COMPREHENSIVE PLAN

VILLAGE OF OAK BROOK

COUNTIES OF DU PAGE AND COOK

STATE OF ILLINOIS

JUNE, 1969

AMENDED: FEBRUARY, 1973

MAY, 1978

JUNE, 1990

Prepared By: General Planning & Resource Consultants
Village Staff

PROLOGUE

Comprehensive community planning is an accepted part of American municipal government. It is best done by the development of a Comprehensive Plan directed toward specific goals. Such a plan is the responsibility of the Plan Commission. This commission must represent all segments so that all citizens have a part in the planning. The commission must assemble all relevant information insuring that the Comprehensive Plan is based on study and analysis of the municipality's total situation.

Various ways land is used: traffic, housing and public facilities must be investigated for potential problems or opportunities. Most important the needs and wants of the residents must be integrated into the plan. The make-up of the population and the trends affecting its numbers, age distribution, sex and occupation determine whether services and facilities will be adequate for future needs. Every effort should be made to involve the residents in the planning by seeking advice and comments and by polling the population through a questionnaire.

The resulting Comprehensive Plan makes recommendations valid for the next twenty years. However, more frequent reviews are important. These interim reviews update the tables and check to see that assumptions regarding growth and other trends remain correct.

With a Comprehensive Plan in place, decisions on specific suggested developments are in conformance with the goals of the community and its residents.

Henry O. Marcy, Chairman
Plan Commission

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SECTION 1

BACKGROUND STUDIES

Chapter 1

HISTORY, POPULATION AND ECONOMIC STRUCTURE

An examination of the history, population and economic structure of Oak Brook is an essential step in the development of a comprehensive plan for the community. Through this study, a better understanding of the physical and cultural development of the community will be gained and will aid in the determination of future goals and identification of potential obstacles. Although the major portion of Oak Brook's present development has occurred within the past three decades, this development is an outgrowth of over 40 years of preparation directly influenced by the trends and growth of the entire metropolitan region. This chapter presents an analysis of past and present population characteristics in relation to local and regional trends.

Regional Location

Oak Brook, about 15 miles west of the Chicago Loop, is located near the geographic center of the seven-county Chicago metropolitan area (see Plate 1, Regional Location). Excellent transportation links are provided to all parts of the greater metropolitan area by a network of tollways and federal and state highways which pass through or near the village. The Tri-State Tollway, extending along the community's eastern boundary, provides rapid access to the northern and southern suburbs, and then into Wisconsin and Indiana. The East-West Tollway, passing through the village's northern sector, joins the Eisenhower Expressway to the northeast, providing direct access to the Loop. Additional links include east-west arteries Illinois Route 38 and U.S. Route 34, which pass respectively to the north and south of the village, and Illinois Route 83, which bisects the community in a north-south direction. The Oak Brook area is generally bounded on the north by the communities of Lombard, Villa Park, Elmhurst and Oakbrook Terrace and on the south by Downers Grove, Westmont, Clarendon Hills and Hinsdale.

History

The origins of Oak Brook began through large land acquisitions by an early Chicago family named Butler. F. O. Butler, owner of Butler Paper Company in Chicago, was the first Butler to acquire land west of Chicago in the area now known as Oak Brook. By 1930, his landholdings had reached nearly 1,000 acres. In 1928, Butler's son, Paul, moved to Oak Brook and established the Oak Brook Polo Club which was to eventually become the mile-square International Sports Core. In 1937, Paul Butler assumed management of the Oak Brook family holdings and continued acquisition of contiguous properties. By 1956, his total holdings contained nearly 3,600 acres, composed primarily of agricultural and open lands.

Initial zoning of the area was accomplished in 1956 by the DuPage County Board of Commissioners and on February 21, 1958, a strip of land generally located north of Oak Brook Road between Midwest and York roads was incorporated as the Village of Oak Brook. By July, 1959, nearly all of the area north of Oak Brook Road presently incorporated within the village had been annexed. Annexations during the 1960's substantially increased the village's geographic size to approximately 4,700 acres. Subsequent annexations during the 1970's include the Timber Trails, Saddle Brook, and Forest Glen subdivisions which

extended the Village boundaries to the eastern edge of DuPage County. Recent annexations such as the Oakbrook Club in 1986, have increased the village's geographic size to approximately 5,051 acres.
(See Plate 5 - Annexations.)

During 1958, completion of the East-West Tollway through the northern portion of the village and the Tri-State Tollway along its eastern boundary provided the village with direct, rapid access to the greater metropolitan area. Eleven access roads and three and one-half miles of tollway frontage in the village provide the impetus needed to attract office and research centers. In 1958, American Can Company selected Oak Brook for relocation of its executive headquarters, thus becoming the first of many nationally prominent firms to locate in Oak Brook.

The original Village Hall was established in 1960 in a converted schoolhouse located on Oak Brook Road, at Spring Road. The Oak Brook Police and Fire Departments were later established at the same site. In 1974 a new Village Hall was built to house the Administration, Engineering, Finance, and Police Departments. The old Village Hall houses the Library. The Fire Department and Building Department are located nearby on Oak Brook Road. The Public Works and Water Departments are also included in this Village Commons complex.

The first significant development of residential properties occurred in 1961 when the Butler Company developed homesites in Ginger Creek. Subsequent opening of York Woods and Brook Forest subdivisions played a dominant role in Oak Brook's rapid population growth. Residential development is discussed in detail in Chapter 2. The completion of Oakbrook Center and the Drake Oakbrook Hotel in 1962 marked the beginning of the village's intense development phase. During the 1970's, several corporations including Waste Management Company, CBI Industries, Ace Hardware, and McDonald's Corporation chose to locate their National Headquarters in Oak Brook.

In 1964 Del E. Webb Corporation and Butler Company became partners in a multi-million dollar venture called the Oak Brook Development Company. In addition to residential development, Executive Plaza was created. Buildings within this complex were constructed according to individual corporate specifications, and then leased back on a long-term basis, thus stimulating the rate of development within the Village. The first building opened in 1967, and a twin structure was finished in 1968. Manufacturer's Life Insurance Company purchased the complex in 1972, and added a third building in 1984.

Population

The growth or decline of urban areas is directly related to a combination of factors. People generally congregate in locations in which the environmental characteristics offer greater opportunity for realization of personal goals. Migration is influenced by employment availability, changes in standards of living, and the desire for association with people of common interests and aspirations. In the Midwest, communities generally have developed along the area's major transportation and communication links which, in turn, have broadened the sphere of economic influence. Growth of the Chicago metropolitan area relates directly to its location as a major railroad center and Great Lakes port.

Regional Population Trends

The Chicago Metropolitan area has experienced steady growth throughout this century as indicated in Table 1. Cook County has grown little since 1960, and is projected to maintain a steady population with almost no growth through 2010. By contrast, DuPage County has grown rapidly since 1960 with an increase in population of 109% from 1960 to 1980. Projections indicate continued growth, with an estimated increase in population of 49.0% from 1980 through the year 2010.

The Village of Oak Brook lies almost entirely within York Township, the most densely populated township in DuPage County. However, a small tract of land is located in Downers Grove Township to the South, and another in Proviso Township on the Eastern edge.

Table 1

POPULATION COMPARISONS AND PROJECTIONS FOR COUNTIES AND CHICAGO AREA

County	1960	1970	1980	1990	2000	2010
Cook	5,129,725	5,493,766	5,253,655	5,361,131	5,432,147	5,450,558
	13.8	7.1	-4.4	2.1	1.3	.3
DuPage	313,459	492,181	653,892	702,952	773,294	972,735
	102.8	57.0	32.9	7.5	10.0	25.8
Kane	208,246	251,005	278,405	323,814	362,205	398,611
	38.5	20.5	10.9	16.3	11.9	10.1
Lake	293,656	382,638	440,372	487,477	516,530	548,436
	64.0	30.3	15.1	10.7	6.0	6.2
McHenry	84,210	111,555	147,897	171,100	186,875	207,994
	66.2	32.5	32.6	15.7	9.2	11.3
Will	191,617	247,825	324,460	352,944	379,024	425,720
	42.6	29.3	30.9	8.9	7.4	12.3
Chicago	6,220,913	6,978,970	7,098,681	7,399,418	7,650,075	8,004,054
SMSA	20.1	12.2	1.7	4.2	3.4	4.6

NIPC Forecast File 7/76 and 2/88.

Table 2 gives population comparisons and projections for the townships in DuPage County. Both York and Downers Grove Townships have leveled off in population growth. As indicated, although York Township experienced a brief decrease from 1970 to 1980, a steady increase in population is predicted to occur through the year 2010.

Table 2

POPULATION COMPARISONS AND PROJECTIONS FOR TOWNSHIPS IN DUPAGE COUNTY

Township	1960	1970	1980	1990	2010
Addison	41,808	72,280	82,862	83,659	95,394
	135.2	72.9	14.6	1.0	14.0
Bloomingdale	14,924	36,654	79,623	87,205	111,414
	285.9	45.6	17.2	9.5	27.8
Downers Grove	66,664	94,637	116,536	125,162	158,042
	83.8	42.0	23.1	7.4	26.3
Lisle	20,982	49,061	82,575	92,245	131,917
	86.7	33.8	68.3	11.7	43.0
Milton	51,361	75,848	97,302	103,245	122,628
	100.6	47.7	28.3	6.1	18.8
Naperville	8,218	13,028	21,053	26,581	88,887
	69.1	58.5	61.6	26.3	34.0
Wayne	3,077	5,485	23,246	27,800	76,598
	49.0	78.3	323.8	19.6	75.5
Winfield	16,437	23,001	28,940	31,732	55,391
	71.9	40.0	25.8	9.6	75.1
York	89,988	122,187	121,755	125,323	132,464
	107.5	35.8	-3.6	2.9	5.7
DuPage County Total	313,459	492,181	653,892	702,952	972,735
		57.0	32.9	7.5	38.4

N.I.P.C. Forecast File 2/10/88; 7/76

The population of York and Downers Grove townships are compared to DuPage County's total population in Table 3. The general decline in the percentage of York and Downers Grove townships' projected populations as a proportion of the total DuPage County population reflects an expected increased growth rate in the other townships in the county. These two townships will continue to be the most highly populated in the county with over one-third of the population, but growth is expected to continue at a lesser rate.

Table 3

POPULATION COMPARISONS IN THE OAK BROOK AREA

Year	DuPage County	York Township	Township Population as a % of County	Downers Grove Township	Township Population as a % of County
1960	313,459	89,988	28.7	66,664	21.3
1970	492,181	122,187	24.8	94,637	19.2
1980	653,892	121,755	18.6	116,536	17.8
1990	702,952	125,323	17.8	125,162	17.8
2000	773,294	128,891	16.7	133,788	17.3
2010	972,735	132,464	13.6	158,042	16.2

NIPC Forecast File 7/76 and 2/88

Oak Brook Population Trends

The high level of urbanization which has occurred in York and Downers Grove Townships has played a primary role in providing impetus for Oak Brook's development and corresponding large population increases experienced during the late 1960's. Through 1960, the Village was composed primarily of farms and woodland.

Table 4

POPULATION TRENDS IN THE VILLAGE OF OAK BROOK

Year	Population Total	Change from Previous Number	Change from Previous Percent
1960	324	-	-
1963	1,644	1,320	407.4
1966	2,546	902	54.9
1970	4,118	1,572	61.7
1973	4,440	322	7.8
1978	5,640	1,200	27.0
1980	6,641	1,001	17.7
1983	7,263	622	9.4
[1]1988	9,151	1,888	26.0
[2]2010	11,200	3,937	22.4

U. S. Bureau of Census, DuPage County Statistical Handbook
N.I.P.C.
[1]1988 - Special Census
[2]2010 - Estimates Taken From DuPage County Regional Planning Commission

The 1960 U.S. Census recorded the population of Oak Brook at 324. In May of 1963, a special U. S. Census conducted in Oak Brook found the Village population had increased to 1,644, an increase of over 400% during the two-year period, largely due to annexations. Table 4 shows the continued rapid growth experienced by the Village in the 1970's, and 1980's. A lesser increase in population growth is predicted through the year 2010.

Table 5
OAK BROOK
AGE GROUPS
1988

Age Groups	Number	Percent
0-9	1,021	11.2
10-19	1,514	16.5
20-29	929	10.2
30-39	946	10.3
40-49	1,618	17.7
50-59	1,317	14.4
60-69	1,041	11.4
70-79	527	5.8
Over 80	238	2.5
TOTALS	9,151	100%

U. S. Bureau of Census - Special Census 1988

Table 5 gives the distribution of the village population by age groups, and table 6 breaks down population by age and sex. Note that males and females are fairly evenly distributed in all age groups except for the over 80 age group.

Population per household reflects the size of families and the number of children; this is important in the provision of adequate schools, parks, libraries, clubs, and other recreational facilities. In Table 7, Population per household in Oak Brook is compared with selected comparable communities and DuPage County as a whole. As shown, the average household size in the Village decreased on a par with other communities through 1980 indicating the end of the 1960's baby boom. A Special Census performed in the Village in 1988 indicated the average population per household had decreased to 3.24, a reduction of 4% from the 1980 figure.

Table 6

OAK BROOK
AGE-SEX DISTRIBUTION IN OAK BROOK
1988

Age Group	Males		Females	
	Number	% of Total	Number	% of Total
0-9	515	11.4	506	10.9
10-19	784	17.4	730	15.7
20-29	478	10.6	451	9.7
30-39	373	8.3	573	12.3
40-49	773	17.1	845	18.2
50-59	699	15.5	618	13.3
60-69	557	12.4	484	10.4
70-79	252	5.6	275	5.9
Over 80	78	1.7	160	3.6
TOTAL	4,509	100%	4,642	100%

U. S. Bureau of Census - Special Census, 1988

% of total males = 49.3
females = 50.7

Table 7

POPULATION PER HOUSEHOLD IN OAK BROOK
AND COMPARABLE COMMUNITIES

Place	1960	1980	% Change ('60-'80)	1988
Flossmoor, Illinois	3.68	3.54	-4%	
Kenilworth, Illinois	3.55	3.29	-7%	
River Forest, Illinois	3.25	3.08	-5%	
[1]Oak Brook, Illinois	3.69	3.39	-8%	3.24[2]
DuPage County, Illinois	3.66	2.92	-20%	

Source: U. S. Census of Population, 1960;
U. S. Census of Population, 1980; N.I.P.C. Census Files

[1]Average of entire census tract of 7,000. There is no individual information available for the Village of Oak Brook in 1960. Total population was 324.

[2]1988 Special Census

Economic Structure

This section will provide an analysis of the various economic conditions presently viewed within the Village of Oak Brook and the regional influences

that now and will in the future affect the stability of Oak Brook's economy in order to determine the ability of the community to sustain the low-density atmosphere which is an integral part of the community.

Regional Economy

Historically, settlement clusters have developed near or adjacent to the major transportation network of an area. This proximity to available transportation facilities has had a catalytic effect upon the commercial and industrial enterprises which have settled in the area. In the case of Oak Brook, the village has been provided with exceptional access to these transportation facilities, and such accessibility is reflected in its economic stature within the region. Oak Brook's locational advantages are further exemplified by its proximity to the geographic center of the six-county Chicago metropolitan area.

The Chicago metropolitan area is experiencing rapid commercial and industrial expansion. Along with this growth, there is an increasing tendency among the larger, more affluent corporations to relocate facilities away from the congested, highly urbanized core areas and the problems with which they are associated. The construction of the tollway and interstate highway systems, facilitating direct access throughout the region, and providing a large measure of public exposure to those firms located along their right-of-way, has added impetus to this movement, as has the desire for living in the more pleasant environment of the suburbs and shortened commuter distances. Oak Brook, with its access to high-speed transportation and availability of developable land, fit into this movement as a low-density reserve amidst the intense new urban development that occurred along the East-West Tollway. As the inner city reached its capacity for development, new urban development emerged along transportation corridors.

Development along the East-West Tollway corridor has made a significant impact on the rapid growth of DuPage County. The county has more than doubled in population since 1960. Growth of the population has been matched by a steady increase in jobs in DuPage County from 1977 to 1985, making it a leader in metropolitan area employment. This is due, in large part, to the high-paying positions in the Research and Development (R&D) field.

The number of Research and Development Laboratories locating in DuPage County has been steadily increasing with additions of such prestigious research facilities as Fermi National Accelerator Laboratory, Argonne National Laboratory, American Telephone and Telegraph's Bell Labs, and the Amoco Research Center. There has also been a steady increase in office construction along the R & D corridor. This, coupled with the current boom in single-family residential construction, has made DuPage County a center of affluence in Illinois.

Local Economic Conditions

As in any community, several related factors contribute to the local economy of Oak Brook: income, income sources, and income distribution. These factors and their interrelationship are discussed in the following section.

Resident Income

Income of residents of any community is derived from various sources such as salaries, investments, trades and trust funds. The residents of Oak Brook are no exception.

Oak Brook is a community that has demonstrated an extremely high degree of economic stability. While the Illinois unemployment rate hovers around 7.4%, DuPage County has established an unemployment rate of 4.1%, significantly lower than the norm. In Oak Brook, that rate has dropped to less than 2.5%. While the average per capita income of DuPage County residents was estimated at $18,029 in 1984, Table 8 indicates that over 50% of Oak Brook residents have maintained an average annual income of $50,000 or more.

Based on current assessed valuations, the market value of completed homes in DuPage County ranges from $125,000 to $155,000. In 1987 the average sale price of homes in Oak Brook was $334,980, and time on the market was approximately 90 days.

According to the results of a February, 1988 survey of residents of the Village, over one-third of the households in Oak Brook are two-person, and over 44% of the occupants of the Village have resided in Oak Brook for over 10 years, indicating a strong level of population stability.

Projections made by Real Estate Research Corporation[1] support the conclusion that, for the most part, the population of the township will continue to be predominantly white-collar.

With regard to Oak Brook itself, the high level of income, along with local interviews and observed conditions, indicates that managerial and professional people represent the majority of residents. This condition will probably continue into the foreseeable future.

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[1] Preliminary Report V, Projections of the Population and Economy With and Without Accelerator, Volume 2 - Addenda, December, 1968.

Table 8

PERCENT OF HOUSEHOLDS BY INCOME LEVEL
FOR OAK BROOK AND SURROUNDING COMMUNITIES

Avg. Annual Income	Oak Brook	DuPage County	Downers Grove	Elmhurst	Hinsdale	Lombard	Villa Park	Glen Ellyn
$75,000+	36.1	3.1	2.6	2.7	15.4	2.0	1.0	4.6
50-74,999	20.9	8.4	7.7	9.4	16.2	5.6	5.9	12.0
40-49,999	13.6	11.4	13.2	12.2	14.7	9.3	8.6	12.1
35-39,999	3.7	8.8	9.2	8.4	11.8	8.1	7.7	9.6
25-34,999	8.1	25.4	24.5	23.9	21.0	27.9	25.8	20.6
17.5-24,999	7.4	19.1	17.4	19.6	12.1	21.9	19.8	15.1
10-17,499	6.1	13.9	14.2	14.8	13.2	14.1	17.2	15.0
5-9,999	2.8	5.9	7.6	6.0	6.6	7.1	7.2	6.5
2.5-4,999	1.2	2.1	2.3	1.9	1.5	2.3	4.0	3.1
0-2,500	.8	1.3	1.2	.8	1.4	1.1	1.2	1.4

1980 Illinois Local Area Profiles, DuPage County and its Municipalities

Income Distribution

Oak Brook and its immediately contiguous areas can all be regarded as high-income, affluent communities. The comparison of households by income group in DuPage County and several neighboring communities is presented in Table 8. Table 9 shows income characteristics for a group of communities which are similar to Oak Brook in residential and environmental characteristics. In all of these communities, over 60% of the population had incomes of over $30,000 per year. The income levels in Oak Brook are in keeping with trends established in similar areas.

Table 9
FAMILY INCOME CHARACTERISTICS
FOR OAK BROOK AND COMPARABLE COMMUNITIES

Place	Population	Median Family Income	Percent of Families With Incomes Under $10,000	Over $30,000
Oak Brook	6,641	$59,067	2.6	82.8
Flossmoor	8,423	$46,495	2.0	75.0
Kenilworth	2,708	$66,950	2.6	85.2
River Forest	12,392	$36,312	4.2	64.2

1980 Illinois Local Area Profiles, Cook County and its Municipalities

The economic structure of Oak Brook is highly unusual within the Chicago metropolitan environment. It is one of the area's most affluent communities and, through continued far-sighted planning and provision for constant renewal, Oak Brook should remain one of the most pleasant residential environments in the entire Chicago metropolitan area.

Local Employment

Office and light industrial areas are located in the northern section of the community adjacent to the East-West tollway. These businesses provide employment for thousands of people, and also add substantially to the tax base. In addition to the business located in individual buildings in the village, the stores in Oakbrook Center and the offices located in the Oakbrook Center and Executive Plaza also provide employment opportunities while further contributing to the tax base. Fortune 500 companies with offices in Oak Brook are listed in Table 10. It is estimated that the present daytime employment population of the village is 70,000 persons.

Regional Shopping Center District

Oakbrook Shopping Center is currently the village's single most important economic factor. The village's portion of the state sales tax revenues generated by the center account for over 33.5% of the village's general fund revenue. An analysis of the center's economic relationship to the village is essential in determining the economic structure of Oak Brook.

Table 10

FORTUNE 500 INDUSTRIAL COMPANIES WITH OFFICES IN OAK BROOK

1988 RANK	NAME	OAK BROOK ADDRESS	CORPORATE HDQTRS.
1	General Motors	2222 Kensington	Detroit
4	International Bus. Machines	711 Jorie Blvd.	Armank, NY
5	General Electric	2015 Spring Rd.	Fairfield, CT
12	Amoco	2211 York Road	Chicago
13	Shell Oil	1415 W. 22nd St.	Houston
15	Procter & Gamble	2015 Spring Road	Cincinnati
18	Eastman Kodak	1901 W. 22nd St.	Rochester, NY
22	Xerox	2301 W. 22nd St.	Stamford, CT
25	McDonnell Douglas	823 Commerce	St. Louis
35	Caterpillar	2625 Butterfield	Peoria, IL
49	Coca Cola	2311 W. 22nd St	Atlanta, GA
57	Beatrice	1919 Swift Rd.	Chicago, IL
60	Honeywell	300 Windsor Dr.	Minneapolis, MN
74	Merck	2010 Swift Dr.	Rahway, NJ
92	James River	915 Harger Rd.	Richmond, VA
122	Stone Container	2021 Swift Dr.	Chicago
136	FMC	125 Windsor Dr.	Chicago
142	Borg-Warner	2625 Butterfield	Chicago
149	R. R. Donnelley & Sons	2122 York Road	Chicago
176	Air Products and Chemicals	2707 Butterfield	Allentown, PA
186	George A. Hormel	1301 W. 22nd St.	Austin, MN
197	Westvaco	2625 Butterfield	New York
218	Polaroid	2020 Swift Dr.	Cambridge, MA
220	Becton Dickinson	1110 Jorie Blvd.	Franklin Lakes, NJ
258	Perkin Elmer	2000 York Rd.	Norwalk, CT
262	Bowater	1301 22nd St.	Darion, CT
273	Hasbro	2000 Spring Rd.	Pawtucket, RI
291	Pennwalt	2301 W. 22nd St.	Philadelphia
315	Raychem	2100 Swift Rd.	Menlo Pk., CA
356	Interlake	701 Harger Rd.	Oak Brook
375	Vista Chemical	2222 Camden Ct.	Houston, TX
432	Shaklee	3010 Meyers Rd.	San Francisco, CA
480	Russell	1111 W. 22nd	Alexander City, AL

FORTUNE 100 DIVERSIFIED SERVICE COMPANIES WITH OFFICES IN OAK BROOK

1988 RANK	NAME	OAK BROOK ADDRESS	CORPORATE HDQTRS.
1	American Tel. & Tel.	1111 W. 22nd St.	Armank, NY
19	Waste Management	3003 Butterfield Rd.	Oak Brook
51	PHH Group	2221 Camden Ct.	Hunt Valley, MD
60	Ace Hardware	2200 Kensington Ct.	Oak Brook
61	CBI Industries	800 Jorie Blvd.	Oak Brook
67	Kelly Services	2210 Camden Ct.	Troy, MI
76	Computer Sciences	815 Commerce Dr.	El Segundo, CA

FORTUNE 100 BANKING COMPANIES WITH OFFICES IN OAK BROOK

1	Citicorp	1900 Spring Rd.	New York
2	Chase Manhattan	1420 Kensington	New York
5	Security Pacific	1900 Spring Rd.	Los Angeles

FORTUNE 50 RETAIL COMPANIES WITH OFFICES IN OAK BROOK

18	McDonald's	2111 McDonald's Dr.	Oak Brook

FORTUNE 50 FINANCIAL COMPANIES WITH OFFICES IN OAK BROOK

7	Travelers	2015 Spring Rd.	Hartford
14	Transamerica	2625 Butterfield	San Francisco

FORTUNE 50 INSURANCE COMPANIES WITH OFFICES IN OAK BROOK

1	Prudential	814 Commerce Dr.	Newark, NJ
2	Metropolitan Life	2021 Spring Rd.	New York
8	Travelers	2015 Spring Rd.	Hartford
42	State Mutual of America	2001 Spring Rd.	Worcester, MA

FORTUNE 50 TRANSPORTATION COMPANIES
WITH OFFICES IN OAK BROOK

1988 RANK	NAME	OAK BROOK ADDRESS	CORPORATE HDQTRS.
7	Union Pacific	2215 York Rd.	Bethlehem, PA

FORTUNE 50 UTILITY COMPANIES
WITH OFFICES IN OAK BROOK

1	GTE	2809 Butterfield	Stamford, CT

Fortune, April 24, June 5, 1989

Existing Conditions

Oakbrook Center, which opened in 1962, is presently one of the Chicago area's largest retail shopping areas. Its location at the northeast corner of 22nd Street and Illinois Route 83 is one-half block north of the East-West Tollway/Illinois Route 83 interchange, and provides the center with excellent vehicular access. The 125-acre site contains 1,575,882 square feet of retail floor space devoted to 128 separate uses. Marshall Field's, Sears Roebuck, Lord & Taylor, Saks Fifth Avenue, I. Magnin and Nieman Marcus are the center's six anchor stores. They occupy nearly 60% of the total retail space. The original facilities were upgraded with two expansions. An addition in 1981 added 283,965 square feet of retail space and 39,917 square feet of retail space were added in 1987. In 1988, plans were approved to add 400,000 square feet of additional retail space to the Center.

200,000 square feet of office space and a 250-suite, eight-story hotel, with parking for approximately 1,000 cars, are planned directly across from the center in the former Ernie Pyle subdivision.

The eight story professional building, located at the center of the complex, contains 60,159 square feet of rentable office space. Other office buildings located on the site provide over 245,000 additional square feet of space. Seven theaters, and Stouffer's Oak Brook Inn, a nine-story 180-room hotel, are also located on the site. Parking facilities are provided for 8,697 automobiles outside, and 933 stalls are provided in the five-story indoor parking structure.

