

**VILLAGE OF OAK BROOK**  
**Plan Commission/Zoning Board of Appeals**

**STAFF REPORT**

**DATE:** January 14, 2020

**CASE NO:** 2020-01-ZO-OZM

**DESCRIPTION:** Adoption of 2020 Official Zoning Map

**PETITIONER:** Village of Oak Brook

**DISCUSSION:**

The Village of Oak Brook's GIS Consultant has prepared the 2020 Official Zoning Map for review and recommendation by the Plan Commission (PC) and Zoning Board of Appeals (ZBA) for adoption by the Corporate Authorities. The Illinois Municipal Code 65 ILCS 5/11-13-19 requires that a municipality adopt and publish a new zoning map on an annual basis and by March 31<sup>st</sup> of each year. The published zoning map should include and acknowledge existing zoning, boundary changes (i.e. annexations), zoning map amendments and subdivisions that have been approved the preceding year.

Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The first map published in 1960 shall reflect all zoning uses, divisions, restrictions, regulations and classifications in effect on and prior to December 31, 1959. If in any calendar year after the first map is published, there are no changes in zoning uses, divisions, restrictions, regulations and classifications in such municipality, no map shall be published for such calendar year. The map published by the corporate authorities shall be the official zoning map. The corporate authorities may establish a fee charged any person desiring a copy of such map. Such fee shall be paid to the appropriate zoning officer and shall be applied to defray the cost of publication of the official map.

For clarification purposes, any changes being incorporated into the official zoning map have already received PC and ZBA recommendations and have also been authorized and adopted by the Corporate Authorities. There is no express legal requirement that the PC and ZBA review the zoning map, but it is nevertheless prudent, particularly considering the role that the advisory commissions/boards play in the zoning amendment process.

The 2020 Official Zoning Map changes include the following:

- Oak Brook Park District Property – 1315 and 1425 Kensington Road – Map Amendment rezoned properties from ORA-1 to CR

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- CCOB Subdivision Final Plat – Christ Church – 501 Oak Brook Road – created 2 lots
- Oak Brook Commons Subdivision – 2111 McDonald’s Drive and 1120 22<sup>nd</sup> Street – created 15 lots

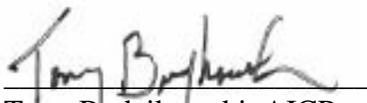
In addition to the above, the map also includes specific references to Planned Unit Developments that have been approved for individual properties since 2009 when the Planned Development regulations were approved and added to the Village’s zoning regulations. The reference to Planned Developments has been added to the Map Legend and an asterisk (\*) with ordinance number has been added to specific properties that have received these development approvals and are listed below.

**\*Approved Planned Developments**

- Franklin/Jupiter- The Butler PUD (condo) – 1900 Spring Road
- Commerce Plaza PUD (new restaurant) – 2011 Commerce Drive (new address)
- McDonalds/Hines – Oak Brook Commons PUD (redevelopment mixed use-retail) – 2111 McDonald’s/1120 22<sup>nd</sup> Street

**CONCLUSION:** As such, I would ask that the Plan Commission and Zoning Board of Appeals recommend approval of the Village of Oak Brook Official 2020 Zoning Map and authorize the Corporate Authorities to sign the map and publish in accordance with the Illinois Municipal Code.

Respectfully Submitted,



Tony Budzikowski, AICP  
Development Services Director



# Village of Oak Brook 2020 Zoning Map

## Zoning

- R-1 Single-Family Detached Residence District
- R-2 Single-Family Detached Residence District
- R-3 Single-Family Detached Residence District
- R-4 Single-Family Detached Residence District
- R-5 Residence District
- B-1 Local Shopping Center District
- B-2 Regional Shopping Center District
- B-3 General Business District
- B-4 Hotel-Office District
- INST Institutional District
- O-3 Office District
- O-4 Office District
- ORA-1 Office-Research-Assembly District
- ORA-2 Office-Research-Assembly District
- ORA-3 Office-Research-Assembly District
- CR Conservation/Recreation Area

