

**Oak Park Historic Preservation Commission  
Architectural Review Committee  
September 26, 2024 at 7:30PM – Meeting Minutes**

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 Lou Garapolo and Commissioners Amy Peterson, Scot Mazur, and Mark Weiner  
Absent: Rachel Michelin.  
Staff: Atefa Ghaznawi, Urban Planner, and Michael Bruce, Zoning Administrator

**Agenda Approval**

*Motion by Chair Garapolo to approve the agenda. Second by Commissioner Weiner. Motion approved 4-0.*

**Minutes**

*Motion by Chair Garapolo to approve the minutes from August 22, 2024. Second by Commissioner Peterson. Motion approved 4-0.*

**Non-Agenda Public Comment**

None.

**Regular Agenda**

**ADVISORY REVIEW: 416 Washington Blvd (Russell Pintado-Vertner):** Advisory Review to install solar panels on front and side roof slopes (*Ridgeland-Oak Park Historic District*).

Urban Planner Ghaznawi provided an overview of the application.

Mr. Joshua Rockers, President of Freeworld Solar presented the designs for the proposed solar panels for the project. The Committee discussed possibility of relocating the three solar panels proposed on the front porch roof, which will be visible from the street, to the northern roof slope of the garage. Mr. Rockers explained that the design of solar panels is maxed out and there is not much room left to relocate the solar panels. Relocating the solar panels from front porch roof to garage roof will decrease the electricity production by 5-8 %, which will decrease the financial savings. Additionally, with a goal of 100% offset for energy consumption, the current design provides approximately 105% energy offset. However, if one solar panel is removed and two solar panels are relocated to northern roof slope of the garage, the energy offset will decrease to approximately 90%. The Committee also asked whether the solar panels are reversible. Mr. Rockers confirmed that the solar panels are reversible. Mr. Rockers said he will discuss the alternative location for the three solar panels with the homeowner Mr. Russell Pintado-Vertner.

**ADVISORY REVIEW: 538 Belleforte Ave (Thomas G and Rebecca C Ward):** Advisory Review to demolish a non-historic garage and construct a new garage (*Frank Lloyd Wright-Prairie School of Architecture Historic District*).

Urban Planner Ghaznawi provided an overview of the application.

Homeowner Thomas Ward, provided a design overview of the proposed garage. The Committee discussed possible modifications to the garage design and sought agreement on providing a gable roof with a taller pitch versus a hip roof, a door surround for the garage door similar to the house front door, and a vertical double-hung window similar to the residence.

**Discussion: 240 S Euclid Ave (Bill Blankemeier):** Discuss project to demolish a historic structure (garage) (*Ridgeland - Oak Park Historic District*).

Urban Planner Ghaznawi provided an overview of the application.

Homeowner Bill Blankemeier provided an overview of the project indicating that the existing garage roof, ceiling, flooring, walls, foundation, etc. are very deteriorated and the cost to repair the existing garage would be very expensive and not economical. The submitted structural report substantiated the severe structural issues. Mr. Blankemeier went into detail on the process that would be required to repair. He also indicated that the garage was not functional due to several structural and safety issues. The committee and homeowner asked staff whether there is any documentation that determines the existing garage is a contributing structure, and if a COA will be required for demolition of the existing garage. Staff stated that according to the available resources, there is no information that the existing garage was built outside of the period of significance i.e., 1870 - 1929. Staff will further research about the existing garage and provide more information to the homeowner and the committee prior to the next HPC meeting. Additionally, the committee pointed out that the size of the new garage is not correct in the staff report, and staff stated that they will make the correction. The Committee discussed the repair scenario and indicated that the applicant should attend the next HPC meeting with additional information regarding the cost to repair the garage vs. the cost of constructing a new garage.

**Discussion: 174 N Taylor Ave (Vince Leung and Ivy Penfield):** Discuss project to demolish a historic structure (garage) (*Ridgeland - Oak Park Historic District*).

Urban Planner Ghaznawi provided an overview of the application.

Homeowners Vince Leung and Ivy Penfield provided an overview of the project indicating that the existing garage roof, ceiling, flooring, walls, foundation, etc. are very deteriorated and the cost to repair the existing garage would be very expensive and cost prohibitive. The submitted structural report substantiated the severe structural issues. Homeowners Vince Leung and Ivy Penfield went into detail on the process that would be required to repair. They also indicated that the garage was not functional due to several structural and safety issues. The Committee discussed the repair scenario and indicated that the applicant should attend the next HPC meeting with additional information regarding the cost to repair the garage vs. the cost of constructing a new garage.

**Other / Old Business:**

None.

**ADJOURN**

*Motion by Commissioner Peterson to adjourn; Second by Commissioner Weiner. Motion approved 4-0.*

The meeting adjourned at 8:46 PM.

Minutes prepared by Atefa Ghaznawi, Urban Planner