Retail Sales

During calendar year 1981 sales tax revenue from Oakbrook Center accounted for 37% of the total sales tax received by the Village. Today the revenue

SALES TAX REVENUE COMPARISON

Oakbrook Center vs. All Other Sources

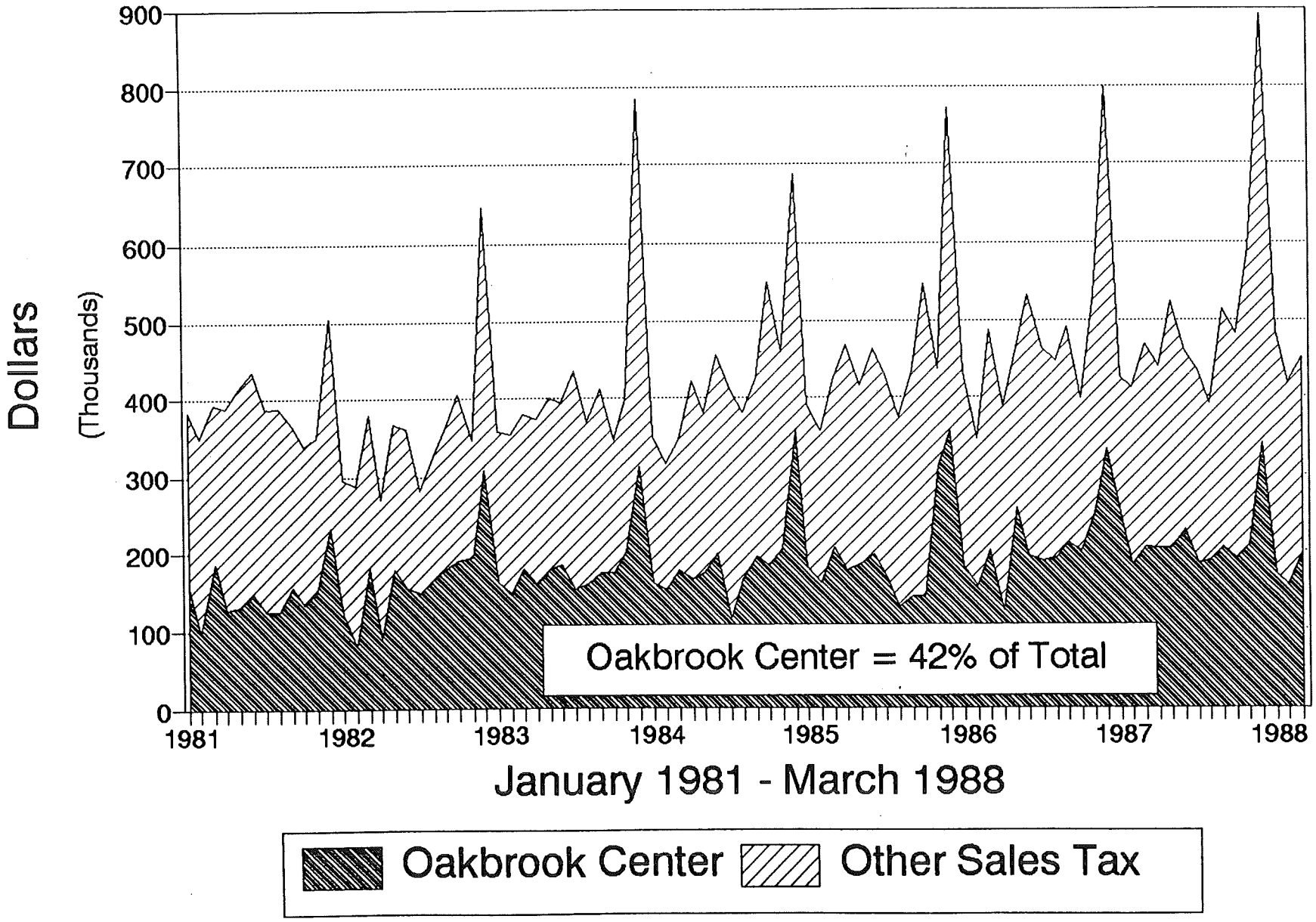

FIGURE 1

generated through the Oakbrook Center accounts for approximately 42% of the total sales tax revenue. This relationship is graphically depicted in Figure 1 where sales tax has been plotted by month from January 1981 to March 1988.

Summary

Oak Brook is a low density, high quality suburb located near the geographic center of the Chicago metropolitan area. From 1960-1980, organized development, which began with the Oak Brook Development Company, under the direction of the Village, accelerated at a rapid pace. The population also has grown rapidly from 324 in 1960 to 9,151 recorded in the special census of 1988.

Residents of the community enjoy a relatively low density area with 5,051 acres to serve the entire population. The current population per dwelling unit is approximately 3.24, and approximately 13% of the residents are senior citizens.[1]

The Oakbrook Shopping Center is the only location in Oak Brook which provides shopping and service facilities to the village's residents. Shopping outside the Village is provided in areas located at major arterial intersections such as York and Ogden Roads to the south, York and Butterfield Roads to the north, and 22nd Street and Midwest Road. Considerable development can be found along Ogden, Roosevelt, and Butterfield Roads. These areas provide small stores and convenience shopping.

Oakbrook Center, along with the office and light industrial areas, provides the village with a strong economic base. These areas provide employment for thousands of Chicago area residents, and contribute the largest portion of operating revenues utilized by the Village. The median family income for Oak Brook is estimated to be $59,067 per year.[2]

The rapidly expanding urbanized area around Chicago and the marked population growth in DuPage County, especially in York and Downers Grove townships, has influenced the growth of Oak Brook. Continued growth in the region and adjacent county areas will have significant implications for the Oak Brook area. The community will have to provide adequate municipal facilities and services not only for the residents of the village, but also for the residents of the surrounding areas who come to Oak Brook to work and shop. The transportation network will have to accommodate increased traffic volumes to and through the village. In order to capture a large proportion of the consumer dollar, it will be necessary to maintain the most modern merchandising techniques at the Oakbrook Center.

As this growth and development occurs, and the amount of available land decreases, the development of each parcel becomes increasingly important. The compatibility to adjacent land uses and integration into the overall design of the community as an outstanding residential area at the same time maintaining a vital business community, must be the essential determinant of how land is developed.

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[1]-1988 Special Census
[2]-1980 Illinois Local Area Profile, Cook County and its Municipalities

CHAPTER 2

RESIDENTIAL DEVELOPMENT AND HOUSING

The spatial distribution, type and density of residential development and housing in Oak Brook is a critical variable in the entire planning process. As shown on Plate 1, Regional Location, Oak Brook lies in the west-central ring of the Chicago area suburbs with the East-West Tollway and the Tri-State Tollway passing through the community. Illinois Route 83 and 22nd Street (Cermak Road) also bisect the community. Unincorporated DuPage County borders Oak Brook to the north and west while unincorporated Cook County borders on the east. Villa Park, Lombard and Oakbrook Terrace border Oak Brook on the northwest, while Lombard and Downers Grove lie to the northwest and west. Downers Grove, Westmont, Clarendon Hills and Hinsdale lie south of the village.

In recent years, the urban land market has experienced a relatively rapid rise in the magnitude of development pressures especially in the local housing market. Development pressures have intensified from improvements to the transportation corridors and the complex metropolitan-wide interstate and expressway system in the Chicago metropolitan area. Due to the infilling of vacant land in the several rings of suburban communities around the City of Chicago, as well as the outward extension of development pressures for higher density residential development, land values have doubled, tripled, and in some instances, increased even more dramatically. Oak Brook, strategically located at the interchange of the East-West Tollway and the Tri-State Tollway, presently is feeling these intense development pressures.

As noted in Chapter 1, History, Population and Economic Structure, the entire Chicago metropolitan area has been rapidly expanding during the past few decades, increasing over 20% from 5,177,868 in 1950 to 6,220,913 in 1960. Between 1960 and 1970, the SMSA (Standard Metropolitan Statistical Area) increased 12.2% to a population of 6,978,970. Between 1970 and 1980, the SMSA increased only 1.7% to 7,098,681. It is estimated that the SMSA will continue to grow, but at a slower rate, perhaps adding approximately 550,000 people by the end of the century. DuPage County recorded the most significant rate of growth during the 1950-1960 decade, that of 102.8%. Between 1960 and 1970, it increased an additional 57.0%, and between 1970 and 1980, it increased 32.9% According to the 1980 census, York and Downers Grove townships were the most populated townships in DuPage County, with 121,755 and 116,536 people respectively. York township showed a slight decrease of 3.6% in population between 1970 and 1980 while Downers Grove township increased 23.1% during the same decade. Both townships are expected to continue to increase in population, but at a much slower rate through the year 2000.

The outward expansion of the Chicago metropolitan area is being felt intensively along the transportation corridors. Quality urban development is emerging along the East-West Tollway corridor as research and development complexes, light industrial areas, high-rise office buildings, shopping centers, and higher value residential areas are being constructed. This trend is comparable to development along Lake Michigan in previous years. The lake front north of the Loop is essentially high-rise towers and higher density areas interspersed with well-established, older single-family residential areas such as Wilmette, Winnetka, and Kenilworth.

The high-tech Research and Development corridor located along the East-West Tollway is expected to grow and intensify within the next few decades, with the focal point of development centered in the Naperville area. Naperville will represent a satellite city supporting a significant segment of the population of the entire Chicago metropolitan area. A supplement to this high-tech growth will be added high rise office development in Chicago's loop, and in urban fringe areas along metropolitan transportation routes such as in the vicinity of O'Hare Airport.

Although the Village of Oak Brook is a part of the dense Research and Development corridor, it has continued to maintain the reputation of a luxurious community with a country-like reserve amidst intense, quality urban growth. Oakbrook Center provides the commercial and economic base of the community, while office and light industrial areas give the community employment centers and a substantial tax base.

Original Town

As was indicated in the history section of Chapter 1, much of Oak Brook represents the land holdings of the Butler family. By 1956, Paul Butler controlled approximately 3,600 acres of contiguous land. His plan was to use the mile square Sports Core as the focal point for development of the Village of Oak Brook. In 1958, Oak Brook was incorporated. During the following early years of Oak Brook's development, most of the Sports Core, the Oak Brook shopping center area, Ginger Creek, Brook Forest and York Woods subdivision areas and much of the areas adjacent to the tollways were annexed. Subsequent annexations have increased the size of the village to approximately 5,051 acres. (See Plate 5 - Annexations.)

Residential Development

Although Oak Brook was incorporated in 1958, the first residential subdivision, Ginger Creek, did not begin construction until 1961. It marked the beginning of rapid residential development, and significant population growth in the community. The 1960 census recorded a total population of 324, residing on open farmland. A special census in 1983 showed a growth rate of 2,142% with the population of 7,263 residing in approximately 20 residential subdivisions. The 1988 Special Census shows a population of 9,151.

A 1988 survey of residents indicates that nearly 35.8% of the population of Oak Brook has lived in the Village for ten years or longer. As indicated in Table 11, the 1988 special census recorded 2,950 dwelling units in Oak Brook with 95.6% occupied. Building permits issued for new residential development, shown in Table 13, illustrate the growth cycles of the Village. The most significant residential increase occurred early in the Village's history, between 1963 and 1968 when much of the annexation and residential construction occurred. Another major increase occurred between 1974 and 1978 when subdivisions such as Saddle Brook and Forest Glen were annexed. The current increase in residential construction, which began in 1982, appears to have leveled off and indications are that new residential construction will decline because of the limited amount of developable residential land left in the community. The number of commercial and industrial permits has remained fairly static.

Table 11

OAK BROOK
DWELLING UNITS
1983 & 1988

Units	Number (1983)	% of Total (1983)	Number (1988)	% of Total (1988)
Occupied	2,080	96.3	2,823	95.6
Vacant	79	3.7	129	4.4
TOTAL	2,159	100.0	2,952	100

Source: Special Census of Oak Brook, Cook and DuPage Counties, Illinois, 1983, 1988.

According to a special census conducted in 1969, over 50% of heads of households were in the 36-50 year-old age group, with only 10.5% of the heads of household less than 35 years old, and 6.5% of retirement age. A 1988 special census indicated a significant change, with over 50% of the heads of households in the 45-64 year-old age group, 22.7% in the 35-44 age group, and less than 5% of heads of households under age 35. There was a 232% increase in the percent of Senior Citizen heads of households to 21.6% of Oak Brook residents.

Table 12

Oak Brook
HEAD OF HOUSEHOLD BY AGE GROUPS

1969			1988		
Age Group	Number	Percent	Age Group	Number	Percent
19-25	14	1.5	15-24	6	.2
26-35	83	9.0	25-34	122	4.3
36-50	488	52.7	35-44	641	22.7
51-65	281	30.3	45-54	743	26.3
Over 65	60	6.5	55-64	703	24.9
			65-74	417	14.8
			Over 75	189	6.8
TOTAL	926	100.0	TOTAL	2,821	100.0

Source: Special Census, May, 1969

Source: Special Census 1988
U.S. Bureau of Census

Table 13

BREAKDOWN OF BUILDING PERMITS

Year	New Residential Structure Number	New Residential Structure Value	New Residential Structure Value/Permit	New Commerical/Industrial Structure Number	New Commerical/Industrial Structure Value	New Commerical/Industrial Structure Value/Permit
1963	44	$1,608,500	$ 36,557	10	$ 1,478,800	$ 147,880
1964	64	2,203,600	34,431	9	1,456,000	161,778
1965			Not Available			
1966	92	4,461,000	48,489	10	8,524,000	852,400
1967	102	4,905,931	48,097	11	8,696,655	790,605
1968	222	11,258,865	50,716	19	13,733,180	722,799
1969	60	3,958,200	65,970	11	20,128,000	1,829,818
1970	53	3,638,700	68,654	9	18,041,000	2,004,555
1971	51	3,249,576	63,717	10	10,194,251	1,019,425
1972	41	2,750,600	67,087	6	4,542,000	757,000
1973	50	4,145,784	82,915	14	44,408,472	3,172,033
1974	27	2,391,370	88,569	4	4,350,000	1,087,500
1975	39	4,379,000	112,282	5	14,040,000	2,808,000
1976	73	7,940,950	108,780	3	1,740,426	580,142
1977	132	14,558,360	110,290	13	10,050,000	773,076
1978	138	16,367,000	118,601	16	16,150,000	1,009,375
1979	120	17,637,392	146,978	6	18,167,000	3,027,833
1980	81	19,445,605	240,069	6	14,554,000	2,425,666
1981	63	14,618,000	232,031	1	797,500	797,500
1982	54	6,937,902	128,480	2	11,943,200	5,971,600
1983	98	22,397,563	228,546	5	15,575,400	3,115,080
1984	105	25,860,702	246,292	3	15,349,000	5,116,333
1985	124	28,453,034	229,459	1	1,975,000	1,975,000
1986	113	34,263,464	303,216	4	52,985,000	13,246,250
1987	99	36,462,700	368,310	1	3,500,000	3,500,000
1988	47	18,721,965	398,339	2	4,450,000	2,225,000

PLANNING DISTRICTS

For planning and analytic purposes the Village of Oak Brook has been delineated into five planning districts. The survey and analysis of Oak Brook's land use pattern is best undertaken through a consideration of these planning districts within the village. The planning district boundaries are shown on Plate 8, Existing Land Use, and the statistical data on land uses are presented in tabular form below. Presently, the Village of Oak Brook has been fragmented by several political, social and man-made divisions. Major highways and roads physically cut the community, while the children of Oak Brook attend several school districts. The village is also served by various sanitary systems and each subdivision has its own home owners association. These complex divisions tend to break down communications between the residents of the village (see Plate 3, Existing Community Facilities). Each planning district, therefore, has been delineated on the basis of special physical and governmental boundaries, functional land use areas, physical conditions, and other similar considerations. A discussion of the land use pattern for each planning district follows.

Planning District 1 (Oakbrook Center)

Planning District 1 is bounded by the village limits on the north and east, and on the south by the East-West Tollway. Illinois Route 83 is the primary boundary at the western end of the planning district. Since this planning district contains most of the business and commercial activities of Oak Brook with the predominant land use the Oakbrook Center, Planning District 1 will be known as the Oakbrook Center Planning District.

Of the 940 acres contained in Planning District 1, 862 acres have been developed, amounting to 92% of the land area in the planning district (see Table 14). Land in vacant, agricultural or undeveloped areas accounts for 78 acres or 8% of the total planning district area. Most of the vacant land lies adjacent to Harger Road north of the tollway, and at the northwest corner of Monterey Avenue and 16th Street.

Residential uses in Planning District 1 account for 33% of the developed area. 281 acres of residential land have been developed as single family use, while 23 acres north of 16th Street are multi-family use. Residential development is located mainly northeast of Oakbrook Center and extends all the way to the eastern village boundary, with a small portion of the Forest Glen subdivision located in Cook County.

Gross density is computed by dividing the number of housing units in the planning district by the total number of acres in the district. This amounts to .69 dwelling units per acre in planning district 1. Net density is determined as the number of dwelling units per acre when that acre is regarded only as the land area used for living purposes. The net density in planning district 1 is 1.30 dwelling units per acre with the exception of Oak Brook Club subdivision, which has a net density of 12.6 dwelling units per acre.

Table 14

EXISTING LAND USE: PLANNING DISTRICT 1*

	Acres	% of Total Area	% of Developed Area
Residential			
Single Family	258	28	30
Multi Family	23	3	3
Commercial			
Local Commercial/Hotel	47	5	6
Regional Commercial	122	13	14
ORA	170	18	20
Institutional	8	1	1
Parks, Open Space, Water	12	1	1
Streets, Thoroughfares, Utility Corridors	219	23	25
TOTAL Developed Area	860	92	
Vacant, Agricultural, Undeveloped	78	8	
TOTAL Area of Planning Area 1	938	100	100

*Includes Oak Brook Club; replaces residential Ernie Pyle with planned development.

According to the 1988 special census, the current population per household is 3.24 persons. Applying this figure to the number of 645 dwelling units in planning district 1, the estimated residential population is 2,089 people. However, the number of residents in the Oakbrook Center Planning District is much less than the number of people who occupy the area during the day. Consumers and employees who work and shop in the district increase the number significantly. Thousands of people are employed by the retailers of Oakbrook Center, and the office complexes. In addition, thousands of people travel to Oakbrook Center each day to shop.

A new office complex planned for the area east of Route 83 and north of 16th Street (Ernie Pyle area - 17-acre site) will add 150,000 square feet of rentable office space and a 200 suite hotel.

The largest land use in planning District 1 is Commercial which occupies 339 acres. Regional Commercial land use (the Oakbrook Center) accounts for 122 acres or 14% of the developed area of this district. Facilities at Oakbrook Center include: 1,122,965 square feet of commercial space, and 986,317 square feet of rentable office space. There is parking available for 9,654 cars. Also included are Stouffer's Oak Brook Inn, and seven movie theaters. A retail expansion of 400,000 sq. ft. additional retail space has also received Village approval.

Local Commercial uses occupy 47 acres or 6% of the total developed area, and Office Research and Assembly (ORA) uses occupy 170 acres or 20% of the total developed area of Planning District 1. These are primarily located adjacent to the East-West Tollway. Included in the Local Commercial acreage is the land occupied by the two Executive Plaza towers south of Oakbrook Center. These buildings contain 281,311 square feet of rentable office space with

parking facilities for 1,000 automobiles. Other office and light industrial uses in this district include: McDonald's Corporate Plaza, and the Marriott Hotel which together occupy 26 acres.

Streets, thoroughfares and utility corridors occupy 219 acres, 25% of the total developed area. This acreage includes: local roads, tollway rights-of-way, and utility corridors.

Public uses include the Park District's two neighborhood parks in the planning district, Chillem Park in Yorkshire Woods and Forest Glen Park in Forest Glen. The DuPage County Forest Preserve District has York Park Forest Preserve abutting Yorkshire Woods and Timber Trails. School age children living north of the tollway in Forest Glen, Yorkshire Woods, and Woodside Estates subdivisions are served by Elmhurst School District 205 schools; those in Timber Trails, Merry Lane, the Oak Brook Club, and Ernie Pyle are served by Salt Creek Elementary District 48, and DuPage High School District 88. The Steeplechase subdivision area, south of Salt Creek, but north of the tollway is served by Hinsdale Township High School District 86 and Butler Elementary School District 53.

Planning District 2 (Sports Core)

Planning District 2 will be referred to as the Sports Core Planning District. It is bounded by the East-West Tollway to the north, the corporate limits on the east, Oak Brook Road on the south, and Illinois Route 83 on the west. The Sports Core Planning District has a total of 1,264 acres (See Table 15). 92% of the area is classified as developed land. The largest single use in this planning district is Parks, Open Space and Water.

Residential uses in the Sports Core Planning District occupy 190 acres, 16% of the developed area. All of this is single family use, and it is concentrated on the eastern third of the district between 22nd Street and Oak Brook Road. The gross density in this planning district is .23 dwelling units per total acre; the net density is 1.5 dwelling units per residential acre. The estimated population of the Sports Core Planning District, based on 286 dwelling units, and the 3.24 population per household figure is approximately 927 persons.

The population of this planning district increases significantly on weekends, when polo matches, special recreation activities at the Sports Core and Central Park, and operation of the golf courses attract hundreds of people to the area.

The largest portion of Office-Research-Assembly uses in the village is located in this district. This adds thousands of people to the area daily. The McDonald's Corporation's Office Campus Complex (ORA-3) also adds significantly to the planning district daytime population. The present 154 room dormitory has a maximum capacity of 308 students. A 70-room addition currently under construction will increase capacity to 450. Adjacent to the training center facilities, McDonald's is erecting a three-story office building designed to employ a maximum of 800 persons.

Table 15

EXISTING LAND USE: PLANNING DISTRICT 2

	Acres	% of Total Area	% of Developed Area
Residential			
Single Family	190	15	16
Commercial			
Local Commercial/Hotel	77	6	7
ORA	184	15	16
Institutional	27	2	2
Parks, Open Space, Water	498	39	43
Streets, Thoroughfares, Utility Corridors	165	13	14
Under Construction	22	2	2
TOTAL Developed Area	1,163	92	
Vacant, Agricultural, Undeveloped	101	8	
TOTAL Area of Planning Area 2	1,264	100	100

The total Local Commercial uses in Planning District 2 account for 77 acres, 7% of the total developed land. Office Research and Assembly uses amount to 184 acres or 16% of developed land. Nearly all of the ORA uses are located adjacent to the East/West Tollway.

The Drake Oak Brook Hotel, located at York and 22nd Street, also attracts a large number of people to the area. It occupies an 18-acre site. The hotel, one of the oldest commercial enterprises in Oak Brook, opened in 1961. The current complex includes two swimming pools (1 outdoor, 1 indoor), 172 guest rooms, 8,400 square feet of banquet/meeting space, and two restaurants.

Planning District 2 also includes the 5.7 acre site of the Village Commons located on the northeast corner of Jorie Boulevard and Oak Brook Road. This site includes the Oak Brook Fire Department, Village Hall, Building Department, Police Department, Engineering, and Public Works/Water Departments and the Public Library. Other public uses in planning district 2 include 11 acres devoted to Butler Junior High School, the 270-acre Sports Core complex, and the 71-acre Central Park facility.

Streets and thoroughfares occupy 165 acres of planning district 2, 13% of the total district area, or 14% of the total developed area. Portions of the East-West Tollway are included in this figure, as well as all dedicated streets. The roadways which run through the sports core facility have not been included, but are also maintained by the village.

Parks, open space and water areas amount to 498 acres of land, over one-third of the total planning district area. This includes Butler National Golf Course, 71-acre Central Park, two lakes on McDonald's Office Campus, and 270 acres devoted to the Sports Core facility. Several small lakes are located throughout the Sports Core. A relatively large lake is located in the northwestern corner of Butler National. With the exception of the golf course and polo fields, this land is heavily wooded with buildings nestled among the

trees. The area west of Jorie Boulevard is essentially flat land with tree cover adjacent to Route 83 and Oak Brook Road. The Sports Core Planning District is served predominantly by Butler Elementary School District No. 53 and Hinsdale Township High School District No. 86.

Planning District 3: (Fullersburg Forest Preserve)

Located south of Oak Brook Road and east of Illinois Route 83, Planning District 3 will be known as the Fullersburg Forest Preserve Planning District. Planning District 3 occupies a total of 1,055 acres (see Table 16). Of the total, 909 acres or 86% are classified as developed. The remaining 14% is vacant, or undeveloped areas.

Table 16

EXISTING LAND USE: PLANNING DISTRICT 3

	Acres	% of Total Area	% of Developed Area
Residential			
Single Family	502	48	56
Commercial			
Local Commercial/Hotel	5	0	1
Institutional	17	2	2
Parks, Open Space Water	302	29	32
Streets, Thoroughfares, Utility Corridors	83	8	9
TOTAL Developed Area	909	86	
Vacant, Agricultural, Undeveloped	146	14	
TOTAL Area of Planning Area 3	1,055	100	100

Salt Creek winds through this planning district, characterized by large, heavily wooded lots with small ponds and lakes, as well as branch creeks bisecting the area. The topography in this area of the village is more severe than in other planning districts. The vacant tracts in the western area of the Fullersburg Planning District, adjacent to Illinois Route 83, however, are more open with scattered trees especially along the water courses and streets.

Residential uses occupy the largest proportion of developed acreages, with 502 acres in single-family uses. This accounts for 56% of the planning district's total developed area. Zoning in the Fullersburg Planning District is R-1, R-2 and R-3. In the R-3 area, lot sizes must be in excess of 25,000 square feet, which occur only in the southeastern corner of the planning district. The R-2 district requires at least acre lots, while those in R-1 districts must be larger than two acres. R-1 areas are located in the northeastern and southwestern sections of the Fullersburg Planning District. R-2 districts have been designated along 35th Street and Spring and York roads, generally adjacent to the Forest Preserve lands. Since most of the land is zoned for these large lots, the densities in the Fullersburg Planning district are extremely low. The gross density is only 0.34 dwelling units per acre in the district while the net density is only 0.71 dwelling units per acre of residential land. Based on the population per dwelling unit of 3.24, and 356 dwelling units, the population of the Fullersburg Planning District is 1,153.

Commercial uses in Planning District 3, all located in the southeast corner of the village near the intersection of Spring and York roads, occupy 5 acres, 1% of the planning district developed area.

Accounting for one-third of the planning district developed area, parks, recreation and water areas occupy 302 acres of land. The largest portion of this acreage is in forest preserve lands. The Fullersburg Forest Preserve, a heavily wooded recreation area, is located along Salt Creek. The facilities of the Fullersburg Forest Preserve Area will be discussed in greater detail in the community facilities section of this report. The Oak Brook Farms Stables on 35th Street is classified as a private recreation facility, occupying 6 acres. The two churches and the land devoted to cemeteries in the Fullersburg Planning District occupy 42 acres. This amounts to 5% of the total developed area in the planning district. The churches, Christ Church of Oak Brook, at the corner of Oak Brook Road and York Road, and Church on the County Line (formerly St. John's Community Church) on Washington Street, occupy 10 acres, while land devoted to the cemeteries amounts to 32 acres. Streets and thoroughfares in Planning District 3 occupy 83 acres, 9% of the developed area.

