

ORDINANCE 2019-COMREV+CP-EX-S-1566

AN ORDINANCE ADOPTING THE 2019 COMMERCIAL AREAS

REVITALIZATION PLAN UPDATE AS AN ADDENDUM TO THE COMPREHENSIVE PLAN

OF THE VILLAGE OF OAK BROOK

WHEREAS, the Village of Oak Brook, Illinois ("**Village**") is an Illinois municipal corporation organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, Section 11-12-6 and 11-12-7 of the Municipal Code (65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7) authorize the Village to adopt an official comprehensive plan; and

WHEREAS, on December 11, 1990, pursuant to Ordinance Number G-458, the Village adopted an Amended Comprehensive Plan for the Village (the "**1990 Comprehensive Plan**"); and

WHEREAS, on March 11, 2008, pursuant to Ordinance Number 2008-COMREV+CP-S-1229, the Village adopted a Commercial Areas Revitalization Plan as an addendum to the 1990 Comprehensive Plan (the "**2008 CARP**"); and

WHEREAS, the 2008 CARP provided a framework for considering future development and redevelopments in the Village's commercial areas; and

WHEREAS, as a result of changing market conditions and other factors, the Village Board determined that the 2008 CARP needed to be updated to review and analyze short-term and long-term land use strategies and to strengthen the economic vitality of the Village; and

WHEREAS, the Village solicited public input on updates to the 2008 CARP at workshop meetings held by the Village's Community Enhancement Committee in August of 2016, August of 2017, and February of 2018, and a draft comprehensive update to the 2008 CARP was prepared; and

WHEREAS, the Village Board of Trustees reviewed the draft comprehensive update to the 2008 CARP and solicited public comment and testimony at its Committee of the Whole meeting on August 14, 2018; and

WHEREAS, upon referral from the Village Board of Trustees, the Village's Plan Commission published due notice and conducted a public hearing on the comprehensive update to the 2008 CARP over several meetings held on November 19, 2018, January 21, 2019, and February 11, 2019; and

WHEREAS, at its meeting held on February 11, 2019, the Village's Plan Commission recommended that the Village Board approve the Commercial Areas Revitalization Plan Update (the "**2019 CARP**"); and

WHEREAS, on March 26, 2019, the Village Board reviewed the Plan Commission's recommendation, discussed and reached a consensus on several changes to the 2019 CARP, and directed the Village Attorney to prepare this Ordinance approving the 2019 CARP; and

WHEREAS, the Village Board hereby finds and determines that it is in the best interests of the public health, safety, and welfare of the Village and its residents that the 2019 CARP, a copy of which is attached hereto and incorporated herein as Exhibit A, be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS, as follows:

Section 1. Recitals. The foregoing recitals are restated and incorporated herein as the findings of the President and Board of Trustees.

Section 2. Adoption of the 2019 CARP.

- A. Pursuant to Sections Section 11-12-6 and 11-12-7 of the Municipal Code (65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7), the Village President and Board of Trustees of the Village of Oak Brook hereby approve and adopt the Commercial Areas Revitalization Plan Update, dated April 2, 2019, attached hereto as Exhibit A, as an addendum to the 1990 Comprehensive Plan.
- B. The 2019 CARP shall replace and supersede the 2008 CARP in its entirety.
- C. The 2019 CARP shall be placed on file with the Village Clerk and shall be available at all times during business hours for public inspection.
- D. The Village Clerk is authorized and directed to cause notice of the adoption of the 2019 CARP to be recorded in the office of the DuPage County Recorder of Deeds and the Cook County Recorder of Deeds, respectively.

Section 3. Repealer. All ordinances in conflict herewith are hereby repealed to the extent of such conflict. To the extent there is any conflict between the 2019 CARP and the 1990 Comprehensive Plan, the 2019 CARP shall control.

Section 4. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after the expiration of 10 days after the Village Clerk files the notices required by Ordinance Section 2.D.

APPROVED THIS 28th day of May, 2019.



Gopal G. Lalimalani
Village President

PASSED THIS 28th day of May, 2019.

Ayes: Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: None

Absent: None



ATTEST:



Charlotte K. Pruss
Village Clerk

EXHIBIT A

2019 CARP

[attached]



VILLAGE OF OAK BROOK, ILLINOIS

Commercial Areas Revitalization Plan Update



May 28, 2019

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1 Introduction

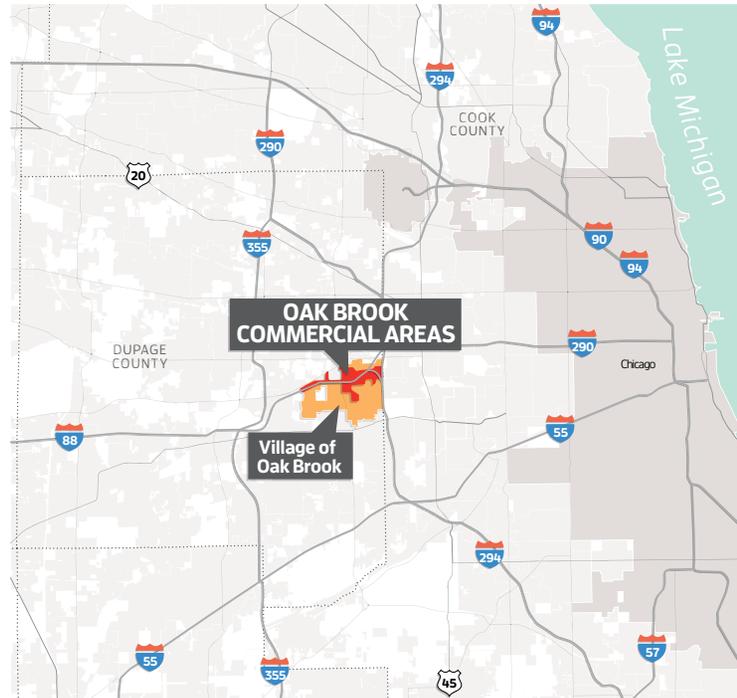
The Village of Oak Brook is located in eastern DuPage County, Illinois, approximately 17 miles from Downtown Chicago, and consists of an area approximately 8.2 square miles in size. Oak Brook is an established community primarily comprised of single-family residential neighborhoods, many of which are gated, and mixed commercial and office uses located along 22nd Street. The Village has 8,000+ residents and a daytime population of approximately 85,000. The Village of Oak Brook is unique in that its property owners pay no property tax to the Village, as Village services are funded primarily by sales tax receipts.

The Village of Oak Brook is the headquarters of many national and international companies and organizations, including Ace Hardware, Duchossois Group, Federal Signal Corporation, Inland Real Estate, Blistex, and Lions Clubs International. In addition, Oak Brook is also home to Oakbrook Center, the largest open air regional shopping center in the country and the second largest mall in the Chicagoland area.

A Legacy of Quality, Character, and High Standards

The Village of Oak Brook has a legacy of quality, character, and high standards. This tradition applies to all areas of the Village, including the residential neighborhoods and the commercial and business areas. All development, regardless of where in the Village it occurs, must reflect these values. This plan continues and reinforces the deliberate separation of the Village's existing residential areas and its changing commercial areas. The Village's guiding design principle shall continue to be restrained good taste.

This plan makes no recommended changes to the Village's existing residential areas. However, as business, retail, transportation, and lifestyle and workforce needs evolve, it is important that the Village guide the commercial areas in a manner that maintains the Village's viability, quality, competitiveness, and desirability within the market place. As new development is considered in the commercial areas, the values of quality, character, and high standards must be reinforced.



Study Area Background

The Commercial Areas Revitalization Plan study area is located along and adjacent to 22nd Street and Butterfield Road. It runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The Study Area has direct access to I-88 and IL Route 83 as well as access from northbound I-294. It is in close proximity with Roosevelt Road IL Route 38. The commercial corridor is the main thoroughfare through the Village and serves as the "face" of the Village to those passing through.

The Village of Oak Brook has long enjoyed a reputation of prominence and success, as this area is the economic engine of the community, and a regional draw for shopping, dining, entertainment, and employment. Because of its prominence, the Village's reputation weighs heavily on the quality and appearance of the businesses that have made their home along the commercial corridor.

Vision

As a result of changing market conditions, the Commercial Areas Revitalization Plan is intended to review and analyze short-term and long-term land use strategies to strengthen the economic vitality of Oak Brook to continue to make it a viable location for existing and new businesses. Oak Brook's commercial areas will remain firmly established as the region's premiere retail, dining, entertainment, and professional office destination. Although fully developed, Oak Brook's commercial areas have emerged once again as a coveted destination for new development.

In addition to reinforcing and strengthening the office, retail, dining, hospitality and entertainment offerings, residential and mixed-use developments are now more often being proposed by developers. The injection of new residential development as part of mixed-use developments will better accommodate aging in place, by providing a wider range of housing types in close proximity to commercial activity and employment. This new approach to residential will not only support existing commercial areas, but provide housing options to support the local workforce, making Oak Brook a more desirable and viable location for existing and new businesses.

Walkability and bikability are top priorities, as Oak Brook seeks to better connect all areas with a complete network of sidewalks and trails. A safe, attractive, efficient, and fully connected pedestrian environment will be provided in all areas.

In addition, focus has once again been placed on ensuring effective transportation and infrastructure systems for all areas. As development intensifies, the Village, working with IDOT and the Toll Authority as necessary, will ensure appropriate roadway capacity, efficiency, safety, ingress/egress, and overall connectivity. Oak Brook's commercial areas are vibrant and active and the proper infrastructure will be provided to accommodate development investment and maintain a functioning and desirable commercial environment.

Planning Process

The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a "vision" for the corridor; developing plans and policies for land use, development, transportation, and opportunity sites; developing detailed subarea framework plans; developing implementation strategies and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.

The planning process entailed close coordination and engagement of a wide variety of stakeholders, including elected and appointed officials, Village staff, local business owners, property owners, community organizations, and residents. The planning process included the following steps:

Step 1: Project Initiation – meetings with Village staff, Village Board, and Community Enhancement Committee

Step 2: Existing Conditions and Outreach – analysis of existing land use and transportation/infrastructure conditions, interviews with key stakeholders, workshops with the business community and Greater Oak Brook Chamber of Commerce, and a general market overview.

Step 3: Development Concepts – development of preliminary concepts for land use and development for the different "functional subareas" within the study area, and preliminary development concepts for key sites.

Step 4: Plan Documents and Adoption – preparation of the draft plan, obtaining community and stakeholder feedback through meetings, workshops, and open houses; and creation of the final Commercial Areas Revitalization Plan document.

2 Land Use Plan & Policies

The Land Use Plan is intended to enhance the Village's existing pattern of development and provide guidance for land use and development that should occur in the future. Building on community character, desired uses, market conditions, stakeholder input, and the existing development pattern, the Land Use Plan serves as the foundation for the subsequent chapters of the Plan. These chapters work together to facilitate the reinvestment, redevelopment, improvement and revitalization of Oak Brook's commercial areas.

The Land Use Plan seeks to concentrate commercial land uses at key locations along the 22nd Street corridor, maintain a wide variety of office types capable of providing space for both large and small businesses at locations highly visible from the interstates and major arterial roads, and promote mixed-use developments at key locations that will provide an increase in housing options as well as dining, entertainment, and shopping destinations. Oak Brook's commercial areas and office uses must continue to be sensitive to the larger community context, ensuring compatibility with adjacent areas.

Key Principles

Strengthen the Economic Vitality of Commercial Areas

- Increase development density/intensity while ensuring infrastructure capacity to support the development.
- Create an environment to attract a more diverse and innovative businesses base, including incubators spaces for startups businesses, large corporate office locations, and tech/research areas that require more flexibility than traditional office areas provide.
- Support development that attracts new tenants, while ensuring latitude in reinvestment and in-place strategies that allow existing tenants to reinvent, upgrade, and adjust their current Oak Brook locations.
- Encourage the maximization of retail sales tax generating uses in commercial areas by providing state of the art infrastructure, necessary regulatory flexibility, opportunities for new residential, and high-quality services and community appearance.

Proactively Identify Redevelopment Opportunities

- Coordinate economic development activities in a manner that provides regular opportunities for contact between business and development interests within the Village.
- Promote locally-based marketing programs to boost local investment and awareness between the residential and business community.
- Support the Greater Oak Brook Chamber of Commerce in its efforts to market and promote local businesses as well as improve communication with the Village.

Easy Access of Employment Areas

- Initiate transportation infrastructure improvements along Windsor Drive and York Road.
- Provide a fully connected trails and sidewalks network within the commercial areas and between the residential and commercial areas.
- Target mixed-use and multi-family development closer to commercial and employment areas.
- Work with the regional transportation service to better connect employment and shopping areas of Oak Brook to nearby and regional residential communities.

Maintain Quality of Development

- Continue utilization of the Planned Development process as a means of reviewing and approving new development.
- Continue to implement the streetscape improvement program in areas yet to be improved.
- Promote high quality architecture, both traditional and contemporary styles, to further establish Oak Brook as a center for the highest quality development and to further distinguish the area within the greater region.
- View every development and capital improvement as an opportunity to improve the pedestrian and bicycle connectivity of the area.

Land Use Designations



The Commercial Areas Revitalization Plan is comprised of thirteen different land use designations organized into three major categories – commercial and office uses, residential uses, and public and utility uses. Collectively, these designations provide for the full range of uses existing and desired within the Study Area.



Commercial and Office Uses

Commercial and Offices uses are the primary employment centers within the commercial corridors of Oak Brook. They provide most of the valuable tax revenue for the Village. These uses are divided further into distinct land uses which are described below.

Mixed Use

This land use consists of commercial, office, cultural, institutional, and/or residential uses in a vertical arrangement. This land use is proposed on several sites which are currently occupied by professional office uses. The intent is to diversify the commercial uses at strategic locations within the corridor.



Neighborhood Commercial

Neighborhood commercial land uses consist of restaurants, banks, medical offices, business centers and services. Neighborhood commercial uses within the Village are primarily located north of intersection of 22nd Street and Midwest Road.

Regional Commercial

Commercial land uses consist of big-box retail, service, restaurants, strip mall, and entertainment. This land use within the Village is primarily located along 22nd Street and Kingery Highway.



Oakbrook Center

Oakbrook Center is a unique form of regional retail that is the largest commercial shopping center within the community and region, and includes retail, restaurant, entertainment, office, hotel, and other uses. It is surrounded by other retail and office uses, which capitalize on proximity to the Center. The Center is located north of 22nd street, between Kingery Highway and Spring Road.

Hotel & Lodging

This land use consists of seven hotels which are located adjacent to professional offices to provide nearby lodging options for the office users. Hotels in this area include conference rooms and transportation to O'Hare Airport.



Professional Office

Office land use in Oak Brook comprises corporate offices and headquarters of domestic and international businesses. This land use provides a prime location for both Class A and Class B offices. Class A offices consist of the most prestigious buildings for premier office users with rent above average for the area. Class B offices consist of buildings competing for a wide range of users with rent in the average range for the area.

Business Park

Office/Business Park land use in Oak Brook is a new land use designation, intended to attract and accommodate businesses such as business incubator space, logistics/warehouse, research, support services, maker spaces, and more. Most properties in this land use are potential redevelopment sites along Enterprise Drive and within the Windsor/Swift area. Redevelopment of these areas could create a "campus-style" development which can integrate parks and open space in the redevelopment plan.



Residential Uses

Residential uses represent the Oak Brook residential neighborhoods. All of Oak Brook's residential areas are separated from commercial uses.

Single-Family Detached Residential

Single-family detached residential includes residential areas located north of Harger Road; south of Interstate 88; and south of 22nd Street.

Single-Family Attached Residential

This land use designation includes townhomes, rowhouses, duplexes, and other attached residential uses. This use is located west of Kingery Highway and surrounded by single-family residential uses.

Multi-Family Residential

Multi-family residential includes condominiums, which are typically characterized by buildings with a common lobby and hallway form which individual units have direct access, rather than individual units having direct primary access to outside. Oak Brook Club, located north of Oak Brook Center, is the only existing multi-family residential adjacent to the Village commercial areas.

Public and Utility Uses

Public and Utility uses include governmental buildings, community support uses such as parks, and utility infrastructure

Public/Semi Public

Public/Semi Public land use is comprised of local, state and federal government buildings, police stations, fire station, and civic buildings. In the Oak Brook Commercial Areas Plan the Fire Stations, Village Hall, and USPS facility represent the Public/Semi Public Land Uses.

Parks & Open Space

This land use designation includes parks designated for active and passive recreation, as well as areas of open space and natural environment. Designated open spaces exist along Salt Creek, the Butler National Golf Course, the Village Sports Core, and, currently, the McDonald's fields.

Public Utility

This land use designation generally consists of water towers/facilities, electric substations, and overhead electric transmission lines.

Commercial Areas Revitalization Plan Update

Land Use Plan

Residential Uses

- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential

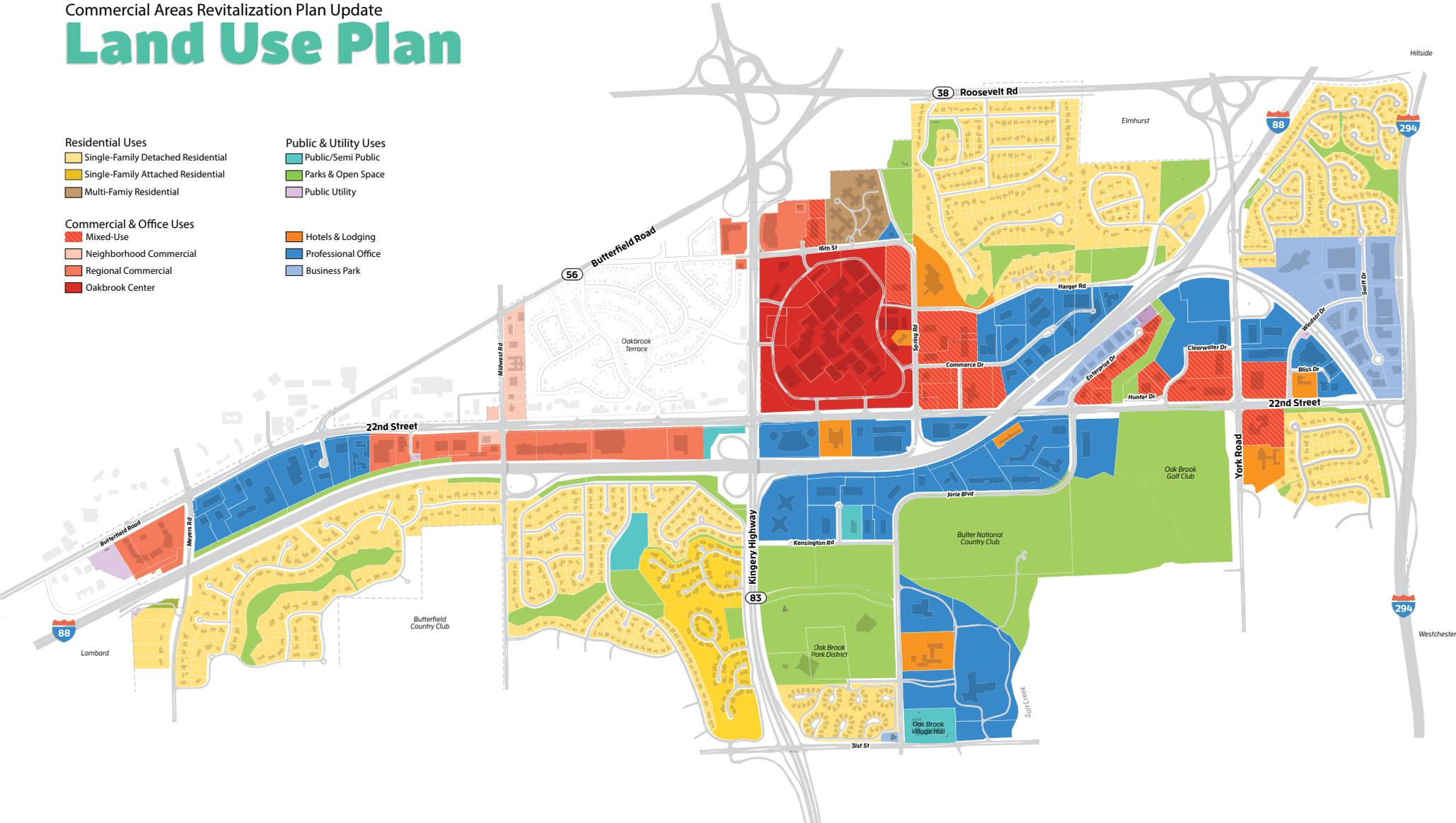
Commercial & Office Uses

- Mixed-Use
- Neighborhood Commercial
- Regional Commercial
- Oakbrook Center

Public & Utility Uses

- Public/Semi Public
- Parks & Open Space
- Public Utility

- Hotels & Lodging
- Professional Office
- Business Park



3 Commercial & Office Areas Plan & Policies

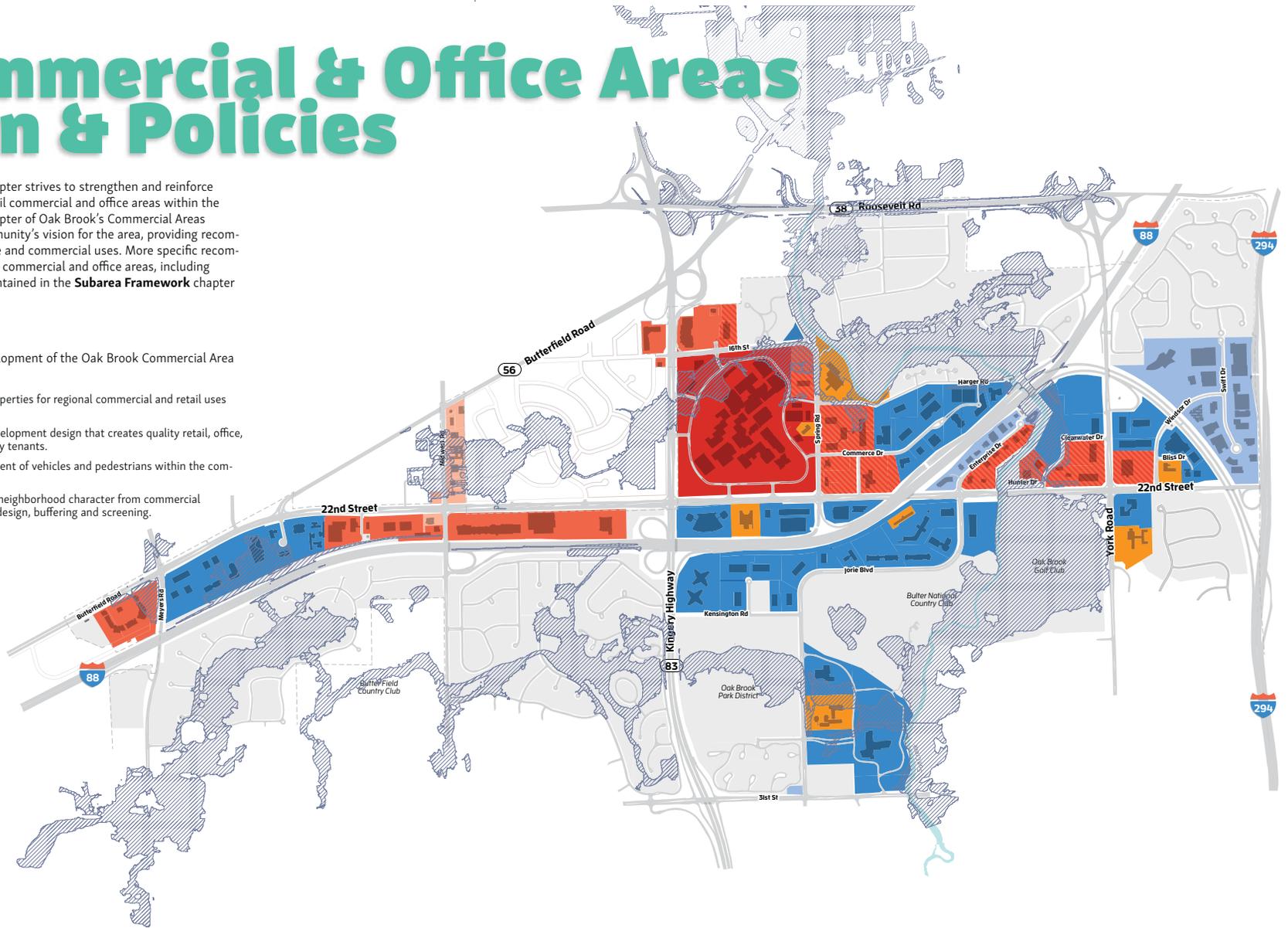
The Commercial Area Plan & Policies chapter strives to strengthen and reinforce the role and function of Oak Brook's retail commercial and office areas within the community and Chicago Region. This chapter of Oak Brook's Commercial Areas Revitalization Plan builds upon the community's vision for the area, providing recommendations and policies specific to office and commercial uses. More specific recommendations for site improvements in the commercial and office areas, including redevelopment opportunity sites, are contained in the **Subarea Framework** chapter of this report.

Guiding Principles

The following principles guided the development of the Oak Brook Commercial Area Revitalization Plan:

- Reserve highly visible and accessible properties for regional commercial and retail uses and complimentary mixed uses.
- Ensure high-quality architecture and development design that creates quality retail, office, and mixed-use spaces that attract quality tenants.
- Provide for the safe and efficient movement of vehicles and pedestrians within the commercial and office areas.
- Protect the Village's existing residential neighborhood character from commercial areas and activity with appropriate site design, buffering and screening.

- Commercial & Office Uses**
- Mixed-Use Commercial
 - Neighborhood Commercial
 - Regional Commercial
 - Oakbrook Center
 - Hotels & Lodging
 - Professional Office
 - Business Park
 - Floodplain
(Source: Preliminary FEMA Map, 6/1/2017)



Commercial Areas

The Commercial and Office Areas Plan & Policies establish recommendations for improving, upgrading, and maintaining the prominence of the commercial and office markets, and promoting compatible redevelopment and reinvestment within Oak Brook's commercial areas. The Land Use Plan designates four types of commercial designations within the study area. In addition, the plan designates a "mixed-use" land use to promote the development of mixed-use buildings that provide commercial uses on the ground floor with residential and/or office uses in the upper floors. A description of the type, role, policy and recommendations of each use is presented below.

Mixed-Use Commercial

Mixed-use commercial is a commercial land use designation that can accommodate multiple uses, typically in a vertical orientation in a single building. Mixed-use commercial typically consists of retail, commercial, restaurant, and/or service uses on the ground floor, with office or residential uses on the upper floors. The Village should consider mixed-use development within the commercial districts, including a possible condominium element on the upper floors, providing an option to seniors, younger workers, and others who prefer a downsized condominium lifestyle, with convenient access and walkability to shops, restaurants, entertainment, and workplaces.

A key strategy in maintaining commercial and employment competitiveness and attractiveness, is to accommodate the possibility of appropriately designed and located mixed-use development. While the plan identifies sites suited for potential mixed-use development, that does not mean that all such sites will be developed with residential elements on the upper floors. Over time, the market will determine where such development takes place. The areas designated for mixed-use in this plan are virtually the same as the areas designated for mixed-use in the previous Commercial Areas Revitalization Plan (2007).

Mixed-Use Commercial land use is designated along 16th Street, Spring Road, Commerce Drive, east side of Enterprise Drive, and along Clearwater Drive. These types of developments are most appropriate at prominent intersections or near commercial and office/employment centers. The commercial uses on the first floor of a mixed-use development could include a wide range of retail, office, restaurant, entertainment, and service and business uses.

Recommendations

- Integrate mixed-use, pedestrian oriented developments in key locations along the commercial corridor.
- Build on-site vehicle and pedestrian circulation systems that are safe, convenient, attractive and comfortable for users.
- Connect developments with cross access for adjacent sites and public streets in order to efficiently serve all modes of transportation.
- Promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses along the commercial corridor.
- Prioritize the importance of the pedestrian environment for all mixed-use areas, including pedestrian scale, amenities, mobility, access, connectivity, safety, and overall appearance and comfort.
- Promote shared parking facilities and develop parking management plans that provide a sufficient supply of conveniently located parking in a manner that is attractive and easily accessed, but that does not visually dominate the appearance or character of the area.
- Recognize and respond appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces)

Neighborhood Commercial

Neighborhood Commercial uses serve the day-to-day convenience needs of nearby residents, area employees, and visitors to the community. Neighborhood commercial areas should consist of both retail and service uses. As residential development occurs within Oak Brook's commercial areas, including mixed-use developments, there will be a demand for convenient commercial uses.

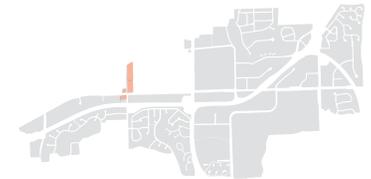
Currently, few, if any of these types of uses exist. The Land Use Plan designates Neighborhood Commercial along Midwest Road north of 22nd Street, where the parcel sizes and depths along with their location limit their ability to accommodate larger scale office and retail developments. Neighborhood Commercial uses should be considered compatible with mixed-use developments where commercial on the ground floor could provide convenient shopping and services to residents above and areas nearby.

Recommendations

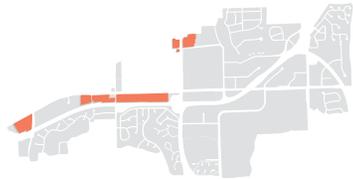
- Provide ease of access and connectivity for bicycle and pedestrian traffic.
- Ensure quality design as to ensure compatibility with nearby regionally-scaled development.
- Mandate vehicular cross-access between adjacent parking lots along the corridor.
- Work with utility companies to bury overhead utility lines as redevelopment or CIP projects occur.
- Amend PUD and Zoning regulations to require the above noted recommendations as standards for development review.



Mixed-use Commercial



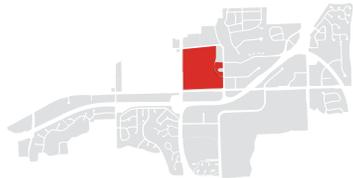
Neighborhood Commercial



Regional Commercial

Regional Commercial

Regional Commercial areas consist of larger retail and entertainment uses that are intended to draw from beyond the Oak Brook community, typically requiring larger parcels and greater area devoted to parking. Regional Retail uses are located along 22nd Street and Illinois Route 83 with their location influenced by (a) existing retail uses that are well established; (b) their close proximity to Oakbrook Center; and, (c) their close proximity to major retail centers in neighboring communities. As a general principle, this type of retail use should be clustered to create synergy and contribute to the area's ability to serve and function as a destination. The plan recommends promoting the area between Tower Drive and Midwest Road as Regional Commercial/Retail Land Use.



Oakbrook Center

Dining & Entertainment

A wide variety of regional and national restaurants are located within Oak Brook. The recent addition of Michael Jordan's Restaurant, Gibsons Bar and Steakhouse, Rock Sugar, and Roka Akur continue to show the market potential for high-end restaurants in Oak Brook. Restaurants and other entertainment uses are an excellent complement to Oak Brook's extensive and well-established retail and office offerings. Restaurants should be permitted within almost all other commercial areas, including mixed-use developments, regional retail areas, Oakbrook Center, and as part of Class A office development.



Hotels & Lodging

Recommendations

- Continue to explore and support development opportunities for high-end boutique restaurants and other dining options.
- Ensure vehicular parking requirements are met to cater restaurant patrons.
- Provide pedestrian connectivity to restaurants from office, residential, and hotel uses.

Oakbrook Center

Oakbrook Center is a premier regional shopping, dining, and entertainment destination. Due to its significance and scale, it is its own land use designation within the Village's commercial areas. Oakbrook Center is a key asset to the Village's commercial areas, helping to attract other retail, commercial, and office uses, seeking to be within close proximity to the center.

As the retail market environment changes and shifts, Oakbrook Center has continued to reinvent itself to respond to current trends, which has kept the center highly competitive and successful. Oakbrook Center is a highly sought-after location for many luxury-brand and boutique retailers, including those that largely operate online with only a small number of brick and mortar store fronts in key locations. Oakbrook Center is also home to dining and entertainment destinations such as the Pinstripes restaurant and the AMC movie theater and will soon be home to Kidzania and Lifetime Fitness. The continued reinvention and vitality of Oakbrook Center is likely to depend on the ability of the Center to create development intensity and continue diversifying the mix of uses, i.e., Regional Commercial, Hotel and Lodging, Mixed-Use Commercial, Professional Office, Neighborhood Commercial, Mixed-Use Residential, and potential Multifamily.

As a regional shopping destination, drawing customers far beyond the Village's boundaries, Oakbrook Center is vital to the economic livelihood of the Village's commercial areas.

Recommendations

- Maintain a strong working relationship with the property owner, coordinating and supporting efforts to reinvest in and reinvent the center over time, in order to maintain its strength and dominance as a regional retail, restaurant, and entertainment destination.
- Explore opportunities for development of new buildings and uses nearer the perimeter of the center, closer to the edges located along Kingery Highway and 22nd Street.
- Continue to explore opportunities to intensify the site through the conversion of surface parking lots into structured parking and new buildings, including the possible inclusion of mixed-use development.
- When considering residential uses as a component of any development on the Oak Brook Center campus, the following recommendations should be followed: 1) standalone residential buildings and uses are very strongly discouraged; 2) any residential use should be ancillary or secondary to a non-residential use or uses within the development; and 3) residential uses should not be located along the 22nd Street frontage in the area south of the ring road alignment running parallel to 22nd Street.

Hotels & Lodging

Hotels play an important role in the area, providing nearby lodging options for the visitors and supporting the needs of Oak Brook's corporate and office tenants. Hotels contribute to the overall synergy of Oak Brook's commercial areas and are complimentary and supportive of existing business uses.

Currently, Oak Brook's commercial area is home to several hotels, clustered near Oakbrook Center and office uses near the east end of the corridor. Though the McDonald's Corporation has relocated their headquarters to the City of Chicago, the Hyatt Lodge located on the McDonald's Campus will remain. A new Hyatt House has been constructed on the northeast corner of Windsor Drive and 22nd Street in close proximity to the office district along Windsor Drive and Swift Drive. The Hyatt House was completed in the fall of 2017. Hotels should be located in close proximity with restaurants and Oakbrook Center.

Office Areas

Office land uses are the predominant land use in Oak Brook's commercial areas, and should continue to be so. Office uses of all types and tenants are located throughout the entire area and occupy varying sites and buildings. Oak Brook is home to numerous small businesses occupying smaller buildings and parcels in business park like enclaves along Enterprise Drive, Windsor Drive, and Swift Drive, and it is also home to several regional, national and international headquarters including Ace Hardware, the Hub Group, Inland Reality, Federal Signal Corporation, Blistex, and Lion's Clubs International which occupy sites with high visibility and excellent access to adjacent highways.

Strategically located along Interstates 88 and 294, and only minutes away from the City of Chicago, and O'Hare International Airport, Oak Brook provides a prime location for office users large and small. However, land availability significantly limits the Village's ability to attract additional office development to the community, and existing office provides limited options for those seeking Class A office space.

The Land Use Plan designates two types of office areas within the Study Area: 1) Professional Office and 2) Business Park.

Professional Office

Professional Office land use is designated along 22nd Street, Jorie Blvd, the west half of Commerce Drive, York Road, and Windsor Drive. Professional Office uses in the Oak Brook commercial area is comprised of national and international business headquarters, institutional space, medical offices, government uses, traditional office uses, etc. The office spaces are primarily Class A or Class B as defined by National Association of Building Owners and Managers (BOMA).

Class A office space consists of the most prestigious building competing for premier office users with rents above average for the area. Class A buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B office space consists of buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

While any property owner could provide the amenities and finishes required to classify their property as Class A, the parcel sizes, geometries, and location may not always allow for this. Furthermore, the market realities suggest that secondary and tertiary office markets are desired to support nearby businesses. While Class A space may appear to be in the best interest for the Village of Oak Brook in terms of its prestige and ability to compete with other communities, it may not necessarily be in the best economic interest for Oak Brook's commercial tenants. A mix of office buildings and types contributes to the synergy among uses and best positions Oak Brook within the regional market place.

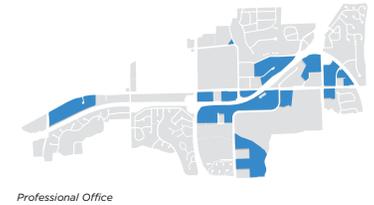
Medical Office uses are not designated specifically within the Commercial Areas Revitalization Plan. However, medical offices should be considered appropriate in areas designated for Professional Office. There are several existing medical uses located within Oak Brook's commercial areas, including Rush Oak Brook Orthopedic Center's 100,000 SF facility, and its 4-story 500-space parking structure which is expected to open in January of 2019.

Recommendations

- Ensure high-quality development and redevelopment of sites, buildings, and amenities in office areas.
- Maintain a range of different scale office and business activity throughout the Village.
- Ensure that office activities are organized by uses and concentrated within, or near, areas of similar or compatible uses.
- Promote new office development and redevelopment within select locations.
- Promote available office space within the Village, and work towards full occupancy of existing office space.
- Amend zoning regulations and use tables to accommodate a full range of office uses, including medical uses.
- Initiate programs to encourage the improvement and rehabilitation of older office buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, and parking areas as well as encouraging the provision of additional site amenities such as trails.
- Promote and require landscaping within office areas and require the upkeep of parking lots, opaque screening of service areas, drives, buildings, and incompatible uses.
- Encourage coordinated and shared vehicle access and parking lot cross access wherever possible.
- Encourage the design of new office development to facilitate a system of pedestrian access and amenities.
- Ensure that new development and redevelopment of private property is designed in scale with, and complementary to, existing development.
- Ensure that all new, improved and existing office development is effectively screened and buffered from existing residential areas.

Business Park

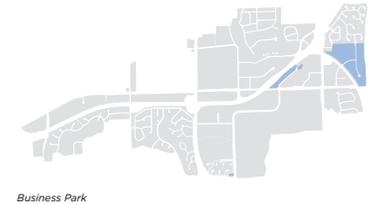
The Business Park land use is designated along Enterprise Drive, Windsor Drive, and Swift Drive. Due to limited land availability in Oak Brook, this land use is designated to attract businesses which function in a less trafficked and campus like setting such as business incubator space, logistics/warehouse, research and development (R&D), and business to business (B2B) support services. The recently completed Chamberlain Headquarters, a subsidiary of Duchossois Group, along Windsor Drive could become a catalyst to promote redevelopment opportunities in this eastern portion of the study area.



Professional Office

Recommendations

- Prioritize pedestrian and bicycle mobility and connectivity within and between business park areas and surrounding areas.
- Actively implement a business attraction and retention strategy to market the area.
- Provide utility and transportation infrastructure improvements necessary to target new business development.
- Ensure high-quality re/development of sites, buildings, and amenities in these areas.
- Initiate programs to encourage the improvement and rehabilitation of older office buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, and parking areas as well as encouraging the provision of additional site amenities such as trails.
- Continue to promote and require landscaping within office areas and require the upkeep of parking lots, opaque screening of service areas, drives, buildings, and incompatible uses.
- Encourage coordinated and shared vehicle access and parking lot cross access where possible.
- Ensure that new re/development is designed in scale with, and complementary to, existing developments.
- Establish special design and improvement standards for commercial and office areas.
- Ensure that all new, improved and existing office development is effectively screened and buffered from adjacent residential uses.
- Provide adequate wayfinding (possibly including off premises signage) to assist with navigating areas with multiple buildings.



Business Park

General Improvements & Development Guidelines



As redevelopment and reinvestment occurs within Oak Brook's commercial areas, it is important that it is in keeping with the Village's vision and design standards. Listed below are improvement and development guidelines divided into six categories:

- Sites & Buildings
- Access and Circulation
- Parking Lots & Structures
- Lighting
- Landscaping, Streetscaping, and Screening
- Environmental Considerations

Sites & Buildings

High-quality architecture should be encouraged and promoted within all of Oak Brook's commercial areas. In general, architecture should establish common themes for each site that also enriches the overall character of the community and contributes to its reputation and prestige.

- Buildings should be designed with attractive "four-sided" architecture consisting of high-quality materials. New developments are encouraged to go beyond typical prototype designs.
- The formation of larger unified developments through parcel assembly is encouraged. Larger developments are preferred since they have the ability to attract and accommodate high profile tenants and facilitate more planned and coordinated development.
- Uninterrupted, blank facades should not be permitted. Variation in building heights, rooflines, articulation, windows, awnings, trim and other architectural features and techniques should be employed to create more interesting building façades through the commercial areas.

- Distinguishing architectural features are encouraged, such as decorative cornices, columns, reliefs, and other façade ornamentation and detailing. Well-designed awnings that are compatible with building colors can enhance the design of buildings and attract attention.
- Windows should be compatible and appropriate for the architectural style of the building. Window glazing shall be clear or slightly tinted. Dark, mirrored, or reflective glass is appropriate for office buildings only. Large ground-floor display windows and bays are strongly encouraged for retail and entertainment uses within the commercial areas.
- Rooftop-mounted equipment and vents shall be screened from view along all sides of a building. Rooftop screening shall be incorporated into the overall design of the building and be an integral part of the architecture.
- Buildings should have a strong visual and physical relationship to 22nd Street, Butterfield Road, and other fronting streets to enhance the identity and pedestrian orientation of the Village and its commercial areas. Buildings should be attractive at both a pedestrian and vehicular scale.

- The location of front entrances should be appropriate for the type of use. Entrances for stand-alone or single building retail uses and restaurants should orient their main entrances to face the primary frontage street. Office uses should orient their main entrance in a manner that provides the safest and most attractive linkage from parking areas.
- Building entrances should be designed to contribute to the character of the building and to easily convey access points to visitors and customers. Arcades in larger developments should be encouraged to provide pedestrian connections through buildings and to provide visual interest.
- Outlot buildings should complement the primary building on the site in terms of architecture, style and buildings materials. All sides of outlot buildings should be attractive. Careful consideration should be given to the location and placement of outlot buildings so that they do not negatively impact views to the primary building.
- Drive-thrus should not be prominent features as viewed from public streets and should be located and designed to allow for safe vehicular and pedestrian movements. Drive-thrus should be oriented on the sides or rear of buildings.

- To improve the efficiency and safety of drive-thrus, landscaped areas should be installed to separate drive-thru lanes from parking areas and pedestrian entrance points should not be located in drive-thru lanes or in stacking areas. When possible, drive-thrus should be separated from primary parking areas.
- To improve the visual appearance of drive-thrus, landscaping should be used to screen vehicle stacking areas. Drive-thru roofs and structures should be consistent with the building architecture.
- The separation of customer parking from loading and service areas is encouraged. Loading and service areas should be positioned away from residential areas. Where appropriate, loading and service areas should be located together even in larger developments with multiple tenants.

Access & Circulation

A good vehicular and pedestrian circulation system provides safe and efficient access and movement associated with the property. It limits conflict points and provides a good sense of orientation of various site features on the development. Enhanced pedestrian and bicycle access, mobility, and connectivity is a priority for all areas.

- Adequate bicycle parking should be provided near the main entrances to buildings. Internal pedestrian walkways should be linked to the sidewalk network, Pace bus stops, and the Village's bike trail system.
 - All developments should provide adequate, safe, and attractive pedestrian circulation between buildings on the same site and connectivity to the adjacent site or public sidewalk and trails.
 - The pedestrian experience within large surface parking lots should be enhanced. Well-defined pedestrian walkways should be created through parking lots and where outlot buildings are connected with anchor stores.
 - To encourage pedestrian movement and the use of trails and sidewalks, all pedestrian systems should be designed to feel safe, well-lit and attractively designed.
- Where possible, access points and drives into a development should create views and direct visitors towards the main building entrance.
 - Traffic generated from commercial and office developments should be directed away from residential areas. Streets should be designed to reduce cut-through traffic into residential areas.
 - Access from 22nd Street and Butterfield Road should be limited. Wherever possible, redundant and unnecessary curb cuts should be eliminated to improve safety and efficiency.
 - Cross access between properties should be created and implemented to reduce the dependence on primary roads for trips between adjacent sites. Shared driveways and parking areas should be encouraged for all new development. Cross access should accommodate both pedestrians and vehicles wherever possible.
 - Public transportation should include pedestrian amenities such as shelters and benches.
 - Developments should provide appropriate vehicular and pedestrian circulation that do not conflict with one another.
 - Prioritize crosswalk and pedestrian connectivity and safety improvements in all key shopping and employment areas.



Parking Lots & Structures

Parking lots and parking structures have a significant impact on the visual quality of the development. Large expansive parking lots are often unattractive. Due to increasing real estate values in Oak Brook, structured parking is preferred for all development and should be designed with quality and creativity.

- All surface parking lots should be screened from primary roadways. Hedgerows, low masonry walls, and small berms are landscaping techniques that can be promoted and utilized to screen parking.
- Shade trees and landscaped islands should be located in parking areas.
- Where feasible, shared parking areas and facilities should be encouraged and promoted.
- Parking structures should be designed with similar architectural style, materials, and colors as the primary building on the site. Architectural treatment should vary depending on its location and visibility. Structures should also be designed without repetitive or long blank facades.
- Buildings with at grade parking located beneath the structure should be screened with limited openings. Walls, fencing and landscaping should be considered to improve the appearance of these parking areas. Parking areas below buildings on stilts, or "floating" above building, should not be permitted.



Lighting

- Wherever possible, external lighting should consist of concealed source light fixtures which are designed to shield the light source while preventing glare.
- Parking lot lighting, service area lighting, and safety lighting, should be of high-quality and should complement the building's architecture.
- Parking lot lighting on the top deck of a parking structure should be limited in height to twelve feet and should be setback from the sides of the structure as to not cast light down onto the ground below. Light fixtures should be designed so that the direct light source is not visible from ground level or from adjacent properties.
- Architectural/exterior building lighting can be an important and desirable design component of development and should therefore be considered on a case by case basis. Any such architectural/building lighting must be sensitive to adjacent/nearby residential areas and be designed to minimize glare, spillover, or other impact on existing residential areas. Main entrances should be illuminated with additional lighting to easily convey its location. Exterior lighting of entire buildings or facades should be prohibited.
- Light trespass, uplight, and glare should all be considered when preparing and evaluating an outdoor light fixture or photometric plan.



Landscaping, Streetscaping & Screening

Landscaping and streetscaping provide positive views to the development. Streetscape treatment will create a visually appealing boulevard effect that distinguishes the area from other neighboring municipalities. These improvements create a sense of place that is also inviting and attractive.

- The Village should encourage open space or plazas within new developments for employees, customers and visitors.
- Outdoor gathering areas should be located facing natural features.
- New developments should create landscape plans that reflect the character of the area, using a palette of native and traditional plantings. In addition, to overall site landscaping, foundation landscaping is encouraged on all sides of buildings to soften the appearance of the building.
- Streetscaping within the public-right-of-way should also have a relationship with landscaping improvements on private parcels. A common theme between public and private properties should create a greater sense that the area is visually organized.
- Unsightly views, activity areas or features should be screened from direct view. Unsightly views or features include rooftop utilities, loading docks, dumpsters, and other utility boxes. Screening may include one of, or a combination of fencing, berms, or landscaping.
- Dumpster enclosures should be located at the rear or sides of buildings. Dumpster enclosures should be of masonry construction and should complement overall building design. Dumpster screening should include both a gate for the loading and unloading of the dumpster as well as a separate pedestrian door.
- Developers and the Village should work with utility companies to locate above grade utility boxes in functionally appropriate, but more attractive and fitting locations on a site. These utility boxes should be located in areas that do not effect appearance, sight lines, or safety and pedestrian movements.
- Commercial and office uses should be buffered sufficiently when adjacent to residential properties. A variety of vertical and horizontal buffering and screening techniques are encouraged, including fencing, berming, spacing, and landscaping. High-quality materials should be used for fencing and landscaping to decrease maintenance costs.

Environmental Considerations

Oak Brook contains many environmental amenities and assets, including mature stands of trees, beautiful open spaces, and accessible water features. These features are found in both the commercial and residential areas of the Village. As new development is proposed in the Village's commercial areas, consideration must be given to ensuring Oak Brook remain good stewards of the natural environment.

- Floodplain lands are to be preserved for open space absent the implementation of an appropriate engineering solution.
- Urbanization of the floodway is very strongly discouraged absent the implementation of an appropriate engineering solution.
- Salt Creek, Ginger Creek, and their tributaries shall be treated as small rivers and not converted to enlarged storm sewers, unless an appropriate engineering solution is implemented.
- Portions of the commercial districts are in floodplains and appropriate measures should be taken to ensure the proper handling of such areas. Before developing or building in areas designated as floodplain, developers and property owners must comply with any applicable stormwater management requirements and obtain any necessary permits from Village, County, State, and/or Federal authorities.
- Special attention and care should be taken to protect environmental features and systems during all development construction, not only for on-site features, but also for the protection of environmental assets located in areas surrounding the development.
- The Village should seek to encourage environmentally responsible/sustainable best practices in new development in the commercial areas. New development can bring the opportunity for energy efficient design, utilization of alternative energy (solar, wind, geothermal), green infrastructure, and other environmental design applications.
- The design of new development, including building placement, parking location, site ingress and egress, and more, should take into consideration on-site and surrounding area environmental amenities.



4 Residential Areas Plan & Policies

This plan does not address the Village's existing residential subdivisions or zoning. Instead, the Residential Areas Plan is the Village's long-range plan and policies for adding residential uses into its commercial areas. Historically, Oak Brook's commercial areas have consisted of office and retail uses that have been separated from Oak Brook's residential areas by Interstate 88, Interstate 294, along with other roads and natural and man-made features. The Residential Areas Plan identifies areas suitable for residential uses which will primarily be comprised of mixed-use buildings consisting of ground floor commercial uses with residential units above.

The desire to provide the opportunity for residential uses within some of Oak Brook's commercial areas is consistent with the Village's past planning efforts and is generally supported based on an understanding of market conditions.

Guiding Principles

- Prioritize the creation of attractive, well connected, and safe pedestrian environments as part of any mixed-use development.
- Maximize opportunities for mixed-use development in appropriate areas that are well suited to accommodate residential uses.
- Establish development guidelines to ensure high-quality development that contributes to and furthers Oak Brook's prestige and reputation.
- Locate residential uses adjacent to more environmentally sensitive or scenic areas.
- Utilize mixed-use developments as a means of buffering existing residential development from more intense office or commercial uses.
- Cluster compatible land uses to reduce dependency on the automobile and to foster a synergy among uses and different areas.
- Residential uses should not be located along the 22nd Street frontage in the area south of the ring road alignment running parallel to 22nd Street.

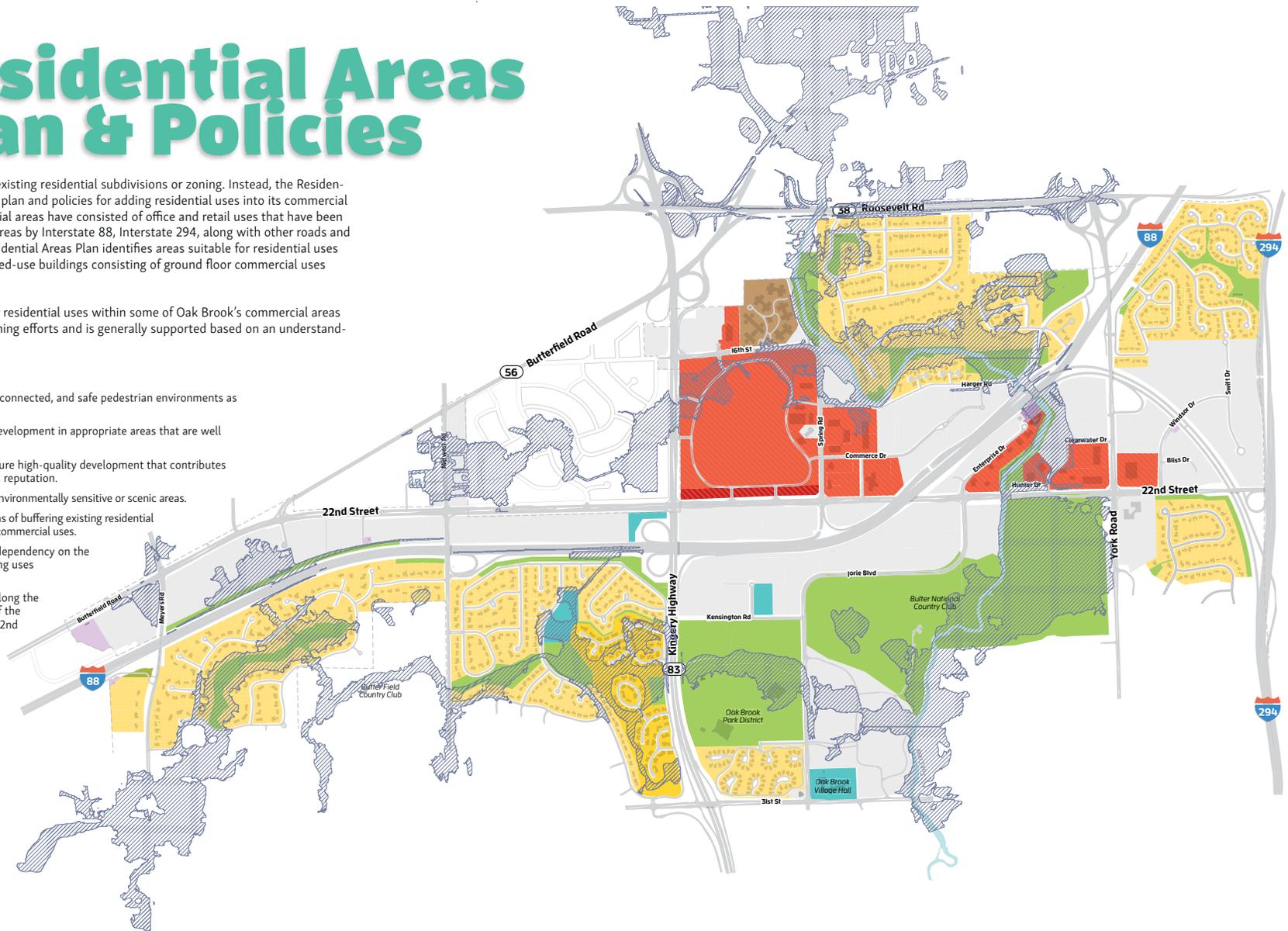
Residential Uses

- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Mixed-Use (Including Potential Residential)
- Mixed-Use (Excluding Potential Residential)

Public & Utility Uses

- Public/Semi Public
- Parks & Open Space
- Public Utility

Floodplain
(Source: Preliminary FEMA Map, 6/1/2017)



Residential Areas



Single-Family Detached & Attached Residential

The Residential Areas Plan introduces no new detached or attached single-family development in Oak Brook's commercial areas. Single-family areas designated on the Land Use Plan are existing developments that should remain protected and buffered from the negative impacts associated with existing and future business operations as well as higher density residential or mixed-use development. Additionally, the Village should identify opportunities to better connect its residential areas with its commercial areas through public transportation, sidewalks and trails.

