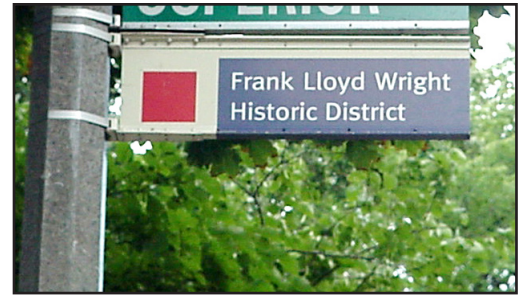


Frank Lloyd Wright-Prairie School of Architecture Proposed Expansion of the Local Historic District Boundaries



The boundaries of the Frank Lloyd Wright-Prairie School of Architecture National Register Historic District were officially expanded following final approval by the National Park Service on May 22, 2009. This project, which was sponsored by the Oak Park Historic Preservation Commission, took four years to complete. The Commission now would like to consider expanding the local historic district boundaries to match those of the National Register district.

Project History

Beginning in November 2005 the Historic Preservation Commission supervised an architectural survey of the historic district, including proposed expansion areas on the east, west and south. The survey was started by volunteers, and completed by Thomason & Associates. The boundary expansion was officially listed in the National Register of Historic Places on May 22, 2009.

Impact on Property Owners

The National Register is the nation's official list of places recognized for their historical or architectural significance and considered worthy of preservation. The National Register is an honorary listing, and does not prevent property owners from making changes (including demolition), or force owners to make improvements to their property. Properties located within a locally designated historic district are required to work with Planning staff and submit their proposed exterior projects visible from the street to the Historic Preservation Commission for review. Typically less than 15% of all permits are reviewed by the Commission, with the majority getting approval from Commission staff. Projects will be asked to comply with the Preservation Commission's Architectural Review Guidelines, which are available at www.oak-park.us/public/pdfs/Preservation%20Guidelines.pdf.

Benefits

Adding these areas to the local historic district will help maintain and protect the unique character of the Frank Lloyd Wright Prairie School of Architecture Historic District over the long term. The district's unique architecture and sense of place makes it a wonderful place to live. The area was nationally recognized in 2010 as one America's 10 Great Neighborhoods by the American Planning Association. To help support rehabilitation projects in the district, contributing structures may be eligible for tax incentives, including:

- The Illinois Property Tax Assessment Freeze program for single-family residential (including condos) and owner-occupied multi-family buildings of up to six units,
- The 20% federal Historic Rehabilitation Tax Credit for commercial and larger multi-family properties,
- The Cook County Class L designation (property tax reduction) for commercial and multi-family properties; and
- The Façade Easement donation for all of these property types

We have provided the following information about the proposed expansion of the district boundaries:

- A map showing the existing local historic district (in blue) and the proposed expanded local historic district (in red) is on the reverse side of this sheet.
- An Information sheet with Frequently Asked Questions about the proposed district expansion
- Link for the Property Tax Assessment Freeze Program: www.illinoishistory.gov/PS/taxfreeze.htm
- Link for the Cook County Class L designation: www.cookcountyassessor.com/forms
- Link for the Historic Preservation Tax Credit: www.cr.nps.gov/hps/tps/tax/index.htm
- Link for the Preservation Easement: www.landmarks.org/easement_overview.htm

Questions & Additional Informaiton

For more information, call 708.358.5417 or e-mail planning@oak-park.us.

