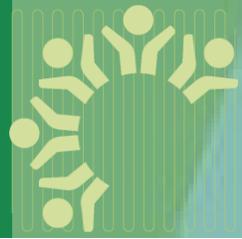




Historic Preservation, a  
conversation.

# Speakers and Topics Overview



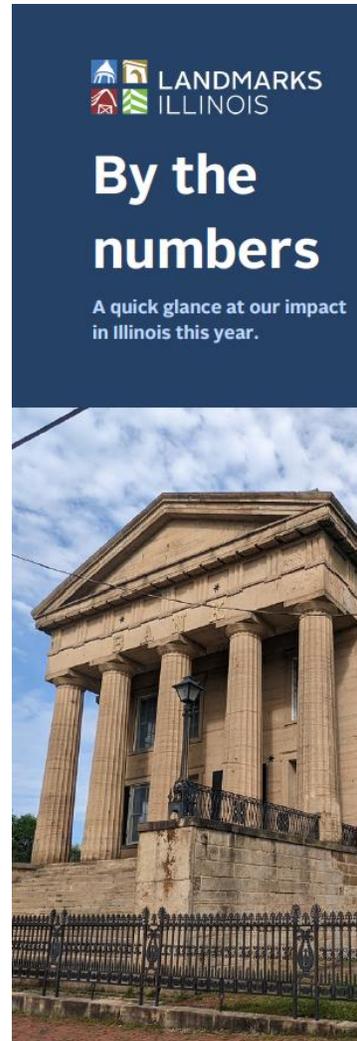
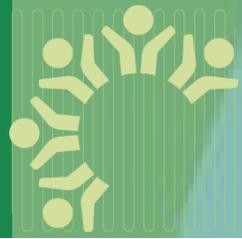
- *Kendra Parzen, Landmarks Illinois* - Historic Preservation Context
- *Frank Lipo, Executive Director, Oak Park River Forest Museum* - Oak Park Historic Preservation Past to Present
- *David Sokol, Professor Emeritus, University of Illinois Chicago* - Historic Preservation and Community Building
- *Brenton Boitse, Urban Planner, Village of Oak Park* - Historic Preservation Now and Beyond
- *Asha Andriana, Historic Preservation Commission Chair, Village of Oak Park* - Historic Preservation Now and Beyond

# What is Historic Preservation?



*“Historic Preservation is a conversation with our past about our future” - National Park Service*

# State and Regional Context



LANDMARKS ILLINOIS ANNUAL REPORT 2023-24

183 Places we helped save

146 Communities we provided preservation resources to

15,044 Miles traveled in support of preservation across Illinois

\$82,000 Grant funds awarded to Illinois preservation projects

85 New Landmarks Illinois Members

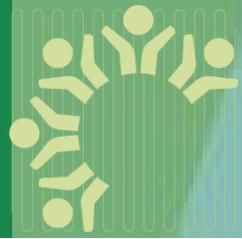
3,863 People who participated in our public events & programs