Multi-Family Residential

Oak Brook Club is the only existing multi-family development within the Village of Oak Brook and is adjacent to the commercial and office land uses. It is an attractive gated multi-family residential development north of Oakbrook Center. Should redevelopment occur within close proximity to the gated community, it should be mindful of impacts to the existing residential uses.

Mixed-Use Residential

The Land Use Plan identifies opportunities for mixed-use developments near the intersection of York Road and 22nd Street, within and adjacent to Oakbrook Center, along the western portion of Commerce Drive, and along Enterprise Drive. Mixed-use development will play an important role in assisting Oak Brook in realizing its vision for its commercial areas by providing the residential/housing options that will better accommodate employees of local businesses and provide a stronger resident customer base for local shopping, dining, services, and entertainment. Mixed-use developments also contribute to the reduction of vehicle trips and assist in creating a more pedestrian friendly environment. By nature, mixed-use development will diversify the land use mix within Oak Brook's commercial areas and strengthen the economic vitality of the community.

Residential Development Policies

Residential and mixed-use development should adhere to the following residential development policies:

- Prioritize the creation of attractive, well connected, and safe pedestrian environments as part of any residential development.
- Encourage and promote high-quality architecture for multi-family and mixed-use developments. Buildings should be designed with attractive "four-sided" architecture consisting of high-quality materials. New developments are encouraged to go beyond typical prototype designs. In general, architecture should contribute to the reputation and prestige of the Oak Brook Community.
- Provide covered parking for residents in all multi-story mixed-use and multi-family developments within Oak Brook's commercial areas. Parking can be provided in an attached, completely enclosed parking structure, at or below grade. Parking for guests and commercial uses of the development can be accommodated by at-grade surface parking lots.

- Parking for residential units should generally be provided at a ratio of 2.25-2.5 spaces per unit, with two spaces allocated for each dwelling unit, and the remainder reserved for guest parking.
- Whenever possible, mixed-use and multi-family developments should take advantage of prominent views to natural areas, including Salt Creek, Butler National Golf Course, and other open space and park areas.
- Residential developments should have strong pedestrian connections to adjacent developments and nearby destinations. Connections to the sidewalk system, regional trail network and to adjacent commercial areas will assist in reducing overall trip generation.
- Mixed-use and residential developments should include amenities associated with high-end residential developments, including plazas and open space, recreation amenities, and meeting rooms. Common open space should be attractively landscaped and provide amenities for passive recreation.

- Mixed-use developments should consider the day-to-day shopping and service needs of residents. Convenience retail and service uses, such as grocery, laundry, personal care, and dry cleaning, should be incorporated appropriately.
- Multi-story residential buildings should contain a mix of dwelling units, with varying types, sizes and floor plans to accommodate residents in all stages of life.
- Lighting within mixed-use and residential development should be kept to a minimum. Commercial uses should respect the residential nature of the floors above, and minimize lighting, noise and other impacts that could negatively affect residential living.
- All mixed-use and residential developments should consider providing shuttle services to nearby Metra stations in the morning and evening. Shuttle service connecting to the Hinsdale and Elmhurst Metra Stations could reduce trips onto the Village's street system and assist with parking problems at nearby stations.

5 Transportation and Circulation Plan & Policies

Oak Brook's commercial areas are served by an established roadway system that handles a very large volume of traffic and is suffering from capacity issues in certain locations. The daytime office and workforce population, coupled with the regional traffic passing through the community, and the thousands of shoppers attracted to the area daily from throughout the region, combine to create a traffic intensity that overwhelms the existing street system at different times during the day and week.

The Transportation Plan and Policies section focuses on the coordination and optimization of all modes of travel within Oak Brook's Commercial Areas, including vehicular, bicycle, walking, and transit services. The Transportation Plan includes specific recommendations for motorized and non-motorized travel, parking, access, circulation and linkages between key areas of the Corridor and surrounding areas.

Guiding Principles

- Improve the safety and efficiency of vehicular movement to, through, and within Oak Brook's commercial areas.
- Provide a safe and coordinated pedestrian and bicycle transportation network that connects Village residents to commercial areas and beyond.
- Provide transportation choices to the commuters and residents working and doing business in the commercial area of Oak Brook.

Interstate Access

The commercial area of Oak Brook is accessed by Interstate 88 and Interstate 294. East-bound I-88 provides to and from access to the commercial area through exits located on Midwest Road and York Road. West-bound I-88 provides only one direct access to and from the commercial area through the Spring Road and 22nd Street intersection. Another indirect access point to west-bound I-88 from York Road/Harger Road is confusing and difficult to navigate. Vehicles coming from the commercial area through York Road must travel a third of a mile north to make a U-turn from Brush Hill Drive to get to the Harger Road exit. Currently, there is an improvement project in the final design stages which will improve Interstate access by providing a signalized intersection on Harger Road and York Road and making Harger Road a direct access point to west-bound I-88.

North-bound and south-bound I-294 provides access to and from the commercial areas indirectly via I-88 connections. To further enhance access to I-294 south from the commercial areas, a slip ramp is proposed for York Road, accommodating south-bound I-294 access adjacent to the existing off-ramp.

Recommendations

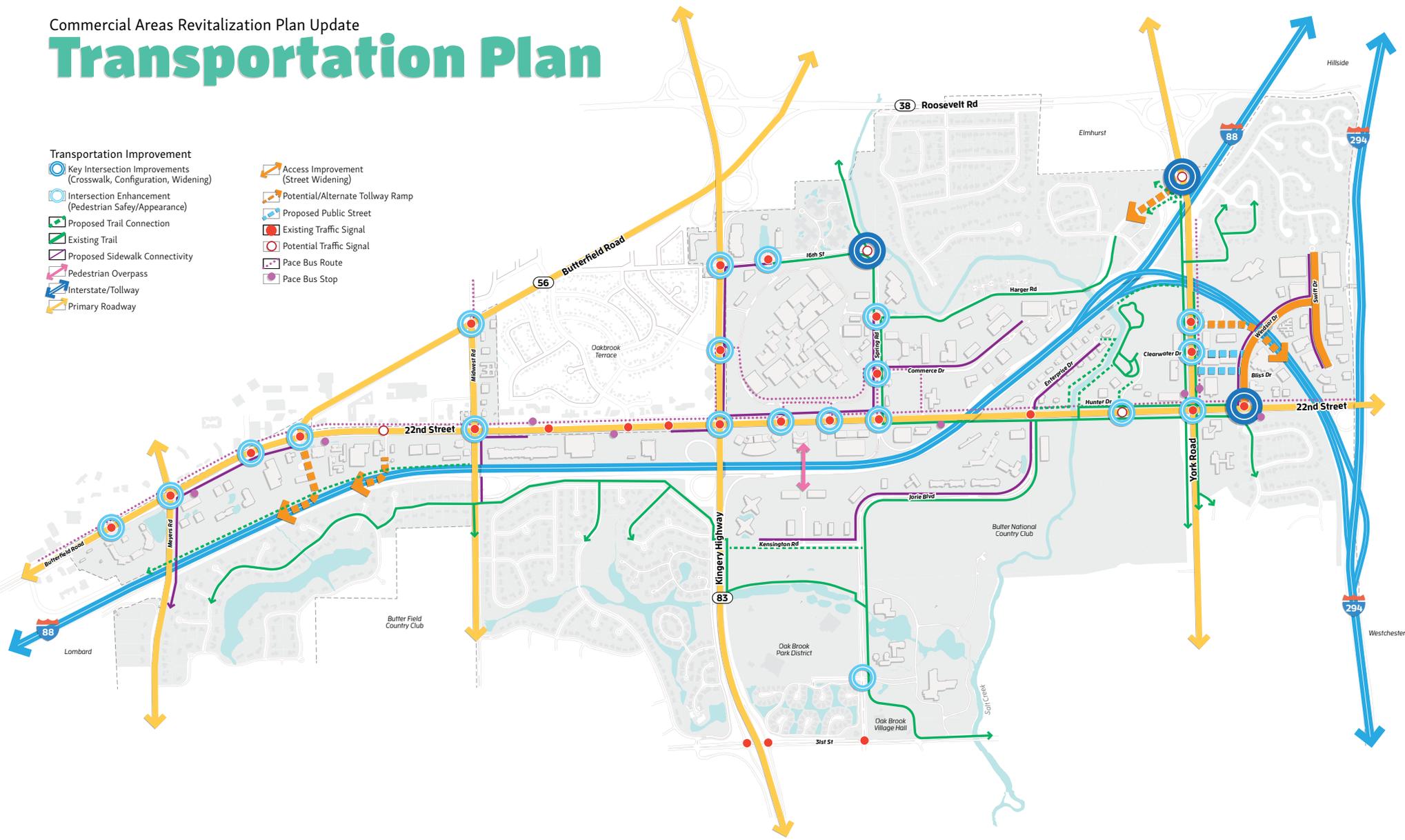
- The Village should work with Illinois State Toll Highway Authority (ISTHA) to explore a possible exit on to south-bound 294 from York Road by widening the existing ingress road to allow another lane for egress which could be extended to connect to the ramp connecting east-bound I-88 and south-bound I-294.
- The Village should remain in close communication with IDOT and the Tollway agency to make them aware of this improvement project.
- The Village should work with ISTHA to explore the feasibility of providing Tollway access to West Bound I-88 at Tower Drive or Camden Court to reduce traffic on 22nd Street and Butterfield Road.

Commercial Areas Revitalization Plan Update

Transportation Plan

Transportation Improvement

-  Key Intersection Improvements (Crosswalk, Configuration, Widening)
-  Intersection Enhancement (Pedestrian Safety/Appearance)
-  Proposed Trail Connection
-  Existing Trail
-  Proposed Sidewalk Connectivity
-  Pedestrian Overpass
-  Interstate/Tollway
-  Primary Roadway
-  Access Improvement (Street Widening)
-  Potential/Alternate Tollway Ramp
-  Proposed Public Street
-  Existing Traffic Signal
-  Potential Traffic Signal
-  Pace Bus Route
-  Pace Bus Stop





Primary Roadway Access

The commercial area is accessed by several primary roads. While Myers Road, Midwest Road, Kingery Highway, and York Road are the primary north-south corridors, 22nd Street and Butterfield Road are the primary east-west corridor and provides access to most of the commercial area. The sheer volume of traffic through the area along this corridor has created challenges in the ability to accommodate efficient movement. Certain intersections and highway access need improvement, insufficient commercial parking cross access is problematic, and there is a lack of a pedestrian circulation system.

The level of service analysis based on Highway Capacity Manual-2010 was conducted on the Primary roadways of the commercial area. Five out of the eight sections have received level of service scores that represent at or approaching unstable conditions.

Recommendations

- Address the level of service issues by working with IDOT to enhance existing intersections, especially those on 22nd Street and the cross roads-- Kingery Highway, York Road and Jorie Boulevard.
- Explore the potential of a new traffic signal at the intersection of 22nd St and Clearwater Drive.
- Provide streetscaping improvements, including landscaped medians and right of way trees.
- Encourage chain link fence replacement and screen surface parking areas along Butterfield Road, Kingery Highway, and Jorie Boulevard to dramatically improve the appearance of the corridor.
- Provide gateway entry features, that announce entry in the Oak Brook community and its commercial areas, for prominent intersections including Kingery Highway and 16th Street, 22nd St and Spring Road, and 22nd Street and I-294.

	Location	Number of Lanes	AADT Volume (V)	Traffic Capacity (C)	V/C ratio	LOS	Comment
1	Butterfield Road West of 22nd Street	6	46,400	44,000	1.05	F	Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity.
2	22rd Street, Between Butterfield Road and Kingery Highway	6	40,500	44,000	0.92	E	Represents unstable flow near capacity. LOS E often changes to LOS F very quickly.
3	22th Street, Between Kingery Highway and Spring Road	6	33,800	44,000	0.77	D	Represents traffic operations approaching unstable flow with high passing demand and passing capacity near zero.
4	22th Street, Between Spring Road and York Road	6	25,500	44,000	0.58	C	Represents a constrained constant flow below speed limits. Comfort and convenience levels of the driver decline noticeably.
5	22th Street, East of York Road	4	28,500	31,000	0.92	E	Represents unstable flow near capacity. LOS E often changes to LOS F very quickly.
6	Spring Road, North of 22nd Street	4	10,400	31,000	0.34	A	Represents the best operating conditions and is considered free flow.
7	York Road, North of 22nd Street	4	15,200	31,000	0.49	B	Represents reasonably free-flowing conditions but with some influence by others.
8	Kingery Highway, North of 22nd Street	6	57,300	44,000	1.30	F	Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity, characterized by stop-and-go waves, poor travel time, low comfort and convenience, and increased accident exposure.

Secondary Road Access

The commercial district's secondary roads, include: Commerce Drive, Enterprise Drive, Tower Drive, 16th Street, Spring Road, Harger Road, Bliss Drive, Clearwater Drive, Hunter Drive, Kensington Road, Kensington Court, Swift Drive, Windsor Drive, and 31st Street. Although these roads have a lower capacity threshold, they provide critical through access to commercial and office space.

Recommendations

- Explore opportunities to utilize and enhance existing secondary roads to relieve congestion on primary roads.
- Add a slip ramp onto I-88 at Tower Drive or Camden Court to improve access to the tollway and to help eliminate traffic.
- Continue to explore opportunities for granting public access to Clearwater Drive between York Road and Windsor Drive.
- Widen Windsor Drive, the bridge over the I-294 ramp, and Swift Drive to accommodate additional vehicular and pedestrian traffic from future and recent developments.
- Improve Spring Road and 16th Street intersection. Improvements include crosswalk, configuration, signalization, and widening.



Pedestrian Circulation

Enhancing the pedestrian and bicycle environment and connectivity throughout all commercial areas and adjacent neighborhoods should be a priority. Although sufficient right-of-way exists throughout much of the study area, there is a lack of a consistent sidewalk or bicycle path system that ties the entire corridor together or to the surrounding residential areas. Sidewalks only exist east of IL Route 83. Improving and enhancing pedestrian circulation throughout the district will help to relieve traffic congestion and will encourage more and new patrons to the restaurants and shops within the area. Increasing pedestrian safety will encourage more people to walk to and throughout the commercial district, to employment centers and activity areas.

Recommendations

- The Village should provide sidewalks along all streets to improve overall pedestrian connectivity including pedestrian connections to Oakbrook Center from the surrounding businesses, employment areas, and residential areas.
- Conduct a feasibility study to provide a pedestrian underpass on Meyers Road to connect Oakbrook Promenade with the commercial development east of Meyers Drive.
- Work with Commonwealth Edison electric company to explore the potential of providing a bike/pedestrian trail within the right-of-way of overhead transmission lines. These improvements could significantly enhance the desirability for space in the district by allowing employees to walk to dining-and-shopping destinations as well as permit residents to the south to walk or bike to commercial areas.

More detailed recommendations on the exact location of pedestrian facilities are included in the **Subarea Frameworks** chapter.

Transit

Pace bus service provides transit options in the commercial area. While the transit service covers a majority of the commercial corridor, there are certain pockets of development, such as north of 16th street, Jorie Boulevard, and Windsor Drive, that need improvement to 'last-mile' access

- The Village should continue to support and expand the 'last-minute' service to commercial/office areas which are not within walking distance from Pace bus stops.
- Work with the Pace Bus service to increase the service and bus routes to connect the commercial area's office uses to shopping areas and nearby train stations.

Other Recommendations

Transportation improvements are critical to support, encourage and accommodate new development and redevelopment in the commercial district. By increasing access to and from area interstates, enhancing current intersections, extending sidewalks and increasing pedestrian safety, the Village can ensure that the shopping, dining, and working experience of local and regional residents and employees is increasingly enjoyable and efficient.

- A lack of cross access between adjacent uses is problematic at some locations within the Study Area, resulting in more vehicular activity on 22nd Street than is necessary. The Village should work with existing land/business owners and encourage the installation of cross-access drives and cross access agreements.
- Work with IDOT, the City of Oakbrook Terrace, Home Depot, and other adjacent property owners to install a traffic signal at 22nd Street and Tower Drive.
- Encourage employers within the commercial area to promote and implement traffic demand management and reduction techniques including staggered work hours, telecommuting, carpooling, walking, and bicycling.

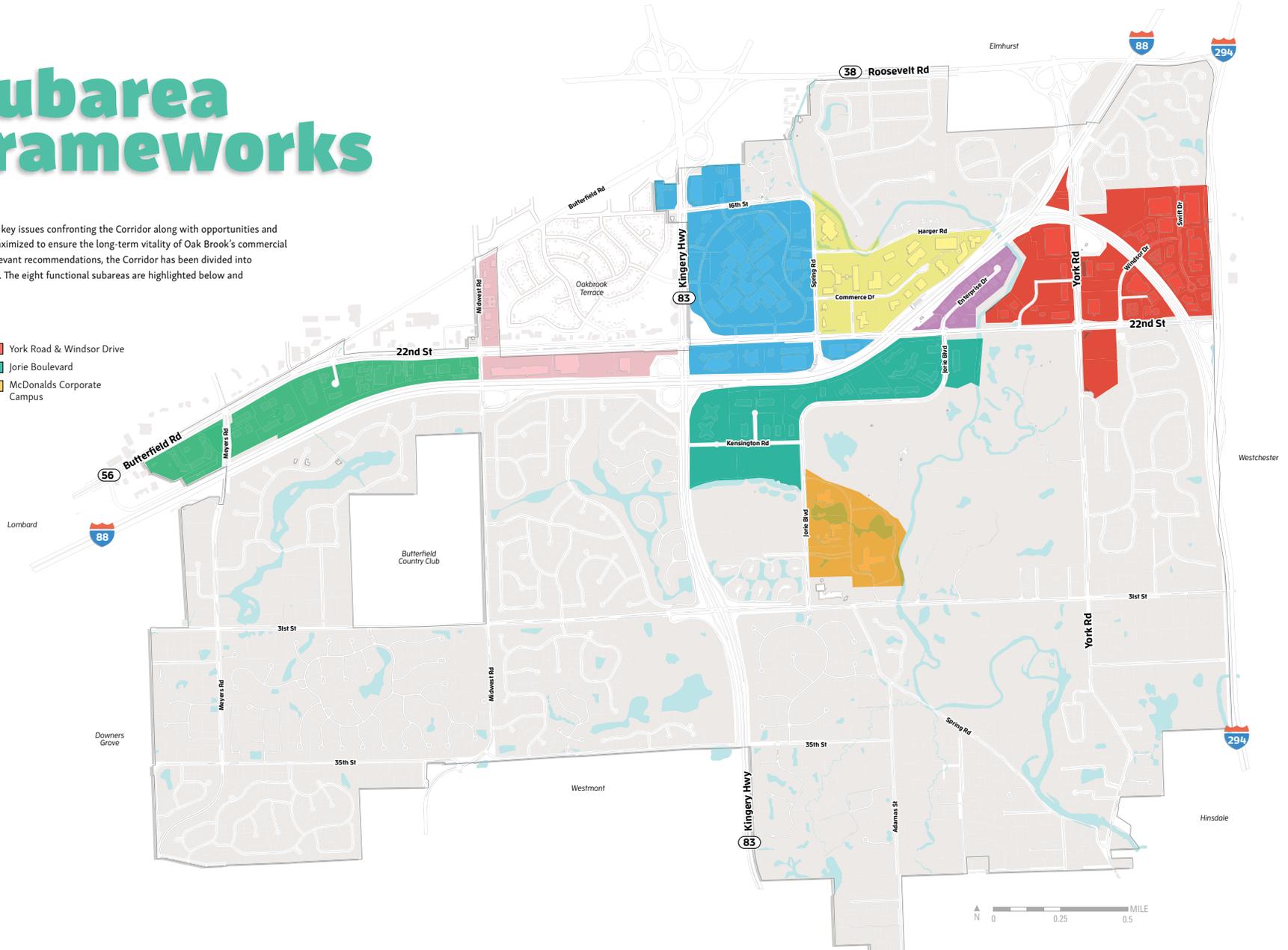
- Promote Pace's Vanpool Incentive Program (VIP), including traditional vanpooling, employer shuttles and Metra feeders as an economical, convenient, and environmentally-friendly alternative to driving alone.
- Require sidewalks along all public right-of-way for all new development in the corridor, providing a completely connected sidewalk network.
- Establish a wayfinding signage system that directs pedestrians to key retail, entertainment, office, and employment destinations within commercial areas.
- Explore opportunities to expand the Village's comprehensive trail network into the business areas and provide better connections between the Village's residential neighborhoods and its shopping and entertainment areas.
- Provide attractive bus shelters that are strategically located throughout commercial areas, and connected to the existing sidewalk network.

6 Subarea Frameworks

The Subarea Framework illustrates the key issues confronting the Corridor along with opportunities and strengths that can be exploited and maximized to ensure the long-term vitality of Oak Brook's commercial areas. To provide focused and more relevant recommendations, the Corridor has been divided into separate subareas by role and function. The eight functional subareas are highlighted below and detailed on the following pages.

Subareas

- West End
- York Road & Windsor Drive
- Midwest
- Jorie Boulevard
- Oakbrook Center
- McDonalds Corporate Campus
- Commerce Drive
- Enterprise Drive



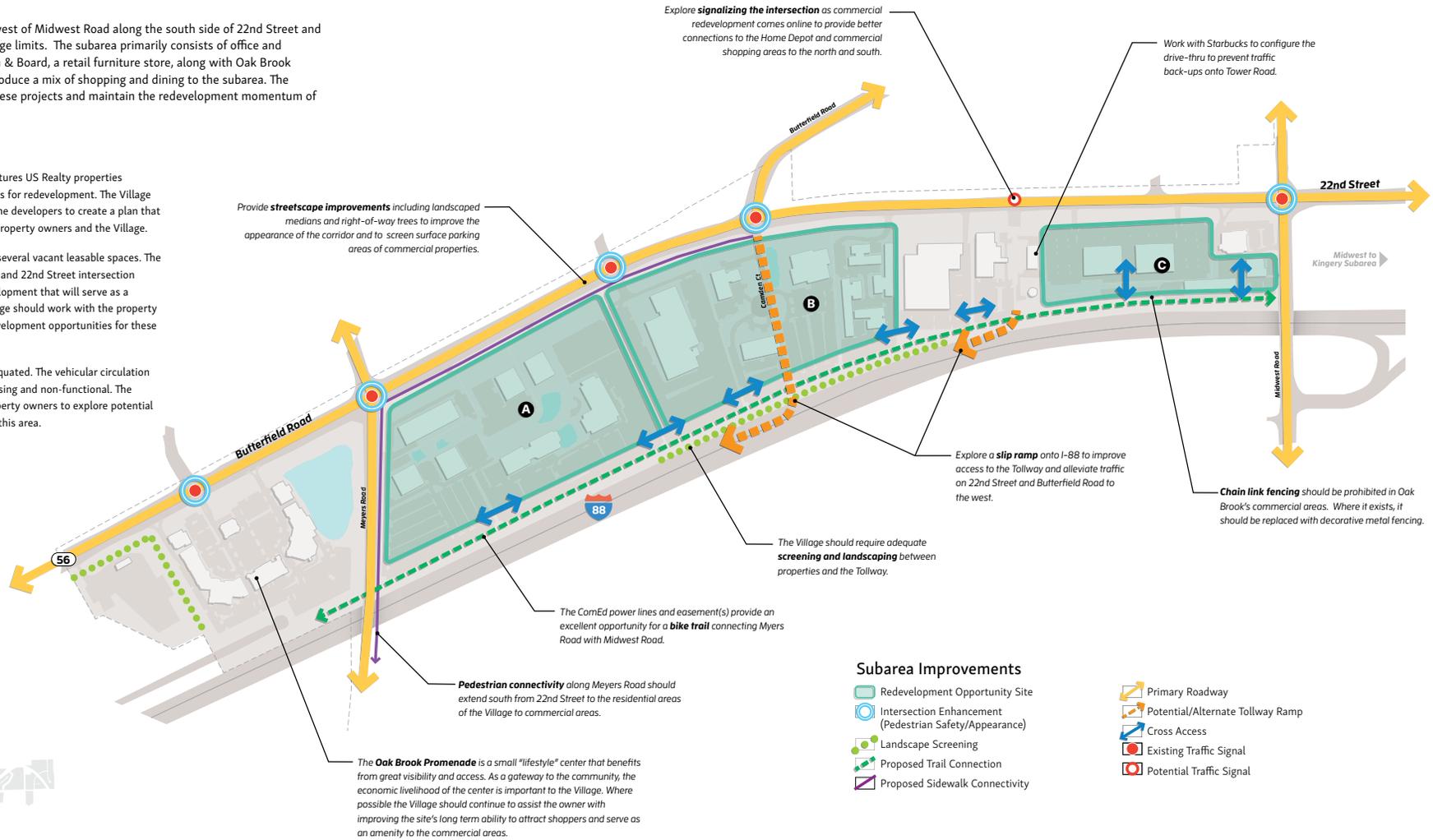
Subarea Framework

West End

The West End Subarea is located west of Midwest Road along the south side of 22nd Street and Butterfield Road, west, to the Village limits. The subarea primarily consists of office and business park uses, however Room & Board, a retail furniture store, along with Oak Brook Promenade, and a Starbucks, introduce a mix of shopping and dining to the subarea. The Corridor Plan should build upon these projects and maintain the redevelopment momentum of the subarea.

Opportunity Sites

- A** The Inland Real Estate and Adventures US Realty properties represent significant opportunities for redevelopment. The Village should work cooperatively with the developers to create a plan that is beneficial to both developers, property owners and the Village.
- B** The property in this location has several vacant leasable spaces. The access off of the Butterfield Road and 22nd Street intersection makes it a prime site for a redevelopment that will serve as a "gateway" to Oak Brook. The Village should work with the property owners to explore potential redevelopment opportunities for these sites.
- C** The buildings in this area are antiquated. The vehicular circulation on and off the properties is confusing and non-functional. The Village should work with the property owners to explore potential redevelopment opportunities for this area.



Subarea Improvements

- Redevelopment Opportunity Site
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Landscape Screening
- Proposed Trail Connection
- Proposed Sidewalk Connectivity
- Primary Roadway
- Potential/Alternate Tollway Ramp
- Cross Access
- Existing Traffic Signal
- Potential Traffic Signal



Subarea Framework

Midwest to Kingery

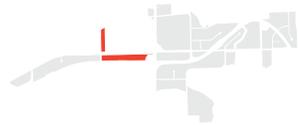
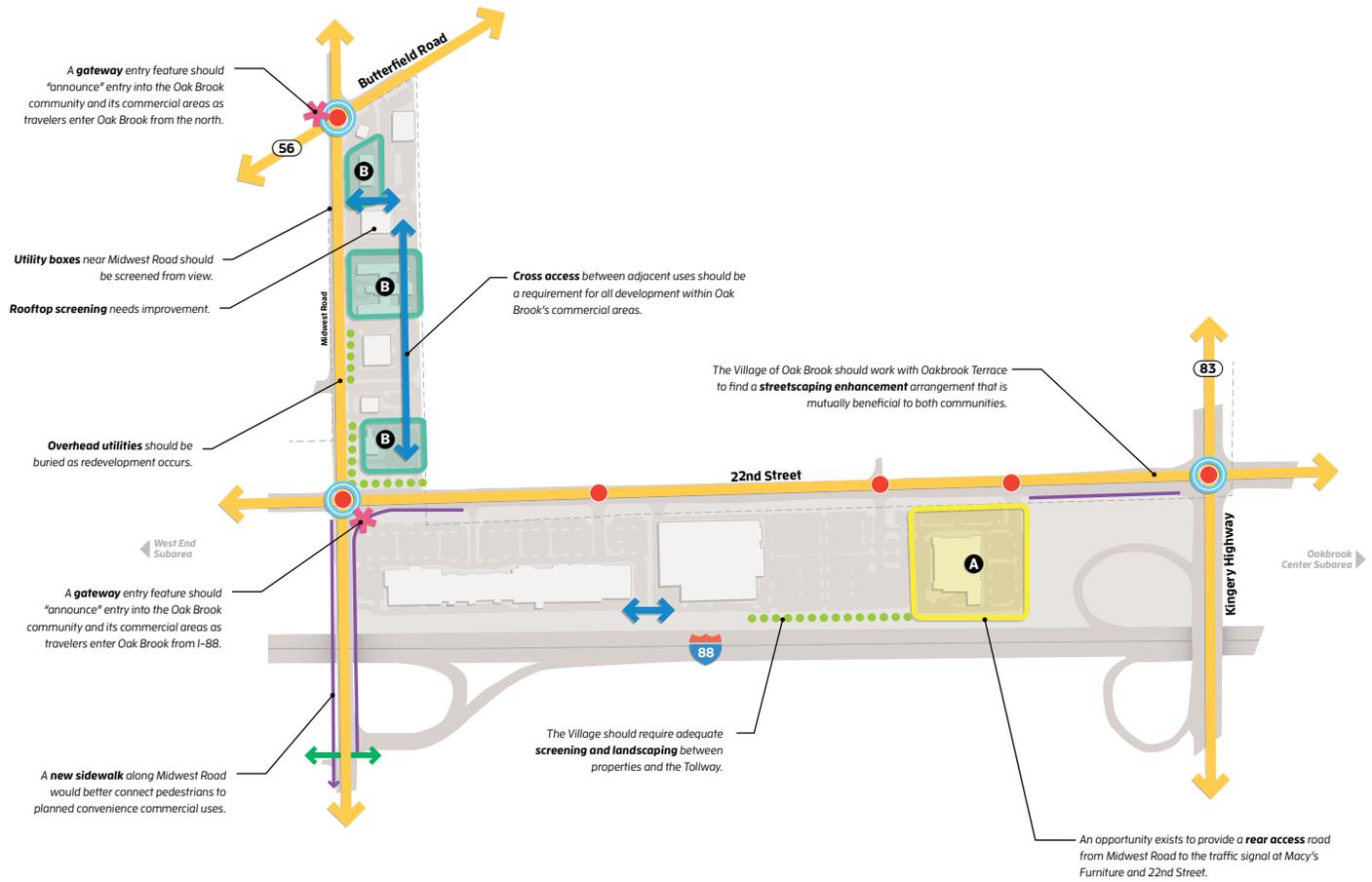
The Midwest to Kingery Subarea is located south of 22nd Street between Kingery Highway and Midwest Road, and includes the area facing Midwest Road, north to Butterfield Road. This subarea consists of retail uses along 22nd Street and primarily office uses along Midwest Road. Most of the opportunities within this subarea exist along Midwest Road. Pedestrian connectivity is missing at some of the key locations.

Opportunity Sites

- A** This site represents a redevelopment opportunity on a large site that is prominently located within the corridor. The site is well located for retail/regional commercial.
- B** Explore redevelopment potential for these existing sites.

Subarea Improvements

- Secondary Redevelopment Opportunity Site
- Redevelopment Opportunity Site
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Sidewalk Connectivity
- Primary Roadway
- Cross Access
- Existing Traffic Signal
- Existing Trail



Subarea Framework

Oakbrook Center

The Oak Brook Center Subarea includes the shopping center property, the shopping centers to the north, and the properties south of 22nd Street between IL Route 83 and I-88. The subarea's most prominent use is Oak Brook Center, the second largest shopping center in the Chicagoland area. Other uses include offices, strip malls, restaurants, and the Marriott and Le Meridien Hotels.

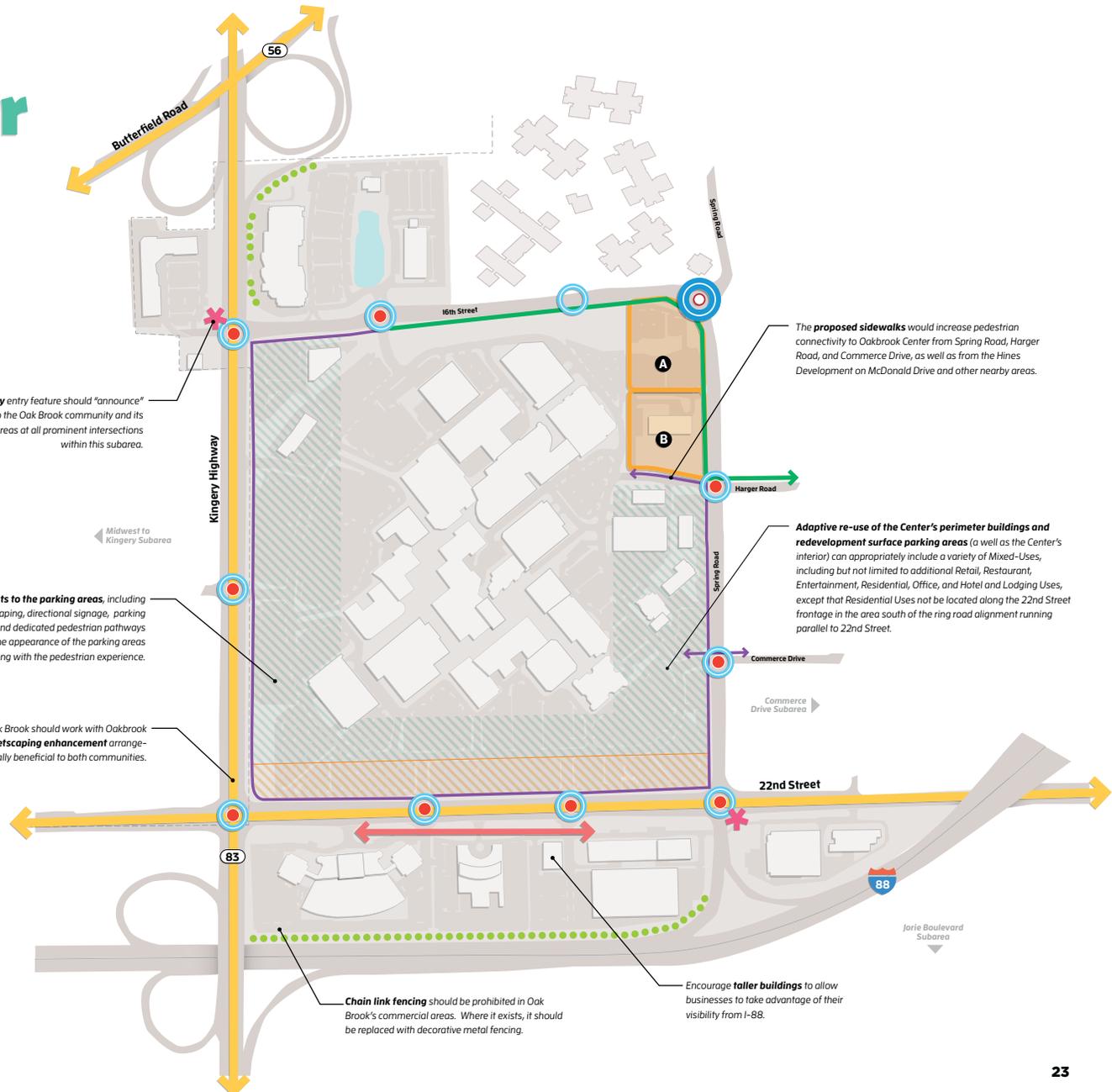
Oak Brook Center is one of the most important uses within the Corridor and one of the most identifiable uses within the Village of Oak Brook. The Center was originally constructed in the 1960's and has experienced several renovations such as the construction of a movie theater, spiraling fountain, intelligent parking, amenities pavilion, and new retail businesses.

Opportunity Sites

- A** Prime redevelopment adjacent to Oakbrook Center, possibly mixed-use, restaurant, or hospitality
- B** Opportunity to convert/redevelop existing structure for new use, possibly restaurants

Subarea Improvements

- Priority Redevelopment Opportunity Site
- Secondary Redevelopment Opportunity Site
- Key Intersection Improvements (Crosswalk, Configuration, Widening)
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Sidewalk Connectivity
- Primary Roadway
- Improve Pedestrian Cross Access
- Existing Traffic Signal
- Existing Trail
- Oakbrook Center Expansion - Explore opportunities for development of new buildings/uses/outlots located along Kingery Highway, 22nd Street, and Spring Road
- Residential uses not recommended for this area located along the 22nd Street frontage in the area south of the ring road alignment running parallel to 22nd Street



Subarea Framework

Commerce Drive

The Commerce Drive Subarea is located east of Spring Road, north of I-88, along Commerce Drive. This subarea is home to Commerce Plaza, Oak Brook Pointe, Double-Tree Hotel and several other office and business park uses, most of which have available space. The most noteworthy vacancy is an attractive, well-kept 169,000 square foot office building on the north side of Commerce Drive. Overall, buildings within this subarea are in good condition or are experiencing rehabilitation.

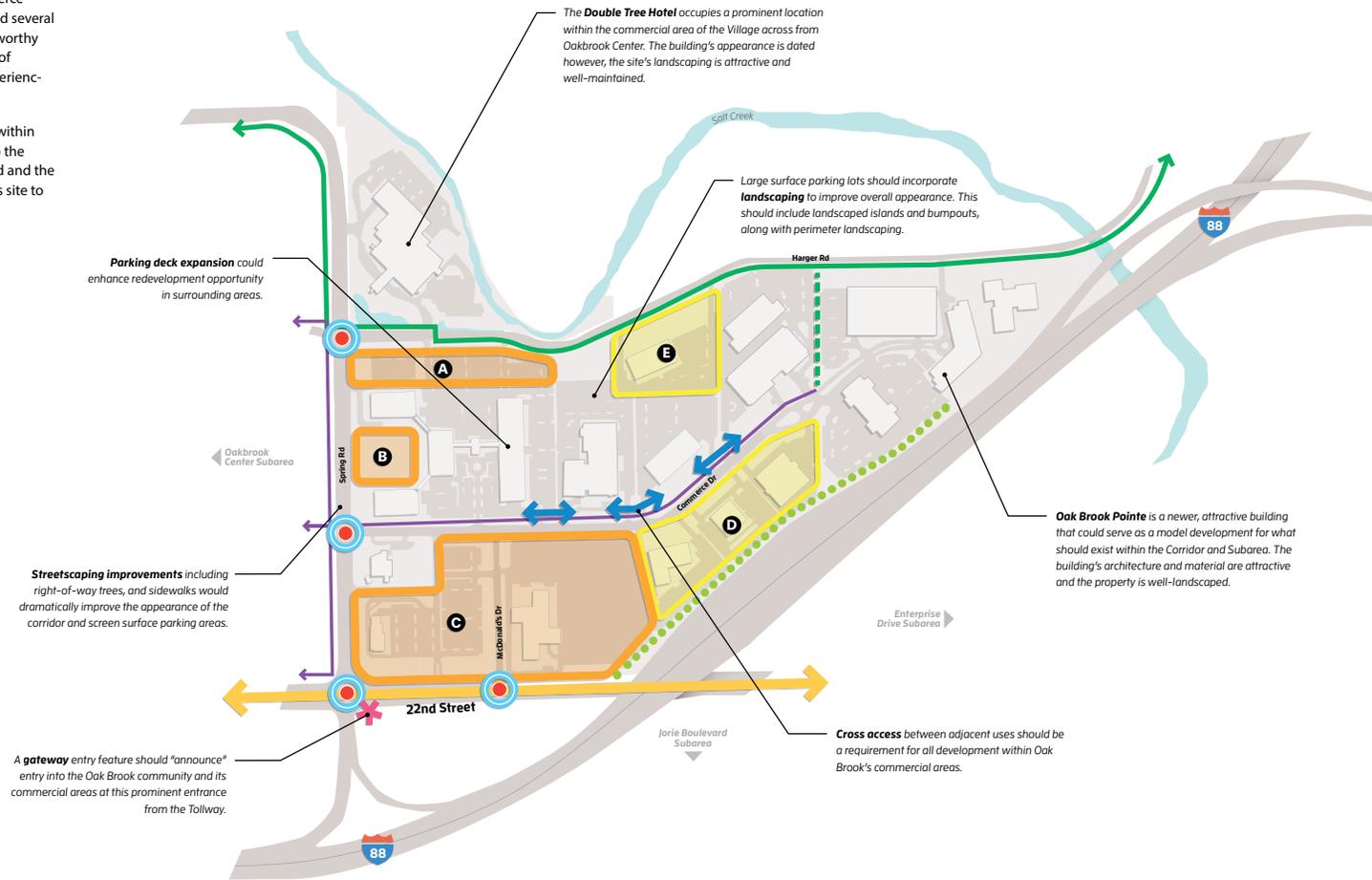
There are numerous opportunities for improvement, redevelopment and revitalization within this subarea. Most notable is the McDonald's Plaza (Opportunity Site C), former home to the McDonald's headquarters and McDonald's flagship restaurant. McDonald's has relocated and the 18-acre site is available for redevelopment. The Village of Oak Brook should consider this site to be a top redevelopment priority.

Opportunity Sites

- A** Development opportunity site of existing parking lot.
- B** Great visibility from Spring Road provides excellent opportunity to develop this infill site as a restaurant or other appropriate use.
- C** Explore redevelopment opportunities of this site, preferably mixed-use.
- D** The property owners are affected by vacancies. The Village should work with the developers to explore possible redevelopment opportunities.
- E** Older building on large attractive site, well suited for office redevelopment.

Subarea Improvements

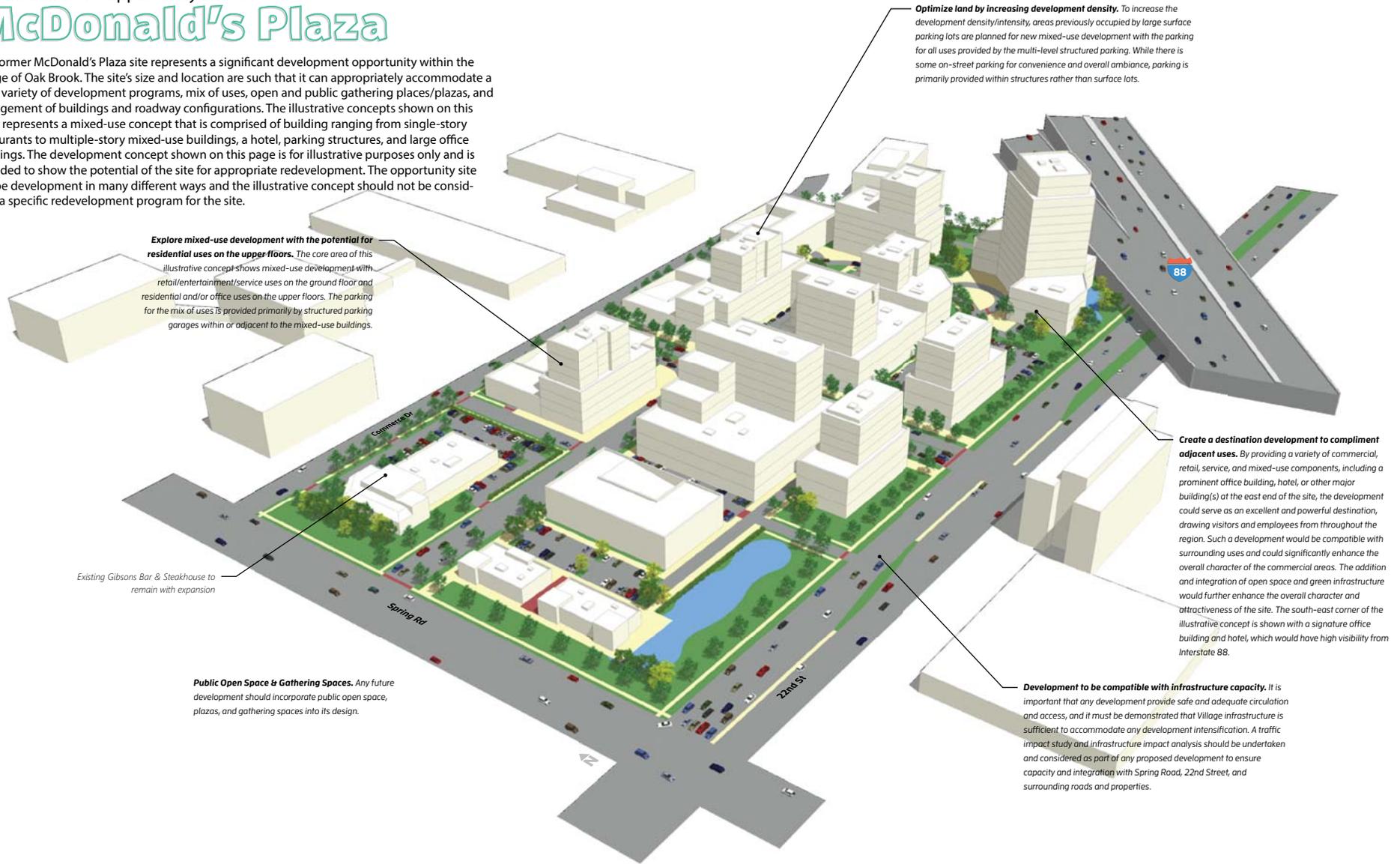
-  Priority Redevelopment Opportunity Site
-  Secondary Redevelopment Opportunity Site
-  Intersection Enhancement (Pedestrian Safety/Appearance)
-  Gateway Signage
-  Landscape Screening
-  Proposed Sidewalk Connectivity
-  Primary Roadway
-  Existing Traffic Signal
-  Existing Trail
-  Proposed Trail Connection
-  Cross Access



Commerce Drive Opportunity Site C

McDonald's Plaza

The former McDonald's Plaza site represents a significant development opportunity within the Village of Oak Brook. The site's size and location are such that it can appropriately accommodate a wide variety of development programs, mix of uses, open and public gathering places/plazas, and arrangement of buildings and roadway configurations. The illustrative concepts shown on this page represents a mixed-use concept that is comprised of building ranging from single-story restaurants to multiple-story mixed-use buildings, a hotel, parking structures, and large office buildings. The development concept shown on this page is for illustrative purposes only and is intended to show the potential of the site for appropriate redevelopment. The opportunity site can be development in many different ways and the illustrative concept should not be considered a specific redevelopment program for the site.



Explore mixed-use development with the potential for residential uses on the upper floors. The core area of this illustrative concept shows mixed-use development with retail/entertainment/service uses on the ground floor and residential and/or office uses on the upper floors. The parking for the mix of uses is provided primarily by structured parking garages within or adjacent to the mixed-use buildings.

Optimize land by increasing development density. To increase the development density/intensity, areas previously occupied by large surface parking lots are planned for new mixed-use development with the parking for all uses provided by the multi-level structured parking. While there is some on-street parking for convenience and overall ambiance, parking is primarily provided within structures rather than surface lots.

Existing Gibsons Bar & Steakhouse to remain with expansion

Public Open Space & Gathering Spaces. Any future development should incorporate public open space, plazas, and gathering spaces into its design.

Create a destination development to compliment adjacent uses. By providing a variety of commercial, retail, service, and mixed-use components, including a prominent office building, hotel, or other major building(s) at the east end of the site, the development could serve as an excellent and powerful destination, drawing visitors and employees from throughout the region. Such a development would be compatible with surrounding uses and could significantly enhance the overall character of the commercial areas. The addition and integration of open space and green infrastructure would further enhance the overall character and attractiveness of the site. The south-east corner of the illustrative concept is shown with a signature office building and hotel, which would have high visibility from Interstate 88.

Development to be compatible with infrastructure capacity. It is important that any development provide safe and adequate circulation and access, and it must be demonstrated that Village infrastructure is sufficient to accommodate any development intensification. A traffic impact study and infrastructure impact analysis should be undertaken and considered as part of any proposed development to ensure capacity and integration with Spring Road, 22nd Street, and surrounding roads and properties.

Subarea Framework

Enterprise Drive

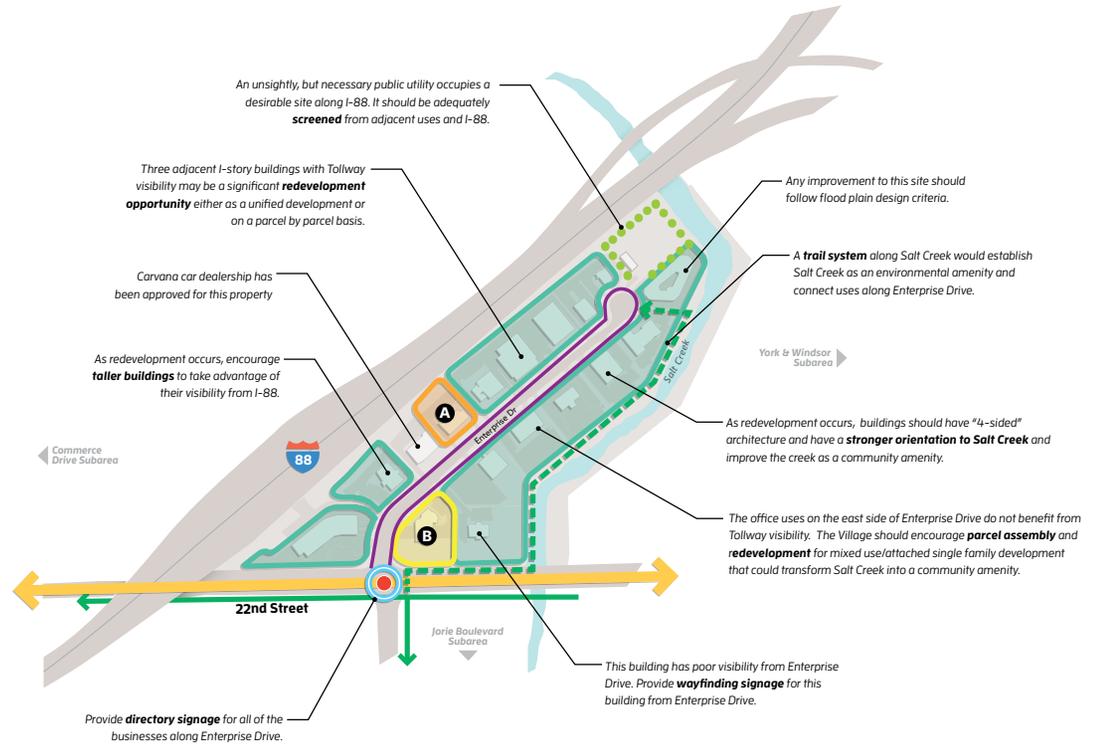
The Enterprise Drive Subarea is located east of East-West Tollway, north of 22nd Street, along Enterprise Drive. This subarea consists of office and business park uses with buildings ranging from 1 to 3 floors. Architectural facades of the buildings are generally "dated" but the landscaping is well kept and maintained. Most of the parking areas are either on the side or in the rear of the buildings and is appropriately screened with landscape. In general, there are some opportunities for revitalization within the subarea.

Opportunity Sites

- A** Village should explore development options for this property on sale.
- B** The Fire Department's location along the congested 22nd Street severely impacts its response time. Its location is less than ideal for this use and once relocated the site presents an excellent opportunity for redevelopment with orientation to Salt Creek.

Subarea Improvements

-  Priority Redevelopment Opportunity Site
-  Secondary Redevelopment Opportunity Site
-  Redevelopment Opportunity Site
-  Intersection Improvements (Pedestrian Safety/Appearance)
-  Landscape Screening
-  Proposed Trail Connection
-  Existing Trail
-  Proposed Sidewalk Connectivity
-  Primary Roadway
-  Existing Traffic Signal



Subarea Framework

York & Windsor

The York & Windsor Subarea is located between East-West Tollway and Tri-state Tollway, north of 22nd Street and south of existing residential area. The area is a dense mix of office, retail, and hotel uses. Some of the vacant and redevelopment sites are undergoing construction with additional office, hotel, retail, and medical uses, which would further increase the density of the subarea. York Road and 22nd Street are the primary East-West and North-South arterial roads which cater to traffic originating from/to this subarea.

The major issue confronting this subarea is related to access to the area surrounding Windsor and Swift. The existing limitations result in severe congestion at key intersections during peak times of the day. In addition, bridge and street widening is needed to accommodate increased traffic volumes due to increased employment in the area. Pedestrian circulation and an improved sidewalk system is also needed.

