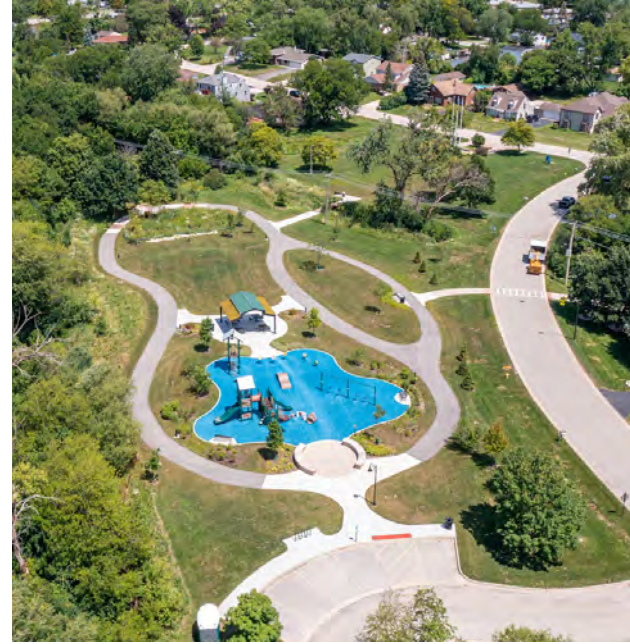




2024 COMPREHENSIVE PLAN

DRAFT REVIEW PURPOSES ONLY
Last Revised: August 23, 2024

ACKNOWLEDGMENTS

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CHAPTER 1

INTRODUCTION

Oakbrook Terrace, Illinois, is a mature community located in DuPage County. The area has a strong commercial base and transportation connections to the surrounding Chicago metropolitan area. The community is now considering how to use the remaining vacant or large redevelopment sites to best meet resident and business needs. A new comprehensive plan will guide the city's decisions as it navigates opportunities and challenges. The 2024 Oakbrook Terrace Comprehensive Plan is based on the input of city officials, city staff, residents, and other stakeholders providing their thoughts and expertise to advance the community's future. The plan is designed to assist Oakbrook Terrace in maintaining its residential and commercial base and providing opportunities for compatible development over the next 20 years.

PLAN OVERVIEW

Serving as a guide for future development, a comprehensive plan expresses the aspirations of residents and informs potential developers, businesses, and others regarding the types of uses and development suitable for Oakbrook Terrace. The plan helps to shape how development proposals best fit the city's vision.

A comprehensive plan is a process as much as a document. Creating a comprehensive plan is an opportunity for city officials, residents, businesses, and other stakeholders to think about what they would like the future of the community to be and share those ideas with each other. As described on the next page, a variety of community engagement activities enabled the community to contribute to defining this vision for Oakbrook Terrace.

The plan focuses on the interrelationship between a range of community topics, including land use, economic development, housing, access and mobility, community facilities and assets, environmental sustainability,

community design, infrastructure, and communications. While this plan is presented as a final document, it should not be viewed as permanent but as a dynamic guide for regular city use. The 2024 Oakbrook Terrace Comprehensive Plan will guide city officials in decision making, particularly in the review of proposed developments and allocation of resources for municipal projects and community improvements.

The plan includes recommendations for implementation, including strategies, suggested projects, and potential resources that will help guide the city as it works towards achieving the vision and goals defined in this document.

The 2024 Oakbrook Terrace Comprehensive Plan recognizes the community's expectations for maintaining its high quality of life and strengthening its commercial base. This includes reimagining of spaces that generates a balanced mix of uses that meet the evolving needs and expectations of residents, businesses, and future investment.



PLAN ORGANIZATION

The 2024 Comprehensive Plan is organized into the chapters listed below. Numerous maps, including the Future Land Use Plan, can be found in the document. Survey findings and other information are in the Appendix.

- Community Profile
- Community Framework
- City Plan
- Implementation

CONCURRENT COMPREHENSIVE & STRATEGIC PLANNING PROCESSES

The city developed the **Comprehensive Plan** and a **Strategic Plan** concurrently. By completing the two plans at the same time, each plan benefited from additional information that would not have been included in just a comprehensive or strategic planning process. Interviews, focus groups, workshops, surveys, online comments, and task force meetings generated a rich mix of input shared across meetings, presentations, and conversations. In addition to the two plans sharing this common base of information, the goals and objectives in each plan are cross referenced where a direct relationship exists. This will enable the city and public to easily move between plans and develop a coordinated approach to decision making.



PLANNING PROCESS

The comprehensive planning process included a variety of engagement tools to ensure the Oakbrook Terrace community had opportunities to share their thoughts, ideas, and concerns. Community members were able to participate in resident and business surveys, share comments on a dedicated project website, and post comments on an interactive web-based Comment Map. They also provided feedback on the plan during an open house and a public hearing conducted by the Planning and Zoning Commission and discussion with the City Council.

In addition, a Comprehensive Plan Task Force made up of a cross section of residents, business owners, and community leaders met periodically throughout the planning process to review findings, develop the vision, goals, and objectives, and share their expertise and experiences in Oakbrook Terrace.

Overall, community input helped mold the elements that comprise the 2024 Comprehensive Plan.

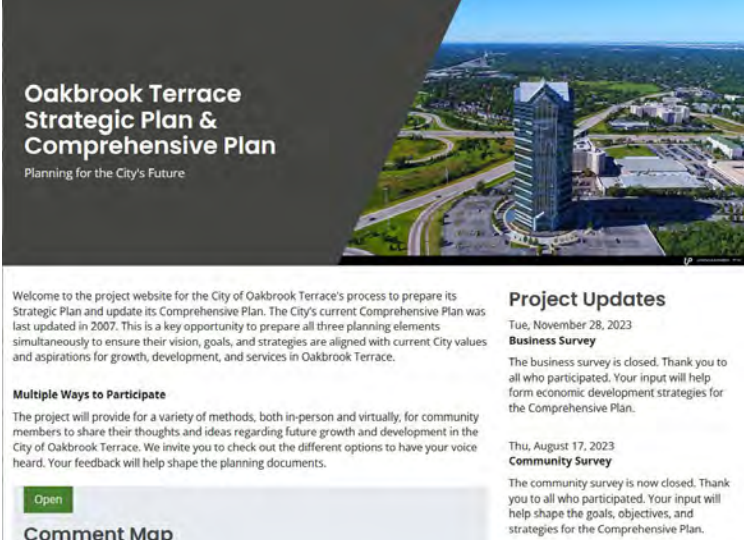
PLAN UPDATES

The 2024 Comprehensive Plan should be reviewed regularly, typically every five years, to ensure that it still reflects the interests and features of the community and surrounding area. Additionally, the plan can be modified at any time through Planning and Zoning Commission review at a public hearing and final approval by the City Council.

PROJECT PHASES

- Inventory & Data Collection**
 Compilation, review, and analysis of community information to understand the aspects that make up Oakbrook Terrace today and elements to address regarding future growth and development.
- Community Input**
 A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape town planning strategies.
- Task Force Work Sessions**
 Series of work sessions with the project Task Force to develop draft elements of the Comprehensive Plan, including a community vision, goals and objectives, a future land use plan, and other plan elements that will help guide the city with growth management and sustainable development.
- Document Preparation**
 Synthesis of data analysis, community input, and long-range visioning to prepare the draft Strategic Plan and Comprehensive Plan.
- Final Review & Adoption**
 Presentation of final Comprehensive Plan to city officials and the public for final review and adoption.

PROJECT WEBSITE



Oakbrook Terrace Strategic Plan & Comprehensive Plan
Planning for the City's Future

Welcome to the project website for the City of Oakbrook Terrace's process to prepare its Strategic Plan and update its Comprehensive Plan. The City's current Comprehensive Plan was last updated in 2007. This is a key opportunity to prepare all three planning elements simultaneously to ensure their vision, goals, and strategies are aligned with current City values and aspirations for growth, development, and services in Oakbrook Terrace.

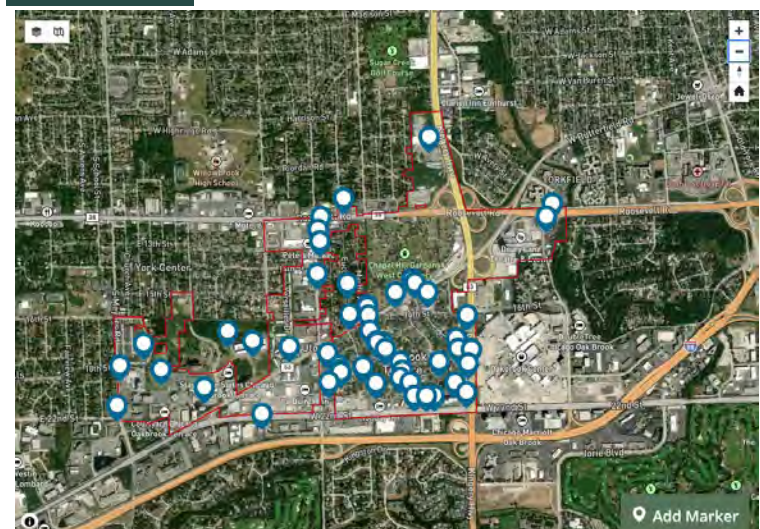
Project Updates
Tue, November 28, 2023
Business Survey
The business survey is closed. Thank you to all who participated. Your input will help form economic development strategies for the Comprehensive Plan.

Multiple Ways to Participate
The project will provide for a variety of methods, both in-person and virtually, for community members to share their thoughts and ideas regarding future growth and development in the City of Oakbrook Terrace. We invite you to check out the different options to have your voice heard. Your feedback will help shape the planning documents.

[Open](#)
Comment Map

Thu, August 17, 2023
Community Survey
The community survey is now closed. Thank you to all who participated. Your input will help shape the goals, objectives, and strategies for the Comprehensive Plan.

COMMENT MAP



CHAPTER 2

COMMUNITY PROFILE

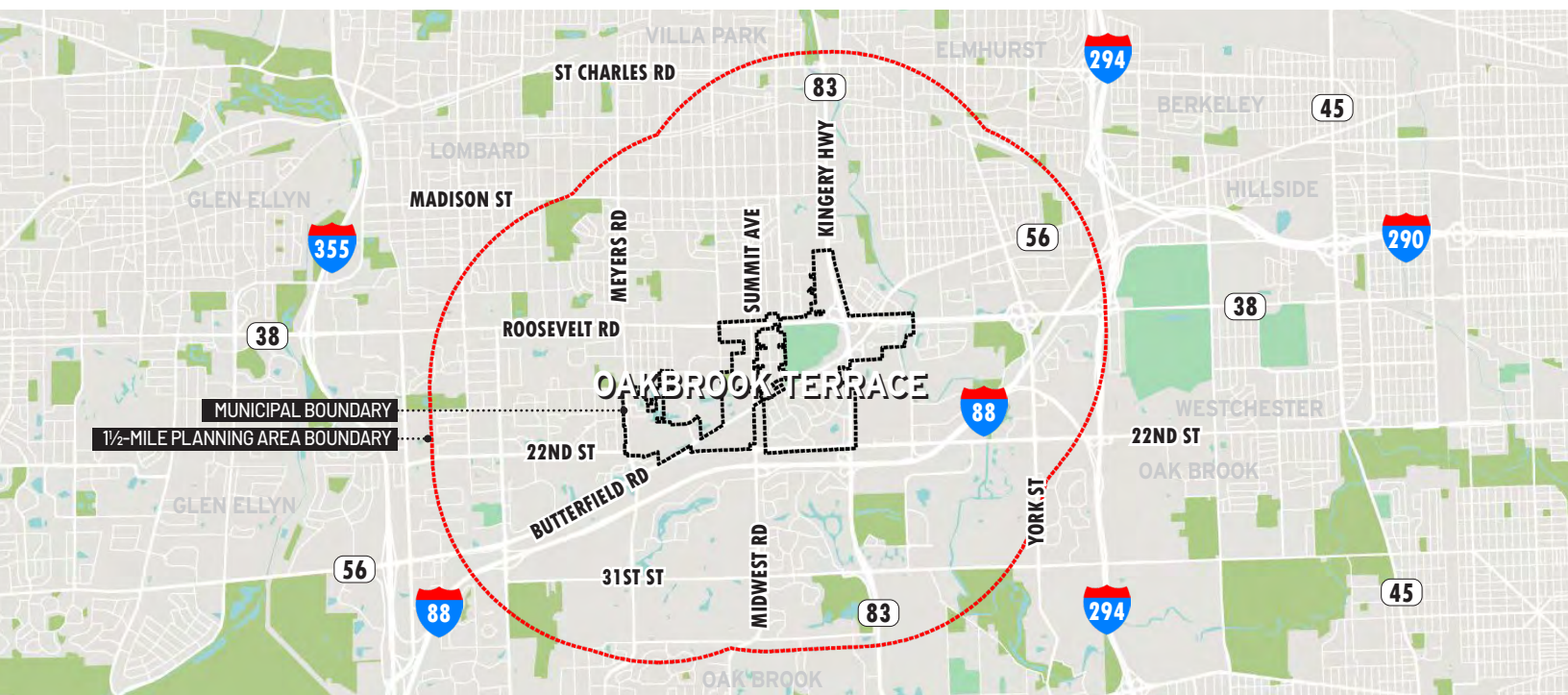
Oakbrook Terrace is generally located in the eastern section of DuPage County with superior regional access via, I-355 to the west, I-88 to the south, and I-290/I-294 to the east. Additional regional access is provided by IL Route 38/Roosevelt Road, IL Route 83/Kingery Highway, and IL Route 56/Butterfield Road. This regional accessibility is illustrated in the location map in Figure 2.1.

While the general planning area for a community is defined by a 1½-mile radius around the current municipal boundary, Oakbrook Terrace is mostly landlocked by neighboring municipalities, including Villa Park to the north, Elmhurst to the northeast, Oakbrook to the east and south, and Lombard to the west. The intersection of these adjacent municipalities within Oakbrook Terrace's 1½-mile planning area is taken into account in the city's future land use planning.

The excellent regional access has enabled this part of DuPage County to grow as a major economic development center rich with retail businesses, restaurants, offices, industrial spaces, and other uses generating goods, services, and jobs to the region. This abundance of economic opportunities has impacted residential growth and stability in the region, including the relatively small residential base in Oakbrook Terrace.

The state of housing, commerce, and offices continues to evolve over time, particularly in the past few years coming out of the COVID-19 pandemic. The goals, objectives, and strategies outlined in this 2024 Comprehensive Plan have a specific intent to address how Oakbrook Terrace should respond to these changes in residential, commercial, and industrial development to bring stability to the community and introduce new opportunities that bring more vitality to Oakbrook Terrace. This long-range planning includes opportunities for current Oakbrook Terrace residents, businesses, and employers, as well as new ones to attract in the future.

FIGURE 2.1
LOCATION MAP



EXISTING LAND USE

The current land use mix in Oakbrook Terrace has historically been influenced by the city's road network that provides excellent access to three interstates and two state highways. This has produced a unique land use mix with retail, office, and industrial uses indicative of major transportation corridors, along with a few distinct sections of residential and public/civic uses with limited parks and open space.

As summarized in the land use pie chart and Existing Land Use Map provided in Figures 2.2 and 2.3, respectively, the city's existing land use composition provides a solid foundation to plan for future growth and development. These two figures represent existing land use within current city limits only.

A majority (76.1%) of existing land use in Oakbrook Terrace is devoted to residential uses, including most (62.1%) classified as single family detached residential. Multi family residential represents 14.0%, which is fairly substantial compared to other communities. These residential figures do not account for recent townhome and apartment development around Renaissance Boulevard.

The residential land use composition both within city limits and in adjacent unincorporated areas highlights the

increasing diversity of Oakbrook Terrace's housing stock. There are opportunities to further enhance this housing diversity to meet different housing needs, budgets, and life stages.

Commercial and industrial uses make up 17.3% of existing land use, with offices taking up 13.6%. As the third largest land use, office uses in Oakbrook Terrace is reflective of the significant office market in eastern DuPage County.

Commercial uses like shops, services, and restaurants comprise 3.7% of current land use. These uses are primarily located along major road corridors like Roosevelt Road, Summit Avenue, Butterfield Road, and 22nd Street. Light industrial comprises

0.6%, primarily concentrated in the Robinette property located northwest of the Kingery Highway/Roosevelt Road interchange.

Public and institutional uses comprise 4.0% of current land use, including 3.4% religious institutions (a church and large cemetery), 0.3% schools, 0.2% government, and 0.1% institutional (primarily Salvation Army property).

Parks and open space make up 0.8%, including multiple parks, a trail greenway, and general open space throughout the community. About 1.1% of land is considered vacant, which provides opportunities for future development, as described in the City Plan in Chapter 4.

FIGURE 2.2
EXISTING LAND USE COMPOSITION

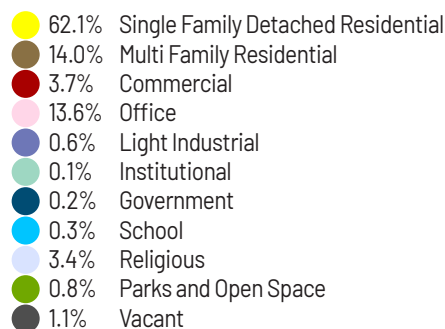
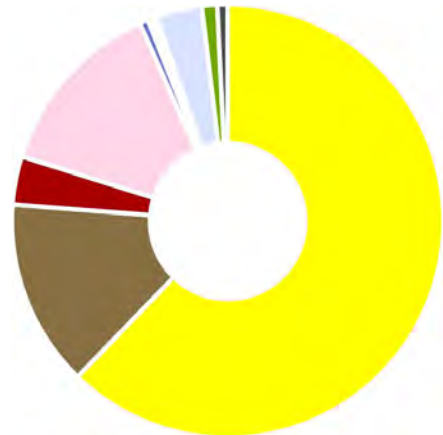
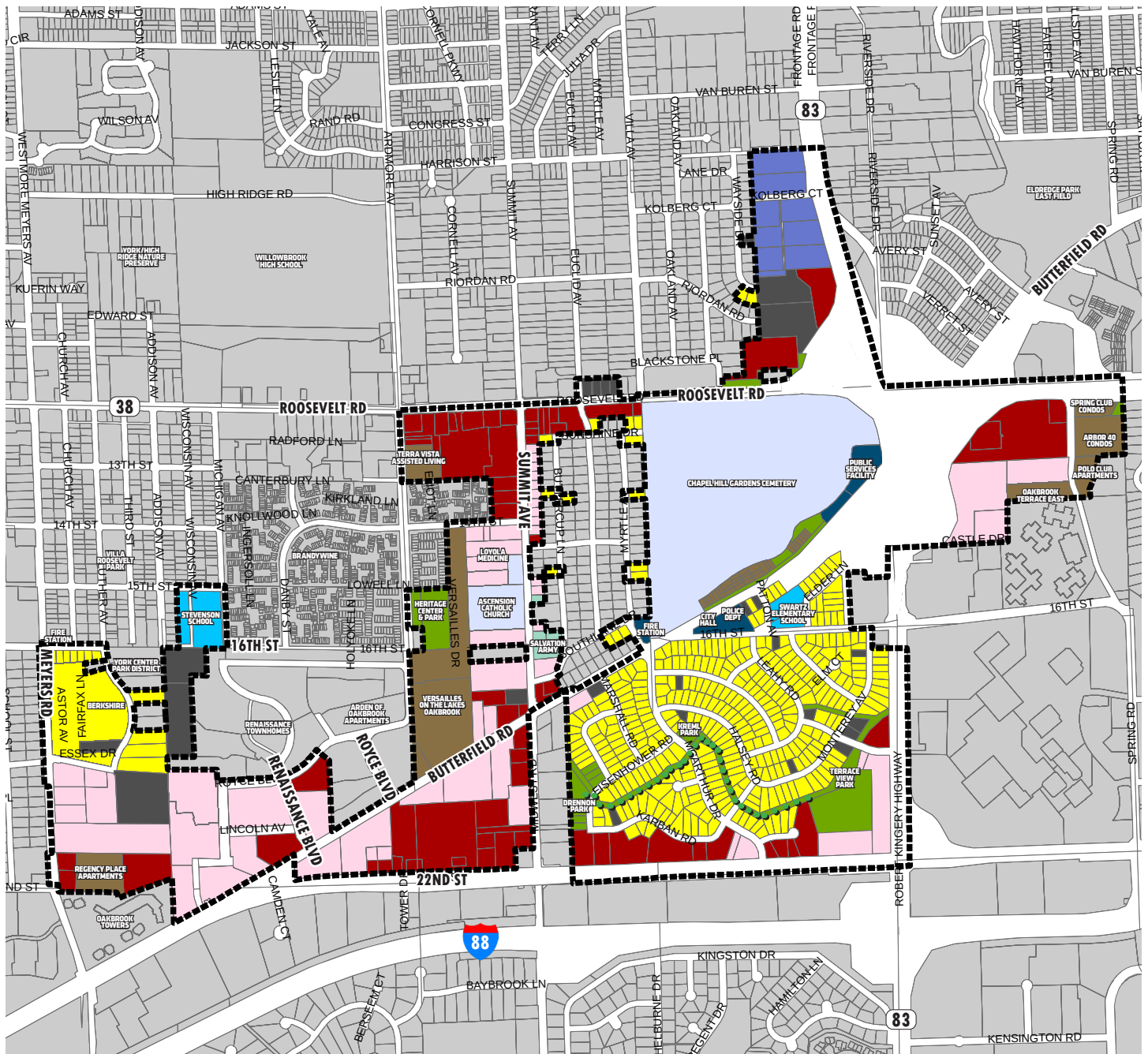


FIGURE 2.3

EXISTING LAND USE MAP**LEGEND**

- Single Family Detached Residential
- Multi Family Residential
- Commercial
- Office
- Light Industrial
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Vacant
- Municipal Boundary



AARP LIVABILITY INDEX

AARP's Livability Index can be used to get a sense of overall conditions in a community, particularly how it compares to national conditions and other communities. Scores range from 0-100 with 50 being the median score nationwide.

