

Oak Park Historic Preservation Commission

October 9, 2025, at 7:30PM – Meeting Minutes

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/Government/Citizen-Boards-and-Commissions/Commission-TV>

Roll Call

Present: Chair Lou Garapolo and Commissioners David Bates, Scot Mazur, Paul Ribera, Amy Peterson, Asha Andriana, Ron Roman and Rachel Michelin

Excused: Commission Jessica Paul

Staff: Michael Bruce, Village Planner

Agenda Approval

Commissioner Mazur moved to adopt the agenda. Seconded by Commissioner Andriana. Agenda was unanimously approved by an 8-0 vote.

Minutes

- August 14, 2025, Minutes; Commissioner Peterson asked that the August 14th minutes be clarified relative to a comment attributed to Chair Garapolo. Mr. Bruce indicated that he would amend the minutes by clarifying Mr. Garapolo's statement. Commissioner Andriana moved to approve the minutes. Seconded by Commissioner Peterson. The minutes were approved by an 8-0 vote.
- August 28, 2025, Minutes; Commissioner Bates moved to approve the minutes. Seconded by Commissioner Ribera. The minutes were approved by an 8-0 vote.

Non-Agenda Public Comment

None.

Announcement for Agenda-Related Public Comment

None.

Regular Agenda

CERTIFICATE OF APPROPRIATENESS - HPC2025: 726 N Elmwood Avenue (David Muriello, Architect):

Certificate of Appropriateness for a side and rear addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*).

Chair Garapolo introduced the item to the commission. Village Planner Bruce says that the Applicant intends to build first-floor additions on two sides of the existing home: a smaller living room bay addition along the south side of the house, adjacent to the driveway, and a family room along the east side of the home. A basement addition beneath the new family room is also proposed, and this space would be used as a recreation room. The rear entry to the home will also be reconfigured. The majority of the changes

will have minimal visibility from the street, particularly the larger east side addition, but the south bay addition would be visible. The applicant is requesting approval of a Certificate of Appropriateness to allow the project to proceed.

Chair Garapolo requests a motion to review the COA for the project. Commissioner Michelin moves to approve the motion. The motion was seconded by Commissioner Andriana and passed unanimously.

The homeowner applicant spoke briefly. Commission Peterson asks the applicant if she plans to replace all the windows noting that the existing windows are 9/1 and the new are 9/9. The applicant says yes. Commission Peterson asks if she plans to replace the metal railing in the front. The applicant says yes. Commission Peterson asks if the new railing will look like the railing in the rear. The applicant says yes.

Chair Garapolo asks why the applicant is replacing the windows in the front? He asks why not replace them to look like the existing windows. A discussion ensued. It was discussed that the existing windows are not original and that the bay window has divided lights that appear to be cohesive with the rest of the house.

Commissioner Adriana indicates that the scale of the addition is appropriate and the fact that the addition is setback is appreciated.

Chair Garapolo indicates that the addition is sensitive to the rest of the house and that he will be voting to approve the COA. Chair Garapolo asks for a motion to approve the COA. Commissioner Michelin moves to approve the motion. The motion was seconded by Commissioner Andriana and passed unanimously.

ADVISORY REVIEW: 825 N Ridgeland Avenue (Patrick Bracco & Shannon Saliny): Advisory Review to construct a new 2-car garage (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Chair Garapolo introduced the item to the commission. Villager Planner says that the applicant plans to demolish an existing non-historic garage and construct a new two-car garage (24' X 24') in a similar location to the existing garage. The new garage will be accessed via the rear alley. The existing garage was constructed in 1949, after the period of significance, and is not a contributing structure. Architectural Review Guidelines state that new construction shall be compatible with the adjacent buildings and the historic district as a whole. The proposed two-car garage will require an Advisory Review from the Architectural Review Committee, which consists of recommendations only. As stated above, the new two-car garage will have an asphalt shingle roof and vinyl siding. The Committee should provide recommendations based on the Architectural Review Guidelines.

Dave Krecik, Blue Sky Construction, says that the existing garage is dilapidated and needs to be replaced. The home has vinyl siding. Existing garage has wood siding, but the new garage would have vinyl for affordability. A discussion ensued on 2021 Building regulations and hurricane weather. Commissioner Peterson indicates that she recommends that the garage siding match the profile of the house. A conversation ensued about the upper siding material on the house.

Chair Garapolo indicated that Mr. Bruce would write up our comments and send them to you.