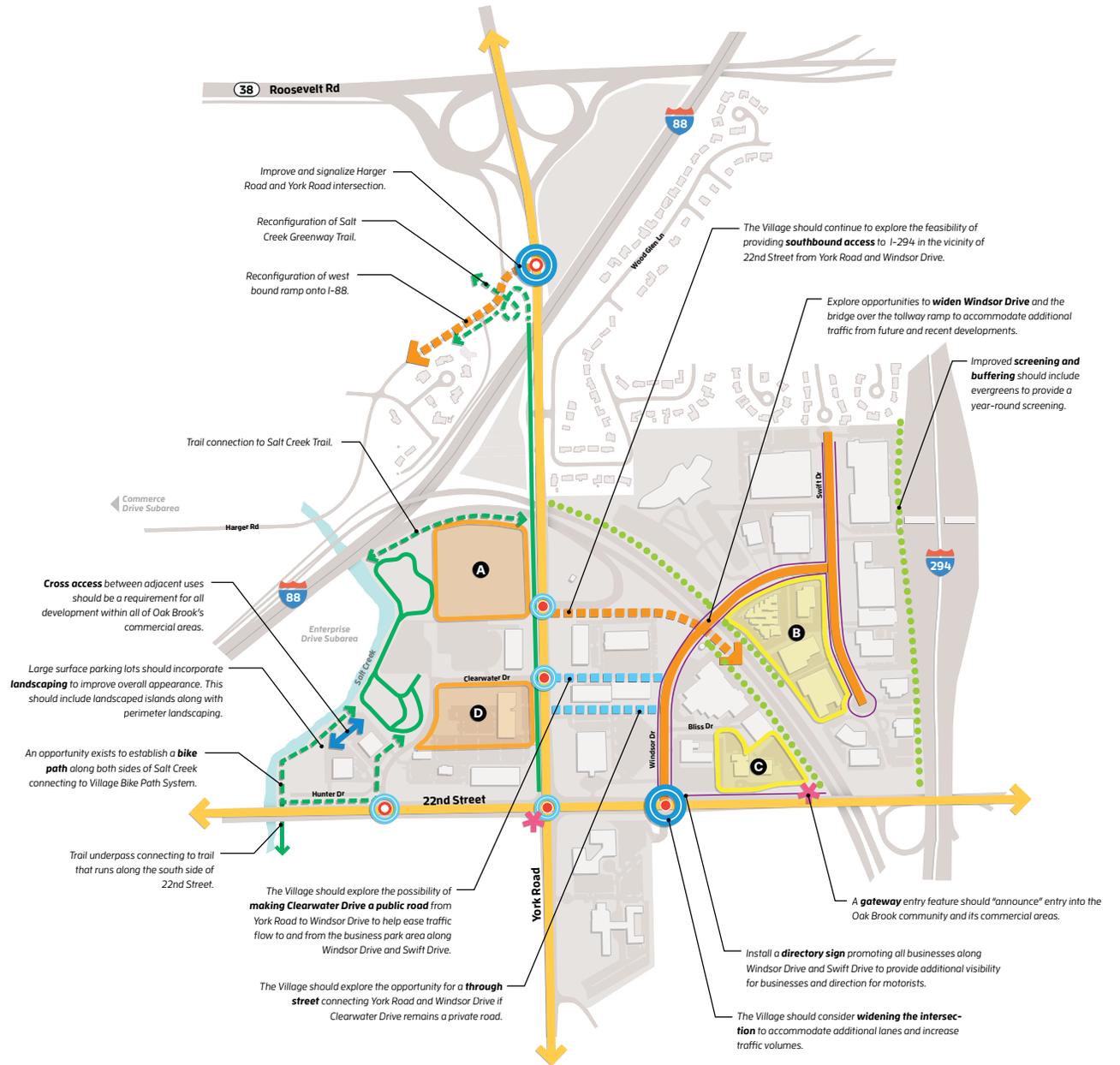
Further, the Chamberlain Group has recently built a new headquarters building in the Subarea which will employ approximately 600+ people. Significant opportunities for improvement, redevelopment and revitalization exist within the area, but access, circulation, and capacity issues must be addressed.

Opportunity Sites

- A** Hub Group property is a prime site for redevelopment. Ensure the new development will provide high-quality architecture and future trail connectivity to Salt Creek Greenway Trail.
- B** Based on the age, configuration, and utility of these properties, assembly and redevelopment should be explored.
- C** Potential opportunity to intensify site with larger office building.
- D** Consider the addition of senior housing as part of the existing Clearwater development.

Subarea Improvements

- | | |
|--|--|
| Priority Redevelopment Opportunity Site | Proposed Sidewalk Connectivity |
| Secondary Redevelopment Opportunity Site | Primary Roadway |
| Key Intersection Improvements (Crosswalk, Configuration, Widening) | Secondary Access Improvement (Street Widening) |
| Intersection Enhancement (Pedestrian Safety/Appearance) | New Tollway Ramp |
| Gateway Signage | Proposed Public Street |
| Landscape Screening | Cross Access |
| Proposed Trail Connection | Existing Traffic Signal |
| Existing Trail | Potential Traffic Signal |



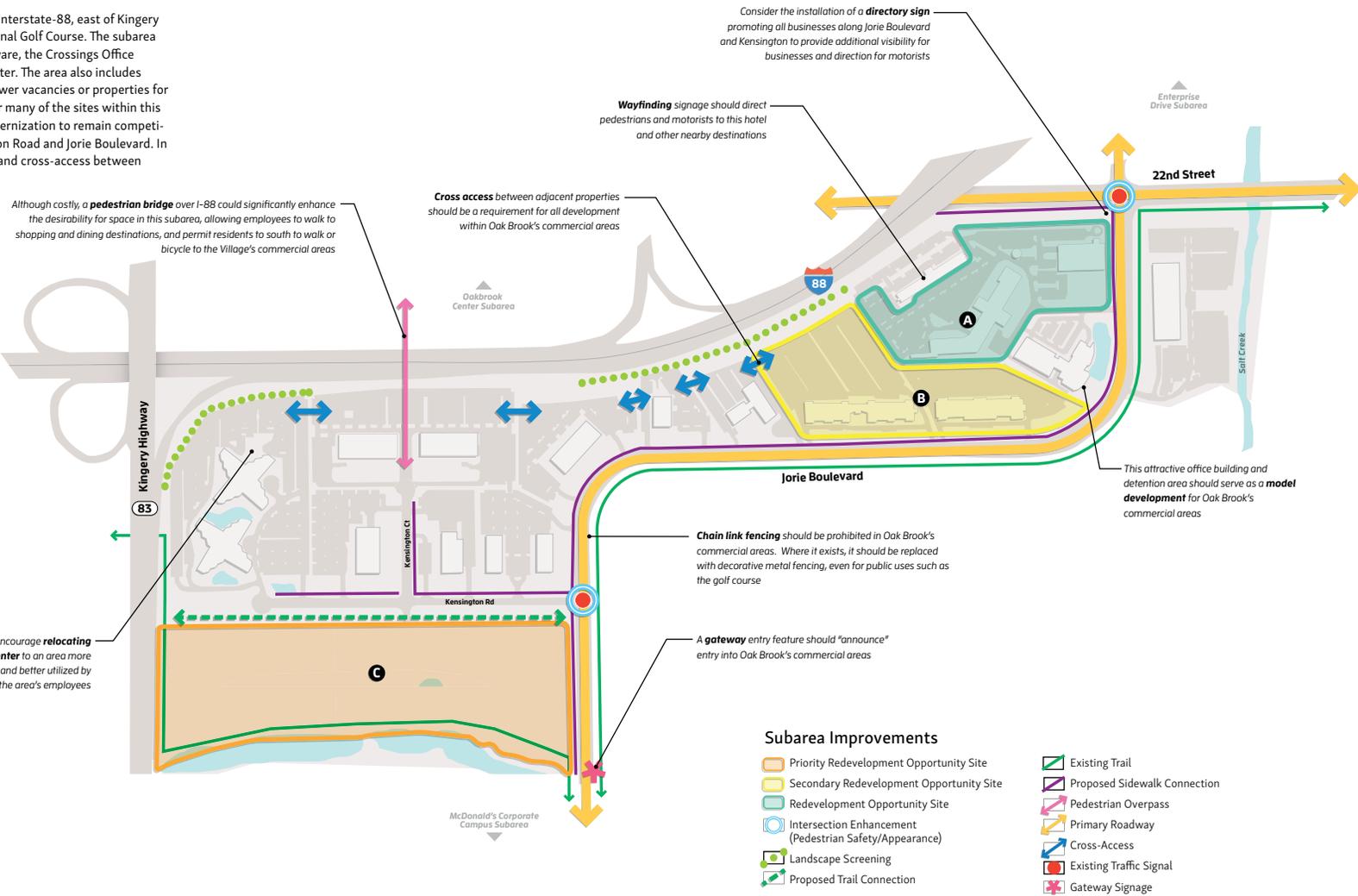
Subarea Improvements

Jorie Boulevard

The Jorie Boulevard Subarea is located south of 22nd Street and Interstate-88, east of Kingery Highway, north of Jorie Boulevard, Central Park, and Butler National Golf Course. The subarea contains office and corporate headquarters including: Ace Hardware, the Crossings Office Complex, a US Post Office, Residence Inn, and the Corporate Center. The area also includes soccer fields owned by the McDonald's Corporation. There are fewer vacancies or properties for sale within the subarea than other parts of the Corridor, however many of the sites within this subarea are becoming outdated and need reinvestment and modernization to remain competitive. A museum was recently approved at the corner of Kensington Road and Jorie Boulevard. In general, the entire area is in need of a face-lift of older buildings and cross-access between properties.

Opportunity Sites

- A** This highly visible property is characterized by outdated institutional & office buildings with vehicular circulation issues. The Village should work with developer & owner to redevelop the site with attractive buildings.
- B** Several dated office buildings fail to take advantage of their location adjacent to the Tollway. The Village should promote and encourage parcel assembly for a significant redevelopment opportunity in the community.
- C** Currently the property is used by a soccer club and is managed by the Oak Brook Park District. The large vacant site should remain as open space and be used to serve the park and recreational needs of the community.



The Village should encourage **relocating the day-care center** to an area more appropriate for children and better utilized by the area's employees

Although costly, a **pedestrian bridge** over I-88 could significantly enhance the desirability for space in this subarea, allowing employees to walk to shopping and dining destinations, and permit residents to south to walk or bicycle to the Village's commercial areas

Cross access between adjacent properties should be a requirement for all development within Oak Brook's commercial areas

Wayfinding signage should direct pedestrians and motorists to this hotel and other nearby destinations

Consider the installation of a **directory sign** promoting all businesses along Jorie Boulevard and Kensington to provide additional visibility for businesses and direction for motorists

Chain link fencing should be prohibited in Oak Brook's commercial areas. Where it exists, it should be replaced with decorative metal fencing, even for public uses such as the golf course

A **gateway** entry feature should "announce" entry into Oak Brook's commercial areas

This attractive office building and detention area should serve as a **model development** for Oak Brook's commercial areas



Subarea Framework

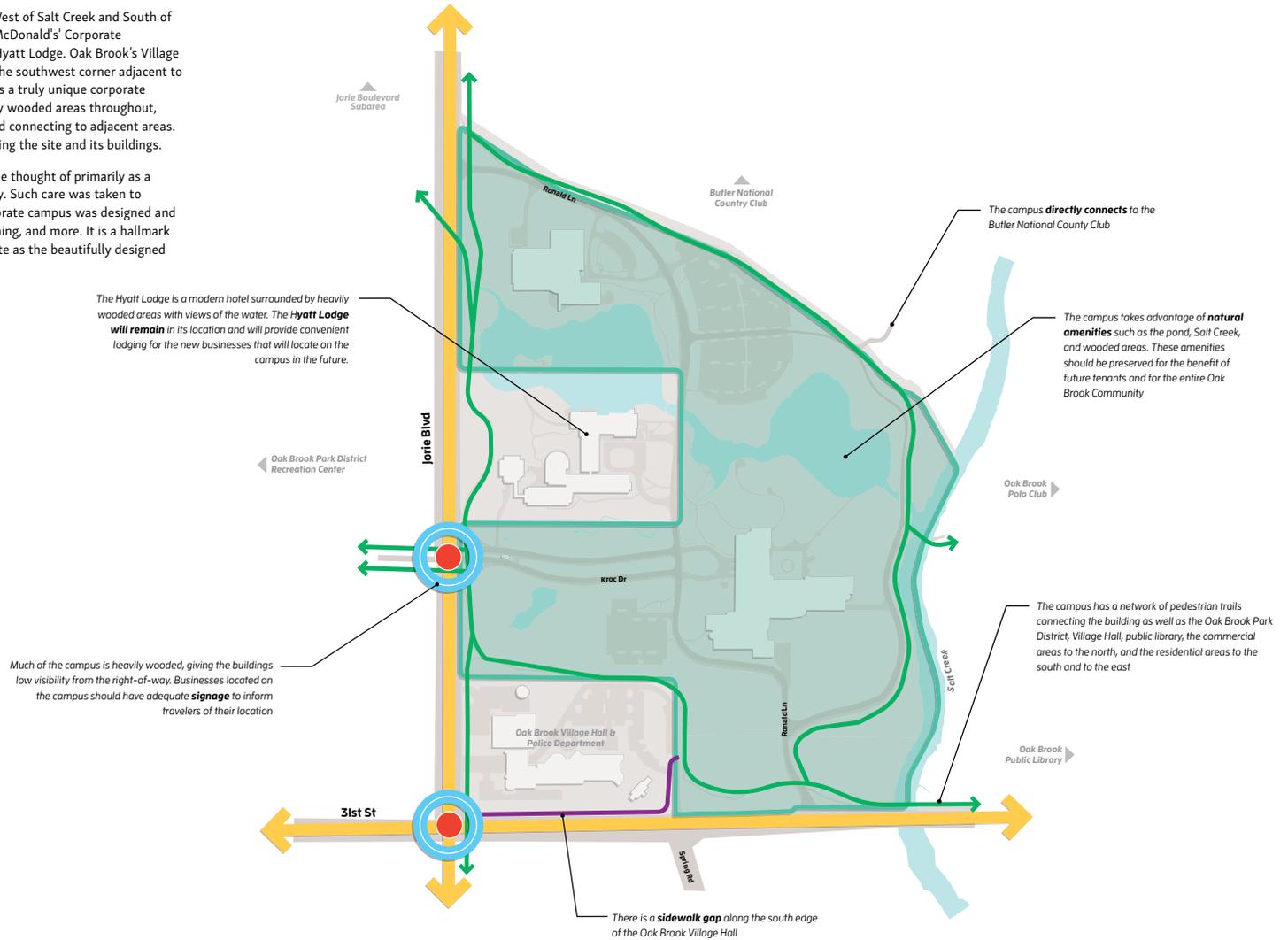
McDonald's Corporate Campus

This subarea is located east of Jorie Blvd, North of 31st Street, West of Salt Creek and South of Butler National Country Club. The campus includes the former McDonald's Corporate Headquarters building, Hamburger University, and the existing Hyatt Lodge. Oak Brook's Village Hall, Police Department, and Fire Station facility are located in the southwest corner adjacent to the former McDonald's campus. The site is beautiful and provides a truly unique corporate environment integrated in a pristine natural setting, with heavily wooded areas throughout, lakes, and pedestrian trails linking various corners of the site and connecting to adjacent areas. McDonald Corporate Headquarters has relocated, thereby vacating the site and its buildings.

The campus is such a beautiful and unique asset that it should be thought of primarily as a re-tenanting opportunity rather than a development opportunity. Such care was taken to maintain and enhance the environmentally rich site as the corporate campus was designed and constructed. It is enjoyed by the entire community via trails, fishing, and more. It is a hallmark of Oak Brook. As such, this plan recommends maintaining the site as the beautifully designed corporate campus, rather than redeveloping the property.

Subarea Improvements

-  Opportunity Site
-  Intersection Improvements (Pedestrian Safety/Appearance)
-  Primary Roadway
-  Proposed Trail Connection
-  Existing Traffic Signal
-  Existing Trail



Clerk Pruss read the Proclamation and President Lalmalani presented the declaration to Head Librarian Jacob Post.

4. RESIDENT/VISITOR COMMENT – Resident Ray Cesca, addressed the Board regarding the impact of rental apartments in Oak Brook. Bill Linderman spoke regarding his concerns with the Commercial Area Revitalization Plan, the Library, the Oak Brook Park District, and the Taste of Oak Brook.
5. APPROVAL OF MINUTES
 - A. Regular Board of Trustees Meeting of March 26, 2019
Motion by Trustee Yusuf, seconded by Trustee Manzo, to approve the Minutes of the Regular Board of Trustees Meeting Minutes of March 26, 2019. VOICE VOTE: Motion carried.

6. CONSENT AGENDA:

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- A. Accounts Payable for Period Ending, April 4, 2019 - \$547,046.55

Significant Items included in Above:

1) LEGAL SERVICES:

- a) Rathje Woodward, LLC - Legal Services - February 3, 2019 - \$2,899.00
- b) Rathje Woodward, LLC - Legal Services - February 3, 2019 - \$72.50
(FY19 YTD - \$16,983.16)

TOTAL LEGAL BUDGET FOR 2019 IS \$294,000

TOTAL LEGAL BILLS PAID FOR 2019- YTD - \$42,386.16

- 2) Brite - PD License Recognition System - \$155,846.01
- 3) Burns McDonnell - Engineering Services - \$26,983.25
- 4) IRMA - February 2019 - \$20,357.09
- 5) Shales McNutt LLC - PD Renovation/Addition - \$132,360.79

- B. Approval of Payroll for Pay Period Ending:

1. March 23, 2019 - \$742,352.72

- C. Development Services Referrals

1. 711 Jorie Blvd. - Parking Variation
2. 800 Jorie Blvd. - Wall Signage

- D. Ordinances & Resolutions

1. ORDINANCE 2019-PP-S-1565, An Ordinance Authorizing the Sale Through Electronic Auction or Broker, Donation or Disposal of Certain Items of Personal Property Owned by the Village of Oak Brook
2. ORDINANCE 2019-COMREV+CP-EX-S-1566, An Ordinance Adopting the Commercial Areas Revitalization Plan as an Addendum to the Comprehensive Plan of the Village Code of the Village of Oak Brook
3. RESOLUTION 2019-BD-CL-REC-D-R-1798, A Resolution Authorizing the Destruction of Verbatim Recordings of Certain Closed Meetings of the Village Board of Trustees
4. RESOLUTION 2019-ZO-OZM-EX-R-1799, A Resolution Approving the 2019 Village of Oak Brook Official Zoning Map
5. RESOLUITON 2019-PD-V-PG-R-1800, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of a Police ATV
6. RESOLUTION 2019-SC-V-PG-R-1801, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of a Golf Utility Vehicle

E. Information on the York/Harger Intersection

Motion by Trustee Baar, seconded by Trustee Manzo, to approve the Consent Agenda, with the exception of Items 6.D.1., 6.D.2, and 6.D.5., and authorize expenditures as presented.

ROLL CALL VOTE:

Ayes: 5 – Trustees Baar, Cuevas, Manzo, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 1 – Trustee Saiyed

Motion carried.

7. ITEMS REMOVED FROM CONSENT AGENDA

- 6.D.1. ORDINANCE 2019-PP-S-1565, An Ordinance Authorizing the Sale Through Electronic Auction or Broker, Donation or Disposal of Certain Items of Personal Property Owned by the Village of Oak Brook

Motion by Trustee Tiesenga, seconded by Trustee Manzo, that the Village Board adopt the attached ordinance authorizing the sale and donation of surplus items.

Trustee Tiesenga asked how the Fire Department selected the Genoa-Kingston Fire Protection District to receive a donation of the Village's equipment. Fire Chief Liss explained that they reached out to Oak Brook through one of the Fire Fighters.

ROLL CALL VOTE:

Ayes: 5 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 1 – Trustee Saiyed

Motion carried.

3. RESOLUTION 2019-BGC-ELEC-AG-R-1795, A Resolution Approving and Authorizing a Professional Services Agreement Between the Village of Oak Brook and Kluber Architects & Engineers for Electrical Distribution Services
4. RESOLUTION 2019-EASE-WA-MAIN-AG-R-1796, A Resolution Approving an Easement Agreement With the Forest Preserve District of DuPage County Concerning Fullersburg Woods Forest Preserve
5. RESOLUTION 2019-LSCP-CNTRCT-R-1797, A Resolution Waiving Competitive Bidding and Authorizing the Execution of a Contract Between the Village of Oak Brook and Classic Landscape, Ltd., for Certain Landscape Maintenance Services on Village Property

D. Village of Oak Brook - Monthly Financial Reports - February 2019

E. Deicer Salt

Motion by Trustee Baar, seconded by Trustee Yusuf, to approve the Consent Agenda, and authorize expenditures as presented.

ROLL CALL VOTE:

Ayes: 5 – Trustees Baar, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 1 – Trustee Cuevas

Motion carried.

7. ITEMS REMOVED FROM CONSENT AGENDA – None Presented

8. BOARD & COMMISSION RECOMMENDATIONS

A. Commercial Areas Revitalization Plan

Motion by Trustee Tiesenga, seconded by Trustee Manzo, that the Village Board concur with the recommendation from the Plan Commission to approve the February 7, 2019 final draft of the Commercial Areas Revitalization Plan and authorize the Village Attorney to prepare the necessary ordinance.

Trustee Tiesenga asked to accept the plan but exclude pages 8, 14, and 23 with references to residential zoning and because the Board has not had a chance to discuss the items. Trustee Baar referenced the Kensington property on page 28 and said that item C should be eliminated. Development Services Director Tony Budzikowski presented a brief overview of the plan and a summary of the process. Community Enhancement Committee Chairman Jeff Kennedy reviewed the changes to the revitalization plan.

Resident's Jerry Wolin, Natalie Cappetta and Fred Cappetta came the podium and expressed their concerns with the plan.

Comments were made by the Board and questions were address by John Houseal (Houseal Lavigne Associates).

Ben Freeman (Brookfield Properties) came to the podium and discussed the updates and evolution of the mall. He expressed support of the possibility of integrating a mixed use experience around Oak Brook Center.

Resident Nancy Hayden came to the podium and asked the Board to take their time and go through the details before passing the plan.

Motion by Trustee Tiesenga, seconded by Trustee Manzo, for a friendly amendment to accept the plan but extract pages 6, 7, 8, 14, and 23 and eliminate the recommendation of Item C on page 28.

ROLL CALL VOTE:

Ayes: 5 – Trustees Baar, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 1 – Trustees Cuevas

Motion carried.

Trustee Manzo started the discussion on the extractions. He said that he is concerned with the residential component and doesn't want to see high density building around the mall. He also stated that he wants to give the mall the flexibility it needs to be competitive with changing market trends. Trustee Saiyed also said that he didn't want to see the high density residential development around the mall. Trustee Baar didn't think that the residential use needed to be included in the plan and that further examination need to be done. Trustee Tiesenga thought that the community needed to be consulted. The Board went through the extracted items page by page. Consensus was that pages 6 and 7 were okay as presented. Discussion ensued and the Board had consensus to add text to page 8 regarding the Oak Brook Center ancillary uses, and that there would be no residential stand-alone or fronting on 22nd Street. The Board agreed to reference the guiding principles and clarify the residential uses on page 14. Page 23 would also reference the guiding principles and add text regarding the 22nd street frontage.

Motion by Trustee Manzo, seconded by Trustee Yusuf, to accept the modifications and add pages 6, 7 8, 14, and 23 back into the plan.

ROLL CALL VOTE:

Ayes: 4 – Trustees Baar, Manzo, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 2 – Trustees Cuevas, Saiyed

Motion carried.

B. Authorizing 2019 Zoning Map

Motion by Trustee Baar, seconded by Trustee Manzo, that the Village Board concur with the recommendations from the Plan Commission (PC) and Zoning Board of Appeals (ZBA) to approve and adopt the 2019 Official Zoning Map.

Development Services Director Tony Budzikowski explained that the map reflects all the changes that occurred in 2018. He also said that they have added references to the planned developments that have been approved. Trustee Tiesenga asked about change in the map along the Costco corridor. Director Budzikowski explained that the Macy's site was identified as mixed use and that the change is reflected in the Commercial Areas Revitalization Plan.



VILLAGE OF
OAK BROOK
Illinois

ITEM 8.A

VILLAGE OF OAK BROOK
Commercial Areas Revitalization Plan Update

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16-16.b	Updated Staff Report dated February 7, 2019
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14-14.i.	Plan Commission Meeting Minutes dated January 21, 2019
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11-11.c	Staff Report dated November 14, 2018
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4-4.k	Multiple Articles re: Redevelopment
3-3.b	Certification of Publication dated October 31, 2018, Letter of misprint and Certification of Publication September 18, 2018
2-2.a	Referral Memo Village Board Agenda re: August 14, 2018
1-1.a	Village Board Minutes dated May 22, 2018 – re: Selection of Houseal Lavigne to update the plan

Commissioners have received a copy of the following:

Commercial Areas Revitalization Plan Update dated October 2018 (Included – Not Attached)
Adopted Commercial Areas Revitalization Plan Document dated December 2007 (Included – Not Attached)



VILLAGE OF
OAK BROOK
Illinois

ITEM 8.A
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

of
March 26, 2019

SUBJECT: Commercial Areas Revitalization Plan – Amendment to Comprehensive Plan

FROM: Tony Budzikowski, AICP, Development Services Director *TB*

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation from the Plan Commission to approve the February 7, 2019 final draft of the Commercial Areas Revitalization Plan and authorize the Village Attorney to prepare the necessary ordinance.

Background/ History:

The update to the Commercial Areas Revitalization Plan (“Plan”) is being processed by the Village of Oak Brook to amend the 2007 Commercial Areas Revitalization Plan, Ordinance S-1229. Updates to comprehensive plans and subarea plans are periodically considered as a result of changing market conditions, to review and analyze short-term and long-term land-use strategies or as a general need because the plan is simply outdated and needs to be refreshed. One of the catalysts for the Village’s 2018 Plan update is McDonald’s decision to relocate their corporate headquarters. This decision caused the Village to look proactively at redevelopment and re-use opportunities for Autumn Oaks, the Plaza and Campus properties in order to evaluate potential economic development strategies. These three (3) *Opportunity Sites* were considered important components to the Plan update. Other Subarea plans near Oakbrook Center are also being considered for residential and mixed-use options as part of this update.

The Plan update process included three (3) workshop meetings with the Village’s Community Enhancement Committee (“Committee”). The Committee is a 13-member advisory group appointed by the Village Board of Trustees that is charged with overseeing the initial preparation and due diligence involved with the Plan update. This Committee’s process entailed workshop meetings in August 2016, August 2017 and a final Committee

review and recommendation on February 15, 2018. At that February meeting, the Committee voted to recommend approval of a May 2018 Plan draft by an affirmative recommendation of 9-2. The Committee then moved the Plan to a Village Board meeting for discussion and referral.

The Commercial Areas Revitalization Plan was last before the Village Board on August 14, 2018 for the Board's Committee-of-the-Whole meeting to more thoroughly discuss the Plan, solicit public comment and testimony and to refer the Plan to the Plan Commission for a public hearing in accordance with the procedures as specified in the Illinois Municipal Code.

The Plan:

The study area of the Plan remains the same as the 2007 Plan with the geography being along and adjacent to 22nd Street and Butterfield Road. It runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The study area has direct access to I-88 and IL Route 83 as well as access from north-bound I-294. *Equally important to mention is that there are no current Plan recommendations or land use changes proposed for existing residential property in Oak Brook.*

As mentioned earlier, much of the focus of this Plan was on properties owned by the McDonald's Corporation in an effort to evaluate future potential redevelopment strategies for the three (3) property sites that were for sale. Other subarea plans near Oakbrook Center also received attention and consideration for residential and mixed-use options.

The Plan is intended to reinforce and strengthen the Village's office, retail, dining, hospitality and entertainment offerings with a focus on residential and mixed-use development, in an effort to introduce additional housing options to areas near commercial and office employment centers. The Plan is ultimately a policy document and guide to assist the community in future development related decisions and activities and intended to be used for 5, 10 or 15-years before updates are necessary.

Quoting directly from the Plan,

“The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a “vision” for the corridor; developing plans and policies for land use, development, transportation, and opportunity sites; developing detailed subarea framework plans; developing implementation strategies and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.”

The Commercial Areas Revitalization Plan will become an amendment to the Village's 1990 Comprehensive Plan.

Attachments/ Background Materials:

In order to assist the Board, the following information should be considered as part of your analysis and deliberation of the Plan.

- Meeting minutes from the Village Board, Community Enhancement Committee and Plan Commission meetings have been included in this packet to provide an overview of the discussions and commentary that has occurred thus far. Village Board and Plan Commission video can also be viewed at:
<https://www.youtube.com/user/OAKBROOKTV>.
- Public comments on the Plan update have been provided in the form of emails and letters from residents, property owners, businesses and other members of the public.
- The 2007 and 2018 draft Commercial Areas Revitalization Plans were previously provided to the Plan Commission in late October for review. The 2007 Plan and draft 2018 Plan can also be viewed on the Development Services webpage at:
<http://www.oak-brook.org/171/Planning-Zoning> .
- The February 2018 draft of the Plan is also located on the Development Services webpage [http://www.oak-brook.org/178/Public-Hearings as 4.A-2019-02-11](http://www.oak-brook.org/178/Public-Hearings-as-4.A-2019-02-11) from the February 11, 2019 Plan Commission meeting. This draft includes the revisions that were discussed at the January 21, 2019 Plan Commission meeting and these revisions were also denoted by a red “bubble” in the body of the draft Plan document.

Recommendation:

The Plan Commission recommended approval of the February 7, 2019 final draft of the Commercial Areas Revitalization Plan with an affirmative vote of 4-0 at their meeting on February 11, 2019. This recommendation was contingent upon additional minor revisions being incorporated into the Plan as needed.

John Houseal, Jeff Kennedy and myself will be in attendance at the March 26th Village Board meeting to further discuss the Plan and answer questions. I hope that this information is helpful.



VILLAGE OF
OAK BROOK
Illinois

**BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523**

March 18, 2019

Village President and Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: 2019 Commercial Areas Revitalization Plan Update – Amend Ordinance S-1229 – Amendment to the Comprehensive Plan

Dear Village President and Board of Trustees:

Background

The Plan Commission held the required public hearing and completed its review and deliberations over several meetings held on February 11, 2019, January 21, 2019 and November 19, 2018 on the final draft of the Commercial Areas Revitalization Plan Update to amend Ordinance S-1229, which adopted the 2007 Commercial Areas Revitalization Plan on March 11, 2008.

As an amendment to the 2007 plan (“The Plan”) has been a work in progress for nearly two years. The 2019 Plan is a development guide for future land use in the commercial areas which extends along and adjacent to 22nd Street and Butterfield Road. The area also runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The Plan will emphasize land use recommendations, transportation and circulation along with design guidelines. Directly quoting from the Plan:

“The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a “vision” for the corridor; developing plans and policies for land use, development, transportation and opportunity sites; developing detailed subarea framework plans, and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.”

There were multiple Community Enhancement Committee meetings prior to the Plan being recommended to the Village Board for discussion and referral to the Plan Commission for the required public hearing. Mr. Jeff Kennedy spoke on behalf of the Committee and noted that the proposed Plan is sound, progressive and beneficial to the village. Virtually none of the criticism directed at the Plan related to the Plan’s proposal for commercial or traffic infrastructure, which is 98% of the current Plan. The other 2% of the Plan is mixed-use residential within the commercial districts. The Plan does not affect any of the Village’s 27 residential subdivisions. The Plan asks that the Village consider mixed-use residential in the commercial areas to accommodate those wishing to downsize to a condominium and/or live within walking distance to shopping, entertainment and restaurants.

It was also noted that there is tremendous opportunity to enhance Oak Brook’s preeminence despite the current challenges. Developers are interested in Oak Brook, but are waiting to see if the Village is committed to revitalization.

March 18, 2019
Village President and Board of Trustees
RE: Commercial Areas Revitalization Plan Update
Amend Ordinance S-1229
Comprehensive Plan
Page 2

Mr. John Houseal, the Village's consultant of this and the original plan, noted that nothing in the Plan counters what the zoning ordinance allows since seeking variations and departures are allowed through the Planned Unit Development process. Any proposed development has the potential to be either denied or approved for a number of different reasons. The Plan articulates a vision for the community and there is nothing legally entangling. The major changes to the Plan are:

- McDonald's Plaza site going from a corporate headquarters filled with open parking to a mixed-use development.
- Infrastructure recommendations to the Windsor/Swift area to improve circulation in that area.
- Several other areas of the Plan were tweaked, but not considered major changes.

Public Comment

All interested parties were notified of the public hearing. All residents were afforded the opportunity to provide comments on the proposed Commercial Areas Revitalization Plan. Below is a summary of the comments:

- A large number of residents were opposed to residential development on the McDonald's Soccer Fields. With the sale of the property to the Park District their concern has been addressed.
- Representatives of the Oakbrook Shopping Center, the Oak Brook Chamber, NAI Hiffman, and local business owners spoke in support of the Plan and talked about the investment and partnership with the Oak Brook community and were looking forward with the evolution of the office and retail market place.

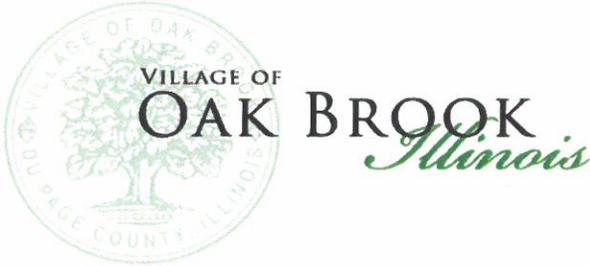
Plan Commission Recommendation

The Commission noted that the changes requested by the Commission at its meetings were incorporated into the final draft. The Commissioners believed that mixed-use as proposed on the plan was discussed thoroughly and felt that the whole concept of mixed use being extended to the Windsor corridor and was appropriate for the shopping center.

By a vote of 4 to 0, the Plan Commission recommended approval of the proposed Commercial Areas Revitalization Plan update final draft dated February 7, 2019 as an addendum to the Comprehensive as presented, subject to scrivener's errors and minor corrections to the Plan.

Very truly yours,


Marcia Tropinski
Chairwoman
Plan Commission



MINUTES OF THE FEBRUARY 11, 2019
SPECIAL MEETING OF THE
PLAN COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN ON MARCH 18, 2019

1. CALL TO ORDER:

CALL TO ORDER

The Special Meeting of the Plan Commission was called to order by Chairwoman Tropinski in the Samuel E. Dean Board Room of the Butler Government Center at 7:02 p.m.

2. ROLL CALL:

ROLL CALL

Gail Polanek called the roll with the following persons
PRESENT: Chairwoman Marcia Tropinski, Members Richard DiBernardo, Thomas Doyle and Rahma Hasan
ABSENT: Members Raju Iyer, Raj Lal and Kenneth Wilczak
IN ATTENDANCE: Trustees Edward Tiesenga and Moin Saiyed, Development Services Director Tony Budzikowski, Planner Rebecca Von Drasek and Planning Technician Gail Polanek

3. APPROVAL OF MINUTES:

MINUTES

REGULAR PLAN COMMISSION MEETING OF NOVEMBER 19, 2018

NOVEMBER 19, 2018

Motion by Member Doyle, seconded by Member Hasan to waive the reading of the minutes and to approve the minutes of the November 19, 2018 Regular Plan Commission meetings as written. VOICE VOTE: Motion Carried.

REGULAR PLAN COMMISSION MEETING OF JANUARY 21, 2019

JANUARY 21, 2019

Motion by Member Doyle, seconded by Member Hasan to waive the reading of the minutes and to approve the minutes of the November 19, 2018 & January 21, 2019 Regular Plan Commission meetings as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS

UNFINISHED BUSINESS

A. VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN -COMPREHENSIVE PLAN UPDATE TO ORDINANCE S-1229

VOB – COMM'L AREAS REVITAL PLAN UPDATE TO ORD. S-1229

Chairwoman Tropinski announced that this was the continuation of the public hearing from the last meeting.

TB

John Houseal, Houseal Lavigne, Village consultant noted that there were a few scribes' errors and minor corrections made to the Plan and all requested changes were made per the Commissioners at the last meeting.

Director Budzikowski noted the Plan had been modified per the Plan Commission's recommendation. All changes were highlighted on the Plan and were also noted in his memo to the Commission. However, as they review the document minor revisions may be made as needed as it goes to the Village Board

Chairwoman Tropinski asked if any commissioners or audience members had comments or anything that needed further clarification. The Commissioners confirmed that they had nothing to add. No one in the audience had any additional comments.

Trustee Baar raised a concern that there were only four members voting on the petition and that there were significant changes to Oakbrook Center with the addition of mixed-use residential.

Chairwoman Tropinski responded that the Plan is meant as a guideline and that the majority of the members were not opposed to that change.

Trustee Baar stated that from his experience on the Village Board that once the lawyers get involved wanting to do things they take the document much more seriously than a guideline.

Director Budzikowski stated that the Plan is a guideline and the zoning regulations are used for bulk requirements, permitted uses, building heights, etc. He believed the Plan Commission was doing what they were charged with and as a matter of process a quorum was present and the process should not be delayed due to the number of plan commission members present and that making a recommendation should be their decision. Over the course of several meetings comments from the commissioners have been incorporated into the Plan as well as feedback from residents, building owners, and the Chamber of Commerce. The Plan Commission will provide a recommendation to the Village Board who will ultimately makes any modifications and final approval.

Chairwoman Tropinski noted that the Jupiter residential project in the Oakbrook Center had been discussed.

Planner Von Drasek referenced the 2007 Plan that always had some portion of Oakbrook Center designated for mixed-use. The changes to this new Plan expand the opportunity for mixed-use residential to the entire parcel as opposed to specified areas of the mall property as requested by Oakbrook Center.

Member Hasan agreed and noted that on the first page of the Plan (under Planning

Process) states that "...we are establishing a "vision" for the corridor; developing plans and policies for land use..." so that it is not meant to be an actual document, it is a vision and the Commission intended to keep it that way to encourage development while retaining a level of control going forward.

Chairwoman Tropinski agreed.

Member Doyle believed mixed-use was discussed rather thoroughly and his impression was that as a board felt that the whole concept of mixed use being extended to the Windsor corridor that it was certainly appropriate for the shopping center. He noted he did not have a problem moving the Plan forward.

Motioned by Chairwoman Tropinski, seconded by Member Hasan to recommend approval of the Commercial Areas Revitalization Plan Update draft dated February 7, 2019 along with any needed wordsmithing. ROLL CALL VOTE

Ayes: 4 – Members DiBernardo, Doyle, Hasan and Chairwoman Tropinski

Nays: 0 –

Absent 3 – Members Iyer, Lal and Wilczak. Motion Carried.

The public hearing was concluded.

5. NEW BUSINESS

NEW BUSINESS

A. 3005 OAK BROOK HILLS ROAD – DARWEESH AND AL-DALLAL – MAP AMENDMENT – TO REZONE THE PROPERTY FROM R-1 TO R-2 SINGLE-FAMILY DETACHED ZONING DISTRICT

3005 OAK BROOK HILLS ROAD – DARWEESH AND AL-DALLAL – MAP AMEND – FROM R-1 to R-2

Chairwoman Tropinski announced the petition.

Mark Daniel, Daniel Law Office, P.C. 17W733 Butterfield Road, Unit F, Oakbrook Terrace, attorney for the applicants gave an overview of the petition. The applicants have been residents of Oak Brook for ten years. They purchased the property at 3005 Oak Brook Hills Road in 2018 at which time they demolished the existing home due to severe disrepair. They were seeking a map amendment to rezone the property from R-1 to R-2. He clarified to any audience members that nothing they were seeking would alter any access over an existing easement over the property adjacent to and to the west of the site. Currently, there is a right of access for only one residential home and there was no plan to expand that. The property at 3005 was developed and then subdivided and sold preserving an easement for one home only with access to Oak Brook Hills Road and under Illinois law that cannot be changed.

The property was annexed into the village in 1975 and its history was a part of a commercial corridor plan from 1920-1940. The area featured large lots due to that prior planning. There was a long history in trying to sell the property. The applicants purchased the 3.73-acre property at auction in 2018. The proposed plan is

Gail Polanek

From: Raj LAL <r_lal@ix.netcom.com>
Sent: Sunday, February 10, 2019 8:18 PM
To: Gail Polanek
Subject: CARPlan Update

Hello Gail,

Thank you for sending me the revised plan after the last Plan Commission meeting.

The following bullet points reflect many of my concerns.

- 1- The Plan is not sufficiently visionary in its proposal.
- 2- The vision statement does not consider or even mention the perspectives and interests of current residents.
- 3- It is incorrect, for numerous reasons, to expect that the plan will not impact current residents.
- 4- Is the Plan a "Plan" or simply a "guideline?"

If it is simply a guideline then it portends legal jeopardy for the village.

5- The Plan presumes the number of multiple dwelling units will be determined by market conditions. This could lead to overbuilding and alteration of Oak Brook imagery. Instead, the Village should take control of its future.

I would appreciate it if you would kindly disseminate this message to Plan commissioners, liaisons of BOT and the Village Attorney.

Sincerely,

Raj Lal

CV Thoracic Surgeon

2809 Meyers Road

Oak Brook, IL. 60523

Cell: 630-841-2800

E-mail: r_lal@ix.netcom.com

Sent from my iPhone

VILLAGE OF OAK BROOK
Plan Commission

STAFF REPORT

DATE: February 7, 2019

CASE FILE NO: 2018-12-ZO-CP

SUBJECT: Commercial Areas Revitalization Plan – Amendment to Comprehensive Plan

PETITIONER: Village of Oak Brook

DISCUSSION:

The Plan Commission continued the public hearing and its discussion on the Commercial Areas Revitalization Plan on January 21, 2019. As part of their deliberations, the SubArea Framework components of the draft Plan were discussed and specific direction was provided for revisions to the draft Plan.

A February 7, 2019 draft Plan has been provided to the Plan Commission for review and recommendation. This draft includes the revisions that were discussed at the January 21st meeting and these revisions have been denoted by a red “bubble” in the body of the draft Plan document. A brief reference to the page number and comment has also been provided below for reference purposes.

Revisions:

1. Page 1. The first sentence of the Vision statement has been revised.
2. Page 3. Text added to Oakbrook Center land use designation to describe existing uses.
3. Page 5. The land use has been changed for the parcel at the southwest corner of Harger Road and Spring Road from mixed-use to Oakbrook Center. The land use has been changed for the Autumn Oaks soccer field property from multi-family residential to parks & open space to reflect the Oak Brook Park District’s recent land purchase.
4. Page 6. The land use has changed from mixed-use to Oakbrook Center. Several changes to the text have also been added in the Guiding Principles section.
5. Page 8. Text has been added to the Oakbrook Center section of the narrative.
6. Page 9. Text has been deleted and added under the Recommendations section.
7. Page 11. Text has been deleted and added in Access & Circulation.

STAFF REPORT – PLAN COMMISSION
VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN
CASE NO. 2018-12-ZO-CP

8. Page 12. Text has been revised and added under Lighting.
9. Page 14. The land use for Oakbrook Center was changed from no residential designation to mixed-use (including potential residential). The land use for the Autumn Oaks soccer field property has changed from multi-family residential to parks & open space to reflect the Oak Brook Park District's recent land purchase.
10. Page 15. Text has been deleted and revised in the Multi-Family Residential and Mixed-Use Residential paragraphs.
11. Page 17. The reference to Tollway Ramps in the legend for the Transportation Plan has changed from Proposed Tollway Ramp to Potential/ Alternate Tollway Ramp.
12. Page 21. Revisions to the West End Subarea map have been made as denoted on the Plan.
13. Page 22. Revisions to the Midwest to Kingery Subarea map have been made as denoted on the Plan.
14. Page 23. Revisions to the Oakbrook Center Subarea map have been made as denoted on the Plan.
15. Page 24. Revisions to the Commerce Drive Subarea map have been made concerning sidewalk connectivity as denoted on the Plan.
16. Page 25. Text has been added to the McDonald's Plaza Opportunity Site C concept with specific references being added for open space/ public gathering space to be incorporated as part of a redevelopment project.
17. Page 28. The Autumn Oaks soccer field or Site D has been revised to reflect the Oak Brook Park District's recent land purchase. The page denoting the 3D rendering of a multi-family concept for the site was also deleted from the draft Plan.

RESPONSIBILITIES OF HEARING BODY:

Under Illinois Municipal Code (65 ILCS 5/11-12-5(1)), a city or village plan commission is charged with preparing and recommending a comprehensive plan for the present and future development or redevelopment of a municipality.

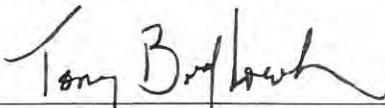
**STAFF REPORT – PLAN COMMISSION
VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN
CASE NO. 2018-12-ZO-CP**

CONCLUSION:

Staff would like the Plan Commission's feedback on the Plan update revisions that were incorporated from the January 21st meeting. If the Plan Commission finds them acceptable, I would ask that you make a recommendation to the Village Board concerning the draft Commercial Areas Revitalization Plan Update dated February 7, 2019. If there are further questions or comments, these can be discussed at Monday evening's meeting.

Please contact me if you have any questions. I hope that this information is helpful.

Respectfully Submitted,



Tony Budzikowski, AICP
Development Services Director



VILLAGE OF OAK BROOK, ILLINOIS

Commercial Areas Revitalization Plan Update



DRAFT
FOR PLAN COMMISSION REVIEW & DISCUSSION
FEBRUARY 7, 2019

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1 Introduction

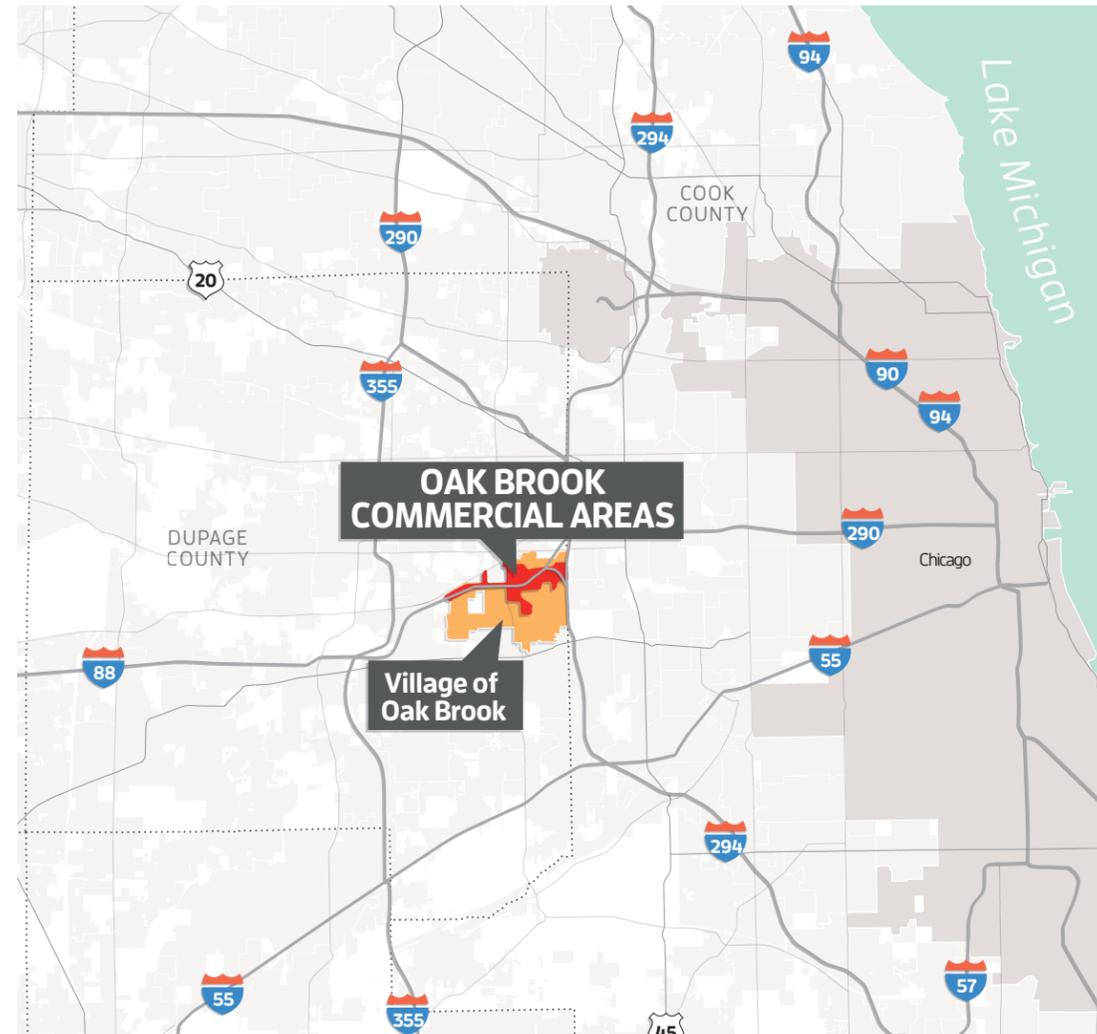
The Village of Oak Brook is located in eastern DuPage County, Illinois, approximately 17 miles from Downtown Chicago, and consists of an area approximately 8.2 square miles in size. Oak Brook is an established community primarily comprised of single-family residential neighborhoods, many of which are gated, and mixed commercial and office uses located along 22nd Street. The Village has 8,000+ residents and a daytime population of approximately 85,000. The Village of Oak Brook is unique in that its property owners pay no property tax to the Village, as Village services are funded primarily by sales tax receipts.

The Village of Oak Brook is the headquarters of many national and international companies and organizations, including Ace Hardware, Duchossois Group, Federal Signal Corporation, Inland Real Estate, Blistex, and Lions Clubs International. In addition, Oak Brook is also home to Oakbrook Center, the largest open air regional shopping center in the country and the second largest mall in the Chicagoland area.

A Legacy of Quality, Character, and High Standards

The Village of Oak Brook has a legacy of quality, character, and high standards. This tradition applies to all areas of the Village, including the residential neighborhoods and the commercial and business areas. All development, regardless of where in the Village it occurs, must reflect these values. This plan continues and reinforces the deliberate separation of the Village's existing residential areas and its changing commercial areas.

This plan makes no recommended changes to the Village's existing residential areas. However, as business, retail, transportation, and lifestyle and workforce needs evolve, it is important that the Village guide the commercial areas in a manner that maintains the Village's viability, quality, competitiveness, and desirability within the market place. As new development is considered in the commercial areas, the values of quality, character, and high standards must be reinforced.



Study Area Background

The Commercial Areas Revitalization Plan study area is located along and adjacent to 22nd Street and Butterfield Road. It runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The Study Area has direct access to I-88 and IL Route 83 as well as access from north-bound I-294. It is in close proximity with Roosevelt Road IL Route 38. The commercial corridor is the main thoroughfare through the Village and serves as the "face" of

the Village to those passing through. The Village of Oak Brook has long enjoyed a reputation of prominence and success, as this area is the economic engine of the community, and a regional draw for shopping, dining, entertainment, and employment. Because of its prominence, the Village's reputation weighs heavily on the quality and appearance of the businesses that have made their home along the commercial corridor.

Vision

As a result of changing market conditions, the Commercial Areas Revitalization Plan is intended to review and analyze short-term and long-term land use strategies to strengthen the economic vitality of Oak Brook to continue to make it a viable location for existing and new businesses. Oak Brook's commercial areas will remain firmly established as the region's premiere retail, dining, entertainment, and professional office destination. Although fully developed, Oak Brook's commercial areas have emerged once again as a coveted destination for new development.

In addition to reinforcing and strengthening the office, retail, dining, hospitality and entertainment offerings, residential and mixed-use developments are now more often being proposed by developers. The injection of new residential development as part of mixed-use developments will better accommodate aging in place, by providing a wider range of housing types in close proximity to commercial activity and employment. This new approach to residential will not only support existing commercial areas, but provide housing options to support the local workforce, making Oak Brook a more desirable and viable location for existing and new businesses.

Walkability and bikability are top priorities, as Oak Brook seeks to better connect all areas with a complete network of sidewalks and trails. A safe, attractive, efficient, and fully connected pedestrian environment will be provided in all areas.

In addition, focus has once again been placed on ensuring effective transportation and infrastructure systems for all areas. As development intensifies, the Village, working with IDOT and the Toll Authority as necessary, will ensure appropriate roadway capacity, efficiency, safety, ingress/egress, and overall connectivity. Oak Brook's commercial areas are vibrant and active and the proper infrastructure will be provided to accommodate development investment and maintain a functioning and desirable commercial environment.

Planning Process

The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a "vision" for the corridor; developing plans and policies for land use, development, transportation, and opportunity sites; developing detailed subarea framework plans; developing implementation strategies and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.

The planning process entailed close coordination and engagement of a wide variety of stakeholders, including elected and appointed officials, Village staff, local business owners, property owners, community organizations, and residents. The planning process included the following steps:

- Step 1:** Project Initiation – meetings with Village staff, Village Board, and Community Enhancement Committee
- Step 2:** Existing Conditions and Outreach – analysis of existing land use and transportation/infrastructure conditions, interviews with key stakeholders, workshops with the business community and Greater Oak Brook Chamber of Commerce, and a general market overview.
- Step 3:** Development Concepts – development of preliminary concepts for land use and development for the different "functional subareas" within the study area, and preliminary development concepts for key sites.
- Step 4:** Plan Documents and Adoption – preparation of the draft plan, obtaining community and stakeholder feedback through meetings, workshops, and open houses; and creation of the final Commercial Areas Revitalization Plan document.