As can be seen below, Oakbrook Terrace has an overall score of 57, above the national median. The city scores at the median or higher in all categories except housing. The lower housing score is based on higher costs and a lower percentage of units that are easily accessible for lesser able and elderly persons. The city's high health score is based on many factors including access to exercise opportunities and several health factors that may reflect the younger age profile of the residents.

When Oakbrook Terrace is compared to neighboring Villa Park, its overall score is slightly lower but the general pattern of strengths and weaknesses remains the same.



AARP LIVABILITY INDEX | GREAT NEIGHBORHOODS FOR ALL AGES

How livable is your community?

The AARP Livability Index scores neighborhoods and communities across the U.S. for the services and amenities that impact community members the most.

	Villa Park, Illinois	Oakbrook Terrace, Illinois	2023 Median U.S. City
Overall Score	59	57	50
Housing	41	41	56
Neighborhood	68	66	36
Transportation	58	60	45
Environment	56	50	59
Health	70	72	44
Engagement	61	58	45
Opportunity	58	51	52



COMMUNITY CONDITIONS

The following information provides a snapshot of Oakbrook Terrace's population and housing. This information was considered when developing the goals and objectives in the Comprehensive Plan. They also factored into the development of the Future Land Use Plan.

General Population

The population of Oakbrook Terrace, estimated at 2,695 (U.S. Census American Community Survey (ACS), 2022) has varied over the years, as shown in Figure 2.4. The general trend has been one of modest growth over time with the most recent years remaining stable. As a largely built out municipality, there is little room for new housing that would lead to population growth. However, redevelopment of currently nonresidential sites or annexation offer opportunities for growth.

Race and Ethnicity

Oakbrook Terrace's residents have become more diverse over the past ten years (Figure 2.5). In 2012, Oakbrook Terrace's racial/ethnic profile was similar to DuPage County but with a higher percentage of white alone residents and lower percentage of Hispanic than the county. In 2022, white alone Oakbrook Terrace residents declined from more than three-quarters of the population (78.9%) to just over half (55.8%). The increase came largely in Black/African American alone residents growing from 2.4% to 20.9% over those ten years. The profile of the county changed less and the change was spread across all groups.

FIGURE 2.4
TOTAL POPULATION TREND

Source: U.S. Census, American Community Survey 2010-2022

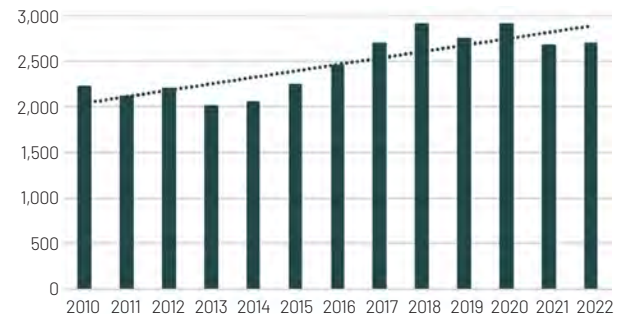
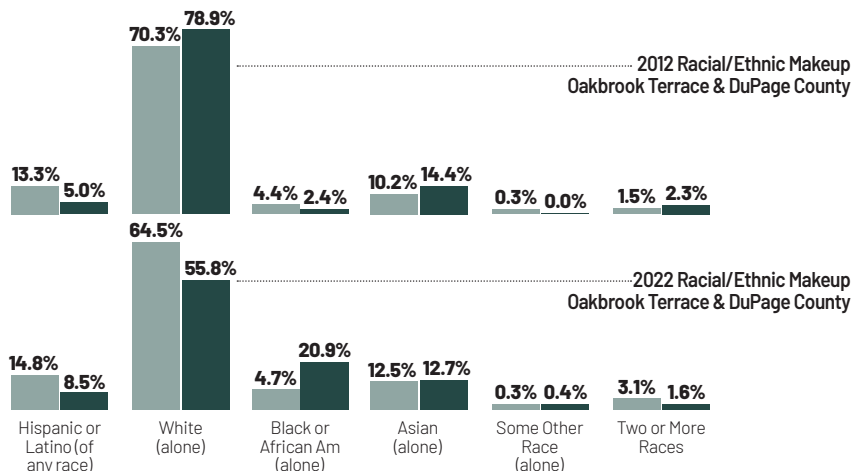


FIGURE 2.5
POPULATION BY RACE & ETHNICITY

Source: U.S. Census, American Community Survey 2022



Age Distribution

Age distribution in Oakbrook Terrace is atypical. As can be seen in Figure 2.6, there are a large percentage of young adults ages 25-44 years and relatively few people in older age groups. This pattern has remained over the past 22 years. This differs from many communities that are seeing an increase in older residents.

The large percentage of young adults in Oakbrook Terrace may result from the type of housing available, largely apartments targeted to this age group (Figure 2.7). In contrast, the smaller percentage of older residents dominate the home ownership category (Figure 2.8).

FIGURE 2.6
AGE DISTRIBUTION

Source: U.S. Census, American Community Survey 2022

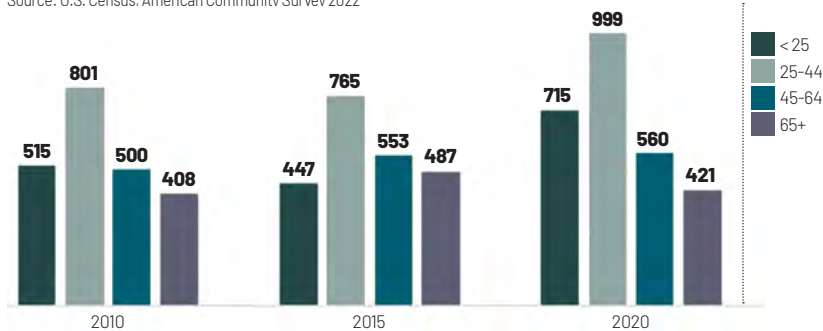


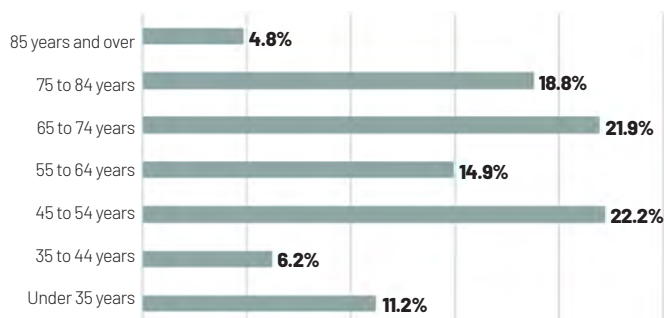
FIGURE 2.7
DISTRIBUTION OF RENTERS BY AGE

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502



FIGURE 2.8
DISTRIBUTION OF HOMEOWNERS BY AGE

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502



AGE FRIENDLY COMMUNITIES

Creating an Age Friendly Community Through Sense of Place

The age distribution of Oakbrook Terrace's residents differs from the Chicago metro area in that it is dominated by young adults and has a relatively small older population. This distribution may be due to the large number of apartments that appeal to the young adult working population.

While the community itself may not seem to need to plan for an aging population, the growing number of older residents in the surrounding area combined with many smaller rental units may make Oakbrook Terrace a viable location for older people in the future. Additionally, while local renters may be young, homeowners tend to be older and these older residents may want to age in place.

Age friendly features may enable Oakbrook Terrace to continue to attract visitors to its entertainment, shopping, and restaurants. Therefore, the city should consider age friendly planning as it thinks about the community's future.

Oakbrook Terrace residents expressed the desire for a sense of place, which typically encompasses a clear identity, physical boundaries separating it from neighboring communities, spaces that encourage engagement, and accessibility.

This Comprehensive Plan further guides the city in that direction. These same principles can provide a structure for creating an age friendly community as described below. These principles can be incorporated into neighborhoods and public spaces throughout the community.

PHYSICAL

Are all areas of the community accessible (an older person can get there)? Do they promote mobility (an older person can maneuver around the location after they get there)? Are older people comfortable (they can stay awhile and do what was intended)?



VALUES

Does the community reflect the values and desires of the older population? Consider public art, businesses of interest, and organizations/institutions of interest and importance.



INTERACTION

Do spaces encourage older people to interact with other members of the community both casually (benches, wide sidewalks, coffee shops and cafes) and programmed (events, classes, activities)?



The high percentage of housing targeted to young adults is likely to perpetuate this age group making up a significant portion of the city's population. Over time, the percentage of renters has increased in Oakbrook Terrace, while remaining stable in DuPage County, as shown in Figure 2.9 and Figure 2.10. This increase is potentially due to a combination of the conversion of owner occupied units into renter occupied units and the construction of additional rental apartments.

FIGURE 2.9
HOUSING OCCUPANCY

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502

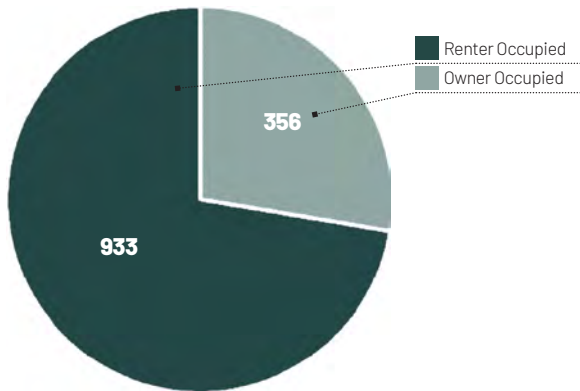
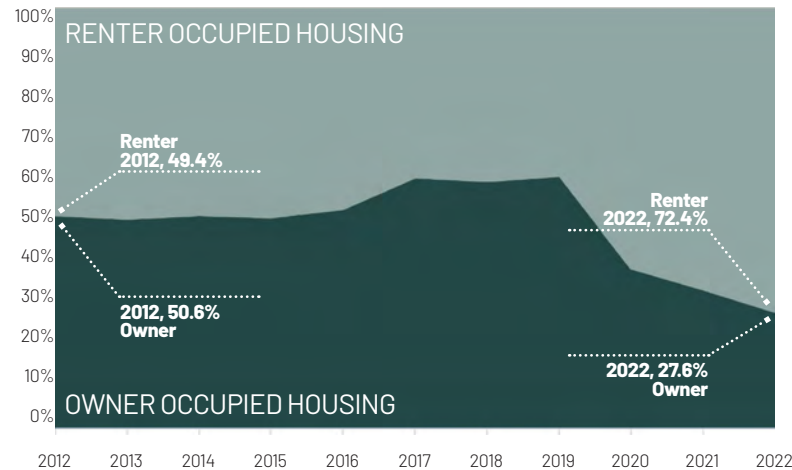
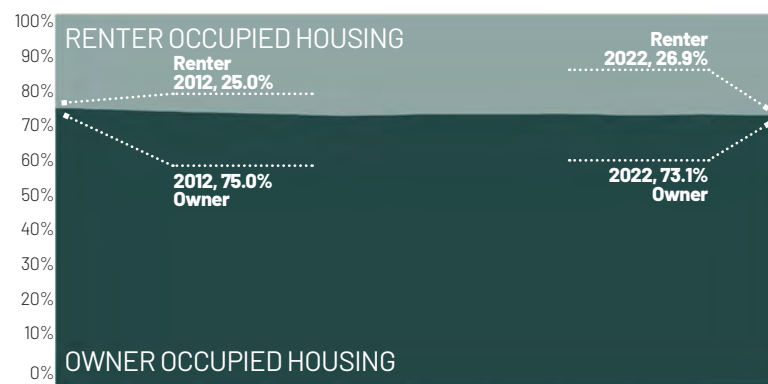


FIGURE 2.10
OWNER/RENTER OCCUPIED HOUSING

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502



Oakbrook Terrace
Owner/Renter Occupied Housing



DuPage County
Owner/Renter Occupied Housing

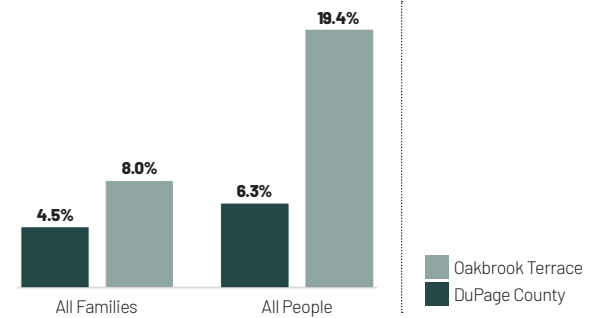


Income

Household income in Oakbrook Terrace tends to be lower than in DuPage County or the Chicago metropolitan area. Oakbrook Terrace has more households in the lowest category and fewer in the higher categories. This may reflect the younger age profile of the residents who may be at earlier stages of their careers. However, the relatively large percentage in the lowest category indicates residents in low paying occupations rather than residents in early stages of ultimately higher paying occupations. This pattern is further illustrated in Figure 2.11, which shows the higher percentage living in poverty in Oakbrook Terrace as compared to the county.

FIGURE 2.11
POPULATION IN POVERTY

Source: U.S. Census, 5-Year Community Surveys, Table DP03



ECONOMIC FACTORS

Oakbrook Terrace has a large supply of nonresidential buildings including office space, retail space, and entertainment. These uses strengthen the tax base of the city and attract workers and visitors. The city is a destination for work for many more people than live here, with 17,498 private sector jobs (U.S. Bureau of Labor Statistics, Q2 2023) vs 2,695 residents (U.S. Census Bureau, American Community Survey 2022). Major nonresidential uses are discussed below.

Office Space

May 2024 CoStar data indicates that Oakbrook Terrace is home to approximately 4,440,538 square feet of office space in 49 buildings, including Oakbrook Terrace Tower which is the tallest building in the Chicago suburbs. Approximately 19.5% or 863,969 square feet are vacant. This is a lower vacancy rate than in the Oakbrook Office Submarket which is at 23.3% (Colliers Chicago Suburban Office Market Report, Q1 2024).

Office space in general has not recovered from the rise in vacancies during the COVID-19 pandemic. It is a positive sign that Oakbrook Terrace is performing better than its submarket, but weakness in the office sector is

something to be aware of as the city plans for future use of existing buildings and development or redevelopment of sites.

Retail Space

The market for retail space is strong with the Chicago area vacancy rate estimated at 4.8% for Q1 2024 (Lee & Associates). As vacancy rates have declined, the amount of space under construction is at a ten year low. Thus, vacancy rates are likely to remain low.

Oakbrook Terrace retail space vacancies are estimated to range from 0.2% to 2.6% depending on the type of retail space (CoStar). This is lower than the already strong greater market area indicating the desirability of Oakbrook Terrace as a retail location

Entertainment

Oakbrook Terrace is home to one of the major live entertainment venues in the suburbs, Drury Lane Theater. The privately owned facility includes a 952 seat auditorium, over 35,000 square feet of event space, and banquet capacity for 1,800. Drury Lane closed in March 2020 due to the pandemic and reopened in September 2021.



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CHAPTER 3

COMMUNITY FRAMEWORK

The community framework provided in this chapter includes a vision statement, goals, and objectives that are intended to guide future growth and development in Oakbrook Terrace. The Comprehensive Plan Task Force helped shape the vision statement, goals, and objectives, particularly defining what the community aspires to be.

As the policy framework graphic on the right illustrates, the goals are achievable outcomes that advance the vision, while the objectives are measurable steps to achieve each of the goals. The objectives also serve as the foundation for the Implementation Plan in Chapter 5, which outlines strategies and projects that city officials and their partners can undertake to achieve its vision.

The Implementation Plan activates the 2024 Oakbrook Terrace Comprehensive Plan, turning it into an actionable document that the city can build around and follow as a community blueprint for years to come.

VISION STATEMENT

Oakbrook Terrace is home to thriving businesses and diverse residents living in friendly walkable neighborhoods. The community continually works to support all ages, abilities and incomes through fiscal management, public services, and partnerships with other governing bodies and organizations. The community is proud of its history, beautiful parks and open spaces, variety of housing, public safety and excellent schools. Oakbrook Terrace welcomes sustainable growth in its business and residential communities.

POLICY FRAMEWORK

Goals and objectives are summarized in this chapter. Strategies for each objective are provided in Chapter 5: Implementation.

GOAL	» OBJECTIVE	» STRATEGY
An achievable outcome that supports a common vision.	A specific, measurable step to achieve a goal.	A project or action to meet the objective.

PRIORITIZING OBJECTIVES

Prioritized objectives guide the city when allocating resources, pursuing grants and funding, budgeting staff time, building community support, and laying the groundwork for subsequent tasks and projects.

The Task Force prioritized the objectives by considering the following factors:

- How achievable is this objective?
- How much positive impact would achieving this objective have on the community?
- How interested is the community in this objective?
- Is funding necessary and if so, is it available?
- Can this objective be achieved quickly, generating additional local interest and momentum?

Based on the goals and objectives outlined in this chapter, each objective was ranked within its goal category rather than across goal categories. The Task Force ranked each objective as high, medium, or lower priority.

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOWER PRIORITY

However, objectives will not always be addressed in priority order if opportunities or obstacles arise that enter into the decision making process. All objectives are still important to achieving the city's vision, regardless of their level of priority.

The prioritized objectives are shown in the following pages.



GOALS & OBJECTIVES

1: Land Use & Development

GOAL: Oakbrook Terrace's residential, public and commercial areas will complement each other.



#	OBJECTIVE	PRIORITY
1.1	Strive for a balance of uses that considers the needs of employers, employees, residents, and visitors and accounts for public opinion in managing city growth.	● HIGH
1.2	Evaluate potential expansion of city boundaries as annexations are considered.	● HIGH
1.3	Investigate developing a location that serves as a central focus for the community.	● HIGH
1.4	Ensure that the city's Zoning Code aligns with the Comprehensive Plan.	● MEDIUM
1.5	Make information on proposed development easily accessible to the public.	● MEDIUM
1.6	Identify and enhance Oakbrook Terrace's unique assets.	● LOWER

3: Housing

GOAL: Oakbrook Terrace's housing stock will meet the diverse needs of current and potential future residents.



#	OBJECTIVE	PRIORITY
3.1	Plan for housing that accommodates all ages, incomes, and abilities.	● HIGH
3.2	Preserve the community's single-family neighborhoods, constructing additional single-family homes where appropriate.	● HIGH
3.3	Encourage housing that meet the needs and wages of the local workforce.	● MEDIUM
3.4	Support maintenance and renovation of Oakbrook Terrace's existing housing stock.	● MEDIUM
3.5	Consider different housing configurations such as accessory dwelling units (ADUs), 2-4 unit buildings, and townhouses that further enhance the diversity of the housing stock.	● LOWER

2: Economic Development

GOAL: Oakbrook Terrace will have a vibrant, diverse, and growing economy based on supporting existing businesses and industries and attracting new employers.



#	OBJECTIVE	PRIORITY
2.1	Promote existing programs and policies and develop new ones that facilitate business continuation and growth.	● HIGH
2.2	Attract new businesses to the city.	● HIGH
2.3	Position the city so it can adapt to changing needs of business owners, workers, customers, and visitors.	● HIGH
2.4	Support local visitor attractions.	● MEDIUM
2.5	Work with property owners to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration, and flex spaces built to suit.	● LOWER
2.6	Encourage entrepreneurship within the community.	● LOWER
2.7	Coordinate with property owners to identify ways to reimagine vacant or underutilized office and commercial spaces.	● LOWER

4: Community Facilities & Assets

GOAL: Oakbrook Terrace will grow its network of educational, recreational, and civic facilities to meet the needs and desires of the community.



#	OBJECTIVE	PRIORITY
4.1	Provide equitable geographic distribution of parks and recreation facilities.	● HIGH
4.2	Provide parks and recreation facilities suitable for all age groups and physical abilities.	● HIGH
4.3	Locate community facilities in a central activity center, when possible.	● MEDIUM
4.4	Ensure adequate parking is available for all types of uses and in all areas of the city.	● MEDIUM
4.5	Increase arts and cultural opportunities for residents and visitors.	● LOWER
4.6	Enhance the local trail network, including connectivity to regional trails.	● LOWER

GOALS & OBJECTIVES

5: Environmental Sustainability

GOAL: Oakbrook Terrace will encourage practices that protect the environment and promote sustainability.



#	OBJECTIVE	PRIORITY
5.1	Maintain and enhance the city's tree cover.	● HIGH
5.2	Create a Green Oakbrook Terrace program that promotes recycling, energy efficient buildings, water conservation, and other programs that support sustainability.	● HIGH
5.3	Manage stormwater effectively to protect the built and natural environments.	● HIGH
5.4	Include sustainable practices in requirements for new developments.	● HIGH
5.5	Encourage the use of energy sources that are compatible with the community and enhance the local economy.	● MEDIUM
5.6	Improve air quality in the city.	● LOWER

7: Infrastructure

GOAL: Oakbrook Terrace will ensure its infrastructure efficiently meets the needs of the community and serves potential new businesses and residential development.



