Commission