The Fullersburg Planning District is served by Butler Elementary School District No. 53, for the largest proportion of the district, while the southeastern section is served by Hinsdale Community Consolidated School District No. 181. Hinsdale Township High School District No. 86 serves all high school students in Planning District 3.

Planning District 4: (Brook Forest)

Planning District 4 encompasses the middle section of Oak Brook and is bounded on the east by Illinois Route 83, on the south by the corporate limits, on the west by Midwest Road, and on the north by the corporate limits. Planning District 4 occupies a total of 774 acres of land, of which 83%, or 644 acres, is classified as developed area. Since the primary activity in this area is residential, the district will be called the Brook Forest Planning District (see Table 17). Those lands classified as vacant, or agricultural areas, occupy 130 acres, or 17% of the planning district. Brook Forest Planning District is essentially flat, open land. In addition to lakes, Ginger Creek forms several lagoons and pond areas; Briarwood Lakes Villas are built around these water courses. St. Paschal's Franciscan Friary occupies 25 acres in the southeast corner of this planning district. This amounts to 4% of the total developed area.

Residential uses account for 289 acres of land, or 47% of the total developed area within the planning district. The largest proportion of residential uses is in single-family homes which account for 228 acres, 36% of the developed area. The Brook Forest Subdivision is zoned R-3 and R-4. Trinity Lakes Subdivision is zoned R-3. Multiple-family residential uses in Planning District 4 occupy approximately 61 acres, 9% of the developed area. These are the villas in Briarwood Lakes area, R-4 zoning. The Briarwood Lakes Villas are condominiums with the buyer having title to the building and a small outside area, and rights to an individual interest in the home owners association, which owns and controls the common grounds to be enjoyed equally by all owners of a villa. The rest of the area in Briarwood Lakes is maintained through common maintenance, supported by an annual assessment made by the Briarwood Lakes Home Owners Association. This maintenance includes

lawn mowing, leaf raking, shrubbery maintenance and snow removal, as well as exterior repainting on a planned schedule.

Table 17

EXISTING LAND USE: PLANNING DISTRICT 4

	Acres	% of Total Area	% of Developed Area
Residential			
Single Family	228	30	36
Multi Family	61	8	9
Commercial			
Local Commercial	13	2	2
ORA	18	2	3
Institutional	71	9	11
Parks, Open Space, Water	44	6	7
Streets, Thoroughfares, Utility Corridors	209	27	32
TOTAL Developed Area	644	83	
Vacant, Agricultural, Undeveloped	130	17	
TOTAL Area of Planning Area 4	774	100	100

The net density of dwelling units per acre of residential land in Planning District 4 is 2.4 dwelling units per residential acre based on 717 total dwelling units. The gross density in this planning district is .9 dwelling units per acre of the total planning district area. The estimated current population of Brook Forest Planning District is approximately 2,323 people.

Commercial uses in Planning District 4 account for 5% of the developed area in the planning district. Local Commercial uses amount to 13 acres of land. Most of this land is occupied by Eastman Kodak facilities.

Public uses in Planning District 4 occupy 24 acres of land, 4% of the total planning district area. The Brook Forest Elementary School site occupies about 10 acres, and the Illinois State Toll Highway Commission occupies 14 acres located east of Midwest Road between 22nd Street and the tollway. Land utilized by St. Paschal's Franciscan Friary accounts for 25 acres of developed area.

Streets and thoroughfares in this planning district occupy 209 acres. This amounts to 32% of the total developed area. Butler Elementary School District No. 53 and Hinsdale Township High School District No. 86 serve all the residences in this district.

Planning District 5: (Ginger Creek)

Midwest Road forms the eastern boundary of Planning District 5. The north, west and south boundaries are the corporate limits. Of the 1,022.15 acres in Planning District 5, 85.3% are developed, and 14.7% are in vacant, or agricultural areas (see Table 18). These areas include the lagoons formed by a dam on Ginger Creek, and the office-research-assembly district between the East-West Tollway and Butterfield Road. Tree cover in the Ginger Creek Planning District is limited, occurring in small areas adjacent to the Butterfield Country Club land near the eastern entrance to Ginger Creek Subdivision and in the western edge of the district between 31st and 35th streets.

The largest land use in Planning District 5 is residential, occupying 501.04 acres, 57.5% of the total developed planning area. Single-family residential uses occupy the greatest proportion of this total. A single residential-business non-conforming use, the Green Meadows Kennels, occupies 2 acres of land.

The gross residential density in this planning district is .71 units per acre, while the net density is 1.45 units per residential acre. Major residential subdivisions include Ginger Creek, Saddle Brook and Midwest Club. Based on the population per dwelling unit, Planning District 5 contains approximately 2,419 persons. About one-half of the residential areas in the district are served by Downers Grove Elementary School District No. 58 and Downers Grove High School District No. 99. Portions of the planning district adjacent to Butterfield Country Club and the area south of 35th Street are served by Butler Elementary School District No. 53 and Hinsdale Township High School District No. 86. ORA uses in Planning District 5 occupy 9% of the total developed area in the planning district. Local commercial uses account for 2 acres of land.

Table 18

EXISTING LAND USE: PLANNING DISTRICT 5

	Acres	% of Total Area	% of Developed Area
Residential			
Single Family	501	49	58
Commercial			
Local Commercial/Hotel	2	0	0
ORA	77	8	9
Institutional	11	1	1
Parks, Open Space, Water	52	5	6
Streets, Thoroughfares, Utility Corridors	227	22	26
TOTAL Developed Area	870	85	
Vacant, Agricultural, Undeveloped	150	15	
TOTAL Area of Planning Area 5	1,020	100	100

Landholding Capacity Analysis

The survey and analysis of the various planning districts indicated the amount of land available for development. The landholding capacity analysis takes into account the amount of available land and based on specific density levels determines the number of units which can be constructed in the area. Then, based on a specific population per unit, the number of residents who will live in the community at maximum development is determined.

The landholding capacity analysis for Oak Brook indicates that about 10,289 residents will live in the village at maximum development. Table 19 shows the potential population breakdown by areas of the five planning districts. The determination of the population was based on the following assumptions: that the various tracts of land will be developed at current densities determined by the present zoning districts; that the present zoning will not change; that the Sports Core will be retained as an open area in the community. The population per unit figure utilized in this analysis was 3.24 as determined by the 1988 Special Census. Continued infilling of older, less developed areas are assumed in this analysis.

Thus, with adequate spatial allowances, consistent with present trends and in keeping with the desires of the Oak Brook residents to maintain a quality low-density community, the landholding capacity analysis yields a population maximum of about 10,289 people.

As in most endeavors, the implications of planning for 10,289 people are many. School and recreation facilities are always paramount considerations in land use allocations. Oak Brook presently has only two schools within the village limits. Both schools are situated on sites smaller than recommended standards for the capacities of the facility. Future projections indicate an increase in enrollment.

Another factor which must be considered in addition to providing adequate facilities is locating schools in areas easily accessible to the students, or providing necessary safety precautions, such as cross walks, sidewalks, foot paths, over or under passes, to allow children safe and protected trips to and from school. It is imperative for protection of the school children to provide adequate safety precautions.

Recreation facilities are another important factor which must be taken into account when preparing for future population. Community recreation facilities are addressed in detail in Chapter 3.

Land Use Controls

Oak Brook presently has both a zoning ordinance and subdivision regulations to help guide future developments in the village and insure that a high standard of quality is maintained. The existing zoning ordinance and zoning district map, as shown on Plate 9, is sound in its general approach.

Nearly 88% of the total village land has been developed. Office Research and Assembly uses have largely been confined to the East-West tollway corridor, with low-density zoning within the central village area and greater density residential on the perimeter. Land use objectives are discussed in detail in Chapters 5 and 6.

Table 19

Oak Brook
LANDHOLDING CAPACITY ANALYSIS

Area Location	Population* at Maximum Development
PLANNING DISTRICT 1	
Oak Brook Club	980
Timber Trails	487
Merry Lane and Yorkshire Woods	276
Steeplechase	84
Woodside Estates, Forest Glen	635
Misc.	62
TOTAL PLANNING DISTRICT 1	2,524
PLANNING DISTRICT 2	
York Woods	825
Westchester Park	90
Oak Brook Estates	47
TOTAL PLANNING DISTRICT 2	962
PLANNING DISTRICT 3	
Hunter Trails	304
Fullersburg	902
Robinhood Estates Area	84
Breakenridge	84
TOTAL PLANNING DISTRICT 3	1,374
PLANNING DISTRICT 4	
Trinity Lakes	577
Brook Forest	1,277
Briarwood Lakes	713
Whitehall Park	164
TOTAL PLANNING DISTRICT 4	2,731
PLANNING DISTRICT 5	
Ginger Creek	561
Chateaux Woods and Heritage Oaks	118
Midwest Club	682
Saddle Brook and Saddle Brook Chase	1,101
Misc.	236
TOTAL PLANNING DISTRICT 5	2,698
TOTAL ALL DISTRICTS	10,289

*Assumes average population/house of 3.24 based on 1988 Census figures.

Table 20
PLANNING DISTRICTS
SUMMARY OF EXISTING LAND USE

Use	Planning District 1	Planning District 2	Planning District 3	Planning District 4	Planning District 5	Total Acres/Use
Residential						
Single	258	190	502	228	501	1,679
Multi*	23	0	0	61	0	84
Local Commercial/ Retail/Hotel	39	77	5	13	2	136
Regional Commercial	131		0	0	0	131
ORA	170	184	0	18	77	449
Under Construction	0	22	0	0	0	22
Institutional	8	27	17	71	11	134
Parks, Open Space, Water	12	498	302	44	52	908
Streets, Thoroughfares	219	165	83	209	227	903
Vacant Agricultural Undeveloped	78	101	146	130	150	605
Total Developed	860	1,163	909	644	870	4,446
Total Area	938 Ac	1,264 Ac	1,055 Ac	774	1,020	5,051

* +23 acres of residential Oak Brook Club annexed in 1986; not included in 1985 County Land use data.

1763 Residential Acres = 35% of Total Land
5051 total acres Devoted to Residential

605 Vacant, Agric., Undev. = 12% of Total Land
5051 Total Land Vacant or Undeveloped

908 Parks, Open Space + Water = 18% of Total
5051 Total Acres Land is Open Space

4446 Developed = 88% of Total Village Land
5051 Total Land is Developed

Chapter 3

THE COMMUNITY FACILITIES NETWORK

The extent and quality of a community's public and semi-public facilities usually are an accurate indicator of the adequacy and amenity of that community's life. The full range of community facilities and services such as schools, parks and recreation facilities, public and semi-public buildings and services, and utilities and communication facilities is discussed and analyzed in this report. Present and future needs are quantified in terms of a set of generally acceptable planning standards for those facilities.

A community's facilities also influence directly the growth and progress of that community. As a village grows, expands and develops, its citizens place greater demands and expectations on the quality of its facilities. For example, many communities grow, in part, because the school system is known for its modern facilities and equipment. Planning of community facilities must be coordinated with land use and transportation. Since a school has a definite service area, a site must be picked so that the children attending that school have easy access to it. Provisions must also be made for other related factors such as protected street crossings and adequate off-street parking for faculty, visitors, students and maintenance and clerical employees. These same considerations must also be made in relation to every aspect of community life. Parks, playgrounds, village buildings, garages, and services all need the knowledge of existing land use; and transportation conditions for planning must take into account both the present and future population distribution in the village. The locations of community facilities in Oak Brook are shown on Plate 3, Existing Community Facilities.

Schools

Children living within the village boundary of Oak Brook are served by eight different school districts. The elementary school districts (Plate 6) serving Oak Brook include: Butler Elementary School District No. 53, serving the majority of Oak Brook; Elmhurst Community Unit School District No. 205, serving the northeastern corner of the community; Community Consolidated School District No. 181, serving the southeastern section of the Village; Downers Grove Grade School District 58, serving the western section of the Village; and Salt Creek School District No. 48, serving residential areas north of 22nd Street and west of the Elmhurst District 205 boundary.

The community is served by four different high schools (Plate 7). They are: Elmhurst District No. 205, York Community High School in the northeast, Community High School District No. 99, Community High School North in the west; DuPage District No. 88, Willowbrook High School in the northwest and Hinsdale Township District No. 86, Hinsdale Central High School which serves most of Oak Brook.

In addition, the village boundaries fall within the DuPage County Junior College District No. 502, whose campus is located on 22nd Street and Lambert Road in Glen Ellyn.

Table 21
Oak Brook
SCHOOL ENROLLMENT JUNE, 1988

	Butler No. 53	Salt Creek No. 48	Downers Grove Elem. No. 58	Elmhurst No. 205	Hinsdale Elem. No. 181	Hinsdale H.S. No. 86	Villa Park No. 88	Downers Grove H.S. Dist. No.99	Community College District No. 502	Total Oak Brook Students
Total Pupils in District	611	558	4307	5841	2176	2501	3782	5313	(average) 26,114	---
Total Oak Brook Pupils in District	611	38	133	121	14	300	14	88	(average) 293	1612
% of Total that are Oak Brook Residents	100	7	3	2	0.6	12	0.4	2	1.1	---
Oak Brook Elementary Students	402	27	120	59	11	0	0	0	---	9
% of Oak Brook Elementary Students	65	4	19	10	2	0	0	0	---	---
% of School District Students	66	5	3	1	0.5	0	0	0	---	47
Oak Brook Jr. High Students	209	11	13	25	3	0	0	0	---	261
% of Oak Brook Jr. High Students	80	4	5	10	1	0	0	0	---	---
% of School District Students	34	2	0.3	0.4	0.1	0	0	0	---	20
Oak Brook H.S. Students	0	0	0	37	0	300	14	88	---	439
% of Oak Brook H.S. Students	0	0	0	9	0	68	3	20	---	---
% of School District Students	0	0	0	0.6	0	12	0.4	2	---	33

*All information obtained by contacting individual school departments in charge of enrollment statistics. Based on enrollment in the spring of 1988.

There are several private institutions of higher education in the vicinity of Oak Brook including: Wheaton College in Wheaton, North Central College in Naperville, Elmhurst College in Elmhurst, and Northwestern University in Evanston. Several institutions have campuses in the City of Chicago which are easily accessible to Oak Brook residents; these include: The Illinois Institute of Technology, Roosevelt University, The University of Chicago, DePaul University, Loyola University, and the University of Illinois Chicago Circle Campus located just west of Chicago's loop. The City of Chicago also maintains several junior colleges located throughout the city.

Planning Standards and Criteria

Approximately 82% of the Village's buildable lots have residential structures. It is believed that land currently being utilized for school facilities will be sufficient to continue to provide adequate space for high quality educational facilities required for a maximum estimated population of 11,200 persons. Care should be taken to insure present facilities are maintained adequately. Current schools enrollment is shown in Table 21.

Butler Elementary School District 53

The Butler School District 53 services 65% of the elementary students in the village and 80% of the junior high students. See Plate 6 for school district boundaries. Butler Jr. High serves grades 6 through 8, and Brook Forest elementary school serves K through 5.

Salt Creek Elementary School District 48

The Salt Creek school district serves students residing north of 22nd Street and west of Euclid Avenue. Salt Creek School accommodates Kindergarten to 2nd grade, Stella Mary Swartz School serves third and 4th grades, and Albright School serves 5th through 8th grades. 4% of Oak Brook elementary students attend Salt Creek and Swartz schools, and 4% of Oak Brook junior high age students attend Albright school.

Downers Grove Elementary School District 58

Downers Grove School District 58 serves Oak Brook children residing west of a line drawn north on Williams Street, and south of the East-West Tollway. Belle Aire and Highland elementary schools accommodate 19% of the village's kindergarten through 5th grades and Herrick Jr. High School serves 5% of the Oak Brook junior high students.

Elmhurst Community School District 205

Elmhurst District 205 serves students residing in the northeastern most section of Oak Brook, north of 22nd Street and east of a line drawn south of Euclid Avenue. Elementary students attend Jackson School. The junior high is Bryan, and high school students attend York Community High School in Elmhurst. 10% of Oak Brook elementary students attend Jackson, and 10% of the junior high students attend Bryan. 37 pupils are enrolled at York High School, that is 9% of the total Oak Brook students.

Hinsdale Community Consolidated School District 181

School District 181 serves Oak Brook pupils who reside in the southeastern

corner of the village. Grades kindergarten through six attend Monroe Elementary School, and 7th and 8th grade students attend Hinsdale Junior High School. 2% of Oak Brook elementary students are currently enrolled at Monroe, and only 1% of the total junior high pupils attend District 181 schools.

Hinsdale Township High School District 86

Hinsdale High School District 86 serves the majority of Oak Brook's students. Students attend Central High School in Hinsdale. Current enrollment is 300 students, 68% of the total high school age children in Oak Brook.

DuPage High School District 88

3% of Oak Brook students, mainly those residing north of the East-West Tollway (with the exception of those residing in the Steeplechase subdivision), and west of Elmhurst School District 205's boundaries, attend Willowbrook High School in Villa Park.

Community High School District 99

Community High School District 99 serves students residing in the area served by Downers Grove Elementary School District 58 (see Plate 7). High school pupils attend Community High School North located on Main Street in Downers Grove. Currently 20% of the Village's High school age children are enrolled in District 99.

Community College District 502 (College of DuPage)

The College of DuPage is a junior college providing two years of college level education. An average of 18% of Oak Brook students attend the College of DuPage, which comprises approximately 1% of COD's total enrollment.

Parks and Recreation

The recreation programs and facilities of the village help to fill the leisure time of the residents of the community. A close relationship exists between the health and welfare of the residents and the recreation facilities available to them. The parks and recreation areas of Oak Brook are shown on Plate 3, Existing Community Facilities.

Oak Brook Park District

The Oak Brook Park District, organized in 1962, under the legal authority of Illinois statutes, is a quasi-municipal government having specific powers, including taxation, and authorities given to it by the Illinois General Assembly. It's governed by a five-member resident Board of Park Commissioners elected by legal voters within the community for six-year staggered terms.

The Park District's sole purpose is one of responsibility and obligation to provide and manage Park and Recreational programs and facilities for the residents of the community.

The Park District provides and manages, through its professional staff, more than 300 individualized recreational programs throughout the year for its

children, youth, adults and senior adults. The District utilizes its shelter facility to provide its extensive recreational programming. The shelter, located in Central Park, is a multi-use recreational building and is used for a variety of functions. Besides programming for the community's residents, the facility is used as a warming house during ice skating and cross-country skiing season; and is host to as many as twenty community organizations' functions and their members. The District also utilizes local elementary and junior high school facilities as community-type centers for recreational programming during the evenings, weekends and the summertime break, when school is not in session.

The Park District owns, manages and maintains several neighborhood parks within the community. These parks are located in the Saddle Brook, York Woods, Yorkshire Woods and Forest Glen subdivisions. These parks host a variety of recreational facilities from children's play areas, bike and pedestrian pathways, basketball and tennis courts, to open air shelters, soccer and baseball fields. The Board of Park Commissioners has always held to the philosophy of not actively seeking out open land to purchase within the neighborhoods, but rather accept, develop and manage those parcels of land offered by homeowners or developers.

Central Park, largest of the Park District's land holdings of 71 acres, is the flagship of the District's land holdings and hosts a variety of recreational facilities for its residents.

One of Central Park's major facilities is the District's Racquet Club, which received the prestigious "National Outstanding Public Tennis Facility Award" from the United States Tennis Association. The Racquet Club houses eight indoor tennis and six racquetball courts along with all the amenities expected of an award winning facility. The club is complemented with an outdoor complex of eight tennis courts and practice areas. The full time professional tennis staff offers a variety of tennis and racquetball lessons and programs for its members, residents and their children. One of the unique features of the Racquet Club facility is how it was originally financed. The financing of the building was accomplished through the use of revenue bonds. No taxpayers money was used for the construction, nor are their tax monies used today for capital improvement, maintenance or operational expenses. The income generated from the facilities use covers these expenses. Residents of the District and their children especially benefit from lower membership and group lesson rates.

Four baseball diamonds, four soccer fields, outdoor basketball courts, fishing ponds, bike and pedestrian pathways, health/fitness course and stations, three children's playground areas, little league concession stand, trails for hiking in the summer, cross-country skiing and outdoor ice skating in the winter and an old-fashioned Gazebo that hosts summer concerts and other special events throughout the year for the community, highlight and complement the other recreational land area within Central Park.

The long range plans for the Oak Brook Park District, involving recreational programming, managing and facilities development, are interrelated with land needs.

Open space is one of Oak Brook's greatest assets. As opportunities become available to obtain the few large tracts of land left in Oak Brook, the Park

District should be guaranteed the first opportunity to acquire these properties as a way of safeguarding the open spaces for the future generations of residents.

Acquisition of two major tracts of vacant land that abut the Park District's Central Park, one to the north and one to the south, continue to be a high priority for public park and recreational open lands. The south parcel is in condemnation litigation for public open spaces.

The Park District is in the initial stage of planning a Community/Fitness Center. The center would not only serve the fitness and medical rehabilitation needs of both resident and corporate resident of the Village, but would include space for recreational programming, meeting space for local organizations and other recreational, aquatic and sport facilities for the residents and their children. This center would need a land site. The Park District has also undertaken the responsibility of preserving the history of Oak Brook which may also require the need for more land. Both the preservation of Oak Brook history and the development of a Community Center are an integral part of the long range plans for the residents of the Village of Oak Brook.

Other long range plans of the Oak Brook Park District will be brought forth and developed by the residents themselves. This has been historically so, with residents having brought forward to the Park Board ideas of developing park areas and facilities within the various homeowners areas, as well as responding to community surveys which have brought about development and improvement in recreational programs and facilities. The parks and recreation areas of Oak Brook are shown on Plate 3, Existing Community Facilities.

Sports Core

The Village-owned Oak Brook Sports Core facility, located between 22nd Street and Oak Brook Road, and Spring and York Roads, occupies approximately 270 acres of open and wooded land. Various recreation and sports facilities are included in the Core, such as: 12 tennis courts, an 18-hole championship golf course, a swimming pool, and 3 open fields used for golf driving and polo.

There is a dining facility that will accommodate a maximum of 100 members. Membership is available to all Oak Brook residents, and to non-residents at a higher fee.

DuPage County Forest Preserve

The DuPage County Forest Preserve operates a county-wide system of recreation areas. The Forest Preserve District of DuPage County had its beginning in 1920 and was organized, under the terms of enabling legislation by the Illinois General Assembly, to establish a network of woodlands and recreation areas which were to be kept, to the greatest possible extent, in their natural, undeveloped state. The DuPage County Forest Preserve District is independent of the general county government, and the district has its own taxing power. The District headquarters office is located in the Churchill Forest Preserve along St. Charles Road. The DuPage County Forest Preserve has grown from a modest beginning to encompass now some 4,000 acres of forest preserve, meadows and water bodies. It is becoming more and more important to preserve flood plain lands as parks and recreation areas in order to keep

urban development from encroaching on all natural environments in a sprawling, unplanned fashion. To accomplish their goals, the Forest Preserve District is in the process of acquiring 5,000 acres of "buffer" land along Salt Creek to gain control of development along the Salt Creek flood plain. A $100 million dollar bond issue was approved to enable the DuPage County Forest Preserves to accomplish the purchase.

One of the principal objectives of the forest preserves is to preserve plant and animal life, and not to compete with intensive recreation areas. Those groups that want to picnic or spend time in one of the forest preserves must make application ahead of time to the Forest Preserve Commission. The District's recreation areas are essentially wildlife sanctuaries, where the native landscape has been left in its natural state; interior spaces are undeveloped and accessible only by walking, bicycling or horseback riding, and the recreation facilities provided are relatively simple.

Two DuPage County Forest Preserve areas are located in or near Oak Brook. The Fullersburg Forest Preserve is located in the southeastern section of Oak Brook with Salt Creek winding its way through the entire length of the preserve. Activities include education, preservation, bridle trails and wilderness trails for hikers. The park occupies 206 acres, with a picnic capacity for over 1,000 people. The Historic Graue Mill is located at the southern edge of the preserve. Graue Mill was built in 1852 and is the only operating water-powered grist mill in Illinois. Visitors can buy corn meal that is ground on stone burrs at this location. The restored upper two floors of the building are used as a museum. The original Ben Fuller House is also located on the property, and is in the process of being restored.

The York Park and Forest Preserve is located north of Oak Brook and west of York Road. This is the oldest of all the DuPage County forest preserves and is criss-crossed with paths for hikers. York Park encompasses a 61-acre site and has a picnic capacity for approximately 500 people.

The Paul Butler Nature area is a 35.876 acre parcel of natural upland woods located on Oak Brook Road in the northwest corner of the Fullersburg Forest Preserve. This area was donated to the Forest Foundation, a private philanthropic organization, by Paul Butler in 1975. The DuPage County Forest Preserve maintained a long-term lease on the property from 1975 to December of 1986 when the Forest Foundation donated the land to the DuPage County Forest Preserve. There are no plans for development of this area, other than existing bridle trails. It is to remain open and unspoiled, the way Paul Butler wished it to be.

Private Recreation

Butterfield Country Club

Established in 1920, the Butterfield Country Club is a non-profit private member-owned golf and swimming club. Located on a 285-acre site surrounded by the Village of Oak Brook, the facilities include a 27-hole golf course, driving range, tennis courts, swimming pool and dining facilities. Membership is limited to a maximum of 330 families. Membership is tightly held. New members may join only by recommendation of another member. In addition, the application blank must be requested by a member. Approximately 60% of the members live in Oak Brook and the Hinsdale area.

Butler National Golf Course

Butler National Golf Course, built in 1972, occupies 176 acres between Jorie Boulevard and Salt Creek. This 18-hole championship golfing facility is home to the Western Golf Association's Western Open Tournament each year.

Buildings and Services

To effectively govern and provide services for its residents, the community must have adequate facilities to house the necessary administrative personnel and machinery. Oak Brook provides a number of services for the community. These buildings and services are discussed in the following section.

Village Hall

The Village Hall, located in the Village Commons at the northeast corner of Oak Brook Road and Jorie Boulevard, shares the site with the Fire, Public Works, and Library departments. The Village Hall Building erected in 1974, houses the Administration, Finance, Water, Engineering and Police Departments. The Village of Oak Brook hires a full-time professional manager who oversees the day-to-day affairs of the Village.

Library

The library was officially opened in May of 1965, and was maintained and operated by members of the Oak Brook Library Association, a not-for-profit corporation organized for this purpose. In May of 1971, the president and board of trustees adopted an ordinance creating a free public library in and for the Village of Oak Brook. The Oak Brook Library Association continues in existence as a "friend" of the library and works in close conjunction with the Oak Brook Library Commission, a three member advisory commission appointed by the president and board of trustees.

In September of 1971, a full time librarian was appointed. She is assisted by one full-time and seven part time employees. Open 56 hours a week, the library at the present time has 35,000 volumes, 93 periodicals and newspaper titles, plus recordings, cassettes and compact discs available to residents. The library is a member of the DuPage Library System, thus making volumes available from 29 other public libraries.

Fire Department

The Oak Brook Fire Department is located next to the Village Hall. Thirty-three firefighters and one Fire Chief are supplemented with approximately 20 paid-on-call firefighters. The department also provides paramedic emergency medical service. The department is actively involved in mutual aid with all communities within DuPage County. The Oak Brook Fire Department is currently a Class 3 fire department, as rated by the Insurance Services Office of Illinois. (I.S.O.)