#	OBJECTIVE	PRIORITY
7.1	Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure.	● HIGH
7.2	Monitor utility capacity and quality of utility service throughout the community.	● MEDIUM

6: Community Design

GOAL: Oakbrook Terrace will enhance its sense of community through quality design of the built environment, respect for historic sites, and incorporation of open space and landscaped areas.



#	OBJECTIVE	PRIORITY
6.1	Codify the Comprehensive Plan's community design guidelines into the city's Zoning Code and other relevant ordinances.	● HIGH
6.2	Recommend high quality design in public spaces and facilities that reflect the pride of the community.	● MEDIUM
6.3	Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design and development.	● MEDIUM
6.4	Continue to support historic preservation through existing and new efforts.	● MEDIUM
6.5	Encourage the use of environmental design to reduce crime.	● MEDIUM

8: Communications

GOAL: Oakbrook Terrace will provide transparent and clear communication between city officials, residents, property owners, businesses, and other community stakeholders.



#	OBJECTIVE	PRIORITY
8.1	Encourage communication between businesses and the community.	● HIGH
8.2	Encourage communication and collaboration among different agencies and organizations serving the community.	● HIGH
8.3	Provide communication options that meet the preferences of residents and businesses.	● MEDIUM
8.4	Improve communications through options such as leveraging the city website, social media, electronic signs, and newsletters.	● MEDIUM
8.5	Strive for membership of city boards, commissions, and committees that represents the diversity of the community.	● LOWER

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CHAPTER 4

CITY PLAN

As the core element of the 2024 Oakbrook Terrace Comprehensive Plan, the City Plan provides recommendations for land use, development, housing, economic development, access and mobility, community facilities and assets, natural resources, utilities, infrastructure, and community design. The City Plan builds upon the community profile and framework in the previous chapters to formulate a blueprint for managed growth and sustainable development in Oakbrook Terrace. As described below, the Future Land Use Plan is the core component of the City Plan.

FUTURE LAND USE PLAN

The Future Land Use Plan positions Oakbrook Terrace to provide a balanced mix of housing choices, strengthen existing business and office uses, and attract new development that is compatible with the community. As the city considers new development and redevelopment opportunities, it is important to maintain the community's expectations for a high quality of life while adding to the housing stock and strengthening the commercial base.

In addition, the Future Land Use Plan provides a measured response to local, regional, and national changes in residential, commercial, and industrial development, particularly in the past few years coming out of the COVID-19 pandemic. The intent

is to bring stability to the housing, commerce, and employment landscape in Oakbrook Terrace. This stability, along with potential opportunities for civic engagement, entertainment, and recreation, will help enhance the community's appeal and vitality for residents, workers, and visitors.

While the city's limited vacant land provides options for new development, redevelopment options could entail reimagination of existing properties that attract new uses and development concepts. Concepts like mixed use town centers and multi-functional office buildings enable the city to meet the evolving needs and expectations of residents, businesses, and future investment.

LAND USE VS ZONING

It is important to note that the Future Land Use Plan is not a zoning map. Zoning regulates specific aspects of development, such as yard dimensions and building height, in addition to the location of certain types of uses within districts. Thus, zoning is a useful tool for protecting the use of property and community character, even if the zoning map does not exactly align with the land use map.

On the other hand, the Future Land Use Plan is intended to guide where certain types of development are to be located and is not intended to restrict the use of land. A land use plan indicates, in a general manner, the location of current and future uses of land for various types of development. It is meant to be a guide for establishing more finely-tuned regulations such as zoning and to guide decision making which may involve public or private investment in property development.

The degree to which a zoning map will conform to a land use map depends on two factors: (1) how finely-tuned the land use map is in terms of dividing land uses into those which conform to districts, and (2) how often the zoning map is amended. Once the updated Comprehensive Plan is approved by city officials, one of the first follow-up tasks is typically to update the city's zoning regulations and map to ensure they align with the land use and development policies outlined in the plan.

Typically, a land use map is changed much less frequently than a zoning map because it is intended to encompass a longer time frame, embody a broad community vision, and provide a more general guide for town growth and development.



OVERVIEW

LAND USE PLAN

The Future Land Use Plan considers a balanced mix of uses for Oakbrook Terrace, as described below. These broad land use categories are further defined by the development typologies in the following pages.

RESIDENTIAL

Residential uses encompass a diverse set of housing types to provide residents with options that meet varying needs, budgets, and life stages. The housing stock within Oakbrook Terrace's municipal limits and in the immediate vicinity provides a mix of options, including single family detached houses, townhouses, condominiums, apartments, and senior living facilities. Different residential typologies are summarized on the following pages to highlight different housing types that may be appropriate to further expand housing options.

**COMMERCIAL**

Commercial uses provide retail goods and services with stores, restaurants, and businesses that serve the needs of residents and the daytime population generated by offices and other employment centers. Commercial uses are primarily located along major roadways. Various commercial typologies are summarized on the following pages to show potential businesses and services for Oakbrook Terraces and the region.

**EMPLOYMENT GENERATORS**

Employment uses provide job opportunities for local residents and job seekers from around the region. Oakbrook Terrace will continue to provide a range of employment generating uses, particularly offices and retail services. These employment generating typologies are summarized on the following pages. Underutilized office spaces also create opportunities to reimagine as mixed use town centers, which are also described in the following pages.

**COMMUNITY FACILITIES & ASSETS**

These elements provide for a range of public and institutional uses like schools, religious institutions, and municipal facilities that provide services, programs, and opportunities that support day-to-day civic life in Oakbrook Terrace. Other community assets include parks, recreational facilities, open space, and environmental features that help preserve the city's character and natural resources.

**MIXED USE**

Mixed use development allows for different uses to be located adjacent to each other, whether in a single building as vertical mixed use or a set of adjacent sites as horizontal mixed use. Mixed use is also an effective means to reimagine properties seeking adaptive reuse of vacant or underutilized sites. Several examples are provided in the following pages, particularly highlighting town center concepts that could be explored in Oakbrook Terrace.



Development Patterns

Oakbrook Terrace's development pattern was historically influenced by the highway and arterial road network. This network enabled the growth of commerce and employment both in the city and across eastern DuPage County. Businesses and offices generally built up along Roosevelt Road, Butterfield Road, 22nd Street, and the IL Route 83/Kingery Highway interchange.

Within Oakbrook Terrace's current municipal limits, residential areas are primarily concentrated in two neighborhoods: (1) the main single family neighborhood between Butterfield Road and 22nd Street; and (2) the Berkshire townhouse community on the far west side along Meyers Road. Unincorporated residential areas include: the Brandywine townhouse community along Danby Street; two single family neighborhoods, one east of Meyers Road and the other east of Summit Avenue; Versaille on the Lakes north of Butterfield Road and west of Summit Avenue; Regency Place on Meyers Road; the multi-family complexes on Spring Road; and Oliviabrook on the north side of Butterfield Road across from City Hall.

Future Land Use Plan Map

The chart in Figure 4.1 summarizes the future land use composition, while the map in Figure 4.2 provides the Future Land Use Plan Map. A Future Land Use Plan Map typically exhibits land use designations for land within a municipality's 1½-mile planning area. However, since Oakbrook Terrace is landlocked by other municipalities, the Future Land Use Plan Map only illustrates land use designations within the city's current municipal limits and unincorporated land in close proximity to the city, generally property that may be considered for future annexation or land that provides greater context to the physical character of the community.

It is also important to understand the generalized nature of the map. Given the scale at which municipal comprehensive planning occurs, only broad areas of land use are indicated. Certain exceptions may be appropriate for specific parcels of land. For example, a small home-based office or business in a residential neighborhood may be permitted even though the Future Land Use Plan does not strictly indicate a commercial use in the neighborhood. Such exceptions should be addressed on a case-by-case basis in accordance with the Oakbrook Terrace's Zoning Code.

In addition, new public uses like parks and schools are not specifically shown on the Future Land Use Plan, unless certain land is specifically earmarked for future park or school sites by any of the local park or school districts, respectively, serving Oakbrook Terrace.

FIGURE 4.1

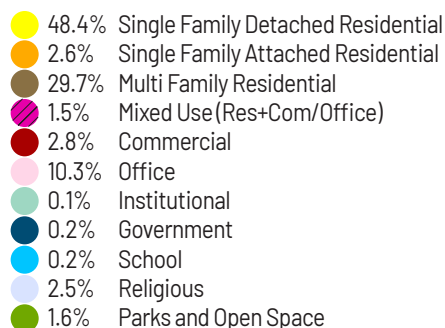
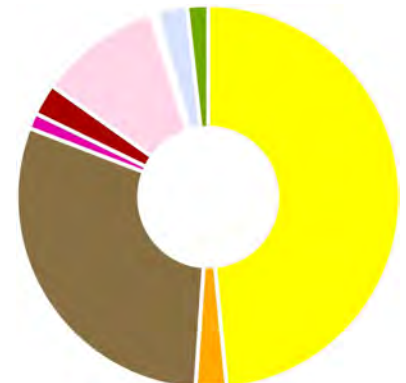
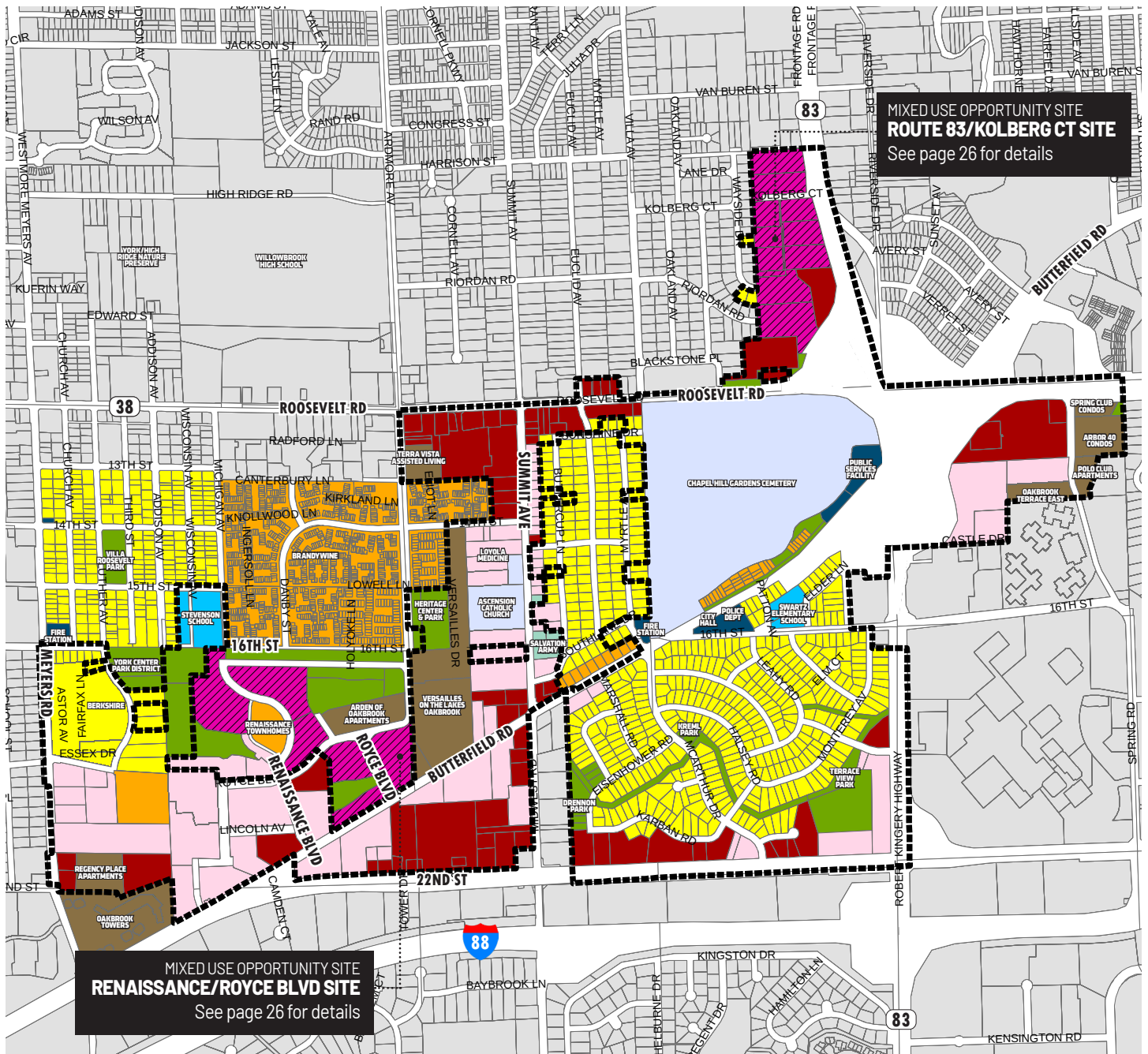
FUTURE LAND USE COMPOSITION

FIGURE 4.2

FUTURE LAND USE PLAN MAP



LEGEND

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use [RESIDENTIAL + COMMERCIAL/OFFICE]
- Commercial
- Office
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

PREFERRED GROWTH SCENARIO:

Focus growth by (1) building out undeveloped plats and infill parcels, (2) adding new residential development generally west of Ardmore Avenue west parts of town, (3) pursuing potential mixed use town center concepts in two key areas, and (4) considering adaptive reuse to reimagine vacant or underutilized office spaces.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

458

New residents added to city's population by building out new residential shown on Future Land Use Plan

3,209

Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

16.7%

Population growth as a percentage of Oakbrook Terrace's 2022 population



Impact on City Planning

From a long range planning perspective, the Future Land Use Plan Map illustrates Oakbrook Terrace's growth capacity. The map also serves as a blueprint for land use planning that city officials can reference when proposed developments are considered. The layout of the Future Land Use Plan Map is also influenced by the potential for the city to extend public utilities to new development, including unincorporated land that may be considered for future annexation.

Land Use Scenario Planning

The Task Force reviewed a series of three land use buildout scenarios, as provided in Figure 4.4 (full page maps of the three scenarios are provided in the Appendix). Each scenario illustrates how the buildout of these platted but undeveloped residential parcels can combine with additional residential, commercial, and mixed use development of varying degrees. The three scenarios generate population projections that help to evaluate an appropriate level of growth for Oakbrook Terrace. The section on the next page provides greater detail of how to interpret the population projections and land use buildout depicted on the land use scenario maps.

After discussion of the three scenarios, the Task Force chose to pursue Scenario C as the preferred land use planning scenario with modifications to provide the land use mix and population projection deemed best for Oakbrook Terrace.

Annexation

While Oakbrook Terrace is mostly built out and landlocked by other municipalities on all sides, there are pockets of unincorporated areas that are adjacent to the city. Some of the unincorporated areas are fully developed, primarily as residential

neighborhoods. However, there are some parcels of land that are vacant and unincorporated, which hold the potential for annexation into Oakbrook Terrace.

As the city evaluates opportunities for potential annexations, it should consider the possible impacts on aspects like utilities, school enrollments, park space, and the tax base, where applicable. Annexed properties should also be compatible with the city's character.

Oakbrook Terrace should confer with neighboring municipalities to ensure boundary agreements are honored and/or updated if necessary.

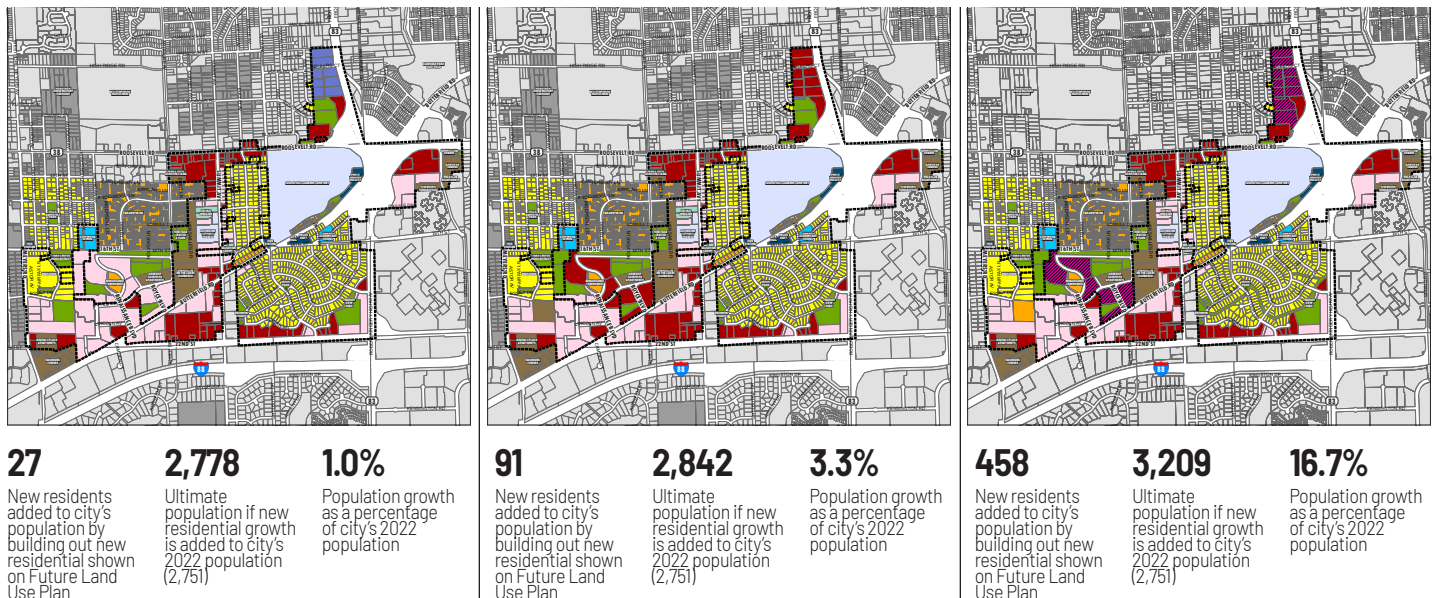


FIGURE 4.3
LAND USE PLANNING GROWTH SCENARIOS

As presented to the Comprehensive Plan Task Force, with minor edits, at their February 26, 2024 meeting

LAND USE PLANNING SCENARIO OPTIONS

WITH MODIFICATIONS [SEE FIGURE 4.2 FOR PREFERRED FUTURE LAND USE PLAN]



Population Projections

Key indicators like population trends, development patterns, housing market conditions, and the economy contribute to the determination of the future trajectory of Oakbrook Terrace's population. The Future Land Use Plan can also contribute to the projection of Oakbrook Terrace's capacity for future growth, particularly as each new development incrementally adds new housing units and increases the city's population as it progresses towards full build out of the plan.

Based on full buildout of the residential areas depicted on the Future Land Use Plan Map, the total population of Oakbrook Terrace could increase from its current population of 2,751 residents to 3,209 residents. This value could be higher or lower, particularly depending on the actual number of housing units that are ultimately added by the three residential land use designations (Single Family Detached, Single Family Attached, and Multi Family) and the Mixed Use designation that would provide for a mix of residential and commercial uses.

As shown in the bar charts in Figure 4.4, this full buildout population is compared to Oakbrook Terrace's historic population growth since 1970, as well as alternate population projections to the year 2040 based on different growth rates and population projections from the Chicago Metropolitan Agency for Planning (CMAP).

In particular, the various growth rates simulate past growth that Oakbrook Terrace has experienced over time. This includes a low growth rate at 20.6% (Oakbrook Terrace's growth rate from 1990-2000), moderate growth rate at 28.9% (2010-2020), and high growth rate at 102.9% (1970-1980).¹

As the bar charts illustrate, Oakbrook Terrace has a wide range of potential outcomes for how its population will grow over time. At one extreme, the city's high growth rate of 102.9%, similar to what Oakbrook Terrace experienced from 1970-1980, would yield about 11,329 residents.² Even at the low growth rate of 20.6% experienced from 1990-2000, the population of 4,002 is still higher than the 3,209 residents in the scenario that the Future Land Use Plan reaches full buildout, which may

take several decades to achieve, even beyond the plan's 2040 time horizon.

As highlighted on the Future Land Use Plan Map in Figure 4.2, there are two potential major development sites that are designated for mixed use, which generally includes a mix of residential, commercial, and office uses along with community and open spaces. These two mixed use areas are described in more detail on pages 25-26 with example developments from the region on pages 27-29 to show how other communities have built up similar mixed use opportunities.

It is a challenge to pinpoint exactly how much the population will change over the long term. While the true outcome typically lies somewhere in the middle, the range of projections provides the city with an array of scenarios around which city officials can plan and allocate resources to ensure manageable growth and sustainable development.

The new residential uses shown on the Future Land Use Plan Map are meant to guide where the city believes development is most appropriate, even if such development doesn't actually materialize as illustrated (or at all). The plan provides the city with greater guidance to communicate appropriate locations for future development as developers and property owners propose plans.