CERTIFICATE OF APPROPRIATENESS - HPC2025: 501 Linden Avenue (Dr. Lillian Magana): Certificate of Appropriateness for decorative window replacement (*Frank Lloyd Wright-Prairie School of Architecture Historic District*).

Chair Garapolo introduced the item to the commission. Mr. Bruce says that the Applicant plans to replace damaged and non-functional windows with high-quality clad-wood units that match the originals in size, material, and operation type. The Applicant proposes to retain the arched top design of S1, S2, and S3 (and W1), but proposes to replace them without grilles or muntins in favor of clear, unobstructed glass to increase daylight and modernize the home's appearance while preserving its original form. The Applicant would maintain all existing window openings and proportions, keep the existing iron grilles on the first-floor windows, and install low-profile, non-gridded storm windows over select original units to improve efficiency without altering exterior appearance.

Ms. Magana, owner, is present to speak. She says that her family has lived in the house since 1972. She indicated that the windows are in disrepair. She says that she does not want to replace the muntins because the existing rooms need more light and thus, she wants unobstructed glass to increase daylight in the rooms.

Chair Garapolo asks for a motion to review the application. Commissioner Roman moves to approve the motion. The motion was seconded by Commissioner Peterson and passed unanimously. Commission Michelin asked to clarify that the original windows have simulated divided light as opposed to divided lights. Ms. Magana says that the original windows have divided lights. Commission Peterson says that the windows are a defining feature of the home and by removing the windows and not replacing the muntins would alter the home. She asks the applicant to consider using thinner muntins or a different type of glass that would not limit the amount of light coming into a building.

Commissioner Roman agrees that removing the muntins would change the style of house completely. It would make the house look more modern. Chair Garapolo recommends that Marvin windows have a full piece of glass and that the muntins can be applied on both sides by Marvin, which is helpful for energy conservation and preserving the character defining windows. He indicated that he will not support the proposal. Chair Garapolo asks for a motion on the proposal.

Commissioner Ribera suggested talking to the window installer and having the installer come to a meeting with the HPC with revised proposal.

Commissioner Peterson says that our suggestions are to consider using thinner muntins, review options for thinner glass for energy efficiency and to think about applied muntins. Commissioner Peterson asks about the proposed window replacement for a door. The owner describes why the door is required. Commissioner Ribera says he wants to see her back to discuss the door. A conversation ensued about the second-floor windows. Chair Garapolo asks the applicant to come back to discuss all of the issues with the HPC in two weeks. Mr. Bruce indicates that the next meeting is October 23rd.

Other / Old Business

2026 Work Plan. Mr. Bruce asks if the Commission wants to add additional information to the draft Work Plan, which could then be approved. Commissioner Peterson indicated that we should add educating the Village Board to the Work Plan. A discussion ensued about an article written in the

Wednesday Journal. Other commissioners liked the idea of adding a public education section for the Village Board. A discussion ensued about a subcommittee that was created to provide information to the Village Board in the past. A motion to approve the 2026 Work Plan with the addition of a public education piece added to the work plan.

A discussion ensued about the timing of the awards ceremony. Chair Garapolo indicated that a member of the Commission is usually on the panel. Commissioner Michelin was on the panel in the past. Commissioner Ribera indicated that we have had conversations in the past regarding bringing in a solar panel installer to give a presentation. It was suggested that the past presenter William Scholtens, AIA, LEED AP, Principal of Elements Architectural Group, would be a great choice. The idea was to get an installer so the HPC members could understand the details of how solar panels are attached to roofs.

Commission Ribera read a letter from Patrick Connely thanking the HPC for their work in general and specifically related to 1035 South Boulevard. The letter was critical of the Village Board's decision to overturn the HPC's ruling. A discussion ensued about writing a letter to the Wednesday Journal responding to a negative letter discussing preservation and opining about the motivations of the HPC Members on why they voted to deny a COA for 1035 South Blvd.

Chair Garapolo indicated that after tonight he would be resigning from the HPC in light of the appeals process at the Village Board. Chair Garapolo said the discussion should have been focused on the HPC's guidelines but instead the conversation was discussed as a housing issue. He indicated that the concept of the appeal process was lost.

Each member present thanked Mr. Garapolo for his leadership and service over the years.

OTHER/OLD BUSINESS

ADJOURN

Chair Garapolo asked for a motion to adjourn; the Motion was seconded and unanimously approved by all Commissioners.