The department mans two fire stations. Fire Station One at Oak Brook Road and Jorie Boulevard, and Fire Station Two at 22nd Street and Enterprise Drive. Stations are strategically located to provide a maximum of service to all communities, both residential and commercial.

Street Department

The Village Garage, maintained by the Oak Brook Street Department, shares the village commons site with the Village Hall and fire departments. The 2,400 square foot garage, which is adjacent to the rear of the fire station, was constructed in 1967. The street department is responsible for the maintenance of 52 miles of streets, storm sewers, street signs, 446 street lights, street repairs, snow removal, tree trimming and related public works activities.

Police Department

The Oak Brook Police Department is located in the Village Hall. The authorized table of organization for the Police Department provides for 36 sworn police officers and 13 civilian personnel who work in communications, clerical and community service functions. The disproportionate number of patrolmen in relation to resident population is due to significantly higher daytime population. The police department vehicular fleet currently consists of 15 automobiles: 9 cars are assigned to marked patrol; 3 cars are assigned to detectives; 2 cars are assigned to tactical usage; and 1 car is assigned to administration. All vehicles are equipped with ISPERN (Illinois State Police Emergency Radio Network) radios and the Village also maintains a LEADS teletype terminal which has direct access to Springfield and to the National Crime Information Center in Washington, D.C.

The Oak Brook Police Department has been created to provide protection and services to the Oak Brook Community, and to work with and assist other governmental agencies in achieving these aims. The mission is to reduce crime through prevention, detection, and apprehension; to provide for the orderly and safe movement of vehicular traffic through accident analysis and subsequent selective enforcement; the recovery and return of lost and stolen property, and to provide non-enforcement services through programs reflecting community needs and desires.

Refuse Disposal

Refuse disposal is done by three private contractors. Clearing Disposal services 281 homes in Timber Trails, Yorkshire Woods, Oak Brook Club subdivisions and the Oakbrook Shopping Center; Browning-Ferris, which services 201 homes in Forest Glen and Woodside Estates; and Oak Brook Disposal, responsible for 2,105 homes in the majority of Oak Brook. Once per week residential curb service is paid for by the Village. All three companies use Greene Valley Landfill located one mile west of Route 53, and one mile south of 75th Street in Naperville. The land is owned by the DuPage County Forest Preserve and is leased to Waste Management, Inc. 12,000 to 15,000 cubic yards of refuse are taken in daily. When the dump is filled (10-12 years from now), the land will be converted into a ski hill for use by the residents of DuPage County.

It is recommended that the village administration continue its implementation of a recycling program. Disposal sites are becoming rare and costly to maintain. Alternative methods of refuse disposal need to be pursued on a county-wide basis as soon as possible.

Post Office

The Village of Oak Brook is served by a full-service facility located on Kensington Drive just west of Jorie Boulevard. The 28,500 square foot building was designed by the internationally-known architect, Helmut Jahn in 1978, with construction completed in 1981 at a total cost of $1,300,000.

40,000 customers in Oak Brook, Hinsdale, Burr Ridge, and part of Willowbrook, are serviced by 223 employees. There is parking available for 158 postal vehicles and 26 customers. One and three-quarter million pieces of mail per week are processed by the facility. A small branch is located in the Oakbrook Center Mall.

Mail volume has increased approximately 15% since 1981. Because of recent federal budget cuts, there are no plans to enlarge or improve the facility.

Historic Graue Mill Gateway Area

This historic district is located in the southeast corner of the Village. It includes the Fred Graue Residence, Ben Fuller Farmhouse, Church on the County Line (formerly St. John's Community Church), the Graue Mill, and the York Tavern.

The Village is considering the updating of the Historic District Ordinance to include other historic structures in the Village. A committee of Oak Brook residents has been appointed to study revisions to the Historic Gateway Ordinance.

St. Francis Retreat

St. Francis Retreat House, formerly the Peabody Estate, occupies a 60-acre site on Oak Brook Road. The Franciscan Fathers established the facility in 1924 using the original mansion. During the 1950's, 115 rooms and a chapel were added. There is also a 4-5 acre private cemetery on the property.

St. Paschal's Friary

St. Paschal's Friary, located on a 25-acre site adjacent to the Trinity Lakes subdivision, is a retirement facility accommodating a maximum of 54 brothers of the Franciscan order.

Utilities

Water

The Village of Oak Brook Water Department serves all of Oak Brook as well as several areas outside the village limits. Six water wells serve the village with a design capacity of approximately 1,000 gallons per minute per well. The water is not treated except for chlorination. Water is stored in two elevated water storage tanks which have a 250,000 gallon capacity each, and a 3.5 million gallon underground reservoir. The average annual daily water usage is 3.8 million gallons per day, and peak usage is about 6.9 million gallons per day.

The DuPage Water Commission is currently constructing the water distribution system that will deliver Lake Michigan water to Oak Brook and other municipal members of the Commission. All metering stations and piping are being paid for and contracted through the Commission. The Village of Oak Brook will not need improvements to their present system with the exception of 3 pressure adjusting stations designed and built by the village. When completed, the DuPage Water Commission will reimburse the village for these expenditures. The system is anticipated to be in operation by 1992, at which time Oak Brook's present wells will be maintained for emergency use only, and phased out within five years.

The Village is also in the process of constructing a 4 million gallon reservoir facility.

Sanitary Sewers

The Hinsdale Sanitary District provides sanitary sewers to most of Oak Brook, with small areas being served by the Downers Grove Sanitary District and the DuPage County Department of Public Works.

Sewage is pumped from all parts of the service area by means of force mains and lift stations to the John A. McElwain Regional Water Reclamation facility. The facility treats an average of 10.5 million gallons per day.

Storm Sewers

The Village of Oak Brook presently has the responsibility for storm sewers for the entire community, with the exception of Briarwood Lakes, Midwest Club, Whitehall Park, Hunter Trails and Oak Brook Club. These are taken care of by the Homeowners Associations, and certain highway jurisdictions maintained by the State of Illinois or DuPage County. Flood plains have been mapped within Oak Brook by FEMA and IDOT. Occasional flooding occurs from heavy rainfall. The IDOT is spearheading dredging of Salt Creek to diminish the flooding. (See Plate 4 - Flood Plain.)

Cable Television

Cable Television is provided to all residential areas of the Village by means of a franchise with Continental Cablevision.

SUMMARY

The Village of Oak Brook is a unique community of low-density, high-quality residences complimented by quality commercial development along the East-West Tollway. Community facilities provided to residents are extensive, although a bit fragmented.

Eight school districts serve the village. Although boundaries are a bit confusing, the Oak Brook school system provides school-age children with high quality educational opportunities. Enrollment in most school districts has stabilized, declined in some, and increased in others. This has afforded administrators the facilities to provide more diversified learning opportunities.

Recreational facilities in the Oak Brook Sports Core are unique in that although they are public, a membership is required. This allows the Sports Core to better maintain the facilities, and keeps membership more locally oriented. Sports Core activities are extensive and vary from swimming, tennis and golf, to polo for the more adventurous.

Citizens of Oak Brook enjoy a quality lifestyle consisting of many leisure time opportunities. These are afforded by a balance and variety of recreational programs, facilities and natural open space offerings by the Oak Brook Park District, Village of Oak Brook, County Forest Preserve District and various private entities. The citizens also take great pride in protecting their unique natural resources which provide an enviable open space land ratio standard to population.

Public utilities are completely provided by the village and maintained in excellent condition. The addition of Lake Michigan water will largely eliminate water shortages and provide residents with a constant quality water supply.

As a community, the Village of Oak Brook is nearing its maximum developable ability. Care now must be taken to avoid higher-density land use that might be a deterrent to the genteel, rural atmosphere of the village. Careful planning will allow Oak Brook to maintain its reputation as a trend-setter for the entire DuPage County.

Chapter 4

COMMUNITY FINANCES

As discussed in Chapter 1, the population of Oak Brook has grown rapidly from 324 in 1960 to 9,151 in 1988 with 10,289 projected by the year 2000.

Assessed valuation of all properties in Oak Brook has also escalated rapidly from $3,368,170 in 1960 to $669,030,000 in 1989.

Per capita assessed valuation is not a sufficient factor in determining a community's ability to extend municipal services when population increases sufficiently to necessitate provision of services normally afforded by an urban society. Oak Brook's population increases have fairly stabilized and the village corporate authority currently extends all services normally afforded in a municipality.

The maximum population of Oak Brook has been forecast at 10,300. It is safe to assume that the extremely favorable ratio of assessment to population will continue since maximum population projections are based on the existing population density and number of residents per housing unit. A controllable factor available to the village is variation in density to produce greater value per acre in land usage, or designation of land for commercial use. Nearly 20% of the village's total land presently is developed for Local Commercial use.

The assessed valuation for commercial property currently is approximately 50% of the total assessed valuation.

Since the available residential acreage in Oak Brook is 82% developed and the commercially developed acreage is currently 19.2% of the total developed land, planning for greater density will have a significant impact on the entire community.

Land uses, when considered with respect to finances, naturally must be measured in accordance with the community's goals as determined in long-range planning. It is evident, however, that sufficient financial resources are presently available to finance major improvements in the Village of Oak Brook. All excess funds are invested with a total of over 9 million dollars available in certificates of deposit. Interest on savings accounts and receipts from U.S. Treasury Bills are regularly credited to the village's General Corporate Fund to finance operations of the village. These circumstances obviate the levying of a tax for corporate purposes, a circumstance almost exclusively unique. In general, communities find it not only necessary to levy taxes at maximum rates, but to borrow in the form of anticipation warrants, against taxes to be collected.

The principal source of revenue for the Village of Oak Brook is the sales tax. The village's share of this tax, collected by the State of Illinois Department of Revenue and rebated to the village by the state is one cent on each $1.00 of retail sales.

Sales tax accounts for all but a small portion of revenue in the village's general fund. For example, sales tax for the fiscal year ending April 30,

1989, provided 79% of the total general fund revenue of $8,121,410. Computation of sales tax receipts reflects a growth rate similar to the expanding tax base and increased assessed valuation. In fiscal year 1963, sales tax receipts in Oak Brook were $325,667. In fiscal year 1970, that figure rose to $1,209,218 and in 1980 the figure was $3,478,000. This past fiscal year (1989) the sales tax receipts were $6,443,723. This represents an increase of 1878% from 1963.

Like property taxes, income from sales tax can be used not only for the purpose of financing current expenses, but may be accumulated and applied toward major capital expenditures.

Another source of revenue available to Illinois municipalities which may be accumulated is Motor Fuel Taxes, which are paid to local governmental bodies by the state on a per capita basis. Income from this tax is intended for use in the construction, improvement and maintenance of arterial streets. It is recognized that the Motor Fuel Tax allotment in a community of the present size and projected population of Oak Brook is not a major revenue source, but these funds do provide finances that need not be obtained from general revenue. They may also be used to secure bonds for improvement programs.

Another source for financing improvements in Oak Brook is General Obligation Bonds. Indebtedness to the extent of 8.625% of the assessed valuation is permitted for municipalities in the State of Illinois. At the present time, Oak Brook has $4,950,000 outstanding bonded indebtedness. $52,753,798 is available for capital improvements in the Village through General Obligation Bond Funding.

An examination of expenditures by the village shows that Public Safety expenditures increased 12.3% over the previous year, due to increases in personnel and capital expenditures. Public Safety remains the largest portion of general governmental expenditures at 53% of the total. The ratio of law enforcement expenditures to fire protection is 1.2:1 with an expense of $2,490,000 for Police Department in 1989, and $2,157,000 for Fire Protection.

In addition to costs incurred by the village for fire protection, the majority of properties are taxed for retirement of bonds issued by fire districts in which Oak Brook properties had been located. Tax rates extended for retirement of such bonds are in most cases minimal.

As discussed earlier, refuse collection is contracted out to three different firms, with the Village paying for residential curbside pick-up once a week. Total village expenditures in 1989 for refuse collection were $236,000.

The principal expenditure after public safety is Public Works. One of the most prominent Public Works expenses is street maintenance which accounts for $850,000.

Administration costs in 1989 were: $280,000 for the Village Manager's office; $309,000 for the Finance and Accounting departments, and $202,000 for Village Hall operations.

All authorities agree that the trend toward residential development in the suburbs will continue. Oak Brook's current rate of population growth and relative economic increase will continue until the maximum population of

10,300 is reached. Valuation projections could be increased greatly through selective modifications in present land use designations to make additional provisions for uses adding to the per acre value of property in the village. Conversely, valuation projections will be adversely affected by a decline in the economic health of the nation, metropolitan area, or the quality of the urban corridor along the East-West Tollway. Construction of the new North-South Tollway is expected to trigger development of a new high-tech corridor that could be a positive impact on village commercial property values.

Oak Brook is one of the few communities in the nation which has few restrictive limitations on its ability to finance capital improvements, other than federal guidelines. It also possesses the means of financing operation and maintenance of municipal functions utilizing facilities constructed or acquired in a capital improvements program.

The school age population of Oak Brook in 1988 (ages 5-19) is at 1,319 or approximately 14% of the population. It is expected that the present ratio will continue as the village reaches its maximum potential of 10,300 population with existing land use designations and density patterns. The school age population would reach its expected maximum at 3,000.

Currently the assessed valuation per school age resident in Oak Brook is approximately $507,225. There is a multiplicity of school districts which have jurisdiction in the village. This can lead to a disparity in the disbursement of community resources for educational purposes.

Butler School District No. 53 operates two buildings within the corporate limits of Oak Brook. Brook Forest, which serves kindergarten through 5th grade, has an enrollment of 402, with a capacity of 615. Butler Junior High has an enrollment of 209, with a capacity of 510 students.

Valuation of properties in Butler Elementary School District No. 53, all of which are located in Oak Brook, is $235,877,600. This represents a per pupil value of $386,051. Hinsdale Township High School District No. 86 has a total assessed valuation of $1,234,750,506. Brook Forest has a capacity of 615 students and Butler Jr. High has a capacity of 510 students. Enrollment at Central High School is currently 1,818 of which 300 are Oak Brook students. The per pupil assessed valuation is $679,180. Enrollment in Hinsdale Central High School and Butler District No. 53 has stabilized and is expected to drop slightly in the next few years. In June of 1988, Hinsdale District No. 86 reported $67,915,000 available in its bonded debt limit of $75,000,000. Butler School District No. 53 currently has an indebtedness of $751,671, with an additional $15,523,883 available.

A total of eight school systems have jurisdictional boundaries within the Village of Oak Brook. Overlapping jurisdictions are common in Illinois, which has the greatest number of local taxing bodies in the United States. However, eight school districts, in a municipality with a total acreage of 5,051 and population of approximately 9,153 is very unusual. Although the educational system is somewhat fragmented, Oak Brook continues to provide very good educational opportunities for school age residents.

Of the eight school districts having jurisdictional boundaries within Oak Brook two, Butler District No. 53 and Hinsdale Township High School District No. 86 serve the majority of Oak Brook students. Other districts which serve school age residents of the village are: Salt Creek School District No. 48, Downers Grove Grade School District No. 58, DuPage High School District No. 88, Community High School District No. 99, Community Consolidated School District No. 181, Elmhurst Community Unit School District No. 205 and Community College District 502. Per student assessed valuation ranges from a low of $98,938 in Elmhurst District No. 205, to a high of $494,318 in Salt Creek School District No. 48. The mean assessed valuation per student in school districts serving Oak Brook is $266,111. (See Table 22)

Tax rates follow a pattern similar to that for assessed valuation. The highest tax rate in 1987 for the eight school districts was 4.4067 for Elmhurst Community Unit School District 205 with the lowest ratio of 1.16 extended for Salt Creek School District 48. The mean tax rate for all eight districts was 2.175.

The Oak Brook Park District's geographical boundaries are practically coterminous with that of the Village, yet are greater due to the 1983 annexation of the Chateau Loire homeowners area located west of the current Village boundaries. The Park District's assessed valuation is placed at $600,710,490 for 1987.

The Oak Brook Park District's 1989 fiscal year tax rate of $.1834 per $100 assessed valuation is well below the maximum rate allowed by law. The District has at its disposal a number of statutory methods of finance to raise necessary funds to provide and maintain recreational facilities and programs for its citizens. With the District having no present outstanding bond debt obligation, it has the statutory ability, via public referendum, to raise funds that would amount to 5.75% of the most current assessed valuation.

The Park District's Racquet Club facility continues to remain a very successful profit center for the District. Annual gross receipts from the Racquet Club have consistently been above the half-million dollar mark, with a pro-shop profit margin averaging about 25% since its opening in 1974.

SUMMARY

One observation is evident; the Village of Oak Brook can reasonably project itself into any program for providing required municipal services with no lack of financial reserves or accessible revenue.

Table 22
Oak Brook
SCHOOL DISTRICTS' ASSESSED VALUATION AND TAX RATES

Name of School District	Assessed Valuation	Total* Pupils	Assessed Valuation Per Pupil	Tax Rate	Current Bonded Indebtedness	Available Bonded Indebtedness
#48 Salt Creek Elementary	$271,875,220	550	$494,318	1.16	---	$18,759,390
#53 Butler Elementary	$235,877,600	611	$386,051	0.99	$ 751,761	$15,523,883
#58 Downers Grove Elementary	$673,613,249	4,307	$156,399	2.1114	$6,167,000	$39,272,608
#86 Hinsdale High School	$1,234,750,506	3,567	$346,159	1.9055	$7,085,000	$75,000,000
#88 DuPage High School	$871,993,446	4,001	$217,943	1.84	$1,600,000	$58,567,547
#99 Community High School	$1,207,604,491	5,216	$231,519	1.9191	$11,200,000	$72,124,709
#181 Community Consol.	$436,019,734	2,207	$197,562	2.84	$2,875,000	$26,000,000
#205 Elmhurst Community	$596,894,124	6,033	$ 98,938	4.4067	$6,082,158	$82,371,389

Tax rate is for 1987-88
Source: Business Managers, School Districts 48, 53, 58, 86, 88, 99, 181, 205.

*Note: A substantial number of students go to private schools.

Table 23

VILLAGE GOVERNMENTAL EXPENDITURES BY FUNCTION

Last Ten Fiscal Years

Fiscal Year	Legislative	General Government	Public Safety	Public Works	Library	Debt Service	Health and Welfare	Total Expenditures
1989	$327,739	$1,124,734	$5,184,506	$2,076,858	$196,584	$955,025	$ -	$9,865,446
1988	311,918	895,764	4,616,312	2,089,485	195,341	987,234	-	9,096.054
1987	254,617	911,668	4,450,380	1,384,901	181,778	916,214	-	8,099,558
1986	256,953	724,353	4,047,863	1,051,920	177,265	942,064	-	7,200,418
1985	222,469	726,444	4,032,499	1,378,771	136,526	967,861	-	7,464,570
1984	218,095	999,325	3,460,935	1,229,691	149,736	891,320	-	6,949,102
1983	193,109	878,409	3,396,808	812,987	113,037	912,849	-	6,307,199
1982	650,781	960,601	3,208,328	1,170,176	105,712	884,488	-	6,980,086
1981	126,202	779,972	2,944,083	989,810	131,876	884,485	-	5,856,428
1980	-	824,226	2,538,696	598,430	105,186	854,650	16,595	4,937,783

Includes expenditures of General Fund, Special Revenue Funds, and Debt Service Fund.

Table 24

VILLAGE OF OAK BROOK

GENERAL REVENUES BY SOURCE

Last Ten Fiscal Years

Fiscal Year	Intergovernmental	Property Taxes	Licenses and Permits	Service Charges	Fines and Penalties	Interest on Investment	Misc.	Total
1989	$7,151,393	$582,861	$261,081	$263,759	$166,238	$418,479	$234,158	$9,077,969
1988	6,695,200	627,708	295,364	204,889	189,558	421,013	185,943	8,619,675
1987	6,885,727	598,342	279,693	215,853	146,691	404,114	339,036	8,869,456
1986	5,952,519	570,623	248,343	218,107	162,648	427,195	190,378	7,769,813
1985	5,949,838	691,686	287,217	212,816	204,809	453,655	56,389	7,856,410
1984	5,343,246	602,517	326,633	214,758	205,838	387,418	52,928	7,133,338
1983	4,955,919	352,932	212,984	159,897	139,872	472,537	13,314	6,307,455
1982	4,894,684	518,701	283,017	309,682	155,465	619,703	99,191	6,835,443
1981	4,644,790	673,830	195,474	131,836	109,239	523,492	45,927	6,324,588
1980	4,987,942	444,767	192,044	148,497	88,678	395,543	400,565	6,658,036

Includes expenditures of General Fund, Special Revenue Funds, and Debt Service Fund.

Table 25

VILLAGE OF OAK BROOK

ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years

Fiscal Year	Real Property		Ratio of Total Assessed to Total Estimated Actual Value
	Assessed	Estimated Actual Value	
1989	$669,030	$2,027,364	33.00%
1988	$611,665	$1,853,530	33.00%
1987	$445,776	$1,350,836	33.00%
1986	$396,911	$1,202,761	33.00%
1985	$373,266	$1,131,109	33.00%
1984	$347,271	$1,052,336	33.00%
1983	$318,675	$ 965,680	33.00%
1982	$293,897	$ 890,597	33.00%
1981	$257,727	$ 780,990	33.00%
1980	$213,643	$ 647,403	33.00%

Dollar amounts in thousands.

Table 26

PROPERTY TAX RATES - VARIOUS OVERLAPPING GOVERNMENTS
(Per $100 Assessed Valuation)

Last Ten Fiscal Years

Fiscal Sanitary Year	Total	Village of Oak Brook	Basic[1] Town	Junior College #502	Grade School #53	High School #86	Oak Brook Park District	Hinsdale Sanitary District
1989	4.4159	.0825	1.1111	.2088	.9093	1.8774	.1834	.0434
1988	4.3540	.0949	1.0587	.2341	.9364	1.8906	.1014	.0379
1987	4.6970	.1366	.9572	.2551	1.2297	1.9233	.1423	.0528
1986	5.1729	.1566	1.2444	.2450	1.3314	1.9461	.1918	.0576
1985	4.8476	.1524	1.0265	.2424	1.2050	1.9570	.2035	.0608
1984	4.6286	.1704	.9162	.2426	1.1507	1.9201	.1663	.0623
1983	4.9090	.1645	.9452	.2318	1.4383	1.8883	.1763	.0646
1982	4.6863	.0944	.9425	.2222	1.3649	1.8334	.1598	.0691
1981	5.1113	.2010	1.0036	.1904	1.5661	1.9150	.1558	.0794
1980	5.8149	.2265	1.0629	.2070	2.2248	1.8620	.1341	.0976

[1]Includes all county, forest preserve, township and water commission rates.

Source: DuPage County Clerk's Office, Revenue Division.

Table 27

VILLAGE OF OAK BROOK

RATIO OF NET GENERAL BONDED DEBT TO ASSESSED VALUE
AND NET BONDED DEBT PER CAPITA

Last Ten Fiscal Years

Fiscal Year	Population	Assessed Value (in 000's)	Gross Bonded Debt[5]	Debt Service Monies Available	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
1989	9,151[6]	$669,030	$ 4,950,000	$629,291	$ 4,320,709	.646%	$ 472
1988	8,000[4]	611,665	5,650,000	510,389	5,139,611	.840	642
1987	8,000[4]	445,776	6,350,000	416,669	5,933,331	1.331%	742
1986	8,000[4]	396,911	6,950,000	287,636	6,662,364	1.679	833
1985	7,263[3]	373,266	7,500,000	224,642	7,325,358	1.963	1,009
1984	7,263[3]	347,271	8,150,000	161,147	7,988,853	2.301	1,100
1983	6,641[2]	318,675	8,670,105	120,337	8,549,768	1.683	1,287
1982	6,641[2]	293,897	9,441,158	163,155	9,278,003	3.157	1,397
1981	6,641[2]	257,727	10,078,228	178,051	9,900,177	3.841	1,491
1980	5,281[1]	213,643	10,721,000	(221,744)	10,942,744	5.122	2,072

General Obligation Recreation Bonds issued on September 1, 1977 with the first principal payment due December 1, 1979.

[1] 1975 special census.

[2] 1980 census.

[3] 1983 special census.

[4] July 1986 annexation of the Oak Brook Club increased population to approximately 8,000.

[5] Includes total gross bonded debt, including all components of the general long-term debt account group, with the exception of accrued vacation pay.

[6] 1988 Special Census.

Table 28

PRINCIPAL TAXPAYERS

April 30, 1989

Taxpayer	Type of Business	1988 Assessed Valuation	% of Total Assessed Valuation
McDonald's Corporation	Office Campus & Corporate Headquarters	$ 34,315,762	5.1%
Urban Investment and Development Co.	Oak Brook Shopping Center property	23,140,605	3.5
Oak Brook International Office	Office Buildings	13,248,770	2.0
LaSalle Partners	Commerce Plaza	12,832,462	1.9
Regency Towers	Office Buildings	11,098,733	1.7
Drake	Hotel and Offices	10,779,612	1.6
Marshall Field & Co.	Retail Store	7,454,842	1.1
Batus Holdings Manufactures Life Real Estate	Executive Towers	6,822,306	1.0
Oak Brook Hyatt House	Hotel	6,789,089	1.0
Eastman Kodak	Regional Headquarters	6,179,478	.9
Marriott	Hotel	5,938,940	.9
John Buck Co.	Office Building	5,694,141	.9
Chicago Bridge & Iron	Corporate Office	5,507,835	.8
Sears, Roebuck & Co.	Retail Store	4,160,319	.6
		$153,962,894	23.0%

Factors aside from, but directly related to, the village's sources of finance are as equally important as the sources themselves. One such factor is fragmentation resulting from a multiplicity of taxing bodies extending identical services within a community. This circumstance is present in Oak Brook in the village's educational services. The presence of eight school districts produces disparity in the distribution of resources and duplication of services. Oak Brook would benefit through a reduction of the existing elementary school districts.

In summary, the Village of Oak Brook is in sound financial condition. This is evidenced by the fact that except for the retirement of the general obligation bonds (the financial instrument used to purchase the Sports Core), real estate taxes are not levied. Sales tax continues to be the major source of revenue. Strong revenues and responsible budgeting have produced surpluses over the years that have been used to partially abate the only tax the Village levies.

Chapter 5

COMPREHENSIVE PLAN OBJECTIVES

I. LAND USE OBJECTIVES

A. General-Objectives

1. Explore the possibilities of greater flexibility in subdivision layout.

    a. Maintain the low density character of the Village.

    b. Preserve a maximum amount of open space.

    c. Study existing subdivision control and other development ordinances to assure that they reflect the most rational design criteria consistent with the Comprehensive Plan.

    d. Buffer lower density from existing higher density.

    e. Promote aesthetic transitions between residential and other land uses, such as greenbelts, bike paths, lakes, etc.

    f. Promote curvilinear and orderly street layouts.

    g. Encourage the proper maintenance and care of all public and private lands so as to maintain the highest aesthetic values.