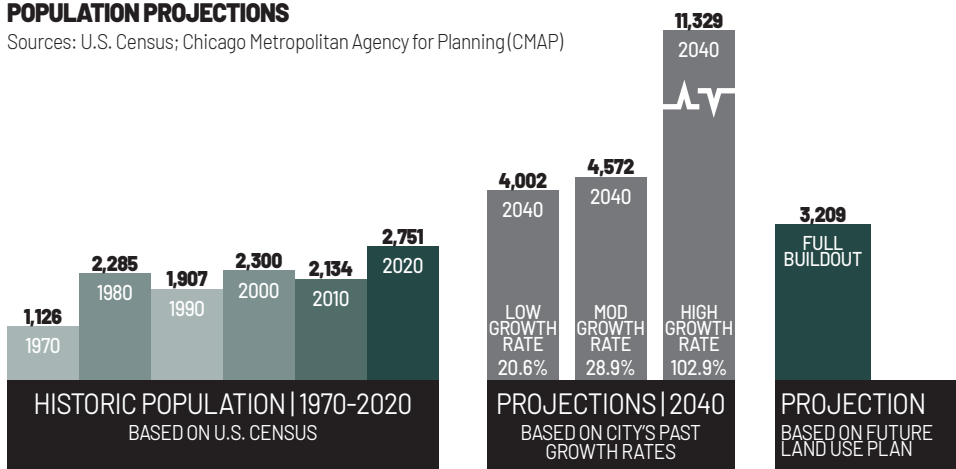
Population projections serve as a basis for determining the potential allocation of land, funds, and other resources to establish new schools, parks, and recreation areas, as well as expand trail systems, fire and police protection, and water and sewer utilities. Projections for school and park facilities are summarized later in this chapter.

¹ These rates are approximate and meant for illustrative purposes only. It is also important to note that Oakbrook Terrace experienced population decreases from 1980-1990 (-16.5%) and 2000-2010 (-7.2%). These negative rates are not considered since the communities expect their populations to either grow or remain steady (not decline).

² The high growth rate is unattainable at this point given the limited amount of land available for new residential development.

FIGURE 4.4
POPULATION PROJECTIONS

Sources: U.S. Census; Chicago Metropolitan Agency for Planning (CMAP)



NOTE: Full buildout of the Future Land Use Plan may take several years, if not decades, to achieve, which may even extend way beyond the Comprehensive Plan's general 2040 time horizon. Since the city should update its Comprehensive Plan at least every five years, there will be opportunities to adjust the Future Land Use Plan in response to changes in community goals, market conditions, and other factors.



OVERVIEW

DEVELOPMENT TYPOLOGIES

Development typologies enable the community to evaluate potential development concepts relating to different housing options, business types, employment generators, and development approaches that may be appropriate for a community with a character and profile like Oakbrook Terrace.

For example, recommending a concept that calls for businesses like a fast casual restaurant or specialty grocer points more towards community support for these general use categories, as opposed to targeting specific businesses like a Potbelly or Trader Joe's. Similarly, a concept that allows for an industrial or business park may accommodate a range of uses, from professional offices, healthcare facilities, and tech hubs to coworking spaces, youth recreation gyms, and pickleball courts.

Typologies provide a general framework of development types that city officials can consider regarding the types of development to pursue for Oakbrook Terrace. This can include a range of enterprises from national brands and locally-owned businesses to corporate headquarters and satellite offices.

As provided on the following pages, the general description for each development typology highlights how each development type may influence future development or redevelopment in Oakbrook Terrace.

- Residential
- Commercial
- Office
- Mixed Use

DEVELOPMENT TYPOLOGY OBJECTIVES

The development typologies provide for a more balanced mix of land uses that promote the following objectives:

- Diversify the local housing stock
- Expand the municipal tax base
- Revitalize vacant or underutilized spaces
- Enhance employment options
- Advance a more sustainable, resilient economy
- Support stewardship of the environment
- Account for adequate utilities capacity

DEVELOPMENT TYPOLOGIES

Residential

FUTURE LAND USE CATEGORIES

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



Oakbrook Terrace has historically grown with a mix of residential uses, including a primarily single-family detached residential community south of Butterfield Road and a diverse mix of single family detached, single family attached, and multi-family housing types across the rest of the community, particularly along Butterfield Road and west of Summit Avenue. One of the core recommendations of the Comprehensive Plan is to advance a diverse housing stock with options that meet varying budgets, life stages, family structures, and housing needs.

While community survey results indicate that there is a generally acceptable level of housing types in Oakbrook Terrace, there does seem to be interest in providing more senior housing. While the city's senior population (age 65+) hasn't significantly grown since 2010, the local housing market serves a broad region and highlights how Oakbrook Terrace's supply of senior housing units could be increased to meet demand generated outside of the city limits.

Survey results also indicated that residents feel there may be too many rental apartments, which points to a more balanced mix of housing options. Based on survey findings and the general residential development trends in Oakbrook Terrace, the city's housing approach leans towards exploring residential growth west of Ardmore Avenue for new residential development, particularly building upon the more recent housing development around Renaissance Boulevard.

As described in the section on Mixed Use development typologies (pages 25-29), new residential units could be integrated into a mixed use town center concept that could be placed around Renaissance Boulevard and the northwest corner of Kingery Highway and Roosevelt Road.



DEVELOPMENT TYPOLOGIES

Residential [CONTINUED]

FUTURE LAND USE CATEGORIES

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



The residential types described below and on the next page should be considered to help maintain a diverse housing stock that meet varying budgets, life stages, family structures, and housing needs.

Single Family Homes

Single family detached homes make up a significant portion of housing options in Oakbrook Terrace. The limited amount of vacant lots offer space for additional single family homes. While larger tracts of vacant land are likely to be built with higher density residential as single-use developments or part of mixed use developments, they could also make way for additional single family homes if deemed compatible with adjacent uses.

Townhouses

Townhomes provide single family residential units, typically in a compact arrangement with one or more units attached to each other and sharing common walls. Narrow townhomes arranged in a set of two or more are sometimes referred to as rowhouses. There is precedence for townhomes in Oakbrook Terrace, including the townhomes along Olivibrook Drive north of Butterfield Road. In terms of design, townhomes with recessed front entries,



side-/rear-facing garages, and strong curb appeal typically fit the character of most communities.

Condominiums & Apartments

Condominium and apartment buildings can often take on the same physical form: typically a building of 2+ stories with multiple dwelling units with shared walls, parking, and common areas. Homeowners association (HOA) or renter fees help pay for lawn care, snow removal, community space, laundry, etc. A for-sale condo building may be converted into rental apartments, and vice versa. Multi-family housing in these two formats could be appropriate in certain instances, such as high quality building materials, attractive site design, and inclusion within mixed use developments along major road corridors. Existing condos and

apartments in Oakbrook Terrace include Versailles on the Lake, Regency Place, Oakbrook Terrace East Condominium Association, Spring Club Condominiums, Arbor 40, and Polo Club.

Senior Living

In addition to single family homes, options like townhouses, condos, and apartments are common formats for senior living facilities. Senior living options generally include: independent living, assisted living, nursing homes, skilled nursing care, hospice care, memory care, continuing care, and age-restricted facilities (typically age 55+). Terra Vista Assisted Living is the only senior living option within city limits. As noted earlier, there is interest in adding more senior living options to Oakbrook Terrace's housing stock.

ACCESSORY DWELLING UNITS (ADUS)

Accessory dwelling units (ADUs) are increasingly becoming a viable approach to enhance a community's housing stock that fit varying budgets, household composition, and life stages. An ADU is typically a secondary dwelling unit that shares the same building or lot as the primary dwelling unit. Sometimes called a "granny flat" among other nicknames, an ADU can take various forms:

- An apartment over a garage
- A converted garage
- An apartment located in the basement (or other part of the house)
- A carriage house
- A smaller structure in the backyard or elsewhere on the property

ADUs may be a suitable approach for Oakbrook Terrace, provided that the city's Zoning Code and other regulations support such uses.



DEVELOPMENT TYPOLOGIES

Residential [CONTINUED]**FUTURE LAND USE CATEGORIES**

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



Missing middle housing is an option that Oakbrook Terrace may wish to consider in the future to help provide more housing options, with the understanding that the preservation of single family housing is the community's higher priority.

Missing Middle Housing

"Missing middle housing" is an emerging residential development approach that can help diversify the local housing stock while protecting the community's single-family residential character. Similar to the options described on the previous page, missing middle housing helps to meet varying budgets, life stages, family structures, and housing needs.

Missing middle housing allows for single family lots to be split or merged to support duplex, triplex, or fourplex units. This approach provides additional dwelling units without significantly altering the character of the neighborhood. Missing middle housing also provides affordable units and enhances the ability for residents to age in place.

In addition, this approach allows for infill development at a lot-by-lot basis in established neighborhoods, particularly enabling a single family lot to support a duplex. Combining two adjacent lots may accommodate a triplex or fourplex. Missing middle housing may also be built as new development, including townhomes, or integrated into mixed use development.

A primary intent of missing middle housing is to have designs that blend into existing single family residential neighborhoods: triplex (top left); duplex (top right and bottom).



Light purple buildings denote existing single family houses. Yellow buildings indicate missing middle housing options like duplexes, triplexes, and quadplexes. The top graphic illustrates an infill development approach in an established neighborhood; the bottom graphic shows a new development approach on a single block or site.

Source: Opticos Design, Inc.

MissingMiddleHousing.com is powered by Opticos Design, Inc.
Illustration © 2015 Opticos Design, Inc.



DEVELOPMENT TYPOLOGIES

Commercial

FUTURE LAND USE CATEGORIES

● Commercial



Commercial businesses and services are primarily located along main road corridors, including Roosevelt Road, Summit Avenue, Butterfield Road, and 22nd Street. These commercial uses are part of the region's larger commercial base, which is among the most substantial commercial centers in the Chicago metropolitan area. The current business mix includes mostly regional and national brands with some smaller, locally owned businesses interspersed.

Based on community survey findings, respondents viewed shopping and restaurants as the second best thing about Oakbrook Terrace. While survey findings also indicated that there is generally sufficient commercial businesses and services in the city, there will always be opportunities to enhance the city's commercial base, particularly. The attraction of new businesses is typically influenced by market conditions, demographics, and local assets that make a community like Oakbrook Terrace a more enticing location than other options.

The city should continue its proactive approach to attract the types of businesses that meet local needs, match community priorities, and boost the tax base. This also includes supporting locally owned businesses and nurturing entrepreneurs in the community.

The commercial development typologies illustrated on this page are meant to show broad categories of businesses and services that could be pursued to enhance the commercial base in Oakbrook Terrace. Unique commercial uses provides the added benefit of offering a business or service that may not be available elsewhere in the region, which further boosts the attraction of Oakbrook Terrace

Oakbrook Terrace presents opportunities to nurture entrepreneurship and build up small locally owned businesses. McHenry Riverwalk Shoppes is a regional example of a business incubator enabling small businesses to test their products and services in temporary spaces without committing limited resources on renting and outfitting brick-and-mortar storefronts until they have the capacity to pursue their own spaces.

FOR MORE INFORMATION: <https://mchenrychamber.com/mchenry-riverwalk-shoppes/>

Example commercial businesses and services (from top left): fast casual restaurants, cafés, and bakeries; brunch spots; grocery stores; family restaurants; pet services; boutique or specialty shops; youth-centric businesses like indoor play areas, creative arts, sports and recreation, etc.; farm-based businesses represented at the local farmers market; personal care businesses like yoga, pilates, massage therapy, etc.; experience-based businesses like Pinot's Palette; locally-owned businesses; food trucks.



DEVELOPMENT TYPOLOGIES

Office

FUTURE LAND USE CATEGORIES

- Commercial
- Office



Offices fit into a particular segment of a community's employment base and economic development strategy, particularly in the context of business districts and industrial areas. Office and business parks are increasingly making room for unique tenants beyond corporate headquarters, professional offices, and financial services. These new uses are particularly relevant given the higher vacancy rates in office buildings in recent years.

The examples illustrated in the graphics below — including uses like tech startups, healthcare, life sciences, academic spaces, research and development, coworking and flexible office spaces, makerspaces, and business incubators — can diversify the tenant mix of an office or business park, provide spaces for local entrepreneurs, and enhance the availability of employment opportunities.

While eastern DuPage County is defined by the significant amount of office space, the opportunities to diversify the tenant mix in Oakbrook Terrace will help increase the local jobs base and open up options to find new services, ventures, and spaces that can't be found elsewhere in the regional market. In addition, office and business parks can enhance their attraction to the younger segment of the workforce by offering elements like connected bike paths, outdoor collaboration spaces, flexible workspaces, and access to food trucks from local restaurants and cafés.

Many of these office environments cater to entrepreneurship, creativity, and creation, which often thrive where similar or supportive businesses can collaborate in shared spaces and access shared amenities like conference rooms, printing and production supplies, private meeting spaces, kitchens with dining areas, and administrative support staff.

Office and business parks are increasingly accommodating recreational spaces like youth swimming pools, gymnastics, indoor soccer, baseball/softball clinics, trampoline parks, climbing gyms, etc.

Even the pickleball boom is finding a home in office and business parks.

Coworking spaces and business incubators often serve as springboards for fledgling businesses and entrepreneurs to start small before branching out into larger spaces elsewhere in the community.



Healthcare, including hospitals, clinics, and training centers, may be attractive to serve a growing senior population, offer specialized services, and create competitive advantages in the region.



Nearby colleges and universities may seek to expand their footprint in unique office settings with academic programs and job skills training relating to local industries.



Makerspaces support creators and creative minds of all ages, from at-home hobbyists, amateur builders, and gamers to school STEM classes, robotics teams, and innovation labs.



Tech startups, life sciences, and research and development uses often provide a suite of meeting spaces, resources, and amenities to recruit top-tier talent and like-minded businesses.



DEVELOPMENT TYPOLOGIES

Mixed Use

FUTURE LAND USE CATEGORIES

 Mixed Use (Res+Com/Office)



Commercial districts and office campuses have evolved greatly over the past several years, particularly taking the form of mixed use centers that accommodate a range of uses beyond the typical retail businesses, restaurants, and office buildings. Compatible uses in these mixed use centers include, but are not limited to:

- Coworking and shared office spaces
- Research and development
- Breweries and wineries
- Conference and banquet facilities
- Performing arts and other entertainment venues
- Gyms, indoor recreation, and youth sports
- Tech startups
- Maker spaces
- Healthcare and life sciences
- Academic facilities

These mixed use centers may also integrate limited housing options, if found to be compatible with the overall character of the city. They may also include civic uses, parks, and open space to enhance the use mix. Open spaces also provide opportunities for customers, workers, and residents to enjoy the outdoors, passive recreation, and shared community spaces among the shops, restaurants, and office spaces in the mixed use centers.

Overall, the density and mix of different uses help to form a sense of place and community identity, particularly as residents and visitors create experiences with community events, a mix of shops and eateries, interactive spaces, and public art. It's these experiences that can make a mixed use environment more engaging and inviting than the physical developments themselves.

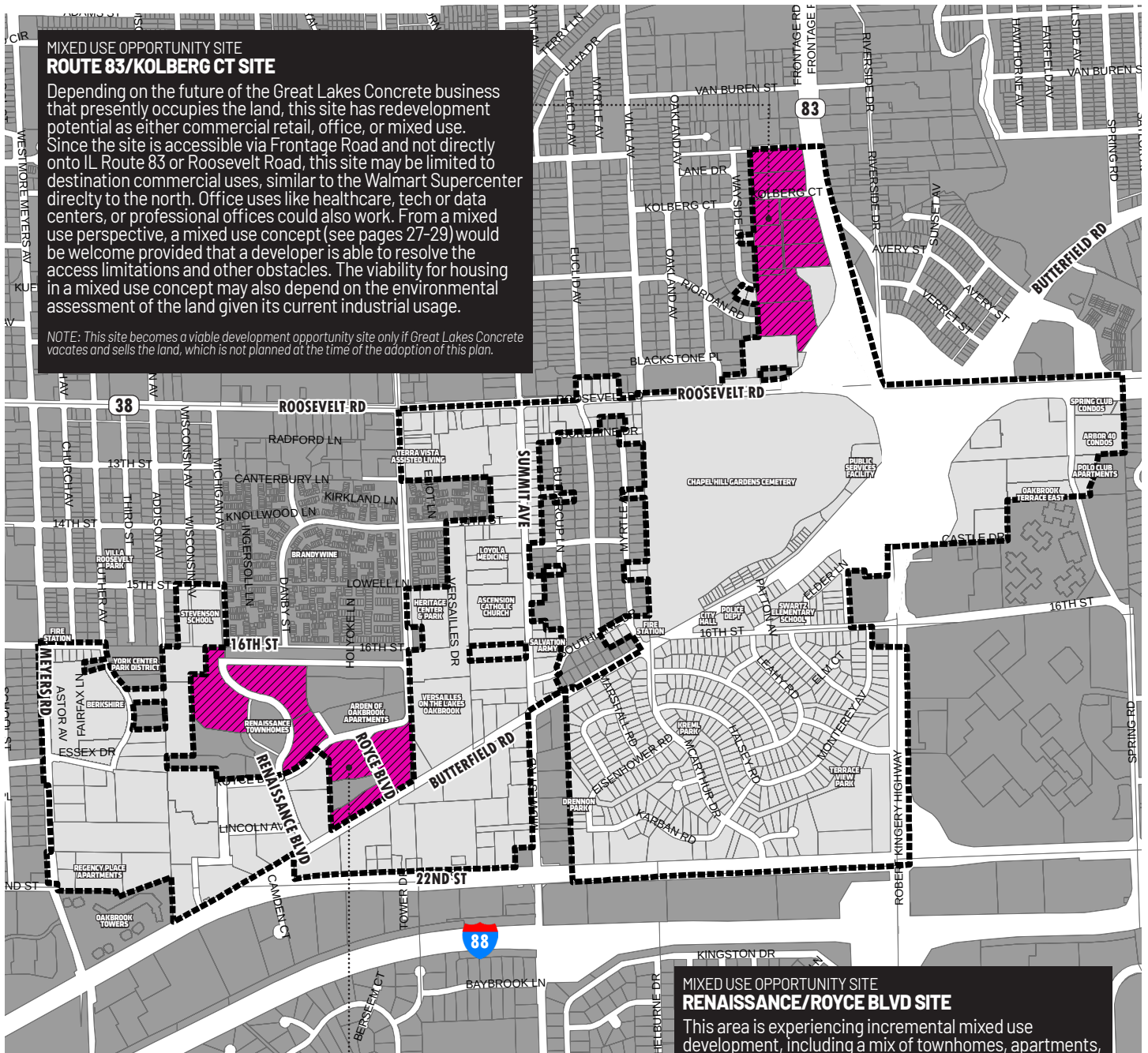
The Future Land Use Plan Map identifies two potential spots for mixed use development (the area north of Butterfield Road around Renaissance Boulevard and the northwest corner of Roosevelt Road and IL Route 83), particularly in the mold of high quality mixed use centers (pages 27-28) and civic campuses (page 29) that have transformed other suburban communities across the Chicago region.

The Glen Town Center in Glenview, IL, is one of the most prominent mixed use developments built in a town center concept (see page 28 for more details) that Oakbrook Terrace could explore for its two mixed use development opportunity sites.



FIGURE 4.5

MIXED USE DEVELOPMENT OPPORTUNITY SITES MAP



DEVELOPMENT TYPOLOGIES

Mixed Use

 [CONTINUED]

FUTURE LAND USE CATEGORIES

 Mixed Use (Res+Com/Office)



REGIONAL EXAMPLE

BLOCK 59 NAPERVILLE [PROPOSED] | NAPERVILLE, IL

Block 59 Naperville, which was approved by the Naperville City Council in February 2023, is a future commercial development covering 130,000 sq ft total. About 103,140 sq ft of that total will be rentable space for a variety of retail and restaurant uses in freestanding and multi-tenant building formats. The site will also provide 1,650 parking spaces. Promoted as an experience-focused retail environment, the shops and restaurants will blend into a series of outdoor plazas, seating areas, and interactive spaces.

FOR MORE INFORMATION: 
<https://tinyurl.com/block59-naperville>



REGIONAL EXAMPLE

BURR RIDGE VILLAGE CENTER | BURR RIDGE, IL

Conveniently located off of the I-55 interchange at County Line Road, Burr Ridge Village Center is an upscale mixed-use lifestyle center offering a range of shops, restaurants, services, and wellness opportunities. The center is surrounded by offices, civic uses, and a mix of housing of varying types and densities. Community events, civic engagement, and wellness activities often take place in the village green, creating a central public space for interaction and experiences.

FOR MORE INFORMATION: 
<https://www.shopburr ridge.com>



DEVELOPMENT TYPOLOGIES

Mixed Use [CONTINUED]**FUTURE LAND USE CATEGORIES**

 Mixed Use (Res+Com/Office)

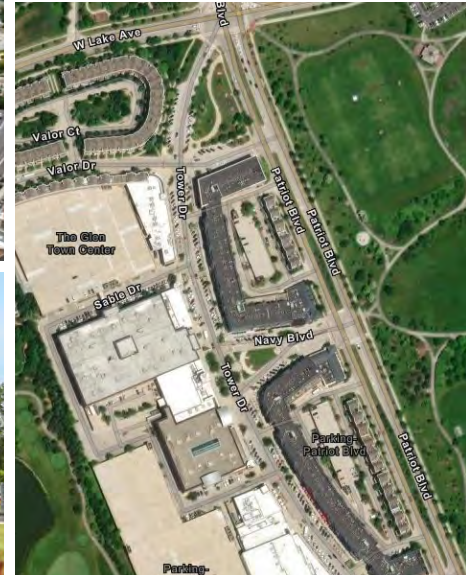


REGIONAL EXAMPLE

THE GLEN TOWN CENTER | GLENVIEW, IL

Built like a traditional European town, the Glen Town Center in Glenview offers over 50,000 sq ft of retail shops and restaurants lining the perimeter of a central green space. While the larger Glen development includes residential components, the open air retail and restaurant components in the Town Center can serve as model for how Bannockburn can pursue mixed use development. A system of parkways and sidewalks link the Town Center to adjacent neighborhoods and open space.