2 Land Use Plan & Policies

The Land Use Plan is intended to enhance the Village's existing pattern of development and provide guidance for land use and development that should occur in the future. Building on community character, desired uses, market conditions, stakeholder input, and the existing development pattern, the Land Use Plan serves as the foundation for the subsequent chapters of the Plan. These chapters work together to facilitate the reinvestment, redevelopment, improvement and revitalization of Oak Brook's commercial areas.

The Land Use Plan seeks to concentrate commercial land uses at key locations along the 22nd Street corridor, maintain a wide variety of office types capable of providing space for both large and small businesses at locations highly visible from the interstates and major arterial roads, and promote mixed-use developments at key locations that will provide an increase in housing options as well as dining, entertainment, and shopping destinations. Oak Brook's commercial areas and office uses must continue to be sensitive to the larger community context, ensuring compatibility with adjacent areas.

Key Principles

Strengthen the Economic Vitality of Commercial Areas

- Increase development density/intensity while ensuring infrastructure capacity to support the development.
- Create an environment to attract a more diverse and innovative businesses base, including incubators spaces for startups businesses, large corporate office locations, and tech/research areas that require more flexibility than traditional office areas provide.
- Support development that attracts new tenants, while ensuring latitude in reinvestment and in-place strategies that allow existing tenants to reinvent, upgrade, and adjust their current Oak Brook locations.
- Encourage the maximization of retail sales tax generating uses in commercial areas by providing state of the art infrastructure, necessary regulatory flexibility, opportunities for new residential, and high-quality services and community appearance.

Proactively Identify Redevelopment Opportunities

- Coordinate economic development activities in a manner that provides regular opportunities for contact between business and development interests within the Village.
- Promote locally-based marketing programs to boost local investment and awareness between the residential and business community.
- Support the Greater Oak Brook Chamber of Commerce in its efforts to market and promote local businesses as well as improve communication with the Village.

Easy Access of Employment Areas

- Initiate transportation infrastructure improvements along Windsor Drive and York Road.
- Provide a fully connected trails and sidewalks network within the commercial areas and between the residential and commercial areas.
- Target mixed-use and multi-family development closer to commercial and employment areas.
- Work with the regional transportation service to better connect employment and shopping areas of Oak Brook to nearby and regional residential communities.

Maintain Quality of Development

- Continue utilization of the Planned Development process as a means of reviewing and approving new development.
- Continue to implement the streetscape improvement program in areas yet to be improved.
- Promote high quality architecture, both traditional and contemporary styles, to further establish Oak Brook as a center for the highest quality development and to further distinguish the area within the greater region.
- View every development and capital improvement as an opportunity to improve the pedestrian and bicycle connectivity of the area.

Land Use Designations



The Commercial Areas Revitalization Plan is comprised of thirteen different land use designations organized into three major categories – commercial and office uses, residential uses, and public and utility uses. Collectively, these designations provide for the full range of uses existing and desired within the Study Area.

Commercial and Office Uses

Commercial and Offices uses are the primary employment centers within the commercial corridors of Oak Brook. They provide most of the valuable tax revenue for the Village. These uses are divided further into distinct land uses which are described below.

Mixed Use

This land use consists of commercial, office, cultural, institutional, and/or residential uses in a vertical arrangement. This land use is proposed on several sites which are currently occupied by professional office uses. The intent is to diversify the commercial uses at strategic locations within the corridor.

Neighborhood Commercial

Neighborhood commercial land uses consist of restaurants, banks, medical offices, business centers and services. Neighborhood commercial uses within the Village are primarily located north of intersection of 22nd Street and Midwest Road.

Regional Commercial

Commercial land uses consist of big-box retail, service, restaurants, strip mall, and entertainment. This land use within the Village is primarily located along 22nd Street and Kingery Highway.

Oakbrook Center

Oakbrook Center is a unique form of regional retail that is the largest commercial shopping center within the community and region, and includes retail, restaurant, entertainment, office, hotel, and other uses. It is surrounded by other retail and office uses, which capitalize on proximity to the Center. The Center is located north of 22nd street, between Kingery Highway and Spring Road.

Hotel & Lodging

This land use consists of seven hotels which are located adjacent to professional offices to provide nearby lodging options for the office users. Hotels in this area include conference rooms and transportation to O'Hare Airport.

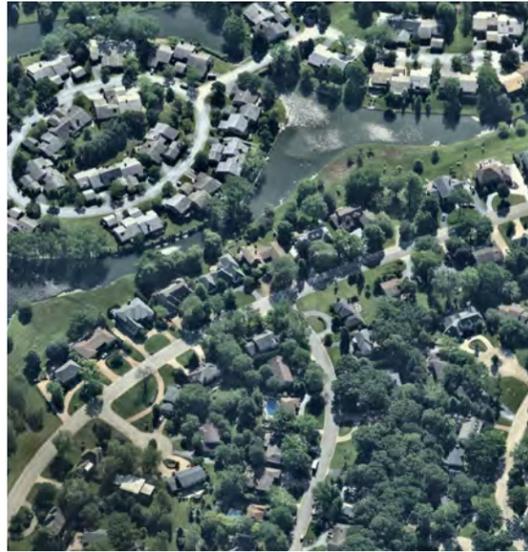
Text added to describe existing uses.

Professional Office

Office land use in Oak Brook comprises corporate offices and headquarters of domestic and international businesses. This land use provides a prime location for both Class A and Class B offices. Class A offices consist of the most prestigious buildings for premier office users with rent above average for the area. Class B offices consist of buildings competing for a wide range of users with rent in the average range for the area.

Business Park

Office/Business Park land use in Oak Brook is a new land use designation, intended to attract and accommodate businesses such as business incubator space, logistics/warehouse, research, support services, maker spaces, and more. Most properties in this land use are potential redevelopment sites along Enterprise Drive and within the Windsor/Swift area. Redevelopment of these areas could create a "campus-style" development which can integrate parks and open space in the redevelopment plan.



Residential Uses

Residential uses represent the Oak Brook residential neighborhoods. All of Oak Brook's residential areas are separated from commercial uses.

Single-Family Detached Residential

Single-family detached residential includes residential areas located north of Harger Road; south of Interstate 88; and south of 22nd Street.

Single-Family Attached Residential

This land use designation includes townhomes, rowhouses, duplexes, and other attached residential uses. This use is located west of Kingery Highway and surrounded by single-family residential uses.

Multi-Family Residential

Multi-family residential includes condominiums, which are typically characterized by buildings with a common lobby and hallway form which individual units have direct access, rather than individual units having direct primary access to outside. Oak Brook Club, located north of Oak Brook Center, is the only existing multi-family residential adjacent to the Village commercial areas. Additional multi-family opportunity has been identified along the south side of Kensington Road.

Public and Utility Uses

Public and Utility uses include governmental buildings, community support uses such as parks, and utility infrastructure

Public/Semi Public

Public/Semi Public land use is comprised of local, state and federal government buildings, police stations, fire station, and civic buildings. In the Oak Brook Commercial Areas Plan the Fire Stations, Village Hall, and USPS facility represent the Public/Semi Public Land Uses.

Parks & Open Space

This land use designation includes parks designated for active and passive recreation, as well as areas of open space and natural environment. Designated open spaces exist along Salt Creek, the Butler National Golf Course, the Village Sports Core, and, currently, the McDonald's fields.

Public Utility

This land use designation generally consists of water towers/facilities, electric substations, and overhead electric transmission lines.

Commercial Areas Revitalization Plan Update

Land Use Plan

Residential Uses

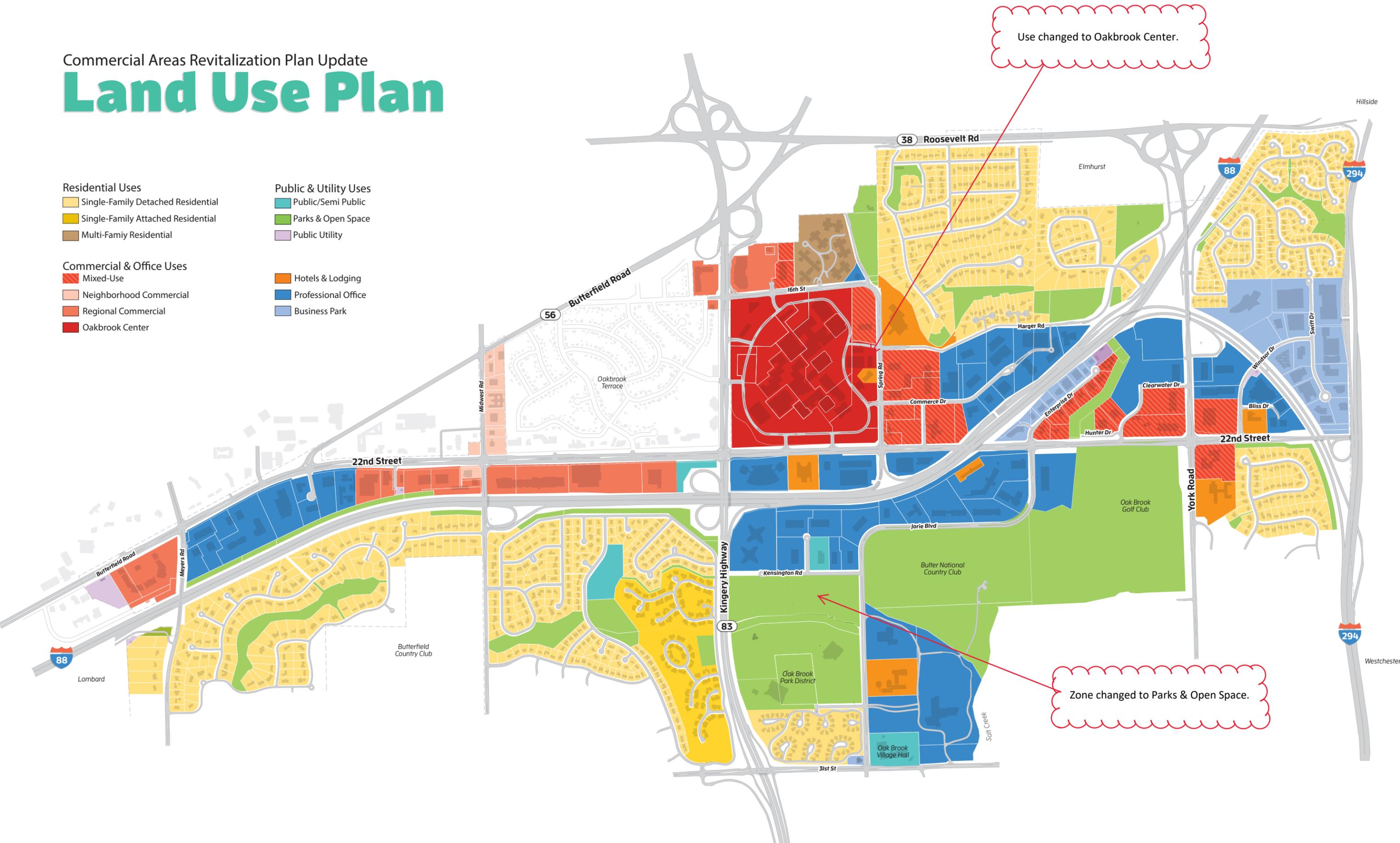
- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential

Commercial & Office Uses

- Mixed-Use
- Neighborhood Commercial
- Regional Commercial
- Oakbrook Center

Public & Utility Uses

- Public/Semi Public
- Parks & Open Space
- Public Utility
- Hotels & Lodging
- Professional Office
- Business Park



DRAFT

FOR PLAN COMMISSION REVIEW & DISCUSSION
FEBRUARY 7, 2019

3 Commercial & Office Areas Plan & Policies

The Commercial Area Plan & Policies chapter strives to strengthen and reinforce the role and function of Oak Brook's retail commercial and office areas within the community and Chicago Region. This chapter of Oak Brook's Commercial Areas Revitalization Plan builds upon the community's vision for the area, providing recommendations and policies specific to office and commercial uses. More specific recommendations for site improvements in the commercial and office areas, including redevelopment opportunity sites, are contained in the **Subarea Framework** chapter of this report.

Guiding Principles

The following principles guided the development of the Oak Brook Commercial Area Revitalization Plan:

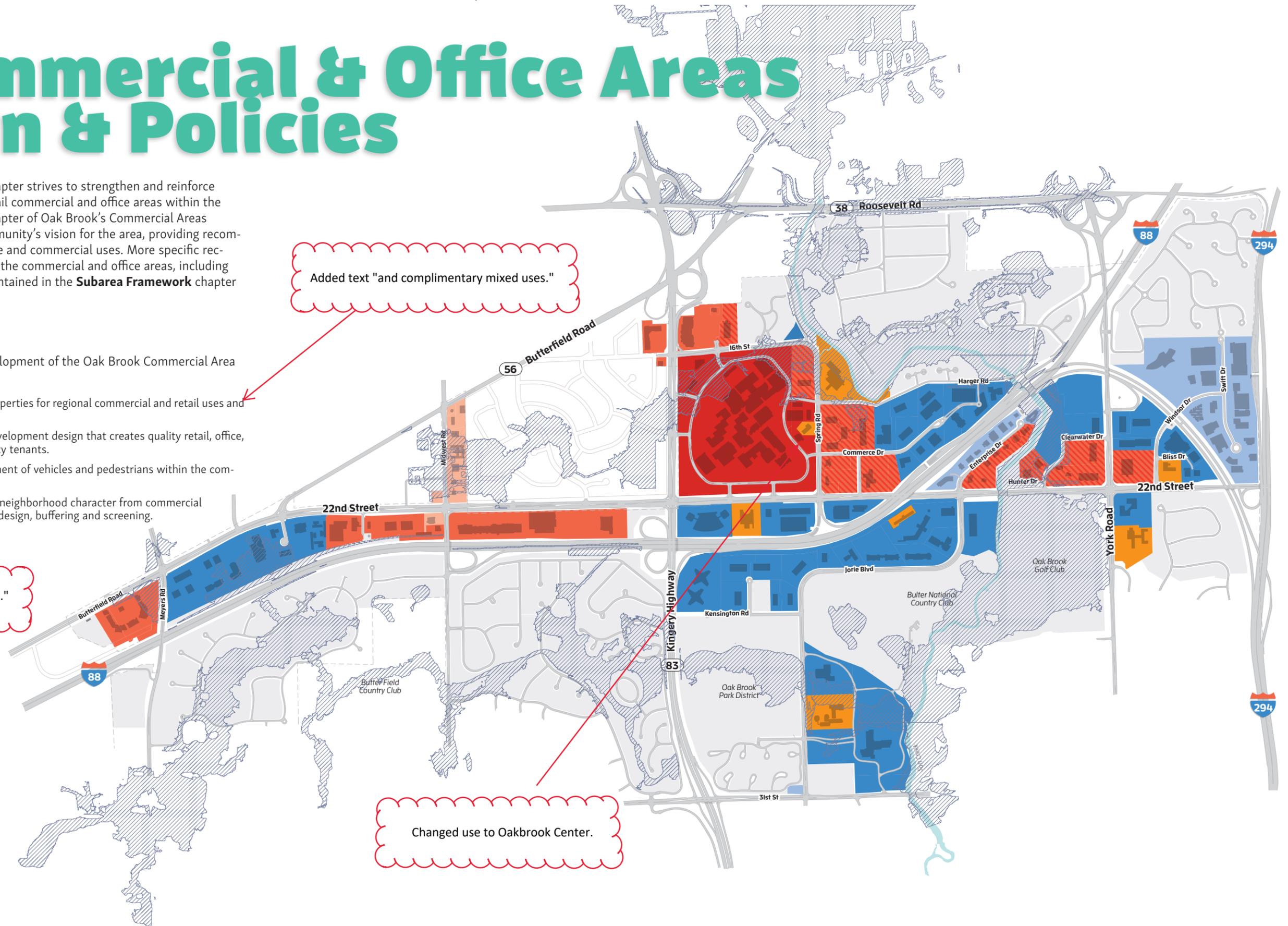
- Reserve highly visible and accessible properties for regional commercial and retail uses and complimentary mixed uses.
- Ensure high-quality architecture and development design that creates quality retail, office, and mixed-use spaces that attract quality tenants.
- Provide for the safe and efficient movement of vehicles and pedestrians within the commercial and office areas.
- Protect the Village's existing residential neighborhood character from commercial areas and activity with appropriate site design, buffering and screening.

Added "existing."

Added text "and complimentary mixed uses."

Changed use to Oakbrook Center.

- Commercial & Office Uses**
- Mixed-Use Commercial
 - Neighborhood Commercial
 - Regional Commercial
 - Oakbrook Center
 - Hotels & Lodging
 - Professional Office
 - Business Park
 - Floodplain
(Source: Preliminary FEMA Map, 6/1/2017)



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FOR PLAN COMMISSION REVIEW & DISCUSSION
FEBRUARY 7, 2019

Commercial Areas

The Commercial and Office Areas Plan & Policies establish recommendations for improving, upgrading, and maintaining the prominence of the commercial and office markets, and promoting compatible redevelopment and reinvestment within Oak Brook's commercial areas. The Land Use Plan designates four types of commercial designations within the study area. In addition, the plan designates a "mixed-use" land use to promote the development of mixed-use buildings that provide commercial uses on the ground floor with residential and/or office uses in the upper floors. A description of the type, role, policy and recommendations of each use is presented below.

Mixed-Use Commercial

Mixed-use commercial is a commercial land use designation that can accommodate multiple uses, typically in a vertical orientation in a single building. Mixed-use commercial typically consists of retail, commercial, restaurant, and/or service uses on the ground floor, with office or residential uses on the upper floors. The Village should consider mixed-use development within the commercial districts, including a possible condominium element on the upper floors, providing an option to seniors, younger workers, and others who prefer a downsized condominium lifestyle, with convenient access and walkability to shops, restaurants, entertainment, and workplaces.

A key strategy in maintaining commercial and employment competitiveness and attractiveness, is to accommodate the possibility of appropriately designed and located mixed-use development. While the plan identifies sites suited for potential mixed-use development, that does not mean that all such sites will be developed with residential elements on the upper floors. Over time, the market will determine where such development takes place. The areas designated for mixed-use in this plan are virtually the same as the areas designated for mixed-use in the previous Commercial Areas Revitalization Plan (2007).

Mixed-Use Commercial land use is designated along 16th Street, Spring Road, Commerce Drive, east side of Enterprise Drive, and along Clearwater Drive. These types of developments are most appropriate at prominent intersections or near commercial and office/employment centers. The commercial uses on the first floor of a mixed-use development could include a wide range of retail, office, restaurant, entertainment, and service and business uses.

Recommendations

- Integrate mixed-use, pedestrian oriented developments in key locations along the commercial corridor.
- Build on-site vehicle and pedestrian circulation systems that are safe, convenient, attractive and comfortable for users.
- Connect developments with cross access for adjacent sites and public streets in order to efficiently serve all modes of transportation.
- Promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses along the commercial corridor.
- Prioritize the importance of the pedestrian environment for all mixed-use areas, including pedestrian scale, amenities, mobility, access, connectivity, safety, and overall appearance and comfort.
- Promote shared parking facilities and develop parking management plans that provide a sufficient supply of conveniently located parking in a manner that is attractive and easily accessed, but that does not visually dominate the appearance or character of the area.
- Recognize and respond appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces)

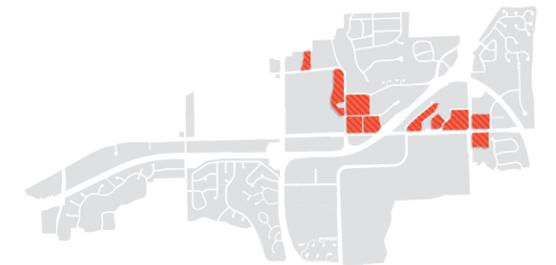
Neighborhood Commercial

Neighborhood Commercial uses serve the day-to-day convenience needs of nearby residents, area employees, and visitors to the community. Neighborhood commercial areas should consist of both retail and service uses. As residential development occurs within Oak Brook's commercial areas, including mixed-use developments, there will be a demand for convenient commercial uses.

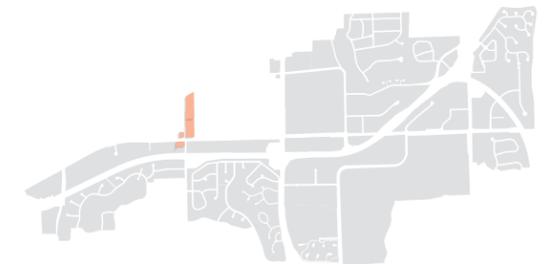
Currently, few, if any of these types of uses exist. The Land Use Plan designates Neighborhood Commercial along Midwest Road north of 22nd Street, where the parcel sizes and depths along with their location limit their ability to accommodate larger scale office and retail developments. Neighborhood Commercial uses should be considered compatible with mixed-use developments where commercial on the ground floor could provide convenient shopping and services to residents above and areas nearby.

Recommendations

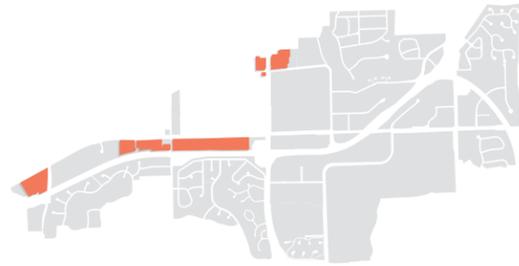
- Provide ease of access and connectivity for bicycle and pedestrian traffic.
- Ensure quality design as to ensure compatibility with nearby regionally-scaled development.
- Mandate vehicular cross-access between adjacent parking lots along the corridor.
- Work with utility companies to bury overhead utility lines as redevelopment or CIP projects occur.
- Amend PUD and Zoning regulations to require the above noted recommendations as standards for development review.



Mixed-use Commercial



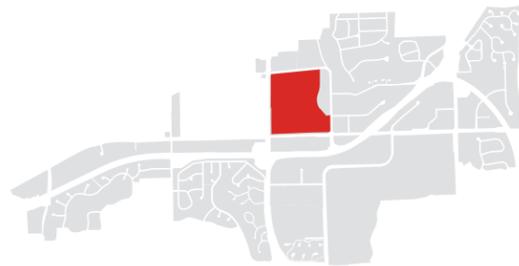
Neighborhood Commercial



Regional Commercial

Regional Commercial

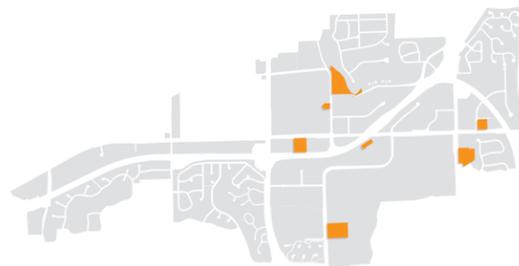
Regional Commercial areas consist of larger retail and entertainment uses that are intended to draw from beyond the Oak Brook community, typically requiring larger parcels and greater area devoted to parking. Regional Retail uses are located along 22nd Street and Illinois Route 83 with their location influenced by (a) existing retail uses that are well established; (b) their close proximity to Oakbrook Center; and, (c) their close proximity to major retail centers in neighboring communities. As a general principle, this type of retail use should be clustered to create synergy and contribute to the area’s ability to serve and function as a destination. The plan recommends promoting the area between Tower Drive and Midwest Road as Regional Commercial/Retail Land Use.



Oakbrook Center

Dining & Entertainment

A wide variety of regional and national restaurants are located within Oak Brook. The recent addition of Michael Jordan’s Restaurant, Gibsons Bar and Steakhouse, Rock Sugar, and Roka Akur continue to show the market potential for high-end restaurants in Oak Brook. Restaurants and other entertainment uses are an excellent complement to Oak Brook’s extensive and well-established retail and office offerings. Restaurants should be permitted within almost all other commercial areas, including mixed-use developments, regional retail areas, Oakbrook Center, and as part of Class A office development.



Hotels & Lodging

Recommendations

- Continue to explore and support development opportunities for high-end boutique restaurants and other dining options.
- Ensure vehicular parking requirements are met to cater restaurant patrons.
- Provide pedestrian connectivity to restaurants from office, residential, and hotel uses.

Oakbrook Center

Oakbrook Center is a premier regional shopping, dining, and entertainment destination. Due to its significance and scale, it is its own land use designation within the Village’s commercial areas. Oakbrook Center is a key asset to the Village’s commercial areas, helping to attract other retail, commercial, and office uses, seeking to be within close proximity to the center.

As the retail market environment changes and shifts, Oakbrook Center has continued to reinvent itself to respond to current trends, which has kept the center highly competitive and successful. Oakbrook Center is a highly sought-after location for many luxury-brand and boutique retailers, including those that largely operate online with only a small number of brick and mortar store fronts in key locations. Oakbrook Center is also home to dining and entertainment destinations such as the Pinstripes restaurant and the AMC movie theater and will soon to be home to Kidzania and Lifetime Fitness. The continued reinvention and vitality of Oakbrook Center is likely to depend on the ability of the Center to create development intensity and continue diversifying the mix of uses, i.e., Regional Commercial, Hotel and Lodging, Mixed-Use Commercial, Professional Office, Neighborhood Commercial, Mixed-Use Residential, and potential Multifamily.

As a regional shopping destination, drawing customers far beyond the Village’s boundaries, Oakbrook Center is vital to the economic livelihood of the Village’s commercial areas.

Added last sentence and shifted paragraphs over.

Recommendations

- Maintain a strong working relationship with the property owner, coordinating and supporting efforts to reinvest in and reinvent the center over time, in order to maintain its strength and dominance as a regional retail, restaurant, and entertainment destination.
- Explore opportunities for development of new buildings and uses nearer the perimeter of the center, closer to the edges located along Kingery Highway and 22nd Street.
- Continue to explore opportunities to intensify the site through the conversion of surface parking lots into structured parking and new buildings, including the possible inclusion of mixed-use development.

Hotels & Lodging

Hotels play an important role in the area, providing nearby lodging options for the visitors and supporting the needs of Oak Brook’s corporate and office tenants. Hotels contribute to the overall synergy of Oak Brook’s commercial areas and are complimentary and supportive of existing business uses.

Currently, Oak Brook’s commercial area is home to several hotels, clustered near Oakbrook Center and office uses near the east end of the corridor. Though the McDonald’s Corporation has relocated their headquarters to the City of the Chicago, the Hyatt Lodge located on the McDonald’s Campus will remain. A new Hyatt House has been constructed on the northeast corner of Windsor Drive and 22nd Street in close proximity to the office district along Windsor Drive and Swift Drive. The Hyatt House was completed in the fall of 2017. Hotels should be located in close proximity with restaurants and Oakbrook Center.

Office Areas

Office land uses are the predominant land use in Oak Brook's commercial areas, and should continue to be so. Office uses of all types and tenants are located throughout the entire area and occupy varying sites and buildings. Oak Brook is home to numerous small businesses occupying smaller buildings and parcels in business park like enclaves along Enterprise Drive, Windsor Drive, and Swift Drive, and it is also home to several regional, national and international headquarters including Ace Hardware, the Hub Group, Inland Reality, Federal Signal Corporation, Blistex, and Lion's Clubs International which occupy sites with high visibility and excellent access to adjacent highways.

Strategically located along Interstates 88 and 294, and only minutes away from the City of Chicago, and O'Hare International Airport, Oak Brook provides a prime location for office users large and small. However, land availability significantly limits the Village's ability to attract additional office development to the community, and existing office provides limited options for those seeking Class A office space.

The Land Use Plan designates two types of office areas within the Study Area: 1) Professional Office and 2) Business Park.

Professional Office

Professional Office land use is designated along 22nd Street, Jorie Blvd, the west half of Commerce Drive, York Road, and Windsor Drive. Professional Office uses in the Oak Brook commercial area is comprised of national and international business headquarters, institutional space, medical offices, government uses, traditional office uses, etc. The office spaces are primarily Class A or Class B as defined by National Association of Building Owners and Managers (BOMA).

Class A office space consists of the most prestigious building competing for premier office users with rents above average for the area. Class A buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B office space consists of buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

While any property owner could provide the amenities and finishes required to classify their property as Class A, the parcel sizes, geometries, and location may not always allow for this. Furthermore, the market realities suggest that secondary and tertiary office markets are desired to support nearby businesses. While Class A space may appear to be in the best interest for the Village of Oak Brook in terms of its prestige and ability to compete with other communities, it may not necessarily be in the best economic interest for Oak Brook's commercial tenants. A mix of office buildings and types contributes to the synergy among uses and best positions Oak Brook within the regional market place.

Medical Office uses are not designated specifically within the Commercial Areas Revitalization Plan. However, medical offices should be considered appropriate in areas designated for Professional Office. There are several existing medical uses located within Oak Brook's commercial areas, including Rush Oak Brook Orthopedic Center's 100,000 SF facility, and its 4-story 500-space parking structure which is expected to open in January of 2019.

4th bullet revised: deleted "primarily along Butterfield Road, Jorie Boulevard, and York Road."

Recommendations

- Ensure high-quality development and redevelopment of sites, buildings, and amenities in office areas.
- Maintain a range of different scale office and business activity throughout the Village.
- Ensure that office activities are organized by uses and concentrated within, or near, areas of similar or compatible uses.
- Promote new office development and redevelopment within select locations.
- Promote available office space within the Village, and work towards full occupancy of existing office space.
- Amend zoning regulations and use tables to accommodate a full range of office uses, including medical uses.
- Initiate programs to encourage the improvement and rehabilitation of older office buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, and parking areas as well as encouraging the provision of additional site amenities such as trails.
- Promote and require landscaping within office areas and require the upkeep of parking lots, opaque screening of service areas, drives, buildings, and incompatible uses.
- Encourage coordinated and shared vehicle access and parking lot cross access wherever possible.
- Encourage the design of new office development to facilitate a system of pedestrian access and amenities.
- Ensure that new development and redevelopment of private property is designed in scale with, and complementary to, existing development.
- Ensure that all new, improved and existing office development is effectively screened and buffered from existing residential areas.

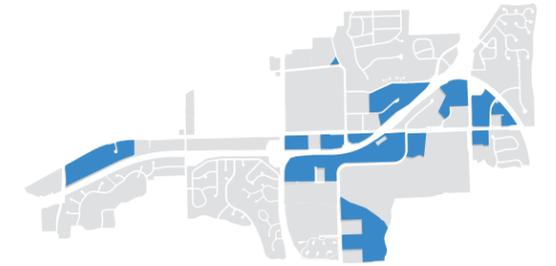
Revised from "adjacent residential uses."

Business Park

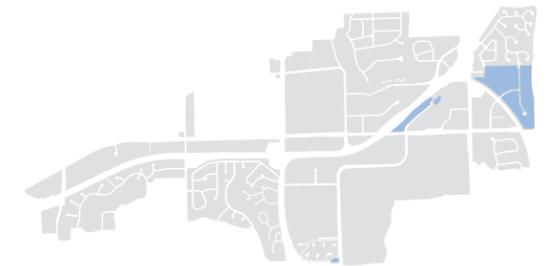
The Business Park land use is designated along Enterprise Drive, Windsor Drive, and Swift Drive. Due to limited land availability in Oak Brook, this land use is designated to attract businesses which function in a less trafficked and campus like setting such as business incubator space, logistics/warehouse, research and development (R&D), and business to business (B2B) support services. The recently completed Chamberlain Headquarters, a subsidiary of Duchossois Group, along Windsor Drive could become a catalyst to promote redevelopment opportunities in this eastern portion of the study area.

Recommendations

- Prioritize pedestrian and bicycle mobility and connectivity within and between business park areas and surrounding areas.
- Actively implement a business attraction and retention strategy to market the area.
- Provide utility and transportation infrastructure improvements necessary to target new business development.
- Ensure high-quality re/development of sites, buildings, and amenities in these areas.
- Initiate programs to encourage the improvement and rehabilitation of older office buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, and parking areas as well as encouraging the provision of additional site amenities such as trails.
- Continue to promote and require landscaping within office areas and require the upkeep of parking lots, opaque screening of service areas, drives, buildings, and incompatible uses.
- Encourage coordinated and shared vehicle access and parking lot cross access where possible.
- Ensure that new re/development is designed in scale with, and complementary to, existing developments.
- Establish special design and improvement standards for commercial and office areas.
- Ensure that all new, improved and existing office development is effectively screened and buffered from adjacent residential uses.
- Provide adequate wayfinding (possibly including off premises signage) to assist with navigating areas with multiple buildings.



Professional Office



Business Park

General Improvements & Development Guidelines



As redevelopment and reinvestment occurs within Oak Brook's commercial areas, it is important that it is in keeping with the Village's vision and design standards. Listed below are improvement and development guidelines divided into six categories:

- Sites & Buildings
- Access and Circulation
- Parking Lots & Structures
- Lighting
- Landscaping, Streetscaping, and Screening
- Environmental Considerations

Sites & Buildings

High-quality architecture should be encouraged and promoted within all of Oak Brook's commercial areas. In general, architecture should establish common themes for each site that also enriches the overall character of the community and contributes to its reputation and prestige.

- Buildings should be designed with attractive "four-sided" architecture consisting of high-quality materials. New developments are encouraged to go beyond typical prototype designs.
- The formation of larger unified developments through parcel assembly is encouraged. Larger developments are preferred since they have the ability to attract and accommodate high profile tenants and facilitate more planned and coordinated development.
- Uninterrupted, blank facades should not be permitted. Variation in building heights, rooflines, articulation, windows, awnings, trim and other architectural features and techniques should be employed to create more interesting building façades through the commercial areas.
- Distinguishing architectural features are encouraged, such as decorative cornices, columns, reliefs, and other façade ornamentation and detailing. Well-designed awnings that are compatible with building colors can enhance the design of buildings and attract attention.
- Windows should be compatible and appropriate for the architectural style of the building. Window glazing shall be clear or slightly tinted. Dark, mirrored, or reflective glass is appropriate for office buildings only. Large ground-floor display windows and bays are strongly encouraged for retail and entertainment uses within the commercial areas.
- Rooftop-mounted equipment and vents shall be screened from view along all sides of a building. Rooftop screening shall be incorporated into the overall design of the building and be an integral part of the architecture.
- Buildings should have a strong visual and physical relationship to 22nd Street, Butterfield Road, and other fronting streets to enhance the identity and pedestrian orientation of the Village and its commercial areas. Buildings should be attractive at both a pedestrian and vehicular scale.

- The location of front entrances should be appropriate for the type of use. Entrances for stand-alone or single building retail uses and restaurants should orient their main entrances to face the primary frontage street. Office uses should orient their main entrance in a manner that provides the safest and most attractive linkage from parking areas.
- Building entrances should be designed to contribute to the character of the building and to easily convey access points to visitors and customers. Arcades in larger developments should be encouraged to provide pedestrian connections through buildings and to provide visual interest.
- Outlot buildings should complement the primary building on the site in terms of architecture, style and buildings materials. All sides of outlot buildings should be attractive. Careful consideration should be given to the location and placement of outlot buildings so that they do not negatively impact views to the primary building.
- Drive-thrus should not be prominent features as viewed from public streets and should be located and designed to allow for safe vehicular and pedestrian movements. Drive-thrus should be oriented on the sides or rear of buildings.

- To improve the efficiency and safety of drive-thrus, landscaped areas should be installed to separate drive-thru lanes from parking areas and pedestrian entrance points should not be located in drive-thru lanes or in stacking areas. When possible, drive-thrus should be separated from primary parking areas.
- To improve the visual appearance of drive-thrus, landscaping should be used to screen vehicle stacking areas. Drive-thru roofs and structures should be consistent with the building architecture.
- The separation of customer parking from loading and service areas is encouraged. Loading and service areas should be positioned away from residential areas. Where appropriate, loading and service areas should be located together even in larger developments with multiple tenants.

Access & Circulation

A good vehicular and pedestrian circulation system provides safe and efficient access and movement associated with the property. It limits conflict points and provides a good sense of orientation of various site features on the development. Enhanced pedestrian and bicycle access, mobility, and connectivity is a priority for all areas.

- Adequate bicycle parking should be provided near the main entrances to buildings. Internal pedestrian walkways should be linked to the sidewalk network, Pace bus stops, and the Village's bike trail system.
- All developments should provide adequate, safe, and attractive pedestrian circulation between buildings on the same site and connectivity to the adjacent site or public sidewalk and trails.
- The pedestrian experience within large surface parking lots should be enhanced. Well-defined pedestrian walkways should be created through parking lots and where outlot buildings are connected with anchor stores.
- To encourage pedestrian movement and the use of trails and sidewalks, all pedestrian systems should be designed to feel safe, well lit and attractively designed.
- Where possible, access points and drives into a development should create views and direct visitors towards the main building entrance.
- Traffic generated from commercial and office developments should be directed away from residential areas. Streets should be designed to reduce cut-through traffic into residential areas.
- Access from 22nd Street and Butterfield Road should be limited. Wherever possible, redundant and unnecessary curb cuts should be eliminated to improve safety and efficiency.
- Cross access between properties should be created and implemented to reduce the dependence on primary roads for trips between adjacent sites. Shared driveways and parking areas should be encouraged for all new development. Cross access should accommodate both pedestrians and vehicles wherever possible.
- Public transportation should include pedestrian amenities such as shelters and benches.
- Developments should provide appropriate vehicular and pedestrian circulation that do not conflict with one another.
- Prioritize crosswalk and pedestrian connectivity and safety improvements in all key shopping and employment areas.

Deleted "especially at Oakbrook Center" and "and online retailers."

Deleted "such as, Oakbrook Center and Windsor/Swift employment area."

Added "all."



Parking Lots & Structures

Parking lots and parking structures have a significant impact on the visual quality of the development. Large expansive parking lots are often unattractive. Due to increasing real estate values in Oak Brook, structured parking is preferred for all development and should be designed with quality and creativity.

- All surface parking lots should be screened from primary roadways. Hedgerows, low masonry walls, and small berms are landscaping techniques that can be promoted and utilized to screen parking.
- Shade trees and landscaped islands should be located in parking areas.
- Where feasible, shared parking areas and facilities should be encouraged and promoted.
- Parking structures should be designed with similar architectural style, materials, and colors as the primary building on the site. Architectural treatment should vary depending on its location and visibility. Structures should also be designed without repetitive or long blank facades.
- Buildings with at grade parking located beneath the structure should be screened with limited openings. Walls, fencing and landscaping should be considered to improve the appearance of these parking areas. Parking areas below buildings on stilts, or “floating” above building, should not be permitted.



Lighting

- Wherever possible, external lighting should consist of concealed source light fixtures which are designed to shield the light source while preventing glare.
- Parking lot lighting, service area lighting, and safety lighting, should be of high-quality and should complement the building’s architecture.
- Parking lot lighting on the top deck of a parking structure should be limited in height to twelve feet and should be setback from the sides of the structure as to not cast light down onto the ground below. Light fixtures should be designed so that the direct light source is not visible from ground level or from adjacent properties.
- Architectural/exterior building lighting can be an important and desirable design component of development and should therefore be considered on a case by case basis. Any such architectural/building lighting must be sensitive to adjacent/nearby residential areas and be designed to minimize and glare, spillover, or other impact on existing residential areas. Main entrances should be illuminated with additional lighting to easily convey its location. Exterior lighting of entire buildings or facades should be prohibited.
- Light trespass, uplight, and glare should all be considered when preparing and evaluating an outdoor light fixture or photometric plan.

Revised first sentence of 4th bullet.



5th bullet added about light trespass, uplight, and glare.

Landscaping, Streetscaping & Screening

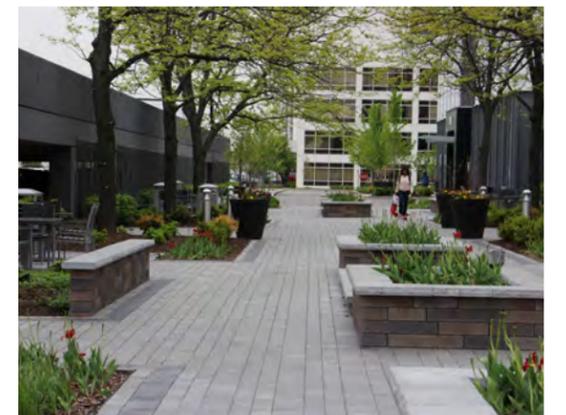
Landscaping and streetscaping provide positive views to the development. Streetscape treatment will create a visually appealing boulevard effect that distinguishes the area from other neighboring municipalities. These improvements create a sense of place that is also inviting and attractive.

- The Village should encourage open space or plazas within new developments for employees, customers and visitors.
- Outdoor gathering areas should be located facing natural features.
- New developments should create landscape plans that reflect the character of the area, using a palette of native and traditional plantings. In addition, to overall site landscaping, foundation landscaping is encouraged on all sides of buildings to soften the appearance of the building.
- Streetscaping within the public-right-of-way should also have a relationship with landscaping improvements on private parcels. A common theme between public and private properties should create a greater sense that the area is visually organized.
- Unightly views, activity areas or features should be screened from direct view. Unightly views or features include rooftop utilities, loading docks, dumpsters, and other utility boxes. Screening may include one of, or a combination of fencing, berms, or landscaping.
- Dumpster enclosures should be located at the rear or sides of buildings. Dumpster enclosures should be of masonry construction and should complement overall building design. Dumpster screening should include both a gate for the loading and unloading of the dumpster as well as a separate pedestrian door.
- Developers and the Village should work with utility companies to locate above grade utility boxes in functionally appropriate, but more attractive and fitting locations on a site. These utility boxes should be located in areas that do not effect appearance, sight lines, or safety and pedestrian movements.
- Commercial and office uses should be buffered sufficiently when adjacent to residential properties. A variety of vertical and horizontal buffering and screening techniques are encouraged, including fencing, berming, spacing, and landscaping. High-quality materials should be used for fencing and landscaping to decrease maintenance costs.

Environmental Considerations

Oak Brook contains many environmental amenities and assets, including mature stands of trees, beautiful open spaces, and accessible water features. These features are found in both the commercial and residential areas of the Village. As new development is proposed in the Village's commercial areas, consideration must be given to ensuring Oak Brook remain good stewards of the natural environment.

- Portions of the commercial districts are in floodplains and appropriate measures should be taken to ensure the proper handling of such areas. Before developing or building in areas designated as floodplain, developers and property owners must comply with any applicable stormwater management requirements and obtain any necessary permits from Village, County, State, and/or Federal authorities.
- Special attention and care should be taken to protect environmental features and systems during all development construction, not only for on-site features, but also for the protection of environmental assets located in areas surrounding the development.
- The Village should seek to encourage environmentally responsible/sustainable best practices in new development in the commercial areas. New development can bring the opportunity for energy efficient design, utilization of alternative energy (solar, wind, geothermal), green infrastructure, and other environmental design applications.
- The design of new development, including building placement, parking location, site ingress and egress, and more, should take into consideration on-site and surrounding area environmental amenities.



4 Residential Areas Plan & Policies

This plan does not address the Village's existing residential subdivisions or zoning. Instead, the Residential Areas Plan is the Village's long-range plan and policies for adding residential uses into its commercial areas. Historically, Oak Brook's commercial areas have consisted of office and retail uses that have been separated from Oak Brook's residential areas by Interstate 88, Interstate 294, along with other roads and natural and man-made features. The Residential Areas Plan identifies areas suitable for residential uses which will primarily be comprised of mixed-use buildings consisting of ground floor commercial uses with residential units above.

The desire to provide the opportunity for residential uses within some of Oak Brook's commercial areas is consistent with the Village's past planning efforts and is generally supported based on an understanding of market conditions.

Guiding Principles

- Prioritize the creation of attractive, well connected, and safe pedestrian environments as part of any mixed-use development.
- Maximize opportunities for mixed-use development in appropriate areas that are well suited to accommodate residential uses.
- Establish development guidelines to ensure high-quality development that contributes to and furthers Oak Brook's prestige and reputation.
- Locate residential uses adjacent to more environmentally sensitive or scenic areas.
- Utilize mixed-use developments as a means of buffering existing residential development from more intense office or commercial uses.
- Cluster compatible land uses to reduce dependency on the automobile and to foster a synergy among uses and different areas.

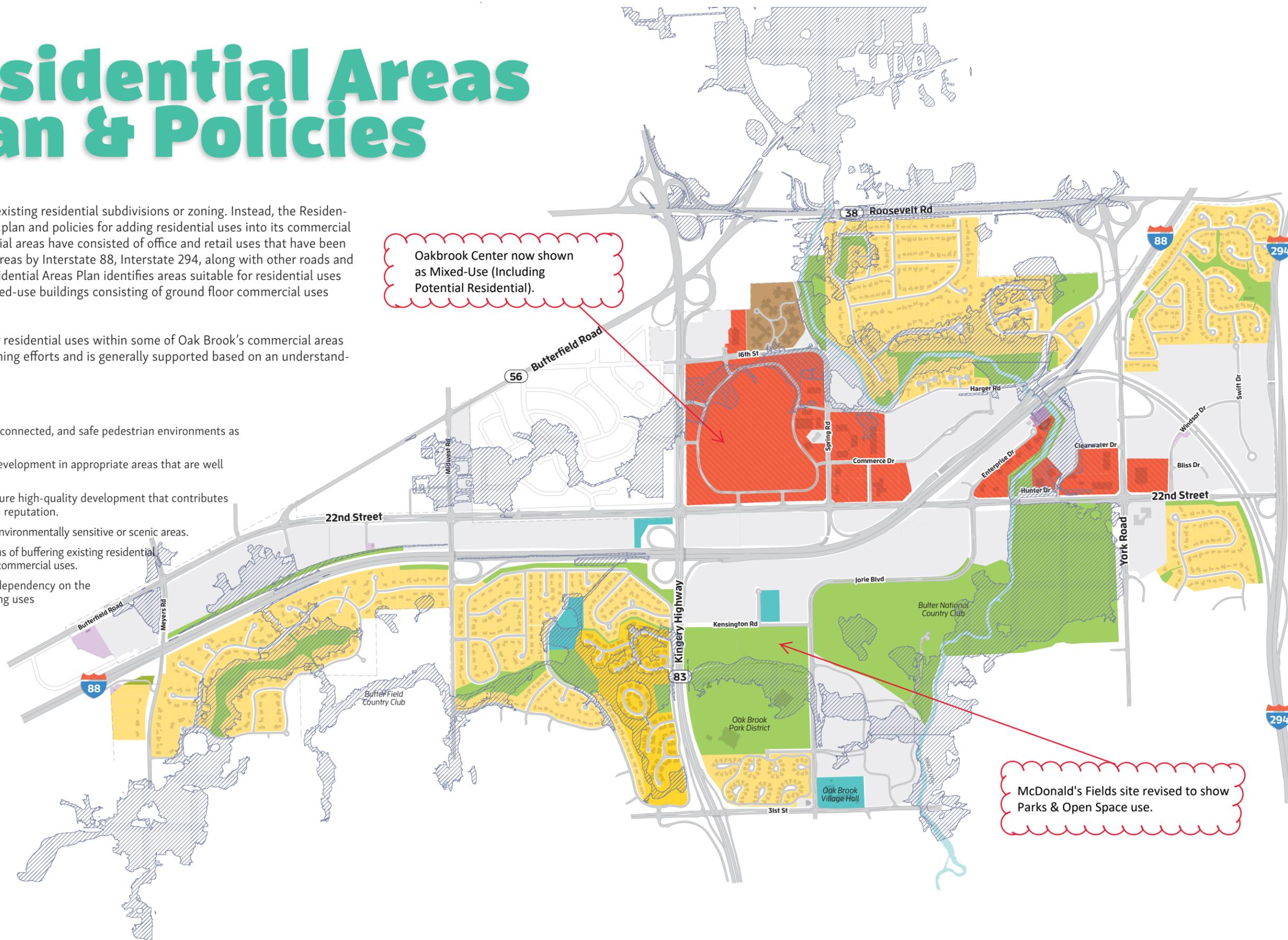
Residential Uses

- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Mixed-Use (Including Potential Residential)

Public & Utility Uses

- Public/Semi Public
- Parks & Open Space
- Public Utility

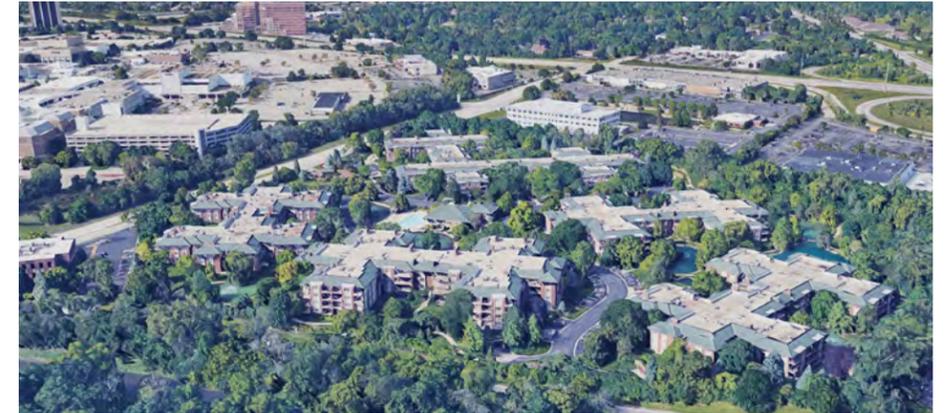
• Floodplain
(Source: Preliminary FEMA Map, 6/1/2017)



Oakbrook Center now shown as Mixed-Use (Including Potential Residential).

McDonald's Fields site revised to show Parks & Open Space use.

Residential Areas



Single-Family Detached & Attached Residential

The Residential Areas Plan introduces no new detached or attached single-family development in Oak Brook's commercial areas. Single-family areas designated on the Land Use Plan are existing developments that should remain protected and buffered from the negative impacts associated with existing and future business operations as well as higher density residential or mixed-use development. Additionally, the Village should identify opportunities to better connect its residential areas with its commercial areas through public transportation, sidewalks and trails.

Multi-Family Residential

Oak Brook Club is the only existing multi-family development within the Village of Oak Brook and is adjacent to the commercial and office land uses. It is an attractive gated multi-family residential development north of Oakbrook Center. Should redevelopment occur within close proximity to the gated community, it should be mindful of impacts to the existing residential uses.

Deleted following paragraph stating, "The only area designated for new "stand alone" multi-family is on the soccer fields site along Kensington Drive, currently owned by McDonald's. Once the property becomes available for development, the site should be prioritized for medium-density residential development."

Mixed-Use Residential

The Land Use Plan identifies opportunities for mixed-use developments near the intersection of York Road and 22nd Street, and within Oakbrook Center, along the western portion of Commerce Drive, and along Enterprise Drive. Mixed-use development will play an important role in assisting Oak Brook in realizing its vision for its commercial areas by providing the residential/housing options that will better accommodate employees of local businesses and provide a stronger resident customer base for local shopping, dining, services, and entertainment. Mixed-use developments also contribute to the reduction of vehicle trips and assist in creating a more pedestrian friendly environment. By nature, mixed-use development will diversify the land use mix within Oak Brook's commercial areas and strengthen the economic vitality of the community.

Revised "near" to "and within."

Residential Development Policies

Residential and mixed-use development should adhere to the following residential development policies:

- Prioritize the creation of attractive, well connected, and safe pedestrian environments as part of any residential development.
- Encourage and promote high-quality architecture for multi-family and mixed-use developments. Buildings should be designed with attractive "four-sided" architecture consisting of high-quality materials. New developments are encouraged to go beyond typical prototype designs. In general, architecture should contribute to the reputation and prestige of the Oak Brook Community.
- Provide covered parking for residents in all multi-story mixed-use and multi-family developments within Oak Brook's commercial areas. Parking can be provided in an attached, completely enclosed parking structure, at or below grade. Parking for guests and commercial uses of the development can be accommodated by at-grade surface parking lots.

- Parking for residential units should generally be provided at a ratio of 2.25-2.5 spaces per unit, with two spaces allocated for each dwelling unit, and the remainder reserved for guest parking.
- Whenever possible, mixed-use and multi-family developments should take advantage of prominent views to natural areas, including Salt Creek, Butler National Golf Course, and other open space and park areas.
- Residential developments should have strong pedestrian connections to adjacent developments and nearby destinations. Connections to the sidewalk system, regional trail network and to adjacent commercial areas will assist in reducing overall trip generation.
- Mixed-use and residential developments should include amenities associated with high-end residential developments, including plazas and open space, recreation amenities, and meeting rooms. Common open space should be attractively landscaped and provide amenities for passive recreation.

- Mixed-use developments should consider the day-to-day shopping and service needs of residents. Convenience retail and service uses, such as grocery, laundry, personal care, and dry cleaning, should be incorporated appropriately.
- Multi-story residential buildings should contain a mix of dwelling units, with varying types, sizes and floor plans to accommodate residents in all stages of life.
- Lighting within mixed-use and residential development should be kept to a minimum. Commercial uses should respect the residential nature of the floors above, and minimize lighting, noise and other impacts that could negatively affect residential living.
- All mixed-use and residential developments should consider providing shuttle services to nearby Metra stations in the morning and evening. Shuttle service connecting to the Hinsdale and Elmhurst Metra Stations could reduce trips onto the Village's street system and assist with parking problems at nearby stations.

5 Transportation and Circulation Plan & Policies

Oak Brook's commercial areas are served by an established roadway system that handles a very large volume of traffic and is suffering from capacity issues in certain locations. The daytime office and workforce population, coupled with the regional traffic passing through the community, and the thousands of shoppers attracted to the area daily from throughout the region, combine to create a traffic intensity that overwhelms the existing street system at different times during the day and week.