2. Establish controls that enhance the visual aspects of the Village through good design.

    a. Preserve protected vistas and other unique open space features.

    b. Define entrances to the Village by attractive signs in keeping with the adjacent landscape.

    c. Promote the use of trees and shrubs along streets and attractive landscaping, sculpture and lighting around public buildings and facilities, and in private development.

    d. Clearly identify Village landmarks such as historic sites, recreational areas, and Civic Center.

    e. Establish definitive regulations on the use of commercial signs.

    f. Encourage all utilities underground, including cable TV.

3. Recommend amendments to the Subdivision Regulations Ordinance and the Zoning Ordinance to require developers to submit information detailing the impact of a development on the Village, including educational, financial, traffic, recreational, and any other impacts pertinent to the particular development.

   a. For Subdivisions of an appropriate size, require developers to set aside areas for public recreational use.

   b. Require developers/subdividers to install paved pedestrian/ bicycle paths consistent with the Plan as shown on Plate 2.

4. Continue and encourage intergovernmental planning efforts outside the boundaries of the Village of Oak Brook.

   a. Maintain effective communications with neighboring municipalities, the County, Regional, and State Agencies.

   b. Continue to encourage adjacent land uses in neighboring municipalities to be compatible with land uses within Oak Brook.

5. Should the Village consider the possible annexation of nearby unincorporated territory as depicted on Plate 10, analysis should be made of the conformance of the property involved to the following standards and criteria:

   a. The compliance with existing zoning standards of the Village of Oak Brook.

   b. The ability to service the area with necessary public facilities including sewer, water and fire and police protection.

   c. The cost of providing services to such property.

   d. The compatibility of the property considered for possible annexation with adjacent or nearby property within the corporate limits of the Village of Oak Brook.

   e. The location and configuration of the property as affecting the symmetry of the Village's boundaries.

In reviewing all possible annexations, care should be exercised to achieve rationalization of the Village's ultimate boundaries to not extend beyond the logical major barriers of Roosevelt Road on the north and the Tri-State Tollway on the east.

6. Protect the health, welfare and safety of the community by:

   a. Adoption of flood plain controls.

   b. Regulation of, or elimination of, noxious land use.

c. Prevention of public and private nuisances.

d. Requiring proper maintenance of land.

e. Eliminating health and safety hazards.

7. Establish proper parking criteria for each proposed land use.

B. Institutional-Objectives

1. To preserve the low density and open space character of existing institutional uses in the Village.

2. Provide densities consistent with surrounding residential properties for all discontinued institutional uses in the Village.

3. Require any proposed rezoning of land in Institutional Districts may be done only after presentation of a site plan for the proposed land to be rezoned.

C. Open Space and Vacant-Objectives

1. Encourage the improvement of the streams and creeks, namely Salt Creek and Ginger Creek and other tributaries, which pass within the Oak Brook Village limits.

2. Preserve the flood plain lands for open space use and ensure that further development complies with the characteristics of the environment so that stream flow and underground water of satisfactory quality will continue to be available.

3. Protect the Village from possible damage by increased rainwater run-off due to urbanization, through actively supporting area-wide programs for the entire DuPage County and appropriate retainage areas within the Village.

4. Maintain the Sports Core in open space, recreation and related uses.

5. Promote the Village and Park District development of recreation and, at the same time, preserve the amenity of the natural landscape.

6. As opportunities present themselves, encourage public acquisition of private open spaces.

D. Recreational Objectives

1. Encourage the retention of existing recreational facilities primarily as recreational in nature and use, and preserve golf uses of the Butterfield Country Club and Butler National Golf Course.

2. Develop a greenbelt system with pedestrian and bicycle trails to interconnect with neighborhoods within the Village.

3. Encourage the continued and expanded use of forest preserves and other public land for recreational purposes.

4. Continue the high standards of permanently available recreation land acreage ratio to population (at least six acres per 100 people) in order to accommodate the quality needs of the present and future residents of Oak Brook.

E. Residential-Objectives

1. Maintain the quality and open rural character of Oak Brook as the population grows to optimum density.

2. Maintain stability and balance in present zoning classification districts.

3. Maintain residential zoning classifications to those classified in the Zoning Ordinance.

4. Explore variety and flexibility in new concepts of site planning.

F. Parking Areas-Objectives

1. Encourage the attractive landscaping, berming and screening of surface parking and encourage the development of enclosed parking in office, research and assembly centers.

G. Commercial-Objectives

1. In retail commercial development, encourage interior circulation systems and collector streets that mesh with the Village street system.

2. Maintain the standards in developed commercial areas to prevent deterioration.

3. Establish clear regulations on the use of commercial signs.

4. Avoid having signs interfere with vistas.

5. Encourage adequate walkways throughout the commercial areas.

6. Encourage adequate landscaped parking areas screened and bermed from public view.

H. Services-Objectives

1. Designate suitable lands for parks, schools, libraries, public facilities, and utility sites.

2. Provide efficient public service to meet the reasonable needs of the community.

3. Upgrade services to meet needs of an expanding community.

I. Office and Professional-Objectives

1. Encourage office, research and assembly centers within the appropriate districts related to the overall land use and transportation plans.

2. Encourage local services and facilities for Oak Brook's daytime employee population.

3. Encourage adequate landscaped parking areas screened and bermed from public view.

II. TRAFFIC AND TRANSPORTATION

A. Local Traffic-Objectives

1. Insure that local roads are preserved for the safety, convenience, and welfare of Village residents.

   a. Encourage minimum traffic volumes on the following:

      (1) Oak Brook Road (31st Street) - Minor Arterial*
      (2) 35th Street - Local Road
      (3) York Road - Minor Arterial*
      (4) Midwest Road - Minor Arterial*
      (5) Meyers Road - Minor Arterial*

      * County roads

   b. Retain low traffic volumes and discourage commercial vehicular usage on all existing local streets.

2. Enhance the beauty of the area by appropriate design including landscaping.

3. Promote curvilinear street layouts in residential areas.

4. If streets require widening to four or more lanes, planted, divided medians should be utilized provided the resulting width does not deteriorate residential areas.

5. Require all future developers to design subdivision street networks to discourage thru-traffic.

6. Design all new local streets to maximize safety and minimize speeds.

7. Work cooperatively with the County to buffer residential areas from traffic pollution.

B. Thru-Traffic-Objectives

1. Channel all thru-traffic to principal arterials as follows:

   a. Robert Kingery Expressway (Ill. 83)
   b. 22nd Street (Ill. 55)
   c. Butterfield Road (Ill. 56)
   d. East-West Tollway (Int. 88)
   e. Tri-State Tollway (Int. 294)
   f. Roosevelt Road (Ill. 38)
   g. Ogden Avenue (U.S. 34)
   h. North-South Tollway (Int. 355)

2. Establish appropriate design standards for Oak Brook roadways to provide a suitable thru-traffic flow network, offering protection of residential areas by diversion of thru-traffic.

3. Financially participate in arterial road system improvements.

4. Work with the Tollway Commission to develop a full access interchange in the vicinity of 22nd Street and Interstate 294.

C. Bicycle and Pedestrian Ways-Objectives

1. Develop throughout the community interconnecting footpaths and bicycle trails.

2. Continue present bridle paths.

3. Develop sidewalk systems in strategic commercial office-research areas.

4. Reduce resident vehicular trips for recreational and educational activities.

5. Provide non-motorized access to strategic locations in the Village.

6. Provide separate bike/pedestrian paths, not shoulders of a road.

D. Local Public Transit-Objectives

1. Encourage the use of public transportation and mass transit in Oak Brook for the purpose of reducing vehicular traffic volume.

2. Encourage a local public transit system in Oak Brook's commercial areas using the commuter and shuttle bus modes.

3. Encourage bus service on, and only on, principal arterials, minor arterials and collector streets.

4. Obtain public and/or private sponsorship of a bus and/or "vanning" system.

5. Implement provisions in the Zoning Ordinance for bus turn around bays and bus lanes.

E. Regional Mass Transit-Objectives

1. Support the RTA when its programs complement Village public transit goals.

2. Support regional mass transit programs which relate to bus systems that serve the Village.

III. COMMUNITY FACILITIES AND PUBLIC SERVICES:

A. General-Objectives

1. Continue to provide a high level of municipal services in the areas of:

   a. Administration
   b. Planning and Zoning
   c. Public Safety
      Police Services
      Emergency Ambulance Service
      Fire Services
   d. Public Works/Engineering
   e. Library
   f. Public Health
   g. Water Services
   h. Sports Core

2. Provide a plan for equitable funding of community facilities, such as funding services on a fee or user basis when appropriate.

3. Make community facilities and public properties available to all Village residents.

4. Administer all public services and facilities in the interest of the public health, safety and welfare.

5. Operate the Village government under the form of government as prescribed by the Illinois Revised Statutes as best serves the needs of the community.

6. As regional cooperative activities are developed, participate in efficient regional systems when in the interests of the Village.

B. Public Services-Objectives

1. Continue a capital development program for the municipal water system to insure that adequate supply, storage and transmission of high quality water is provided to all Oak Brook residents at common rates, including an allocation of surface water from Lake Michigan.

2. Preserve the municipal Fire Department and water system to maintain the Village's fire insurance rating.

3. Continue to operate the Oak Brook Library as a municipal department and as a free public library.

4. Continue to provide municipal water service to Oak Brook residents as well as residents adjacent to Oak Brook who are presently serviced by Oak Brook water.

5. Continue to plan and institute crime prevention programs and work within the community to reduce crime.

6. Manage a long-range fiscal policy that will avoid the need for a Village tax to provide for a high level of Village services and capital improvement for as long as practicable.

7. Encourage the extension of sewerage system to all residents. Upgrade present system to meet needs of expanding community.

8. Improve communication and cooperation among other local agencies.

C. Community Facilities-Objectives

1. Reserve sites and encourage the development of expansion of the following facilities if, and when, needed:

   a. Water System Facilities
   b. Police Sub Station
   c. Third Fire Station
   d. Recreational Sites
   e. School Sites

2. Support programs and facilities which promote the history, archeology and heritage of Oak Brook.

Chapter 6

COMPREHENSIVE COMMUNITY DEVELOPMENT PLAN

LAND USE

As is stated in the 1971 Comprehensive Plan, Village of Oak Brook, a community development plan is intended:

(1) as a statement of public policy which will guide and control future development in the Village, and

(2) to remove as much uncertainty as possible from the development process.

This plan, therefore, represents not only a set of recommended future land uses within the community, but also a statement of the manner in which the various land uses relate to each other. The land use recommendations provide the framework for the development of the Comprehensive Plan. In the following sections, the functional classifications of land use in the Village of Oak Brook are summarized to provide a framework for future planning decisions.

Residential

The Village of Oak Brook is a low density, suburban, estate and semi-rural residential community. The Zoning Ordinance of the Village of Oak Brook sets forth standards which are designed to achieve this objective. The objective of the Comprehensive Plan regarding residential land use is to be consistent with the existing zoning district classifications, except where good planning requires revision. Revision is recommended in the following areas:

1. Twenty-seven (27) acres located on the northwest corner of Jorie Boulevard and Oak Brook Road (31st Street): This area, referred to as "Village Green", is presently zoned R-3. This area is being highlighted since the property is still vacant, but has been the subject of litigation regarding its use. As in the 1978 update, it is recommended that this area retain its R-3 zoning and be developed residentially, or as open space.

   To be consistent, zoning in the "Village Green" was made low density residential, R-3, similar to the classification of Hunter Trails to the south (R-2). This was also compatible with the open space use of the Park District immediately north. This area should continue to be zoned R-3 and developed residentially. It seems certain that other uses would be less attractive and more intense than a residential development, and would contribute substantially to the traffic burden on Oak Brook Road (31st Street) and Jorie Boulevard.

2. There are many unique physical characteristics within the Village of Oak Brook. Where these include flood plains, scenic vistas, heavily wooded areas or unsuitable soils, special use housing configurations as provided for in the Zoning Ordinance will be considered.

The rationale behind special use housing configurations is to preserve the natural and rural setting of the community and protect the environment, while providing land owners an opportunity to develop their properties.

A location which may be considered for R-4 special use housing configurations, or for park space is the area south of Kensington Road and west of Jorie Boulevard. This area of approximately thirty-four (34) acres provides a natural transition from office-research-assembly districts on the north to the park lands on the south. In addition, Route 83 and Jorie Boulevard are busy traffic arteries which restrict certain conventional residential planning options.

Examples of special use housing configurations already developed or approved are Steeplechase along Salt Creek and Briarwood Lakes along Ginger Creek. The Salt Creek and Ginger Creek basins are natural constraints for development which also provides opportunities for imaginative planning in the Village of Oak Brook. Care should be taken to preserve the natural floodways and floodway fringes. Future development should be abated along any floodways and should be controlled in the floodway fringes to assure that protection is afforded to property owners on the site and upstream, downstream and cross-stream neighbors.

Briarwood Lakes represents an attached, cluster-type special use housing configuration in Oak Brook, which is compatible with the surrounding water environment. It provides a buffer between Route 83 and single family detached houses to the west.

Steeplechase represents a single family special use housing configuration that preserves an existing flood plain. It provides a buffer to office-research-assembly uses to the south.

3. Twenty-five (25) acres of land located at the northwest corner of 16th Street and Spring Road (Oak Brook Club) was annexed to the Village in July, 1986.

   This area was originally developed under County zoning and contains five (5) condominium buildings with 316 units, a recreation building, and a three-story office building of 22,000 sq. ft.

   Oak Brook Club was brought into the Village with an R-1 classification by default. None of the Village's current zoning districts would allow the existing development, and the Village chose not to create a special category for this area.

   The Oak Brook Club should retain its R-1 classification. To create a new category covering this type of development would tend to encourage similar developments elsewhere in the Village, which runs counter to the Village's goal of maintaining low density residential areas.

4. Vacant properties located generally south of 35th Street and west of Adams Road, which are presently zoned residential, should be developed with single family detached houses.

Open Space/Vacant Land

Open space continues to be one of the principal attractions in the Village of Oak Brook. All possible efforts should be made to preserve existing open space for aesthetic, recreational and environmental purposes. In addition, open space is ideally suited to implement storm water management and ground water recharge programs. Care should be taken to retain the open space inventory in Oak Brook and eastern DuPage County.

Two major golf courses are the Butler National Golf Course and the Butterfield Country Club. Although Butterfield Country Club is surrounded by the Village, it is not within the Oak Brook corporate boundaries. It is anticipated that these golf courses will continue to flourish and remain as open space for recreational uses.

If necessary, preservation of these major open space areas by public acquisition should be considered as the opportunities present themselves. Butterfield Country Club is a major recreational open space in the western portion of the Village. Butler National Golf Club provides 180 acres of open space in the eastern portion of the Village, and, when coupled with the 270-acre Sports Core properties to the east, 71-acre Central Park, and the forest preserve property to the south, creates an area approximately three miles long and one-half mile wide of primal forest and recreational open space. This objective, preservation of open space, can only be accomplished by close coordination and cooperation on the part of all governmental agencies -- local, county, state, and federal.

In 1977, the Village of Oak Brook, as approved by referendum, purchased the 276-acre Sports Core property, and in 1983 rezoned the property to the Conservation/Recreation zoning district in order to preserve the area for open space purposes.

The Village of Oak Brook has adopted a plan for and will continue to require dedication of an open space network for bicycle and pedestrian pathway purposes in all subdivisions. Care is to be taken in all future planning to secure easements and access for pathway systems pursuant to the Bicycle and Pedestrian Pathway Plan and require, when appropriate, that subdividers install the improvements. The objective is to provide a network for non-motorized transportation that permits residents access to recreation, school, community and commercial facilities. In addition, it will provide a means for residents to enjoy the natural and architectural beauty of the Village.

There should be open space networks in new subdivisions consisting of lineal parks, tot lots, mini-parks, and sub-regional parks. Consideration should also be given to establishing parks and other recreational facilities in existing residential and commercial areas.

The preservation of open space for environmental reasons is a paramount consideration. Sound flood plain management necessitates the preservation of existing floodway, permitting only strictly controlled development in the floodway fringe areas. The basins of Salt Creek and Ginger Creek should be maintained in their natural state. If altered, compensatory storage and other modifications must be applied to any improvement to insure that upstream, downstream, and cross-stream residents do not suffer from the effects of

flooding. Existing lakes, wetlands and low areas provide natural flood water storage and ground water recharge. These areas should be preserved to augment the declining water table.

Institutional

Institutional uses in the Village of Oak Brook include cemetery, educational and church/synagogue uses and enhance the open characteristics of the community.

These uses are unique, and any proposal for modification should be subject to the following guidelines:

1. Proposals should be compatible with the use, density and zoning of surrounding properties. Traffic, community facilities and services, and environmental characteristics must be adequately considered.

2. A complete plan must be submitted to the Village showing the entire institutional property, the proposed modification and its impact on the factors set forth in the above.

Retail Commercial Facilities

High quality, aesthetically pleasing, and architecturally compatible retail facilities exist and should be preserved in the Village of Oak Brook. Guidelines for the development of these facilities are set forth in various ordinances and regulations of the Village of Oak Brook. These should be reviewed from time to time to insure that they are current and adequate to maintain the high standards of the Village of Oak Brook. Specific areas which should be continually monitored are: screening and landscaping of parking lots, parking ratio, strict control of signs, height and bulk restrictions, and floor area ratio restrictions for each zoning district. All retail areas should be designed to provide for access by automobiles, buses, bicycles, and pedestrians. In areas where several commercially zoned parcels exist, integrated architectural and landscape plans should be encouraged.

The Oak Brook regional shopping center is a major amenity and serves a broad population base. It should be maintained and strengthened in order to remain economically competitive.

Office/Professional Facilities

Location of office-research-assembly uses in the Village should relate to the Village's transportation and utility systems. It appears that the principal mode of transportation in the immediate future will be the private automobile. Therefore, traffic movement should be one of the most significant factors in making decisions on location of these areas. All high yield, high intensity uses should be located near principal arteries.

COMMUNITY FACILITIES AND PUBLIC SERVICES

Municipal Water System

A municipally owned public water system exists and has been expanded throughout the Village of Oak Brook. In 1973, the Oak Brook Utility Company

(a private utility) was purchased by the Village of Oak Brook for the purposes of improving the level of service and insuring an adequate water supply for all municipal residents. The Village was required to service the entire area certificated by the Utility Company, which included many customers outside the boundaries of the Village of Oak Brook. In 1975, a comprehensive evaluation of the water system was conducted by Warren and Van Praag, Inc., Consulting Engineers, and the report serves as the reference guide to the municipal water system. It provides a comprehensive analysis of the existing system and proposed capital improvements. The recommended capital improvements program, adopted by the Village Board of Trustees in the fall of 1975, contemplated a long-range source of water supply from both deep wells and Lake Michigan. Since that time, the DuPage Water Commission, as supported by the Village of Oak Brook and other municipalities, is constructing the distribution system which is scheduled to deliver Lake Michigan water to DuPage County in 1992. At that point in time the Village's deep wells will only be maintained for emergency use.

Sanitary Sewer Service

Most sewage generated within the confines of the Village of Oak Brook is presently collected and treated by regional sanitary districts. The Hinsdale Sanitary District and the Downers Grove Sanitary District both serve the Village of Oak Brook. They provide a sanitary sewerage collection program including tertiary treatment. It is an objective of the Village of Oak Brook to insure that the two sanitary districts pursue a program of maintaining the collection lines, both as an environmental safeguard and as a service to customers within the Village. The Village encourages extension of sanitary sewer facilities throughout the entire municipality and supports efforts by the Hinsdale Sanitary District and the Downers Grove Sanitary District to accomplish this purpose.

Septic systems in the Village of Oak Brook are discouraged and will be prohibited where soils do not permit their satisfactory use. Septic systems will be considered on an individual basis when sanitary service is not available. However, abandonment of septic systems will be required when sanitary sewer collection lines become available to property owners at a reasonable cost.

Storm Water Management

The Village of Oak Brook is actively involved both locally and regionally with storm water management programs on a watershed basis. The goals of Oak Brook's storm water management programs are:

1. To provide uniformity with regional standards regarding flood plain management.

2. To manage development on existing flood plains by prohibiting urbanization in the floodway and controlling development in the floodway fringe through the requirement of compensatory storage and other environmental protections.

3. To provide storm water runoff control in conjunction with urbanization.

4. To support the regional capital improvement programs which will benefit an entire watershed area.

5. To maintain a continuing program of inspection of all storm water drainage facilities including detention/retention basins and storm sewerage systems.

6. Encourage and support the dredging of Salt Creek for its entire length through the Village, including other streams as necessary to protect both public and private property.

Electric, Gas, Cable TV and Telephone Utilities

All four exist as private utilities serving individual customers. However, increased municipal/private utility cooperation will be required to provide services such as emergency regional communications such as the emergency telephone number 911.

All public utilities including gas, electric, cable TV, and telephone lines should be installed underground when it is practicable to do so.

Municipal

The Village government is responsible for enacting policies and implementing programs for meeting the demands of its citizens for services. These municipal services are as follows:

1. Administration
2. Planning and Development
3. Public Safety
    a. Police Services
    b. Fire Services
    c. Emergency Medical Service
4. Public Works
5. Library
6. Health and Welfare
7. Water Service
8. Licensed Garbage Collection
9. Franchised Cable TV
10. Sports Core

The Village will continue to operate under its present form of government as prescribed by the Illinois Revised Statutes. Home Rule Authority is presently being investigated.

Municipal services are implemented by 128 full time and 19 part time employees. Twenty-four Fire Department paid on-call firefighters act as a supplement to the full time firemen. In addition to these employees, the Village utilizes private contractors to provide essential services. Examples of these programs are: solid waste collection and disposal, mosquito abatement, landscape maintenance, and major construction projects.

Solid Waste Management

The two existing landfill sites within DuPage County are projected to be filled by 1993. DuPage County government, through recent legislation, has been given authority over the disposal of all solid waste generated within the county. Current options include recycling, waste-to-energy, and landfilling.

Due to the urgent nature of this issue and the extended lead time required to construct certain facilities, the Village should continue to actively support the County's planning effort.

Other Public Agencies

The Village of Oak Brook is predominately in DuPage County, with a small area in Cook County, and is a part of the Chicago Metropolitan Area. All of these areas are serviced by various governmental agencies responsible for meeting the service demands of their citizens. It is important that intergovernmental cooperation between Oak Brook and other agencies be fostered.

The State of Illinois and the County of DuPage play a major role in the implementation of transportation networks, which will be discussed in a later section. The DuPage Forest Preserve District is an important agency in the preservation of open space.

The Oak Brook Park District will continue to have the primary responsibility for providing recreational facilities and programs for Oak Brook residents. The Park District's facilities are shown on Plate 3. The Central Park area has been developed to provide baseball fields, soccer fields, lagoons, outdoor tennis courts, and a building housing indoor tennis, racquet ball courts, a shelter building for recreational programming, a Gazebo, and the Park District administrative offices. The Park District is preparing a long-range plan for the provision of facilities and services.

Locational analysis and site planning for all facilities should be prepared by the individual school and park districts with consultation with Village government to assure compatibility with zoning and land use planning.

Oak Brook Sports Core

The Village owns and operates the Sports Core which provides leisure opportunities in the following areas: golf, swimming, tennis, polo, open field recreational activities, jogging, and cross-country skiing. It is recommended that the Village develop or encourage construction of a public stable for use by area residents.

Library

The municipality will continue to operate a free Public Library for Oak Brook residents. Located in the renovated Superior School in the Village Commons it contains 5,000 square feet. The Village is presently surveying library needs of residents, and if determined necessary, should pursue enhancement/expansion of the current facility.

Historical and Archaeological Interests

The Oak Brook Historical Society, Ben Fuller Association, Graue Mill Association, Fullersburg Historic Foundation, and Salt Creek Greenway Association are responsible for the preservation of the local history which includes collection of material relating to pre-history, exploration, settlement and development. The purpose of the organizations is to research, gather, preserve, display and promote interest in Oak Brook's history. The Oak Brook Park District has taken the responsibility for the preservation of Oak Brook history. The Village will be enhanced by the continuing development of the Fullersburg Woods and Graue Mill Historical Districts.

The Graue Gateway District is located at the intersection of Spring and York Roads, as shown on Plate 3. Development of this area shall adhere to the regulations as stated in Section VIII-A of the Zoning Ordinance, and the following objectives while conforming to the present land uses:

1. To encourage and foster development in the area consistent with the Graue Mill, its site and the historic period it represents.

2. To encourage and promote the attractiveness, cohesiveness and compatibility of new buildings, development, remodeling, and additions so as to maintain and improve established standards of property values within the area consistent with its historical character, through the requirement of a Certificate of Appropriateness.

3. To encourage and promote the preservation of historical structures, buildings and natural resources including the Graue Mill, the old St. John Church, the Fred Graue residence, the Ben Fuller farmhouse, the York Tavern, and other historic structures in the village with development and passage of a historic preservation ordinance that notes sites, even though they may have been destroyed or changed.

All development within this area shall enhance the historical and archaeological value of this portion of DuPage County. The Village should encourage the preservation of historical buildings and other landmarks.

Consideration should be given to the creation of subdivision design standards for the protection and enhancement of the rural qualities of the Fullersburg area. The Oak Brook Fullersburg Committee has recommended developing Subdivision design standards governing the Fullersburg area concerning land improvements in public and private rights-of-way including: 1) signage; 2) types of streets; 3) landscaping, and 4) other matters relevant to the rural nature of the area. These items should be studied by the Plan Commission and specific changes recommended to the Village Board as deemed necessary.

Entertainment, Fine Arts and Culture

These activities are planned to be private ventures. Several facilities have been proposed including a legitimate theater and a cultural center encompassing a studio for the performing arts, an art gallery, a museum, and other cultural activities.

TRAFFIC AND TRANSPORTATION

The major arterial roads transversing Oak Brook are controlled by Federal, State, and County agencies. The minor arterial roads with few exceptions are controlled by the county. This plan encourages regular improvements to all the major arterials to provide safe, efficient movement of traffic into, out of and through Oak Brook. The transportation system must be designed to provide easy access to the residential and office/commercial sectors, while offering protection of residential and open space areas from nonresidential encroachment. A balanced system must be developed which provides adequate local roadways without attracting traffic from other nearby areas, thereby preserving the natural beauty of Oak Brook.

To protect the residential areas of the village from high levels of traffic, particularly commercial vehicular and through traffic, we discourage the widening of the minor arterial roads.

In this comprehensive plan there is a critical link between the transportation system and both the land use and community facilities/public services elements. The interrelationship of policy decisions regarding any one of these three components must be respected.

The transportation system consists of roadway, vehicular, and bicycle/ pedestrian pathway elements. Widening roadways invites usage by more vehicles and lessens the necessity for efficiency in occupancy of vehicles. Conversely, increased occupancy in the vehicular element and increased usage of the pathway element lessen the pressure for widening roadways. Therefore, a balanced system can best be attained by encouraging more people to ride in each vehicle and greater utilization of the bicycle and pedestrian pathways.

Functional Classification

The roadway element provides the capacity for vehicular trips. Parts of this element have been classified to provide priority routing by types of trips. The Federal Aid System Classification Map is utilized as the basis for roadway classification in the Village of Oak Brook. This classification identifies the road network which channels all through and nonresidential traffic to Route 83, 22nd Street, Butterfield Road, the East-West and Tri-State Tollways, Roosevelt Road and Ogden Avenue. It also indicates that local roads should be preserved for the safety, convenience and welfare of Village residents by encouraging minimum traffic volumes on Oak Brook Road (31st Street) 35th Street, York Road, Midwest Road, and Meyers Road. This classification should assist both in retaining low traffic volumes and in discouraging commercial vehicular usage on all local streets.