FOR MORE INFORMATION: 
<https://theglentowncenter.com>



REGIONAL EXAMPLE

MELLODY FARM | VERNON HILLS, IL

One of the newest mixed use town centers in the region is Melody Farm in Vernon Hills. Offering an open air destination with 270,000 sq ft of shopping and dining, Melody Farm is a unique commercial center with experience-based outdoor gathering spaces that invite people to shop, dine, and stay for a while. With public art and interactive outdoor spaces, people of all ages visit Melody Farm to participate in outdoor yoga, check out events, and take Instagram photos to share of their experiences.

FOR MORE INFORMATION: 
<https://www.melodyfarm.com>



DEVELOPMENT TYPOLOGIES

Mixed Use [CONTINUED]

FUTURE LAND USE CATEGORIES

 Mixed Use (Res+Com/Office)



REGIONAL EXAMPLE

SAWMILL STATION | MORTON GROVE, IL

Designed as a 26-acre mixed use lifestyle center, Sawmill Station includes apartments, shopping, dining, and recreation along two major road corridors and near the Metra station in Morton Grove. Sawmill Station is also adjacent to single family homes, townhomes, condos, and other housing to enhance the local draw to the center. The housing options have convenient access to a regional trail that leads to the nearby forest preserve and North Branch of the Chicago River.

FOR MORE INFORMATION: 

<https://storymaps.arcgis.com/stories/4dd37f894cf04edd8c3ff20fd313d9b5>



REGIONAL EXAMPLE

ALGONQUIN COMMONS | ALGONQUIN, IL

Originally opened in 2004, Algonquin Commons is an outdoor shopping mall built in the format of a lifestyle center made popular in the 2000s. Located next to residential areas and a major office/industrial complex, the center has over 50 retail shops and restaurants covering over 600,000 square feet. After enduring a foreclosure in 2013, the new owner of Algonquin Commons revamped the center to include more inviting outdoor spaces to host community events, interactive activities, and live entertainment.

FOR MORE INFORMATION: 

<https://www.shopat.algonquincommons.com>



ACCESS & MOBILITY

The transportation network serving Oakbrook Terrace is primarily defined by the city's excellent regional access provided by two interstate highways and two state routes. This well-connected roadway network positions Oakbrook Terrace well to advance economic development while providing access to a range of opportunities to residents, workers, and visitors.

As illustrated on the Access and Mobility Plan Map in Figure 4.6, the existing transportation network serving Oakbrook Terrace forms a solid foundation that can be reinforced with periodic improvements and strengthened connections to the regional transportation system. Given its strategic location, Oakbrook Terrace is well positioned to leverage regional transportation options, including other roadways, transit, regional trails, and airports.

A pedestrian- and bike-friendly community provides for safe access and mobility for people of all ages and abilities. This includes ADA-compliant facilities at crosswalks, parking lots, and entry points to buildings.

Taken together, all of these transportation elements help to make Oakbrook Terrace an attractive destination to find a new home, establish new businesses, and provide jobs for the region. They also add to the high quality of life enjoyed by current residents, workers, and businesses.



ROAD NETWORK

The roads comprising Oakbrook Terrace's road network are classified according to their function in the local circulation system:

- **Interstates:** I-88, I-355, I-290/I-294 (none are located within city limits)
- **Arterial Roads:** IL Route 38/Roosevelt Rd, IL Route 83/Kingery Hwy, IL Route 56/Butterfield Rd, 22nd St
- **Major Collector Roads:** Summit Ave/Midwest Rd, Meyers Rd
- **Minor Collector Roads:** Danby St/14th St, Ardmore Ave, 16th St, MacArthur Dr
- **Local Roads:** All other roads

The interstates and arterial roads connect Oakbrook Terrace to the surrounding region. Proper roadway classifications ensure safe and efficient movement of vehicles to accommodate current traffic volumes and anticipate increases as new development occurs in Oakbrook Terrace. It also aids in capital improvements programming and in the designation of specialized traffic routes, such as designating specific roads for truck traffic.

SIDEWALKS & TRAILS

Sidewalks are provided in some areas in Oakbrook Terrace; however, sidewalks are noticeably absent in certain areas like the residential neighborhood south of Butterfield Road. While residential areas that lack sidewalks are relatively friendly to pedestrians and bicyclists, commercial areas with disjointed or no sidewalks have a less friendly environment. These areas provide opportunities to fill in sidewalk gaps, provide linkages, and improve crosswalk safety where feasible.

The trail network serving Oakbrook Terrace is also fairly limited. The city's most notable trail runs along Spring Creek through the residential neighborhood south of Butterfield Road, particularly connecting Dorothy Drennon Park to Terrace View Park. Smaller trails are located within these two parks and the Heritage Center and Park. Heritage Park connects to

William Cizek Bike Path, which runs south to link with an off-street trail along the utility line parallel to the north side of Butterfield Road from Royce Boulevard to MacArthur Drive.

New trails should be built as new developments create opportunities to link neighborhoods to parks, open space, schools, commercial areas, and other amenities. Potential trails are shown on the map in Figure 4.5. Trails can be designed as off- or on-street facilities, although the latter may be more feasible given the city's mostly built-out character.

TRANSIT

Three Pace suburban bus routes serve Oakbrook Terrace: 301 (Roosevelt Road), 313 (St. Charles Road), and 322 (Cermak Road - 22nd Street). The planned Pace Pulse line along Cermak Road/22nd Street will terminate at Yorktown Mall, offering future bus rapid transit (BRT) service to the area. While Oakbrook Terrace is not located along any of Metra's suburban commuter rail lines, the city is located near multiple Metra stations in the region. Multiple Metra stations are located to the north along the UP-W line. Located to the south are multiple Metra stations along the BNSF line.

Office parks and major employers can explore the potential to serve as focused transit sources. In particular, they may provide shuttle service between a Metra station or park-and-ride facility to office and employment sites.

In addition to its regular bus lines, Pace offers paratransit and dial-a-ride services. Another option to consider is microtransit, which is an emerging on-demand shuttle service inspired by ride share platforms like Uber and Lyft.

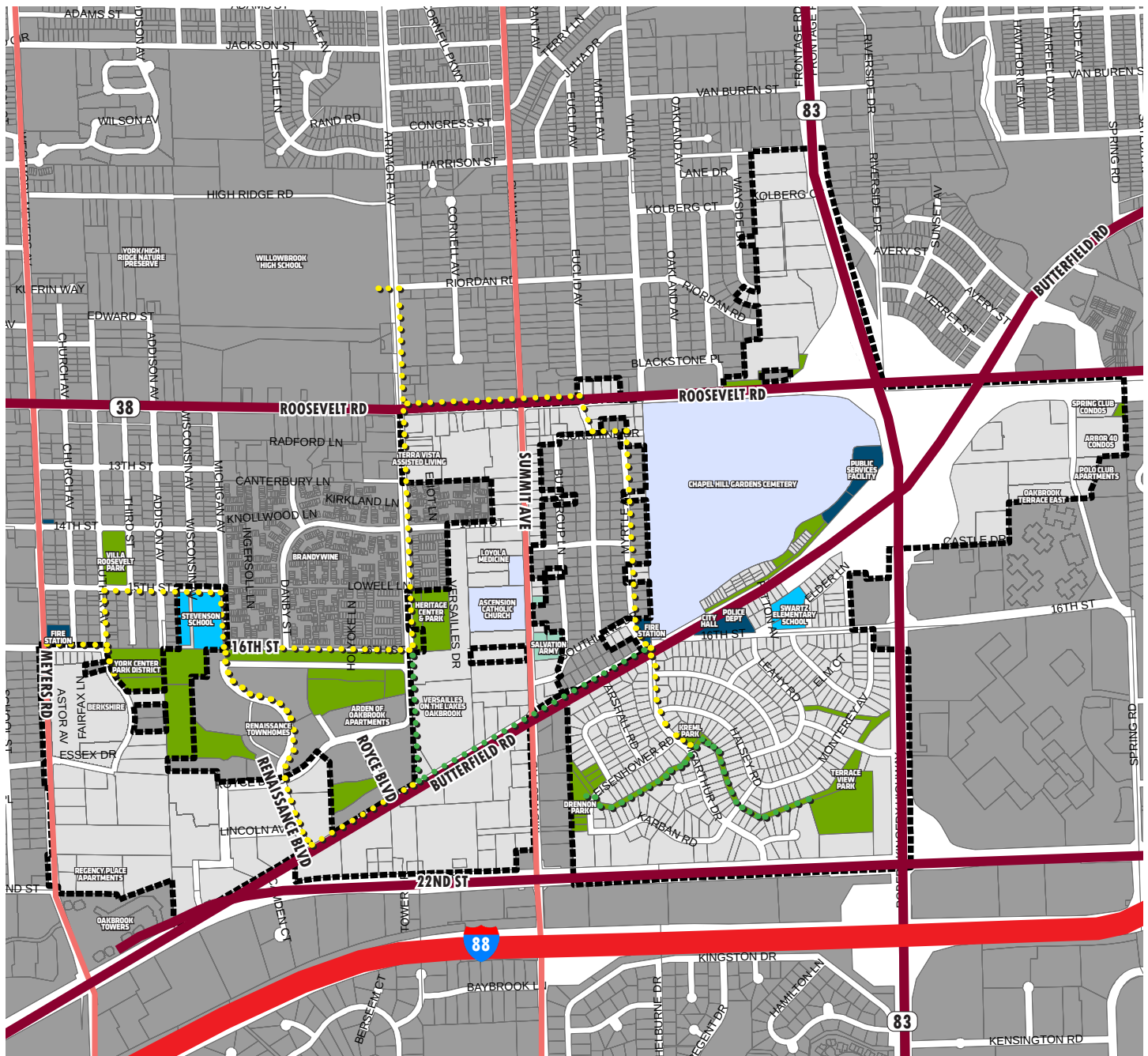
AIRPORT ACCESS

With the concentration of offices in Oakbrook Terrace and vicinity, airport access can be a key factor for existing and prospective businesses. O'Hare and Midway International Airports are located 16 miles and 22 miles, respectively, from Oakbrook Terrace.



FIGURE 4.6

ACCESS & MOBILITY PLAN MAP



LEGEND

- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary
- Interstates
- Arterial Roads
- Collector Roads
- Existing Trails
- Potential Trails

REGIONAL COORDINATION:

As Oakbrook Terrace considers the impact of future development and community improvements, coordination with regional transportation planning efforts will ensure local and regional strategies align with each other. DuPage County continually provides studies and updates for regional transportation elements, including trails, transit, and general mobility.

Two regional transportation studies that took place during the preparation of this Comprehensive Plan were the Butterfield Road Corridor Plan (CMAP) and Cermak Road/22nd Street Corridor (CMAP/Pace Pulse).



OVERVIEW

COMMUNITY FACILITIES & ASSETS

Community facilities and assets form the cornerstones of a municipality, providing essential services, functions, and spaces to the community. Oakbrook Terrace's community facilities and assets generally include services, resources, and institutions that meet the civic, cultural, social, recreational, educational, spiritual, and health needs of the community, which are summarized on the Community Facilities and Assets Plan Map in Figure 4.7. These community facilities and assets are maintained and operated by a range of municipal, public, quasi-public, and private entities, as described on the right.

As Oakbrook Terrace manages the growth and development of the community, the city and its partners will continue to evaluate potential improvements and expansion to these services and functions to ensure they have sufficient capacity, are well-maintained, and are distributed equitably. This is particularly crucial to a built-out municipality like Oakbrook Terrace where existing services and functions may be close to capacity, thus requiring potential expansion or improvements.

There may be opportunities to concentrate civic uses and other community facilities in a central activity center like in a mixed use town center concept (see page 29).



SCHOOLS

Students in Oakbrook Terrace are served by a network of schools both within the city and nearby:

- **Pre-School:** The Gardner School*, Salt Creek School, Kiddie Academy, His Grace Montessori
- **Grades K-8 (Salt Creek School District 48):** Salt Creek School, Stella May Swartz School*, Albright Middle School
- **Grades K-8 (School District 45):** Stevenson Elementary School*, York Center Elementary School, Jackson Middle School
- **Grades 9-12:** Willowbrook High School, Montini Catholic High School, Timothy Christian School

* LOCATED IN OAKBROOK TERRACE

Higher learning opportunities in the immediate region include Wheaton College, Elmhurst University, Midwestern University, Benedictine University, and College of DuPage.

With so many school options available in the vicinity, the current school system generally serves Oakbrook Terrace well. Changes in the city and student populations will need to be monitored to assess future space and programming needs, which will need to be coordinated with the school districts and private schools.

PARKS & RECREATION

The local parks and recreation system within city limits includes: Kreml Park owned and maintained by the city; Terrace View Park, Dorothy Drennon Park, and Heritage Center and Park managed by the Oakbrook Terrace Park District; and various recreational, nature, and community facilities for all ages and abilities, as shown in the map in Figure 4.7. York Center Park District manages Villa Roosevelt Park and Knolls Park, which both sit just outside the city on the far west. Local schools provide additional recreational opportunities.

Population growth will generate demand for more park space and recreational opportunities. With limited land available in a built-

out city, any new park space or recreational facilities will likely need to be coordinated with future development sites. This may include open space that is either set aside for recreation or dedicated to one of the park districts for park use.

CIVIC USES

City Hall and Police Department are located across from each other along Butterfield Road providing long term capacity for city services and programs. The Police Department was built in 2015, while City Hall was reconstructed around the same time. The Public Services Facility, which houses the city's Water and Streets Divisions, is located further east on Butterfield Road off of the IL Route 83/Kingery Highway interchange.

In addition to police, community safety is handled by the Oakbrook Terrace and York Center Fire Protection Districts (FPDs). Oakbrook Terrace FPD operates out of a station across Butterfield Road from City Hall. The York Center FPD station is located along Meyers Road.

Residents visit Villa Park Public Library for library service and other community learning opportunities.

OTHER ASSETS

Oakbrook Terrace is home to various other assets that add to the city's quality of life, provide opportunities for civic engagement, and support public health:

- Ascension Catholic Church
- Chapel Hill Gardens Cemetery
- Drury Lane
- ICNA Center and Mosque
- Loyola Medicine
- Oakbrook Terrace Historical Society
- Oakbrook Terrace Lions Club
- Salvation Army

Loyola Medicine adds to the city's network of healthcare facilities that also includes various small medical and dental offices. New senior care facilities would help enhance the availability of senior services, as well as provide additional housing options that meet specific needs for the senior population.



This map illustrates the York Center Park District, highlighting its geographical features and infrastructure. The district is bounded by major roads such as Roosevelt Rd to the north and Butterfield Rd to the east. Key landmarks include the York/High Ridge Nature Preserve, Willowbrook High School, and the Chapel Hill Gardens Cemetery. The map also shows the locations of several parks, including Roseville Park and Orennon Park, and the presence of various residential and commercial developments. The legend in the bottom right corner provides additional context for the symbols used on the map.

- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary
- Existing Trails
- Potential Trails

- 1: City Hall
- 2: Police Department
- 3: Fire Department (OBT FPD)
- 4: Fire Department (York Center FPD)
- 5: Public Services Facility
- 6: Water Tower

- 7: Terrace View Park
- 8: Dorothy Drennon Park
- 9: Heritage Center and Park
- 10: Villa Roosevelt Park
- 11: Knolls Park
- 12: Kreml Park
- 13: York/High Ridge Nature Preserve
- 14: Salt Creek Greenway

15: The Gardner School
16: Salt Creek School
17: Stella May Swartz School
18: Stevenson Elementary School
19: York Center Elementary School
20: Albright Middle School
21: Jackson Middle School
22: Willowbrook High School
23: Montini High School
24: Timothy Christian School
25: Kiddie Academy of OBT
26: His Grace Montessori

27: Terra Vista of Oakbrook Terrace
28: Loyola Medicine

29: Ascension Catholic Church
30: Chapel Hill Gardens Cemetery
31: Drury Lane
32: ICNA Center and Mosque
33: Oakbrook Terrace Historical Society
34: Oakbrook Terrace Lions Club
35: Salvation Army



OVERVIEW

NATURAL RESOURCES

While Oakbrook Terrace has a limited set of natural elements, they play an important role in the community, particularly adding to the city's natural character, supporting stormwater management, and providing habitats for native wildlife. Local stewardship of the natural environment is encouraged to elevate the community's commitment to protect environmental features and conserve open space.

Protection of natural resources can help with the preservation of the small community feel of Oakbrook Terrace's neighborhoods nestled in a bustling suburban landscape.

Conservation of natural resources also relates to the exploration of renewable energy sources. As highlighted on the right, renewable energy sources like solar energy, wind energy, and electric vehicles can be part of the community's commitment to protect the environment and create long-term cost savings for property owners.



ENVIRONMENTAL FEATURES

One of the city's most prominent environmental features is the creek that runs through the neighborhood south of Butterfield Road with a trail running parallel to the creek and connecting Dorothy Drennon Park to Terrace View Park. The creek is mostly lined by trees and serves as the rear lot line for many of the houses in the neighborhood.

In addition to this neighborhood, tree coverage is significant in the area north of Butterfield Road between Luther Avenue and Ardmore Avenue. While this area is presently unincorporated, recent developments like Renaissance Townhomes and Arden of Oakbrook Apartments are revitalizing this long underutilized site as they integrate the tree coverage and natural landscape into the site design.

Stormwater detention ponds are also prevalent throughout the community, adding bodies of water of varying sizes with opportunities for trails and other passive recreation around them.

OPEN SPACE

Conservation of open space enables Oakbrook Terrace to protect the natural ecosystem, soften the hardscapes of suburban development, and provide opportunities for trails and other recreation. In addition to local parks, the most notable open spaces include the areas along the creek and parkways, as well as around stormwater detention ponds.

Other stormwater management facilities like bioswales and rain gardens add to the city's open space system. Conservation and utility easements or areas also contribute to open space.

In addition to natural open spaces, man-made open spaces like civic squares, plazas, etc. are considered part of the open space system. While these types of spaces are typically open to the general public, they may be located on either public or private property.

Such spaces are becoming more prevalent in modern development, particularly mixed use developments like those illustrated on pages 25-29. These spaces provide opportunities for civic engagement, community events, and light recreation like outdoor yoga.

RENEWABLE ENERGY

Environmentally responsible energy generation and consumption should be considered as Oakbrook Terrace evaluates sustainable approaches to development. The city can take certain steps to advance the community's commitment to renewable energy, including the potential to update the Zoning Code to provide standards for renewable energy elements described below.

While renewable energy approaches can be incorporated at a larger community scale, they also enable individual property owners to play a role in being energy conservation stewards and making their own properties more sustainable.

Wind Energy

Many communities are providing wind energy standards in their zoning codes. Small scale wind turbines are often found in office parks and small industrial areas.



Solar Energy

Many communities establish zoning standards to regulate solar energy systems at different scales. Small scale solar energy systems often take the form of solar panels on a residential or commercial rooftop.

Electric Vehicles

In addition to updating their codes to regulate electric vehicle (EV) charging stations and other infrastructure, communities assess how EV charging stations can support economic development by attracting EV drivers to visit local businesses as they wait for their vehicles to charge.

WATER & WASTEWATER

Oakbrook Terrace is well served by water and wastewater utility service. The city's water tower is located next to the Public Services Facility, which houses the city's Water and Streets Divisions. Sanitary sewer service is provided by Flagg Creek Water Reclamation District.

A second water tower was proposed in the 2007 Comprehensive Plan, specifically located in the southwestern part of the city in the area bounded by 16th Street on the north, Ardmore Avenue on the east, Butterfield Road on the south, and Meyers Road on the west. While this new water tower has not come to pass, recent residential development along Royce Boulevard and Renaissance Boulevard may generate additional development that may warrant the construction of the proposed water tower.

The city's ongoing commitment to modernize and upgrade water and storm sewer infrastructure will be critical to efforts ensuring reliable utility service, even as new developments connect to the system without overburdening existing services.

STORMWATER

As a qualifying local program in the Illinois Environmental Protection Agency's (IEPA) National Pollution Discharge Elimination System (NPDES) Phase II Program, Oakbrook Terrace follows its Stormwater Management Program Plan to manage the six minimum control measures in conjunction with DuPage County. These control measures generally focus on site runoff, pollution prevention, and public education.

Stormwater detention/retention ponds are typically included as part of major development sites that cover a significant amount of land. These detention/retention ponds contribute to the city's overall stormwater management system.

The city should continue to promote best management practices (BMPs)

for stormwater management, such as native plantings, bioswales, rain gardens, and other methods. In addition to decreasing stormwater runoff, BMPs help to improve water quality in bodies of water, reduce long-term maintenance costs, and minimize harmful impacts on environmentally sensitive areas.

Native plantings are encouraged in detention/retention ponds to further enhance their capacity for stormwater management. They are also encouraged on private properties and in public areas like open spaces, utility corridors, and rights-of-way to provide for natural water filtration, reduced water consumption, wildlife habitats, and community beautification.

TELECOMMUNICATIONS

A strong telecommunications system has progressively become a critical component of a community's infrastructure. This is increasingly apparent with more people working and learning from home, which requires reliable internet service to ensure residents, workers, and students can interact and access resources.

From an economic development perspective, internet service is an important infrastructure element that supports existing businesses and employers, as well as attracts new ones, to support their day-to-day activities and steadfast commerce. Stable and reliable internet service is crucial for on-site business operations that enable them to connect with clients, suppliers, customers, and third party web-based services.