\$928,955 Raised at Landmarks Illinois events, funding our mission-driven work

34 Free public & educational presentations given by Landmarks Illinois staff about preservation

2

# Preservation (Can Be) Inclusive

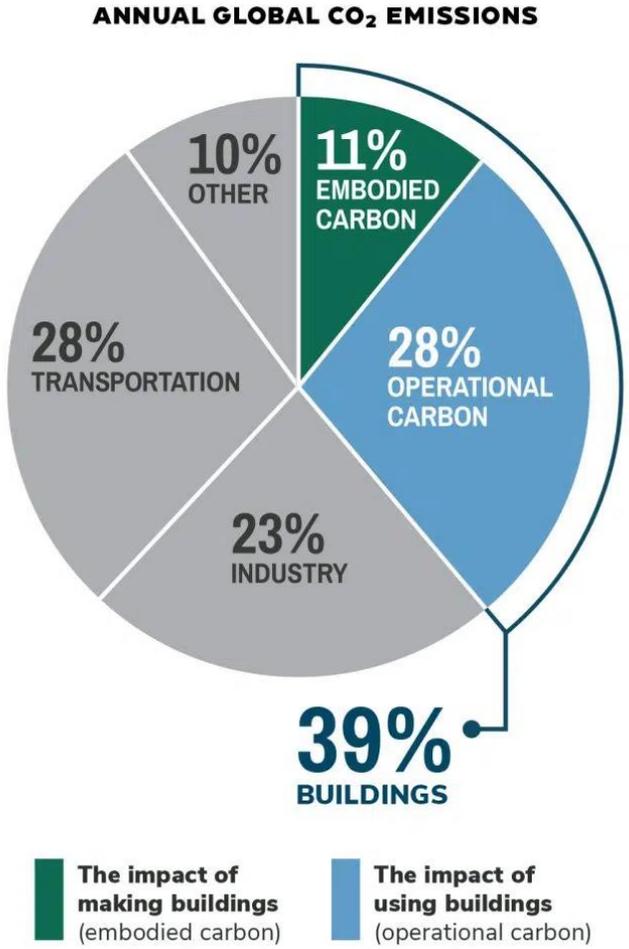


2026 Valentine's Day Event at Our Lady of Guadalupe Mural, South Chicago  
(Credit: Landmarks Illinois)



Mt. Carmel Baptist Church Commemoration Plaque  
(Credit: the Historical Marker Database)

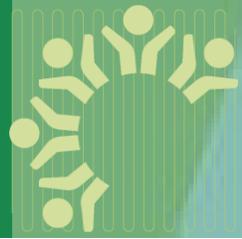
# Preservation Is Sustainable



401 South Boulevard, Oak Park  
(Credit: Village of Oak Park)

*Buildings as Share of Global CO<sub>2</sub> Emissions (Credit: Simpson Gumpertz & Heger)*

# Preservation Supports Housing

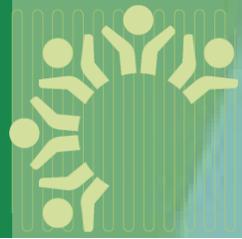


*Maywood Supportive Living, Maywood  
(Credit: Maywood Supportive Living)*



*211 N. Oak Park Ave., Oak Park  
(Credit: Wednesday Journal)*

# Preservation is Economic Development



*Midtown Faust Building, Rockford  
(Credit: Landmarks Illinois)*



*One Lake Brewing, Oak Park  
(Credit: Illinois Brewing)*





# O. P. seen thriving after housing law

By Harris Stevens  
Oak Park Village Manager

Tell it like it is, baby, tell it like it is. That's the way many of our young people communicate today. What they're saying is, tell the truth, give us the facts—and don't say one thing when you mean another. And that's what I think is needed in Oak Park now, perhaps more than at any other time in the history of our community. So I'm going to tell it like it is.

The question each of us has to answer is: What's going to happen to Oak Park now that there's a fair housing ordinance?

And the answer is just as direct and simple: Nothing that we don't want to happen or won't let happen!

The future of Oak Park is just as good and just as sound AFTER the passage of the fair housing ordinance as it was BEFORE passage. The positive signs of the potentiality of Oak Park's future are abundant if we have the ability to observe rationally.

If Oak Parkers didn't care about this village or its future, would they have spent \$11-million in the past eight years to improve their schools? Or would they have spent \$2,250,000 to improve their parks? Or would they have spent \$7.5-million to improve their sewers? Or would they have spent \$2-million to improve their recreation and library facilities?

If Oak Parkers didn't care, would they spend so much money to improve their streets and utilities and fix their

and they will continue to do so.

But if there is any citizen who doesn't believe in that future and wants to move, then let him move NOW, as quickly as possible. There are many other people—white and black—who DO have confidence in the future of Oak Park and who DO want to live here and raise their families here, because they know Oak Park and most of its citizens care.

# 1968 Fair Housing Passage Leads to Community Planning

Pause For Concern

## Citizens Planning Workshop

To Consider Certain Issues Suggested By General Planning and Resource Consultants, Inc. and Hammer, Greene, Silver & Associates

**Welcome Oak Park Citizens**

The Fair Housing Act of 1968 has been passed and the response here in Oak Park is beginning to be felt. It is a landmark in the history of our community and it is one that we should all be proud of. It is a step towards a more equitable and just society. We are pleased to have you here at this important time. The workshop is designed to help us understand the implications of the law and to discuss ways in which we can best meet the needs of our community. We hope you will find this a valuable and enlightening experience.

**Conducted by the Citizens Action Committee with the cooperation of the Oak Park Hundreds Club**

**Workshop Planning Committee:** The citizens action group will have the following members: [List of names]

**Business And Economic Development**

The business and economic development committee is currently working on a plan to attract new businesses to the village. We are looking for entrepreneurs who are interested in starting a business in Oak Park. We will provide them with information on the various incentives and services available to them. We hope you will be able to help us in this effort.