## Map Legend

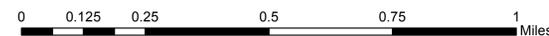
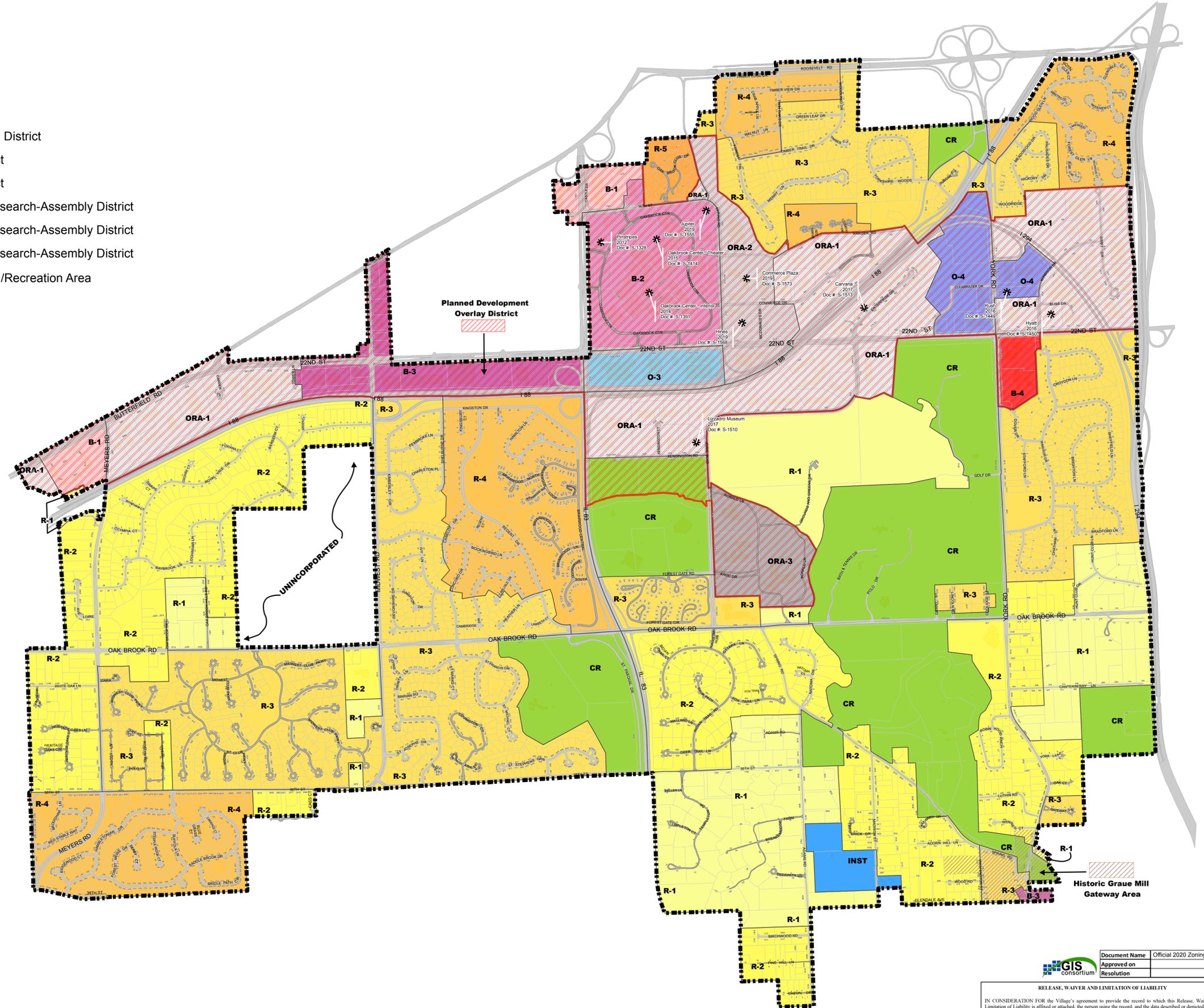
- Oak Brook Corporate Limit
- Planned Development Overlay District
- Historic Graue Mill Gateway Area
- \* Planned Development

## General Requirements Village of Oak Brook

District	Stories	Maximum Height Feet	Minimum Lot Width	Minimum Lot Area Within Buildable Area	Maximum F.A.R.
<b>Residential</b>					
R-1		50 ft (R)* 45 ft (N)	220 ft	2 acres	
R-2 (Lots > 1 acre)		45 ft (R) 45 ft (N) & (I)	150 ft	1 acre	
R-2 (Lots < 1 acre)	None	40 ft (R)	None	None	0.4 (N) *
R-3		45 ft (N) & (I) 40 ft (R) *	100 ft	25,000 sq ft	
R-4		35 ft (R) *	75 ft	18,000 sq ft	
R-5 (Lots > 4 acres)		Duplexes 35 ft - flat roofs 30 ft **	NA	**	0.5 (N) *
<b>Business</b>					
B-1	2 stories	50 ft			0.5
B-2	None	None	None	None	0.5
B-3	3 stories	35 ft	None	None	1.2
B-4	5 stories	None			0.6
<b>Institutional</b>					
INST, INST (R)		45 ft 90 ft (towers, spires, steeples)	None	None	0.4
<b>Office Research Assembly</b>					
ORA-1	5 stories	76 ft		None	0.48
ORA-2	12 stories	174 ft	None	None	See code 13-10B-3A
ORA-3	3 stories	35 ft		24 acres	0.44
<b>Office</b>					
O-3	None	None			0.8
O-4	8 stories	118 ft			0.8
O-4 (mixed use)	16 stories	180 ft	None	None	1
<b>Conservation/Recreation</b>					
CR	None	30 ft	220 ft	5 acres	0.15

\* See Exceptions  
\*\* See Zoning Regulations, Residence District - Article E

R = Residential      N = Non Residential      F.A.R. = Floor Area Ratio      I = Institutional



GIS consortium	Document Name	Official 2020 Zoning Map
	Approved on Resolution	

### RELEASE, WAIVER AND LIMITATION OF LIABILITY

IN CONSIDERATION FOR the Village's agreement to provide the record to which this Release, Waiver and Limitation of Liability is affixed or attached, the person using the record, and the data described or depicted therein, expressly and voluntarily agrees to the following: (a) all data described or depicted in the record is only an estimate and does not represent a legally binding representation of the ownership or boundaries of any parcel or improvement so described or depicted; (b) reference to the original, recorded documents is required to develop a legal opinion of the ownership or boundaries of any parcel or improvement so described or depicted; (c) the data is presented as-is, where-is, with all faults, and the Village expressly disclaims all warranties, express or implied, including any warranty of accuracy, title or fitness for a particular purpose; (d) the user, for itself and its successors, assigns, contractors and employees, releases the Village from and waives any and all claims arising from the use of the data described or depicted in the record or any inaccuracy thereof; and (e) the user agrees to indemnify, defend and hold harmless the Village, its officers, employees and agents of any liability arising from the use of the data described or depicted in the record or the inaccuracy thereof.

Data Sources: Village of Oak Brook, GIS, DuPage & Cook Counties