The Transportation Plan and Policies section focuses on the coordination and optimization of all modes of travel within Oak Brook's Commercial Areas, including vehicular, bicycle, walking, and transit services. The Transportation Plan includes specific recommendations for motorized and non-motorized travel, parking, access, circulation and linkages between key areas of the Corridor and surrounding areas.

Guiding Principles

- Improve the safety and efficiency of vehicular movement to, through, and within Oak Brook's commercial areas.
- Provide a safe and coordinated pedestrian and bicycle transportation network that connects Village residents to commercial areas and beyond.
- Provide transportation choices to the commuters and residents working and doing business in the commercial area of Oak Brook.

Interstate Access

The commercial area of Oak Brook is accessed by Interstate 88 and Interstate 294. East-bound I-88 provides to and from access to the commercial area through exits located on Midwest Road and York Road. West-bound I-88 provides only one direct access to and from the commercial area through the Spring Road and 22nd Street intersection. Another indirect access point to west-bound I-88 from York Road/Harger Road is confusing and difficult to navigate. Vehicles coming from the commercial area through York Road must travel a third of a mile north to make a U-turn from Brush Hill Drive to get to the Harger Road exit. Currently, there is an improvement project in the final design stages which will improve Interstate access by providing a signalized intersection on Harger Road and York Road and making Harger Road a direct access point to west-bound I-88.

North-bound and south-bound I-294 provides access to and from the commercial areas indirectly via I-88 connections. To further enhance access to I-294 south from the commercial areas, a slip ramp is proposed for York Road, accommodating south-bound I-294 access adjacent to the existing off-ramp.

Recommendations

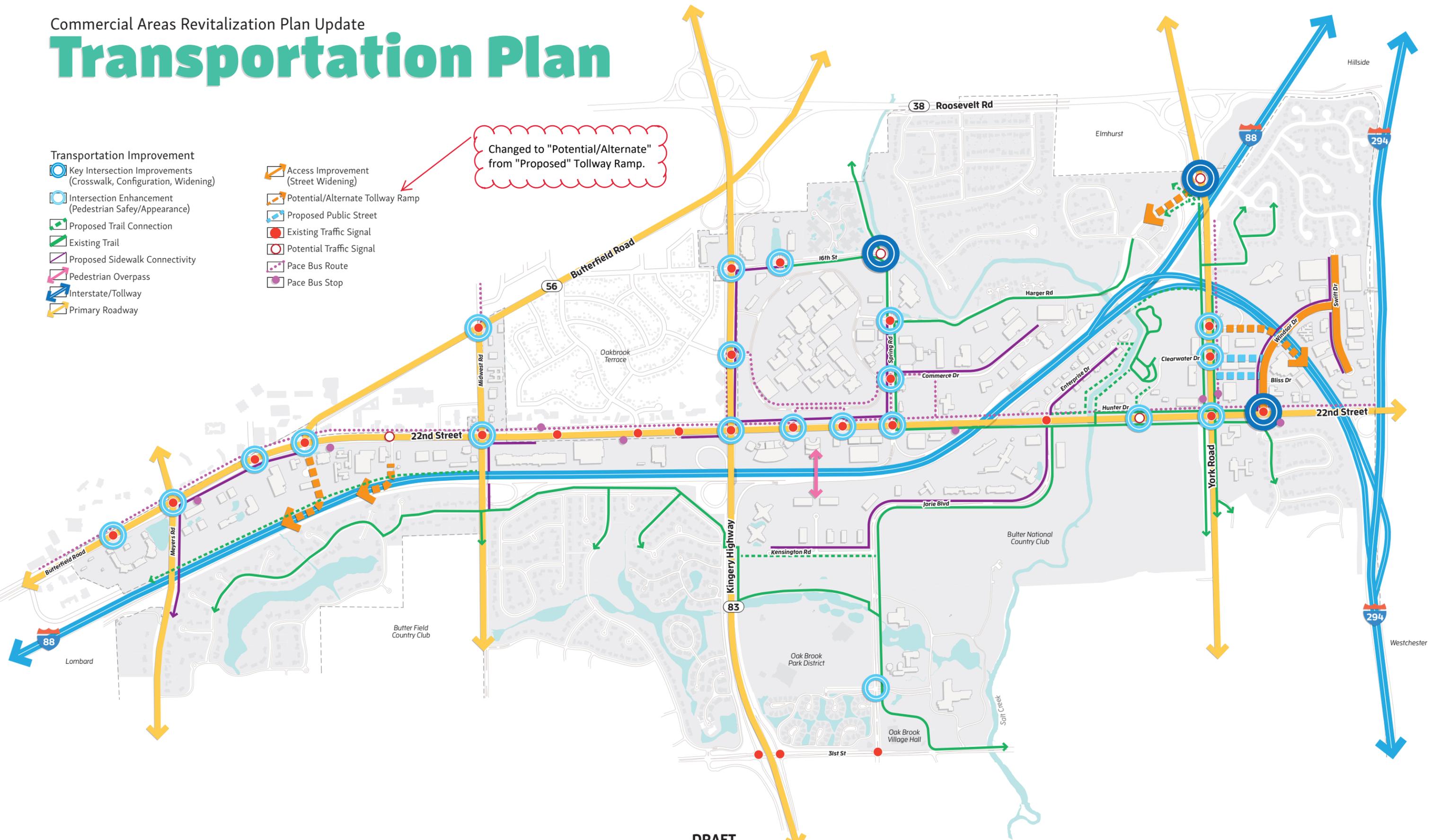
- The Village should work with Illinois State Toll Highway Authority (ISTHA) to explore a possible exit on to south-bound 294 from York Road by widening the existing ingress road to allow another lane for egress which could be extended to connect to the ramp connecting east-bound I-88 and south-bound I-294.
- The Village should remain in close communication with IDOT and the Tollway agency to make them aware of this improvement project.
- The Village should work with ISTHA to explore the feasibility of providing Tollway access to West Bound I-88 at Tower Drive or Camden Court to reduce traffic on 22nd Street and Butterfield Road.

Transportation Plan

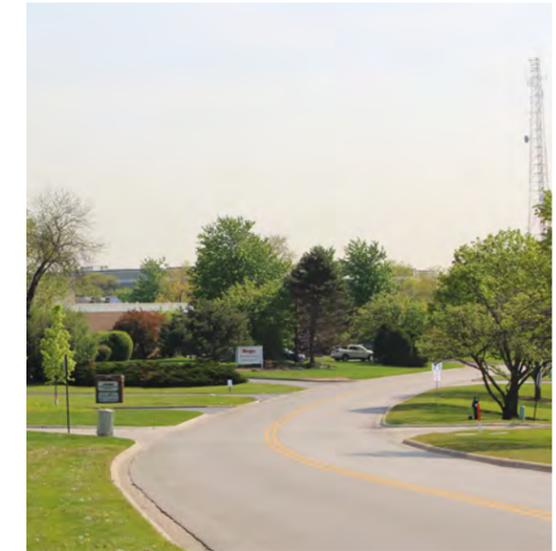
Transportation Improvement

-  Key Intersection Improvements (Crosswalk, Configuration, Widening)
-  Intersection Enhancement (Pedestrian Safety/Appearance)
-  Proposed Trail Connection
-  Existing Trail
-  Proposed Sidewalk Connectivity
-  Pedestrian Overpass
-  Interstate/Tollway
-  Primary Roadway
-  Access Improvement (Street Widening)
-  Potential/Alternate Tollway Ramp
-  Proposed Public Street
-  Existing Traffic Signal
-  Potential Traffic Signal
-  Pace Bus Route
-  Pace Bus Stop

Changed to "Potential/Alternate" from "Proposed" Tollway Ramp.



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Primary Roadway Access

The commercial area is accessed by several primary roads. While Myers Road, Midwest Road, Kingery Highway, and York Road are the primary north-south corridors, 22nd Street and Butterfield Road are the primary east-west corridor and provides access to most of the commercial area. The sheer volume of traffic through the area along this corridor has created challenges in the ability to accommodate efficient movement. Certain intersections and highway access need improvement, insufficient commercial parking cross access is problematic, and there is a lack of a pedestrian circulation system.

The level of service analysis based on Highway Capacity Manual-2010 was conducted on the Primary roadways of the commercial area. Five out of the eight sections have received level of service scores that represent at or approaching unstable conditions.

Recommendations

- Address the level of service issues by working with IDOT to enhance existing intersections, especially those on 22nd Street and the cross roads-- Kingery Highway, York Road and Jorie Boulevard.
- Explore the potential of a new traffic signal at the intersection of 22nd St and Clearwater Drive.
- Provide streetscaping improvements, including landscaped medians and right of way trees.
- Encourage chain link fence replacement and screen surface parking areas along Butterfield Road, Kingery Highway, and Jorie Boulevard to dramatically improve the appearance of the corridor.
- Provide gateway entry features, that announce entry in the Oak Brook community and its commercial areas, for prominent intersections including Kingery Highway and 16th Street, 22nd St and Spring Road, and 22nd Street and I-294.

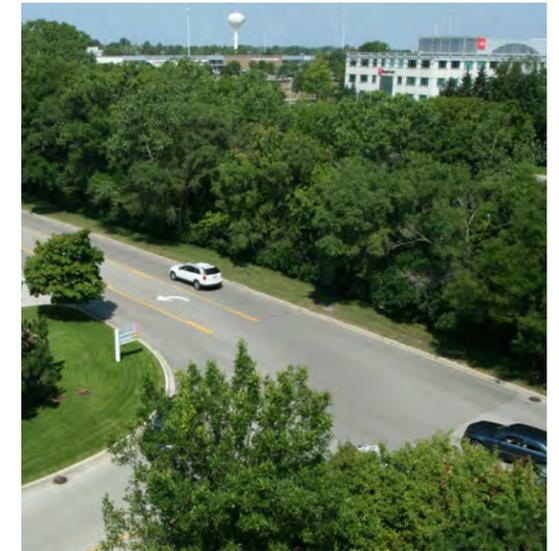
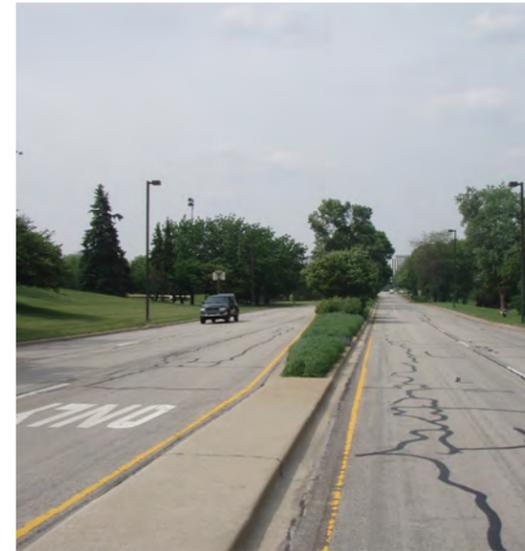
	Location	Number of Lanes	AADT Volume (V)	Traffic Capacity (C)	V/C ratio	LOS	Comment
1	Butterfield Road West of 22nd Street	6	46,400	44,000	1.05	F	Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity.
2	22rd Street, Between Butterfield Road and Kingery Highway	6	40,500	44,000	0.92	E	Represents unstable flow near capacity. LOS E often changes to LOS F very quickly.
3	22th Street, Between Kingery Highway and Spring Road	6	33,800	44,000	0.77	D	Represents traffic operations approaching unstable flow with high passing demand and passing capacity near zero.
4	22th Street, Between Spring Road and York Road	6	25,500	44,000	0.58	C	Represents a constrained constant flow below speed limits. Comfort and convenience levels of the driver decline noticeably.
5	22th Street, East of York Road	4	28,500	31,000	0.92	E	Represents unstable flow near capacity. LOS E often changes to LOS F very quickly.
6	Spring Road, North of 22nd Street	4	10,400	31,000	0.34	A	Represents the best operating conditions and is considered free flow.
7	York Road, North of 22nd Street	4	15,200	31,000	0.49	B	Represents reasonably free-flowing conditions but with some influence by others.
8	Kingery Highway, North of 22nd Street	6	57,300	44,000	1.30	F	Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity, characterized by stop-and-go waves, poor travel time, low comfort and convenience, and increased accident exposure.

Secondary Road Access

The commercial district's secondary roads, include: Commerce Drive, Enterprise Drive, Tower Drive, 16th Street, Spring Road, Harger Road, Bliss Drive, Clearwater Drive, Hunter Drive, Kensington Road, Kensington Court, Swift Drive, Windsor Drive, and 31st Street. Although these roads have a lower capacity threshold, they provide critical through access to commercial and office space.

Recommendations

- Explore opportunities to utilize and enhance existing secondary roads to relieve congestion on primary roads.
- Add a slip ramp onto I-88 at Tower Drive or Camden Court to improve access to the tollway and to help eliminate traffic.
- Continue to explore opportunities for granting public access to Clearwater Drive between York Road and Windsor Drive.
- Widen Windsor Drive, the bridge over the I-294 ramp, and Swift Drive to accommodate additional vehicular and pedestrian traffic from future and recent developments.
- Improve Spring Road and 16th Street intersection. Improvements include crosswalk, configuration, signalization, and widening.



Pedestrian Circulation

Enhancing the pedestrian and bicycle environment and connectivity throughout all commercial areas and adjacent neighborhoods should be a priority. Although sufficient right-of-way exists throughout much of the study area, there is a lack of a consistent sidewalk or bicycle path system that ties the entire corridor together or to the surrounding residential areas. Sidewalks only exist east of IL Route 83. Improving and enhancing pedestrian circulation throughout the district will help to relieve traffic congestion and will encourage more and new patrons to the restaurants and shops within the area. Increasing pedestrian safety will encourage more people to walk to and throughout the commercial district, to employment centers and activity areas.

Recommendations

- The Village should provide sidewalks along all streets to improve overall pedestrian connectivity including pedestrian connections to Oakbrook Center from the surrounding businesses, employment areas, and residential areas.
- Conduct a feasibility study to provide a pedestrian underpass on Meyers Road to connect Oakbrook Promenade with the commercial development east of Meyers Drive.
- Work with Commonwealth Edison electric company to explore the potential of providing a bike/pedestrian trail within the right-of-way of overhead transmission lines. These improvements could significantly enhance the desirability for space in the district by allowing employees to walk to dining-and-shopping destinations as well as permit residents to the south to walk or bike to commercial areas.

More detailed recommendations on the exact location of pedestrian facilities are included in the **Subarea Frameworks** chapter.

Transit

Pace bus service provides transit options in the commercial area. While the transit service covers a majority of the commercial corridor, there are certain pockets of development, such as north of 16th street, Jorie Boulevard, and Windsor Drive, that need improvement to ‘last-mile’ access

- The Village should continue to support and expand the ‘last-minute’ service to commercial/office areas which are not within walking distance from Pace bus stops.
- Work with the Pace Bus service to increase the service and bus routes to connect the commercial area’s office uses to shopping areas and nearby train stations.

Other Recommendations

Transportation improvements are critical to support, encourage and accommodate new development and redevelopment in the commercial district. By increasing access to and from area interstates, enhancing current intersections, extending sidewalks and increasing pedestrian safety, the Village can ensure that the shopping, dining, and working experience of local and regional residents and employees is increasingly enjoyable and efficient.

- A lack of cross access between adjacent uses is problematic at some locations within the Study Area, resulting in more vehicular activity on 22nd Street than is necessary. The Village should work with existing land/business owners and encourage the installation of cross-access drives and cross access agreements.
- Work with IDOT, the City of Oakbrook Terrace, Home Depot, and other adjacent property owners to install a traffic signal at 22nd Street and Tower Drive.
- Encourage employers within the commercial area to promote and implement traffic demand management and reduction techniques including staggered work hours, telecommuting, carpooling, walking, and bicycling.

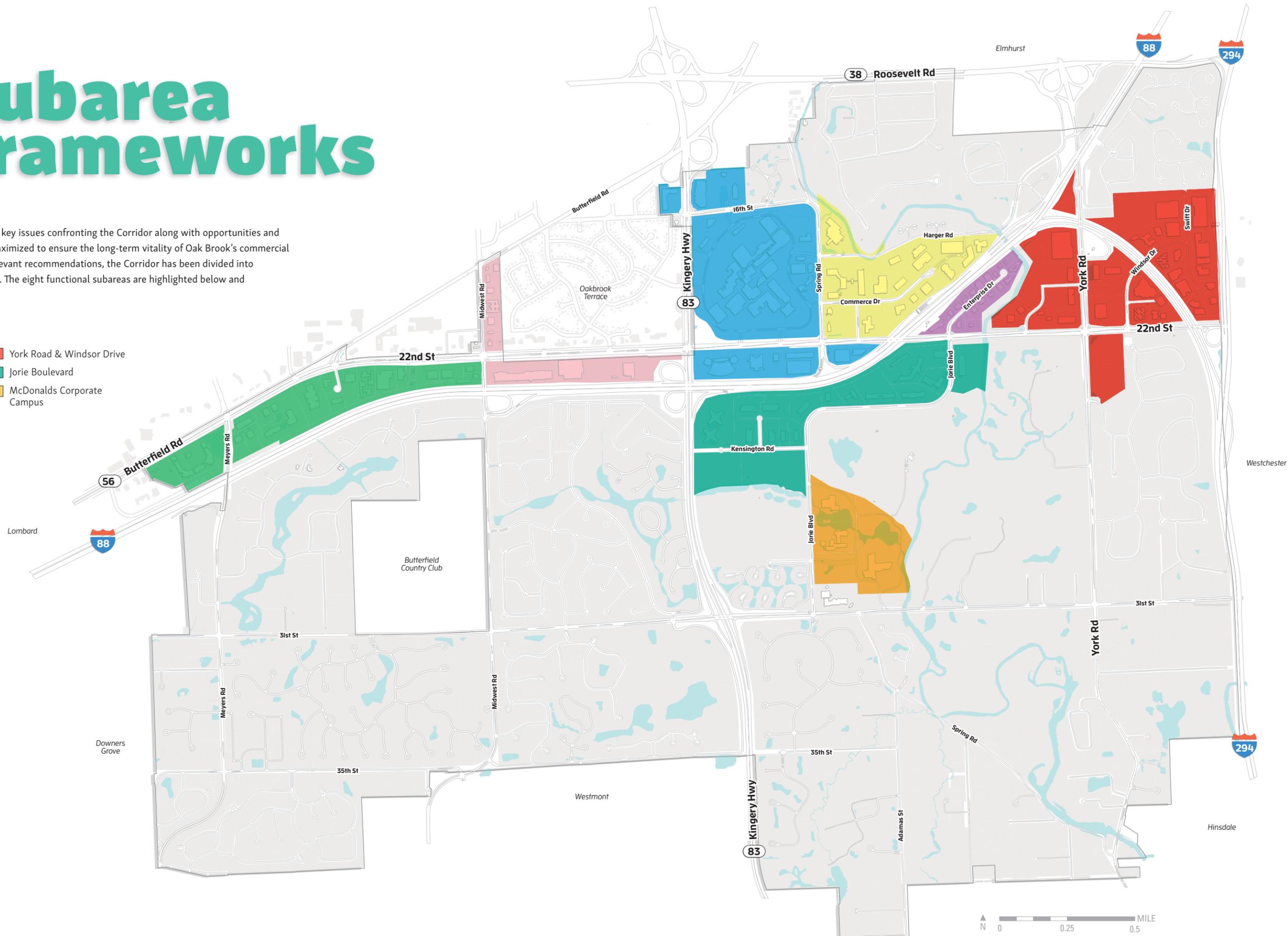
- Promote Pace’s Vanpool Incentive Program (VIP), including traditional vanpooling, employer shuttles and Metra feeders as an economical, convenient, and environmentally-friendly alternative to driving alone.
- Require sidewalks along all public right-of-way for all new development in the corridor, providing a completely connected sidewalk network.
- Establish a wayfinding signage system that directs pedestrians to key retail, entertainment, office, and employment destinations within commercial areas.
- Explore opportunities to expand the Village’s comprehensive trail network into the business areas and provide better connections between the Village’s residential neighborhoods and its shopping and entertainment areas.
- Provide attractive bus shelters that are strategically located throughout commercial areas, and connected to the existing sidewalk network.

6 Subarea Frameworks

The Subarea Framework illustrates the key issues confronting the Corridor along with opportunities and strengths that can be exploited and maximized to ensure the long-term vitality of Oak Brook's commercial areas. To provide focused and more relevant recommendations, the Corridor has been divided into separate subareas by role and function. The eight functional subareas are highlighted below and detailed on the following pages.

Subareas

- West End
- York Road & Windsor Drive
- Midwest
- Jorie Boulevard
- Oakbrook Center
- McDonalds Corporate Campus
- Commerce Drive
- Enterprise Drive



Midwest to Kingery

The Midwest to Kingery Subarea is located south of 22nd Street between Kingery Highway and Midwest Road, and includes the area facing Midwest Road, north to Butterfield Road. This subarea consists of retail uses along 22nd Street and primarily office uses along Midwest Road. Most of the opportunities within this subarea exist along Midwest Road. Pedestrian connectivity is missing at some of the key locations.

Reference to mixed-use development was removed and replaced with regional commercial.

Opportunity Sites

- A** This site represents a redevelopment opportunity on a large site that is prominently located within the corridor. The site is well located for retail/regional commercial.
- B** Explore redevelopment potential for these existing sites.

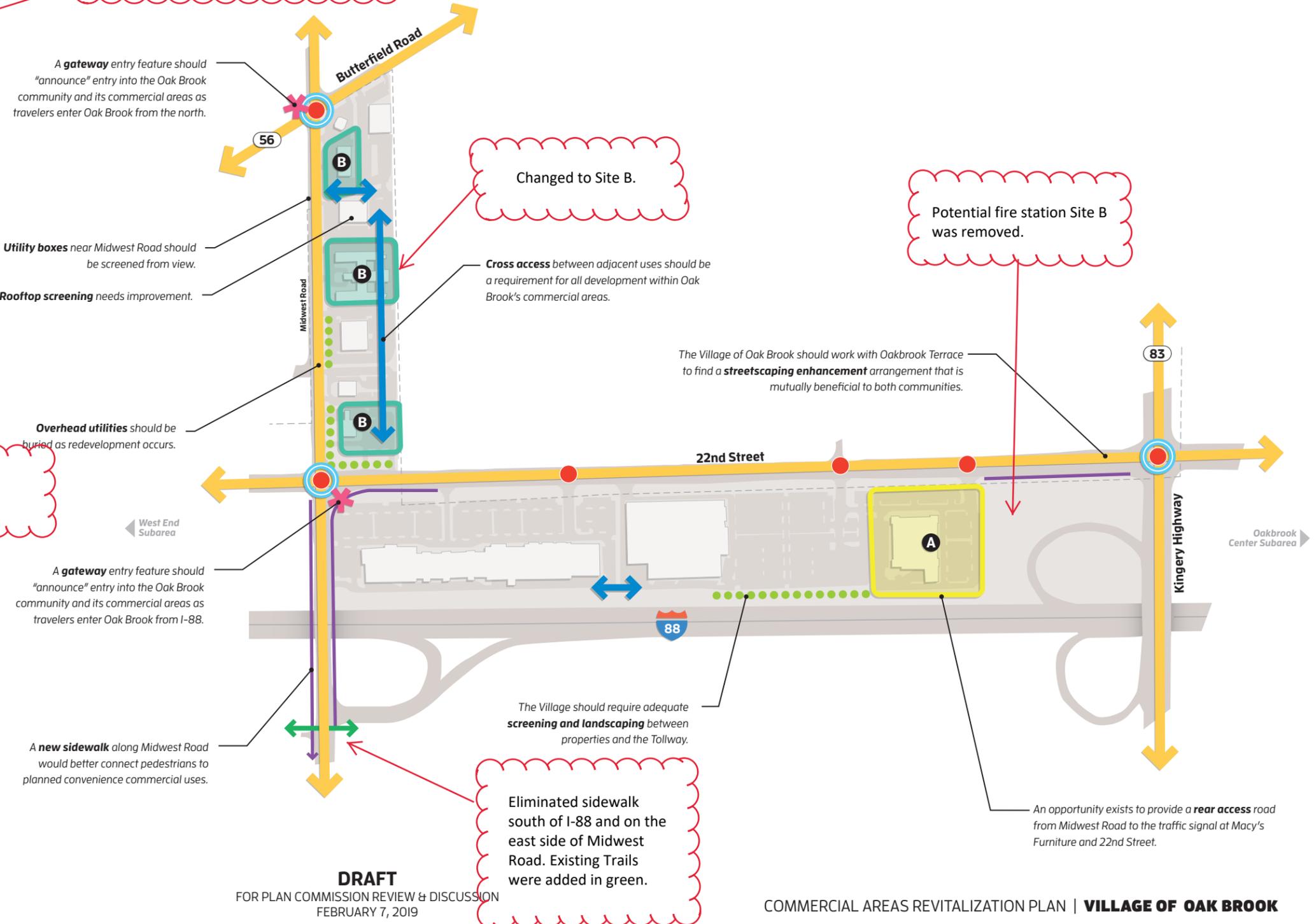
Potential fire station removed from opportunity sites due to no plan or study prepared justifying the site or cost. The area is currently designated as a wetland as well. Option C was moved up as Option B.

Subarea Improvements

- Secondary Redevelopment Opportunity Site
- Redevelopment Opportunity Site
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Sidewalk Connectivity
- Primary Roadway
- Cross Access
- Existing Traffic Signal
- Existing Trail

"Priority Redevelopment:" Opportunity Site removed from legend.

Existing Trail added to legend.



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Subarea Framework

Oakbrook Center

The Oak Brook Center Subarea includes the shopping center property, the shopping centers to the north, and the properties south of 22nd Street between IL Route 83 and I-88. The subarea's most prominent use is Oak Brook Center, the second largest shopping center in the Chicagoland area. Other uses include offices, strip malls, restaurants, and the Marriott and Le Meridien Hotels.

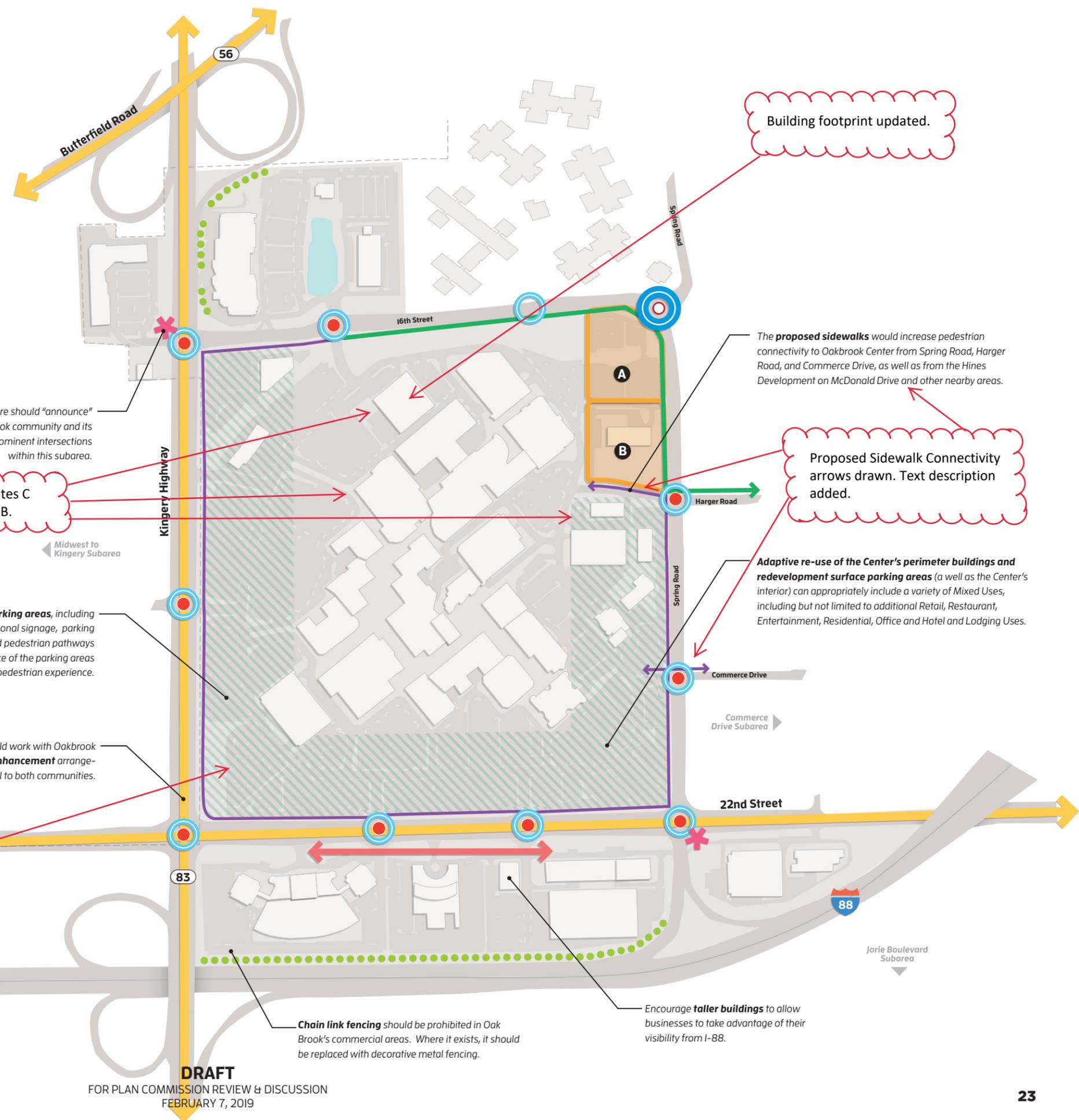
Oak Brook Center is one of the most important uses within the Corridor and one of the most identifiable uses within the Village of Oak Brook. The Center was originally constructed in the 1960's and has experienced several renovations such as the construction of a movie theater, spiraling fountain, intelligent parking, amenities pavilion, and new retail businesses.

Opportunity Sites

- A** Prime redevelopment adjacent to Oakbrook Center, possibly mixed-use, restaurant, or hospitality
- B** Opportunity to convert/redevelop existing structure for new use, possibly restaurants

Subarea Improvements

- Priority Redevelopment Opportunity Site
- Secondary Redevelopment Opportunity Site
- Key Intersection Improvements (Crosswalk, Configuration, Widening)
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Sidewalk Connectivity
- Primary Roadway
- Improve Pedestrian Cross Access
- Existing Traffic Signal
- Existing Trail
- Oakbrook Center Expansion - Explore opportunities for development of new buildings/uses/outlots located along Kingery Highway, 22nd Street, and Spring Road



Building footprint updated.

Previous Sites A/B/E deleted, Sites C and D became new Sites A and B.

Proposed Sidewalk Connectivity arrows drawn. Text description added.

Arrows replaced with green hatch. "Spring Road" added to description.

Adaptive re-use of the Center's perimeter buildings and redevelopment surface parking areas (a well as the Center's interior) can appropriately include a variety of Mixed Uses, including but not limited to additional Retail, Restaurant, Entertainment, Residential, Office and Hotel and Lodging Uses.



Subarea Framework

Commerce Drive

The Commerce Drive Subarea is located east of Spring Road, north of I-88, along Commerce Drive. This subarea is home to Commerce Plaza, Oak Brook Pointe, Double-Tree Hotel and several other office and business park uses, most of which have available space. The most noteworthy vacancy is an attractive, well-kept 169,000 square foot office building on the north side of Commerce Drive. Overall, buildings within this subarea are in good condition or are experiencing rehabilitation.

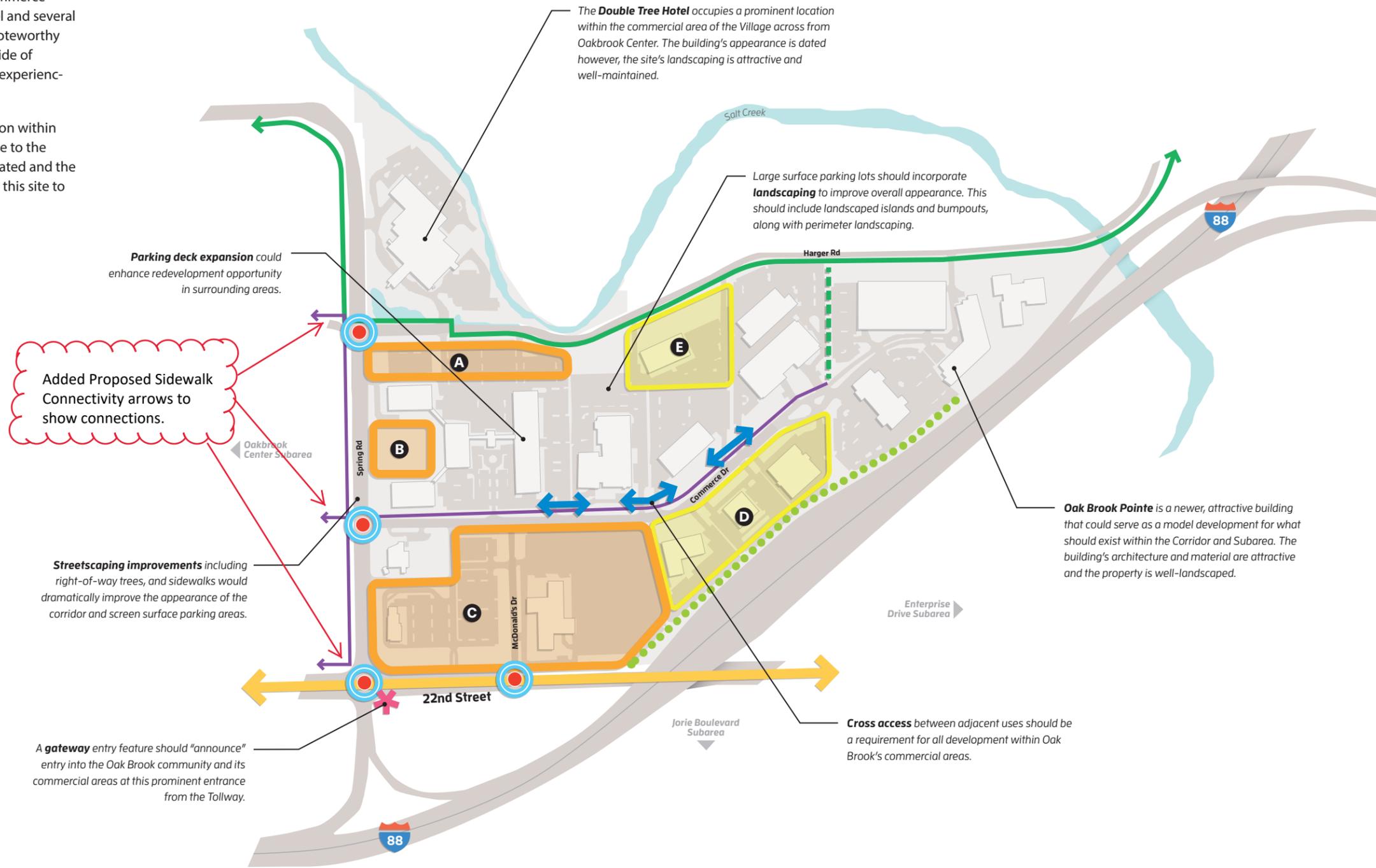
There are numerous opportunities for improvement, redevelopment and revitalization within this subarea. Most notable is the McDonald's Plaza (Opportunity Site C), former home to the McDonald's headquarters and McDonald's flagship restaurant. McDonald's has relocated and the 18-acre site is available for redevelopment. The Village of Oak Brook should consider this site to be a top redevelopment priority.

Opportunity Sites

- A** Development opportunity site of existing parking lot.
- B** Great visibility from Spring Road provides excellent opportunity to develop this infill site as a restaurant or other appropriate use.
- C** Explore redevelopment opportunities of this site, preferably mixed-use.
- D** The property owners are affected by vacancies. The Village should work with the developers to explore possible redevelopment opportunities.
- E** Older building on large attractive site, well suited for office redevelopment.

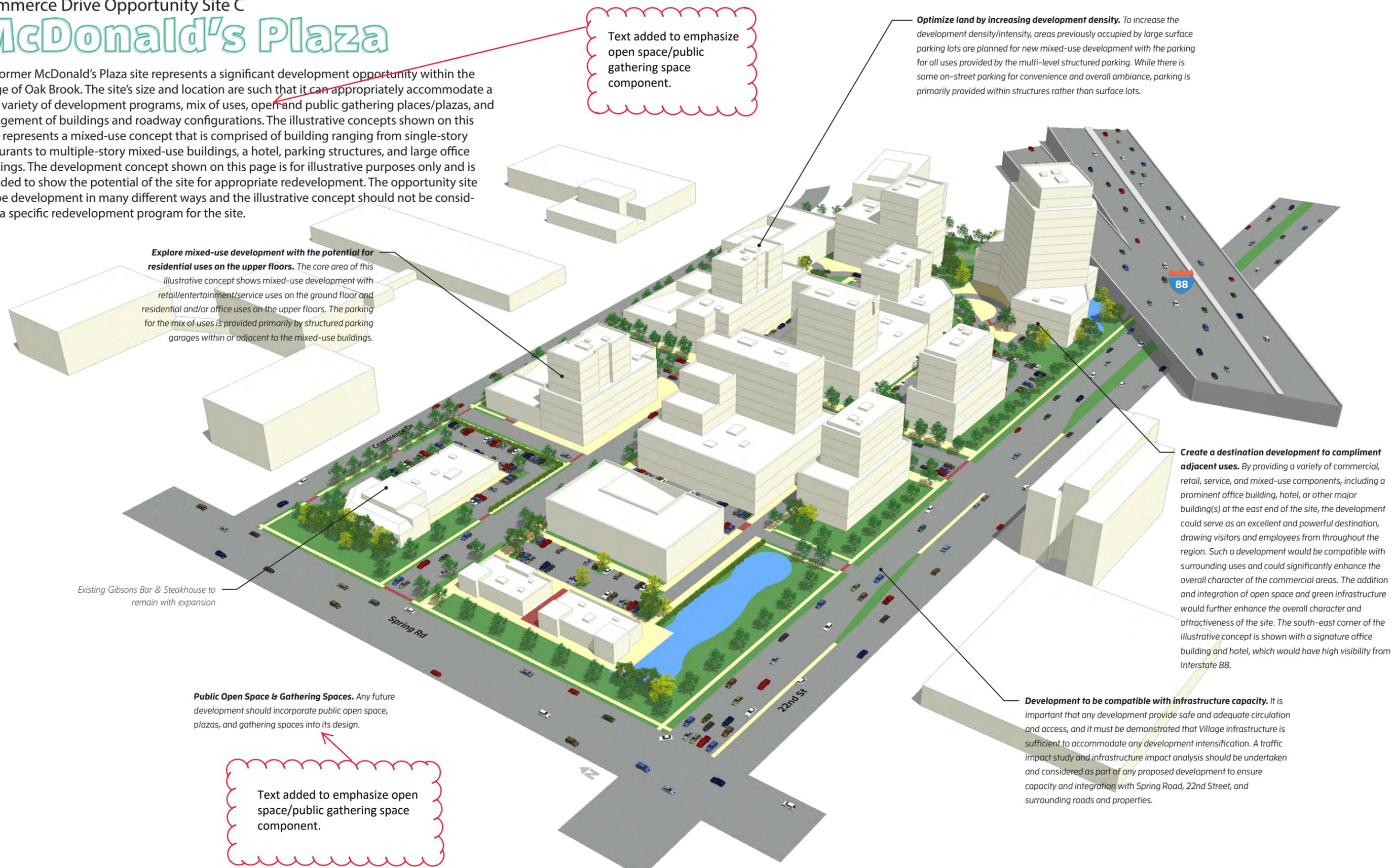
Subarea Improvements

- Priority Redevelopment Opportunity Site
- Secondary Redevelopment Opportunity Site
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Sidewalk Connectivity
- Primary Roadway
- Existing Traffic Signal
- Existing Trail
- Proposed Trail Connection
- Cross Access



Commerce Drive Opportunity Site C McDonald's Plaza

The former McDonald's Plaza site represents a significant development opportunity within the Village of Oak Brook. The site's size and location are such that it can appropriately accommodate a wide variety of development programs, mix of uses, open and public gathering places/plazas, and arrangement of buildings and roadway configurations. The illustrative concepts shown on this page represents a mixed-use concept that is comprised of building ranging from single-story restaurants to multiple-story mixed-use buildings, a hotel, parking structures, and large office buildings. The development concept shown on this page is for illustrative purposes only and is intended to show the potential of the site for appropriate redevelopment. The opportunity site can be development in many different ways and the illustrative concept should not be considered a specific redevelopment program for the site.



Text added to emphasize open space/public gathering space component.

Optimize land by increasing development density. To increase the development density/intensity, areas previously occupied by large surface parking lots are planned for new mixed-use development with the parking for all uses provided by the multi-level structured parking. While there is some on-street parking for convenience and overall ambiance, parking is primarily provided within structures rather than surface lots.

Explore mixed-use development with the potential for residential uses on the upper floors. The core area of this illustrative concept shows mixed-use development with retail/entertainment/service uses on the ground floor and residential and/or office uses on the upper floors. The parking for the mix of uses is provided primarily by structured parking garages within or adjacent to the mixed-use buildings.

Create a destination development to compliment adjacent uses. By providing a variety of commercial, retail, service, and mixed-use components, including a prominent office building, hotel, or other major building(s) at the east end of the site, the development could serve as an excellent and powerful destination, drawing visitors and employees from throughout the region. Such a development would be compatible with surrounding uses and could significantly enhance the overall character of the commercial areas. The addition and integration of open space and green infrastructure would further enhance the overall character and attractiveness of the site. The south-east corner of the illustrative concept is shown with a signature office building and hotel, which would have high visibility from Interstate 88.

Existing Gibsons Bar & Steakhouse to remain with expansion

Public Open Space & Gathering Spaces. Any future development should incorporate public open space, plazas, and gathering spaces into its design.

Text added to emphasize open space/public gathering space component.

Development to be compatible with infrastructure capacity. It is important that any development provide safe and adequate circulation and access, and it must be demonstrated that Village infrastructure is sufficient to accommodate any development intensification. A traffic impact study and infrastructure impact analysis should be undertaken and considered as part of any proposed development to ensure capacity and integration with Spring Road, 22nd Street, and surrounding roads and properties.

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Subarea Framework

Enterprise Drive

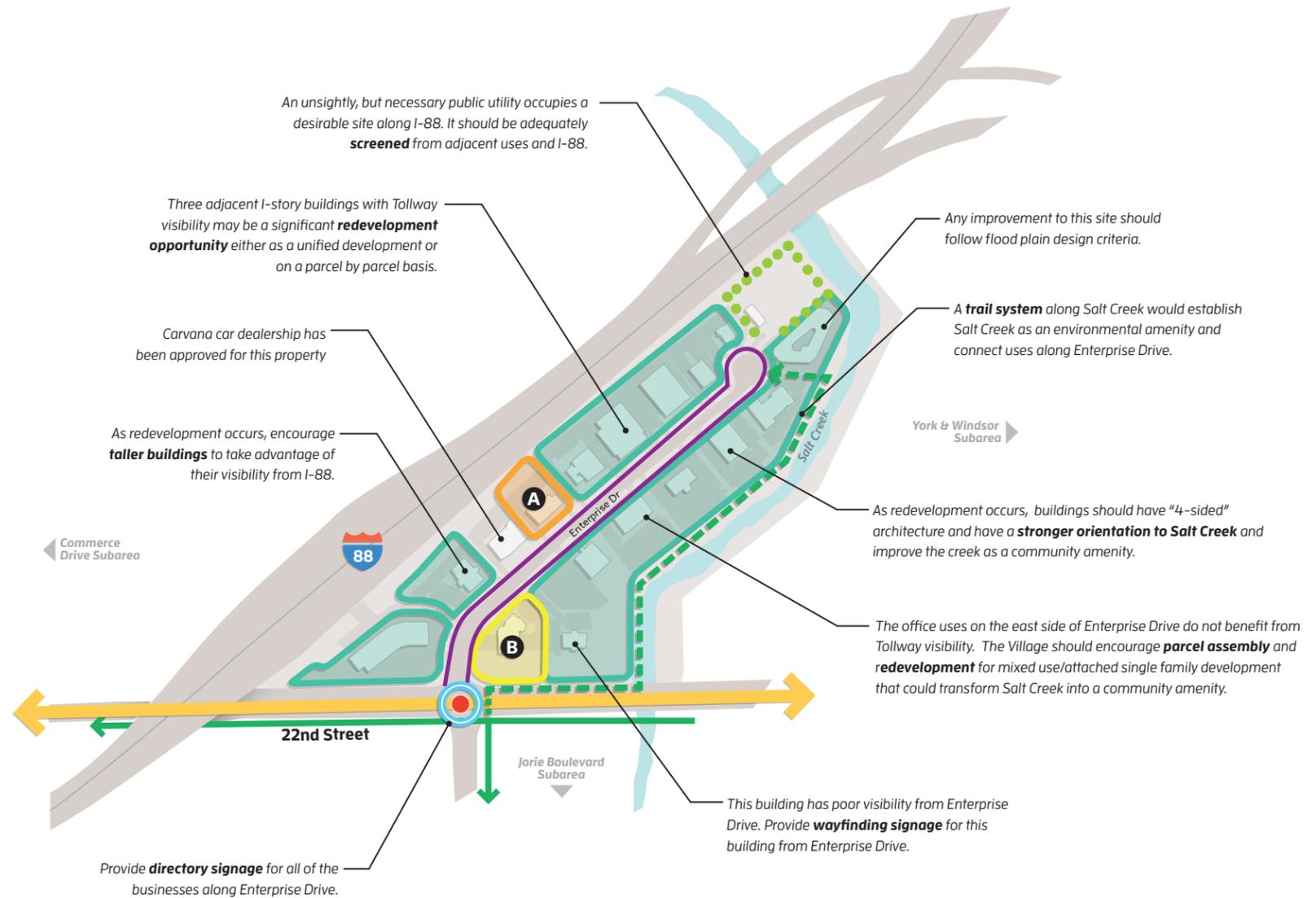
The Enterprise Drive Subarea is located east of East-West Tollway, north of 22nd Street, along Enterprise Drive. This subarea consists of office and business park uses with buildings ranging from 1 to 3 floors. Architectural facades of the buildings are generally “dated” but the landscaping is well kept and maintained. Most of the parking areas are either on the side or in the rear of the buildings and is appropriately screened with landscape. In general, there are some opportunities for revitalization within the subarea.

Opportunity Sites

- A** Village should explore development options for this property on sale.
- B** The Fire Department’s location along the congested 22nd Street severely impacts its response time. Its location is less than ideal for this use and once relocated the site presents an excellent opportunity for redevelopment with orientation to Salt Creek.

Subarea Improvements

-  Priority Redevelopment Opportunity Site
-  Secondary Redevelopment Opportunity Site
-  Redevelopment Opportunity Site
-  Intersection Improvements (Pedestrian Safety/Appearance)
-  Landscape Screening
-  Proposed Trail Connection
-  Existing Trail
-  Proposed Sidewalk Connectivity
-  Primary Roadway
-  Existing Traffic Signal



Subarea Framework

York & Windsor

The York & Windsor Subarea is located between East-West Tollway and Tri-state Tollway, north of 22nd Street and south of existing residential area. The area is a dense mix of office, retail, and hotel uses. Some of the vacant and redevelopment sites are undergoing construction with additional office, hotel, retail, and medical uses, which would further increase the density of the subarea. York Road and 22nd Street are the primary East-West and North-South arterial roads which cater to traffic originating from/to this subarea.

The major issue confronting this subarea is related to access to the area surrounding Windsor and Swift. The existing limitations result in severe congestion at key intersections during peak times of the day. In addition, bridge and street widening is needed to accommodate increased traffic volumes due to increased employment in the area. Pedestrian circulation and an improved sidewalk system is also needed.

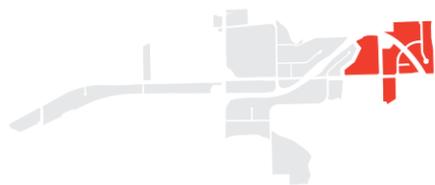
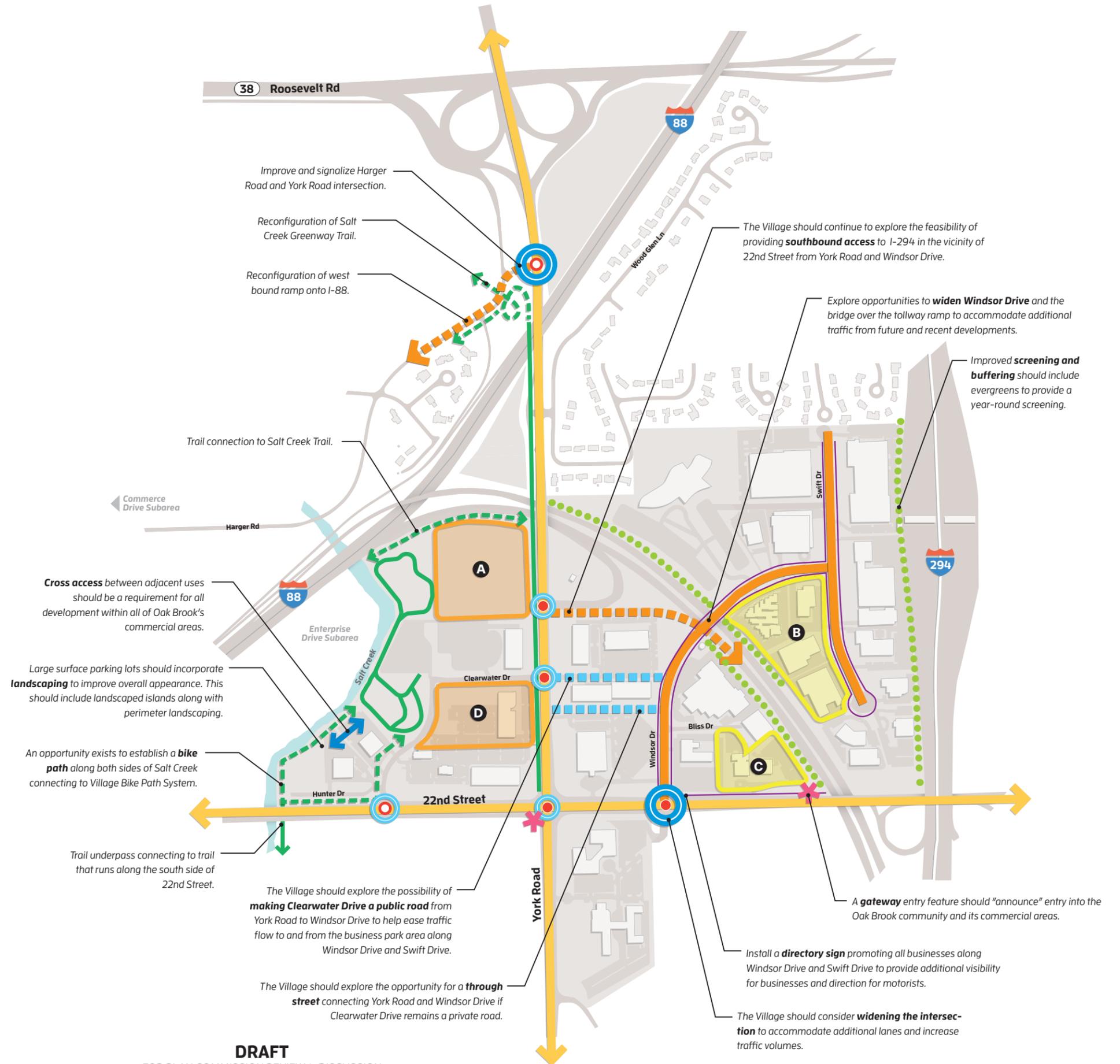
Further, the Chamberlain Group has recently built a new headquarters building in the Subarea which will employ approximately 600+ people. Significant opportunities for improvement, redevelopment and revitalization exist within the area, but access, circulation, and capacity issues must be addressed.

Opportunity Sites

- A** Hub Group property is a prime site for redevelopment. Ensure the new development will provide high-quality architecture and future trail connectivity to Salt Creek Greenway Trail.
- B** Based on the age, configuration, and utility of these properties, assembly and redevelopment should be explored.
- C** Potential opportunity to intensify site with larger office building.
- D** Consider the addition of senior housing as part of the existing Clearwater development.

Subarea Improvements

- Priority Redevelopment Opportunity Site
- Secondary Redevelopment Opportunity Site
- Key Intersection Improvements (Crosswalk, Configuration, Widening)
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Trail Connection
- Existing Trail
- Proposed Sidewalk Connectivity
- Primary Roadway
- Secondary Access Improvement (Street Widening)
- New Tollway Ramp
- Proposed Public Street
- Cross Access
- Existing Traffic Signal
- Potential Traffic Signal



Subarea Improvements

Jorie Boulevard

The Jorie Boulevard Subarea is located south of 22nd Street and Interstate-88, east of Kingery Highway, north of Jorie Boulevard, Central Park, and Butler National Golf Course. The subarea contains office and corporate headquarters including: Ace Hardware, the Crossings Office Complex, a US Post Office, Residence Inn, and the Corporate Center. The area also includes soccer fields owned by the McDonald's Corporation. There are fewer vacancies or properties for sale within the subarea than other parts of the Corridor, however many of the sites within this subarea are becoming outdated and need reinvestment and modernization to remain competitive. A museum was recently approved at the corner of Kensington Road and Jorie Boulevard. In general, the entire area is in need of a face-lift of older buildings and cross-access between properties.