**Be A Good Citizen! Act Now!**

**What To Watch:**

**What To Do:**

**Why Bother?**

The Citizens Action Committee is currently working on a plan to attract new businesses to the village. We are looking for entrepreneurs who are interested in starting a business in Oak Park. We will provide them with information on the various incentives and services available to them. We hope you will be able to help us in this effort.

Name	Phone	Address
Mr. J. H. Smith	555-1234	123 Main St.
Mr. R. L. Jones	555-5678	456 Oak St.
Mr. T. K. Brown	555-9012	789 Elm St.
Mr. M. N. White	555-3456	101 Pine St.
Mr. P. Q. Green	555-7890	202 Birch St.
Mr. S. R. Black	555-1122	303 Cedar St.
Mr. U. V. Gray	555-3344	404 Maple St.
Mr. W. X. Blue	555-5566	505 Spruce St.
Mr. Y. Z. Gold	555-7788	606 Willow St.
Mr. A. B. Silver	555-9900	707 Hickory St.
Mr. C. D. Bronze	555-1122	808 Ash St.
Mr. E. F. Iron	555-3344	909 Sycamore St.
Mr. G. H. Steel	555-5566	1010 Chestnut St.
Mr. I. J. Lead	555-7788	1111 Walnut St.
Mr. K. L. Tin	555-9900	1212 Olive St.
Mr. M. N. Copper	555-1122	1313 Peach St.
Mr. O. P. Nickel	555-3344	1414 Plum St.
Mr. Q. R. Zinc	555-5566	1515 Cherry St.
Mr. S. T. Aluminum	555-7788	1616 Apple St.
Mr. U. V. Brass	555-9900	1717 Pear St.
Mr. W. X. Silver	555-1122	1818 Orange St.
Mr. Y. Z. Gold	555-3344	1919 Lemon St.
Mr. A. B. Bronze	555-5566	2020 Lime St.
Mr. C. D. Iron	555-7788	2121 Grape St.
Mr. E. F. Steel	555-9900	2222 Raisin St.
Mr. G. H. Lead	555-1122	2323 Strawberry St.
Mr. I. J. Tin	555-3344	2424 Blueberry St.
Mr. K. L. Copper	555-5566	2525 Raspberry St.
Mr. M. N. Nickel	555-7788	2626 Blackberry St.
Mr. O. P. Zinc	555-9900	2727 Elderberry St.
Mr. Q. R. Aluminum	555-1122	2828 Mulberry St.
Mr. S. T. Brass	555-3344	2929 Fig St.
Mr. U. V. Silver	555-5566	3030 Ginkgo St.
Mr. W. X. Gold	555-7788	3131 Dogwood St.
Mr. Y. Z. Bronze	555-9900	3232 Magnolia St.
Mr. A. B. Iron	555-1122	3333 Hibiscus St.
Mr. C. D. Steel	555-3344	3434 Zinnia St.
Mr. E. F. Lead	555-5566	3535 Aster St.
Mr. G. H. Tin	555-7788	3636 Marigold St.
Mr. I. J. Copper	555-9900	3737 Gladiolus St.
Mr. K. L. Nickel	555-1122	3838 Petunia St.
Mr. M. N. Zinc	555-3344	3939 Pansy St.
Mr. O. P. Aluminum	555-5566	4040 Carnation St.
Mr. Q. R. Brass	555-7788	4141 Tulip St.
Mr. S. T. Silver	555-9900	4242 Daffodil St.
Mr. U. V. Gold	555-1122	4343 Iris St.
