



VILLAGE OF
OAK BROOK
Illinois

MINUTES OF THE JANUARY 20, 2020
REGULAR MEETING OF THE
PLAN COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN/AMENDED , 2020

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 7:00 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 and Kenneth Wilczak

ABSENT: Member Raj Lal

IN ATTENDANCE: Planner Rebecca Von Drasek and Planning Technician Gail Polanek

3. APPROVAL OF MINUTES:

MINUTES

REGULAR PLAN COMMISSION MEETING OF SEPTEMBER 16, 2019

SEPTEMBER 16,
2019

Motion by Member Doyle, seconded by Member Hasan to waive the reading of the minutes and to approve the minutes of the September 16, 2019 Regular Plan Commission meeting as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS

UNFINISHED
BUSINESS

There was no unfinished business.

5. NEW BUSINESS

NEW BUSINESS

A. ADOPTION OF THE VILLAGE OF OAK BROOK 2020 OFFICIAL ZONING MAP

ADOPT THE 2020
OAK BROOK
OFFICIAL ZONING
MAP



Chairwoman Tropinski reviewed the village staff request to review the draft Official Zoning Map for 2020. The staff report listed the map amendments and subdivisions that had been approved during the 2019 calendar year. No were no additional comments regarding the updated map.

Motion by Member Hasan, seconded by Member Iyer to approve the adoption of the

Village of Oak Brook 2020 Official Zoning Map and authorize the Corporate Authorities to sign the map and publish in accordance with the Illinois Municipal Code. ROLL CALL VOTE:

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

Nays: 0 –

Absent 1 – Member Lal. Motion Carried.

6. OTHER BUSINESS

OTHER
BUSINESS

Member Doyle mentioned his concerns regarding the village bicycle paths. He asked if Staff could research how close to completion the bicycle trails are within the Village.

Planner Von Drasek responded that Staff would reach out to Public Works in order to provide a response to his request.

There was no other business discussed.

7. PUBLIC COMMENT

PUBLIC
COMMENTS

There was no public comment.

8. ADJOURNMENT:

ADJOURNMENT

Motion by Member Iyer, seconded by Member Wilczak to adjourn the meeting at 7:08 p.m. VOICE VOTE: Motion carried.

ATTEST:

/s/ Tony Budzikowski

Tony Budzikowski

Development Services Director

Secretary

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 31st 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

**STAFF REPORT – VILLAGE OF OAK BROOK
2020 OFFICIAL ZONING MAP
CASE No. 2020-01-ZO-OZM**

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

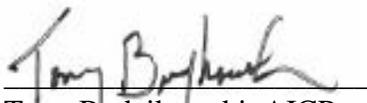
In addition to the above, the map also includes specific references to Planned Unit Developments that have been approved for individual properties since 2009 when the Planned Development regulations were approved and added to the Village’s zoning regulations. The reference to Planned Developments has 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 22nd 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

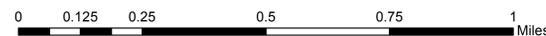
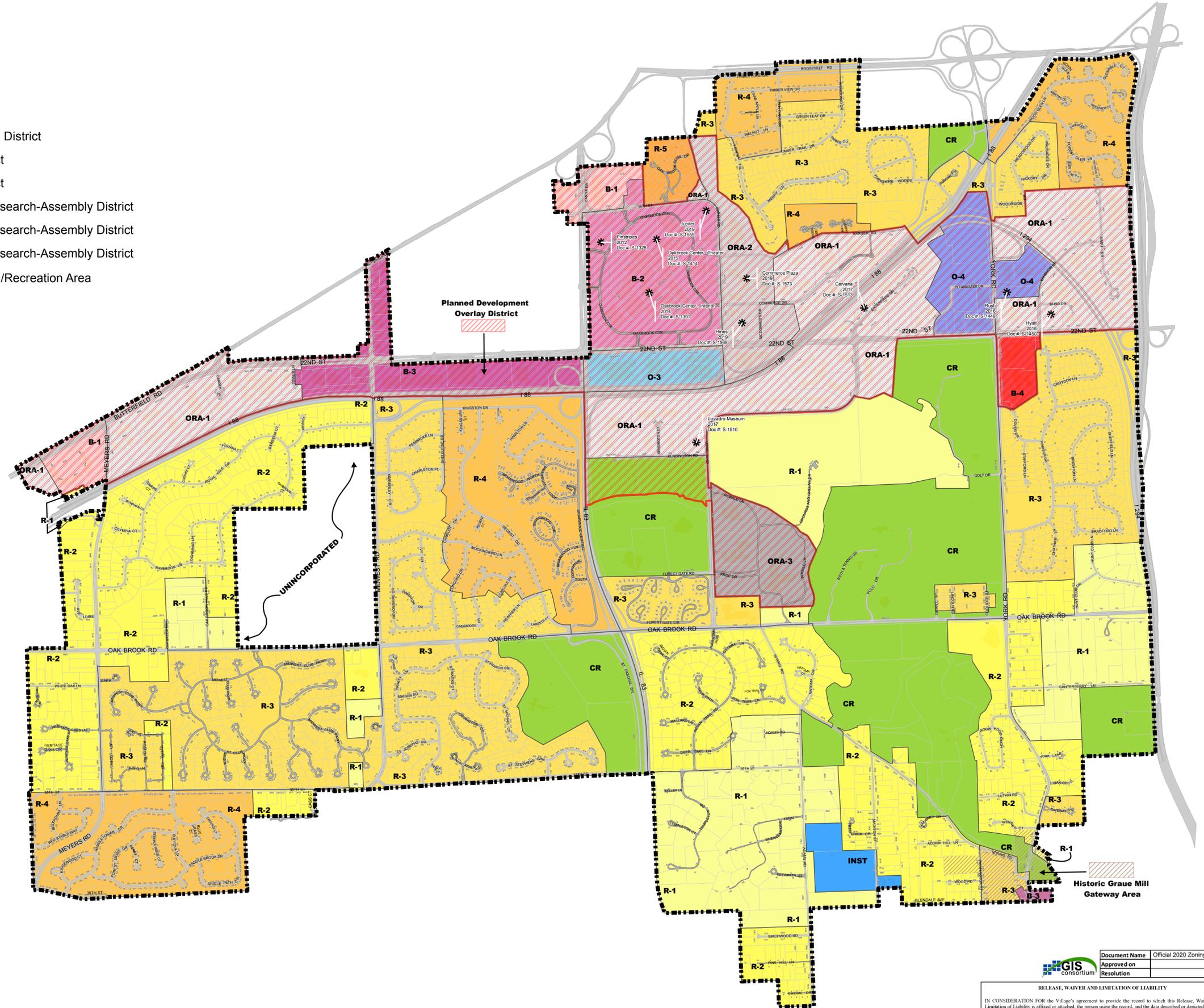
- Oak Brook Corporate Limit
- Planned Development Overlay District
- Historic Graue Mill Gateway Area
- Planned Development

General Requirements Village of Oak Brook

District	Stories	Maximum Height Feet	Minimum Lot Width	Minimum Lot Area Within Buildable Area	Maximum F.A.R.
Residential					
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) * 45 ft (N) & (I)	75 ft	18,000 sq ft	
R-5 (Lots > 4 acres)		Duplexes 35 ft - flat roofs 30 ft **	NA	**	0.5 (N) *
Business					
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
Institutional					
INST, INST (R)		45 ft 90 ft (towers, spires, steeples)	None	None	0.4
Office Research Assembly					
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
Office					
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
Conservation/Recreation					
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



	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