According to the Illinois Department of Commerce and Economic Opportunity (DCEO), Oakbrook Terrace's 1½-mile planning area is presently served by strong internet service from different providers. Internet service generally comes in the form of varying broadband infrastructure, including fixed and wireline, fiber, cable, DSL, and fixed wireless.

OVERVIEW

UTILITIES & INFRASTRUCTURE

As an established and fairly built-out community, Oakbrook Terrace is generally well served by water, sewer, and wastewater utilities, which will need to be continually monitored as the city evaluates new development or redevelopment of existing properties. Improvement or replacement of current utilities infrastructure may be needed to ensure reliable service and adequate capacity.

A stable and modern telecommunications network can also be an important factor that existing and new businesses need to conduct their services, keep their workers and services connected, and communicate with clients and suppliers.



OVERVIEW

URBAN DESIGN & GUIDELINES PLAN

Community design is one of the eight goals identified in the Community Framework (Chapter 3):

Oakbrook Terrace will enhance its sense of community through quality design of the built environment, respect for historic sites, and incorporation of open space and landscaped areas.

Based on this goal, community design is intended to enhance the physical form and appearance of the community and preserve the city's character.

The Urban Design and Guidelines Plan is adapted from the original guidelines in the city's 2007 Comprehensive Plan. Addressing the public and private improvements within Oakbrook Terrace, the Urban Design and Guidelines Plan is intended to support the development and design expectations of the community, particularly reinforcing the 2024 Comprehensive Plan's vision, goals, and objectives identified in Chapter 3.

The Urban Design and Guidelines Plan is comprised of four main categories:

- General guidelines for all sites and buildings within Oakbrook Terrace
- Guidelines applicable to commercial buildings and sites within Oakbrook Terrace
- Guidelines applicable to residential buildings and sites within Oakbrook Terrace
- Guidelines applicable to proposed public improvements within Oakbrook Terrace



INTENT

In general, the design guidelines strive to:

- Promote public and private improvements and developments that will help reinforce the character of the city.
- Foster new development and redevelopment that complements the existing scale and character of the city, but also creates distinctive new focal points and activity areas.
- Improve the appearance and quality of existing structures and developments in the city.
- Ensure high-quality and compatible building and site design throughout the city.
- Establish a development pattern that encourages more significant pedestrian, bicycle, and transit activity, while still accommodating automobile traffic and parking.

These guidelines do not attempt to dictate architectural styles or make all the buildings look the same. Rather, they strive to promote a level of quality, compatibility, and consistency that will make Oakbrook Terrace a unique and distinctive area for residents, businesses, employees, shoppers, and visitors alike.

GENERAL GUIDELINES

The guidelines for all sites and buildings are focused on promoting high-quality and compatible developments that will help create a traditional and unified image and identity for the City of Oakbrook Terrace. While the guidelines are specific enough to ensure design compatibility, they are also flexible enough to allow for individual creativity on the part of property owners, architects, and builders.

The guidelines presented below should be used by city staff and the Planning and Zoning Commission in reviewing plans and proposals for all new developments within Oakbrook Terrace. They should be considered supplements to the city's Zoning Code and other applicable codes and ordinances.

Architects, property owners and developers should also use the guidelines as a reference as they prepare plans for new development and improvement projects.

Building Scale & Proportion

- Buildings may have either a pitched roof profile or a flat roof with a parapet wall. Parapets should be encouraged to create

an interesting building profile and to hide vents, HVAC, and other rooftop equipment. Mansard roofs should not be encouraged within the city.

- Exterior building design features that can help distinguish the city from other nearby communities should be encouraged, such as decorative cornices, pilasters, columns, reliefs, medallions, dormers, etc.
- Vertical architectural elements, such as a clock towers, spires, or bell towers, should be considered as design highlights at key locations throughout the city.

Building Placement & Orientation

- Buildings should have a strong visual and physical relationship to the street in order to enhance the city's identity and pedestrian orientation especially in the commercial land use areas. However, buildings should be attractive at both a pedestrian and vehicular scale.
- Buildings throughout the city should face the street; the placement of buildings at odd or irregular angles to the street should be avoided. However,



corner buildings might take advantage of their prominent locations with angled or recessed corner entrances or other small setbacks.

- In locations characterized by building setbacks, side yards and surface parking lots, the street frontage should be maintained through the use of low profile landscaping and decorative walls or fencing.

Building Materials and Colors

- Building materials should be of high quality and durability, and should complement other new buildings within the city.
- New buildings should be constructed primarily of traditional masonry building materials such as brick or stone. These materials should be used on all sides of the building that face a street, walkway or parking area, or that experience substantial “wear and tear.” Recommended accent materials include stone, simulated stone, terra cotta, and wood and metal trim.
- While exterior insulation finish systems (EIFS) might be used in limited quantities as an accent material, they should not be employed as a primary building material or be used on the street level of a building. Rough sawed wood, aluminum siding, rustic shingles and shakes, and plastic or metal panels should be discouraged within the city.
- Color should be used to unite the elements of a façade and to highlight architectural features. However, the colors on individual buildings should complement and be compatible with the colors of nearby buildings.
- The predominant colors for new buildings should be relatively muted and subtle. While the natural brick and stone colors of red, buff, cream, and gray should predominate, contrasting and complementary colors should also be used to accent building components, highlight architectural elements, and add richness and variety to the city.

Building Lighting

- Lighting should be used to illuminate entries, signage, displays, and pedestrian and parking areas, as well as to highlight significant architectural elements.

- Building lighting should be subtle and understated; light fixtures should be designed and oriented to produce minimal glare and spillover onto nearby properties.
- Most exterior lighting sources should be concealed; where concealment is not practical, light fixtures should be compatible with overall building design.
- Down-lighting should be encouraged on all commercial buildings; spot-lighting should be limited to major features and key landmarks within the city such as gateway signage.
- Incandescent lighting creates a warm atmosphere and should be encouraged; if neon lighting is used, colors should be compatible with and complement the building façade.

Parking Lots

- Whenever possible, parking lots should be located behind buildings; parking in front of buildings or at corner locations should be discouraged.
- Curb cuts and access drives should be minimized, particularly along collector and arterial streets; they should not be located near intersections or primary building entrances.
- Parking lots should be screened from view along sidewalks and roadways through the use of low masonry walls, hedge plantings, or shrubs.
- Parking lots should have curbed perimeters; curbed landscaped islands and clearly marked pedestrian pathways should be provided within the interior of parking areas to avoid large expanses of asphalt and to enhance pedestrian safety.
- All parking lots should be paved, well marked, and designed for proper drainage. Parking lots that are used during evening hours should be adequately illuminated.
- Whenever possible, parking lots should be shared between multiple stores and businesses to allow for a more efficient lot layout and to minimize curb cuts, provided there is no violation to the City's zoning ordinance. Cross access between adjacent parking lots should also be encouraged.
- Bicycle parking should be provided either on a pad within a parking lot or near the main entrance of a building.

Parking Structures

- Parking structures should have an architectural style and design character that is similar to the primary building it serves. In general, the design treatment of parking structures, particularly the ground floors and front façades, should conform to the full range of design guidelines presented above.
- Parking garage roof lines and floor level articulations that are visible from the street should be parallel to the street; ramping and inclines should occur within the structure or on the interior of the block.
- The appearance of parking structures might also be softened through the use of planter boxes on the upper floors. In addition, vines might be used as foundation plantings and be applied so that they climb up the walls, softening the façade of a parking structure.
- Uncovered parking on the top level of a structure should employ roof-top planters around the full perimeter of the building.

Private Landscaping & Site Improvements

- Planters and landscaped areas should be encouraged adjacent to buildings and to buffer parking and service areas. Plantings should consist of low evergreen and/or deciduous shrubs planted in conjunction with low-growing annual or perennial plants and groundcover. Large expanses of exposed mulch should be avoided.
- A landscaped buffer at least eight (8) feet in width should be provided around the perimeter of surface parking lots. Perimeter landscape plantings should include a continuous hedge accented by trees and ground cover.
- In conjunction with landscaping, decorative fencing should be encouraged to delineate and screen parking and service facilities, outdoor storage areas, etc. Low-profile wrought iron fencing or masonry walls are recommended; chain link fencing should not be permitted.
- Maintenance programs should be established to ensure that private landscaping is adequately cared for and that its value is retained over time.



Regular maintenance should include turf mowing, periodic fertilization, pruning, and the clean-up of litter and debris. Irrigation systems should also be required where possible.

- Where possible, utility lines within the city should be placed underground.

COMMERCIAL & MIXED USE AREAS

In addition to the general guidelines applicable to all sites and buildings within the city, there are several additional guidelines specifically related to commercial properties.

City staff and the Planning and Zoning Commission should use the guidelines presented below in reviewing plans and proposals for commercial and mixed-use developments within Oakbrook Terrace. They should be considered supplements to the city's Zoning Code and other applicable codes and ordinances.

Building Design

- The first floor on new commercial buildings should have a strong pedestrian orientation with display windows, attractive detailing, and convenient and hospitable entrances.
- The façades of large new multi-tenant commercial buildings should be visually divided into 20 to 30 feet bays to reflect a traditional commercial development pattern. Rooflines, cornice treatments, and the design and placement of columns, pilasters, and windows, could be used to achieve this objective.
- Covered walkways, such as arcades, should be encouraged along the fronts of commercial buildings to create a pedestrian-friendly orientation. However, the columns of the arcade should be aligned with the façade of the building.
- New buildings should have attractive rear façades that are comparable to front façades. Rear entrances to stores and shops should be encouraged in blocks where public parking or pedestrian walkways are located behind the buildings.
- All service entrances, dumpsters, loading facilities, and outdoor storage should be located at the rear of buildings; they should be screened from view along sidewalks and roadways through the use of

decorative screening, masonry walls, and/or evergreen plantings.

- Any business that is allowed to have a drive-through facility should be sited so that drive-through lanes and pickup windows are not prominently featured.

Entrances

- Doors on commercial buildings should be attractive and inviting to pedestrians. Recessed entrances and the use of awnings and canopies should be encouraged to define and protect entryways. Multiple entrances should be encouraged along a block front to enhance pedestrian activity and add visual interest to the street.
- Main entrances should be located at the front of the building and should face the sidewalk; corner buildings might take advantage of their prominent locations with angled corner entrances. Secondary entrances should also be encouraged from public parking areas or secondary pedestrian walkways.

Windows

- Large ground-floor display windows should be encouraged in new commercial and mixed-use construction. Metal or wood frame windows over solid bulkheads are recommended; glazing should not extend to the ground.
- Upper floor windows should be recessed, not flush with the surface of the building, and should be smaller in size than first floor windows. Bay windows are also acceptable, provided they are in character with the architectural style of a building.
- Upper floor windows should appear to be individual openings in a solid wall, rather than as continuous rows of windows separated only by their frames; curtain-wall window treatments are not appropriate within commercial areas.
- Window glazing should be clear or slightly tinted; dark, mirrored, or reflective glass should not be permitted.

Outdoor Seating

- Any existing or proposed outdoor seating areas, such as those provided

by restaurants or by office buildings as break areas for employees, should be well landscaped and incorporated into the overall site design. Outdoor seating areas should be set back and screened from parking areas and driving aisles.

Awnings & Canopies

- Awnings and canopies should be encouraged to provide weather protection and to add visual interest at the street level.
- Awnings and canopies should be integrated into the façade and should be in character with the architectural style of the building.
- Simple pitched awning profiles, either fixed or retractable, are preferred. Arched or rounded awnings should be discouraged, unless they are compatible with and appropriate to the architectural style of a building.
- Internally illuminated or back lit awnings and canopies, shingle and mansard canopies, and plastic awnings should not be permitted.

Signs

- Exterior building signs should be limited to business identification and description; exterior advertising signs should not be permitted. The size, material, color, and shape of building signs should complement the architectural style and scale of the building.
- Wall-mounted signs should be encouraged, although signage should not project above the cornice line or be mounted on the roof of a building. Raised, individual letters mounted directly on the building, as well as signs that use light colors for lettering and darker colors for backgrounds, should be encouraged.
- When a building contains multiple ground-floor tenants, signage for all businesses should be compatible in design and consistent in placement.
- Street numbers should be prominently displayed at the main entrance to every business and be clearly visible from the street.
- Free-standing signage is not recommended within the City, except for shared, low-profile monument signs for multi-tenant commercial properties. Monument signs should



be attractively landscaped and constructed of traditional building materials similar to the primary building on the site.

- The letters of a monument sign should be internally illuminated with a white light source. External illumination may be appropriate for a natural metal or engraved stone monument sign.

RESIDENTIAL AREAS

In addition to the general guidelines applicable to all sites and buildings within the city, there are several additional guidelines specifically related to single family attached and multi-family residential properties.

The guidelines presented below should be used by city staff and the Planning and Zoning Commission in reviewing plans and proposals for residential developments within Oakbrook Terrace. They should be considered supplements to the city's Zoning Code and other applicable codes and ordinances.

- New housing construction should be respectful of the scale and character of surrounding properties, particularly in terms of building materials, colors, and building mass and proportion.
- While new residential buildings may be set back from the property line, setbacks should be consistent along a block front. Residential buildings should be aligned with and face the street.
- Landscaping and decorative fencing should be used to maintain the streetwall along streets that serve multi-family residential buildings.
- Residential sites should be attractively landscaped, particularly front setbacks and the perimeter of parking and service areas.
- Existing residential neighborhoods that create a rural atmosphere should be maintained. This type of rural atmosphere can be maintained with the addition of concrete ribbons along roads, without the addition of sidewalks, and curb and gutter at road intersections.
- Where possible, parking to serve multi family uses should be located inside the primary buildings; if garages or surface lots are provided, they should be heavily landscaped, and located

behind the residential buildings if possible.

- Apartment and condominium units could also be promoted on the upper floors of mixed-use buildings to create an urban residential component very different from other residential areas in the community.

PUBLIC IMPROVEMENTS

In addition to site and building improvements on commercial and residential sites, a range of projects should be undertaken within the public rights-of way and on publicly owned property to enhance the image and appearance of the city to create a safe, attractive, and hospitable shopping, living, and leisure time environment. These public sector improvements can also help promote new private investment and development, and attract additional visitors and business patrons to the area.

In general, it is recommended that the city establish a comprehensive, area-wide design system for public improvements to be applied in various parts of Oakbrook Terrace. While the design system should be based on the architecture, history, and traditional character of the community, it should also help establish a unique new image and identity for Oakbrook Terrace.

The guidelines presented below provide a preliminary framework for the design treatment of streets, sidewalks, streetscape facilities, and other pedestrian and open space amenities.

Streets

- The city should be improved and redeveloped in a manner that provides for safe access and mobility for all modes of transportation, including walking, bicycling, taking transit, and driving, which will help reduce conflicts between the various modes, encourage less reliance on automobile travel, and decrease excessive parking infrastructure.
- Streets should be designed to support vehicles, bicyclists, and pedestrians on a relatively equal basis. While accommodating vehicular traffic, streets should also promote walking, cycling, and an overall sense of place.

- Measures should be taken to prohibit on-street parking by commercial and office uses within residential areas.
- Streets within the residential areas of the city should be designed and controlled to reduce the speed of traffic and reduce the amount of cut-through traffic to protect pedestrians and the overall residential character of the neighborhoods. Contrasting paving materials, landscaping, on-street parking, medians, and curb bump-outs can all be used to help calm and reduce the speed of traffic.
- Pedestrian crossings should be improved with proper coordination with the appropriate road jurisdictions. Improved pedestrian crossings will make it safer and more comfortable for pedestrians and bicyclists. This might entail widening sidewalks, constructing curb extensions, updating pavement markings, providing pedestrian-compatible traffic signals, and instituting other measures. Crosswalks should also be provided at these key locations.
- To improve visibility and safety, crosswalks should be made prominent and noticeable by employing a change in paving materials, texture and color. Small pylons and bollard lighting fixtures might also be used to highlight crosswalks.

Sidewalks

- Sidewalks should be designed to support bicyclists and pedestrians on a relatively equal basis. All public sidewalks should be a minimum of five (5) feet in width. In locations of heavy pedestrian use, sidewalks should be a minimum of eight (8) feet in width.
- A buffer zone or parkway between the sidewalk and the street should be constructed wherever possible. This zone should consist of a grass parkway with street trees and light fixtures, or a paved area with trees in grates, lights, and other street furniture.
- Sidewalks along major pedestrian routes and at key intersections should consist of special modular clay and/or concrete paving units. Sidewalks along other streets should consist of modular clay and/or concrete paving units used as trim elements in combination with standard concrete pavements.



- Sidewalk bump outs should be considered at key intersections to assist in street crossings, slow traffic, provide additional space for street furniture, and eliminate parking near intersections.
- An area-wide system of secondary walkways should also be developed to provide linkages between public sidewalks and nearby parking areas, open spaces, and building entries.
- All public and private sidewalks within the city should be accessible to the handicapped and should comply with appropriate Americans with Disabilities Act (ADA) standards.

Landscaping

- Regularly spaced street trees should be planted in rows along both sides of all streets within the city. Species and spacing should conform to the landscape requirements in the city's Zoning Code.
- Parkway landscaping should consist of salt-tolerant street trees, shrubs, groundcover, and perennials. Plantings in raised beds, planters, urns, or other containers should be considered along the curb line in selected locations and to highlight building entries and special activity areas.
- All landscaping within and adjacent to the public right-of-way should be compatible with existing plant materials in the area and be composed of native and salt tolerant species.
- Street trees and other landscaping along the public rights-of-way should be protected from motorized and pedestrian traffic by curbs, tree grates, and other devices. Evergreen shrubs are encouraged due to their ability to provide year-round color and interest.

Lighting

- Lighting along public streets within the city should consider both roadway lighting and decorative pedestrian lighting, where appropriate and deemed acceptable by residents in residential contexts.
- While roadway lighting should be consistent with IDOT, DuPage County, and city codes and standards, light standards should be no more than 20 to 30 feet in height in order to be in scale with new buildings within Oakbrook Terrace.
- Pedestrian light fixtures should be approximately 12 to 15 feet, and be of a style and character that would complement existing and proposed development.
- Pylons and bollard lighting should be considered as accents and for ornamental purposes. These fixtures could be used to highlight crosswalks, open spaces, seating areas, and major pedestrian ways.

Public Signage

- The city should establish a comprehensive signage system that can guide and direct both motorists and pedestrians to key destinations within Oakbrook Terrace.
- Gateway signs should be developed at intersections that serve as primary entry points into Oakbrook Terrace. In addition to signage, gateway features should include special landscaping, lighting, and paving materials.
- Informational and wayfinding signs should be provided at key locations to direct pedestrians to businesses and stores, and to announce special activities and events within the area.
- Banners attached to street light standards could also be used to commemorate special events within the city. Banners might be changed periodically during the year.

PARK, OPEN SPACE, RECREATION & PEDESTRIAN AMENITIES

- Open spaces and courtyards should be promoted as part of private development projects within the city.
- Improvement and development of the commercial areas of the city should include a unified system of street furnishings, such as seating areas, trash receptacles, drinking fountains, bike racks, and other pedestrian amenities. Street furnishings should reflect a traditional design theme, and be consistent with the materials, colors and architectural styles to be promoted within the city.
- Trash receptacles should be placed along each block front, preferably at or near corners or other high activity areas. Benches and drinking fountains should be located within park sites, open spaces, or high activity areas. Bike parking should be provided in visible areas and near main entrances to buildings. Bollards should be used at curbside, along streets where sidewalks directly abut parking or traffic lanes.
- Linkages to park and school sites throughout the city should be enhanced through wayfinding signage, paving materials, plantings, and branding.
- Pieces of public art might also be considered at key locations along the public rights-of-way and on private properties. Businesses or institutions within the City might be recruited to sponsor public art.



CHAPTER 5

IMPLEMENTATION

The 2024 Oakbrook Terrace Comprehensive Plan is a critical tool for the city in realizing its vision and goals. However, it is only useful if the city actively pursues implementing it. The Implementation Plan presented in this chapter is intended to guide the city in taking appropriate steps to achieve its goals.

City officials should consider the plan's vision, goals, objectives, and strategies when evaluating development proposals and community improvement efforts. The Implementation Plan in this chapter expands upon the goals and objectives from Chapter 3 by adding recommended strategies that activate the plan with projects and tasks that the city can pursue to implement the plan. Potential resources are also listed to further guide city officials and local partners.

The 2024 Oakbrook Terrace Strategic Plan that was prepared concurrently with this Comprehensive Plan is an additional source of information for plan implementation. Goals, objectives, and strategies have been coordinated and cross referenced in both documents, where appropriate.

KEY PARTNERS FOR PLAN IMPLEMENTATION

Achievement of Oakbrook Terrace's vision and goals will be more successful when key partners collaborate and pool resources to implement the plan. These partners and their roles are described below.

City Council

The City Council sets policy for the community. Their approval is necessary to establish ordinances, allocate funds, enter contracts, and take other actions that support development and community improvement. Alderwomen and aldermen should be familiar with the plan and consider whether proposed actions will move the city towards achieving its vision and goals.

Boards & Commissions

The Planning and Zoning Commission (PZC) makes recommendations regarding the growth and development of the community, particularly ensuring proposals align with the Comprehensive Plan. They should be familiar with the plan and refer to it regularly in their deliberations. In addition, the PZC should educate developers and others who come before them on the relevance of the plan and encourage applicants to create proposals that enhance the city's ability to achieve its vision and goals.

Residents

It is important that residents support the plan and are involved in its implementation. The city should make it easy for residents to be well informed on planning related issues and encourage them to participate in discussions, workshops, and other opportunities. Additionally, residents can participate in the implementation of specific elements of the plan by serving on committees, circulating information with their neighbors, volunteering their time, and sharing their expertise.