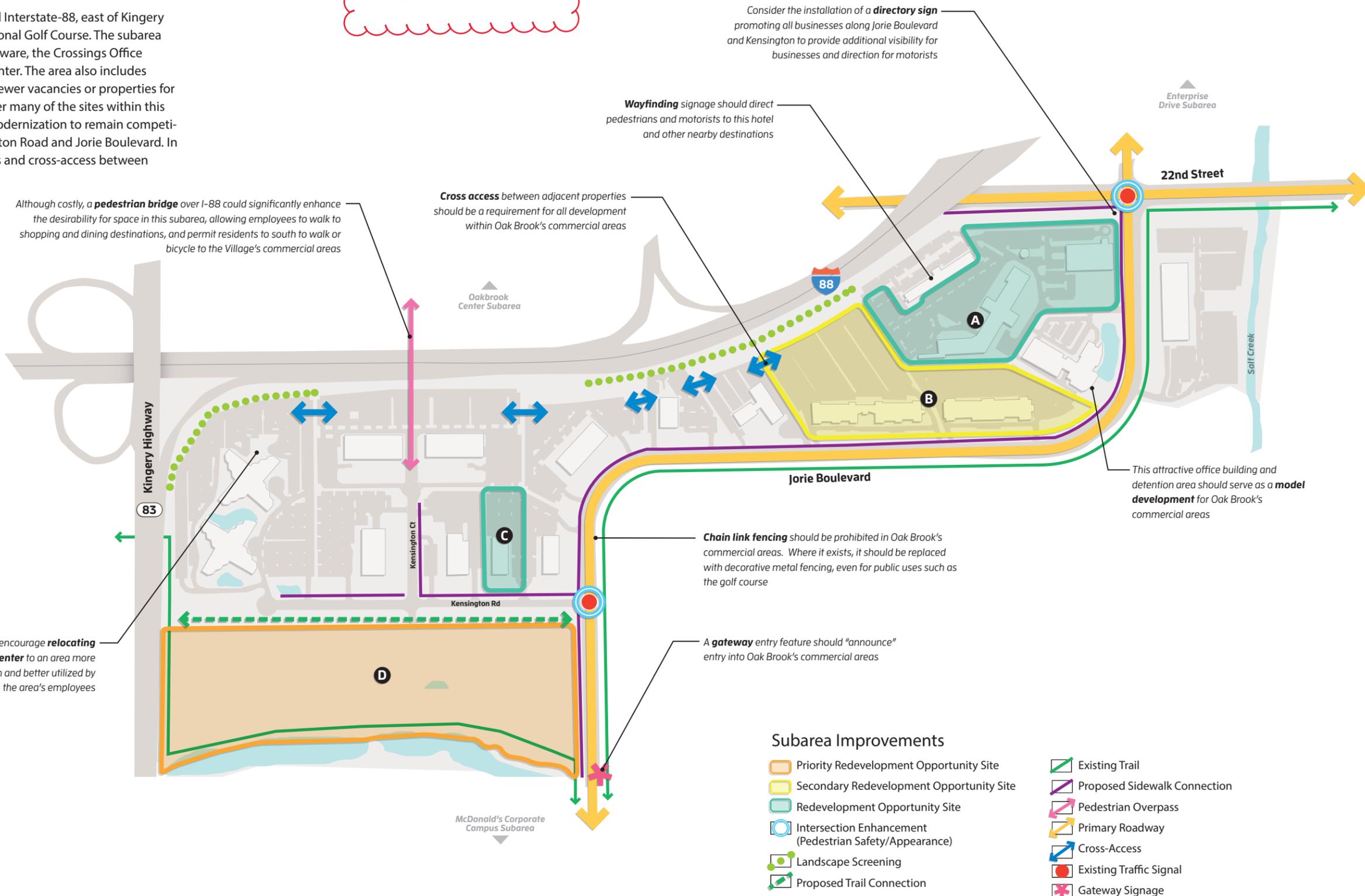
Opportunity Sites

- A** This highly visible property is characterized by outdated institutional & office buildings with vehicular circulation issues. The Village should work with developer & owner to redevelop the site with attractive buildings.
- B** Several dated office buildings fail to take advantage of their location adjacent to the Tollway. The Village should promote and encourage parcel assembly for a significant redevelopment opportunity in the community.
- C** This parcel is developed as a low density office complex. The Village should work with the developer & owner to redevelop the site with a high density commercial development
- D** Currently the property is used by a soccer club and is managed by the Oak Brook Park District. The large vacant site should remain as open space and be used to serve the park and recreational needs of the community.

Site D text revised.

The Village should encourage **relocating the day-care center** to an area more appropriate for children and better utilized by the area's employees

The following page with the 3D rendering of McDonald's Fields was deleted.



Subarea Framework

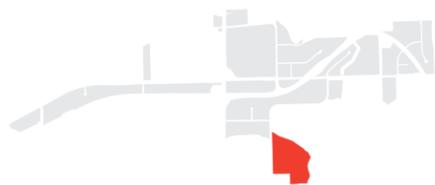
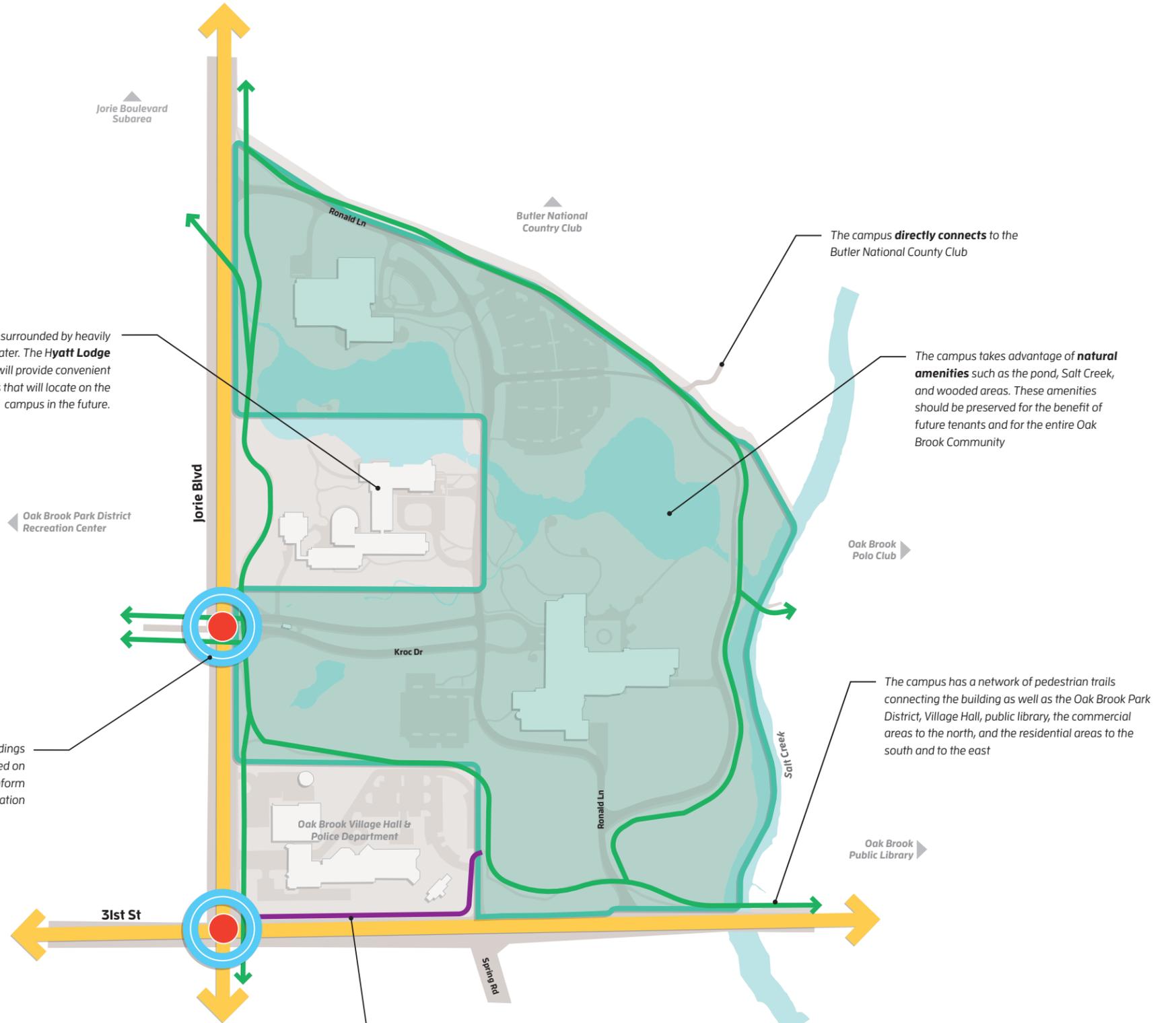
McDonald's Corporate Campus

This subarea is located east of Jorie Blvd, North of 31st Street, West of Salt Creek and South of Butler National Country Club. The campus includes the former McDonald's Corporate Headquarters building, Hamburger University, and the existing Hyatt Lodge. Oak Brook's Village Hall, Police Department, and Fire Station facility are located in the southwest corner adjacent to the former McDonald's campus. The site is beautiful and provides a truly unique corporate environment integrated in a pristine natural setting, with heavily wooded areas throughout, lakes, and pedestrian trails linking various corners of the site and connecting to adjacent areas. McDonald Corporate Headquarters has relocated, thereby vacating the site and its buildings.

The campus is such a beautiful and unique asset that it should be thought of primarily as a re-tenanting opportunity rather than a development opportunity. Such care was taken to maintain and enhance the environmentally rich site as the corporate campus was designed and constructed. It is enjoyed by the entire community via trails, fishing, and more. It is a hallmark of Oak Brook. As such, this plan recommends maintaining the site as the beautifully designed corporate campus, rather than redeveloping the property.

Subarea Improvements

-  Opportunity Site
-  Intersection Improvements (Pedestrian Safety/Appearance)
-  Primary Roadway
-  Proposed Trail Connection
-  Existing Traffic Signal
-  Existing Trail



1. CALL TO ORDER:

CALL TO
ORDER

The Meeting of the Plan Commission was called to order by Chairwoman Tropinski in the Samuel E. Dean Board Room of the Butler Government Center at 7:01 p.m.

2. ROLL CALL:

ROLL CALL

Gail Polanek called the roll with the following persons

PRESENT: Chairwoman Marcia Tropinski, Members Richard DiBernardo, Thomas Doyle, Rahma Hasan, Raju Iyer, Raj Lal (arrived 7:04) and Kenneth Wilczak

IN ATTENDANCE: Trustees Edward Tiesenga and Moin Saiyed, Development Services Director Tony Budzikowski, Planner Rebecca Von Drasek and Planning Technician Gail Polanek

3. APPROVAL OF MINUTES:

MINUTES

REGULAR PLAN COMMISSION MEETING OF NOVEMBER 19, 2018

NOVEMBER 19,
2018

The minutes of November 19, 2018 Regular Plan Commission meeting were continued to the next meeting for revisions. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS

UNFINISHED
BUSINESS

A. VOB - COMMERCIAL AREAS REVITALIZATION PLAN -
COMPREHENSIVE PLAN UPDATE TO ORDINANCE S-1229

VOB - COMM'L
AREAS REVITAL.
PLAN UPDATE TO
ORD. S-1229

Chairwoman Tropinski announced that this was the continuation of the public hearing from the last meeting. All witnessed were sworn in.

Director Budzikowski summarized the closing of the last meeting stating that the Commissioners were asked by Chairwoman Tropinski to review the Subarea Framework components and the "Vision" statement of the draft Plan in order to provide more feedback and commentary. He mentioned that Laure Kosey, Executive Director of the Oak Brook Park District had notified the Village that there was a pending contract to purchase the McDonald's Field's 34-acres property. It was anticipated that the closing would take place around February 4, 2019. He said that

most of the public comments from the last meeting were in regards to the McDonald's Fields property remaining as open space. Due to the new information, the Commission should view the property in its current form.

The McDonald's Plaza also has a contract pending and the contract purchaser had recently brought a preliminary concept plan to the Village Board for review. Based upon discussion and feedback for the project, the developer, Hines is targeting a Planned Development Commission public hearing for February 28, 2019 for review of their mixed-use development concept. The development proposal is somewhat different than what was presented in the Plan. It has some of the components, but is less dense. Residential condominiums, apartments, a hotel, office space, restaurants and retail are all identified in the proposal.

Staff will keep the Plan Commission apprised of these properties and any pending transactions.

John Houseal, Houseal Lavigne Associates opened the forum to give commissioners an opportunity to ask questions and provide feedback.

Chairwoman Tropinski suggested shortening the Vision statement as follows:

- Strengthen the economic vitality of existing commercial areas and maintain quality of development.
- Designated commercial areas have been identified as redevelopment opportunities for mixed-use development to provide a wider range of housing types in close proximity to commercial activity and employment.
- All commercial areas provide effective transportation and infrastructure for easy access, which includes walkability and bikability.”

Member Doyle felt the parking and lighting options within the Plan should be addressed more seriously. He was concerned with some current parking garage lighting and the height of some of the light poles. He referenced the lighting at Christ Church and how well it had been thought out. Some garages are going to backup to residential properties and he believed special care should be taken when choosing the particular lighting.

Mr. Houseal responded that Member Doyle's points were good and the Plan can be amended with references to illumination and line of sight.

Member Hasan mentioned an article she read regarding the Affordable Housing Act.

Director Budzikowski stated staff was speaking to the village attorney regarding this subject. He believed there was not a requirement to provide affordable housing, but that there has to be an affordable housing plan in place.

Mr. Houseal added that there was a requirement that 10% of housing stock in a community must be set aside for affordable housing. The term affordable is used against the cost of all housing (mortgages and rent) in the county and uses a state assigned formula. If a community has less than 10% affordable housing according to the formula, they are considered non-exempt and are required to have an affordable housing plan in place. When there is a new residential development, a percentage of that new development could be deemed affordable housing. He gave the example that 85% of a rental development could be listed at market rate and 15% would be structured to meet the state requirement of affordable housing.

Chairwoman Tropinski asked Director Budzikowski if the Subarea Framework portions of the Plan were mandatory or guidelines.

Director Budzikowski explained the Plan is a guide that should provide property owners and future developers suggestions/recommendations for land use. The guide will likely be revised in 5 to 10 years taking into account the current market conditions at that time.

Member Wilczak was concerned with the amount of traffic mixed-use developments bring and believed only Oakbrook Center would be able to tolerate it. He did not believe there was a market for multi-family residential in Oak Brook other than the properties adjacent to Oakbrook Center.

Member Doyle questioned why the plan showed two slip ramps entering I88. He raised concerns about the cross access in parking lots detailed for the West End of the Plan. He also commented on the proposed bike trail connections, stating that the connections needed to be more defined on the West side of Midwest Rd.

Mr. Houseal responded that the ramps were shown as potential locations and that only one would be approved. He addressed the cross access concerns stating that it is common practice and many communities require it. He explained that 22nd Street has very heavy traffic and the idea is to prevent having to go on and off of 22nd Street just to go to an adjacent restaurant or shop. Practice has shown that a cross access does not become a cut-through and that it makes traffic movement safer. Property owners would have to agree to cross access within their parking lots.

He reviewed the bike trail connections and explained the Plan detail areas that appear to be missing sidewalks, but does not show the existing sidewalks. He said they can add another line showing existing sidewalks if needed.

Chairwoman Tropinski was concerned with safety along the bike trail on the north end of I88 near Midwest Road.

Director Budzikowski responded that the proposed bike trail is along a ComEd easement and may be a good and clear path for bicycle and pedestrian traffic. He

believed it would be a good opportunity if an agreement was reached with the utility company.

Member Doyle did not like the idea of relocating the fire station to the proposed location on 22nd Street.

Director Budzikowski responded that the fire department believed the proposed location would be better from a service call standpoint. He said that he would relay the concerns to the fire chief.

Member Wilczak agreed with Member Doyle stating the traffic was far too heavy for a fire station in that area.

Member DiBernardo questioned if there were any current development inquiries for the Macy's Furniture Store. He believed the site should remain retail for sales tax purposes and asked that the term "mixed-use" (captioned in opportunities for this site) be removed.

Director Budzikowski said there had not been any recent inquires. The words "mixed-use" would be removed under opportunities for this site.

Member Doyle was uncomfortable placing so many gateway signs within the commercial areas since they are more often used as the entry to the village.

Mr. Houseal explained that the Plan shows potential locations for the gateway signs and that not all locations will be used. The signs were placed in those locations to notify non-residents that they have entered Oak Brook from another community.

Member DiBernardo questioned the language on the Oakbrook Center page of the Plan where it says "encourage taller buildings" (on the south side of 22nd Street). He said that building heights are governed by zoning regulations.

Mr. Houseal believed this area was appropriate for taller office buildings since there is no adjacent residential. There are currently several tall buildings in that area and any new development would be governed by zoning regulations. The plan was mostly referring to the 3-story building amongst several much taller buildings along 22nd Street. He added that they met with Brookfield Properties after the last Plan Commission meeting and incorporated many of their suggested changes.

Chairwoman Tropinski raised concerns about the sidewalk surrounding Oakbrook Center.

Mr. Houseal explained that one of the key components of the sidewalk was to increase pedestrian mobility wherever possible in that area since there may be mixed-use and residential in close proximity to the shopping center, pedestrian connectivity is necessary.

14.C

Member Doyle suggested linking the Commerce Drive Subarea Framework to the Oakbrook Center Subarea Framework in the Plan to show a greater unity with the Center.

Mr. Houseal believed it was an excellent idea and said they would link it and also show the trail and sidewalk connectivity.

Member DiBernardo questioned if the McDonald's Plaza redevelopment should be considered a town center. If so, he believed there should be gathering and entertainment areas. Member Hasan agreed.

Mr. Houseal liked the idea and agreed to adding language that states any redevelopment should incorporate public open spaces.

Member Doyle did not think Oakbrook Center would be comfortable with the McDonald's Plaza redevelopment being considered the new town center since they had gone to great lengths to bring that concept into the Center.

Mr. Houseal agreed and did not think the property should be called a town center or the new downtown. He agreed to adding the language regarding public open spaces.

Member Wilczak believed it was difficult to provide comments and feedback when the Plan was so fluid and ever changing.

Mr. Houseal stated that the Plan was not intended as a specific development proposal, but as a guide. He believed much of the development occurring in Oak Brook is likely due to the vision of the Plan.

He presented slides from the Hines proposal (McDonald's Plaza) to give the commissioners an idea of the concept plan that was presented to the Village Board on January 8, 2019 for preliminary review. The concept plans were reviewed in detail by Mr. Houseal and Director Budzikowski.

Mr. Houseal said that the community of Oak Brook took a strong stance and "put their money where their mouth was" in order to retain the open green space known as McDonald's Fields.

Director Budzikowski said that if the purchase of the McDonald's Fields evolves as anticipated, the Park District would have to decide whether or not to change the zoning of the McDonald's Fields. The area is currently zoned as ORA-1 (Office/Research/Assembly) and would require applying for a special use in order to keep it as a park or open green space. Alternatively, they could apply to rezone the area to a CR District (Conservation/Recreation).

Fred Cappetta, 3612 Frederick Drive was concerned that the amendment to Ordinance S-1229 "The Commercial Areas Revitalization Plan" was being viewed as an amendment to the Comprehensive Plan. An updated Comprehensive Plan could be used as the new vision instead of a loosely defined revitalization plan. He warned of the conflicts between zoning regulations and a developer following the Plan as a written guide. The Plan presented several zoning violations to the Comprehensive Plan. He did not believe that Oakbrook Center's suggested changes should be adopted since he viewed them as zoning changes which required map or text amendment. Zoning districts are the building blocks for a municipality, and the Plan Commission should recommend the Plan be reviewed by the Zoning Board of Appeals.

David Carlin, Greater Oak Brook Chamber of Commerce was in support of the Plan as presented and requested the commission make a recommendation to the Board of Trustees to approve the Plan. He agreed with the commission's suggestions/comments for updates to the Plan and thanked the Community Enhancement Committee, village staff and elected officials for their part in the Plan's thoughtful creation and that John Houseal and his firm have provided impressive expertise to this process.

Director Budzikowski reminded the commission that the Plan was not intended to be a zoning document. Going back to the 2007 Plan, the village has been consistent with the Illinois Municipal Code in utilizing the Plan Commission to prepare and adopt the Comprehensive Plan. He has not seen the Zoning Board of Appeals participate in the process. The Community Enhancement Committee did a thorough job of reviewing the Plan to provide initial recommendations prior to it being presented to the Plan Commission. He would review the comments/recommended changes with John Houseal and Jeff Kennedy in order to revise the Plan for presentation at the next Plan Commission meeting on February 11, 2019.

Member Doyle recommended highlighting the changes to Plan to simplify the commissioners' review. He questioned if the new Plan would completely replace the 2007 Plan. Mr. Houseal said it would replace the 2007 Plan.

Member Wilczak believed it would be beneficial to the Plan Commission to review the Plan after the Hines PUD presentation on February 28, 2019 in order to view every building that would require a zoning change. He questioned if zoning changes were recommended in some instances as opposed to seeking variations within the current zoning.

Director Budzikowski responded that the current zoning for the proposed development is ORA-2 (Office/Research/Assembly). The district does not permit residential apartments or condominiums. Therefore, Hines would be going through the Planned Development process seeking variations and/or departures to height restrictions and special uses from the ORA-2 district's zoning. The Hines

development proposal is located within the Planned Development Overlay District, which falls under the review of the Planned Development Commission and no changes to the zoning of the ORA-2 district would be required.

There will be one other item on the agenda for a map amendment that will be heard by both the Plan Commission and the Zoning Board of Appeals. It was delayed due to staff requesting additional information from the applicant prior to it being brought before the Plan Commission. He wanted to highlight the two separate processes for zoning amendments depending on the property's zoning district.

Member Hasan wondered if it would be wise to add specific language within the Plan stated "Subject to Plan Commission Review, or Planned Development Commission Review".

Mr. Houseal believed there was some confusion between zoning procedures and planning. It would not be good practice to include regulatory language as to how a development is approved within a comprehensive plan. The zoning ordinance is a legal document that is governed separately. The Plan is a guide. He recommended against any delay on the premise of future developments. The Plan does not recommend any site plan. It simply illustrates development concepts on particular sites.

Member Wilczak raised concerns about possible lawsuits if a potential Planned Unit Development falls far outside of the location's zoning ordinance.

Mr. Houseal responded to the concern in that nothing in the Plan changes zoning. The burden would be on the applicant to show that they meet the standards required for the relief they are seeking. Nothing in the Plan counters what the zoning ordinance allows since seeking variations and departures are allowed through the Planned Unit Development process. Any proposed development has the potential to be either denied or approved for a number of different reasons. The Plan articulates a vision for the community and there is nothing legally entangling.

Director Budzikowski noted a section from the 2007 Plan that adopted the Planned Development Ordinance.

"As the complexity of development increases, as more mixed-use developments are considered and as multiple buildings are considered for individual properties, the need for a Planned Development Ordinance becomes even more evident. In fact, the single biggest problem, although there are many with the Village's Zoning Ordinance, is that it does not contain a PUD ordinance, even beyond zoning issues. Adopting a PUD may be one of the most important and impacting things the Village can do to improve the quality and potential of the commercial areas."

Mr. Housel explained that prior to the Planned Development Ordinance, the Village would accommodate complex development proposals through text amendments, which is not what a text amendment is intended to be. He suggested adding language that states "To better accommodate more creative and complex development, the Village adopted a Planned Unit Development Ordinance and procedure reflective of the desired character of the Village."

Chairwoman Tropinski suggested the Plan Commission proceed with revising the Plan in order to present it in its current form to the Planned Development Commission on February 28, 2019 during the Hines presentation. This would give Hines the opportunity to see the Village's vision for the property of their proposed development as well as the surrounding commercial areas.

Director Budzikowski reminded the Plan Commission that the document is a draft that could change after going to the Village Board. Hines is aware of and has followed the progression of the Plan closely.

Member Lal was concerned about potential lawsuits and setting a precedent for large developments.

Member Doyle recommended a generic description for residential since it was referred to by different terms throughout the document (i.e. apartment, condominium, etc.). He suggested the term "residential units".

There was a concern raised regarding waiting to complete the review of the Plan until the Hines Development completes the public hearing process for its proposed development so the development would match the draft Plan.

Chairwoman Tropinski polled the members on the continuation of the public hearing on the plan to the special plan commission meeting date in February or to wait until the March meeting.

Members Lal and Wilczak felt the review of the Plan should be continued until March.

Members Hasan, Iyer and DiBernardo felt it should be continued to the next Plan Commission meeting and not wait until March. Chairwoman Tropinski agreed.

Member DiBernardo asked if the Oakbrook Center's requested changes to the Plan were zoning changes and if they were going to be incorporated.

Mr. Housel replied that the requested changes were not zoning changes and they would be highlighted on the updated version of the Plan.

Motioned by Chairwoman Tropinski, seconded by Member Iyer to continue the public hearing to a Special Plan Commission meeting on February 11, 2019. ROLL CALL VOTE

Ayes: 5 – Members DiBernardo, Doyle, Hasan, Iyer and Chairwoman Tropinski
Nays: 1 – Wilczak
Abstain 1 - Member Lal
Absent 0 - Motion Carried.

5. NEW BUSINESS

NEW BUSINESS

A. 3005 OAK BROOK HILLS ROAD – DARWEESH AND AL-DALLAL – MAP AMENDMENT – TO REZONE THE PROPERTY FROM R-1 TO R-2 SINGLE-FAMILY DETACHED ZONING DISTRICT

3005 OAK BROOK HILLS ROAD – DARWEESH AND AL-DALLAL – MAP AMEND – FROM R-1 to R-2

Chairwoman Tropinski noted that this matter would not be heard this evening and had been requested to be continued to the next meeting of the Plan Commission on February 11, 2019. VOICE VOTE: Motion Carried.

6. OTHER BUSINESS

OTHER BUSINESS

A. CANCELATION OF THE FEBRUARY 18, 2019 REGULAR PLAN COMMISSION MEETING DUE TO THE PRESIDENT’S DAY HOLIDAY AND SCHEDULE A SPECIAL MEETING TO A DATE CERTAIN

CANCEL PC MTG 2-18-19 – SCHEDULE SPECIAL MTG

There was a brief discussion regarding the selection of a date in February to hold a special meeting of the Plan Commission due to the President’s Day holiday and the cancelation of its regular meeting on February 18, 2019. Member Lal noted that he would be out of town and unable to attend a meeting on February 11, 2019, which was the only date available that would allow at least 6 commissioners’ to be present as well as the village consultant in order to continue the review of the Comprehensive Plan and the 3005 Oak Brook Hills Road, application that was continued.

Motioned by Chairwoman Tropinski, seconded by Member Hasan to schedule a special meeting on February 11, 2019 due to the cancelation of the Regular Plan Commission meeting on February 18, 2019. VOICE VOTE: Motion Carried.

There was no other business discussed.

7. PUBLIC COMMENTS

PUBLIC COMMENTS

There were no public comments.

14.6.

8. ADJOURNMENT:

ADJOURNMENT

Motion by Member Iyer, seconded by Member Hasan to adjourn the meeting at 9:15 p.m. VOICE VOTE: Motion carried.

ATTEST:

/s/ Tony Budzikowski
Tony Budzikowski
Development Services Director
Secretary

VILLAGE OF OAK BROOK
Plan Commission

STAFF REPORT

DATE: January 17, 2019

CASE FILE NO: 2018-12-ZO-CP

SUBJECT: Commercial Areas Revitalization Plan – Amendment to Comprehensive Plan

PETITIONER: Village of Oak Brook

DISCUSSION:

The Plan Commission conducted a public hearing on the Commercial Areas Revitalization Plan on November 19, 2018 after several initial workshop meetings and Village Board of Trustees meetings were conducted for review of the draft Plan document. At the public hearing, a thorough review of the draft Plan was provided by John Houseal and Jeff Kennedy and questions/ comments followed from the general public and commission members. Near the close of this meeting, Chair Tropinski asked that commission members review the Subarea Framework components of the draft Plan in order to provide more feedback and commentary for the next meeting. In addition, Chair Tropinski also referenced a review of the “Vision” statement in the draft Plan for a future discussion topic.

STAFF COMMENTS:

The only additional comments from staff at this time are status updates for the two (2) McDonald’s properties identified as Opportunity Sites in the draft Plan. Both the McDonald’s Plaza site and McDonald’s Fields sites were mentioned and discussed by the public and commission members at the last public meeting so it is important to understand what is happening with each of these sites at this time.

- **McDonald’s Plaza.** The developer, Hines has a purchase contract pending for this property and has recently brought a preliminary concept plan to the Village Board for preliminary Board review. Based upon discussion and feedback for this project, Hines is targeting a Planned Development Commission public hearing for February 28, 2019 for review of their mixed-use development concept.
- **McDonald’s Fields.** The soccer fields at the corner of Jorie Blvd. and Kensington Road are also under a contract to purchase with the Oak Brook Park District. Based upon some recent discussions with Oak Brook Park District representatives, a closing is anticipated on or before February 4, 2019 for this 34-acre property.

Staff will certainly keep the Plan Commission apprised of these properties and pending transactions because of their significance to the draft Plan and the Village’s redevelopment initiatives.

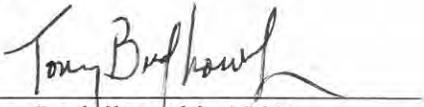
STAFF REPORT – PLAN COMMISSION
VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN
CASE NO. 2018-12-ZO-CP

CONCLUSION:

Staff would again like the Plan Commission's feedback on the Plan update being requested. Based upon Chair Tropinski's direction, please pay particular attention to the SubArea Framework components of the draft Plan and be prepared to further discuss and comment.

Please contact me if you have any questions. I hope that this information is helpful.

Respectfully Submitted,



Tony Budzikowski, AICP
Development Services Director

1. CALL TO ORDER:

CALL TO
ORDER

The Meeting of the Plan Commission was called to order by Chairwoman Tropinski in the Samuel E. Dean Board Room of the Butler Government Center at 7:05 p.m.

2. ROLL CALL:

ROLL CALL

Gail Polanek called the roll with the following persons

PRESENT: Chairwoman Marcia Tropinski, Members Richard DiBernardo, Thomas Doyle, Rahma Hasan, Raj Lal and Kenneth Wilczak (arrived 7:08)

ABSENT: Member Raju Iyer

IN ATTENDANCE: Trustee Edward Tiesenga, Development Services Director Tony Budzikowski, Village Attorney Kurt Asprooth, Planner Rebecca Von Drasek and Planning Technician Gail Polanek

3. APPROVAL OF MINUTES:

MINUTES

REGULAR PLAN COMMISSION MEETING OF SEPTEMBER 17, 2018

SEPTEMBER 17,
2018

Motion by Member Doyle, seconded by Member Hasan to waive the reading of the minutes and to approve the minutes of the September 17, 2018 Regular Plan Commission meeting as written. VOICE VOTE: Motion Carried.

SPECIAL PLAN COMMISSION MEETING OF SEPTEMBER 26, 2018

SEPTEMBER 26,
2018

Motion by Member Doyle, seconded by Member Hasan to waive the reading of the minutes and to approve the minutes of the September 26, 2018 Special Plan Commission meeting as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS

UNFINISHED
BUSINESS

There was no unfinished business to discuss.

5. NEW BUSINESS

NEW BUSINESS

A. VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION

VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN UPDATE TO

Chairwoman Tropinski introduced new member Richard DiBernardo who was recently appointed. She announced that member Simon Sheers had retired from the Plan Commission and thanked him for his extensive service to the Plan Commission and the Village of Oak Brook.

She announced that the review of the Commercial Areas Revitalization Plan Update is heard as an official public hearing and all witnessed were sworn in.

Director Budzikowski introduced the Commercial Areas Revitalization Plan ("The Plan") as an amendment to the 2007 plan and has been a work in progress for nearly two years. The 2018 Plan is a development guide for future land use in the commercial areas which extends along and adjacent to 22nd Street and Butterfield Road. The area also runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The Plan will emphasize land use recommendations, transportation and circulation along with design guidelines. Directly quoting from the Plan:

"The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a "vision" for the corridor; developing plans and policies for land use, development, transportation and opportunity sites; developing detailed subarea framework plans, and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption."

The public hearing is one of the first steps for public comment of "The Plan". There have been multiple Community Enhancement Committee meetings prior to the Plan being recommended to the Village Board for discussion and referral. Director Budzikowski noted that after comments and considerations of the Plan Commission during this hearing process, the Plan's October 2018 draft could look very different.

Jeff Kennedy, Chairman of the Community Enhancement Committee stated that he had been part of the Plan process for 13 years. The 2007 Plan was unanimously approved by the Community Enhancement Committee and adopted by the Board of Trustees in 2007. Prior to the Plan's adoption in 2007, he believed that Oak Brook was losing its preeminence as the commercial place to be in the Western Suburbs with outdated commercial buildings and traffic infrastructure. The Village has made great strides in facilitating and stimulating economic development in its commercial areas and many of the objectives of the Plan have been met. It has been the private sector that brings forth projects that provides the financial funding for development. He noted the success of the Promenade, the Clearwater Development, additions and tenant upgrades at Oakbrook Center and several new headquarters, restaurants, hotels and commercial buildings.

12a

Two years ago the village staff and the Committee decided it was time to update the 2007 Plan. One of the catalysts for the Village's 2018 Plan update was McDonald's decision to relocate their corporate headquarters. Market conditions as well as infrastructure and traffic challenges were also driving forces. He stated that the Committee unanimously approved submitting the Plan to the Village Board last February. The proposed Plan is sound, progressive and beneficial to the village. Virtually none of the criticism directed at the Plan related to the Plan's proposal for commercial or traffic infrastructure, which is 98% of the current Plan. The other 2% of the Plan - mixed-use residential within the commercial districts has come with harsh criticism. The Plan does not affect any of the Village's 27 residential subdivisions. The Plan asks that the Village consider mixed-use residential in the commercial areas to accommodate those wishing to downsize to a condominium and/or live within walking distance to shopping, entertainment and restaurants. Considering mixed-use in the commercial areas does not differ much from the 2007 Plan. Although it was in the 2007 Plan, Oak Brook has not seen one condominium built in the past 11 years.

With demographics and lifestyle preferences changing, millennials prefer to work, live, shop, dine and enjoy life in a walkable urban type environment. Since Oak Brook does not offer the residential and walkability options that many look for businesses are losing young talent. He noted that was the reason McDonald's and other corporate headquarters have moved to Chicago. On the other hand, many in the aging population of the village wish to downsize to a condominium and remain in Oak Brook. Currently, there are not many options for them.

He estimated that with the 2018 Plan update, Oak Brook may see two to three proposed condominium projects in the coming years. However, only market conditions can predict the true number.

Mr. Kennedy reminded the audience that the Plan is only a guide and seeks to retain the image of Oak Brook, yet build upon it in ways necessary to maintain what is outstanding, and at the same time keep up with the changing times. There is tremendous opportunity to enhance Oak Brook's preeminence despite the current challenges. Developers are interested in Oak Brook, but are waiting to see if the Village is committed to revitalization. He urged the Plan Commission to approve the proposed Plan.

John Houseal, Houseal Lavigne Associates noted the Plan presented was only a draft for discussion purposes. There were several meetings and public comments made during the Village Board meeting on August 14, 2018. Based on the feedback from all meetings, changes were made and are represented in the current 2018 Plan. He thoroughly reviewed the Plan through a Power Point presentation and noted that the proposed 2018 Plan was also available on the Village's website.

Mr. Houseal said it was important to mention that the 2018 Plan actually contained

less mixed-use designated areas than the already adopted 2007 Plan. The floodplain/floodway mapping and language was added to the Plan per the request of the Village President. Additionally, an entire section was dedicated to environmental considerations.

He stated that traffic has become an issue in several areas due to the development success Oak Brook has seen over the past decade. He presented the plan for traffic improvements in each sub-area that included underpasses, pedestrian trails, pedestrian safety, sidewalk improvement, bus routes, cross-access to adjacent properties, interstate access and intersection improvements/signals. Pedestrian mobility/connectivity seemed to be a big issue for companies when choosing the location of their businesses.

Mr. Houseal presented illustrative development ideas for the former McDonald's properties, "McDonald's Plaza" on Commerce Drive and "McDonald's Fields" on Jorie Boulevard. The illustration of the property bounded by 22nd Street, Spring Road, Commerce and McDonald's Drive represented mixed-use concepts and was only intended to show the potential of the site for appropriate redevelopment. The illustration of the property located on Jorie Boulevard represented multi-family attached residential development potential. Although there is potential that the "McDonald's Fields" will stay open green space, the plan was not able to designate the privately owned property as public open space. That would have denied McDonald's return on their property value as the designation would have devalued the property.

Throughout his presentation, Mr. Houseal identified redevelopment opportunities in several of the sub-areas discussed. He recommended that the McDonald's Corporate Campus not be altered, but rather re-tenanted. It is a beautiful hallmark office complex that is not only enjoyed by the tenants, but also enjoyed by the residents of Oak Brook. The Hyatt Lodge has committed to remaining on the campus.

He stated that the plan is a guide and an opportunity for Oak Brook to reposition for the next decade of success, growth and investment. The positioning of the properties within the plan was consistent with trends across the region and across the country.

Fred Cappetta, 3612 Frederick Drive was concerned with the contradictions between the Commercial Areas Revitalization Plan and the Comprehensive Plan. He warned of possible lawsuits when allowing residential in some commercial areas and cautioned to respect the zoning within districts.

David Beard, 8 Croydon Lane was opposed to any potential residential development on the McDonald's Fields. He wanted to retain the character of Oak Brook and did not see a need to move swiftly into mixed-use multi-family developments.

Lara Sulaiman, 1203 Midwest Club Pkwy was opposed to any potential development on the McDonald's Fields. She felt it was essential to retain open green spaces. She

had several ideas to bring revenue to the village while keeping the McDonald's Fields open land.

Bob Sanford, 16 Regent Drive believed the CARP provided a guide and starting point that can certainly be modified. He appreciated having a plan to build upon.

Larry Herman, 413 Luthin Road said times have changed and there is a demand for vertical multi-family housing. He thanked the committee for the hard work that has been put into creating the Plan. He discussed the current issues with traffic in several areas of the village and was optimistic about the improvements to the infrastructure.

Geeta Kulkarni, 17 Cambridge Drive was opposed to multi-family residential development on the McDonald's Fields. She was concerned about traffic and also the lack of open fields and green spaces. She stated that many residents have already voiced their concerns during the referendum and proposed bringing in another consultant to review the plans for the future of Oak Brook, keeping it clean green and beautiful.

Dennis Hiffman, 1 Oak Brook Terrace, Suite 100, Oakbrook Terrace, IL stated that he has been a corporate resident of Oak Brook for over 40 years conducting his business as Founder and Chairman of NAI Hiffman, which is the largest real estate firm in the Midwest. He said that developers don't come, leave at 5 pm and take the money and go somewhere else. He has been in it for the long haul. He built the Northern Trust Bank building and has been there for 40 years. He has been part of the community in the sense that he is on the Board of Directors for the Chamber and was asked by the Village to serve on the committee for the commercial revitalization plan. The members on the committee were all volunteers. Their efforts were honest to do the best they could to come up with a revitalized plan. He noted that people have attacked them as having some other motive, but the committee consisted also of residents all with a n honest input. He responded to comments that developers come into a community and run, saying that although it was not scientific they have figured that developers have poured billions of their dollars into this community. The Village of Oak Brook did not put the money into the development of the community, the developers did. It created an environment for corporations to conduct their business here. The people come into the village have their breakfast here, the employees have lunch, dinner, shop in the shopping center, fill the hotels and are an integral part of what makes this community tick. There are two parts – the residential side and the commercial side and reminded the commission to not forget that they are an integral part.

Adam Tritt, Brookfield Properties, representative of Oakbrook Center was supportive of the Plan and believed it to be in line with the evolution of the retail market place and the existing plan has spurred development in the village within somewhere in the billion dollars over the last 11 years and Oakbrook Center has been a significant part of that. He agreed it was time to update and modernize the Plan. They have had several meetings with staff over the past summer and provided comments. They

think that it is important that the revised Plan be aligned with the current state of their business, which is very much evolving today. The state of the retail market place is their primary business. It has been changing and shifting from a functional use to a much more experiential environment. What that means today is very different than what it meant even just five years ago and what it will become to mean in another five years from now. They have enjoyed a tremendous partnership over the last 10 years that he has been involved with the village and they have been able to execute a multitude of projects at Oakbrook Center that have kept the property aligned with what the village, the industry and what the consumer wants it to be. They look forward to the spirit of partnership in the Plan that is adopted and supports that in a going forward basis. He thanked the Village for the opportunity to participate in the process.

Danielle Cassel, Attorney for Brookfield Properties, owner of the Oakbrook Center noted that Oakbrook Center was the largest open air shopping center in the continental United States. She reviewed several pages of the Plan stating that there were only a few points that were referenced on multiple pages of the Plan and suggested they would like to see the language clarified as to the description of Oakbrook Center. She said that it was very integral to Oakbrook Center and has been for decades that it is and has been a mixed use, although it is not yet residential. It is not only a commercial shopping center as the current version of the Plan describes, but is a Mixed-Use which has retail, entertainment and office with vertical components. They would like included in the plan that "Appropriate land uses at Oakbrook Center include elements of each of the Village's Land Use designations, other than Single-Family Detached and Attached Residential Uses." She noted that the Plan states that it is surrounded by other retail and office uses, but that office was integral to Oakbrook Center as it is today. She agreed with Mr. Hiffman that office resident's/office occupants drive demand for entertainment, health care uses, retail uses, the dining uses, etc. They own an integrated shopping center. She noted that the eastern boundary of the Center should be included with the same designation as the Center (shown on page 5 of the Plan). She believed mixed-use is essential and should be established throughout Oakbrook Center's property and subarea. She also discussed the current zoning ordinance and the difficulty of going through a planned development process in order to construct any new building. She was hopeful that the Plan does not put more constraints on future development. (complete revisions requested by Oakbrook Center can be found on pages 6-6.k of the case file).

David Carlin, President of the Greater Oak Brook Chamber of Commerce stated that the Chamber was in support of the Plan and mirrored the comments from the speakers before him and did not want to be repetitious. The Board of Directors passed a resolution in support of the proposed Plan and the work that was conducted over a two-year period. The Greater Oak Brook Chamber of Commerce Economic Development Partnership Council also adopted a resolution in support of the Plan. He respectfully asked that Plan Commission move the Plan forward to the Board of Trustees for approval of the Plan.

Member DiBernardo questioned if townhouses are considered medium density in reference to the "McDonald's Fields". Mr. Houseal responded that the concept included in the plan shows that the area in question is an appropriate location for a condominium or townhouse development of varying densities, but that townhouses would be considered medium density.

Member DiBernardo described Briarwood Lakes and Forest Gate as low density areas with townhouses.

Director Budzikowski responded that Briarwood Lakes is approximately 2.93 dwelling units per acre, Forest Gate is approximately 2.30 dwelling units per acre and Oak Brook Club is approximately 13.1 dwelling units per acre. He stated that the Pulte concept plan for the "McDonald's Fields" is approximately 4.97 dwelling units per acre. He noted that Forest Gate is not multi-family, but a single-family detached development with lesser setbacks, which makes it denser than other single family detached developments.

Mr. Houseal commented that the Pulte concept would be considered low density. He added that the Plan illustrated a three to four story condominium development. However, narratively the Plan allows for a range of residential developments.

Member Wilczak commented that Briarwood Lakes and Forest Gate are both age-restricted communities. He questioned if a High School was ever considered at "McDonald's Fields". Mr. Houseal replied no.

Member Wilczak liked the idea of a new High School on the property. He believed property values will decrease if Oak Brook is overbuilt with multi-family. Bringing in rentals and millennials will change the demographics of the prestigious school districts. Additionally, he did not believe the site would be suited for residential due to the noise from Route 83.

Member Doyle believed the entire area surrounding Enterprise Drive should be considered for mixed-use as opposed to dividing it into mixed-use and a business park. He did not believe the "McDonald's Fields" should be a purely residential district and thought it made more sense for it to be considered for mixed-use. He said that he was concerned that the term condominium was restrictive for who can live in the village by not including rental.

Mr. Houseal stated the plan typically refers to multi-family as condominiums and townhouses and does not specify rental. The zoning ordinances cannot regulate whether or not a development is a rental or owner occupied unit. Attorney Asprooth confirmed that statement.

Member Doyle commented on language in the Plan that states vertical developments are not required to provided buffered landscaping. He believed those developments should have appropriate buffering. He also believed that it would not be feasible to

move Fire Station #2 due to traffic in the proposed area and recommended it remain in its current location. He suggested that the changes to the Plan from 2007 to 2018 should be outlined when presented it to the Village Board. He asked Mr. Houseal to review what he believed were the most significant changes to the 2018 Plan.

Mr. Houseal noted that the major changes to the Plan are:

- McDonald's Plaza site going from a corporate headquarters filled with open parking to a mixed-use development.
- Infrastructure recommendations to the Windsor/Swift area to improve circulation in that area.
- Developing privately held open space (McDonald's Fields).
- Several other areas of the Plan were tweaked, but not considered major changes.

Member Lal stated for the record his conflict of interest to the development of McDonald's Fields due to the fact that he resides in Ginger Creek and serves on their board of directors. He was concerned with any development in the floodway within the fields and the outflow of Ginger Creek into his subdivision.

Member Hasan thanked the committee for the development of the Plan and asked if the McDonald's Plaza was currently zoned mixed-use. Mr. Houseal replied that it is zoned ORA (Office/Research/Assembly).

Mr. Houseal explained that zoning is not planning, but rather a tool to implement planning recommendations and objectives. Once there is a plan in place, you then amend your districts to accommodate it. You do not amend your plan to fit within your districts. He suggested the Plan "sets the table" and the zoning helps deliver it. He believed the emphasis during the review should be on planning, not zoning.

Chairwoman Tropinski suggested a follow up meeting due to the amount of information provided. She requested each commissioner examine Chapter 6 – Subareas Framework and provide detailed feedback for further review. She also recommended examining the paragraphs under "Vision" to ensure there is a strong vision statement.

Member Doyle asked if the 2018 Plan will completely replace the 2007 Plan.

Director Budzikowski responded that there were areas of the 2007 Plan that may need to be carried over to the 2018 Plan and it will need to be examined further. He thought there may have been particular items that were overlooked.

He requested that all comments, suggestions and recommendations regarding the Plan be forwarded directly to Staff as opposed to other commissioners. It would help to organize all the comments and ensure that all members received complete information.

Member Hasan requested an illustration of the current sidewalk connectivity to compare it with the proposed plan.

Member Lal believed the vision statement should come from the elected leaders of Oak Brook, not appointed members.

Attorney Asprooth commented that the Plan Commission will make a recommendation to the Village Board. The Board will ultimately adopt the Plan and make whatever changes they feel appropriate.

Motioned by Member Chairwoman Tropinski, seconded by Member Wilczak to continue the public hearing to the Plan Commission meeting on January 21, 2019.

ROLL CALL VOTE

Ayes: 6 – Members DiBernardo, Doyle, Hasan, Lal, Wilczak and Chairwoman Tropinski

Nays: 0 –

Absent 1 - Member Iyer. Motion Carried.

6. OTHER BUSINESS

OTHER
BUSINESS

There was no other business discussed.

7. PUBLIC COMMENTS

PUBLIC
COMMENTS

There were no public comments.

8. ADJOURNMENT:

ADJOURNMENT

Motion by Member Hasan, seconded by Member Wilczak to adjourn the meeting at 9:38 p.m. VOICE VOTE: Motion carried.

ATTEST:

/s/ Tony Budzikowski
Tony Budzikowski
Development Services Director
Secretary

VILLAGE OF OAK BROOK
Plan Commission

STAFF REPORT

DATE: November 14, 2018

CASE FILE NO: 2018-12-ZO-CP

SUBJECT: Commercial Areas Revitalization Plan – Amendment to Comprehensive Plan

PETITIONER: Village of Oak Brook

DISCUSSION:

The update to the Commercial Areas Revitalization Plan (“Plan”) is being processed by the Village of Oak Brook to amend the 2007 Commercial Areas Revitalization Plan. Updates to comprehensive plans and subarea plans are periodically considered as a result of changing market conditions, to review and analyze short-term and long-term land-use strategies or as a general need because the plan is simply outdated and needs to be refreshed. One of the catalysts for the Village’s 2018 Plan update is McDonald’s decision to relocate their corporate headquarters. This decision caused the Village to look proactively at redevelopment and re-use opportunities for Autumn Oaks, the Plaza and Campus properties in order to evaluate potential economic development strategies. These three (3) *Opportunity Sites* were considered important components to the Plan update. Other Subarea plans near Oak Brook Center are also being considered for residential and mixed-use options as part of this update.

The Plan update process thus far has included three (3) workshop meetings with the Village’s Community Enhancement Committee (“Committee”). The Committee is a 13-member advisory group appointed by the Village Board of Trustees that is charged with overseeing the initial preparation and due diligence involved with the Plan update. This Committee’s process entailed workshop meetings in August 2016, August 2017 and a final Committee review and recommendation on February 15, 2018. At that February meeting, the Committee voted to recommend approval of a May 2018 Plan draft with an affirmative recommendation of 9-2. The Committee then moved the Plan to a Village Board meeting for discussion and referral.

The Plan was before the Village Board on May 22nd. At that meeting, comments were received from the general public, business community and Board members and a decision was made to refer the Plan to a Committee-of-the-Whole meeting. On August 14th, the Committee-of-the-Whole meeting was conducted and additional public comment and testimony resulted. The Village Board did eventually refer the Plan to the Plan Commission for a public hearing in accordance with the procedures as specified in the Illinois Municipal Code.

STAFF REPORT – PLAN COMMISSION
VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN
CASE NO. 2018-12-ZO-CP

PLAN SUMMARY:

The study area of the Plan remains the same as the 2007 Plan with the geography being along and adjacent to 22nd Street and Butterfield Road. It runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The study area has direct access to I-88 and IL Route 83 as well as access from north-bound I-294. *It is equally important to mention that there are no current plan recommendations or land use changes proposed for existing residential subdivisions in Oak Brook.*

The Plan is intended to reinforce and strengthen the Village’s office, retail, dining, hospitality and entertainment offerings and also includes an added focus on residential and mixed-use development in consideration of the changing market conditions within the commercial corridor and to provide the Village with some additional housing options in close proximity to commercial and employment centers. This emphasis can be seen in several of the *Opportunity Site* scenarios that have been proposed in the Plan for the McDonald’s Corporation properties at the *Plaza* and *Autumn Oaks*.

The Plan is ultimately a policy document and guide to assist the community in future development related decisions and activities.

Quoting directly from the Plan,

“The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a “vision” for the corridor; developing plans and policies for land use, development, transportation, and opportunity sites; developing detailed subarea framework plans; and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.”

Accordingly, since the Commercial Areas Revitalization Plan will become an amendment to the Village’s comprehensive plan, the next step in the planning process is to have the Plan presented for a public hearing before the Plan Commission.

STAFF COMMENTS:

As part of your review, the following information should be considered as part of the analysis and deliberation on this Plan.

- A memorandum dated November 14th from John Houseal, Houseal Lavigne has been provided that outlines several changes which have been incorporated into the October 2018 draft of the plan (which is an update from the May 2018 draft).
- Relevant minutes from the Village Board and Community Enhancement Committee meetings have been included as part of this packet to provide an overview of the discussions and commentary thus far. Village Board meeting video can also be viewed at

**STAFF REPORT – PLAN COMMISSION
VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN
CASE NO. 2018-12-ZO-CP**

<https://www.youtube.com/user/OAKBROOKTV> for the May 22nd and August 14th Village Board meetings.

- Public comments on the Plan update have been provided in the form of emails and letters from residents, the business community and other members of the public.
- The 2007 and 2018 draft Commercial Areas Revitalization Plans were previously provided to the Plan Commission in late October for review and informational purposes. The 2007 Plan and draft 2018 Plan can also be viewed on the Development Services webpage at <http://www.oak-brook.org/171/Planning-Zoning>.
- The 2018 draft Plan is an amendment to the 2007 Plan. Some of the noticeable differences between the two (2) plans are as follows:
 - The Streetscape and Beautification component(s) of the 2007 Plan have not been incorporated into the 2018 draft Plan. These components include landscaping streetscape and prototype details, gateway and streetscape elements and tollway/ bridge designs. These streetscape items will still be considered action items in future capital improvement programs.
 - The Implementation Strategies in the 2007 Plan have not been included in the 2018 draft Plan. Some of the strategies in the 2007 Plan should be further discussed and evaluated by the Plan Commission as possible recommendations and action items to be included in the 2018 draft Plan.
 - The McDonald's Opportunities Site recommendations have been added to the 2018 draft Plan because of McDonald's move and relocation. These concept plans for Autumn Oaks and the Plaza should be further reviewed and discussed by the Plan Commission in more detail.

RESPONSIBILITIES OF HEARING BODY:

Under Illinois Municipal Code (65 ILCS 5/11-12-5(1)), a city or village plan commission is charged with preparing and recommending a comprehensive plan for the present and future development or redevelopment of a municipality.

CONCLUSION:

Staff would like the Plan Commission's feedback on the Plan update being requested. If the Plan Commission believes that it has sufficient information to make a recommendation to the Village Board, it may do so.

Staff is recommending that the Plan Commission continue the Plan update to its next regular meeting of December 17, 2018 in order to receive additional public comments and to review and further discuss the matter.

