Planning Goals and Objectives
Provide Design Guidelines to Encourage the New with Respect for the Old

Oak Park enjoys a variety of attractive physical and architectural features that not only include the Frank Lloyd Wright buildings, but many other fine buildings, parks and places. Oak Park has few of the physical ailments that plague local officials in suburban communities of similar style and age. Rapidly increasing residential property values and home prices has fueled a boom in local home improvement efforts. The abundance of trees and paved sidewalks provides an attractive and functional pedestrian friendly environment that many post war suburbs long for and that some of the newest and most innovative suburban subdivisions now provide. These Oak Park physical assets provide an important foundation for future improvements within the two commercial districts.

Fostering commercial economic growth and improvement in the two districts will mean adapting and changing the organization, density, scale and use of spaces, building and infrastructure within each area. Some of the current buildings may be modified to make room for future commercial ventures, but the small size, age and configuration of others precludes such modification. In some places old buildings need be replaced with new. In some spaces lots may need to be joined to provide space for new buildings to attractively house both businesses and residents. Most of this kind of improvement will occur project by project over decades. Planning guidelines provide a framework for judging project proposals over time to ensure that improvement to any one site contributes to the improvement of the district and the Village.