

**Advisory  
Council On  
Historic  
Preservation**

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Preservation Services

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The Old Post Office Building  
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Washington, DC 20004

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JUN 5 1995

Mr. Fred H. Zinke  
Senior Planner  
The Village of Oak Park  
1 Village Hall Plaza  
Oak Park, IL 60302

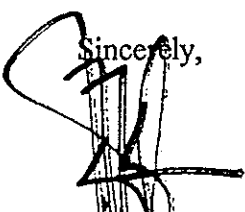
REF: Community Development Block Grant and HOME Programs  
Program Years 1995-2000  
Village of Oak Park, Illinois

Dear Mr. Zinke:

The enclosed Programmatic Agreement for the referenced project has been accepted by the Council. This acceptance completes the requirements of Section 106 of the National Historic Preservation Act and the Council's regulations. We recommend that you provide a copy of the fully-executed Agreement to the Illinois State Historic Preservation Officer (SHPO).

Should you have any questions, please contact Charlene Dwin Vaughn, AICP, at (202) 606-8505. We appreciate your cooperation.

Sincerely,



Don W. Klima  
Director  
Eastern Office of Review

Enclosure

## R E S O L U T I O N

AUTHORIZING EXECUTION OF AGREEMENT  
 BETWEEN THE VILLAGE OF OAK PARK,  
 ILLINOIS STATE HISTORIC PRESERVATION OFFICE, AND  
 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION

BE IT RESOLVED by the Village President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, that the Village President is authorized to enter into an agreement with the Illinois State Historic Preservation Office and the Advisory Council on Historic Preservation for review of effects of undertakings on historic properties. Said agreement shall conform substantially to the agreement which is attached and made a part hereto.

THIS RESOLUTION shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 17th day of April, 1995, pursuant to a roll call vote as follows:

AYES: Trustees Abraham, Fillmore, Pospisil, Rakstang, Raphael and Troelstrup and President Christmas

NAYS: None

ABSENT: None

APPROVED by me this 17th day of April, 1995.

*Lawrence B. Christmas*  
 Lawrence B. Christmas  
 Village President

ATTESTED:

*Sandra Sokol*  
 Sandra Sokol  
 Village Clerk

PROGRAMMATIC AGREEMENT FOR THE  
VILLAGE OF OAK PARK  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, funds have been obligated to the Village of Oak Park for Community Development Block Grant (CDBG) and HOME programs through the Department of Housing & Urban Development (HUD), and

WHEREAS, HUD has delegated to the Village of Oak Park its responsibility for seeking comments of the Advisory Council on Historic Preservation pursuant to the Housing and Community Development Act of 1977, and

WHEREAS, the Village of Oak Park has determined, in consultation with the Illinois State Historic Preservation Officer (SHOP), that implementation of these programs for program years 1995 through 2000 will have an effect on properties included in or eligible for inclusion in the National Register of Historic Places and has requested the comments of the Advisory Council on Historic Preservation pursuant to Section 106 (and Section 110F) of the National Historic Preservation Act (16 U.S.C. 470) and its implementing regulations, "Protection of Historic and Cultural Properties" (86 CFR Part 800).

NOW, THEREFORE, the Village of Oak Park, the Illinois State Historic Preservation Office and the Advisory Council on Historic Preservation agree that the Oak Park CDBG program and any successor programs for which the Village will have environmental responsibility shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

Stipulations

The Village will insure that the following measures are carried out:

1. Rehabilitation

- a. Properties that are determined to be eligible for the National Register, potentially eligible for the National Register, or are included in the National Register of Historic Places either individually or as contributing structures within historic districts will be treated in the following manner:

1. Properties that are to be rehabilitated will be rehabilitated in accordance with the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Standards).

2. The Village will retain documentation including work write-ups. Photographs will be taken prior to the start of rehabilitation and will be used as evidence of the Village's application of the Standards.
  3. If the Standards cannot be met or demolition is contemplated, prior to taking any action the Village will consult with the Illinois SHPO and obtain the comments of the Council in accordance with 36 CFR Section 800.6(b) of the Council's regulations.
  4. The Village will provide the Illinois SHPO with an opportunity to inspect the documentation and sites of the Village projects to verify adherence with the Standards. At the SHPO's requests, the Village shall provide the SHPO with information about or access to all records concerning rehabilitation projects which affect historic properties.
- b. Rehabilitation of properties other than those defined in 1.a. may proceed without further review.