Mr. W. X. Bronze	555-3344	4444 Hyacinth St.
Mr. Y. Z. Iron	555-5566	4545 Poppy St.
Mr. A. B. Steel	555-7788	4646 Begonia St.
Mr. C. D. Lead	555-9900	4747 Sunflower St.
Mr. E. F. Tin	555-1122	4848 Cosmos St.
Mr. G. H. Copper	555-3344	4949 Aster St.
Mr. I. J. Nickel	555-5566	5050 Zinnia St.
Mr. K. L. Zinc	555-7788	5151 Marigold St.
Mr. M. N. Aluminum	555-9900	5252 Gladiolus St.
Mr. O. P. Brass	555-1122	5353 Petunia St.
Mr. Q. R. Silver	555-3344	5454 Pansy St.
Mr. S. T. Gold	555-5566	5555 Carnation St.
Mr. U. V. Bronze	555-7788	5656 Tulip St.
Mr. W. X. Iron	555-9900	5757 Daffodil St.
Mr. Y. Z. Steel	555-1122	5858 Iris St.
Mr. A. B. Lead	555-3344	5959 Hyacinth St.
Mr. C. D. Tin	555-5566	6060 Poppy St.
Mr. E. F. Copper	555-7788	6161 Begonia St.
Mr. G. H. Nickel	555-9900	6262 Sunflower St.
Mr. I. J. Zinc	555-1122	6363 Cosmos St.
Mr. K. L. Aluminum	555-3344	6464 Aster St.
Mr. M. N. Brass	555-5566	6565 Zinnia St.
Mr. O. P. Silver	555-7788	6666 Marigold St.
Mr. Q. R. Gold	555-9900	6767 Gladiolus St.
Mr. S. T. Bronze	555-1122	6868 Petunia St.
Mr. U. V. Iron	555-3344	6969 Pansy St.
Mr. W. X. Steel	555-5566	7070 Carnation St.
Mr. Y. Z. Lead	555-7788	7171 Tulip St.
Mr. A. B. Tin	555-9900	7272 Daffodil St.
Mr. C. D. Copper	555-1122	7373 Iris St.
Mr. E. F. Nickel	555-3344	7474 Hyacinth St.
Mr. G. H. Zinc	555-5566	7575 Poppy St.
Mr. I. J. Aluminum	555-7788	7676 Begonia St.
Mr. K. L. Brass	555-9900	7777 Sunflower St.
Mr. M. N. Silver	555-1122	7878 Cosmos St.
Mr. O. P. Gold	555-3344	7979 Aster St.
Mr. Q. R. Bronze	555-5566	8080 Zinnia St.
Mr. S. T. Iron	555-7788	8181 Marigold St.
Mr. U. V. Steel	555-9900	8282 Gladiolus St.
Mr. W. X. Lead	555-1122	8383 Petunia St.
Mr. Y. Z. Tin	555-3344	8484 Pansy St.
Mr. A. B. Copper	555-5566	8585 Carnation St.
Mr. C. D. Nickel	555-7788	8686 Tulip St.
Mr. E. F. Zinc	555-9900	8787 Daffodil St.
Mr. G. H. Aluminum	555-1122	8888 Iris St.
Mr. I. J. Brass	555-3344	8989 Hyacinth St.
Mr. K. L. Silver	555-5566	9090 Poppy St.
Mr. M. N. Gold	555-7788	9191 Begonia St.
Mr. O. P. Bronze	555-9900	9292 Sunflower St.
Mr. Q. R. Iron	555-1122	9393 Cosmos St.
Mr. S. T. Steel	555-3344	9494 Aster St.
Mr. U. V. Lead	555-5566	9595 Zinnia St.
Mr. W. X. Tin	555-7788	9696 Marigold St.
Mr. Y. Z. Copper	555-9900	9797 Gladiolus St.
Mr. A. B. Nickel	555-1122	9898 Petunia St.
Mr. C. D. Zinc	555-3344	9999 Pansy St.