Business Community

Local businesses can support plan implementation by communicating their needs to city officials. Business success is critical to the city's overall success, and communication between the private and public sectors is an important step in developing a business-friendly environment. Local financial institutions can support the plan by financing projects that align with it. Corporations can support the plan through their own site development and growth plans, as well as supporting the city's projects. Real estate professionals and developers should be mindful of the kinds of projects that align with the plan.

DuPage County

The city should continue to work closely with DuPage County to coordinate growth and development efforts. The county can provide technical support, data, and other resources that may be of value to the city. Where appropriate, Oakbrook Terrace's plan implementation efforts should be coordinated with the short- and long-range planning efforts of DuPage County, particularly Zoning and Planning, Forest Preserve, Transportation, Public Works, and Environment and Sustainability.

Other Agencies & Jurisdictions

In addition to DuPage County, the city should collaborate with other agencies and jurisdictions to implement certain strategies. This includes, but is not limited to: Oakbrook Terrace and York Center Park Districts; School Districts #48, #45, and #88; York Township; Illinois Department of Transportation (IDOT).



IMPLEMENTATION PLAN

1: Land Use & Development

GOAL: Oakbrook Terrace's residential, public and commercial areas will complement each other.



#	OBJECTIVE	STRATEGIES	RESOURCES
1.1	Strive for a balance of uses that considers the needs of employers, employees, residents, and visitors and accounts for public opinion in managing city growth. PRIORITY: ● HIGH	<ul style="list-style-type: none"> • Guide community growth in accordance with the Comprehensive Plan. • Monitor the findings from regional planning studies (Butterfield Road Corridor Plan; Cermak Road/22nd Street Corridor) that may have an impact on land use, transportation, and infrastructure in Oakbrook Terrace. • Make the Comprehensive Plan easily accessible on the city's website. • Educate the Planning and Zoning Commission and City Council on how to consult the Comprehensive Plan as part of their regular order of business. 	<ul style="list-style-type: none"> • APA Commissioner Training • Butterfield Road Corridor Plan • Cermak Road/22nd Street Corridor
1.2	Evaluate potential expansion of city boundaries as annexations are considered. PRIORITY: ● HIGH <i>Aligns with Objective LT3 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Prioritize parcels that may be considered for future annexation, particularly focusing on sites in and near the city boundaries. • Investigate costs and benefits, including impacts on utilities and municipal services, for each parcel (or set of parcels) being considered for annexation. • Collaborate with adjacent municipalities to update boundary agreements. 	<ul style="list-style-type: none"> • Illinois Municipal Annexation Principles and Methods • APA Annexation Studies • Annexation Guide (Municipal Research and Services Center of Washington)
1.3	Investigate developing a location that serves as a central focus for the community. PRIORITY: ● HIGH <i>Aligns with Objective LT5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Coordinate with developers to evaluate the potential to establish a town center concept within one of the city's mixed use opportunity sites (see Future Land Use Plan Map and town center mixed use examples on pages 25-29). • Conduct a survey or quick polls on social media or through the Terrace Leaves newsletter to assess the types of uses and activities residents would like to see in a potential town center concept. 	<ul style="list-style-type: none"> • ULI Principles for Developing Successful Town Centers • JLL Lifestyle Center Resurgence • Example: Block 59, Naperville, IL • Example: The Glen Town Center, Glenview, IL • Example: Melody Farms, Vernon Hills, IL • Example: Sawmill Station, Morton Grove, IL • Example: Algonquin Commons, Algonquin, IL
1.4	Ensure that the city's Zoning Code aligns with the Comprehensive Plan. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> • Review and amend the Zoning Code to ensure zoning standards are consistent with the land use recommendations defined in the Comprehensive Plan. • Review and update the Zoning Map to ensure it is consistent with the Future Land Use Plan. 	<ul style="list-style-type: none"> • APA Resources on Zoning Reform and Code Writing • APA Effect of Zoning Systems on Plan Implementation • APA Updating the Zoning Code After the Comprehensive Plan • APA Equity in Zoning Policy
1.5	Make information on proposed development easily accessible to the public. PRIORITY: ● MEDIUM <i>Aligns with Objective ST5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Include information on proposed projects on the city website. • Provide an option for residents to get updates on new development. 	<ul style="list-style-type: none"> • Example: Development Updates, Geneva, IL • Example: West Chicago Now Economic Development Portal
1.6	Identify and enhance Oakbrook Terrace's unique assets. PRIORITY: ● LOWER	<ul style="list-style-type: none"> • Adapt asset-based community development (ABCD) practices for small town planning. • Identify assets based on the community and business survey findings. • Conduct a community asset mapping exercise to build an inventory of assets that can be leveraged for grants and community improvement efforts. • Evaluate ways to elevate community assets using methods like physical enhancements, profiles on the city website and social media, historical markers, community commemorations, etc. 	<ul style="list-style-type: none"> • DePaul University Asset-Based Community Development Institute • LISC Asset Mapping • U.S. EPA Report: How Small Towns Can Use Local Assets • Toolkit for Community Assessment: Community Asset Mapping



IMPLEMENTATION PLAN

2: Economic Development

GOAL: Oakbrook Terrace will have a vibrant, diverse, and growing economy based on supporting existing businesses and industries and attracting new employers.



#	OBJECTIVE	STRATEGIES	RESOURCES
2.1	<p>Promote existing programs and policies and develop new ones that facilitate business continuation and growth.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Connect with local colleges and public agencies that provide technical assistance to businesses. Solicit input from businesses on what assistance they seek. Ensure parking requirements are not overly burdensome to small businesses including surveying businesses on parking needs and monitoring usage of existing spaces. Identify opportunities for city officials to promote Oakbrook Terrace at events held by ICSC, Illinois Municipal League, etc. Post information on available sites/spaces in an easily accessible location. Include transportation assets, traffic counts, and other key site data in promotional material. 	<ul style="list-style-type: none"> Property Tax Abatement Program SBA District Office College of DuPage Small Business Development Center Example: Fargo, ND, Parking Study Parking Reform Network International Council of Shopping Centers (ICSC) Illinois Municipal League (IML) IDOT Traffic Counts Example: West Chicago Now Economic Development Portal
2.2	<p>Attract new businesses to the city.</p> <p>PRIORITY: ● HIGH</p>	<ul style="list-style-type: none"> Consult realtors to learn what prospective tenants are seeking. Market the city as a business location. 	
2.3	<p>Position the city so it can adapt to changing needs of business owners, workers, customers, and visitors.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Work with the Chamber of Commerce to assess business needs. Conduct a counter survey of customers at local businesses. Coordinate visitor survey findings (Objective 2.4). Facilitate a focus group with local offices and major employers to understand how their office space, employment, and operating needs have changed and what they need to adapt. 	<ul style="list-style-type: none"> Greater Oakbrook Chamber of Commerce Illinois DCEO Workforce Development WIOA Works Illinois
2.4	<p>Support local visitor attractions.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> Conduct a visitor survey. Gather social media data from local attractions. <ul style="list-style-type: none"> Contact marketing staff at local attractions and ask to share social media data. Work with local attractions to survey visitors either as they purchase tickets or at the venue. 	
2.5	<p>Work with property owners to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration, and flex spaces built to suit.</p> <p>PRIORITY: ● LOWER</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Conduct a business or office space audit to understand current usage and identify areas to modernize or improve. Connect owners with professionals who can evaluate and provide cost estimates for improvements. Communicate with existing and potential businesses to identify internet needs. Investigate PACE Nation's clean energy economic programs to support local financing of green building improvements. 	<ul style="list-style-type: none"> Guide to Office Space Planning Workplace Optimization Audit Illinois Office of Broadband Broadband Now Illinois PACE Nation
2.6	<p>Encourage entrepreneurship within the community.</p> <p>PRIORITY: ● LOWER</p> <p><i>Aligns with Objective ST6 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Conduct a survey or quick polls on social media or through the Terrace Leaves newsletter to assess the prevalence of home-/web-based businesses and entrepreneurial pursuits among Oakbrook Terrace community. Assess the potential to create a small business incubator to provide spaces for small entrepreneurial businesses to get established and grow. 	<ul style="list-style-type: none"> SBA District Office Example: Monticello Bootcamp Example: Batavia Boardwalk Shops Example: McHenry Riverwalk Shoppes Retail Incubator
2.7	<p>Coordinate with property owners to identify ways to reimagine vacant or underutilized office and commercial spaces.</p> <p>PRIORITY: ● LOWER</p>	<ul style="list-style-type: none"> Meet with property owners to discuss their future plans for their properties and potential ideas to reimagine vacant or underutilized spaces Identify and coordinate with potential tenants or site users who could occupy these spaces 	<ul style="list-style-type: none"> ULI Emerging Trends in Real Estate APA Adaptive Reuse Resources KBS Breathing Life into Commercial Real Estate Through Adaptive Reuse



IMPLEMENTATION PLAN

3: Housing

GOAL: Oakbrook Terrace's housing stock will meet the diverse needs of current and potential future residents.



#	OBJECTIVE	STRATEGIES	RESOURCES
3.1	Plan for housing that accommodates all ages, incomes, and abilities. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Promote options for older adults at all levels of ability from independent to nursing care. Ensure a range of housing options are permitted or special use in the Zoning Code. Encourage affordable housing options, particularly for young families, older adults, and the workforce (see Objective 3.3). Maintain communication with local realtors to understand the needs of homebuyers and renters. Encourage recycling of the city's existing housing stock from older residents seeking to downsize to younger residents seeking their first homes or upsizing to larger homes. 	<ul style="list-style-type: none"> AARP Housing Resources ARP ABCs of ADUs AARP Missing Middle Housing APA Equity in Zoning Policy Alternative Senior Retirement Communities Main Street America: At Home on Main Street, A Housing Guidebook for Local Leaders U.S. HUD YIMBY Grants IHDA Home Revitalization and Repair Programs
3.2	Preserve the community's single-family neighborhoods, constructing additional single-family homes where appropriate. PRIORITY: ● HIGH <i>Aligns with Objective ST4 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Support retention of housing stock through home maintenance programs. Educate homeowners on repair assistance. Support a strong sense of community within single family neighborhoods. Allow economical materials to make single family construction more affordable, where possible. 	<ul style="list-style-type: none"> Illinois Housing Development Authority (IHDA) Home Repair Assistance in Illinois IHDA Home Revitalization and Repair Programs AARP Housing Resources Increasing the Supply of Affordable Single Family Housing Building Neighborhood Communities
3.3	Encourage housing that meet the needs and wages of the local workforce. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Ensure a range of residential uses are identified as permitted or special uses when updating the Zoning Code. Monitor local wage rates. Communicate with employers about workforce needs. 	<ul style="list-style-type: none"> Illinois Housing Development Authority AARP Housing Resources U.S. HUD YIMBY Grants APA Workforce Challenges on Local Housing Supply Brookings Workforce Housing and Middle-Income Housing Subsidies Importance of Workforce Housing
3.4	Support maintenance and renovation of Oakbrook Terrace's existing housing stock. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Support retention of housing stock through home maintenance programs. Educate homeowners on repair assistance. Identify potential housing sites that may benefit from targeted maintenance and/or renovation efforts. Evaluate underutilized buildings for mixed use potential that may include residential components. 	<ul style="list-style-type: none"> Illinois Housing Development Authority (IHDA) Home Repair Assistance in Illinois IHDA Home Revitalization and Repair Programs AARP Housing Resources APA Converting Vacant Retail to Housing
3.5	Consider different housing configurations such as accessory dwelling units (ADUs), 2-4 unit buildings, and townhouses that further enhance the diversity of the housing stock. PRIORITY: ● LOWER	<ul style="list-style-type: none"> Coordinate with Objectives 3.1 and 3.3 	<ul style="list-style-type: none"> See Objectives 3.1 and 3.3



IMPLEMENTATION PLAN

4: Community Facilities & Assets

GOAL: Oakbrook Terrace will grow its network of educational, recreational, and civic facilities to meet the needs and desires of the community.



#	OBJECTIVE	STRATEGIES	RESOURCES
4.1	Provide equitable geographic distribution of parks and recreation facilities. PRIORITY: ● HIGH <i>Aligns with Objective LT6 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Consult national metrics for park space. Coordinate with local park districts to evaluate the potential to expand park and recreation facility needs. 	<ul style="list-style-type: none"> National Park Metrics (National Recreation and Park Association) Oakbrook Terrace Park District York Center Park District
4.2	Provide parks and recreation facilities suitable for all age groups and physical abilities. PRIORITY: ● HIGH <i>Aligns with Objective LT6 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Coordinate with local park districts to provide for more inclusive and accessible playground equipment and recreational facilities for all ages and abilities. Ensure proposed residential developments provide for park or open space, including trail connections. Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings. Coordinate with local contractors to evaluate the costs and tasks associated with making building ADA compliant. 	<ul style="list-style-type: none"> Oakbrook Terrace Park District York Center Park District Senior playgrounds Batavia Intergenerational Playground Illinois ADA Project ADA Standards for Accessible Design ADA Checklist for Existing Facilities AARP Universal Design and Livability
4.3	Locate community facilities in a central activity center, when possible. PRIORITY: ● MEDIUM <i>Aligns with Objective LT5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Coordinate with Objective 1.3 	<ul style="list-style-type: none"> See Objective 1.3
4.4	Ensure adequate parking is available for all types of uses and in all areas of the city. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Review parking standards with current use patterns in mind. Complete a parking study to determine supply and demand. Coordinate parking needs to make efficient use of parking lots, including shared parking and cross parking arrangements that can be codified in the Zoning Code. Consider including bike parking standards in the Zoning Code, particularly for proposed developments. Assess parking needs on an ongoing basis to respond with appropriate solutions, including expansion where needed. 	<ul style="list-style-type: none"> APA Parking Resources ITE Parking Generation Manual ULI Shared Parking Resource Parking Reform Network CMAP Guide: Parking Strategies to Support Livable Communities Essentials of Bike Parking Guide
4.5	Increase arts and cultural opportunities for residents and visitors. PRIORITY: ● LOWER	<ul style="list-style-type: none"> Create an inventory of existing public art including performance locations. Organize community discussions on public art, including types of art to pursue, local artists to commission, participation of youth, and spots to locate art pieces. Coordinate potential art locations with property owners, if applicable. Coordinate with local artists to explore the potential to establish a local arts collective. Pursue grant funding and sponsorships. 	<ul style="list-style-type: none"> CMAP Arts and Culture Toolkit ArtPlace Arts and Tourism Illinois Creative Recovery Grants APA PAS QuickNotes: Public Art and Planning Illinois Arts Council Agency Grants Illinois Arts and Culture Grants
4.6	Enhance the local trail network, including connectivity to regional trails. PRIORITY: ● LOWER	<ul style="list-style-type: none"> Coordinate with county, township, and other jurisdictions that provide local and regional trails, including regional transportation plans Pursue state and regional trail grants 	<ul style="list-style-type: none"> DuPage County Transportation Plan Active Transportation Alliance IDOT Grants IDNR Grants



IMPLEMENTATION PLAN

5: Environmental Sustainability

GOAL: Oakbrook Terrace will encourage practices that protect the environment and promote sustainability.



#	OBJECTIVE	STRATEGIES	RESOURCES
5.1	Maintain and enhance the city's tree cover. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Evaluate the condition of the city's tree cover. Consider participation in Tree City USA. Assist residents and other property owners seeking to plant trees on their properties. Coordinate tree cover in parks and open spaces with the park districts and others who maintain open space in the community. Update the landscape standards in the Zoning Code to appropriately address tree cover and protection of trees. 	<ul style="list-style-type: none"> Urban Tree Canopy Assessment Tree City USA Example: South Dublin Living with Trees Tree Management Policy Example: Tree Protection Zoning Standards, Redmond, WA
5.2	Create a Green Oakbrook Terrace program that promotes recycling, energy efficient buildings, water conservation, and other programs that support sustainability. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Research best practices in green community programs. Seek sponsors for a Green Oakbrook Terrace program. Expand the use of green infrastructure, including green roofs, green alleys, rain gardens, bioswales, prairie restoration, etc. Support property owners and new development seeking energy efficiency, alternative energy sources, and other sustainable practices. Look into EPA's Green Power Partnership. Coordinate with the Cool DuPage energy consumption reduction program. 	<ul style="list-style-type: none"> EPA Green Power Partnership Example: Alton Climate Protection and Energy Efficiency Committee Green Zoning CMAP Stormwater and Flooding Resources CNT RainReady Program CNT Urban Flooding Resources CNT Climate Resiliency Resources PACE Nation APA Green Infrastructure APA Policy Guide on Energy APA Solar Energy Resources APA Wind Energy Resources APA Climate Mitigation and Adaptation
5.3	Manage stormwater effectively to protect the built and natural environments. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Preserve natural habitats wherever possible. Create a municipal drought plan. Coordinate stormwater management efforts with relevant strategies from DuPage County and Illinois EPA's Source Water Protection Plan. 	<ul style="list-style-type: none"> EPA Environmental Justice Mapping Tool APA Planning for Infrastructure Resilience APA Green Infrastructure APA Subdivision Design and Flood Hazard Areas DuPage County Stormwater Management Illinois EPA's Source Water Protection Plan
5.4	Include sustainable practices in requirements for new developments. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Review the city's Building Code, Zoning Code, and other ordinances to evaluate ways to update standards regarding green infrastructure, alternative energy sources, and other sustainable practices (coordinate with Objective 5.2). 	<ul style="list-style-type: none"> Sustainable Building Design Green Building Standards U.S. Green Building Council (USGBC) LEED Certification
5.5	Encourage the use of energy sources that are compatible with the community and enhance the local economy. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Coordinate with Objective 5.2 	<ul style="list-style-type: none"> See Objective 5.2
5.6	Improve air quality in the city. PRIORITY: ● LOWER	<ul style="list-style-type: none"> Support regional efforts to reduce pollution. Improve pedestrian and bike infrastructure to reduce car dependency. Provide electric vehicle (EV) charging stations in public locations and encourage inclusion in private development. Promote transit ridership. Plant trees (coordinate with Objective 5.1). 	<ul style="list-style-type: none"> CMAP Congestion Mitigation and Air Quality Improvement (CMAQ) Program CMAP Air Quality Conformity Analysis Illinois EPA Air Quality Resources Solutions to Air Pollution in Cities ComEd and Metropolitan Mayors Caucus EV Readiness Program Best Practices in Electric Vehicle Ordinances



IMPLEMENTATION PLAN

6: Community Design

GOAL: Oakbrook Terrace will enhance its sense of community through quality design of the built environment, respect for historic sites, and incorporation of open space and landscaped areas.



#	OBJECTIVE	STRATEGIES	RESOURCES
6.1	<p>Codify the Comprehensive Plan's community design guidelines into the city's Zoning Code and other relevant ordinances.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective LT1 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Work with a zoning professional to update the Zoning Code. 	<ul style="list-style-type: none"> • APA Zoning Practice: Creating Design Guidelines that Work • APA PAS Report: Design Review Guiding Better Development
6.2	<p>Recommend high quality design in public spaces and facilities that reflect the pride of the community.</p> <p>PRIORITY: ● MEDIUM</p> <p><i>Aligns with Objective ST3 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Develop a set of detailed design guidelines that consider elements such as site design, gateway and wayfinding signage, streetscape, landscaping, and community branding. 	<ul style="list-style-type: none"> • Guide Studio: Community Signage and Wayfinding Insights • APA Zoning Practice: Creating Design Guidelines that Work
6.3	<p>Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design and development.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> • Identify local expertise to lead a natural resources inventory. • Coordinate a natural resources inventory with local park districts. 	<ul style="list-style-type: none"> • Creating a Natural Resources Inventory
6.4	<p>Continue to support historic preservation through existing and new efforts.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> • Coordinate with the Oakbrook Terrace Historical Society to identify historic properties and aspects in the city. • Include historic properties in the community asset mapping exercise (coordinate with Objective 1.6). 	<ul style="list-style-type: none"> • Oakbrook Terrace Historical Society • APA Historic Preservation Resources • Landmarks Illinois
6.5	<p>Encourage the use of environmental design to reduce crime.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> • Coordinate with the Police Department to conduct a Crime Prevention Through Environmental Design (CPTED) audit of common crime and trouble spots in the city. • Identify ways to apply Crime Prevention Through Environmental Design (CPTED) principles to address the common crimes and trouble spots identified in the CPTED audit. 	<ul style="list-style-type: none"> • International Crime Prevention Through Environmental Design (CPTED) Association • CPTED Overview and Principles (MAPC) • CPTED Audit (CMAP) • CPTED Review of Development/ Planning Applications

IMPLEMENTATION PLAN

7: Infrastructure

GOAL: Oakbrook Terrace will ensure its infrastructure efficiently meets the needs of the community and serves potential new businesses and residential development.



