

Oak Park's Village-wide Strategic Historic Preservation Plan
Public Workshop #1
October 21, 2009
Tonight's Common Facts

The following information is intended to serve as a common set of facts for tonight's public workshop. The facts provided include information intended to assist workshop participants as they consider the future of historic preservation in Oak Park.

Preservation Facts

Facts about the National Register of Historic Places

(Source: www.nps.gov/nR/national_register_fundamentals.htm)

- National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- National Register listing does not lead to public acquisition or require public access.
- A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.
- National Register listing does not automatically invoke local historic district zoning or local landmark designation.
- Federal Regulation 36 CFR 60 authorizes the National Register of Historic Places.

Facts about Oak Park's Locally Designated Historic Districts and Individual Landmarks

(Source: Village of Oak Park Historic Preservation Planning; Village of Oak Park website)

- All locally designated historic districts and landmarks require Village Board approval.
- Oak Park's Historic Preservation Commission is an eleven member Board appointed by Oak Park's Village President. The Commission also has an Architectural Review Committee that conducts Certificate of Advisory review, as described below.
- Plans for any exterior alteration, including any proposed demolition, to properties located within one of the Village's local historic districts or designated individually as an Oak Park landmark must be reviewed by Oak Park's Historic Preservation Commission before any building permit can be issued by the Village.
- Oak Park's Historic Preservation Commission conducts two types of review on properties within local historic districts and designated local landmarks: Certificate of Appropriateness and Certificate of Advisory.
- Locally designated individual landmarks and projects meeting the definition of demolition within locally designated historic districts are subject to Certificate of Appropriateness review by Oak Park's Historic Preservation Commission under Oak Park's local historic preservation ordinance.
- Certificate of Advisory review applies to projects that do not meet the definition of demolition, are located within local historic districts and are not locally designated landmarks.

- Zoning applications and planned developments applications concerning properties in locally designated historic districts, local landmarks or properties eligible for landmark status, or any property located within 250' of a landmark requires are subject to review and evaluation by the Historic Preservation Commission. An eligible landmark is defined as a property nominated for landmark status but not yet approved as a landmark by the Village Board.
- Oak Park's local historic districts and those properties included are described within the Village brochures accompanying these fact sheets and available at tonight's session.

Oak Park Facts: Demographics

Basic Demographics 2009	Oak Park
Population	50,577
Average Household Size	2.24
Households	22,579
Population Density	10,601.18
Total Population Median Age	38.23
% Bachelor's Degree	31.85%
% Graduate or Professional School Degree	32.06%
Average HH Income	\$104,638
Median HH Income	\$74,893
# HHs with Incomes \$75,000+	11,049
Stability (% In Current Residence 5+ Years)	33.55%
Total Employees	28,049
Total Establishments	2,543
Total Retail Expenditure	\$679,606,606

Population by Race/Ethnicity		
White	30,963	62.00%
Black	11,393	22.80%
American Indian or Alaska Native	31	0.10%
Asian or Pacific Islander	2,820	5.60%
Some Other Race	1,716	3.40%
Two or More Races	3,060	6.10%
Hispanic Ethnicity	4,291	8.60%
Not Hispanic or Latino	45,692	91.40%

Demographic data © 2009 by Experian/Applied Geographic Solutions; Oak Park Development Corporation

Oak Park Facts: Real Estate Data

Oak Park Real Estate Data

Residential

Average Sales Price-Single Family Home	\$427,827
Average Sales Price Per Square Foot-Condo/Town Home	\$200

Residential Rents/Month	Typical	Upper End
Studio	\$650-800	\$900-\$1,200
1 BR	\$700-\$1,200	\$1,200-\$1,900
2 BR	\$1,025-\$1,400	\$1,800-\$2,800
3 BR	\$1,300-\$1,900	\$2,000-\$3,800
Larger/Unique		Up to \$5,100

Commercial	Oak Park/Lake and Downtown	Remainder of Village
Retail (Asking Rents Per Square Foot)	\$17-\$35	\$16-\$24
Office (Asking Rents Per Square Foot)	\$15-\$25	\$15-\$20
Real Estate Taxes (Per Square Foot)	\$7-\$12	\$7-\$12
Other Pass-Throughs (Per Square Foot)	\$1.50-\$3	\$1.50-\$3

Sources: Chicagoland Quarterly Housing Report, A. L. Wagner, October 2009; Project Focus Groups and Interviews; LoopNet.com; Co-Star.com; Oak Park Regional Housing Center; apartmentguide.com; @properties.com; move.com.