# THE COMPREHENSIVE PLAN

PLANNING RECOMMENDATIONS FOR THE VILLAGE OF OAK PARK LINDSEY



# HISTORIC ARCHITECTURE

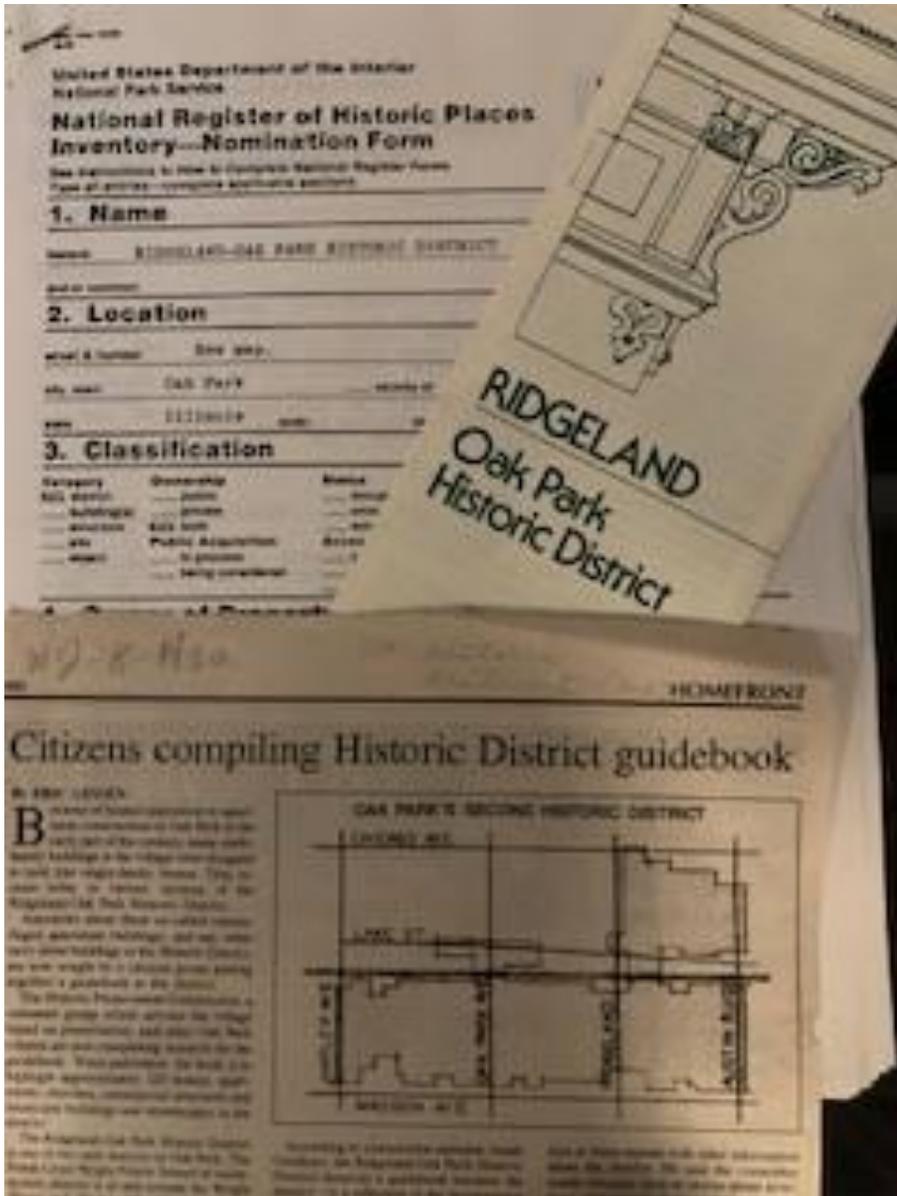


THE HASBROCK SPRAGUE SURVEY OF HISTORIC ARCHITECTURE IN OAK PARK





Oak Park Historic District,  
1972  
Later Frank Lloyd Wright-  
Prairie School District



# Ridgeland Historic District 1983

Completion Report  
Historic Resource Survey  
of the  
**Second Gunderson Development**  
in the  
Village of Oak Park



**Oak Park to discuss proposal for a third historic district**

**Public input sought for Gunderson District**

**The Gunderson Historic District**



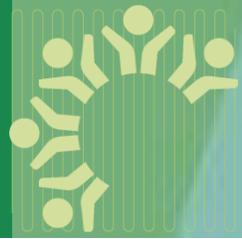
Gunderson Historic District 2002



## TALES OUR HOUSES TELL: *Southwest Oak Park*

Photos courtesy of Deborah Mercer

# *Historic Preservation in Building Community*



- Reflects on his experience soon after the ordinance was first established and how it evolved during his service to the village.
- He will share the importance of the designation of a Certified Local Government and the continued evolution of preservation over time.