Roadway Improvements

Roadway improvements must be designed and constructed to be both aesthetic and functional. The boulevard concept is an aesthetic hallmark of the Village, and it should be utilized in all reconstruction of principal and minor arterials where the resulting road width does not deteriorate adjacent residential properties. The conceptual boulevard cross-section shown on Exhibit 2 assumes that landscaping and planted medians will be utilized on both two and four lane roadways. Turning bays will provide efficient and safe movement of traffic.

Local Roads

The street standards for local roads are stated in the Subdivision Control Ordinance. In some cases, curbs and gutters may be waived in lieu of gravel shoulders for aesthetic and environmental reasons, in which case, adequate storm drainage must still be provided.

Regional Roadways

The tollways and highways are parts of the roadway element that provide Oak Brook with excellent transportation links to the metropolitan area. Oak Brook must be involved in transportation planning activities for the region. DuPage County has prepared a 2005 year plan for regional roadways. That plan calls for the widening of several minor arterial streets within the village. The county plan is in conflict with Oak Brook's comprehensive plan. The comprehensive plan recommends these streets remain two-lane. It is fundamental to the unique character of Oak Brook that these streets remain two lane and that our residential areas not be dissected with four lane roads. Village authorities should aggressively pursue remedy for Oak Brook in this conflict. The Illinois Department of Transportation and the Illinois State Toll Highway Authority are both involved in roadway planning which affects Oak Brook. Communications with these two agencies should be expanded. The traffic into and out of Oak Brook's commercial and retail areas has increased significantly in the past decade. Recent traffic studies indicate the traffic will continue to increase, most of it originating outside of the Village.

The Village should work with the Illinois State Highway Commission to provide a complete interchange at the intersection of 22nd Street and Interstate 294.

Traffic Study

The Village should regularly conduct Traffic Studies. Surrounding communities and various real estate developers have periodically commissioned traffic studies for their specific areas of interest. While these studies are helpful to the Plan Commission, Zoning Board, and Village Trustees when reviewing proposed developments inside the Village and on its borders, the Village needs its own study to provide parity and consideration for the entire Village area. The Village should collect all pertinent studies as they are made available to assist us in our planning decisions.

Vehicular Element

Traffic congestion, inefficient use of energy resources and pollution are associated with the dominant use of the automobile, particularly by the business community. Public transportation must be expanded to overcome this reliance. The Chicago Area Transportation Study (CATS) and the County of DuPage are both currently involved in an effort to develop short and long-range mass transit improvements. The county has developed an initial draft of the Short-Range Improvement Program as part of the DuPage County Transit Study.

Bus, commuter rail and rapid transit facilities and service should be linked in an integrated metropolitan system with emphasis on the development of multi-modal transportation corridors. Coordinated service schedules, transfer privileges between lines and convenient transfer points are important

components. Feeder bus operations should be encouraged and geared specifically to commuter railroad services. The extension of the East-West electric rail rapid transit facilities should be located north of the corporate limits of Oak Brook if it is ever constructed. Development of regional bus routes along Route 83 with transfer points has been suggested in the 1995 Transportation System Plan, March, 1987 Revision.

The Oak Brook Association of Commerce and Industry has been investigating private bus, van pooling and car pooling operations. These efforts, along with the shared ride taxi service and local variable route/variable schedule bus service, can reduce demands for expanded roadways and warrant further examinations by the Village. Techniques such as staggered starting and quitting times, four-day work week, and floating employee hours all have an effect on reducing peak traffic volume and should be encouraged.

Bicycle and Pedestrian Ways

Oak Brook has an extensive system of bicycle/pedestrian ways. The current plan for the system should be reviewed and updated with the intent to upgrade and expand it.

Chapter 7

GENERALIZED URBAN DESIGN CONCEPT

Oak Brook represents a style of life and implies a level of prestige unique in the Chicago area. Association with the name of Oak Brook is considered beneficial. Oak Brook is a definite place with a definite form; this concept must be further clarified and protected as, increasingly, suburban development encroaches upon and surrounds Oak Brook. As Oak Brook becomes even more of an entity which can be readily identified, there will be greater community cohesiveness.

The Village of Oak Brook possesses a significant amount of highly original residences nestled amidst large areas of open space, enhanced by exceptional recreational facilities, that makes it a role model for surrounding communities. This is complemented by a carefully controlled amount of commercial use in the community. Approximately 88% of the total village land has been developed.

The urban design concept for Oak Brook discussed below is presented graphically on Plate 8. Single-family residences are the predominant land use in Oak Brook. This area of single-family residences is surrounded on the south, east, and partially the west, by intensive landscaping which functions as a protective sound and visibility barrier and natural form enhancement. The commercial area with high rise office buildings surrounding the Oakbrook Shopping Center dominates the northern area of Oak Brook. The primary goal of the Generalized Urban Design concept is to provide a clear separation of the high density residences from the low density residences. The unique association between residences and the natural environment are a great help. However, the preservation of district boundaries between the high quality residential environment of Oak Brook, the commercial area and neighboring communities is essential.

Almost unnoticed from the more hurried, more conventional areas about it, there is within Oak Brook a small network of lakes, swamps and waterways formed by the Salt Creek drainage area. Uniquely, the developers of Oak Brook have prized these resources and have led the way for their preservation through design. The core of the proposed water element of the design concept is the Salt Creek channel from Oakbrook Center to the forest preserve and Ginger Creek, from the point that it joins Salt Creek westward through the Sports Core, the Central Park, Briarwood Lakes, Brook Forest, Butterfield Country Club and the Ginger Creek subdivision. An initial improvement, the greenway system, is suggested as the central thread of the design element throughout Oak Brook. Following this, the developers have formed a series of miniature landscapes of small hills, lakes, peninsulas and islands with inviting horizons. Along the primary Salt Creek channel, beginning at the Sports Core, the natural channel is preserved as a small river rather than as an enlarged storm sewer. It is here that the feeling of life emerges to create what is most unique to Oak Brook, a natural environment of water, forest, marsh plants and a mill race.

A third natural element, the forest, is a remnant of the forest margins between the Great Lakes and the Illinois prairie which were greatly restored at the turn of the century at a time of city greenbelt building. It remains

an ecological rarity primarily concentrated in association with water, as at Salt Creek and at the Seminary.

Developers of commercial and industrial structures should be encouraged to include more open space and green areas if possible, along with extensive landscaping to perpetuate the naturalness of the village's environment.

The relatively open, low-density dwellings throughout the developed portion of Oak Brook create a sense of spaciousness set apart from city tension and congestion. Many homes are set on wooded lots in carefully constructed subdivisions that display unusual and varied examples of architecture.

Interior Design Concept

The interior residential area of Oak Brook requires the utmost care in design development. It is here that the value of a design plan must result in the creation of a residential environment which reinforces Oak Book's investment in home construction. As noted, the primary tool in the creation of this environmental concept is the greenway system which follows the watershed systems from neighborhood to neighborhood and logically provides a greatly needed system of pedestrian access and movement from one neighborhood to another.

The interior system development would begin at the Sports Core and proceed south along Salt Creek, parallel to Spring Road, and in the initial state, west along Ginger Creek as far as the Butterfield County Club. Implementation of a general plan will evolve with the development of greenway easements and pathways coinciding with the drainage system along Ginger Creek, and probably at sometime in the future through the Butterfield Country Club and the Ginger Creek Subdivision. A complete interior greenway loop will be formed by following the Creek's south fork to the St. Paschal's Seminary property, incorporating its beautiful lake system into the pathway system. The loop follows the natural drainage until the west fork of Ginger Creek is again encountered.

Significantly, this pathway is not suggested only for idle walking. Rather, it is keyed to a greatly needed interior pedestrian communication system which touches every community facility, almost every vantage point of orientation and scenic beauty, and every structure which offers a sentimental association for the community. In other words, the pathway system should present a sequence of pleasant experiences, quiet and subdued and, occasionally, exhilarating, in addition to providing a system for getting from one place to another.

Every effort should be made to extend the system so that it provides all residents with safe, easy access to every area of the village whether by bicycle or by foot.

A major problem to the cohesiveness of Oak Brook is the existence of a major arterial system of roadways cutting through the Village. These arterials should be carefully screened, shielding the Village's residents from their noxious influences. The tollways, Route 83 and Oak Brook Road especially require natural screening devices.

The commercial center is an important identity and destination element for traffic passing through Oak Brook on the major arteries. The better they are directed, the faster they will pass through without diversion into the residential areas. What is suggested is a form of channelization to create a more familiar locally oriented format and identify within the residential areas directed at specific village-oriented activities.

An advantage of the location of Oakbrook Center in relation to the rest of the village is that distance and the natural landscape reduce the impact of the Center on residential areas. Its location also increases its appearance as an ornament, particularly at night. New additions to Oakbrook Center should be carefully planned to harmonize with the existing architecture to create cohesiveness.

Peripheral Design Concept

The periphery of Oak Brook is well defined from the north by the powerful design element of the Tollway, Oakbrook Center, and the Forest Preserve on York Road. More than any other element, the contrast between these activities and dramatic form make the rest of Oak Brook seem to be an area dominated by natural forms. As stated above, natural form dominance is a key design objective. The forest preserve at the southeast corner of Oak Brook is a valued asset.

With the establishment of an Historic Graue Mill Gateway area, there is an opportunity to improve the Fullersburg area and to prevent the encroachment of commercial development along York Road. Any improvement to the entrances to Oak Brook will aid in emphasizing Oak Brook's uniqueness and should be encouraged.

These gateways should present forms typical of the restrained good taste of the village's overall design and give repetition of its primary design elements. These would include both massed and striking landscaping, perhaps a small berm, and carefully designed signs and large-scale village map for identity and direction. The idea is to arrest the eye and quickly present what is unique to Oak Brook. These gateways are most important as orientation points as well as significant advertising media for the village. A well-designed gateway, in conformity with the character of the community, can affect the viewpoint and behavior of the itinerant traveler and give a feeling of community to the village residents.

The village is fortunate to have many historic structures such as Graue Mill, many old homes, chapels, churches and cemeteries. These should be preserved.

The village's unique combination of 1890's farmhouses scattered among elegant homes set on extensive acreage tucked carefully among ancient oaks and running streams has established a reputation of quality, and community pride which should be maintained.

SUMMARY

Oak Brook should remain a predominantly single-family, residential community. Low-density housing should continue to conform subtly to natural topography and include extensive landscaping intended to preserve an affinity with the natural environment. Visual prominence should always by given to the green areas, open space, and natural waterways that Oak Brook has become noted for. Preservation of woods, lakes, streams, and greenways together with parks, open space and an expanded pathway system are major objectives for the Comprehensive Plan for the Village of Oak Brook.

Separation of residential from commercial development is a necessity if Oak Brook is to retain its reputation of being a sophisticated community of elegant homes mingled with prestigious businesses. In particular, the following goals should be achieved:

1. Preservation of Oak Brook Road as a residential street with its present broad greenway;

2. A proper transition from commercial to residential and park land south of Kensington.

3. No further commercial zoning south of the tollway on Route 83;

4. No further commercial development in the Graue Mill Historic Gateway area.

It should be noted that the residents of Oak Brook are opposed to any further change from residential to commercial zoning as shown by the results of the attached questionnaire.

The Village of Oak Brook has the reputation of being a sophisticated community of elegant homes mingled with prestigious businesses and excellent educational opportunities set in a genteel, spacious wooded area, readily accessible to extensive recreational facilities and cultural attractions. Great care must be taken in maintaining this identity.

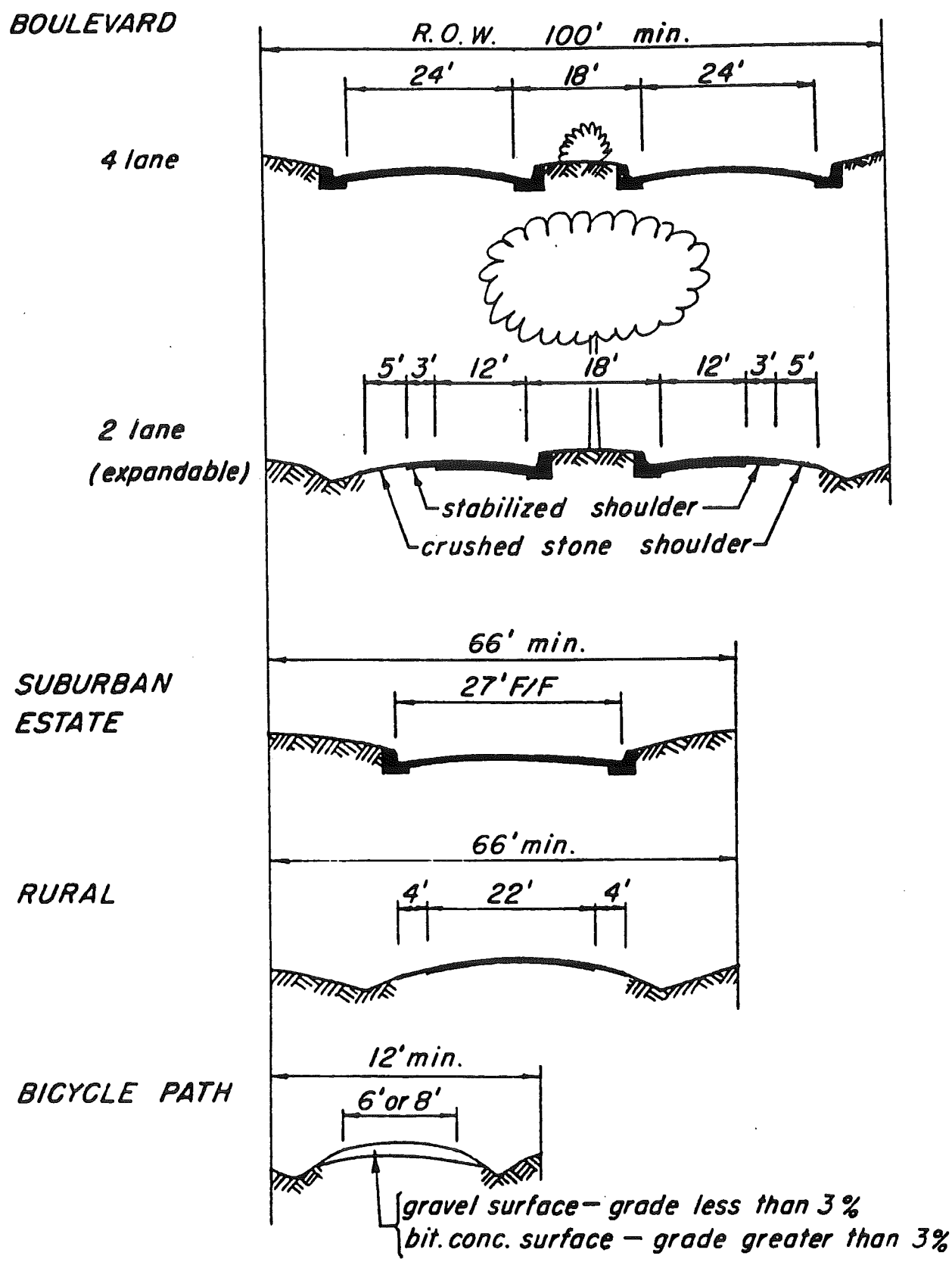


Figure 2

TYPICAL ROAD CROSS SECTIONS

APPENDIX

Final Results: 5/24/88

VILLAGE OF OAK BROOK

COMPREHENSIVE PLAN QUESTIONNAIRE AND RESULTS

In January of 1988, the Oak Brook Plan Commission prepared a questionnaire which was distributed to each household in the Village. Approximately 59.7% of all questionnaires distributed were returned and tabulated. The results are contained in the following section. This questionnaire has proved to be a valuable tool for the Plan Commission's use in justifying the goals and objectives that have been formulated and which are contained in this revised Comprehensive Community Plan.

One questionnaire to be completed per household. (Please give consensus answers.)

1. Current levels of residential population density in Oak Brook are:

		%
30	Much too low	1.7
125	Somewhat low	7.0
1269	About right	70.8
278	Somewhat high	15.5
91	Much too high	5.0

2. Current levels of business population density in Oak Brook are:

		%
16	Much too low	.9
65	Somewhat low	3.6
639	About right	35.5
595	Somewhat high	33.0
486	Much too high	27.0

3. Current levels of commercial population density (stores) in Oak Brook are:

		%
13	Much too low	.7
131	Somewhat low	7.4
869	About right	48.8
595	Somewhat high	26.1
304	Much too high	17.0

4. With regard to Oak Brook's balance between business/commercial and residential, do you believe the existing situation:

		%
442	Very much favors business/commercial	24.5
629	Somewhat favors business/commercial	35.0
584	Is about right	32.4
117	Somewhat favors residential	6.5
29	Very much favors residential	1.6

5. During rush hours is your ability to move within Village traffic:

		%
138	Relatively easy	7.7
716	Somewhat difficult	39.8
943	Very difficult	52.5

6. During off-peak hours, is your ability to move within Village traffic:

		%
1333	Relatively easy	76.8
311	Somewhat difficult	17.9
92	Very difficult	5.3

7. Please rank in order of importance the following Village services, with 1 the most important:

6	Maintenance of streets
3	Water system
8	Sanitary sewer
7	Storm sewer management
5	Traffic
9	Library services
2	Fire services
4	Paramedic services
1	Police services

8. I would like to remain a resident of Oak Brook, even if I lose my need or desire for a single family detached dwelling on a private lot.

1127 YES (68.8%) 510 NO (31.2%)

9. If question 8 is answered YES, what type of housing should be developed to accommodate your future needs?

		%
196	Single family detached dwellings on small lots	15.5
34	Apartment rental units	2.7
307	Apartment condominium units	24.3
656	Attached and semi-attached townhomes	51.9
71	Other (please specify)_____	5.6

10. Should the Village continue to expand the present bicycle/pedestrian pathway system?

		%
704	I strongly agree	41.3
421	I agree	24.7
403	I am neutral	23.7
78	I disagree	4.6
97	I strongly disagree	5.7

For Purposes of Classification:

11. Please circle the number of years your family has resided in Oak Brook.

0-2 years 3-5 years 6-10 years 11-20 years Over 20 years

		%
247	0-2 years	14.3
316	3-5 years	18.3
400	6-10 years	23.1
546	11-20 years	31.6
220	Over 20 years	12.7

12. How many people reside in your household?

114	1	6.7
618	2	36.2
289	3	16.9
380	4	22.2
198	5	11.6
79	6	4.6
21	7	1.2
4	8	.2
3	9	.2
2	10	.1
0	11	0.0
1	12	.1

5439	Total People	Min: 1
3.18	Average household	Max: 12

13. Of those in your household, how many are:

14 or younger			15 to 18		
Children Under 14			Children 15-18		
No. of Children	No. of Families	% of Total Respondents	No. of Children	No. of Families	% of Total Respondents
1	202	11.8%	1	199	11.6%
2	207	12.1	2	96	5.7
3	80	4.7	3	25	1.5
4	24	1.4	4	11	.6
5	2	.1	5	5	.3
6	2	.1	6	1	.06
7			7	1	.06
8	0		8	0	
9	0		9	0	
10	0		10	0	
0	1,192	69.8%	0	1,371	80.2%

Neither under 14 or 15-18 = 310. 18.1%

14. Indicate your residential area:

		%			%
130	Briarwood Lakes	7.9	96	Oak Brook Club	5.9
232	Brook Forest	14.2	27	Old Oak Brook	1.7
0	Chateaux Chambord	0.0	178	Saddle Brook	11.0
14	Ernie Pyle	.9	12	Steeplechase	.7
76	Forest Glen	4.7	87	Timber Trails	5.3
131	Fullersburg	8.0	57	Trinity Lakes	3.5
103	Ginger Creek	6.3	35	West Oak Brook	2.2
52	Hunter Trail	3.2	29	Woodside Estates	1.8
13	Merry Lane	.8	33	Yorkshire Woods	2.0
96	Midwest Club	5.9	200	York Woods	12.3
			6	Others	.4

This questionnaire answered by:

		%
914	Male head of household	55.7
447	Female head of household	27.2
26	Other member of household	1.6
255	Both	15.5

1791	Total Number of Questionnaires Returned
59.7%	Return Rate

COMPREHENSIVE PLAN QUESTIONNAIRE AND RESULTS

In May of 1976 the Oak Brook Plan Commission prepared a questionnaire which was distributed to each household in the Village. Approximately 50% of all questionnaires distributed were returned and tabulated. The results are contained in the following section. In addition, the Oak Brook Municipal Library has on file a detailed summary by subdivision and all input which was received as "general comments" on the questionnaire. It proved to be a valuable tool for the Plan Commission's use in justifying the goals and objectives that had been formulated, and which will comprise the revision Chapter 5 of the Comprehensive Community Plan.

SUBDIVISION ANALYSIS

Area	Total Sent	Total Received	Percent	% of All Received
Briarwood Lakes	125	69	55.2%	9.3%
Brook Forest	332	160	48.2%	21.6%
Ernie Pyle	36	8	22.2%	1.1%
Fullersburg	311	121	39.0%	16.4%
Ginger Creek	145	70	48.3%	9.5%
Merry Lane	13	7	53.8%	1.0%
Timber Trails	139	64	46.0%	8.6%
Woodside Estates	58	24	41.4%	3.2%
West Oak Brook	50	33	66.0%	4.5%
Yorkshire Woods	46	18	39.1%	2.4%
York Woods	230	150	65.2%	20.3%
Other	0	16	0. %	2.1%
GRAND TOTAL	1,485	740	49.8%	100.0%

VILLAGE OF OAK BROOK

COMPREHENSIVE PLAN QUESTIONNAIRE

RESPONDENT DESCRIPTION

1. Number of years your family has resided in Oak Brook.

	Number	Percent
1. 0- 2 years	84	11.5%
2. 3- 5 years	177	24.2%
3. 6-10 years	243	33.2%
4. 11-20 years	152	20.8%
5. over 20 years	76	10.3%
TOTAL	732	100.0%

2. How many years do you expect to remain in Oak Brook?

1. 0- 2 years	33	4.6%
2. 3- 5 years	72	10.1%
3. 6-10 years	192	26.9%
4. 11-20 years	224	31.3%
5. over 20 years	194	27.1%
TOTAL	715	100.0%

3. Indicate the age of head of household.

1. 19-25 years	10	1.4%
2. 26-35 years	47	6.5%
3. 36-50 years	309	41.5%
4. 51-65 years	293	40.5%
5. 66 and over	66	9.1%
TOTAL	725	100.0%

4. Indicate your residential area.

TOTAL	740	100.0%

5. Type of residence.

1. Single family detached	663	90.5%
2. Apartment	1	.1
3. Villa Townhome	69	9.4%
TOTAL	733	100.0%

	Number	Percent
6. Age of home (estimate if not known).		
1. 0- 2 years	41	5.6%
2. 3- 6 years	133	18.2%
3. 7-10 years	206	28.3%
4. 11-20 years	168	23.1%
5. over 20 years	181	24.8%
TOTAL	729	100.0%
7. Estimated fair market value of home.		
1. Over $250,000.00	77	10.7%
2. $150,000.00 - $249,999.00	272	37.6%
3. $ 75,000.00 - $149,999.00	317	43.8%
4. $ 35,000.00 - $ 74,999.00	49	6.8%
5. $ 20,000.00 - $ 34,999.00	6	0.8%
6. $ Under - $ 20,000.00	2	0.3%
TOTAL	723	100.0%
8. Occupation.		
1. Accountant/CPA	21	2.9%
2. Attorney	30	4.2%
3. Banking and Finance	32	4.4%
4. Craftsman	13	1.8%
5. Dentist	27	3.7%
6. Executive of Management	318	44.0%
7. Laborer	3	0.4%
8. Physician	58	8.0%
9. Professional Engineer	38	5.3%
10. Other Professional	77	10.7%
11. Service	20	2.8%
12. Retired	46	6.4%
13. White Collar	12	1.7%
14. Sales, Clerical, etc.	9	1.2%
15. Homemaker	18	2.5%
TOTAL	722	100.0%
9. Indicate the education level of the head of household.		
1. High School	181	25.3%
2. Bachelor's Degree	326	45.4%
3. Master's Degree	85	11.8%
4. Doctorate	126	17.5%
TOTAL	718	100.0%

QUESTIONNAIRE RESPONSE

1. The present maximum density that the Oak Brook Zoning Ordinance permits is 3.0 dwelling units per gross residential acre, while the actual residential density is 1.2 dwelling units per gross residential acre. Increased densities above 3.0 dwelling units per gross residential acre would be acceptable if large areas of open space were preserved in generating that density.

	Number	Percent
1. I strongly agree	51	7.1%
2. I agree	69	9.6%
3. I am neutral	43	6.0%
4. I disagree	168	23.4%
5. I strongly disagree	386	53.9%
TOTAL	717	100.0%

2. The current Oak Brook Comprehensive Plan contemplates an ultimate population of 10,210 persons, in an area of 8.5 square miles.

   a. Oak Brook should consider increasing its area beyond the present Comprehensive Plan Area.

1. Yes	99	13.6%
2. No	627	86.4%
TOTAL	726	100.0%

   b. Oak Brook should consider increasing its projected total population over its Comprehensive Plan Objective.

1. Yes	63	8.8%
2. No	654	91.2%
TOTAL	717	100.0%

3. I would like to remain a resident of Oak Brook, even if I loose my need or desire for a single family detached dwelling on a private lot.

1. Yes	453	65.4%
2. No	240	34.6%
TOTAL	693	100.0%

4. If question No. 3 is YES, what type of housing should be developed to accomodate my future needs?

1. Single family detached dwellings on small lots.	48	10.8%
2. Apartment rental units	49	11.0%
3. Apartment condominium units	86	19.4%
4. Villa Townhome	240	54.1%
5. Other	21	4.7%
TOTAL	444	100.0%

5. Given the assumption that commercial signs are important for identification and location of businessess in Oak Brook, it is of great importance that the size, number, and location of commercial signs be strictly controlled.

	Number	Percent
1. I strongly agree	558	75.4%
2. I agree	127	17.2%
3. I am neutral	23	3.1%
4. I disagree	4	0.5%
5. I strongly disagree	28	3.8%
TOTAL	740	100.0%

6. The Oak Brook International Sports Core is an important open area and should be preserved.

1. I strongly agree	493	67.8%
2. I agree	141	19.4%
3. I am neutral	62	8.5%
4. I disagree	18	2.5%
5. I strongly disagree	13	1.8%
TOTAL	727	100.0%

7. I would support the preservation of the Oak Brook International Sports Core even if it meant the imposition of a property tax to pay for a portion of the cost.

1. Yes	458	64.6%
2. No	251	35.4%
TOTAL	709	100.0%

8. The most important criteria for annexing new areas to the Village of Oak Brook are:

a. To adhere to the minimum lot area size of the present Zoning Ordinance.

