




VILLAGE OF OAK BROOK

Village Board Transmittal Memorandum

DATE: April 19, 2010

SUBJECT: Department of Community Development Report – First Quarter 2010

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

First Quarter Summary – Residential

- Permits for 31 residential alterations were issued.

First Quarter Summary – Commercial

- 69 permits were issued in the quarter for commercial building alterations:

First Quarter Summary – General

- 103 permits were issued.
- 433 building inspections were conducted by Community Development Building Inspectors.
- The estimated value of all new construction was \$8,245,848.
- Building permit fees collected totaled \$131,583.

First Quarter Summary – Board and Commission Activities

- Text Amendment – Village of Oak Brook – Amendment to the Sign Regulations to develop proposed text amendments to allow Village owned way finding signage and banners (limited to Village of Oak Brook public right of ways). The Plan Commission initiated its review and discussion at its March meeting.
- Map Amendment and Special Use – Village of Oak Brook and the Oak Brook Club Community Area Association as co-applicants to rezone the Oak Brook Club subdivision property from R-1 to the R-5 District and Special Use approval of the existing condominium development. The Plan Commission completed its review and the Zoning Board of Appeals conducted the public hearing at its April 6, 2010 meeting.
- Text Amendment – Fullersburg Historic Foundation requested an amendment to Chapter 8 of Zoning Ordinance to permit reconstruction of historically significant structures. The Plan Commission completed its review and the Zoning Board of Appeals began the public hearing at

its March 2, 2010 meeting. The applicant requested additional time in order to revise the proposed amendment so the matter was continued to a future meeting.

- Special Use – ITT Technical Institute as represented by agent, Transwestern on behalf of the property owner, SBMS 2000-C3 Jorie Plaza, LLC. The Plan Commission completed its review and the Zoning Board of Appeals conducted the public hearing at its March 2, 2010 meeting to recommend approval of the nonresidential, Post Baccalaureate School at 800 Jorie Blvd.
- Variation – York Road Development Partners – 1800, 1802 and 1806 York Road. The Zoning Board of Appeals conducted the public hearing at its March 2, 2010 meeting to recommend approval of the request to allow additional temporary marketing signage on the property.
- Variation – Akhtar – 10 Kingston Drive – to allow an encroachment into the front, side and rear yard setbacks to allow the construction of the soffit and fascia to continue. The Zoning Board of Appeals conducted the public hearing at its February 2, 2010 and recommended approval of the request by a vote of 4 to 2.
- Appeal – Zubi – 3719 Madison – The Zoning Board of Appeals concluded the public hearing on an appeal of the Code Enforcement Officer's decision related to a fence. The Zoning Board of Appeals denied the Appeal by a vote of 4 to 3.

Projects Under Construction/Review/Discussion

- Staff has attended a number of meetings to discuss a wide range of issues and projects to include: Drake Hotel; Friary building demolition plans; Irgen's medical office; the Chamber's Rapid Response Team; possible changes to our Stormwater Ordinance; wind generation units; York Tavern parking; Code enforcement issues in Forest Glen; Hyatt Lodge signage; Inland Real Estate signage; and Commerce Plaza signage.
- Sears is internally beginning to look at long term redevelopment opportunities on their land holding located at Oakbrook Center. Sears owns a large area in the northwest quadrant of Oakbrook Center.
- Staff continues its work to develop an appropriate fee schedule for Planned Developments. Staff anticipates sending this to the Village Board on May 11, 2010.
- Staff continues its work to develop amendments as part of its proposed building code update. Key elements of this update relate to energy conservation and residential sprinklers.

Attachments

VILLAGE OF OAK BROOK QUARTERLY REPORT

Department: Community Development
Activity: Building Construction

1st Quarter, 2010

Number of Permits	1 st Qtr 2010	1 st Qtr 2009	% Change	YTD 2010	YTD 2009	% Change
New Home Permits	3	5	-40%	3	5	-40%
Residential Demolitions	0	2	-100%	0	2	-100%
Residential Alterations	31	40	-22%	31	40	-22%
New Commercial Permits	0	0	0%	0	0	0%
Commercial Alterations	69	89	-23%	69	89	-23%
Total Number of Permits	103	137	-25%	103	136	-25%
Total Inspections	433	425	2%	433	425	2%
Estimated Construction Value	\$8,245,848	\$14,843,899	-44%	\$8,245,848	14,843,899	-44%
Total Fees Collected	\$131,583	\$195,923	-33%	\$131,583	195,923	-33%

NEW RESIDENTIAL DEVELOPMENT					
2010					
MONTH	CONSTRUCTION VALUE	PERMITS ISSUED	HOUSE DEMOLITIONS	NEW HOMES/ TEARDOWNS	NEW HOMES/ VACANT LAND
JAN.	\$2,000,000.00	1	0	0	1
FEB.	\$1,500,000.00	1	0	1	0
MAR.	\$800,000.00	1	0	0	1
TOTAL	\$4,300,000.00	3	0	1	2

- * Not included in total
- ** Data not available at time of report
- *** New Data