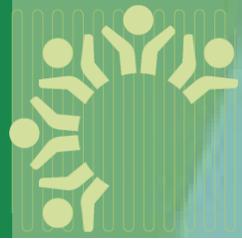
# Historic Preservation - Present



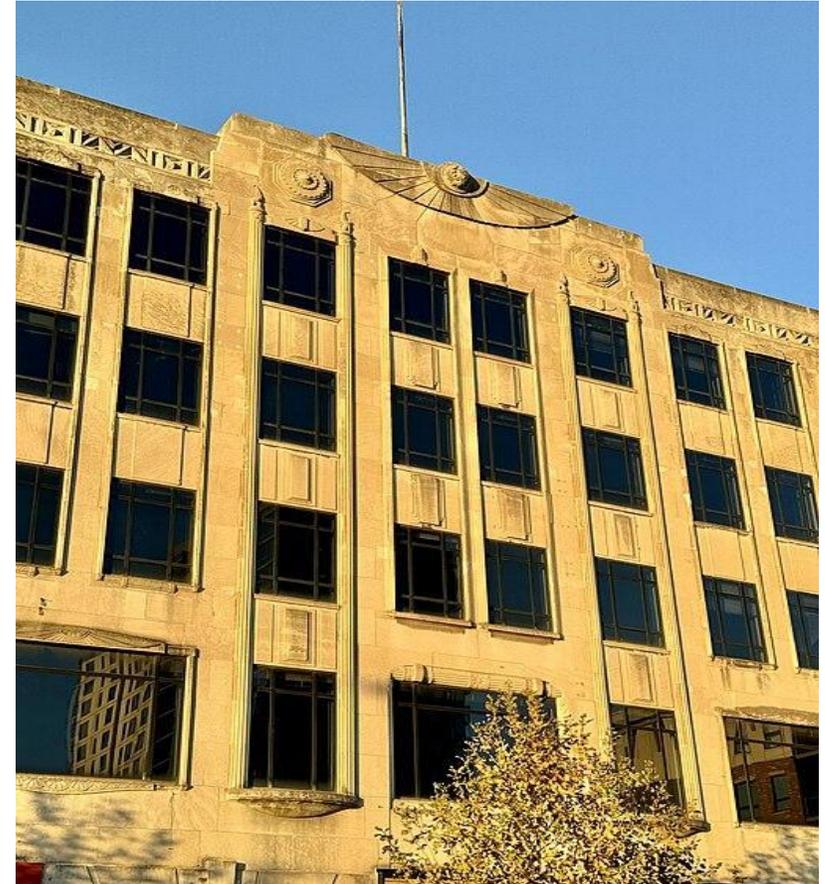
## **2025:**

- **1,784 reviews of building and demolition permits.**
- **98% of permits are approved administratively.**
- **HPC approved 93% of COAs.**
- **Only one appeal of a decision.**

# HPC's process in practice



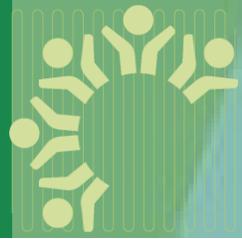
- Roughly 98% of the projects that come before us are handled through administrative approval.
- Many of the homes we see are small bungalows, which represent some of the more affordable single-family housing in the area. As these homes are expanded or replaced with larger structures, we risk gradually losing that naturally occurring affordability



*Oak Leaves Building*

*(Credit: Wikimedia Commons)*

# Adaptive reuse



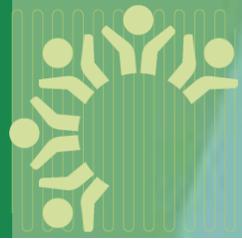
- Adaptive reuse is generally more sustainable and faster than demolition and new construction, as it preserves existing materials and reduces waste .
- Older buildings usually contain superior materials compared to new construction.
- It takes on average 10 to 80 years for a new energy efficient building to pay back the carbon debt from demolition of an older building and the construction of a new one.



*Masonic Temple Building*

*(Credit: Wikimedia Commons)*

# Economic / Tourism



- **Regional Economic Impact:** The total economic impact, which includes direct, indirect, and induced effects, reached \$1.89 billion in the Visit Oak Park area.
- **Context:** This data reflects a strong recovery in tourism for the region, according to 2023 data from Tourism Economics.
- **Tax Contribution:** Tourism in the broader Cook County area generated \$1.176 billion in local tax revenue.
- **Tax Rate:** The combined sales tax rate for Oak Park is 10.0%, which applies to tourist purchases.



## **Location Quotient (LQ) – Oak Park’s historic preservation score is $>1.0$**

- **This means industry based around historic preservation is more concentrated locally, indicating a potential “export” industry that brings money into the village.**
- **Industries that are impacted by historic preservation are not only architects – they include craftsman, workshops, contractors, restoration specialist.**