1. Very Important	524	79.4%
2. Important	117	17.7%
3. Unimportant	119	2.9%
TOTAL	660	100.0%

b. To provide a better services to unincorporated yet contiguous areas by annexing them to Oak Brook.

	Number	Percent
1. Very important	49	7.7%
2. Important	228	36.0%
3. Unimportant	357	56.3%
TOTAL	634	100.0%

c. To promote a community identity to unincorporated contiguous residential areas by annexing them to Oak Brook.

1. Very important	56	8.9%
2. Important	202	32.1%
3. Unimportant	372	59.0%
TOTAL	630	100.0%

d. To generate revenues for the Village of Oak Brook.

1. Very important	137	21.9%
2. Important	263	42.0%
3. Unimportant	226	36.1%
TOTAL	626	100.0%

e. To maintain zoning controls of the periphery of the Village.

1. Very important	421	65.1%
2. Important	196	30.3%
3. Unimportant	30	4.6%
TOTAL	647	100.0%

f. To tap or utilize an area's human resources for civic services.

1. Very important	97	15.6%
2. Important	223	36.3%
3. Unimportant	295	48.1%
TOTAL	615	100.0%

9. Oak Brook residents need a commercial convenience center which would include a grocery store and specialty shops for goods and services.

1. I strongly agree	118	17.5%
2. I agree	113	16.6%
3. I am neutral	114	16.9%
4. I disagree	154	22.8%
5. I strongly disagree	177	26.2%
TOTAL	676	100.0%

10. A community Center can provide a focal point for civil, social recreational and cultural activities. I would encourage the development of a Community Center in Oak Brook.

	Number	Percent
a. YES, if both the capital construction costs and the operational costs were provided by real estate taxes.	51	7.6%
b. YES, if the capital construction costs were provided by taxes, and the operational costs were provided by those who utilize the facility.	149	22.2%
c. YES, if both capital construction costs and the operational costs were provided by those who utilize the facility.	277	41.2%
d. NO, not at all.	195	29.0%
TOTAL	672	100.0%

11. Present municipal long range fiscal planning assumes that no property taxation will be required through 1985 in providing the same level of services that Oak Brook residents currently enjoy. However, high quality municipal services are very important and should be maintained even if some municipal property taxation becomes necessary to maintain a high level of services beyond that time.

1. I strongly agree	98	14.6%
2. I agree	278	41.3%
3. I am neutral	131	19.5%
4. I disagree	76	11.3%
5. I strongly disagree	90	13.3%
TOTAL	673	100.0%

12. Regional cooperative activities often provide a participating municipality with economics of operation not possible individually. Designate the level of importance for Oak Brook.

a. Police Communications

1. Very important	543	75.7%
2. Important	155	21.6%
3. Unimportant	19	2.7%
TOTAL	717	100.0%

	Number	Percent
b. Water System		
1. Very important	498	69.7%
2. Important	190	26.6%
3. Unimportant	26	3.7%
TOTAL	714	100.0%
c. Sanitary Sewer		
1. Very important	461	64.6%
2. Important	226	31.7%
3. Unimportant	27	3.7%
TOTAL	714	100.0%
d. Storm Water Management		
1. Very important	410	58.2%
2. Important	250	35.5%
3. Unimportant	44	6.3%
TOTAL	704	100.0%
e. Planning		
1. Very important	359	51.0%
2. Important	295	41.9%
3. Unimportant	50	7.1%
TOTAL	704	100.0%
f. Traffic		
1. Very important	394	55.3%
2. Important	369	37.7%
3. Unimportant	50	7.0%
TOTAL	713	100.0%
g. Library Services		
1. Very important	196	27.3%
2. Important	362	50.3%
3. Unimportant	161	22.4%
TOTAL	719	100.0%

	Number	Percent
h. Fire Services		
1. Very important	578	79.2%
2. Important	126	17.3%
3. Unimportant	26	3.5%
TOTAL	730	100.0%
i. Police Services		
1. Very important	568	78.3%
2. Important	125	17.2%
3. Unimportant	32	4.5%
TOTAL	725	100.0%

13. Traffic volumes on the following County roads should be kept to a minimum.

a. Oak Brook Road (31st Street)		
1. Yes	464	66.1%
2. Neutral	173	24.6%
3. No	65	9.3%
TOTAL	702	100.0%
b. York Road (south of 22nd Street)		
1. Yes	537	62.7%
2. Neutral	206	29.6%
3. No	54	7.7%
TOTAL	697	100.0%
c. Midwest Road		
1. Yes	383	55.6%
2. Neutral	251	36.4%
3. No	55	8.0%
TOTAL	689	100.0%
d. Meyers Road		
1. Yes	354	51.7%
2. Neutral	267	39.0%
3. No	64	9.3%
TOTAL	685	100.0%

	Number	Percent

14. Traffic volumes on the following Village Roads should be kept to a minimum.

a. 35th Street

1. Yes	398	56.5%
2. Neutral	262	37.2%
3. No	45	6.3%
TOTAL	705	100.0%

b. Harger Road

1. Yes	364	52.3%
2. Neutral	294	42.2%
3. No	38	5.5%
TOTAL	696	100.0%

c. Spring Road (south of Oak Brook Rd.) (31st Street)

1. Yes	445	63.8%
2. Neutral	217	31.2%
3. No	35	5.0%
TOTAL	697	100.0%

15. If any streets in Oak Brook must be widened to four or more lanes, the boulevard design (e.g., landscaped medians, curbs, and gutters) should be utilized.

1. I strongly agree	270	37.8%
2. I agree	220	30.8%
3. I am neutral	118	16.5%
4. I disagree	51	7.2%
5. I strongly disagree	55	7.7%
TOTAL	714	100.0%

16. The Village of Oak Brook should develop a bicycle/pedestrian pathway system utilizing local streets wherever possible, and off-road pathways where needed, throughout the community.

1. I strongly agree	218	30.2%
2. I agree	197	27.3%
3. I am neutral	135	18.7%
4. I disagree	91	12.6%
5. I strongly disagree	81	11.2%
TOTAL	722	100.0%

	Number	Percent

17. I would encourage my family to use such a bicycle/pedestiran pathway system.

1. I strongly agree	219	30.8%
2. I agree	187	26.4%
3. I am neutral	152	21.4%
4. I disagree	75	10.6%
5. I strongly disagree	77	10.8%
TOTAL	710	100.0%

18. The Village of Oak Brook should budget Village funds to construct a bicycle/pedestrian pathway system.

1. I strongly agree	192	26.8%
2. I agree	169	23.6%
3. I am neutral	127	17.7%
4. I disagree	110	15.4%
5. I strongly disagree	118	16.5%
TOTAL	716	100.0%

19. The Village should encourage the use of public transportation in Oak Brook for the purpose of reducing commuter traffic volume.

1. I strongly agree	148	20.8%
2. I agree	208	29.3%
3. I am neutral	142	20.0%
4. I disagree	97	13.6%
5. I strongly disagree	116	16.3%
TOTAL	711	100.0%

20. General Suggestions and Comments.

1. Answered	206	28.4%
2. Unanswered	519	71.6%
TOTAL	725	100.0%

OAK BROOK COMPREHENSIVE PLAN

REFERENCE INDEX

The documents listed below are relevant planning resource materials which were utilized in the revision of the Oak Brook Comprehensive Plan. They are listed below as a bibliography and are available in the Oak Brook Municipal Library.

1. 1995 Transportation System Plan-
   Chicago Area Transportation Study-
   March, 1976 Update

2. DuPage County Transit Study-
   Barton Ashman Associates Incorporated

3. Oak Brook Transportation Plan
   Phase I, September, 1969,
   Phase II, January, 1971-
   Crawford, Bunte, Roden, Incorporated

4. Traffic Study Village of Oak Brook-
   James J. Benes & Associates-
   April, 1975

5. Federal Aid System & Five Year Classification Maps for Oak Brook
   and Downers Grove Townships-
   Illinois Department of Transportation
   latest approval date July 1, 1976

6. Bicycle Trail Report-
   Oak Brook Plan Commission-
   Revised January, 1976

7. Suggested Flood Damage Prevention Ordinance-
   Northeastern Illinois Planning Commission Planning Aide No. 9-
   November, 1975

8. Regional Overbank Flooding and Store Water Drainage Report-
   Northeastern Illinois Planning Commission Technical Report No. 9-
   March, 1976

9. National Flood Insurance Program Model Ordinance-
   Illinois Department of Transportation, Division of Water Resources-
   Not Dated

10. National Flood Insurance Program-
    Federal Register Volume 41, No. 207-
    October 26, 1976

11. Flood Proofing Regulations-
    Corp of Engineers-
    June, 1972

12. DesPlaines River Study-
DesPlaines River Steering Committee-
December, 1975

13. Report on Oak Brook Water System-
Warren & Van Pragg, Inc.-
September, 1975

14. Hinsdale Sanitary District Master Sewerage System Plan-
Hinsdale Sanitary District-
1977

15. Long Range Financial Plan-
Village of Oak Brook-
April, 1975

16. Fire Station Study-
Insurance Services Office-
1975

17. Population & Household Forecasts in Northeastern Illinois-
Northeastern Illinois Planning Commission-
1987

18. Forecast File-
Northeastern Illinois Planning Commission-
February, 1988

19. United States Census-
1980

20. DuPage County Statistical Handbook-
Not Dated

21. Illinois Local Area Profiles-
DuPage County and Its Municipalities-
1980

22. Special Census of Oak Brook, Cook and DuPage Counties-
1983 and 1988

23. Village of Oak Brook-
Audit-
April, 1989

24. Fortune Magazine-
April 24 and June 5, 1989

25. National Flood Insurance Program - Flood Insurance Rate Map -
Village of Oak Brook
February 18, 1981

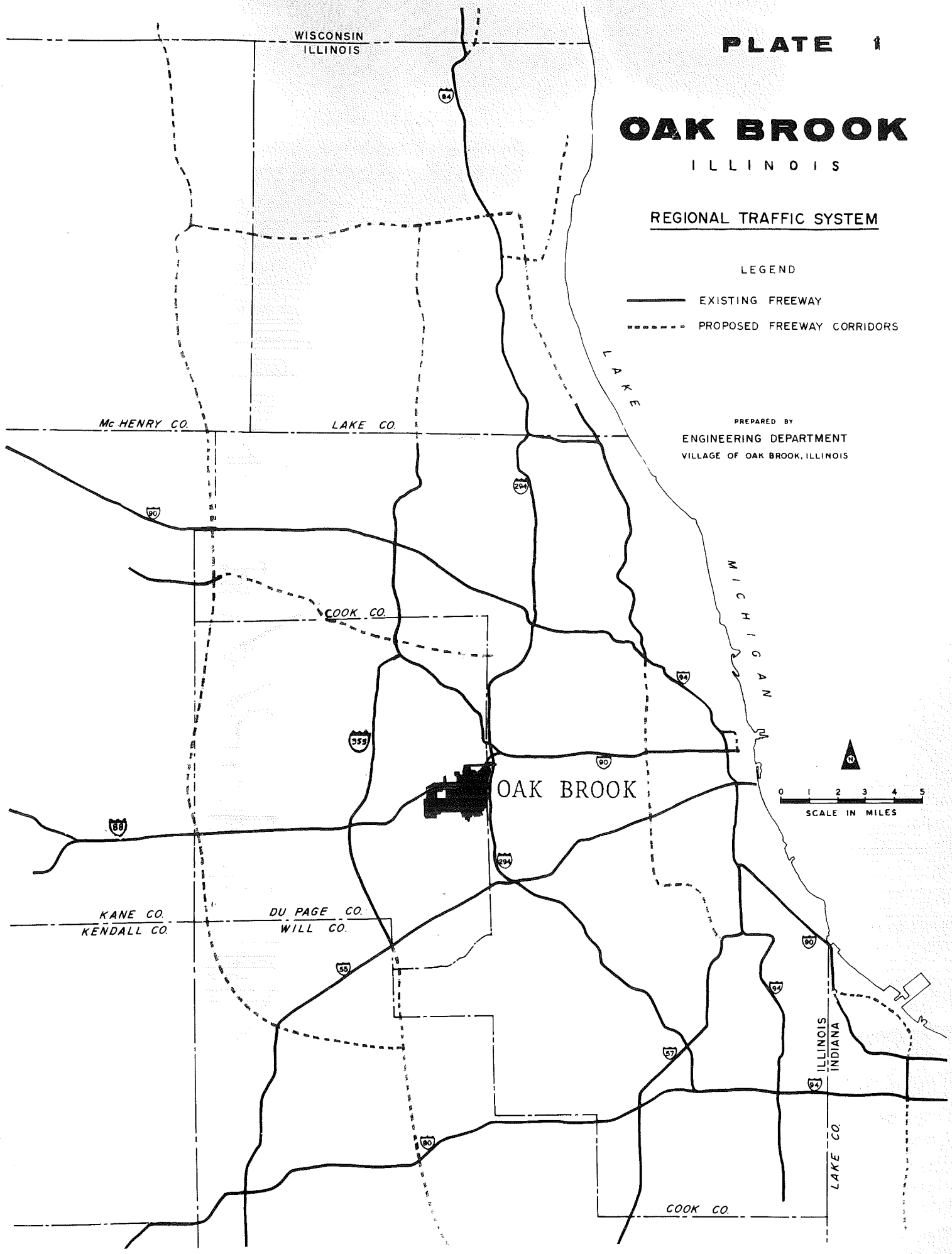
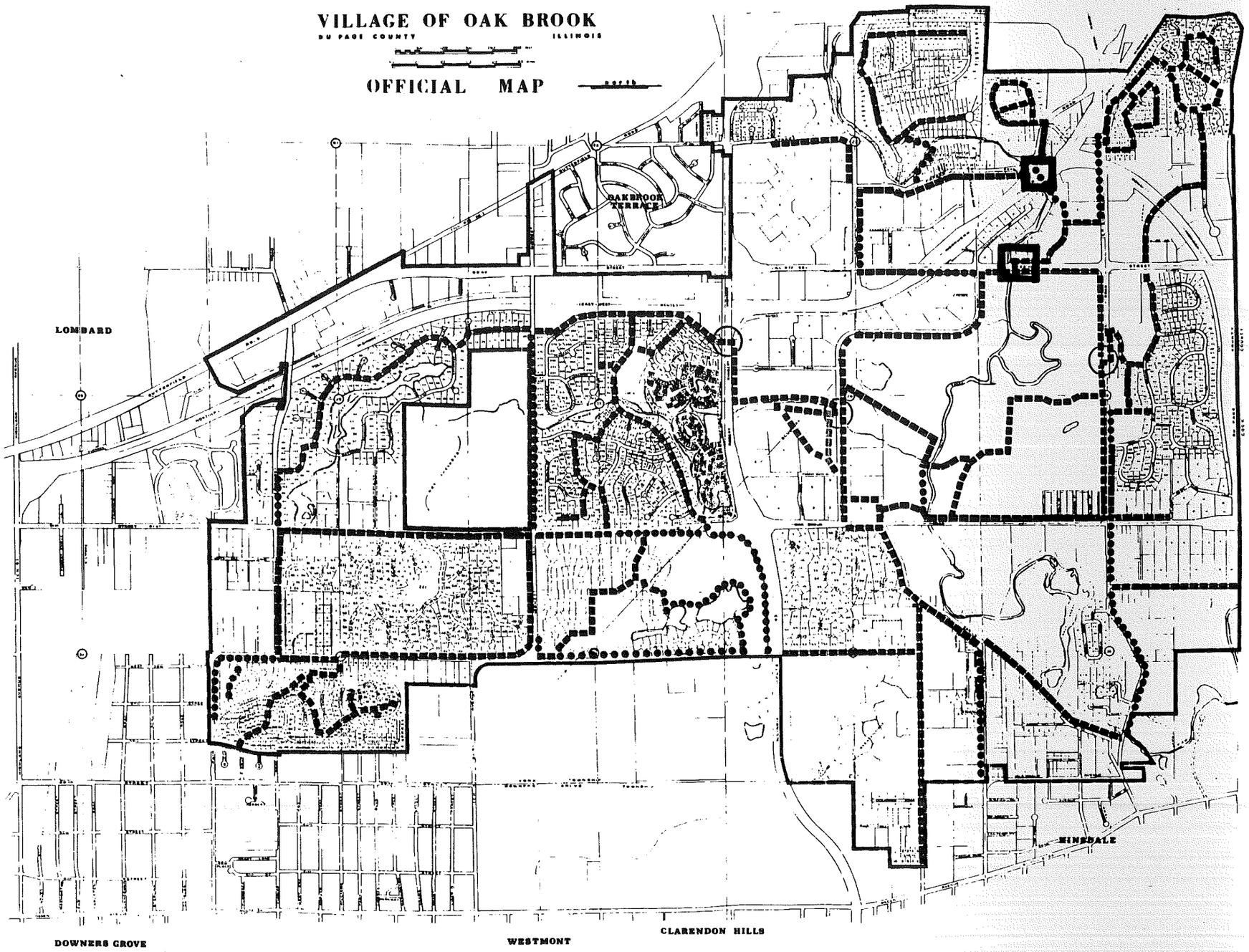


PLATE 1
OAK BROOK
ILLINOIS
REGIONAL TRAFFIC SYSTEM
LEGEND
EXISTING FREEWAY
PROPOSED FREEWAY CORRIDORS
PREPARED BY
ENGINEERING DEPARTMENT
VILLAGE OF OAK BROOK, ILLINOIS
WISCONSIN
ILLINOIS
Mc HENRY CO.
LAKE CO.
COOK CO.
KANE CO.
KENDALL CO.
DU PAGE CO.
WILL CO.
LAKE MICHIGAN
OAK BROOK
ILLINOIS
INDIANA
LAKE CO.
COOK CO.
0 1 2 3 4 5
SCALE IN MILES
N
84
90
294
355
88
55
80
57
94

PLATE 2

OAK BROOK
ILLINOIS



BICYCLE TRAILS

LEGEND

EXISTING/COMMITTED

FUTURE

UNDERPASS

PROPOSED UNDERPASS

EXISTING COMMUNITY FACILITIES

- PUBLIC/MUNICIPAL
- CHURCH
- PRIVATE RECREATION
- LANDFILL
- PUBLIC RECREATION/ FOREST PRESERVE
- CEMETERY
- OAK BROOK CENTER
- HISTORIC DISTRICT

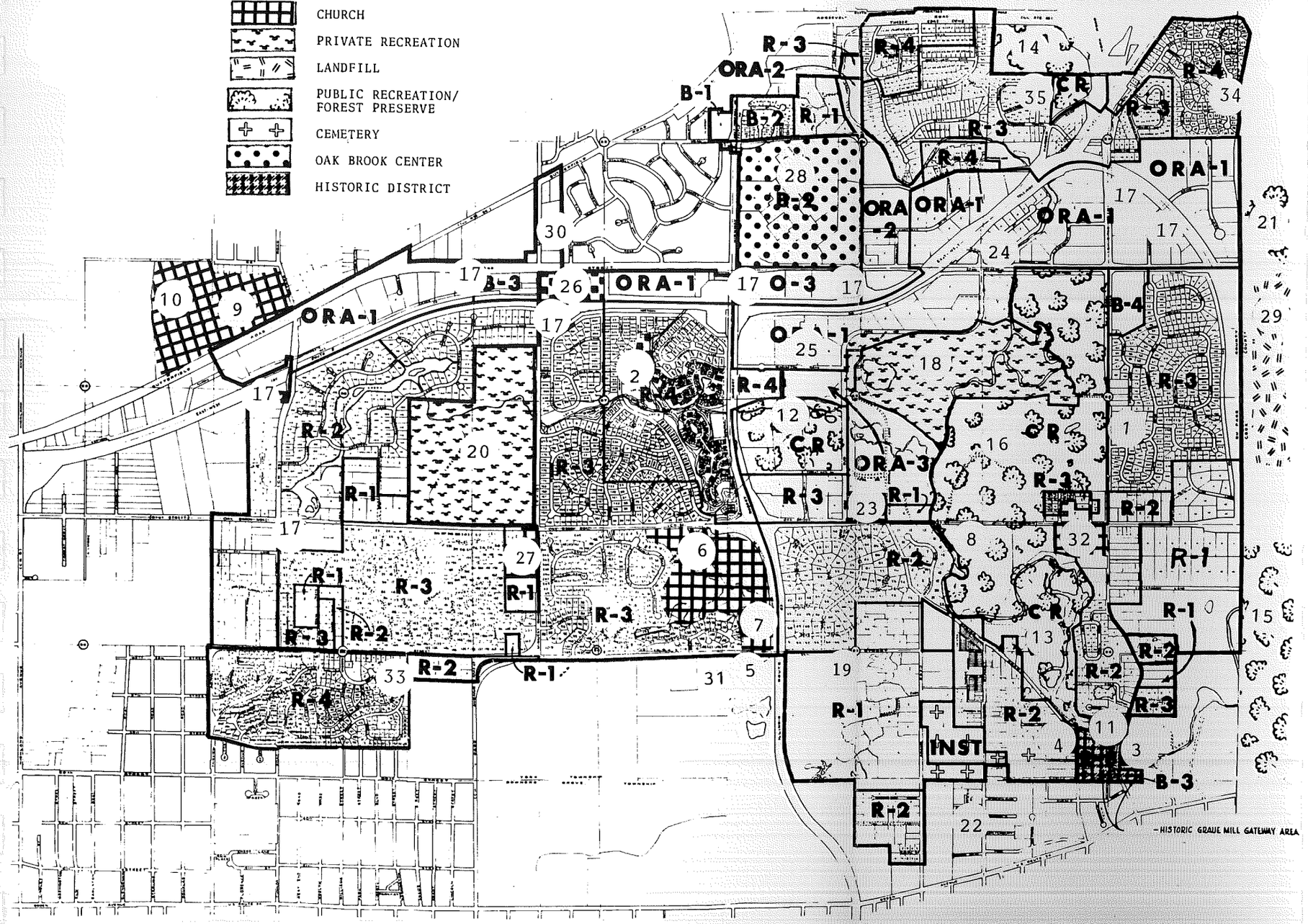


PLATE 3

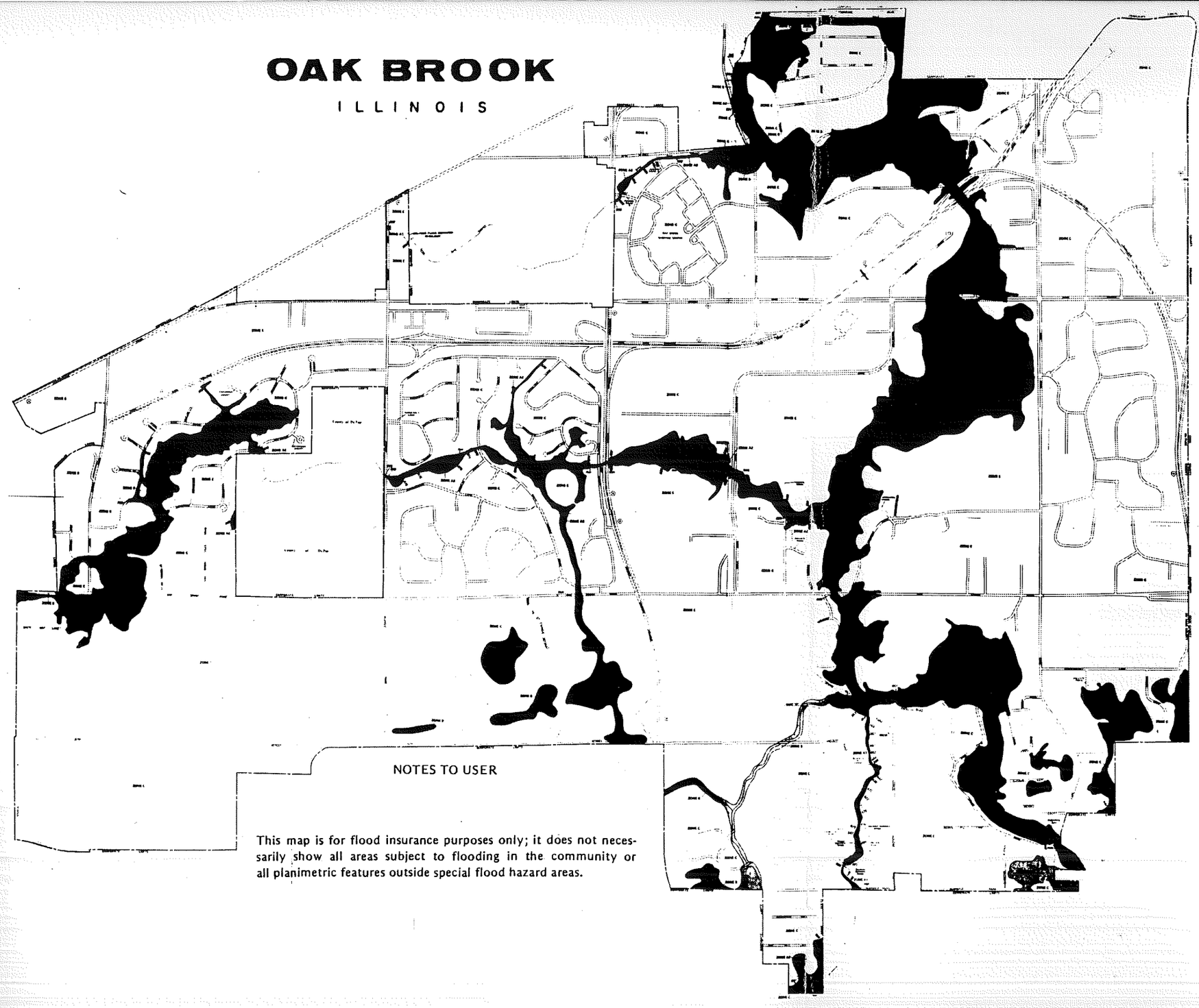
OAK BROOK

EXISTING COMMUNITY FACILITIES

1. BUTLER JR. HIGH SCHOOL
2. BROOK FOREST ELEM. SCHOOL
3. BEN FULLER HISTORIC HOME
4. ST. JOHN'S CHURCH (CHURCH OF THE COUNTY LINE)
5. MAYSLAKE SENIOR HOME
6. ST. FRANCIS RETREAT HOUSE
7. ST. PASCHAL FRANCISCAN FRIARY
8. PAUL BUTLER NATURE AREA
9. BETHANY THEOLOGICAL SEMINARY
10. NORTHERN BAPTIST SEMINARY
11. GRAUE MILL
12. OAK BROOK PARK DISTRICT, RACQUET CLUB, CENTRAL PARK
13. FULLERSBURG WOODS FOREST PRESERVE
14. YORK PARK FOREST PRESERVE
15. BEMIS WOODS FOREST PRESERVE MEADOW LAKE GOLF COURSE
16. OAK BROOK SPORTS CORE: GOLF CLUB, BATH & TENNIS CLUB, POLO FIELDS
17. VILLAGE WELLS, RESERVOIRS
18. BUTLER NATIONAL GOLF CLUB
19. OAK BROOK FARMS RIDING STABLE
20. BUTTERFIELD COUNTRY CLUB
21. FRESH MEADOWS GOLF AND COUNTRY CLUB
22. SALT CREEK CLUB
23. VILLAGE COMMONS: LIBRARY, VILLAGE HALL, PUBLIC WORKS, POLICE DEPT., FIRE STA. NO. 1,
24. FIRE STATION NO. 2
25. OAK BROOK POST OFFICE
26. ILLINOIS STATE TOLL HIGHWAY AUTHORITY HEADQUARTERS
27. OAK BROOK CHRISTIAN CENTER
28. OAKBROOK SHOPPING CENTER
29. SEXTON SANITARY LANDFILL
30. OAK BROOK NURSING HOME
31. HOUSING FOR THE ELDERLY
32. CHRIST CHURCH OF OAK BROOK
33. SADDLE BROOK PARKS
34. FOREST GLEN PARK
35. CHILLEM PARK

