



AGENDA

Historic Preservation Commission

Thursday, March 27, 2025

Village Hall Room 201 – Council Chambers

6:30PM Invited Speaker

7:30PM Meeting

6:30PM:

1. Invited Speaker: Frank Heitzman, AIA

Join us for a presentation on incentives for historic homeowners to remodel or restore rather than tearing down and building new. Heitzman will discuss his participation in a roundtable on the topic hosted by the Glen Ellyn HPC. He will also present two of his projects, the restoration of the building at 111 N. Marion St. in downtown Oak Park and the graceful installation of a residential elevator in the 1889 house at 213 S. Euclid Ave., designed by William J. Van Keuran.

7:30PM:

2. Call to Order / Roll Call

3. Agenda Approval

4. Approval of Minutes:

- February 27, 2025

5. Non- Agenda Public Comment

6. Announcement for Agenda-Related Public Comment

7. New Business / Public Hearings & Findings of Fact:

- **HPC2025-11 - CERTIFICATE OF APPROPRIATENESS: 1035 South Blvd Known as the Boulevard Arcade Building (John Schiess, Architect):** Certificate of Appropriateness to construct a ten-story addition behind an existing landmark building (2007) located in Downtown Oak Park.
- **DISCUSSION - CERTIFICATE OF APPROPRIATENESS: 827 N East Ave (Christina Townsend, Architect):** To discuss a Certificate of Appropriateness to demolish and rebuild entire second floor and roof, and partially demolish and rebuild first floor that were damaged by fire, remove side entrance, and add an open front porch (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
- **HPC2025-13 - CERTIFICATE OF APPROPRIATENESS: 135 N Lombard Ave (Deborah S Levine, Homeowner)** Certificate of Appropriateness to demolish a historic garage (*Ridgeland-Oak Park Historic District*).
 - **Advisory Review: 135 N Lombard Ave (Deborah Levine, Homeowner)** Advisory Review to construct a new 2-car garage (*Ridgeland-Oak Park Historic District*).
- **HPC2025-14 - CERTIFICATE OF APPROPRIATENESS: 815 N Elmwood Ave (Virgil Dibenedetto, Architect)** Revised Certificate of Appropriateness to construct a two-story side addition with change in window design (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

8. Other / Old Business:

- Report on Past Projects

9. Adjournment

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708-358-5430 or email ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.