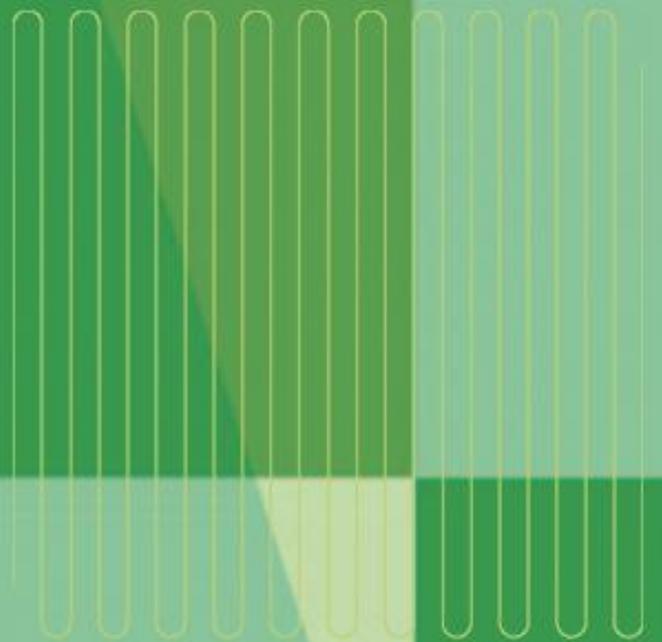
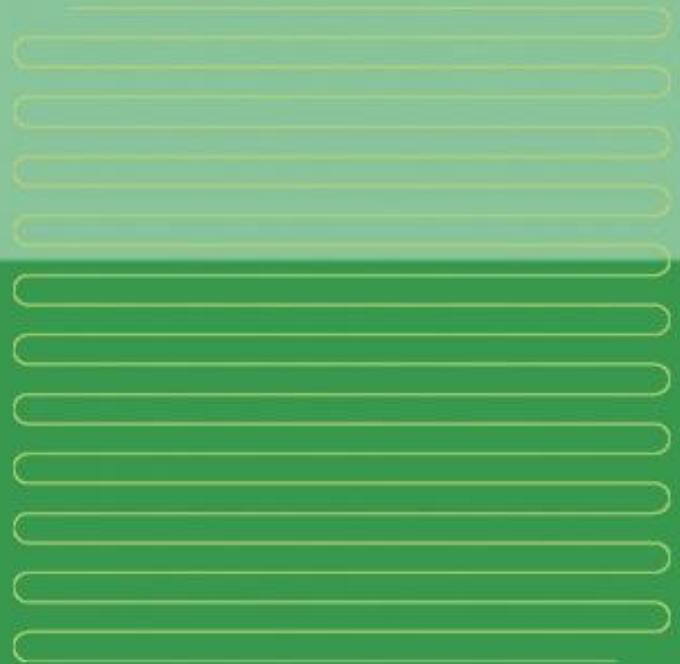


## Shift-Share Analysis (SSA) -

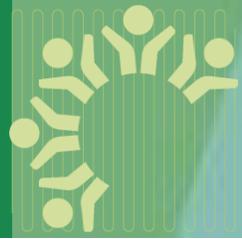
- Evaluates longitudinal changes in industry employment by splitting growth into three components: National Growth, Industrial Mix, and Regional Competitive Advantage. It tells you *if* a region is gaining share, but not necessarily why.
- To determine if a sector is growing faster than the national average due to local competitiveness rather than just national trends.



Questions?



# Data / Formulas



- $$LQ = \frac{\left( \frac{\text{Local Employment in Industry}_i}{\text{Total Local Employment}} \right)}{\left( \frac{\text{National Employment in Industry}_i}{\text{Total National Employment}} \right)}$$

- **Key Components:**

- **Numerator:** The percentage of total jobs in Oak Park that are in a specific industry (e.g., manufacturing).

- **Denominator:** The percentage of total jobs in the United States that are in that same industry.

- Bureau of Labor Statistics (.gov) +2

- **Interpretation:**

- **LQ = 1.0:** Oak Park's employment concentration is equal to the national average.

- **LQ > 1.0:** The industry is more concentrated locally, indicating a potential "export" industry that brings money into the region.

- **LQ < 1.0:** The industry is less concentrated locally than the national average



Shift-share analysis breaks down regional employment growth (or decline) into three components: National Growth (NGE), Industrial Mix (IME), and Regional Competitive Effects (RCE). It explains how much of a change is due to overall national trends, specific industry performance, or unique regional competitiveness. [[1](#), [2](#), [3](#), [4](#)]

**Total Change () = NGE + IME + RCE [[1](#)]**

## 1. National Growth Effect (NGE)

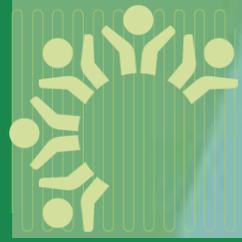
- **Measures the change expected if the local industry grew at the same rate as the national economy.**
  - $e_{i,t-1}$ : Local industry employment in the base year.
  - $E_t/E_{t-1}$ : Total national growth rate. [[5](#)]