**STAFF REPORT – PLAN COMMISSION
VILLAGE OF OAK BROOK – COMMERCIAL AREAS REVITALIZATION PLAN
CASE NO. 2018-12-ZO-CP**

Please contact me if you have any questions. I hope that this information is helpful.

Respectfully Submitted,



Tony Budzikowski, AICP
Development Services Director



MEMORANDUM

TO: Tony Budzikowski, Director of Development Services

FROM: Houseal Lavigne
John Houseal, FAICP

DATE: Wednesday, November 14, 2018

RE: Draft Commercial Areas Revitalization Plan Update
for November 19th Public Hearing

The Plan Commission public hearing draft of the Commercial Areas Revitalization Plan Update (October 2018) reflects input from the August 14, 2018 Village Board Committee of the Whole (COW) meeting. At that COW, a public hearing was held, and several individuals provided comments about the Draft Plan. Comments were received from Trustees, residents, local business persons, members of the Enhancement Committee, and other community stakeholders.

Comments given at that COW varied, with many people supporting the Plan, and others commenting on aspects of the Plan they had issue with. Many of the comments received were generally supported by nearly everyone in attendance, and some specific requests were made of the Board, and agreed to. In preparation of the November 19th Plan Commission public hearing, the following edits were made to the draft plan in response to the comments received and direction given at the August 14th public hearing.

- The "Planning Program" text on the McDonald's Plaza site has been removed as some commented that it was too prescriptive with actual unit and parking counts. The graphic and revised text demonstrates the mixed-use concept and land use intensity without providing specific number of units. The text refers to the image as an "illustrative concept" rather than a specific redevelopment program. Similarly, the "planning program" and specific numbers have been removed from the McDonald's Fields opportunity site illustrative concept.
- Floodplain information was added to the Commercial & Office Areas map and the Residential Areas map. In addition, new text addressing flooding and other environmental features has been added in a section titled "Environmental Considerations" (page 13).
- Reference to a market study was eliminated. This reference was a holdover from the 2007 Plan, and no specific "market study" was undertaken as part of this planning effort (page 14).
- New paragraphs under "A Legacy of Quality, Character, and High Standards" were added to the introduction (page 1)
- Various other minor typos/Scribner errors were corrected.

The changes and corrections noted above do not change the recommendations of the Draft Plan but do address some of the issues raised at the August 14th COW.

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1. CALL TO ORDER

The Regular Meeting of the Village Board of Trustees was called to order by President Gopal Lalimalani in the Samuel E. Dean Board Room of the Butler Government Center at 7:01 pm. The Pledge of Allegiance was given.

2. ROLL CALL

Village Clerk Charlotte Pruss called the roll with the following persons

PRESENT: Trustees Philip Cuevas, Michael Manzo, Moin Saiyed, Edward Tiesenga,
President Gopal Lalimalani

ABSENT: Trustee John Baar, Trustee Asif Yusuf (arrived at approximately 7:03 p.m.)

IN ATTENDANCE: Village Manager Rick Ginex, Finance Director Jason Paprocki,
Development Services Director Tony Budzikowski, Information Technology Director Jim
Fox, Fire Chief Barry Liss, Golf Club Superintendent / Manager Sean Creed, Head
Librarian Jacob Post, Police Chief Jim Kruger, Public Works Director Doug Patchin,
Village Attorney Greg Jones

3. PRESIDENT'S OPENING COMMENTS

President Lalimalani explained that he would like to rearrange the agenda order by conducting the Committee of the Whole meeting after the Resolution of Memoriam for Stan Mikita, and hold the regular business meeting after the Committee of the Whole.

A. Resolution 2018-MEM-R-1746, Resolution of Memoriam – Stan Mikita

Clerk Pruss read the Resolution of Memoriam.

President Lalimalani asked for a moment of silence in honor of Stan Mikita and his family.

Motion by Trustee Manzo, seconded by Trustee Cuevas, to approve Resolution of Memoriam R-1746. VOICE VOTE: Motion carried.

4.

COMMERCIAL AREAS REVITALIZATION PLAN DISUCSSION

President Lalimalani stated that the Regular Meeting of the Village Board of Trustees will end at this point and a Committee-of-the-Whole Meeting will be conducted to discuss the Commercial Areas Revitalization Plan. When the discussion is completed, the regular business of this Board meeting will resume.

President Lalimalani read the procedures for the Committee-of-the-Whole Meeting. He asked Development Services Director Tony Budzikowski to start the discussion.

Development Services Director Tony Budzikowski came to the podium. He discussed the updates to the Commercial Areas Revitalization Plan. He said that the plan is intended to be a policy document and used as a guide by the Village to regulate development. A PowerPoint presentation was provided by John Houseal (Houseal Lavigne Associates). Jeff Kennedy (Chairman of the Community Enhancement Committee) remarked that in order to plan the future, you need to understand the past. He narrated a historical perspective of the Commercial Areas Revitalization Plan.

5.

RESIDENT/VISITOR COMMENT

Joseph Antunovich (Antunovich Associates), representing McDonald's Corporation, said that he is here to express McDonald's support for the proposed Commercial Areas Revitalization Plan. He said that McDonald's has contemplated, very seriously, their legacy in Oak Brook. He referenced their three (3) land parcels included in the plan and commented that McDonald's is committed to leaving in place developments that are sustainable, vibrant and forward thinking. He stated that McDonald's believes that the Commercial Areas Revitalization Plan achieves the legacy that they desire.

David Carlin (Oak Brook Chamber of Commerce) addressed the Village Board and said that they are in support of the Commercial Areas Revitalization Plan.

The following residents addressed the Village Board regarding the Oak Brook Commercial Revitalization Plan, how it may effect Oak Brook and its residents.

Residents James Pehta, William Smith, Liz Chun, Dennis Hiffman, Jerry Wolin, Jerry Ong, Linda Gonnella, Donald Adler, Karen Bushy, Lina Shah, Fred Scarpiniti, Ray Warner, Raj Lal, Ray Cesca, Jim Nagel, Andy Mahler, and Colleen Kowalkowski.

Clerk Pruss read an email from resident Kevin Quinlan.

Comments were made from the Board. Mr. Houseal, Mr. Budzikowski and Mr. Kennedy addressed the questions and concerns regarding the Commercial Areas Revitalization Plan. Discussion ensued.

Motion by Trustee Cuevas, seconded by Trustee Manzo, to send the Commercial Areas Revitalization Plan to the Plan Commission.

ROLL CALL VOTE:

Ayes: 5 – Trustees Cuevas, Manzo, Saiyed, Yusuf

Nays: 1 – Trustee Tiesenga

Abstain: 0 – None

Absent: 0 – None

Motion carried.

The regular meeting of the Village Board of Trustees resumed at this point.

6. APPROVAL OF MINUTES

A. Special Executive Meeting Minutes of May 7, 2018.

Generator Installation Project by and Between the Village of Oak Brook and Fitzgerald's Electrical Contractors, Inc.

4. RESOLUTION 2018-FD-CNTRCT-BNK-RM-R-1742, A Resolution Approving and Authorizing the Award and Execution of a Contract for the Fire Station 93 Bunk Room Renovation Project by and Between the Village of Oak Brook and Construction Solutions of Il, Inc. Baar/
Cuevas
5. RESOLUTION 2018-SR-FP-EX- R-1743, A Resolution Approving the Final Plat of Subdivision for Miller's Plat of Consolidation in the Village of Oak Brook, Illinois Saiyed/
Tieseng;
6. RESOLUTION 2018-ENG-ST-PRJT-R-1744, A Resolution Approving and Authorizing a Professional Services Agreement by and Between the Village of Oak Brook and Burke, LLC for Construction Engineering Services Related to the 2018 Street Improvement Project Tieseng;
7. RESOLUTION 2018-ENG-DESIGN-AG-EX-R-1745, A Resolution Approving and Authorizing a Professional Services Agreement by and Between the Village of Oak Brook and Christopher B. Burke Engineering, Ltd for Design Services Related to the North Windsor Drive Streetscape Enhancement Project Tieseng;
8. ORDINANCE 2018-PP-S-1545, An Ordinance Authorizing the Sale Through Electronic Auction or Broker, Donation or Disposal of Certain Items of Personal Property Owned by the Village Of Oak Brook Lalmala

E. Village of Oak Brook – Monthly Financial Reports – June 2018 Manzo/
Yusuf

F. Proclamation – National Payroll Week Lalmala

7. ITEMS REMOVED FROM CONSENT AGENDA

The Regular Meeting of the Village Board of Trustees will end at this point and a Committee-of-the-Whole Meeting will be conducted to discuss the Commercial Areas Revitalization Plan.

8. COMMERCIAL AREAS REVITALIZATION PLAN DISUCSSION

9. INFORMATION & UPDATES

- A. Village Manager
- B. Village Clerk
- C. Trustees
- D. Village Attorney
- E. Village President

10. ADJOURNMENT

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.



MEETING MINUTES OF THE FEBRUARY 15, 2018 MEETING OF THE
OAK BROOK COMMUNITY ENHANCEMENT COMMITTEE OF THE
VILLAGE OF OAK BROOK UNOFFICIAL UNTIL APPROVED AS
WRITTEN OR AMENDED ON FEBRUARY 15, 2018

1. CALL TO ORDER:

The meeting of the Oak Brook Community Enhancement Committee of the Village of Oak Brook was held in the Samuel E. Dean Board Room of the Butler Government Center and was called to order by Chairman Jeff Kennedy at 8:35 a.m.

2. ROLL CALL:

Executive Assistant Donna Bettin called the roll with the following persons:

PRESENT: Chairman Jeff Kennedy, Champ Davis, Joe Endress, Dennis Hiffman, Mort Kouklan, Raj Lal, Mike McMahon, Lina Shah, Jeff Shay, Caryn Torres, Dan Wagner and Mort Westman.

ABSENT: Bob Sanford, David Carlin and Marcia Tropinski

IN ATTENDANCE: Village President Gopal Lalimalani, Trustees John Baar, Mike Manzo, Moin Saiyed, Village Manager Rick Ginex, Executive Assistant Donna Bettin, Development Services Director Tony Budzikowski, Village Planner Rebecca Von Drasek, Public Works Director Doug Patchin, and John Houseal, Houseal Lavigne & Associates.

Chairman Kennedy welcomed everyone and thanked them for coming.

3. APPROVAL OF MINUTES

A. Approval of Meeting Minutes of the Meeting of the August 24, 2017 Community Enhancement Committee

Motion by Member Lal, seconded by Member McMahon to approve the Community Enhancement Committee Meeting minutes of August 24, 2017. VOICE VOTE: Motion carried.

4. COMMERCIAL REVITALIZATION PLAN UPDATE

A. Presentation by John Houseal – Chairman Kennedy introduced John Houseal, Houseal Lavigne Associates.

Mr. Houseal explained that what he has for the Committee is a presentation of the Commercial Revitalization Plan update based on information they had gathered from recent meetings held with this Committee where they initially presented a report on the many issues and opportunities assessment in a presentation, and then shared with other stakeholder groups as well. The report was revised based on all feedback they received and placed in this draft working document for today's power point presentation.

The working plan will introduce the purpose and policies of the plan, a commercial office and residential areas, transportation and circulation improvements and then they broke the corridor down into several subareas frameworks so they could focus attention on different components of the corridor and the commercial areas depending on how they currently function. He continued to show and explain the following information with explanations of the received feedback from stakeholders and future possibilities:

- Introduction

Included: Study Area Background, Planning Process, Vision

- Land Use Plan and Policies
Include: Key Principles, Land Use Designations
- Commercial and Office Area Plan and Policies
Included: Guiding Principles, Commercial Areas, Office Areas, General Improvement & Development Guidelines
- Residential Areas Plans and Policies
Included: Guiding Principles, Residential Areas, Residential Development Policies
- Transportation and Circulation Plan and Policies
Included: Guiding principles, Interstate Access, Primary Roadway Access, Secondary Road Access, Pedestrian Circulation, Transit, Other Recommendations
- Subarea Frameworks
Included: West End, Midwest to Kingery, Oakbrook Center, Commerce Drive, Enterprise Drive, York & Windsor, Jorie Boulevard, McDonald's Corporate Campus

Mr. Houseal reminded the Committee throughout his presentation, that some of the slides in the plans show what potential areas/locations could be used for with regards to (re)development. He is not saying what should be placed in certain spaces/locations/areas, only displaying examples of what opportunities could be in a given space/location/area.

Questions from the Committee were asked and answered. Discussion ensued.

Chairman Kennedy commented on one of the key factors Mr. Houseal has made today is infrastructure particularly the traffic infrastructure needing to keep up with the demand. He explained that listening to Mr. Houseal, and seeing all the private sector developers who are interested in doing things in Oak Brook, it seems inevitable that there will be increased intensity of use and greater density which produces more traffic. It is important to pay attention to the increased traffic and continue to push forward. He was reminded that it has taken 11 years for this Committee to see the results of the York/Harger intersection. Working with IDOT, the Tollway, federal funding and the various engineering plans has taken 11 years and finally this project has started. The other point that Chairman Kennedy heard was the emphasis on increasing pedestrian interconnectivity. This began several years ago and currently there are 3.5 crosswalk interconnections in place and are continuing to move forward with the plans. This is an ongoing effort since partial funding also comes from the commercial properties that will utilize or benefit from these pedestrian crosswalks.

Chairman Kennedy is recommending and since this working plan has been seen by many stakeholder groups and adjusted several times, to move this draft plan forward to the Village Board, pending some changes.

Manager Ginex did explain that the Village Board is looking to hold a Committee of the Whole meeting to review and discuss this updated working plan. Chairman Kennedy agreed.

Member Wagner expressed his gratitude that the Village Board had agreed to approve the funding to conduct this study and how well the residents, elected officials and the business community come together and are a model of how to do stuff and get things done. He complimented the residents, the outstanding Village Board and the great community environment. He continued to explain the opportunity he had to meet with the Homeowner Association Presidents and listen to their opinions on why they do not wish to have apartments in Oak Brook. He felt that the business community does need to hear what residents are saying and why. Recently a developer came in with plans, went before the zoning board, received approvals all through the process to move forward and the Village Board said no. This developer spent

hundreds of thousands of dollars on this project, architectural drawings, engineering drawings to be prepared for the zoning board meeting. Member Wagner's recommendation to developers and business owners is that the idea of spending millions of dollars to look at architectural drawings, etc. to prepare for zoning for this town, he would tell the business community to be careful because the citizens of this community are worried that their housing values will go down, and more registered voters could cause a political shift in an election here in Oak Brook. You can't plan these things in a vacuum you need to look at reality. He explained that if the Committee I going to expend the time/expertise and money invested in this plan they need to do it with eyes wide open and to know what they are really working with and to together to move forward. To pretend that the Oak Brook elected officials are not going to listen to the people who elected them is not a reality and can be really expensive. His point is, the Committee can put anything they want on this plan, but the town is not going to move forward.

Member Dennis Hiffman spoke to the fact that in the situation Member Wagner talked about, where the developer was told several time yes on their proposed project, and when it gets down to it, the Board turns around and flip on them and say no. That reverberates on the development community and it is already out there. Be careful of Oak Brook, staff and the Board are on different pages. That is not good and that is going to affect people coming here and wanting to invest in the community.

Member Lal, understands the sentiments that were expressed, but as a resident and the proposal you are referring to, there was a lot of issues with the quality and long-term care, and safety or the residents who will live there. That is one of the reasons a lot of press came out in the past few months about what is happening to the senior assisted living facilities and memory care. This was done in a vacuum this was done in the best interest of the residents who will be living in that facility. The people running the place may promise you today something, but tomorrow they are gone, the facility stays and the state is going broke. There is no way to monitor how the quality and the safety of those residents living maintain. A person who has a million-dollar investment think the person will live 10 years, knowing the aging in this country and the increasing rate of 90 and 100's that investment will disappear and we are paying \$9,000/\$10,000 dollars which is going to increase every year, there is no end to it. There was only profit motif no gain for the Village. Anything to be gained will be lost in Village emergency services, the crowding in that area and the nurses taking care of them which are barely qualified to take care of those residents. Those were the reasons the project was rejected. Discussion ensued.

Development Services Director Tony Budzikowski spoke to the processes that was put in place for the drafting of this plan. It is a way to address some of the uncertainties and Mr. Houseal emphasized thoroughly that this is a guide, we are not stuck with a certain scenario. What we are trying to do her is to look at the market trends, development trends since we last did this plan in 2007 and try to address some of the things we are seeing over time. The biggest thing that is emphasized in this plan, to him, he sent an article to the Plan Commission and Zoning Board of Appeals that office parks are really dying right now, we have to start thinking differently. Oak Brook has a lot of office parks and they are not doing the same thing they once were. This plan is in affect trying to address some of that uncertainty and having the Village reinvent themselves. His biggest take away as a planner, looking at the Village as a whole and not just on which project is best for the bottom line and which is going to generate the most retail, it's what this plan is going to do for our community as a whole. Again, his takeaway and one question he was asked during his interview was the introduction of multifamily into our community. The Village has people in various stages of life who want to keep here including seniors, and that is something we want to work on through this plan. Trying to address the varying demographics. When he started here he met with various businesses newer to the community to try and

understand how their process went and to understand their concerns moving forward a both indicated the issue of trying to keep those millennials here as their employees. Their issues are that those folks are coming from the City, they are going to either the Hinsdale or Elmhurst train stations and then trying to get here with PACE from there. They concern was trying to introduce some multifamily here. He does not know what that looks like. When you introduce some multifamily, you reduced the traffic issues. Just like people who live downtown, they are going to walk to the train, grocery store, dinner not get in their cars and add to the traffic. It is important that staff and this Committee put together a template or a guide to address those developers coming in so we are using this guide to thoughtfully bring a developer through this process and make sure there is buy-in from everybody. There is a component to this draft plan that we will be using more often that is a preliminary concept plan that developers could use to present to the Village Board before they expend a lot of money. Discussion ensued.

It was determined that the Committee take another week, review the plan if there is anything else the Committee feels needs to be changed/adjusted, send your comments to John Houseal, Tony Budzikowski and Manager Rick Ginex with a copy to Chairman Kennedy.

Motion by Member Wagner to make a recommendation to the Village Board to move forward with the plan, subject to changes made by the Committee within 10 days and the Village Board upon reviewing the plan at a Committee of the Whole meeting.

Member Westman would like to inject a few thoughts. He is a staunch believer that we have to keep on getting better in order to remain good. But it is essential that we balance both the need to reinvent oneself with the fact that we remember where we came from and what this Village stands for and therefore he can see the resistance to apartments. This plan is the result of extensive thinking and extensive research, of which he was a part of, but he does not think he does it proper justice by hurrying the process. He is recommending that the Committee meet again in a month or so to give themselves adequate time to familiarize themselves with the plan.

Motion is on the floor, seconded by Member Shay.

Member Lal asked Member Wagner if he would accept an amendment to the motion to preserve Member Westman's request to conduct a meeting in 4 – 6 weeks so they may confer with the Homeowner Association Presidents and ask for their recommendations? Not accepted by Member Wagner as the Village Board will have this open discussion with the community and HOA Presidents. No second to the amendment.

Chairman Kennedy suggested that if substantial changes are recommended to Village Staff and Houseal Lavigne, then leave it up to those 3/4 to determine whether another meeting should be called to review the substantial changes, if there are not substantive changes, we can move forward to a Committee of the Whole meeting. Discussion ensued.

Call for vote on motion, 9 votes yes, 2 votes no.

Manager Ginex reported that the Village is currently working with the RTA, some property owners and the Chamber to get a grant through an intergovernmental agreement for a shuttle program. RTA is voting on an intergovernmental agreement now. This program is going to be a 2-year program with the first year the RTA is going to fund 80% of this and the property owners are going to fund 20%. The second year will be a 50-50 split. As the property owners cannot receive money from the RTA, the Village is acting as a middle man for this grant. The Village currently has an RFP out to get a provider for that service. Scope of services for approximately

25-30 riders in the morning and afternoon at one of the train stations. Once we receive the go ahead from the RTA, we will be bringing the intergovernmental forward to the Village Board for approval and then we will be selecting a vendor to provide that service and will be going back to the Board for an agreement with them. There was a \$960,000 given to the Village by CMAQ for a commuter service so the Village is trying to revive this grant, it is for a 3-year period but can be spread out over 5 years. Manager Ginex is in discussions with CMAQ on how we can morph this project to the shuttle service came out that we could use both train stations (Hinsdale and Elmhurst) and change the scope of the project. The Village is aware of the people commuting from the City and is working to make this project work.

5. OTHER ISSUES OF IMPORTANCE

A. Update on Windsor Dr./York Rd. Traffic Issues – Still getting numbers on the cost of the Windsor Bridge widening and the Windsor widening. Still talking with the tollway on the addition of ramps, Public Works Director Doug Patchin reported

B. Update on York Rd./Harger Rd. Project – Public Works Director Doug Patchin reported that the construction is scheduled to begin in 2019, we are still working with the state. The Village requested that the bridge be widened to accommodate the left hand turn on Harger.

Still need Clarification on these.

6. ADJOURNMENT

Motion to adjourn the meeting by Member Lal, seconded by Member McMahon. Meeting adjourned at 10:31 a.m.

ATTEST:

Donna L. Bettin
Executive Assistant
Village of Oak Brook

_____, 2018
DATE



MEETING MINUTES OF THE AUGUST 24, 2017 MEETING OF THE
OAK BROOK COMMUNITY ENHANCEMENT COMMITTEE OF THE
VILLAGE OF OAK BROOK APPROVED AS WRITTEN FEBRUARY 15,
2018

1. CALL TO ORDER:

The meeting of the Oak Brook Community Enhancement Committee of the Village of Oak Brook was held in the Samuel E. Dean Board Room of the Butler Government Center and was called to order by Chairman Jeff Kennedy at 8:33 a.m.

2. ROLL CALL:

Executive Assistant Donna Bettin called the roll with the following persons:

PRESENT: Chairman Jeff Kennedy, Champ Davis, Dennis Hiffman, Mort Kouklan, Raj Lal, Mike McMahon, Lina Shah, Jeff Shay, Valentina Tomov, Caryn Torres, Marcia Tropinski, and Mort Westman.

ABSENT: Joe Endress, Bob Sanford and Dan Wagner.

IN ATTENDANCE: Village President Gopal Lalmalani, Trustees John Baar, Mike Manzo, Moin Saiyed, Village Manager Rick Ginex, Development Services Rebecca Von Drasek and John Houseal, Houseal Lavigne & Assoc.

Chairman Kennedy welcomed everyone and thanked them for coming.

3. APPROVAL OF MINUTES

A. Approval of Meeting Minutes of the Meeting of the August 8, 2016 Community Enhancement Committee

Motion by Member Lal, seconded by Member Hiffman to approve the Community Enhancement Committee Meeting minutes of August 8, 2016. VOICE VOTE: Motion carried.

4. COMMERCIAL REVITALIZATION PLAN UPDATE

A. Presentation by John Houseal – Chairman Kennedy introduced John Houseal, Houseal Lavigne Associates. Mr. Houseal gave a quick power point presentation on issues that need to be addressed and opportunities available. The initial Commercial Revitalization Plan was done approximately 7 – 8 years ago. A lot of recommendations in that plan have been implemented and successful. He explained that rather than looking at the entire commercial area in totality as one area, this Issues and Opportunities Assessment report was broken into about 8 different functional sub areas. He continued to review the different sub area's various issues and numerous opportunities. This report is not final recommendations, this is not the plan, this is simply a way to begin to encapsulate all of the potential and all the issues that will have to be overcome in 3 different spectrums; land use and development, access mobility and circulation, and aesthetics enhancements and character. Houseal Lavigne is in the stage of beginning to formulate and create the plan, this presentation was meant to facilitate discussion. Discussion ensued.

5. OAKBROOK CENTER MALL

A. Update by Caryn Torres, General Manager – Chairman Kennedy introduced Caryn Torres, General Manager of the Oakbrook Center Mall. Caryn Torres displayed a power point presentation and discussed what is going on with retail and shopping centers in general. Shopping Centers are really taking a steep decline in various communities. That is not the situation with the Oakbrook Center Mall. They are a Class AA+ shopping

center, which is one of the better shopping centers in the US. They are 99% leased. Ms. Torres explained that Oakbrook Center has been changing and evolving with shopping centers and with department stores/retailers since its opening. With Sears, Macy's and other department stores leaving or downsizing in malls around the U.S., those become development potentials for those malls and for them to be able to develop those properties is huge. It enables them to build and create changes for what consumers are looking for as well as retailers. She discussed the changes that were created when Bloomingdales left and the extra space that became available in partnering with Neiman Marcus, as well as the new "District" fast casual food area, AMC Theaters and additional parking areas. She talked about E-commerce and how the retailers are balancing through this trend and how on-line retailers are opening brick and mortar stores here in Oak Brook. She also announced their new app which will enable consumers to readily view all kinds of Mall information as well as up-to-date parking availability.

6. SMART CITY PRESENTATION FOR OAK BROOK

A. Improvements in Energy, Water, Transportation and Quality of Life – Chairman Kennedy introduced CCJM Engineers for the Smart City Presenters. Anil Ahuha gave a quick introduction of his staff present, Robin Malpass and Raj Rajaram, as well as a power point presentation. CCJM Team explained the "what is" a smart city and "why" Oak Brook, how/where to start and water/stormwater management, energy, transportation and greenery. CCJM would like the Committee's support of this proposal to begin their assessment. Discussion ensued.

7. OTHER ISSUES OF IMPORTANCE

Manager Ginex reported that the Village has recently hired Tony Budzikowski, who is Lisle's Community & Economic Development Director to fill Bob Kallien's position as our Development Services Director. He thanked Jeff Kennedy, Marcia Tropinski and Champ Davis for their assistance with the interviews. In reference to the previous discussion, Manager Ginex explained some of the items the Village has begun to make/or completed improvements.

A. Update on Windsor Dr./York Rd. Traffic Issues – Manager Ginex He talked to the tollway and received rough cost estimates from Christopher Burke Engineering for widening the bridge over Windsor. Their cost estimate is approximately \$6 million dollars. That includes, full replacement of the bridge, 4 lanes, sidewalk, and pillars underneath. This does not include construction engineering, design engineering, survey and permit fees so the cost will be significantly more. The Village will most likely do a cost sharing agreement with the tollway, 70-30 split, so the Village share could be in excess of \$2 million dollars. In 2018, Tollway is planning to go out to bid for professional services to do engineering work and some conceptual costs for what we are really looking at for replacement of that bridge. Once that is complete the Village will enter into a Memorandum of Understanding with the Tollway. Not included is the widening of Windsor. Still waiting on full costs estimates of doing that project. These projects will be discussions the Village Board will have regarding the funding challenges. However, the Village Board does realize something needs to be done. Tollway is looking at the projects globally and will be conducting a study working on various options and challenges of ingress/egresses, easements, etc.

B. Update on York Rd./Harger Rd. Project – Manager Ginex spoke with the Tollway, they are anticipating a 2018 construction of the bridge. The bridge is currently 64.5 ft. and the updated bridge is going to go to 67 ft. wide. Project cost is about \$8.4 million. The Villages portion will be about 3 million and Tollway portion will be about 5.3 million.

The kick off project meeting was held in March with the Engineers and the Tollway and a lot of preliminary tasks necessary for the project are being completed. A Grant application was submitted in August. Project looks to be completed in 2019.

8. ADJOURNMENT

Motion to adjourn the meeting by Member Shay, seconded by Member Tomov. Meeting adjourned at 10:58 a.m.

ATTEST:



Donna L. Bettin
Executive Assistant
Village of Oak Brook

February 15, 2018
DATE

7.6.

Gail Polanek

Subject: FW: Commercial Area Revitalization Plan

Please see Brookfield's updated comments in relation to the October version of the Hauseal Lavigne plan that was posted on the Village website as of last week. We look forward to further discussions with you and will be sure to attend the rescheduled Plan Commission session on November 19th. If you'd like us to provide any additional information in advance of the Plan Commission meeting, please don't hesitate to let us know?

Best wishes, Danielle

Danielle Meltzer Cassel, Shareholder
VedderPrice
T +1 312 609 7962
Assistant: Patricia Hollerbach +1 312 609 7964

1 Introduction

The Village of Oak Brook is located in eastern DuPage County, Illinois, approximately 17 miles from Downtown Chicago, and consists of an area approximately 8.2 square miles in size. Oak Brook is an established community primarily comprised of single-family residential neighborhoods, many of which are gated, and mixed commercial and office uses located along 22nd Street. The Village has 8,000+ residents and a daytime population of approximately 85,000. The Village of Oak Brook is unique in that its property owners pay no property tax to the Village, as Village services are funded primarily by sales tax receipts.

The Village of Oak Brook is the headquarters of many national and international companies and organizations, including Ace Hardware, Duchossois Group, Federal Signal Corporation, Inland Real Estate, Blistex, and Lions Clubs International. In addition, Oak Brook is also home to Oakbrook Center, the largest open air regional shopping center in the country and the second largest mall in the Chicago land area.

A Legacy of Quality Character, and High Standards

The Village of Oak Brook has a legacy of quality, character, and high standards. This tradition applies to all areas of the Village, including the residential neighborhoods and the commercial and business areas. All development, regardless of where in the Village it occurs, must reflect these values. This plan continues and reinforces the deliberate separation of the Village's existing residential areas and its changing commercial areas.

This plan makes no recommended changes to the Village's existing residential areas. However, as business, retail, transportation, and lifestyle and workforce needs evolve, it is important that the Village guide the commercial areas in a manner that maintains the Village's viability, quality, competitiveness, and desirability within the market place. As new development is considered in the commercial areas, the values of quality, character, and high standards must be reinforced.



Study Area Background

The Commercial Areas Revitalization Plan study area is located along and adjacent to 22nd Street and Butterfield Road. It runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The Study Area has direct access to I-88 and I-294, as well as access from north-bound I-294. It is in close proximity with Roosevelt Road IL Route 38. The commercial corridor is the main thoroughfare through the Village and serves as the "face" of the Village to those passing through. The Village of Oak Brook has long enjoyed a reputation of prominence and success, as this area is the economic engine of the community, and a regional draw for shopping, dining, entertainment, and employment. Because of its prominence, the Village's reputation weighs heavily on the quality and appearance of the businesses that have made their home along the commercial corridor.

Vision

Oak Brook's commercial areas will remain firmly established as the region's premiere retail, dining, entertainment, and professional office destination. Although fully developed, Oak Brook's commercial areas have emerged once again as a coveted destination for new development.

In addition to reinforcing and strengthening the office, retail, dining, hospitality and entertainment offerings, residential and mixed-use developments are now often being proposed by developers. The injection of new residential development as part of mixed-use developments will better accommodate aging in place, by providing a wider range of housing types in close proximity to commercial activity and employment. This new approach to residential will not only support existing commercial areas, but provide housing options to support the local workforce, making Oak Brook a more desirable and viable location for existing and new businesses.

Walkability and bikability are top priorities, as Oak Brook seeks to better connect all areas with a complete network of sidewalks and trails. A safe, attractive, efficient, and fully connected pedestrian environment will be provided in all areas.

In addition, focus has once again been placed on ensuring effective transportation and infrastructure systems for all areas. As development intensifies, the Village, working with IDOT and the Toll Authority as necessary, will ensure appropriate roadway capacity, efficiency, safety, ingress/egress, and overall connectivity. Oak Brook's commercial areas will be vibrant and active and the proper infrastructure will be provided to accommodate development investment and maintain a functioning and desirable commercial environment.

Planning Process

The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a "vision" for the corridor; developing plans and policies for land use, development, transportation, and opportunity sites; developing detailed subarea framework plans; developing implementation strategies and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.

The planning process entailed close coordination and engagement of a wide variety of stakeholders, including elected and appointed officials, Village staff, local business owners, property owners, community organizations, and residents. The planning process included the following steps:

Step 1: Project Initiation – meetings with Village staff, Village Board, and Community Enhancement Committee

Step 2: Existing Conditions and Outreach – analysis of existing land use and transportation/infrastructure conditions; interviews with key stakeholders; workshops with the business community and Greater Oak Brook Chamber of Commerce, and a general market overview.

Step 3: Development Concepts – development of preliminary concepts for land use and development for the different "functional subareas" within the study area, and preliminary development concepts for key sites.

Step 4: Plan Documents and Adoption – preparation of the draft plan, obtaining community and stakeholder feedback through meetings, workshops, and open houses; and creation of the final Commercial Areas Revitalization Plan document.

6a

Land Use Designations



The Commercial Areas Revitalization Plan is comprised of thirteen different land use designations organized into three major categories – commercial and office uses, residential uses, and public and utility uses. Collectively, these designations provide for the full range of uses existing and desired within the Study Area.

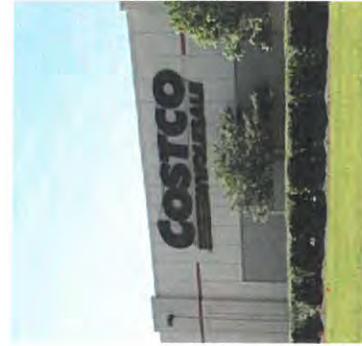


Commercial and Office Uses

Commercial and Office uses are the primary employment centers within the commercial corridors of Oak Brook. They provide most of the valuable tax revenue for the Village. These uses are divided further into distinct land uses which are described below.

Mixed Use

This land use consists of commercial, office, cultural, institutional, and/or residential uses in a vertical arrangement. This land use is proposed on several sites which are currently occupied by professional office uses. The intent is to diversify the commercial uses at strategic locations within the corridor.



Neighborhood Commercial

Neighborhood commercial land uses consist of restaurants, banks, medical offices, business centers and services. Neighborhood commercial uses within the Village are primarily located north of intersection of 22nd Street and Midwest Road.

Regional Commercial

Commercial land uses consist of big-box retail, service, restaurants, strip mall, and entertainment. This land use within the Village is primarily located along 22nd Street and Kingery Highway.



Oakbrook Center

Oakbrook Center is a unique form of regional retail that is the largest commercial shopping center within the community and region. It is surrounded by other retail and office uses, which capitalize on proximity to the Center. The Center is located north of 22nd street, between Kingery Highway and Spring Road.

Hotel & Lodging

This land use consists of seven hotels which are located adjacent to professional offices to provide nearby lodging options for the office users. Hotels in this area include conference rooms and transportation to O'Hare Airport.

Appropriate land uses at Oakbrook Center include elements of each of the Village's Land Use designations, other than Single-Family Detached and Attached Residential Uses.



Professional Office

Office land use in Oak Brook comprises corporate offices and headquarters of domestic and international businesses. This land use provides a prime location for both Class A and Class B offices. Class A offices consist of the most prestigious buildings for premier office users with rent above average for the area. Class B offices consist of buildings competing for a wide range of users with rent in the average range for the area.

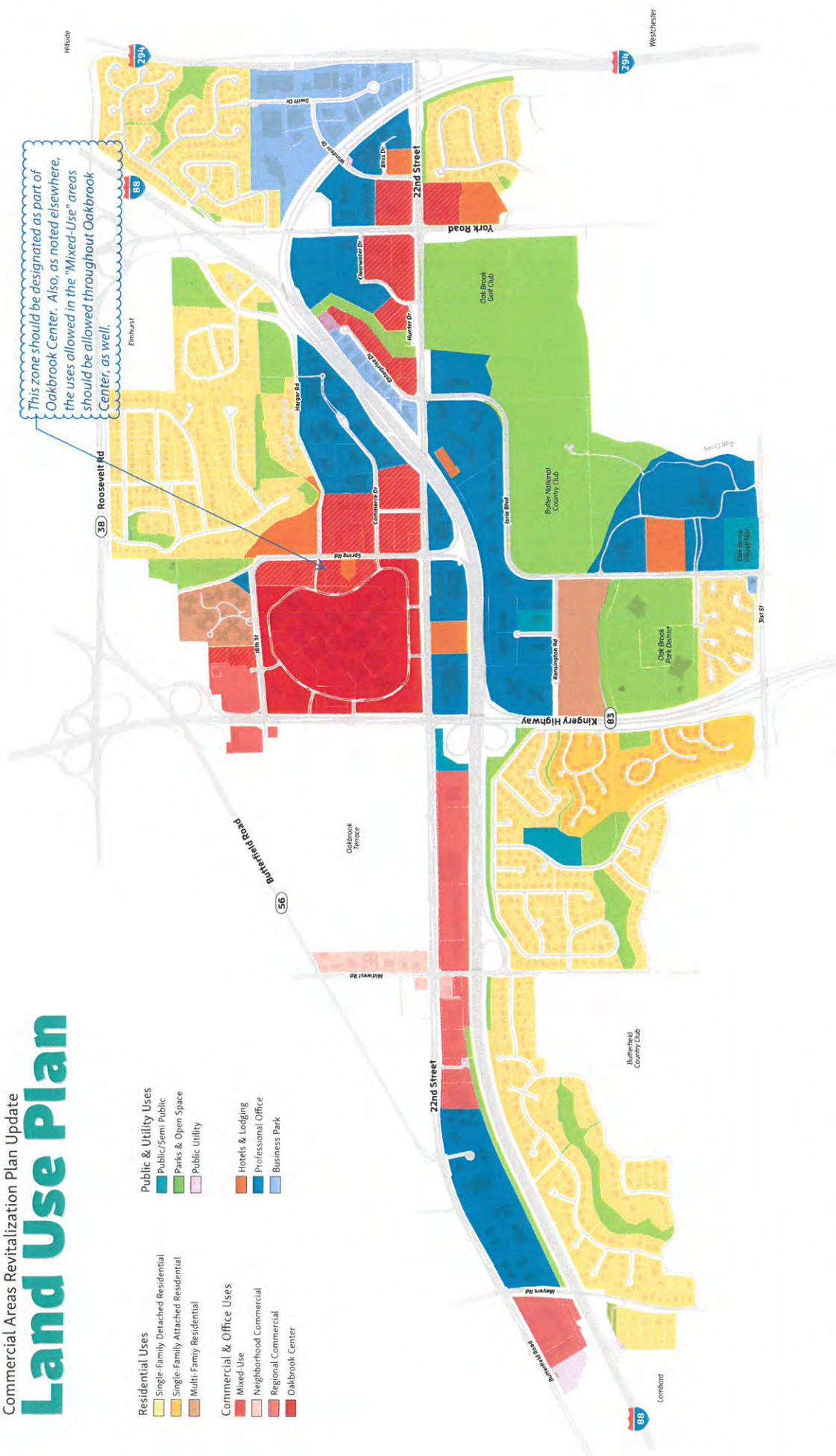
Business Park

Office/Business Park land use in Oak Brook is a new land use designation, intended to attract and accommodate businesses such as business incubator space, logistics/warehouse, research, support services, maker spaces, and more. Most properties in this land use are potential redevelopment sites along Enterprise Drive and within the Windsor/Swift area. Redevelopment of these areas could create a "campus-style" development which can integrate parks and open space in the redevelopment plan.

Commercial Areas Revitalization Plan Update

Land Use Plan

- | | |
|-------------------------------------|----------------------------------|
| Residential Uses | Public & Utility Uses |
| Single-Family Detached Residential | Public/Semi Public |
| Single-Family Attached Residential | Parks & Open Space |
| Multi-Family Residential | Public Utility |
| Commercial & Office Uses | Hotels & Lodging |
| Mixed-Use | Professional Office |
| Neighborhood Commercial | Business Park |
| Regional Commercial | |
| Oakbrook Center | |



b.c.

3 Commercial & Office Areas Plan & Policies

The Commercial Area Plan & Policies chapter strives to strengthen and reinforce the role and function of Oak Brook's retail, commercial, and office areas within the community and Chicago Region. This chapter of Oak Brook's Commercial Areas Revitalization Plan builds upon the community's vision for the area, providing recommendations and policies specific to office and commercial uses. More specific recommendations for site improvements in the commercial and office areas, including redevelopment opportunity sites, are contained in the **Subarea Framework** chapter of this report.

Guiding Principles

The following principles guided the development of the Oak Brook Commercial Area Revitalization Plan:

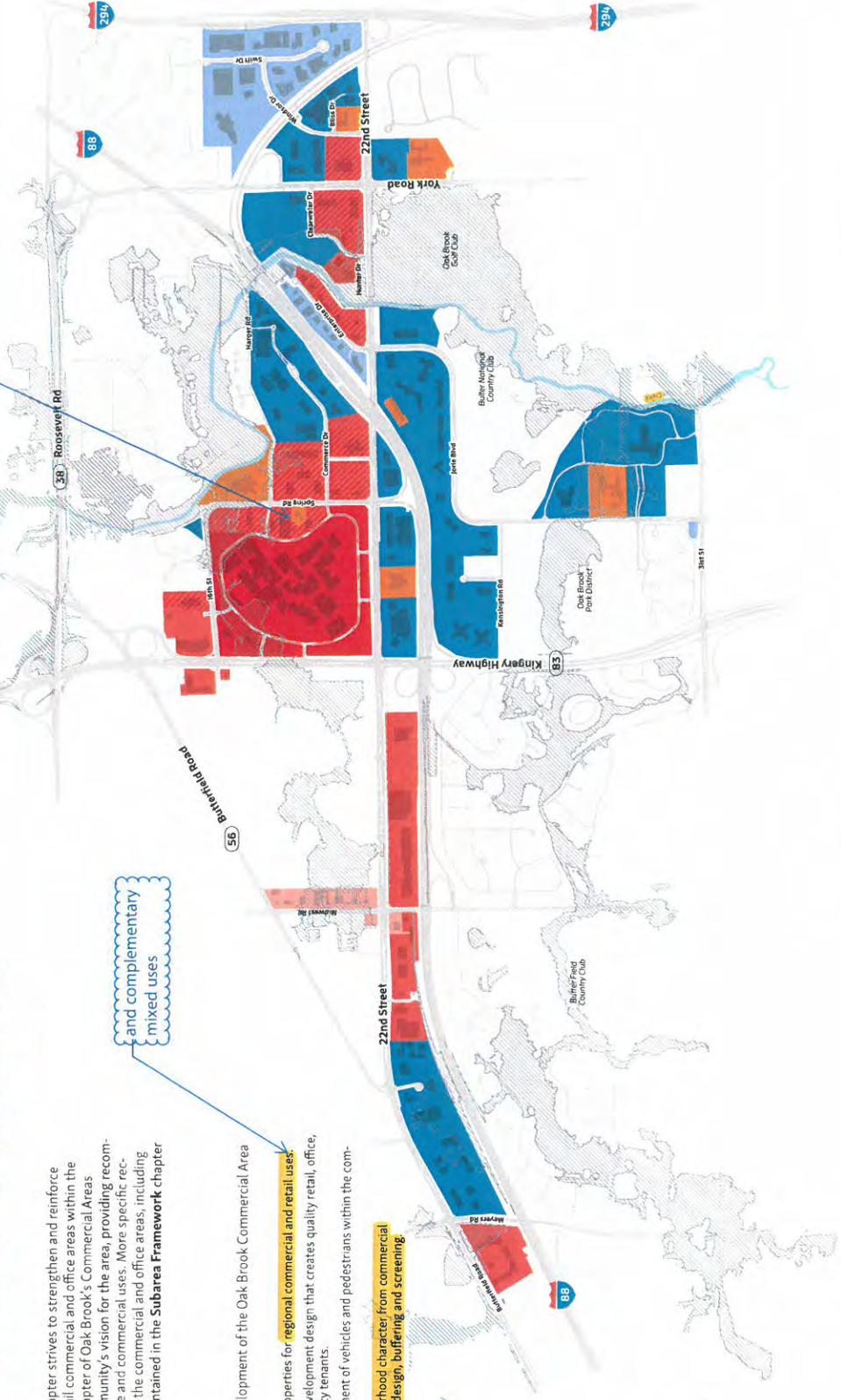
- Reserve highly visible and accessible properties for **regional commercial and retail uses**.
- Ensure high-quality architecture and development design that creates quality retail, office, and mixed-use spaces that attract quality tenants.
- Provide for the safe and efficient movement of vehicles and pedestrians within the commercial and office areas.

Protect the village's residential neighborhood character from commercial areas and activity with appropriate site design, buffering and screening.

"Existing" is suggested, since vertical, mixed-use developments would likely integrate Multi-Family Residential with convenience retail or other commercial uses.

Please see comment on prior page.

and complementary mixed uses



- Commercial & Office Uses**
- Mixed-Use Commercial
 - Neighborhood Commercial
 - Regional Commercial
 - Oakbrook Center
 - Hotels & Lodging
 - Professional Office
 - Business Park
 - Floodplain

(Source: Preliminary FEMA Map, 6/7/2017)

G.D.

Regional Commercial

Regional Commercial areas consist of larger retail and entertainment uses that are intended to draw from beyond the Oak Brook community, typically requiring larger parcels and greater area devoted to parking. Regional Retail uses are located along 22nd Street and Illinois Route 83 with their location influenced by (a) existing retail uses that are well established; (b) their close proximity to Oakbrook Center; and, (c) their close proximity to major retail centers in neighboring communities. As a general principle, this type of retail use should be clustered to create synergy and contribute to the area's ability to serve and function as a destination. The plan recommends promoting the area between Tower Drive and Midwest Road as Regional Commercial/Retail Land Use.

Dining & Entertainment

A wide variety of regional and national restaurants are located within Oak Brook. The recent addition of Michael Jordan's Restaurant, Gibsons Bar and Steakhouse, Rock Sugar, and Roka Akur continue to show the market potential for high-end restaurants in Oak Brook. Restaurants and other entertainment uses are an excellent complement to Oak Brook's extensive and well-established retail and office offerings. Restaurants should be permitted within almost all other commercial areas, including mixed-use developments, regional retail areas, Oakbrook Center, and as part of Class A office development.

Recommendations

- Continue to explore and support development opportunities for high-end boutique restaurants and other dining options.
- Ensure vehicular parking requirements are met to cater restaurant patrons.
- Provide pedestrian connectivity to restaurants from office, residential, and hotel uses

Oakbrook Center

Oakbrook Center is a premier regional shopping, dining, and entertainment destination. Due to its significance and scale, it is its own land use designation within the Village's commercial areas. Oakbrook Center is a key asset to the Village's commercial areas, helping to attract other retail, commercial, and office uses, seeking to be within close proximity to the center.

As the retail market environment changes and shifts, Oakbrook Center has continued to reinvent itself to respond to current trends, which has kept the center highly competitive and successful. Oakbrook Center is a highly sought-after location for many luxury-brand and boutique retailers, including those that largely operate online with only a small number of brick and mortar store fronts in key locations. Oakbrook Center is also home to dining and entertainment destinations such as the Pinstripes restaurant and the AMC movie theater and will soon to be home to Kidzania and Lifetime Fitness.

As a regional shopping destination, drawing customers far beyond the Village's boundaries, Oakbrook Center is vital to the economic livelihood of the Village's commercial areas.

Recommendations

- Maintain a strong working relationship with the property owner, coordinating and supporting efforts to reinvest in and reinvent the center over time, in order to maintain its strength and dominance as a regional retail, restaurant, and entertainment destination.
- Explore opportunities for development of new buildings and uses nearer the perimeter of the center, closer to the edges located along Kingery Highway and 22nd Street.
- Continue to explore opportunities to intensify the site through the conversion of surface parking lots into structured parking and new buildings, including the possible inclusion of mixed-use development.

Hotels & Lodging

Hotels play an important role in the area, providing nearby lodging options for the visitors and supporting the needs of Oak Brooks corporate and office tenants. Hotels contribute to the overall synergy of Oak Brook's commercial areas and are complimentary and supportive of existing business uses.

Currently, Oak Brook's commercial area is home to several hotels, clustered near Oakbrook Center and office uses near the east end of the corridor. Though the McDonald's Corporation has relocated their headquarters to the City of Chicago, the Hyatt Lodge located on the McDonald's Campus will remain. A new Hyatt House has been constructed on the northeast corner of Windsor Drive and 22nd Street in close proximity to the office district along Windsor Drive and Swift Drive. The Hyatt House was completed in the fall of 2017. Hotels should be located in close proximity with restaurants and Oakbrook Center.

The continued reinvention and vitality of Oakbrook Center is likely to depend on the ability of the Center to create increased density and to continued diversifying uses among elements of each of the Village's Land Use Designations (other than Single-Family Detached and Attached Residential Uses), i.e., Regional Commercial Uses, Hotel & Lodging Uses, Mixed-Use Commercial Uses, Neighborhood Commercial Uses, and Mixed-Use Residential Uses.



6.e

Office Areas

Office land uses are the predominant land use in Oak Brook's commercial areas, and should continue to be so. Office uses of all types and tenants are located throughout the entire area and occupy varying sites and buildings. Oak Brook is home to numerous small businesses occupying smaller buildings and parcels in business park like enclaves along Enterprise Drive, Windsor Drive, and Swift Drive, and it is also home to several regional, national and international headquarters including Ace Hardware, the Hub Group, Inland Realty, Federal Signal Corporation, Blistex, and Lion's Clubs International which occupy sites with high visibility and excellent access to adjacent highways.

Strategically located along Interstates 88 and 294, and only minutes away from the City of Chicago, and O'Hare International Airport, Oak Brook provides a prime location for office users large and small. However, land availability significantly limits the Village's ability to attract additional office development to the community, and existing office provides limited options for those seeking Class A office space.

The Land Use Plan designates two types of office areas within the Study Area: 1) Professional Office and 2) Business Park.

Professional Office

Professional Office land use is designated along 22nd Street, Jorie Blvd, the west half of Commerce Drive, York Road, and Windsor Drive. Professional Office uses in the Oak Brook commercial area is comprised of national and international business headquarters, institutional space, medical offices, government uses, traditional office uses, etc. The office spaces are primarily Class A or Class B as defined by National Association of Building Owners and Managers (BOMA).

Class A office space consists of the most prestigious building competing for premier office users with rents above average for the area. Class A buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B office space consists of buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

While any property owner could provide the amenities and finishes required to classify their property as Class A, the parcel sizes, geometries, and location may not always allow for this. Furthermore, the market realities suggest that secondary and tertiary office markets are desired to support nearby businesses. While Class A space may appear to be in the best interest for the Village of Oak Brook in terms of its prestige and ability to compete with other communities, it may not necessarily be in the best economic interest for Oak Brook's commercial tenants. A mix of office buildings and types contributes to the synergy among uses and best positions Oak Brook within the regional market place.

Medical Office uses are not designated specifically within the Commercial Areas Revitalization Plan. However, medical offices should be considered appropriate in areas designated for Professional Office. There are several existing medical uses located within Oak Brook's commercial areas, including Rush Oak Brook Orthopedic Center's 100,000 SF facility, and its 4-story 500-space parking structure which is expected to open in January of 2019.

For example, retain the full range of office uses, including medical uses, at Oak Brook Center, and eliminate restrictions in the Zoning Ordinance as to what percentage of building areas may be occupied with office uses.

We should not imply that office development would be inappropriate within Oakbrook Center's perimeter (along 22nd Street, for example).

This concept is important for the health of retail, dining and entertainment uses also.

Recommendations

- Ensure high-quality development and redevelopment of sites, buildings, and amenities in office areas.
- Maintain a range of different scale office and business activity throughout the Village.
- Ensure that office activities are organized by uses and concentrated within, or near, areas of similar or compatible uses.
- Promote new office development and redevelopment within select locations, primarily along **Butterfield Road, Jorie Boulevard, and York Road.**
- **Promote available office space within the Village and work towards full occupancy of existing office space**
- Amend zoning regulations and use tables to accommodate a full range of office uses, including medical uses.
- Initiate programs to encourage the improvement and rehabilitation of older office buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, and parking areas as well as encouraging the provision of additional site amenities such as trails.
- Promote and require landscaping within office areas and require the upkeep of parking lots, opaque screening of service areas, drives, buildings, and incompatible uses.
- Encourage coordinated and shared vehicle access and parking lot cross access wherever possible.
- Encourage the design of new office development to facilitate a system of pedestrian access and amenities.
- Ensure that new development and redevelopment of private property is designed in scale with, and complementary to, existing development.
- Ensure that all new, improved and existing office development is effectively screened and buffered from adjacent residential uses.

Business Park

The Business Park land use is designated along Enterprise Drive, Windsor Drive, and Swift Drive. Due to limited land availability in Oak Brook, this land use is designated to attract businesses which function in a less trafficked and campus like setting such as business incubator space, logistics/warehouse, research and development (R&D) and business to business (B2B) support services. The recently completed Chamberlain Headquarters, a subsidiary of Duchossois Group, along Windsor Drive could become a catalyst to promote redevelopment opportunities in this eastern portion of the study area.

Recommendations

- Prioritize pedestrian and bicycle mobility and connectivity within and between business park areas and surrounding areas.
- Actively implement a business attraction and retention strategy to market the area.
- Provide utility and transportation infrastructure improvements necessary to target new business development.
- Ensure high-quality re/development of sites, buildings, and amenities in these areas.
- Initiate programs to encourage the improvement and rehabilitation of older office buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, and parking areas as well as encouraging the provision of additional site amenities such as trails.
- Continue to promote and require landscaping within office areas and require the upkeep of parking lots, opaque screening of service areas, drives, buildings, and incompatible uses.
- Encourage coordinated and shared vehicle access and parking lot cross access where possible.
- Ensure that new re/development is designed in scale with, and complementary to, existing developments.
- Establish special design and improvement standards for commercial and office areas.
- Ensure that all new, improved and existing office development is effectively screened and buffered from adjacent residential uses.
- Provide adequate wayfinding (possibly including off premises signage) to assist with navigating areas with multiple buildings.

except for vertical developments integrating Multi-Family Residential with convenience retail or other commercial uses



Professional Office

Business Park

G.F.