## 2. Demolition

- a. Demolition of structures which are listed on the National Register, are contributing structures within historic districts, or are on any state or local survey, will be reviewed on a case-by-case basis by the SHPO.
  1. The Village may proceed with demolition of non-contributing structures.
  2. Demolition of contributing structures will be reviewed on a case-by-case basis by the SHPO. The Village will submit the following documentation for review:
    - A. Location and description of the property proposed for demolition.
    - B. Reasons for the demolition including references to any building code violation, and why rehabilitation or other action is not feasible or prudent.

- C. Measured drawings of the foundation, floor, and roof levels of the structure, at a scale of 1/8 inch equals one foot, indicating extent and type of deterioration.
  - D. Comparison of the costs of rehabilitation, if otherwise feasible, and the opposing costs of property acquisition, demolition or moving costs, and necessary relocation assistance.
  - E. Photograph (5" x 7") of each elevation and details of deteriorated areas, keyed to floor plans.
- b. The Illinois SHPO will review the documentation submitted and within ten (10) working days of receipt of adequate documentation, concur or object in writing to the proposed demolition. If the Illinois SHPO concurs in the demolition, the SHPO will specify appropriate mitigation measures, if any, forward an information copy of the documentation to the Council, and the Village may proceed with the undertaking. If the Illinois SHPO objects to the demolition proposed, the Village will request the Council's comments in accordance with 36 CFR Section 600.4.
  - c. The Village may proceed with demolition of structures other than those identified in 2.a.

### 3. Capital Improvements

- a. The following infrastructure improvements and other CDBG-assisted ground-disturbing activities (e.g., sidewalks, street lights, street and drainage improvements, and utility line installation) will require no further review prior to construction:
  - 1. Maintenance, repair, or replacement in place of paving or line painting of streets.
  - 2. Maintenance, repair, or replacement in place of sidewalks and curbs.
  - 3. Maintenance, repair, replacement in place, or new installation of street lights, traffic signals, and traffic signs.
  - 4. Maintenance, repair, or replacement in place of existing utility lines.

5. Maintenance, repair, or replacement in place of existing drainage systems.

b. Where alterations or additions are proposed that are inconsistent with the Secretary's Standards, or ground-disturbing activities are proposed other than those listed in Stipulation 3.a., the SHPO will be consulted on a case-by-case basis and the Council's comments requested in accordance with 36 CFR Section 800.4, as appropriate.

4. Monitoring and Oversight

a. Copies of all case documentation on contributing structures, including "before" and "after" photographs, will be retained by the Village in individual case files. The Village will prepare brief written reports, on an annual basis, on actions taken to carry out the terms of this Agreement, and provide them to the Illinois SHPO and the Council. The Village will give the SHPO an opportunity to inspect the documentation and project sites to verify adherence with the stipulations of this Agreement, and upon written request will provide the SHPO and/or the Council with copies of specific case documentation.

b. At the end of the Program Year, the SHPO may conduct an onsite inspection and evaluation of the activities carried out under the terms of this Agreement. At such time, the parties to this Agreement will consult to determine whether modifications, alterations, deletions, or extensions to the terms of this Agreement are appropriate or necessary.

c. If any of the signatories to the Agreement determines that the terms of the Agreement cannot be met, or believes a change is necessary, that signatory shall request the consulting parties to consider an amendment or addendum to the Agreement. Such an amendment or addendum shall be executed in the same manner as the original Agreement.

5. Renewal

This Agreement will continue in force through Federal CDBG Program Year 2000. Within one year of ratification, the Agreement will be reviewed by the Village and the Illinois SHPO for possible modifications, termination, or extension. At the request of any of the parties, this Agreement may be reviewed for possible modification or termination at any time.

Execution of this Memorandum of Agreement evidences that the Village has afforded the Council a reasonable opportunity to comment on its CDBG program and its effects on the Frank Lloyd Wright-Prairie School of Architecture Historic District, Ridgeland-Oak Park Historic District, and other historic properties and that the Village has taken into account the effects of its CDBG program on historic properties.

Robert D. Bush 4/15/95  
Executive Director Date  
Advisory Council on Historic Preservation

Lawrence B. Christman 4/19/95  
Village President Date  
Village of Oak Park

William L. Ghera 5-4-95  
State Historic Preservation Officer Date  
State of Illinois