## 2. Industrial Mix Effect (IME)

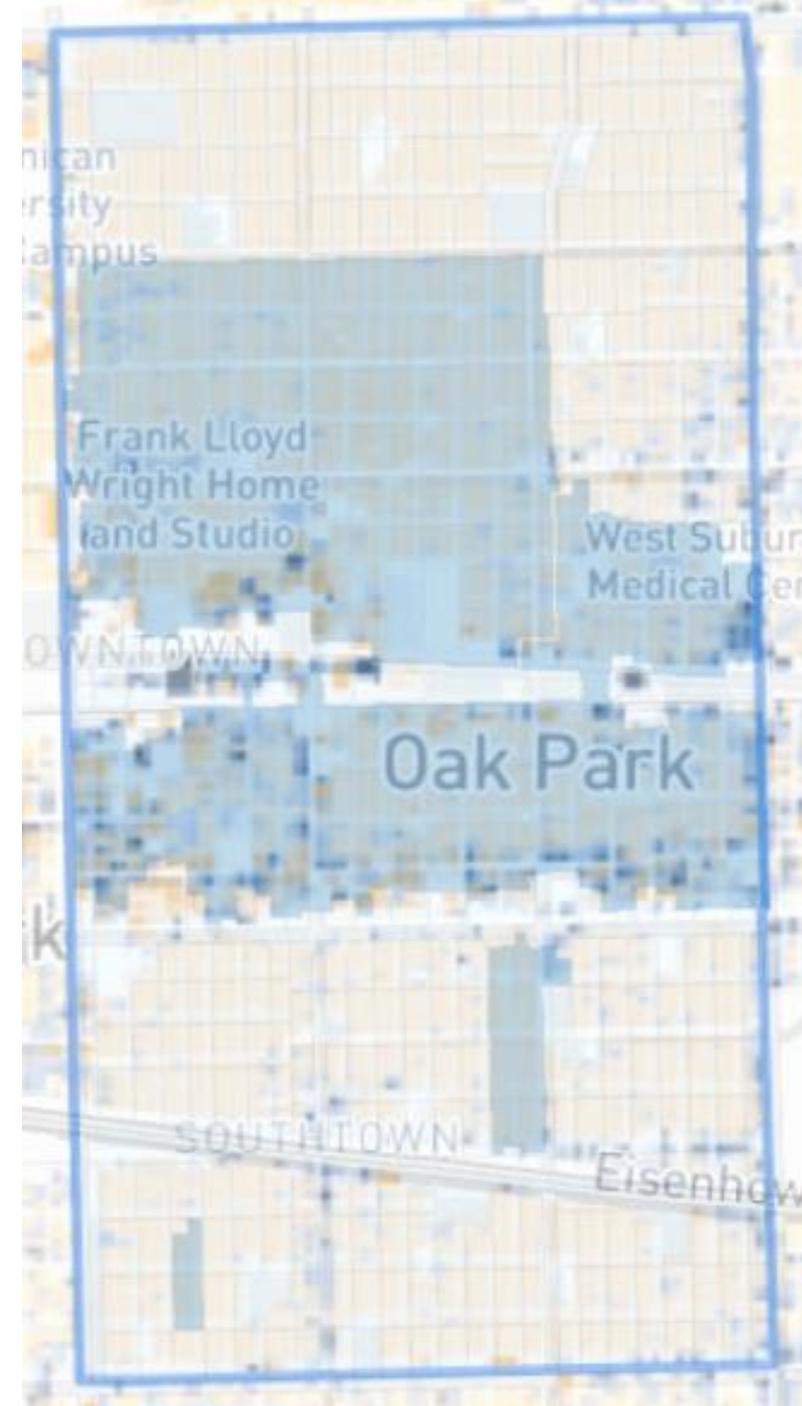
- **Measures how much of the growth is due to the national performance of a specific industry.**
  - $U_{Si,t}/U_{Si,t-1}$ : National growth rate of the specific industry.

## 3. Regional Competitive Effect (RCE)

- **Measures the local industry's performance relative to the same industry nationally.**
  - $U_{Si,t}/U_{Si,t-1}$ : Local industry growth rate. [[5](#)]



# Historic Preservation - Housing Stock Map



## Housing Composition

- Single-Family
- Condominium
- 2-4 Unit Bldg
- 5-49 Unit Bldg
- 50+ Unit Bldg