Customer/Resident safety and convenience should be a stated priority in its own right, but not serve as a limitation on architectural lighting of building facades, especially where buildings are not proximate to Single-Family Residential and the lighting is an integrated element or enhancement of the building design.

Parking Lots & Structures

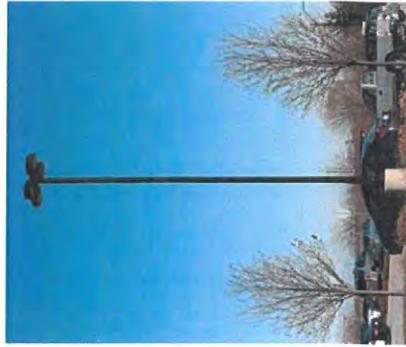
Parking lots and parking structures have a significant impact on the visual quality of the development. Large expansive parking lots are often unattractive. Due to increasing real estate values in Oak Brook, structured parking is preferred for all development and should be designed with quality and creativity.

- All surface parking lots should be screened from primary roadways. Hedgerows, low masonry walls, and small berms are landscaping techniques that can be promoted and utilized to screen parking.
- Shade trees and landscaped islands should be located in parking areas.
- Where feasible, shared parking areas and facilities should be encouraged and promoted.
- Parking structures should be designed with similar architectural style, materials, and colors as the primary building on the site. Architectural treatment should vary depending on its location and visibility. Structures should also be designed without repetitive or long blank facades.
- Buildings with at grade parking located beneath the structure should be screened with limited openings. Walls, fencing and landscaping should be considered to improve the appearance of these parking areas. Parking areas below buildings on stilts, or "floating" above building, should not be permitted.



Lighting

- Wherever possible, external lighting should consist of concealed source light fixtures which are designed to shield the light source while preventing glare.
- Parking lot lighting, service area lighting, and safe by lighting, should be of high quality and should complement the building's architecture.
- Parking lot lighting on the top deck of a parking structure should be limited in height to twelve feet and should be setback from the sides of the structure as to not cast light down onto the ground below. Light fixtures should be designed so that the direct light source is not visible from ground level or from adjacent properties.
- Exterior lighting of buildings should be limited to only building entrances and unique focal points and other areas necessary for pedestrian and vehicular safety. Main entrances should be illuminated with additional lighting to easily convey its location. Exterior lighting of entire buildings or facades should be prohibited.



6.9.

Landscaping, Streetscaping & Screening

Landscaping and streetscaping provide positive views to the development. Streetscape treatment will create a visually appealing boulevard effect that distinguishes the area from other neighboring municipalities. These improvements create a sense of place that is also inviting and attractive.

- The Village should encourage open space or plazas within new developments for employees, customers and visitors.
- Outdoor gathering areas should be located facing natural features.
- New developments should create landscape plans that reflect the character of the area, using a palette of native and traditional plantings. In addition, to overall site landscaping, foundation landscaping is encouraged on all sides of buildings to soften the appearance of the building.
- Streetscaping within the public right-of-way should also have a relationship with landscaping improvements on private parcels. A common theme between public and private properties should create a greater sense that the area is visually organized.
- Unobstructed views, activity areas or features should be screened from direct view. Unobstructed views or features include rooftop utilities, loading docks, dumpsters, and other utility boxes. Screening may include one of, or a combination of fencing, berms, or landscaping.
- Dumpster enclosures should be located at the rear or sides of buildings. Dumpster enclosures should be of masonry construction and should complement overall building design. Dumpster screening should include both a gate for the loading and unloading of the dumpster as well as a separate pedestrian door.
- Developers and the Village should work with utility companies to locate above grade utility boxes in functionally appropriate, but more attractive and fitting locations on a site. These utility boxes should be located in areas that do not effect appearance, sight lines, or safety and pedestrian movements.

Commercial and office uses should be buffered sufficiently when adjacent to residential properties
 A variety of vertical and horizontal buffering and screening techniques are encouraged, including fencing, berming, spacing, and landscaping. High-quality materials should be used for fencing and landscaping to decrease maintenance costs.

Environmental Considerations

Oak Brook contains many environmental amenities and assets, including mature stands of trees, beautiful open spaces, and accessible water features. These features are found in both the commercial and residential areas of the Village. As new development is proposed in the Village's commercial areas, consideration must be given to ensuring Oak Brook remain good stewards of the natural environment.

- Portions of the commercial districts are in floodplains and appropriate measures should be taken to ensure the proper handling of such areas. Before developing or building in areas designated as floodplain, developers and property owners must comply with any applicable stormwater management requirements and obtain any necessary permits from Village, County, State, and/or Federal authorities.
- Special attention and care should be taken to protect environmental features and systems during all development construction, not only for on-site features, but also for the protection of environmental assets located in areas surrounding the development.
- The Village should seek to encourage environmentally responsible/sustainable best practices in new development in the commercial areas. New development can bring the opportunity for energy efficient design, utilization of alternative energy (solar, wind, geothermal), green infrastructure, and other environmental design applications.
- The design of new development, including building placement, parking location, site ingress and egress, and more, should take into consideration on-site and surrounding area environmental amenities.

except for vertical developments integrating Multi-Family Residential with convenience retail or other commercial uses



G.H.

4 Residential Areas Plan & Policies

including Oakbrook Center

This plan does not address the Village's existing residential subdivisions or zoning. Instead, the Residential Areas Plan is the Village's long-range plan and policies for adding residential uses into its commercial areas. Historically, Oak Brook's commercial areas have consisted of office and retail uses that have been separated from Oak Brook's residential areas by Interstate 88, Interstate 294, along with other roads and natural and man-made features. The Residential Areas Plan identifies areas suitable for residential uses which will primarily be comprised of mixed-use buildings consisting of ground floor commercial uses with residential units above.

The desire to provide the opportunity for residential uses within some of Oak Brook's commercial areas is consistent with the Village's past planning efforts and is generally supported based on an understanding of market conditions.

Guiding Principles

- Prioritize the creation of attractive, well connected, and safe pedestrian environments as part of any mixed-use development.
- Maximize opportunities for mixed-use development in appropriate areas that are well suited to accommodate residential uses.
- Establish development guidelines to ensure high-quality development that contributes to and furthers Oak Brook's prestige and reputation.
- Locate residential uses adjacent to more environmentally sensitive or scenic areas.
- Utilize mixed-use developments as a means of buffering existing residential development from more intense office or commercial uses.
- Cluster compatible land uses to reduce dependency on the automobile and to foster a synergy among uses and different areas.

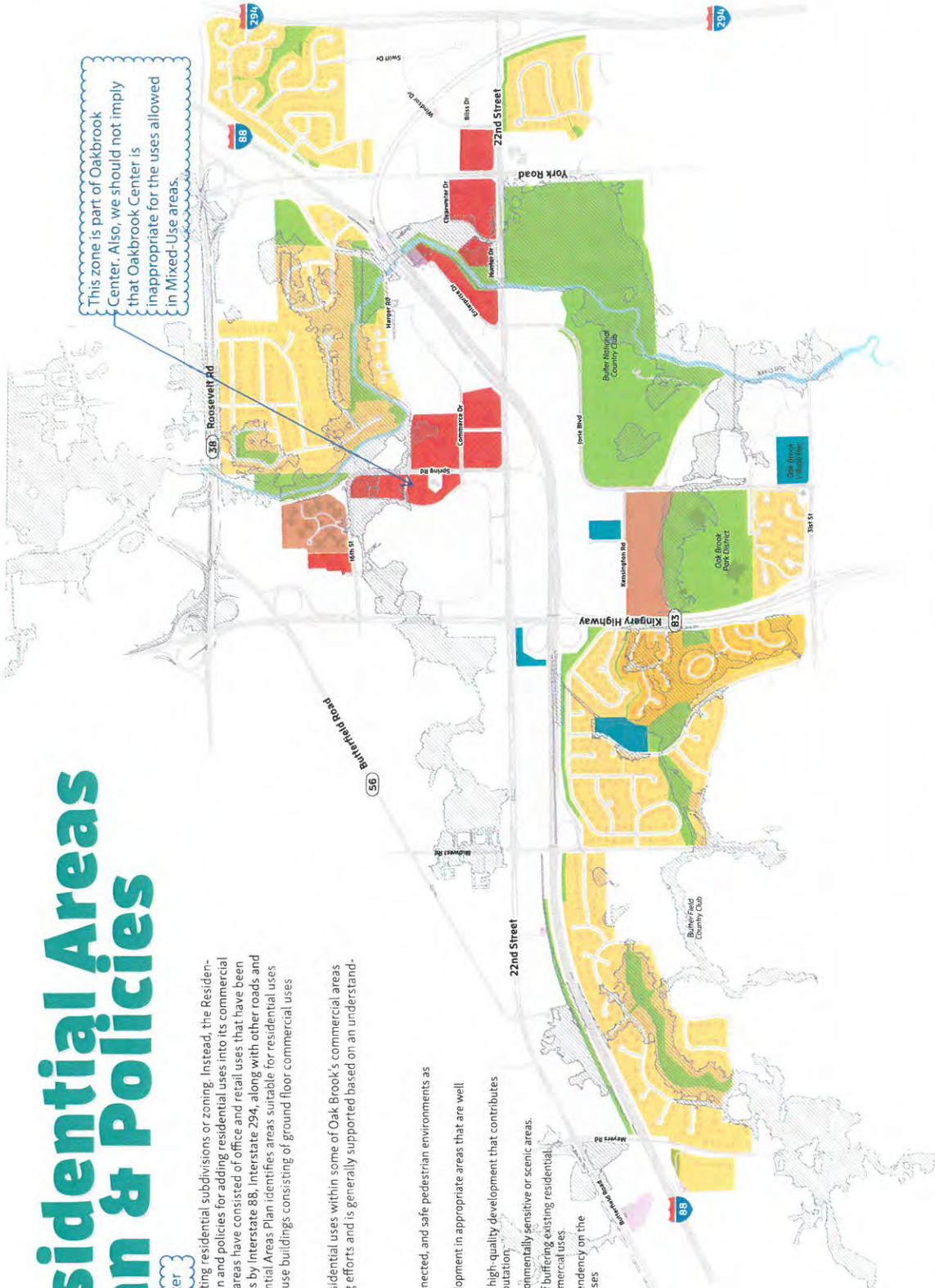
Residential Uses

- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Mixed-Use (Including Potential Residential)

Public & Utility Uses

- Public/Some Public
- Parks & Open Space
- Public Utility

Floodplain
(Source: Preliminary FEMA Map, 6/1/2017)



6i.

Residential Areas



Single-Family Detached & Attached Residential

The Residential Areas Plan introduces no new detached or attached single-family development in Oak Brook's commercial areas. Single-family areas designated on the Land Use Plan are existing developments that should remain protected and buffered from the negative impacts associated with existing and future business operations as well as higher density residential or mixed-use development. Additionally, the Village should identify opportunities to better connect its residential areas with its commercial areas through public transportation, sidewalks and trails.

Multi-Family Residential

Oak Brook Club is the only existing multi-family development within the Village of Oak Brook and is adjacent to the commercial and office land uses. It is an attractive gated multi-family residential development north of Oakbrook Center. Should redevelopment occur within close proximity to the gated community, it should be mindful of impacts to the existing residential uses.

The only area designated for new "stand alone" multi-family is on the soccer fields site along Kensington Drive. The property has become available for development and the site should be considered for medium-density residential.

Mixed-Use Residential

The Land Use Plan identifies opportunities for mixed-use developments near the intersection of York Road and 22nd Street, near Oakbrook Center, along the western portion of Commerce Drive, and along Enterprise Drive. Mixed-use development will play an important role in assisting Oak Brook in realizing its vision for its commercial areas by providing the residential/housing options that will better accommodate employees of local businesses and provide a stronger resident customer base for local shopping, dining, services, and entertainment. Mixed-use developments also contribute to the reduction of vehicle trips and assist in creating a more pedestrian friendly environment. By nature, mixed-use development will diversify the land use mix within Oak Brook's commercial areas and strengthen the economic vitality of the community.

Residential Development Policies

Residential and mixed-use development should adhere to the following residential development policies:

- Prioritize the creation of attractive, well-connected, and safe pedestrian environments as part of any residential development.
- Encourage and promote high-quality architecture for multi-family and mixed-use developments. Buildings should be designed with attractive "four-sided" architecture consisting of high-quality materials. New developments are encouraged to go beyond typical prototype designs. In general, architecture should contribute to the reputation and prestige of the Oak Brook Community.
- Provide covered parking for residents in all multi-story mixed-use and multi-family developments within Oak Brook's commercial areas. Parking can be provided in an attached, completely enclosed parking structure, at or below grade. Parking for guests and commercial uses of the development can be accommodated by at-grade surface parking lots.

- Parking for residential units should generally be provided at a ratio of 2.25-2.5 spaces per unit, with two spaces allocated for each dwelling unit, and the remainder reserved for guest parking.
- Whenever possible, mixed use and multi-family developments should take advantage of prominent views to natural areas, including Salt Creek, Butler National Golf Course, and other open space and park areas.
- Residential developments should have strong pedestrian connections to adjacent developments and nearby destinations. Connections to the side-walk system, regional trail network and to adjacent commercial areas will assist in reducing overall trip generation.
- Mixed-use and residential developments should include amenities associated with high-end residential developments, including plazas and open space, recreation amenities, and meeting rooms. Common open space should be attractively landscaped and provide amenities for passive recreation.

Mixed-Use and Multi-Family Residential Uses should not, however, be limited only to locations in the Village that have these adjacencies.

- Mixed-use developments should consider the day-to-day shopping and service needs of residents. Convenience retail and service uses, such as grocery, laundry, personal care, and dry cleaning, should be incorporated appropriately.
- Multi-story residential buildings should contain a mix of dwelling units, with varying types, sizes and floor plans to accommodate residents in all stages of life.
- Lighting within mixed-use and residential developments should be kept to a minimum. Commercial uses should respect the residential nature of the floors above, and minimize lighting, noise and other impacts that could negatively affect residential living.
- All mixed-use and residential developments should consider providing shuttle services to nearby Metra stations in the morning and evening. Shuttle service connecting to the Hinsdale and Elmhurst Metra Stations could reduce trips onto the Village's street system and assist with parking problems at nearby stations.

Gj.

Subarea Framework

Oakbrook Center

The Oak Brook Center Subarea includes the shopping center property, the shopping centers to the north, and the properties south of 22nd Street between I. Route 83 and I-88. The subarea's most prominent use is Oak Brook Center, the second largest shopping center in the Chicagoland area. Other uses include offices, strip malls, restaurants, and the Marriott and Le Meridien Hotels.

Oak Brook Center is one of the most important uses within the Corridor and one of the most identifiable uses within the Village of Oak Brook. The Center was originally constructed in the 1960's and has experienced several renovations such as the construction of a movie theater, spiraling fountain, intelligent parking, amenities pavilion, and new retail businesses.

Opportunity Sites

- A** Sears Auto site is currently under construction for Life Time Fitness
- B** Existing site is under construction for a new Sears and Kidzania
- C** Prime redevelopment adjacent to Oakbrook Center, possibly mixed-use, restaurant, or hospitality
- D** Opportunity to convert/redevelop existing structure for new use, possibly restaurants
- E** Opportunity to convert/redevelop existing structure for new adaptive reuse, possibly residential

Subarea Improvements

- Priority Redevelopment Opportunity Site
- Secondary Redevelopment Opportunity Site
- Key Intersection Improvements (Crosswalk, Configuration, Widening)
- Intersection Enhancement (Pedestrian Safety/Appearance)
- Gateway Signage
- Landscape Screening
- Proposed Sidewalk Connectivity
- Primary Roadway
- Improve Pedestrian Cross Access
- Existing Traffic Signal
- Existing Trail

Oakbrook Center Expansion - Explore opportunities for development of new buildings/users/outlets located along Kingery Highway and 22nd Street

Unclear why this particular parcel should be singled out relative to the other perimeter areas of the Center.



Adaptive re-use of the Center's perimeter buildings and surface parking areas (as well as the Center's interior) can appropriately include a variety of Mixed Uses, including but not limited to additional Office, Retail, Restaurant, Entertainment, Residential, Office, and Hotel and Lodging Uses. This highlighted text and the use of the green arrow symbol in the graphic should be revised to eliminate appropriate uses of the Center's perimeter are retail uses or particular tenants and anchors already within the Center (or that interior redevelopment is inappropriate). Oakbrook Center may be well-served to continue having a walkable and entertainment uses at its core, while using the perimeter for complementary Office, Residential, Hotel and Lodging Uses.

Oakbrook Center's large setback only showcases existing parking areas. The Village should encourage small impervious which could increase anchor tenants closer to the property lines to showcase attractive buildings and architecture. This improvement would provide additional retail space for the Center's owners, improve the appearance of the center and create better opportunities to connect nearby users to the retail and dining destinations.

Encourage taller buildings to allow businesses to take advantage of their visibility from I-88

Chain link fencing should be prohibited in Oak Brook's commercial areas. Where it exists, it should be replaced with decorative metal fencing.

A gateway entry feature should "announce" entry into the Oak Brook community and its commercial areas at all prominent intersections within the subarea.

Improvements to the parking areas, including additional landscaping, directional signage, parking lot lighting, and decorated pedestrian pathways would improve the appearance of the parking areas along with the pedestrian experience.

The Village of Oak Brook should work with Oakbrook Terrace to find a streetscaping enhancement arrangement that is mutually beneficial to both communities.

G.K.

Gail Polanek

Subject: FW: We support The Butler & CARP

Subject: We support The Butler & CARP

We will be unable to attend the meetings on November 12 and 19 but want to send our support to both The Butler and the Commercial Area's Revitalization Plan.

Strobeck Real Estate, Inc. has been chamber member for many years and we represent the Ownership and are the leasing/managing agent for 915 Harger Road, Oak Brook.

Thank you -

Jane Strobeck
President
Strobeck Real Estate, Inc.
915 Harger Road, Suite 100
Oakbrook, IL 60523



ph. 630.954.2400 | fax 630.954.2401 |

 **Please consider the environment before printing this e-mail**

Gail Polanek

Subject: FW: Oak Brook economic development

Subject: FW: Oak Brook economic development

President Lalmalani:

As the President and CEO of the Illinois Manufacturers' Association (IMA) I was responsible for choosing Oak Brook as the location for the IMA's headquarters 22 years ago. That decision was based on many factors -- including Oak Brook's positive reputation as a community that understood economic development and job creation.

Those of us in economic development and job creation pay close attention to state and local government and changing trends. For years, DuPage County (and Oak Brook in particular) was considered as a bastion of positive, responsible development. But recently, Oak Brook is receiving notoriety for other reasons, including the way elected officials have been treating developers, restaurateurs and nationally recognized, responsible organizations interested in providing significant investment in Oak Brook.

In particular, I am concerned that as the Village Board works to pass the new Commercial Area Revitalization Plan, the smart vision it outlines will not be realized. In the public's mindset, perception is reality, and the positive perception among developers about Oak Brook is now in jeopardy. The catalyst of concern for many has been the way the Village has handled the proposal from Jupiter Reality to build condominiums near Oak Brook Center. The overly dramatic histrionics orchestrated by some Board members aimed at a renown developer has sent a chilling, negative message to others. I hope you share my concern about the potential damage to Oak Brook's reputation in the business community. The long-term effects could certainly be problematic.

It doesn't have to be this way. Many developers are looking for safe harbors—communities that want smart, high-quality development and will work with those who offer it. This is the precise point in time when Oak Brook can take advantage of its reputation as being one of those safe harbors. It's not too late. Getting back to civil, fact-based due diligence with developers like Jupiter Reality can send a signal to the business community that Oak Brook still recognizes the benefits of responsible, high-quality growth.

For these and other reasons, I urge you to demonstrate the important leadership necessary to avoid unnecessary delays in the exceptional plans by the Jupiter Reality project and all of the residents, officials and business leaders involved in rewriting the Commercial Area Revitalization plan.

The business community is watching and waiting.

Thank you for your consideration.

Gregory W. Baise

President & CEO

Illinois Manufacturers' Association

Dear Village President and Board of Trustees:

I am writing to express my support for both the Butler Condominium Project and the new CARP development plan.

As I stated at one of your meetings back in August, my wife and I own two homes in York Woods (50 and 48 Bradford Lane) and have lived in Oak Brook for 18 years. We moved here, after living in the city and in Hinsdale, for two reasons – the larger lots and open spaces, and the low taxes. We have raised two children who have attended Timothy Christian in Elmhurst.

We believe strongly in Paul Butler's original vision for Oak Brook, and we have enjoyed the lifestyle afforded by that vision... enjoyment of our large lots, use of the open spaces and Fullersburg Woods, and proximity to the vibrant commercial areas along 22nd Street. **We also believe that both the condo project and the broader CARP plan are very consistent with that original vision.**

More importantly, we are concerned that the failure to build on Butler's original vision and stay relevant to what is happening in the world around us will result in a much less desirable place to live and locate businesses. We fear that this lack of progressive ideas and investment will result in a continued decrease in residential population, as well as commercial investment and development. We have already seen that our home prices have not kept up with those in the surrounding areas, and it feels like only a matter of time before we start to see increases in taxes, which will only make the community less desirable.

It is no secret that I believe that if a business or community does not innovate and invest in the future, they will die. The landscape is chock full of examples of this, and represents a cautionary tale for those that want to live in the past, *hoping* that things will be as they were. I have seen this in my own business as we have needed to adapt and invest around digital disruption and the living preferences of young talent. These changes shouldn't be lamented, but rather embraced and proactively managed through strong and visionary leadership.

In summary, I believe that Paul Butler would cringe at the lack of vision and leadership shown by some on these issues. I implore you and the Board to approve the Butler Condo project and the new CARP plan, to restore both relevance and economic stability to our village.

Respectfully,



Andy Mahler
50 Bradford Lane

Gail Polanek

Subject: FW: Commercial Revitalization Plan

Tony and Rick-

Although some time has passed, we wanted to follow up from the August village board meeting. Jennifer attended the meeting on behalf of Room & Board. Based on the information and documents presented, we were pleased to see the proposed vision for the future of the village. With that said, we would welcome the opportunity to participate and be a voice to guide future development. Based on our January meeting with you, we would love to help drive further development and revitalize the west end of the commercial district.

We are here to partner, guide and share our voice.

Francesca and Jennifer

Francesca Andrews
Leadership Associate

Room & Board
2525 West 22nd Street | Oak Brook, IL 60523
tel 630.571.7801 | fax 630.571.0763

roomandboard.com

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Gail Polanek

From: Andrea Holt
Sent: Wednesday, October 24, 2018 11:20 AM
To: Tony Budzikowski; Gail Polanek; Rebecca Von Drasek; Rahma Hasan
Subject: McDonald's Soccer Fields

Dear Commissioners,
Planning for the future of Oak Brook is a commendable task and I appreciate all the effort you have put toward this endeavor.

In regards to the McDonald's soccer fields, PLEASE do not change the zoning to residential. Based on District 53 capacity reports, our small school district could not absorb the impact of an influx of children without incurring significant expense to our taxpayers and diminishing the quality of education.

Changing the zoning to allow a housing development the opportunity to reap significant financial gains at our expense is an assault on our community. Should the Park District referendum fail this November, please do not appease the housing developers that (I'm assuming based on the plans I've seen) have no interest in maintaining the integrity and uniqueness of our village. The soccer field is a beautiful and highly desirable parcel. Let's leverage this asset to the benefit of our community and not turn us into another Schaumburg, Lombard or Downers Grove.

There is already an abundance of senior living in Oak Brook. There is a lot of affordable housing in the area for young families. Why would 600+ units be considered? Why would any new units of this type be considered for that parcel? McDonald's can sell to whomever they want. However, the opportunity to purchase this land should be a fair and transparent process. Manipulating the zoning to give advantage to a housing developer does not seem to be in the best interest of the Oak Brook brand.

- Keep zoning AS IS to avoid NEGATIVE**
- Educational impact**
- Environmental impact**
- Emergency services impact**
- Homeowners Equity impact**
- Oak Brook identity impact**
- Etc.**

Sincere regards,
Andrea Holt
Brook Forest resident

S.A.

Gail Polanek

From: Alyse ✓
Sent: Tuesday, October 23, 2018 1:42 PM
To: Tony Budzikowski; Gail Polanek; Rebecca Von Drasek;
Subject: McDonald's Soccer Fields

Dear Plan Commission Board,

I'm writing today with the hope that the land owned by McDonald's at Kensington can be preserved for Park District use for all of the future residents of Oak Brook.

Last week I attended the Butler 53 School Board meeting and am concerned after learning of the possible impact that residential development on the McDonald's soccer field could have on our schools.

Our small schools risk becoming more overcrowded due to families clamoring to get into Oak Brook at a reduced price. I'm hearing the argument that 'the older residents of Oak Brook will buy the townhomes,' but I believe this argument if false. My parents, in their mid-eighties along with many of their friends, are 'original' Oak Brook residents and have no intention of leaving their homes. Older residents built their homes inexpensively, they've been paid off for years and they have low taxes. Why would they move? Most will not.

My assumption is that this proposed development may be flooded with young families, hoping to get into our excellent school district as well as Hinsdale Central High (also overcrowded). The Butler 53 School Board issued a statement regarding the overcrowding that could take place.

Please consider all future impacts this development will have on Oak Brook. Once this land is gone, it's gone forever.

Sincerely,

Alyse Gaddis

York Woods resident

Gail Polanek

Subject: FW: Commercial Revitalization Plan

From: Francesca Andrews [
Sent: Thursday, October 11, 2018 9:29 AM
To: Riccardo F. Ginex ; Tony Budzikowski
Cc: Jennifer Barhorst
Subject: Commercial Revitalization Plan

Tony and Rick-

Although some time has passed, we wanted to follow up from the August village board meeting. Jennifer attended the meeting on behalf of Room & Board. Based on the information and documents presented, we were pleased to see the proposed vision for the future of the village. With that said, we would welcome the opportunity to participate and be a voice to guide future development. Based on our January meeting with you, we would love to help drive further development and revitalize the west end of the commercial district.

We are here to partner, guide and share our voice.

Francesca and Jennifer

Francesca Andrews
Leadership Associate

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roomandboard.com

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Daniel J. Brown

4 Oak Brook Club Drive, Unit G107
Oak Brook, Illinois 60523

July 26, 2018

Mr. Tony Budzikowski, AICP
Director of Development Services
Oak Brook Plan Commission
1200 Oak Brook Road
Oak Brook, IL 60523

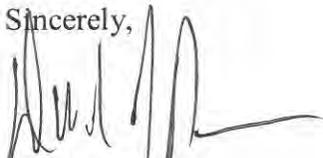
Dear Mr. Budzikowski:

I recently saw in the Tribune a plan for development of the McDonald's headquarters site and another for the corner of Spring Road and 16th. Both of these projects, with their associated increase in traffic, will adversely affect bicycling in the area.

Furthermore, the bicycle path along Spring Road in front of the Citibank building has been removed and the drawings of the condo at 16th and Spring Road show no bicycle path. Apparently, this section of the existing bicycle path will also be removed. Spring Road is busy now and will become much busier if these projects go forward. Forcing cyclists from a path onto Spring Road is reckless and dangerous.

As a bicyclist, I am alarmed at what is occurring and wonder what consideration, if any, is being given to the needs of bicyclists in the plans for Oak Brook's development.

Sincerely,



Daniel J. Brown

Cc: Ms. Marcia Tropinski, Chairwoman

5.g.

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STRENGTH OF SALES BOOSTS CHICAGO RETAIL

Given rise in consumer spending, the appetite for both development and investment is healthy.

By Kristin Hiller

The pace of consumer spending is accelerating in Chicago's retail market. Across the metro area, retail sales totaled \$27.4 billion in the first quarter of 2018, compared with \$26.1 billion for the same time period last year — an increase of 5.1 percent.

For all of 2017, retail sales in metro Chicago totaled \$123.5 billion, up 1.3 percent over the prior year, according to John Melaniphy III, founder of retail consulting firm Melaniphy & Associates Inc. and director of economic

development for the Village of Wheeling, a northern suburb of Chicago.

Corporate tax cuts, rising consumer confidence and low unemployment all played a factor in boosting sales during the first quarter. Some of the strongest performing categories included restaurants, grocery, automobiles and apparel.

"Despite rising interest rates, the consumer is feeling very good about the economy," says Melaniphy. "The headlines about the retail apocalypse



Food hall operator Urbanspace will anchor a five-story dining and retail concept set to open in mid-2020 at the base of Willis Tower in Chicago.

see CHICAGO page 24

REDEVELOP, REPURPOSE AND RETENANT

Retail developers, owners put heavy emphasis on renovation in order to re-energize properties.

By Kristin Hiller

For the retail sector, redevelopment is the name of the game. Whether it's upgrading and repositioning a property or backfilling a vacant department store, developers and owners are keenly aware of the need to adapt to today's retail climate.

Sears Holdings Corp. made headlines with a long list of store closures on more than one occasion this year, even shuttering its remaining store within the city of Chicago. In a partnership with Tucker Development, Sears spinoff Seritage Growth Properties plans to redevelop two Chicago locations into mixed-use developments with retail and residential space.



Tucker Development and Sears spinoff Seritage Growth Properties plan to transform two former Sears stores into mixed-use developments with retail and residential space in Chicago. Pictured is a rendering of the project at 1601 N. Harlem Ave.

see REDEVELOPMENT page 28



Infrastructure Investments Spur
Industrial Development in Chicago
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Start-ups Drive Strong Fundamentals
for Columbus Office Market
page 22

Oak Brook's Revitalization
Opportunity: Life After McDonald's
page 32

OAK BROOK'S REVITALIZATION OPPORTUNITY: LIFE AFTER MCDONALD'S

What's next for the suburban city after the fast-food chain moved its headquarters to downtown Chicago?

By David Carlin

For decades, McDonald's and Oak Brook were synonymous. But following the move of McDonald's corporate headquarters and its nearly 3,000 employees to Chicago's West Loop, the Village of Oak Brook finds itself at an important crossroads. Amplifying the loss of such a significant employer, the Amazon effect continues to reduce sales tax revenues generated within the village's commercial areas.



David Carlin
Greater Oak Brook Chamber of Commerce

Understanding the unique impact of these challenges requires a bit of historical context. Legendary and visionary business magnate Paul Butler, often referred to as "The Father of Oak Brook," designed a unique mosaic of neighborhood subdivisions with homes on expansive lots paired with open and recreational spaces, all supported by a vibrant — yet separate — commercial area.

For decades, the local sales tax generated in that robust commercial area has offered Oak Brook residents the unique benefit of paying no municipal property taxes. Most village operations, including police and fire services, are funded by sales tax revenues. That special Oak Brook living incentive hangs in the balance, threatened by consumer shifts toward e-commerce and the loss of McDonald's.

Oak Brook's elected officials, business leaders and residents must proactively embrace innovative strategies to renew Oak Brook's commercial areas so that Oak Brook, its residents and its businesses will survive and continue to thrive.

The master plan

True to Butler's vision and philosophy, Oak Brook is rising to the occasion. It started over a decade ago when the Village Board of Trustees, staff, residents and business leaders created a master plan for the community's future, considering all the potential yet unforeseen changes Oak Brook would inevitably experience.

Since its adoption, the 2007 Commercial Areas Revitalization Plan (CARP) has provided the planning and development framework for Oak Brook's business districts. A lot has changed in the past decade, requiring a fresh look. Thus, two years ago, a leadership team undertook a transparent process to update the 2007 CARP.



Following McDonald's relocation of its headquarters to Chicago's West Loop, a demolition crew tore down the restaurant next to McDonald's Plaza in Oak Brook. Developers and city planners are discussing the opportunities to reinvigorate the commercial district.

The team of elected officials, community leaders, community planning experts and several residential and business leaders have concluded its work and recently introduced a 2018 CARP for public review, deliberation and approval by the Village government. The plan addresses new issues and identifies the most important unmet needs for Oak Brook's residents and business areas.

Both the 2007 plan and the 2018 updated CARP provide guidelines for the community's decision making around new commercial developments, including mixed-use, multifamily residential, office, retail and dining. The 2018 plan also includes updates to walkability, sustainable energy practices and public safety improvements.

It has been a long-term goal to enhance Oak Brook's commercial areas for its roughly 8,000 residents and 80,000+ daily visitors. Making the commercial areas more vibrant, prosperous and bustling will help ensure Oak Brook's financial stability while at the same time protecting the spirit of Butler's vision, preserving the village's residential and open spaces.

What follows are a few of the opportunities presented by the CARP, including recently completed and proposed developments.

Office

Oak Brook is an important hub of the Chicago suburban office market

and an active area for redevelopment of many existing Class A buildings. Urban amenities are cropping up throughout Oak Brook. For example, the recently completed redevelopment of four office buildings, now dubbed Oak Brook 22, has a fitness center, campus-wide connectivity and a new Michael Jordan's Restaurant. On the other side of the mall, the office campus at 1900 Spring Road is also being redeveloped to enhance the tenant experience, the building exterior and retail potential.

Mixed-use, luxury condominiums

The transformation of the former McDonald's campus is already underway. Houston-based developer Hines has unveiled its plans to create a "new village center" in place of McDonald's Plaza, one of the many buildings formerly owned by the fast-food giant. Hines is expected to begin the approval and zoning process with the village this year, aiming to build residential, office and retail space on the site.

Another proposed multifamily development is The Butler, a 22-story, Lucien Lagrange-designed luxury condominium across a single crosswalk from Oakbrook Center shopping and dining. The Butler will offer a new solution for people who want to enjoy Oak Brook's community without the upkeep of a big estate.

The high-end condo units and shared amenities are ideal for residents who want to live an upscale and

convenient lifestyle.

Retail

Oakbrook Center's forward-thinking leaders have enhanced the property by making capital improvements and adding entertainment and experiential offerings to complement the center's retail. As the retail landscape continues to change, the CARP will strengthen Oakbrook Center and the other retail spaces around it.

Walkability

Focusing on the well-being of residents and the aesthetic of the village, the CARP focuses on solutions to make the village safer and friendlier for pedestrians and cyclists. Improving the sidewalks and bicycle paths to connect the residential, commercial and office village areas will relieve motor traffic congestion and encourage more and new patrons to visit restaurants, shops and employment areas.

Ultimately, it is up to the Village Board of Trustees to approve the proposed updates to the CARP that would usher in a triumphant new era for Oak Brook. I am confident that these measures will ensure that Oak Brook becomes an even stronger draw for those seeking the best experience a suburban community can offer. ■

David Carlin serves as president and CEO of the Greater Oak Brook Chamber of Commerce & Economic Development Partnership.

Walkable cities are where people want to live – and spend

Post-war America was defined by interstates and cars, but the neighborhoods of today are eschewing suburbs for sidewalks and small businesses.

February 7, 2018 12:54 PM

It is hard to realize how car-dependent suburbs are — until you attempt to walk in one. Suddenly, inconsistent sidewalk access, wide lanes of traffic to cross on short walk lights, and sheer distance begins to make getting around more daunting.

For decades, the stereotypical American family lived in the suburbs, relying on at least two cars to get around. In the last several years, young people have been bucking this trend, leading to the revitalization of urban centers. Walkable cities are becoming an increasingly popular trend in urban design, putting the focus on getting feet on sidewalks, rather than cars on the roads.

According to statistics from the National Association of Realtors, 62 percent of millennials prefer living in walkable communities that have short commutes, even if this means living in townhouses or apartments. Meanwhile, members of Gen X and the Baby Boom still prefer living in houses in suburban areas and relying on a car to get around. Even accounting for this generational split, more than half of Americans would rather live in areas where houses have smaller yards but are within walking distance of community amenities.

The numbers show the continuation of a wider trend away from the focus on the car and toward creating spaces where people walk and participate in outdoor events.

Urban neighborhoods where residents primarily walk are both more economically vibrant and also more expensive than their suburban counterparts. Two researchers from the Brookings Institution studied different neighborhoods in the greater Washington, D.C., area, judging the “walkability” of different neighborhoods on the basis of features like aesthetics, personal safety, traffic signals, and pedestrian amenities like good sidewalks and street furniture. They found a strong correlation between the walkability of a neighborhood and its economic health.

On the whole, they found that higher walkability scores were linked to stronger neighborhood economic health. For each step up the five-tiered scale the researchers developed, a store was likely to boost its sales by nearly 80 percent, thanks to increased foot traffic. Statistics show that these increased sales come because, while walkers and transit users spend less per visit to local businesses than drivers do, they make more visits. Rental rates for apartments, office space and storefronts were higher as well.

This exposes one of the underlying economic tensions in walkable communities. Lower transportation costs often come alongside higher rent prices, placing these neighborhoods out of reach for lower-income Americans.

“Based on data from the Center for Neighborhood Technology, we found that places with fair to very good walkability have significantly lower transportation costs than do places with poor to very poor walkability,” write Christopher B. Leinberge and Mariela Alfonzo for the Brookings Institution. “Alternatively,

walkable areas have significantly higher housing costs than those with fewer environmental amenities.”

In the District of Columbia, they found that people living in areas with relatively good walkability scores spent 28 percent less of their average monthly income on transportation, but paid 17 percent more on housing. This makes sense, considering that some of the region’s most walkable neighborhoods, like Dupont Circle, Adams Morgan and Georgetown are also some of its most expensive.

Even areas without the sort of multi-use built environments that new urbanists praise have found ways to benefit from foot traffic through seasonal events. These range in size from music festivals like EDC, which brought 400,000 people and more than \$1.3 billion in economic impact to Las Vegas, to smaller celebrations like the Northwest Garlic Festival in Ocean Park, Washington, or the Holidazzle seasonal village in Minneapolis. Events like festivals draw on a sense of community pride. They also lead to increased economic activity by bringing in people who wouldn’t necessarily come into these areas.

Walkability is only a part of restoring urban centers. It largely goes hand in hand with a switch toward walkable communities, which offer everyday services like dry cleaning and groceries within a few block radius of housing options. This model is increasingly taking the place of retail centers with large destination stores.

For example, for years Minneapolis has struggled to reinvigorate Nicollet Mall, a central thoroughfare open only to pedestrian and bus traffic. In the 1970s, the street boasted four flagship department stores.

Today it has none, after Macy's announced that it was closing a storefront that originally opened in 1902. Instead, retail in the city is thriving in other neighborhoods that allow entrepreneurs to build on a smaller scale, catering to people who live in the area. Instead of thinking about mandatory parking requirements, city planners are increasingly finding that pedestrians are one of the best ways to encourage economic development. By working to slow the pace of traffic, or to block cars from driving in certain areas, such thinking encourages the development of a neighborhood feeling and leads to a better business environment.

Post-war America was defined by interstates and cars, but the neighborhoods of today are eschewing suburbs for sidewalks and small businesses.

Erin Mundahl is a reporter with InsideSources.com.

Chicagoland renters and buyers are itching for walkable suburbs. Enter 'surban.'





Mara Franken (center) and her family recently moved to a walkable suburb in Chicago. The family is looking for a home that is close to downtown and has easy access to restaurants, schools and parks.

Danielle Braff

Chicago Tribune

Newbies to Chicago's suburbs are increasingly stowing cars and slipping into walking shoes.

No longer are McMansions, white picket fences and sprawling square footage topping suburban buyers' most-wanted list. Instead, proximity to a suburb's downtown and easy access to restaurants, schools and parks are priorities. For many, walkable suburbs reign supreme.

"Buyer demand has shifted from wanting to be situated in the suburbs, to homes in the urban core," said Nathan Freeborn, real estate agent with realty website Redfin. "People are trying to get away from using their cars as much as they can."

That was the goal for the Franken family — Mara, 37; David, 38; Matthew, 5; and Eva, 2 — who moved from Chicago to Glenview about a year ago.

"We wanted to find a home that was close enough to the downtown to enjoy walking like we did in the city," Mara Franken said. By foot, the Frankens can easily reach a library, train, four parks, a grocery store and a few restaurants.

"It almost feels like we're in the city, with the benefit of having a yard and neighbors and a garage," Franken said, noting that they

checked the walk score — a measure of how walkable an area is — of houses before touring.

The shift toward more walkable suburbs started over the past two decades, thanks to planning efforts concentrated on creating mini-downtowns to revive traditional suburban centers, said Kheir Al-Kodmany, a professor at the University of Illinois at Chicago's College of Urban Planning and Public Affairs.

Suburbs throughout Illinois added restaurants, cafes, stores, movie theaters, parks and sidewalks.

For instance, Wheeling recently spent \$110 million to create a 16.2-acre downtown, slated for completion in late 2018, which will include a 25,000-square-foot plaza and a 100,000-square-foot retail area that includes a movie theater, restaurants and more. And in downtown Glenview, a four-story mixed-use development featuring 138 luxury apartments wrapped up in 2014.

“These suburban downtown places offer alternatives to the city's downtown, which is increasingly expensive, unaffordable, congested, noisy, crowded and polluted. As a result, the suburbs could offer the best of both worlds,” Al-Kodmany said. “Low-density, affordable, peaceful and comfortable living that is accessible to vibrant, busy social places.”

A 2017 study by the National Association of Realtors found that walkers span the generations. Sixty-two percent of millennials and 55 percent of those born before 1944 prefer walkable communities and brief

commutes, even if it means living in an apartment or town home. And 53 percent of Americans would give up a home with a large yard in exchange for a home with a smaller yard that's within walking distance of the community's amenities, according to the study. That figure is up from 48 percent in 2015.

It's part of a shift toward valuing time and experiences more than possessions, said John Burns, CEO of John Burns Real Estate consulting.

"We coined the term 'surban' for this trend, which is development that is bringing the best of urban to the suburbs," Burns said.

The housing prices reflect the shift away from the larger suburban homes to the suburban downtown condos.

A larger home in the far-out suburbs that may have sold in 2003 for \$700,000 could be seen on the market today for \$100,000 less, while a home in a downtown suburban area developed just two years ago will have already gone up in price, according to Julie Dunne, a Barrington-based realty agent with Keller Williams Success Realty.





Some realty agents say young families are flocking to the suburbs are among the top seven reasons why people are leaving the city. The Chicago Tribune (2016)

A 2016 study from realty site Redfin seems to support Dunne's point. The study took into account more than 1 million home sales between January 2014 and April 2016 and found that homes with higher walk scores tend to have higher sales prices than comparable homes in less walkable areas. One walk score point can increase a home's price by an average of \$3,250. In Chicago, the study found an increase of one walk score point can bump a home's price by \$2,437.

Developers haven't missed the trend, and suburbs throughout the Chicago area have transformed into construction zones.

Construction began last November at Park Place Glenview, a 26-residence development in downtown Glenview located in the 40,000-square-foot former village hall. It's one block from an elementary school, and is within walking distance to Starbucks, Trader Joe's, the Glenview Metra station, North Shore Country Club, a brewery and restaurants.

"People are excited to have the best of both worlds," said Tom Drake, president of The Drake Group, builder and developer of Park Place Glenview.

Buyers want the schools and amenities that the suburbs provides, but they don't want to give

up anything the city has to offer either, Drake said.

Construction is also underway in Lake Forest's downtown, where the luxury Kelmscott Park development is introducing a mix of 12 single-family homes, 42 condominiums and 111 apartments designed by architecture firm Booth Hansen. Kelmscott Park is within walking distance of the Lake Forest Metra station, grocery stores, restaurants, parks and boutique gyms. All the condo and apartment parking is underground because it's supposed to feel like an in-town experience, said Tim Anderson, CEO and owner of Focus, the developer of Kelmscott Park.

Some realty agents say millennials and first-time suburban buyers are at the center of the downtown suburban living trend.

"The most common profile" says realty agent Freeborn, is this: "young families moving up from the city who are reticent to give up the walkability of urban life."

NOTICE IS HEREBY GIVEN that a public hearing before the Plan Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on **Monday, November 19, 2018, at 7:00 p.m.** in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523.

The purpose for the public hearing is to take public testimony on the Commercial Areas Revitalization Plan which, if adopted, would be an addendum to the Official Village of Oak Brook Comprehensive Plan originally approved by the Village of Oak Brook in June of 1969, and as amended February 1973, May 1978, June 1990 and March 11, 2008.

The proposed Commercial Areas Revitalization Plan is a policy document and guide to assist the community in future development related decisions and activities. The Plan is intended to reinforce and strengthen the Village's office, retail, dining, hospitality and entertainment offerings and also includes an added focus on residential and mixed-use development in consideration of the changing market conditions within the commercial corridor and to provide the Village with some additional housing options in close proximity to commercial and employment centers. The proposed plan document is available to the public for review during regular business hours at the following locations in the Village: The Village Clerk's Office, 1200 Oak Brook Road; Oak Brook Library, 600 Oak Brook Road; and the Development Services Department, 1200 Oak Brook Road, Oak Brook, Illinois. Arrangements for reviewing the plan can be made by calling the Development Services Department at 630-368-5106 or 5103. The plan can also be accessed on the Village website at www.oak-brook.org.

All persons desiring to be heard will be afforded an opportunity to do so and may submit their statements orally or in writing or both. The hearing may be recessed to another date if notice of time and place thereof is publicly announced at the hearing or is given by newspaper publication not less than five (5) days prior to the date of the recessed hearing.

The petitioner's application including all supporting documents is on file with the Director of Development Services and persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

Charlotte Pruss, Village Clerk
 Published at the direction of the Corporate Authorities and the Plan Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald October 31, 2018 (4512190)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 31, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daulla Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4512190

Daily Herald

October 10, 2018

Gail Polanek
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Plan Commission Hearing on October 15, 2018

Dear Gail,

The Daily Herald received a request for publication from you to publish a Public Hearing notice on September 18, 2018. Unfortunately, we published this notice on September 13, 2018. This was entirely our error and of no fault of the Village of Oak Brook.

We deeply regret the error and the inconvenience this may cause you. I will credit out the invoice (T4509080) that you would have received regarding this publication.

We appreciate your business and regret any repercussions this error may cause the Village.

If you have any questions, please let me know.

Sincerely,



Paula Raetzman
Daily Herald Legal Department
155 E. Algonquin Road
Arlington Heights, IL 60007
847-427-4671

Paddock Publications, Inc.
Post Office Box 280
Arlington Heights, Illinois 60006-0280
Telephone 847-427-4444
Fax 847-427-1130
dailyherald.com

3.a

VOB-CRP PLAN-TA

NOTICE IS HEREBY GIVEN that a public hearing before the Plan Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Monday, October 15, 2018, at 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523.

The purpose for the public hearing is to take public testimony on the Commercial Areas Revitalization Plan which, if adopted, would be an addendum to the Official Village of Oak Brook Comprehensive Plan originally approved by the Village of Oak Brook in June of 1969, and as amended February 1973, May 1978, June 1990 and March 11, 2008.

The proposed Commercial Areas Revitalization Plan is a policy document and guide to assist the community in future development related decisions and activities. The Plan is intended to reinforce and strengthen the Village's office, retail, dining, hospitality and entertainment offerings and also includes an added focus on residential and mixed-use development in consideration of the changing market conditions within the commercial corridor and to provide the Village with some additional housing options in close proximity to commercial and employment centers.

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The petitioner's application including all supporting documents is on file with the Director of Development Services and persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

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Charlotte Pruss
Village Clerk
Published at the direction of the Corporate Authorities and the Plan Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald September 18, 2018 (4509080)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

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I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 13, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daule Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4509080

3.6.



ITEM 8.

BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Committee-of-the-Whole Meeting
of
August 14, 2018

SUBJECT: Commercial Areas Revitalization Plan – Amendment to Comprehensive Plan

FROM: Tony Budzikowski, AICP, Development Services Director **TB**

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the Commercial Areas Revitalization Plan – Final Draft dated May 2018 to the Plan Commission for a public hearing

Background/History:

The Commercial Areas Revitalization Plan was last before the Village Board on May 22nd for discussion and a referral to the Plan Commission. At that meeting, comments were received by both the public and Board members and it was determined that the next forum for additional discussion on the Plan was a Committee-of-the-Whole meeting.

As discussed in July, the Community Enhancement Committee did review the Plan and provided commentary and input for the preparation of the Plan draft dated May 2018. Upon completion of this final draft, the Plan received an affirmative recommendation from the Committee. The Committee voted to recommend approval of the Plan and forwarded the document to the Board for referral to the Plan Commission for public hearing. Under Illinois Municipal Code (65 ILCS 5/11-12-5(1)), a city or village plan commission is charged with preparing and recommending a comprehensive plan for the present and future development or redevelopment of a municipality.

The study area of the Plan remains the same as the 2007 Plan with the geography being along and adjacent to 22nd Street and Butterfield Road. It runs east-west for approximately 4.5 miles and contains approximately 9 million square feet of office and retail space. The study area has direct access to I-88 and IL Route 83 as well as access from north-bound I-294.

RG
2.

The Plan is intended to reinforce and strengthen the Village's office, retail, dining, hospitality and entertainment offerings and also includes an added focus on residential and mixed-use development in consideration of the changing market conditions within the commercial corridor and to provide the Village with some additional housing options in close proximity to commercial and employment centers. This emphasis can be seen in several of the *Opportunity Site* scenarios that have been proposed in the Plan for the McDonald's Corporation properties at the *Plaza* and *Autumn Oaks*.

The Plan is ultimately a policy document and guide to assist the community in future development related decisions and activities.

Quoting directly from the Plan,

“The Oak Brook Commercial Areas Revitalization Plan is the product of an eight-step process that entailed: analyzing existing conditions; determining strengths, weaknesses, issues and opportunities; establishing a “vision” for the corridor; developing plans and policies for land use, development, transportation, and opportunity sites; developing detailed subarea framework plans; developing implementation strategies and actions necessary to transform the Plan from vision to reality, and finally preparing the Commercial Areas Revitalization Plan report for adoption.”

Accordingly, since the Commercial Areas Revitalization Plan will become an amendment to the Village's comprehensive plan, the next step in the planning process is to have the Plan presented for a public hearing before the Plan Commission.

Recommendation:

Please refer the final draft of the Commercial Areas Revitalization Plan – dated May 2018 to the Plan Commission for public hearing as a proposed amendment to the Village's Comprehensive Plan.

1. CALL TO ORDER

The Regular Meeting of the Village Board of Trustees was called to order by President Gopal Lalmalani in the Samuel E. Dean Board Room of the Butler Government Center at 7:04 pm. The Pledge of Allegiance was given.

2. ROLL CALL

Village Clerk Charlotte Pruss called the roll with the following persons

PRESENT: Trustees John Baar, Philip Cuevas, Michael Manzo (*via teleconference*), Moin Saiyed, Edward Tiesenga, Asif Yusuf, President Gopal Lalmalani

ABSENT: None

IN ATTENDANCE: Village Manager Rick Ginex, Finance Director Jason Paprocki, Development Services Director Tony Budzikowski, Information Technology Director Jim Fox, Fire Chief Barry Liss, Golf Club Superintendent / Manager Sean Creed, Head Librarian Jacob Post, Police Chief Jim Kruger, Public Works Director Doug Patchin, Village Attorney Greg Jones

3. PRESIDENT'S OPENING COMMENTS

President Lalmalani stated that he was removing Items 9.B.2) and 9.B.3) from the agenda.

A. The 2017 Audit Report

President Lalmalani requested for Financial Director Jason Paprocki to present the 2017 Audit Report. Finance Director Paprocki introduced Joe Lightkap, from the Baker Tilly Virchow Krause, LLP. Mr. Lightkap discussed key highlights from the Comprehensive Annual Finance Report and the Communications Report.

B. Commercial Revitalization Plan – John Houseal

President Lalmalani introduced John Houseal of Houseal Lavigne, Principal and Cofounder of Houseal Lavigne Associates. He explained that Mr. Houseal has established himself as one of the nation's top urban planning professionals with a reputation as a leader in urban planning, contemporary development practices, and community outreach. Mr. Houseal has directed, managed and assisted with a wide range of planning assignments including comprehensive plans, corridor plans, downtown plans, neighborhood plans, master development/site plans, and more. Houseal Lavigne Associates was retained by the Village in 2006 to prepare the Village's Commercial Revitalization Plan. Mr. Houseal narrated a comprehensive Power Point presentation showing an overview of the Commercial Revitalization Plan.

Development Services Director Tony Budzikowski spoke about the process for developing the Commercial Revitalization Plan. He explained that the next step in the

planning process is to have the Plan presented for public hearing before the Plan Commission.

4. **RESIDENT/VISITOR COMMENT**

The following residents addressed the Village Board regarding the Oak Brook Commercial Revitalization Plan, how it may effect Oak Brook and its residents:

Residents James Pehta, Karen Bushy, Jerry Wolin, Mort Westman, and Raj Lal.

Comments were made from the Board. Mr. Houseal addressed the questions and concerns regarding the Commercial Revitalization Plan.

Motion by Trustee Tiesenga, seconded by Trustee Yusuf, to hold a Committee of the Whole meeting at a future date.

ROLL CALL VOTE:

Ayes: 6 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried.

Residents Raj Lal, Jeff Shay and Dave Carlin addressed the Board regarding the Commercial Revitalization Plan and the McDonald's property.

5. **APPROVAL OF MINUTES**

A. Special Executive Meeting Minutes of February 13, 2018

Motion by Trustee Baar, seconded by Trustee Cuevas, to approve the Minutes of the Special Executive Meeting of February 13, 2018.

ROLL CALL VOTE:

Ayes: 6 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried.

B. Special Executive Meeting Minutes of March 5, 2018

Motion by Trustee Baar, seconded by Trustee Cuevas, to approve the Minutes of the Special Executive Meeting of March 5, 2018.

ROLL CALL VOTE:

Ayes: 6 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried.

C. Regular Executive Meeting Minutes of March 13, 2018

1-a