



# VILLAGE OF OAK BROOK

## *Village Board Transmittal Memorandum*

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**DATE:** July 22, 2009

**SUBJECT:** Department of Community Development Report – Second Quarter 2009

**FROM:** Robert L. Kallien, Jr., Director of Community Development

### *Second Quarter Summary – Residential*

- Permits for two (2) new homes and 74 residential alterations were issued.
- Three (3) residential demolition permits were issued.

### *Second Quarter Summary – Commercial*

- 68 permits were issued in the quarter for commercial building alterations.
- Two (2) commercial permits were issued for new construction (McDonald's at 2111 Midwest Road and Time Square Café at 2121 Butterfield Road).

### *Second Quarter Summary – General*

- 146 permits were issued, which represents a 48 percent decline over 2<sup>nd</sup> quarter 2008 figures.
- 494 building inspections were conducted by Community Development Building Inspectors, which represents a 4 percent decrease over 2<sup>nd</sup> quarter 2008 figures.
- The estimated value of all new construction was \$7,606,920.
- Building permit fees collected in the 2<sup>nd</sup> quarter totaled \$122,989 represents a 49 percent increase over 2<sup>nd</sup> quarter 2008 figures.

### *Second Quarter Summary – Board and Commission Activities*

- Special Use – The Clubhouse Oak Brook – 298 Oakbrook Center – The Plan Commission and Zoning Board completed their review of a request to expand the outdoor dining area.
- Special Use – Labriola Café – 3021 Butterfield Road (Oak Brook Promenade) – The Plan Commission and Zoning Board completed their review for an outdoor dining area adjacent to the café.

- Text Amendment – Village of Oak Brook – Study and Review to develop proposed text for senior housing, town home and multi-family residential development – The Plan Commission continues with its review.
- Variation – Blum – 3000 Coolidge Street – Zoning Board of Appeals completed the public hearing on a request to allow the front yard setback to conform to other R-3 properties.
- Special Use – Go Roma Restaurant – 3041 Butterfield Road (Oak Brook Promenade) – The Plan Commission and Zoning Board completed their review for an outdoor dining area adjacent to the restaurant.
- Text Amendment – Planned Development Regulations (PUD) – The Zoning Board of Appeals and Plan Commission held a joint meeting and completed its review of new regulations to permit planned developments

### **Projects Under Construction/Review/Discussion**

- Work continues on the first phase of the Clearwater project. The shell buildings are nearing completion for the LA Fitness and Charles Schwab projects.
- Staff from Community Development and Engineering has completed their review of plans for a new Gibson's Steakhouse to be located at the southeast corner of Spring Road and Commerce Drive. Issuance of the permit is expected within the next ten days.
- A significant amount of staff time is being allocated to code enforcement activities. Most of the complaints/issues are: tall grass, construction site management and several homes that have been affected by the economic downturn.

Attachment

## VILLAGE OF OAK BROOK QUARTERLY REPORT

Department: Community Development  
Activity: Building Construction

2<sup>nd</sup> Quarter, 2009

<i>Number of Permits</i>	<i>2<sup>nd</sup> Qtr 2009</i>	<i>2<sup>nd</sup> Qtr 2008</i>	<i>% Change</i>	<i>YTD 2009</i>	<i>YTD 2008</i>	<i>% Change</i>
New Home Permits	2	2	0%	7	5	40%
Residential Alterations	74	78	-5%	116	116	0%
New Commercial Permits	2	1	100%	2	1	100%
Commercial Alterations	68	131	-48%	157	222	-29%
Total Number of Permits	146	212	-31%	283	344	-18%
Total Inspections***	494	512	-4%	919	828	11%
<b>Estimated Construction Value</b>	<b>\$7,606,920</b>	<b>\$21,623,662</b>	<b>-65%</b>	<b>\$22,450,819</b>	<b>\$31,648,470</b>	<b>-29%</b>
<b>Total Fees Collected</b>	<b>\$122,899</b>	<b>\$240,166</b>	<b>-49%</b>	<b>\$318,822</b>	<b>\$379,094</b>	<b>-16%</b>

<b>NEW RESIDENTIAL DEVELOPMENT</b>					
<b>2009</b>					
<b>MONTH</b>	<b>CONSTRUCTION VALUE</b>	<b>PERMITS ISSUED</b>	<b>HOUSE DEMOLITIONS</b>	<b>NEW HOMES/ TEARDOWNS</b>	<b>NEW HOMES/ VACANT LAND</b>
APRIL	\$1,600,000.00	1	2	1	0
MAY	\$1,200,000.00	1	0	0	1
JUNE	\$.00	0	1	0	0
<b>TOTAL</b>	<b>\$2,800,000.00</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>1</b>

\* Not included in total

\*\* Data not available at time of report

\*\*\* New Data