OAK BROOK

ILLINOIS



NOTES TO USER

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

PLATE 4

KEY TO MAP

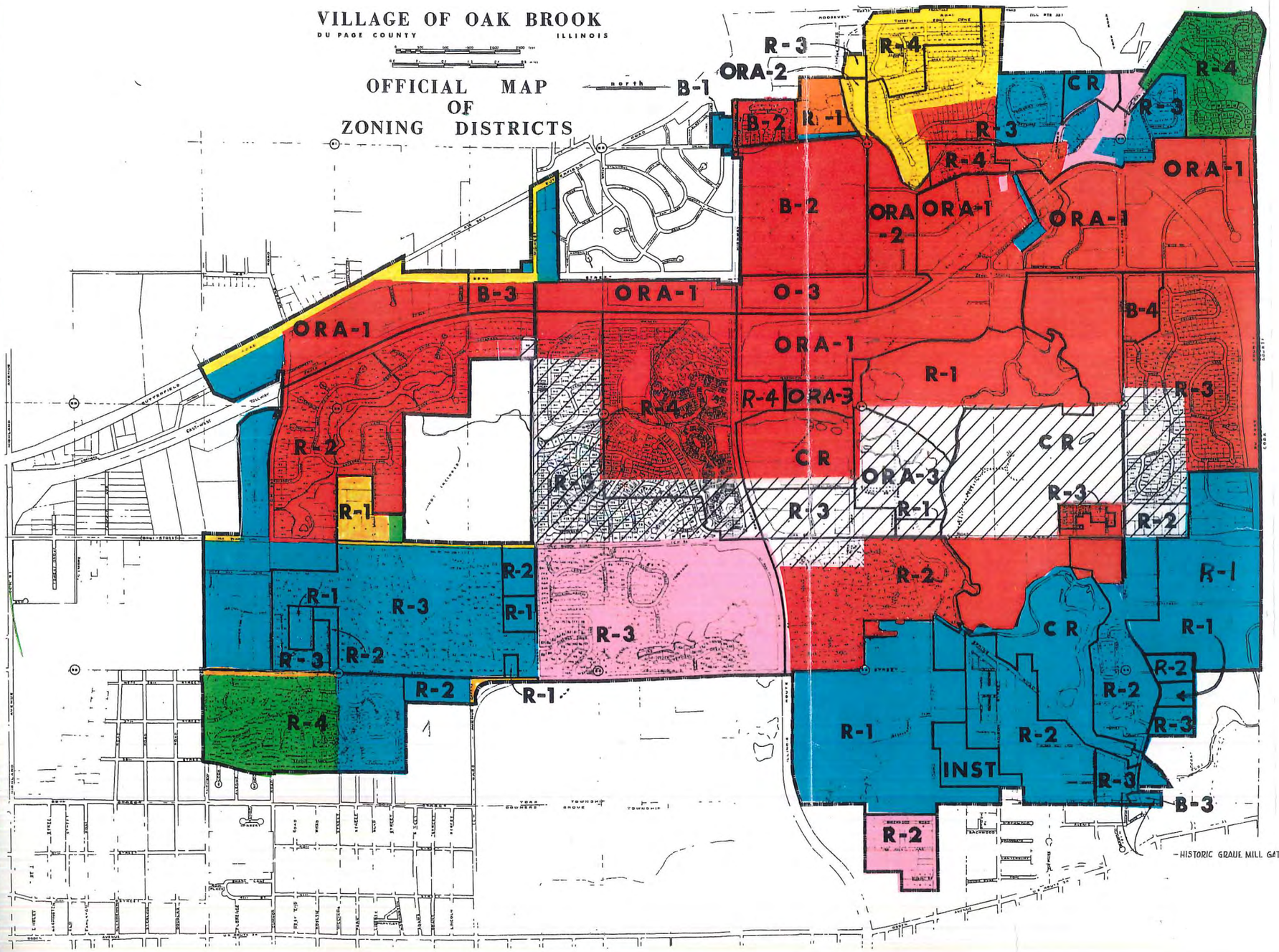
FLOOD PLAIN AREAS

Dark area represents the 100 Year flood plain boundary.

PLATE 5

OAK BROOK

ILLINOIS



LEGEND

CR	CONSERVATION/RECREATION
R-1	SINGLE FAMILY RESIDENTIAL (2 AC.)
R-2	SINGLE FAMILY RESIDENTIAL (1 AC.)
R-3	SINGLE FAMILY RESIDENTIAL (25,000 sq.ft.)
R-4	SINGLE FAMILY RESIDENTIAL (18,000 sq.ft.)
B-1	LOCAL SHOPPING CENTER DISTRICT
B-2	REGIONAL SHOPPING CENTER
B-3	GENERAL BUSINESS DISTRICT
B-4	HOTEL/OFFICE
INST	INSTITUTIONAL
ORA-1	OFFICE-RESEARCH-ASSEMBLY
ORA-2	OFFICE-RESEARCH-ASSEMBLY
ORA-3	OFFICE-RESEARCH-ASSEMBLY
O-3	OFFICE DISTRICT

ANNEXATIONS

- ORIGINAL INCORPORATION
- ANNEXED IN 1950's
- ANNEXED 1960 - 1964
- ANNEXED 1965 - 1969
- ANNEXED 1970 - 1974
- ANNEXED 1975 - 1979
- ANNEXED 1980 - 1987

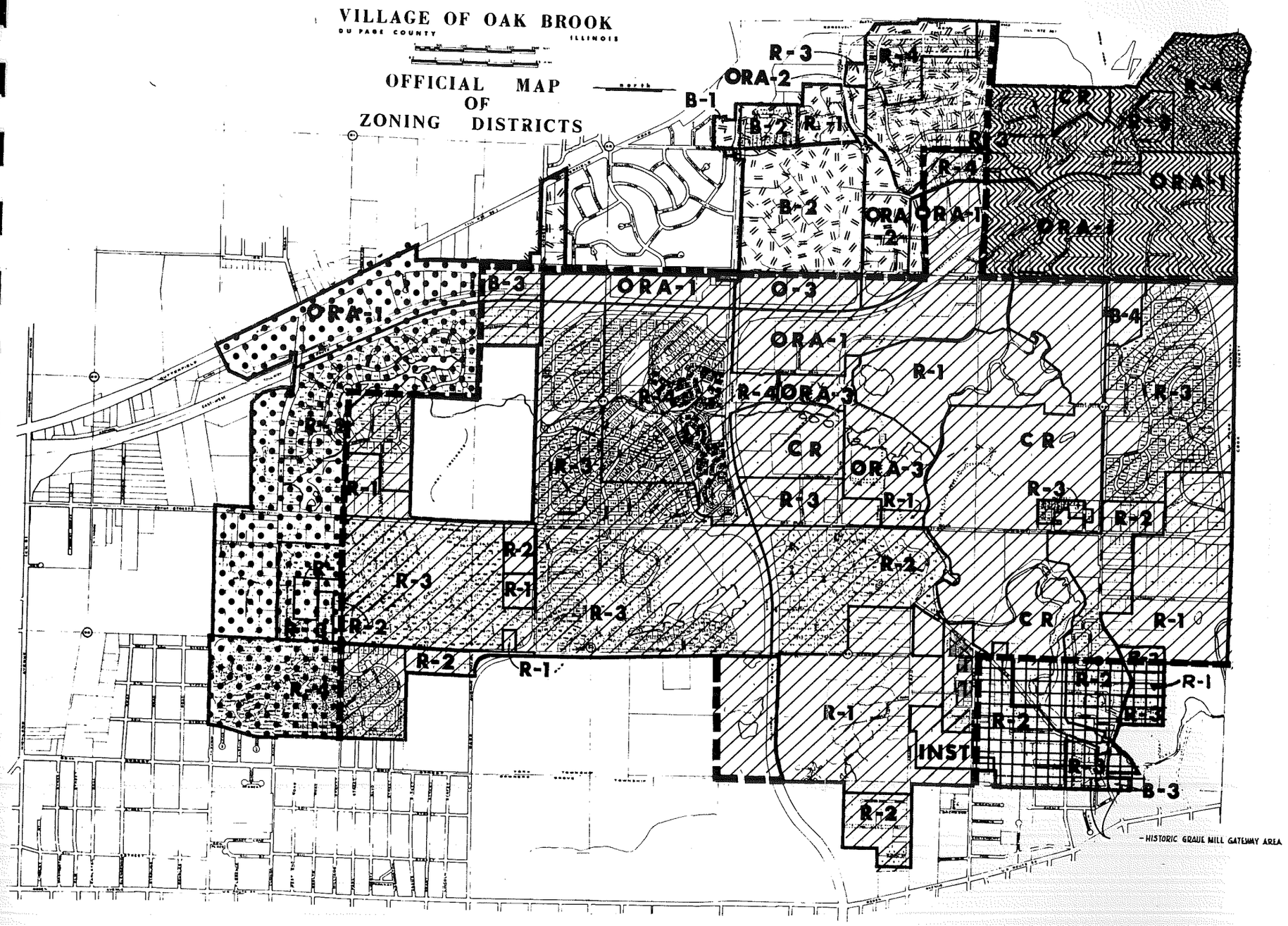


PLATE 6

OAK BROOK

ILLINOIS

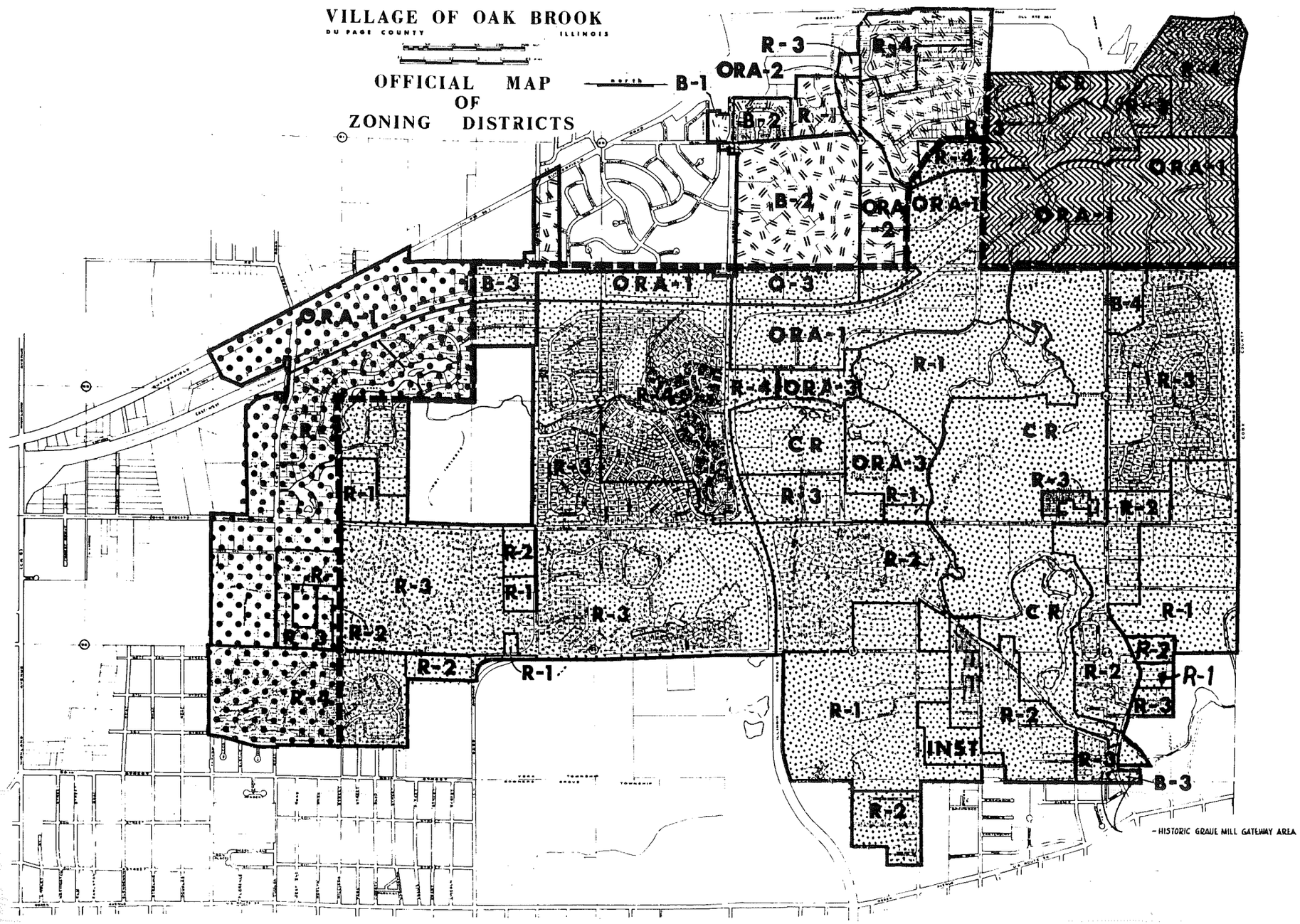
ELEMENTARY SCHOOL DISTRICTS

LEGEND

- SALT CREEK ELEM. SCHOOL DISTRICT 48
- BUTLER ELEMENTARY SCHOOL DISTRICT 53
- DOWNERS GROVE ELEM. SCHOOL DISTRICT 58
- HINSDALE ELEMENTARY SCHOOL DISTRICT 181
- ELMHURST COMMUNITY SCHOOL DISTRICT 205

PLATE 7

OAK BROOK
ILLINOIS



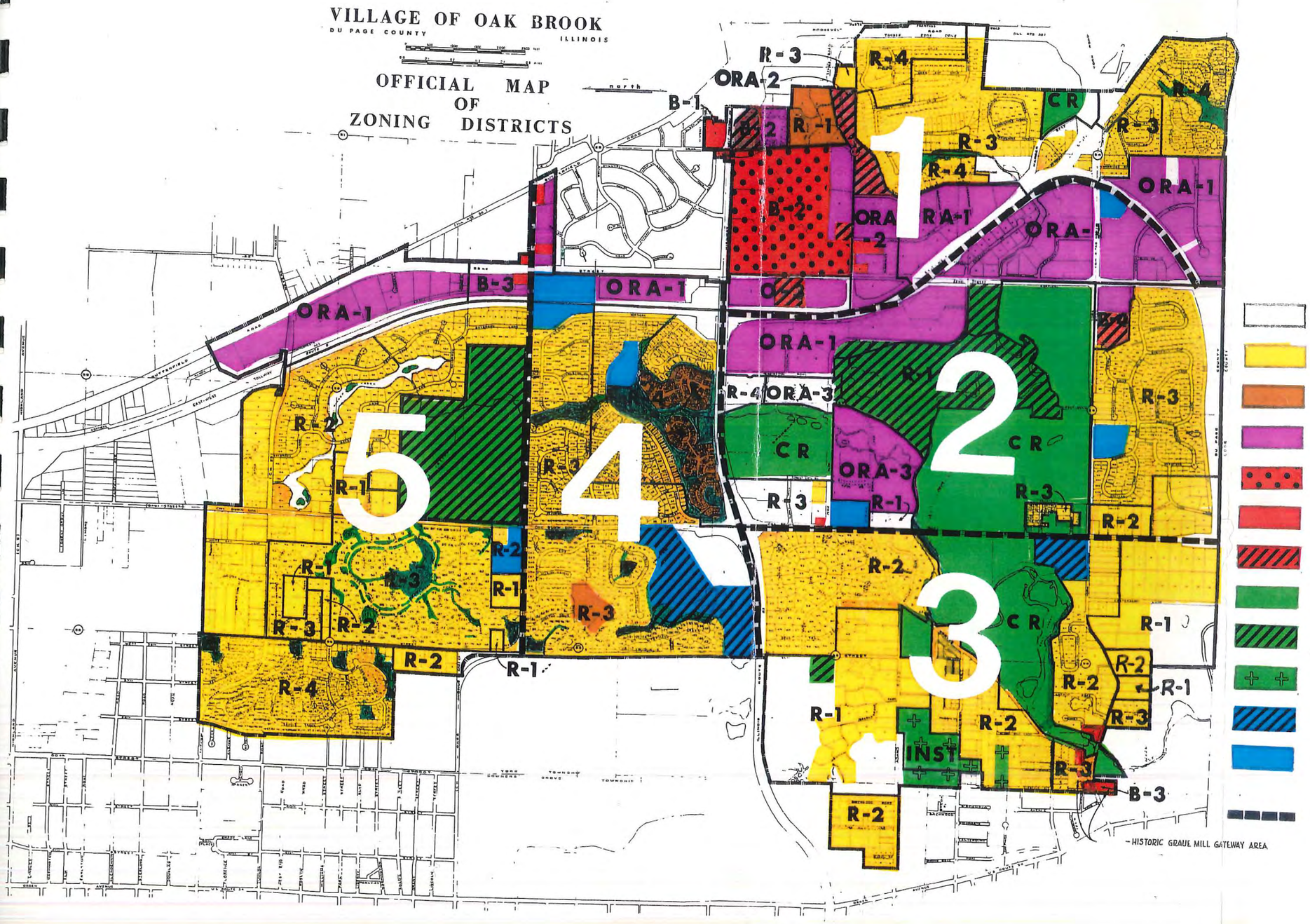
HIGH SCHOOL DISTRICTS

LEGEND

- HINSDALE TOWNSHIP H.S. DISTRICT 86 (CENTRAL H.S.)
- DuPAGE COUNTY H.S. DISTRICT 88 (WILLOWBROOK H.S.)
- COMMUNITY H.S. DISTRICT 99 (NORTH H.S.)
- ELMHURST COMMUNITY SCHOOL DISTRICT 205 (YORK)

PLATE 8

OAK BROOK
ILLINOIS



EXISTING LAND USE

COMPREHENSIVE PLAN

- VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- ORA
- OAK BROOK SHOPPING CENTER
- LOCAL COMMERCIAL
- HOTEL
- PUBLIC PARK/FOREST PRESERVE
- PRIVATE RECREATION
- CEMETERY
- CHURCH
- PUBLIC/MUNICIPAL
- PLANNING DISTRICT BOUNDARIES

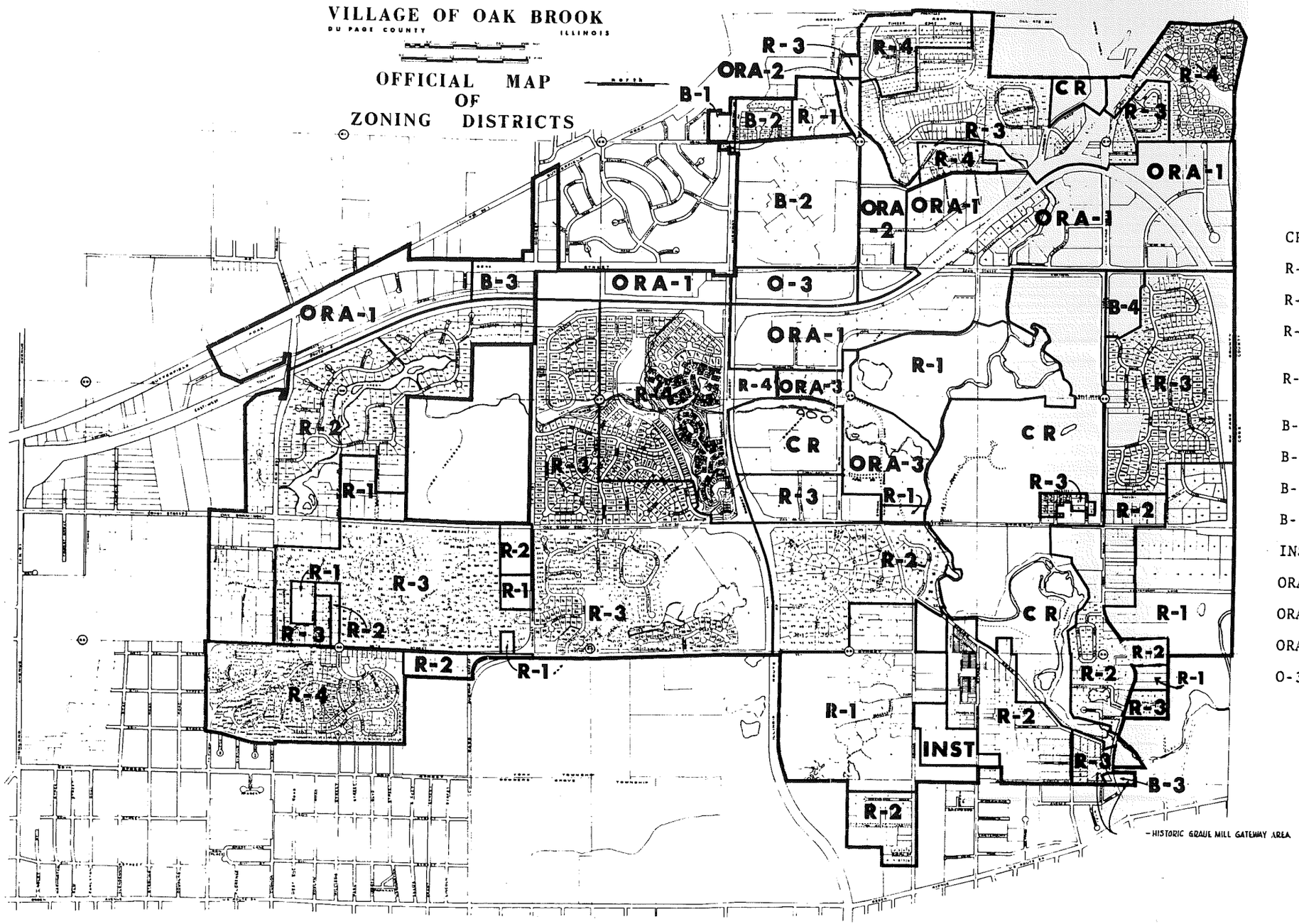


PLATE 9

OAK BROOK

ILLINOIS

LEGEND

CR	CONSERVATION/RECREATION
R-1	SINGLE FAMILY RESIDENTIAL (2 AC.)
R-2	SINGLE FAMILY RESIDENTIAL (1 AC.)
R-3	SINGLE FAMILY RESIDENTIAL (25,000 sq.ft.)
R-4	SINGLE FAMILY RESIDENTIAL (18,000 sq.ft.)
B-1	LOCAL SHOPPING CENTER DISTRICT
B-2	REGIONAL SHOPPING CENTER
B-3	GENERAL BUSINESS DISTRICT
B-4	HOTEL/OFFICE
INST	INSTITUTIONAL
ORA-1	OFFICE-RESEARCH-ASSEMBLY
ORA-2	OFFICE-RESEARCH-ASSEMBLY
ORA-3	OFFICE-RESEARCH-ASSEMBLY
O-3	OFFICE DISTRICT

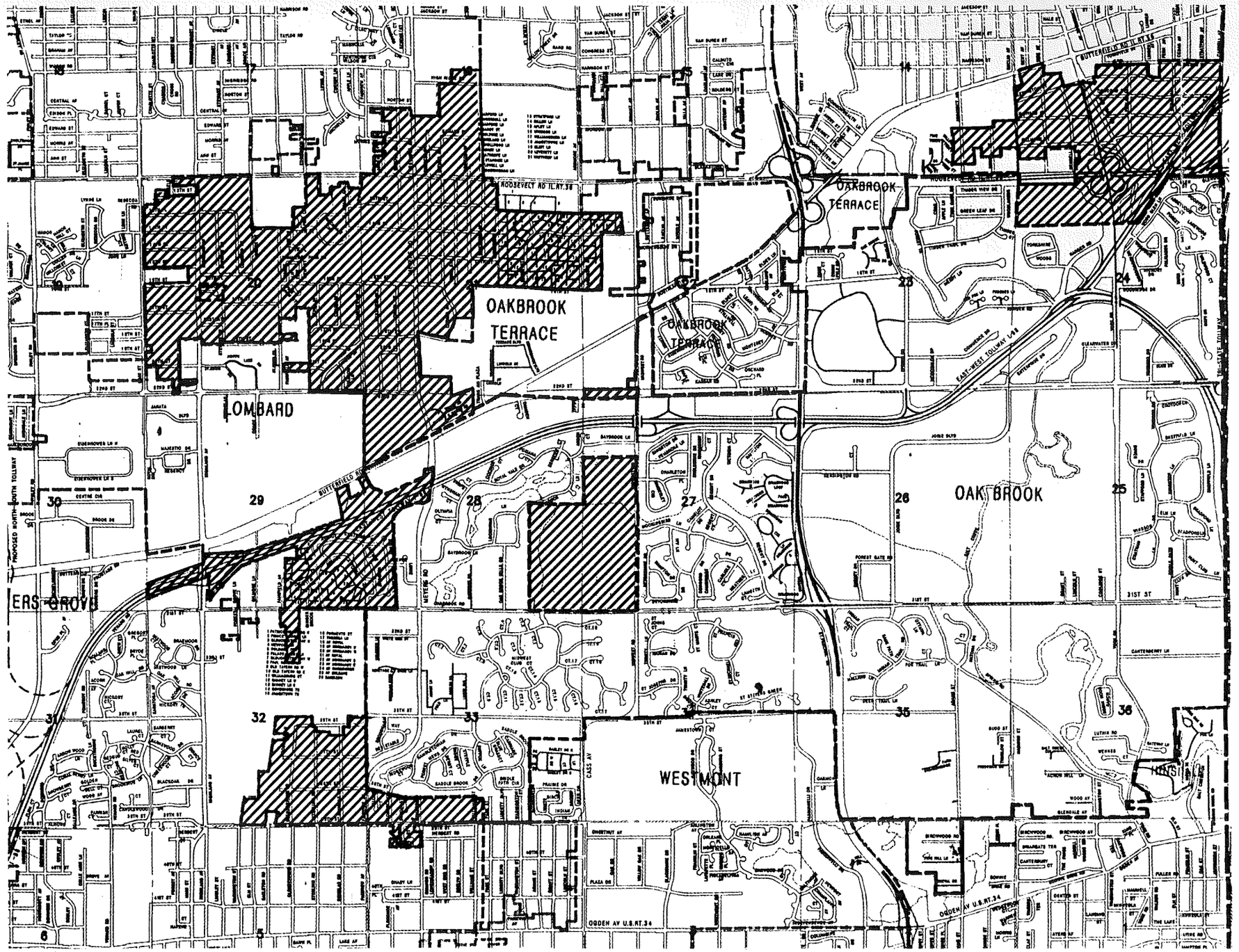


PLATE 10

OAK BROOK

ILLINOIS

UNINCORPORATED AREAS ADJACENT TO OAK BROOK

ANNEXED 1980 - 1987