#	OBJECTIVE	STRATEGIES	RESOURCES
7.1	<p>Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective LT5 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Partner with other communities and districts to coordinate services and resources. • Assess the impact of proposed development on existing utilities and infrastructure. 	<ul style="list-style-type: none"> • Other local jurisdictions • Example: Hillsborough County, FL, Utility Coordination Procedures • Northeastern Illinois Local Government Shared Services Survey Report (Metropolitan Mayors Caucus)
7.2	<p>Monitor utility capacity and quality of utility service throughout the community.</p> <p>PRIORITY: ● MEDIUM</p> <p><i>Aligns with Objective LT5 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Continue to coordinate the different water utility services serving Oakbrook Terrace, including the potential to assess and seek alternative options. • Maintain communication with utility service providers to ensure they provide reliable and affordable service to the community. • Monitor the findings from regional planning studies (Butterfield Road Corridor Plan; Cermak Road/22nd Street Corridor) that may have an impact on land use, transportation, and infrastructure in Oakbrook Terrace. 	<ul style="list-style-type: none"> • CMAP Water Resources • CMAP Utilities Resources • MPC Utilities Resources • Butterfield Road Corridor Plan • Cermak Road/22nd Street Corridor



IMPLEMENTATION PLAN

8: Communications

GOAL: Oakbrook Terrace will provide transparent and clear communication between city officials, residents, property owners, businesses, and other community stakeholders.



#	OBJECTIVE	STRATEGIES	RESOURCES
8.1	Encourage communication between businesses and the community. PRIORITY: ● HIGH <i>Aligns with Objective ST2 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Work with the Greater Oakbrook Chamber of Commerce. • Encourage business booths at community events. • Incorporate business communication into city newsletters and online news. 	<ul style="list-style-type: none"> • Greater Oakbrook Chamber of Commerce • Example: Genoa Home and Business Expo • Example: West Chicago Now Economic Development Hub • Example: Carol Stream Economic Development Hub
8.2	Encourage communication and collaboration among different agencies and organizations serving the community. PRIORITY: ● HIGH <i>Aligns with Objective ST10 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Host a periodic expo for community organizations to share their programs and services and facilitate potential partnerships. • Invite community organizations to submit ads or short articles for the Terrace Leaves newsletter. 	<ul style="list-style-type: none"> • Example: Genoa Home and Business Expo
8.3	Provide communication options that meet the preferences of residents and businesses. PRIORITY: ● MEDIUM <i>Aligns with Objective ST5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Adopt communication preferences identified in the community survey. • Utilize the city's website and social media for events promotional campaigns. • Continue to regularly update city social media accounts. • Assign a city communications manager. • Hold periodic Coffee with Officials events to provide informal forums for community interaction. 	<ul style="list-style-type: none"> • Community survey results (see Appendix) • Hinckley Hub • Local Government Social Media Strategy • Social Media and Municipal Websites
8.4	Improve communications through options such as leveraging the city website, social media, electronic signs, and newsletters. PRIORITY: ● MEDIUM <i>Aligns with Objective ST5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Coordinate with Objective 8.3 	<ul style="list-style-type: none"> • See Objective 8.3
8.5	Strive for membership of city boards, commissions, and committees that represents the diversity of the community. PRIORITY: ● LOWER	<ul style="list-style-type: none"> • Encourage underrepresented groups to apply and serve. • Provide information on city website on how to get involved. • Build inclusivity and awareness of the community's different cultural identities into city news and promotional material. • Invite participation in advisory boards as a first step towards greater roles. • Develop a youth leadership program. 	<ul style="list-style-type: none"> • Local Government Citizen Advisory Boards • Example: Aurora Youth Council • Example: Union City Youth Leadership Council • APA PAS Report: Planning with Diverse Communities • APA PAS Report: Youth Participation in Community Planning • APA PAS Report: A Guide to Community Planning Academies



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APPENDIX

Communtiy Survey Results	A2
Business Survey Results	A16
Future Land Use Plan Scenarios	A32
Scenario A	
Scenario B	
Scenario C	



APPENDIX A: COMMUNITY SURVEY RESULTS

City of Oakbrook Terrace Community Survey

Draft as of August 28, 2023



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Background and Purpose of Survey

- Online survey of City of Oakbrook Terrace residents to gather information about what they like about living in Oakbrook Terrace and what could improved.
- Findings will be used to help plan for the community's future by preparing a new Comprehensive Plan, which will guide land use decisions and policies affecting the growth of the community.



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APPENDIX A: COMMUNITY SURVEY RESULTS

Survey Methodology

Questionnaire

- 22 questions
- Topics:
 - Quality of life in the City of Oakbrook Terrace
 - Moving considerations
 - Satisfaction with City facilities and services
 - Development
 - Future planning
 - Preferred communication methods
 - Personal and household characteristics



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Survey Methodology

Data Collection

- An invitation email with a survey link was sent to residents. Up to 6 reminder emails were sent to non-respondents.
- The survey link was also posted on the City of Oakbrook Terrace's website and on social media
 - Survey opened on July 12th, 2023
 - Survey closed on August 16th, 2023
- 169 completed surveys were received



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APPENDIX A: COMMUNITY SURVEY RESULTS

Household Characteristics



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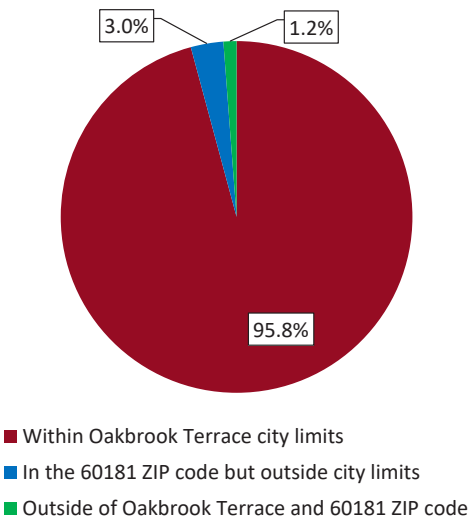
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Household Characteristics

Location

Where do you live?



- Nearly all (95.8%) respondents live within the Oakbrook Terrace city limits
- 3.0% live in the 60181 ZIP code but outside city limits
- 1.2% live outside of the 60181 ZIP code
- Only city residents were included in the analysis



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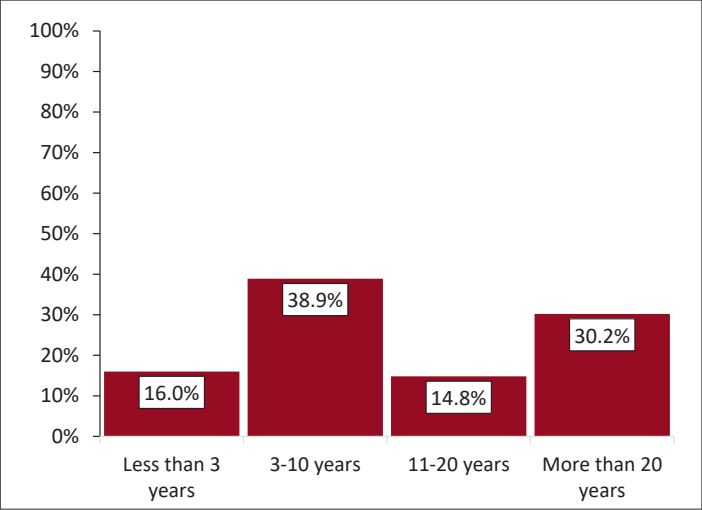
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Household Characteristics

Years Living in Oakbrook Terrace

How many years have you lived in Oakbrook Terrace?
Oakbrook Terrace Residents

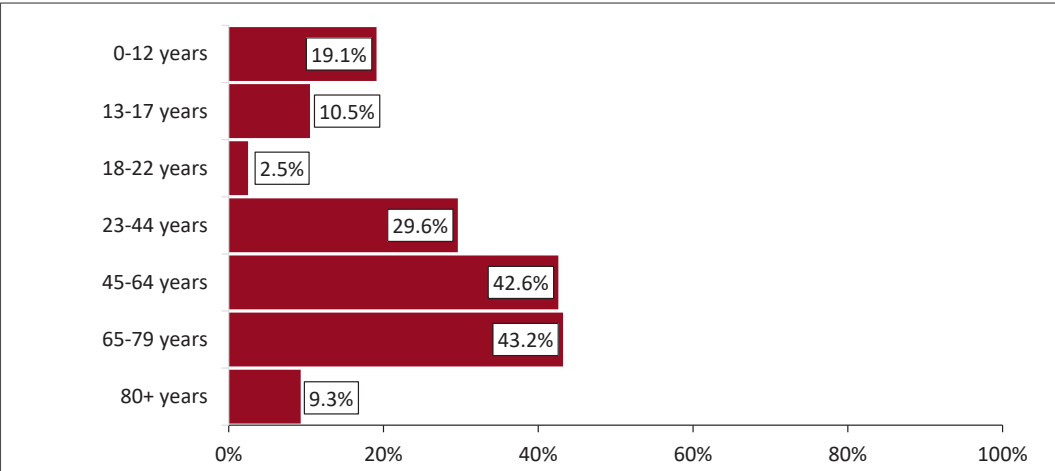


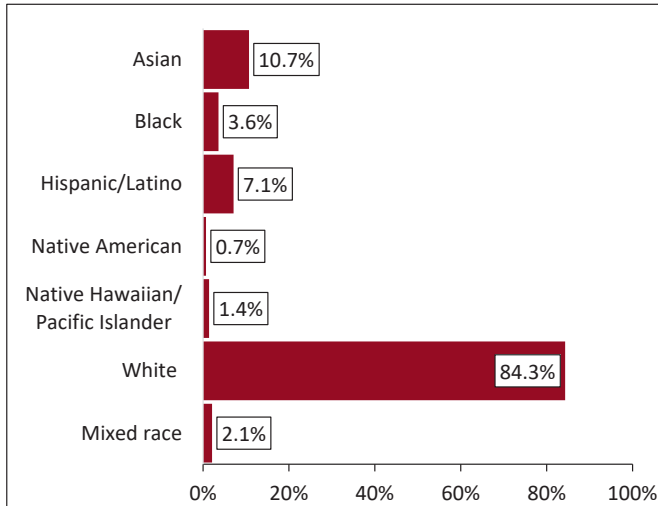
Over half (54.9%) of residents have lived in Oakbrook Terrace for 10 years or less

Household Characteristics

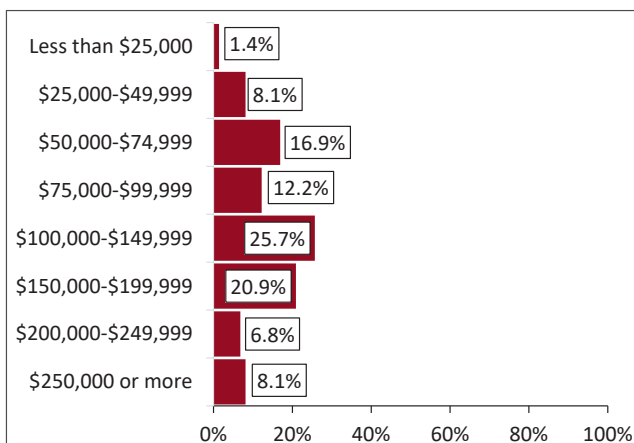
Ages of Household Members, Including Respondent

Age Groups, All Household Members
Oakbrook Terrace Residents



APPENDIX A: COMMUNITY SURVEY RESULTS**Household Characteristics***Races and Ethnicities of Household Members/Primary Language in Household***Races/Ethnicities of All Household Members***Oakbrook Terrace Residents***Primary Language Spoken in Household**

- English was the primary language for 93.0% of households
- 0.6% spoke Spanish as their primary language
- 6.3% spoke a primary language other than English or Spanish

Household Characteristics*2022 Household Income***What was your 2022 annual household income from all sources?***Oakbrook Terrace Residents*

- 9.5% of households had a 2022 income of less than \$50,000
- 61.5% had a 2022 income of \$100,000 or more

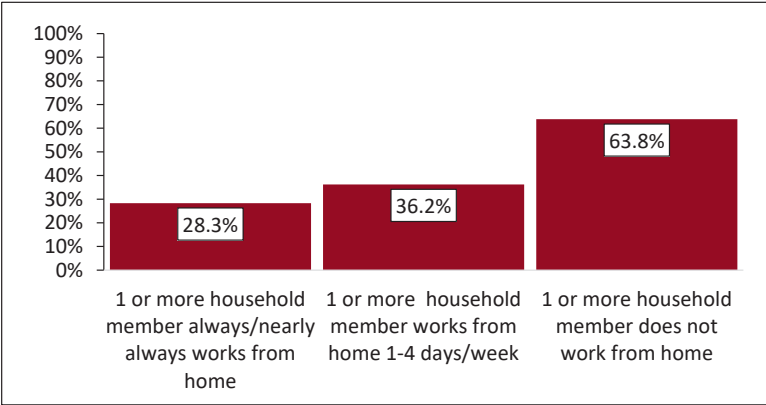


Working From Home

Oakbrook Terrace Residents

Overall, on how many days per week does each wage-earning adult work from home rather than at an employer’s location?*

Households with at least 1 wage earning adult



Overall, in 56.7% of Oakbrook Terrace households, at least one household member works from home at least one day a week

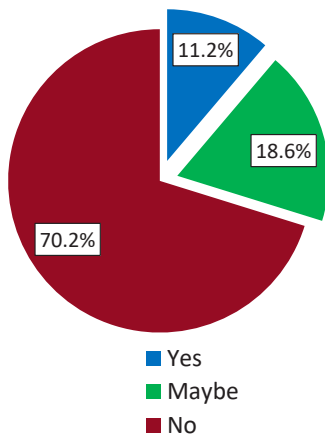
*Respondents could select a work from home status for up to 3 adults in the household.

Moving Considerations



APPENDIX A: COMMUNITY SURVEY RESULTS***Moving Considerations, Next Three Years******Oakbrook Terrace Residents***

Are you considering moving in the next 3 years?



- 29.8% of Oakbrook Terrace residents are or may be considering moving in the next 3 years
 - 11.2% are considering moving
 - 18.6% may be considering moving



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Moving Considerations***Oakbrook Terrace Residents Who Are/May Be Considering Moving***

Why are you considering moving?

Most Common Reasons for Considering Moving	Percent
To move to a larger home	16.7%
Taxes are high	10.4%
Rent cost is high	8.3%
To purchase/live in a house	6.3%
To be closer to family/friends	6.3%
To move to a smaller home/downsize	4.2%
To move out of state	4.2%
For greater safety/security	4.2%
Other reasons	39.6%

- The 29.8% of respondents who are/may be considering moving cited a variety of reasons, including:
 - Moving to a larger/smaller/other type of home
 - To lower housing costs (rent, taxes)



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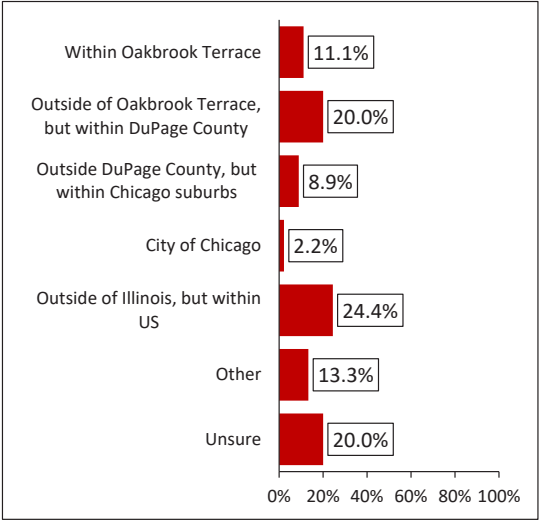
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Moving Considerations, Next Three Years

Oakbrook Terrace Residents Who Are/May Be Considering Moving

Where are you considering moving to?



The 88.9% of residents considering moving outside of Oakbrook Terrace shared what their desired location offered that Oakbrook Terrace does not

What Desired Location Offers	Percent
Better schools	12.9%
Lower taxes	12.9%
Safety/security	9.7%
Closer to family/friends	9.7%
Other	64.5%

Quality of Life



APPENDIX A: COMMUNITY SURVEY RESULTS***Best Things About Oakbrook Terrace****Oakbrook Terrace Residents Only*

Best Things About Oakbrook Terrace* <i>5 Most Common Themes</i>	Percent
Location	26.5%
Shopping or restaurants	14.3%
Sense of community, people, neighbors	9.5%
Low taxes	7.7%
Safety	6.3%

** Respondents could name up to 3*

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Suggestions for Improvements*All Respondents*

Suggestions for Improvement to Oakbrook Terrace <i>5 Most Common Themes</i>	Percent
Add sidewalks or improve walkability	13.2%
Decrease traffic or improve traffic flow	11.8%
Parks, Park District, or paths and trails	10.3%
Better communication by or about city	6.6%
Safety or increased police patrols	5.1%



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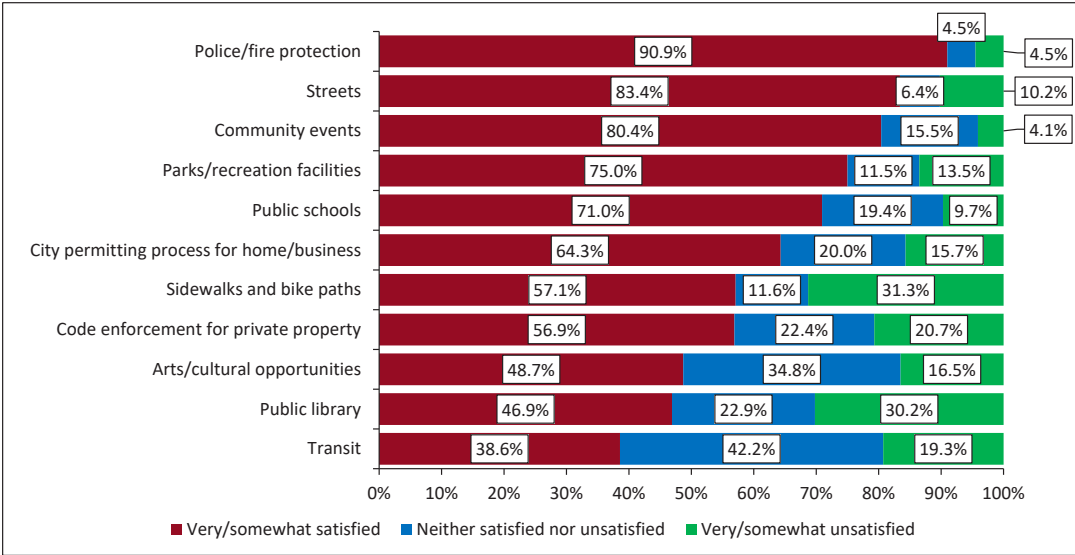
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Satisfaction with Oakbrook Terrace Facilities or Services

Oakbrook Terrace Residents

Please rate your satisfaction with...



Development



APPENDIX A: COMMUNITY SURVEY RESULTS

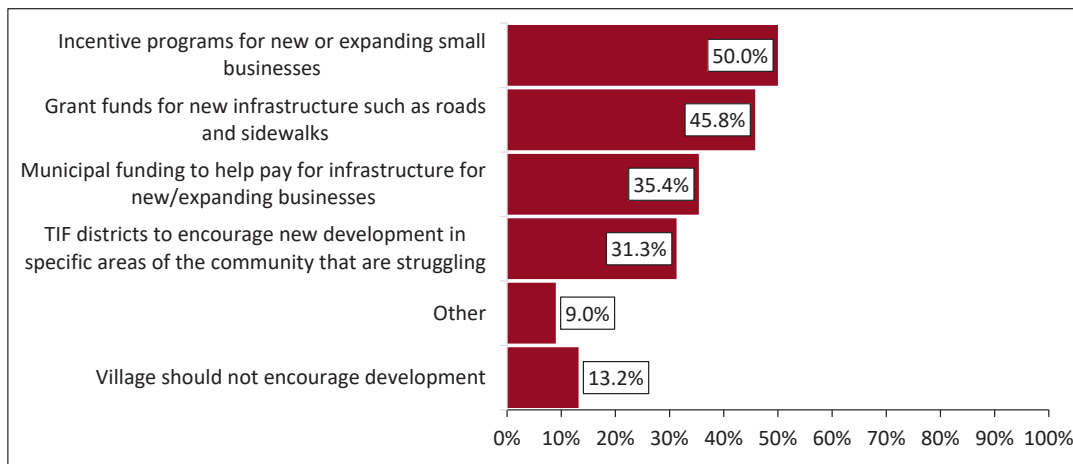
Rating Current Amount of Development in Oakbrook Terrace Oakbrook Terrace Residents

	Too little	About right	Too much
Senior housing	25.5%	69.1%	5.4%
Entertainment/cultural activities	25.2%	73.5%	1.3%
Single family residential	16.1%	81.9%	1.9%
Retail shops	15.9%	82.8%	1.3%
Personal services	14.1%	83.3%	2.6%
Duplexes and townhouses	12.6%	74.8%	12.6%
Healthcare	10.5%	88.2%	1.3%
Condominiums	9.9%	72.4%	17.8%
Government	9.9%	82.9%	7.2%
Restaurants and bars	9.7%	87.1%	3.2%
Rental apartments	8.7%	60.0%	31.3%
Industrial	8.1%	85.2%	6.7%
Lodging	5.3%	90.1%	4.6%
Office	2.6%	88.7%	8.6%

- Broadly, most Oakbrook Terrace residents are satisfied with the current amount of all 14 types of development
- Most selected, **too little development of this type:**
 - Senior housing (25.5%)
 - Entertainment/ cultural activities (25.2%)
- Most selected, **too much development of this type:**
 - Rental apartments (31.3%)

Incentives to Encourage Development Oakbrook Terrace Residents

Which of the following should the City of Oakbrook Terrace use to encourage development and business growth?*



*Respondents could select as many options as applied



Future Planning

Locations in Oakbrook Terrace in Need of Improvement

All Respondents

- 42.4% of respondents suggested at least 1 location in Oakbrook Terrace in need of improvement

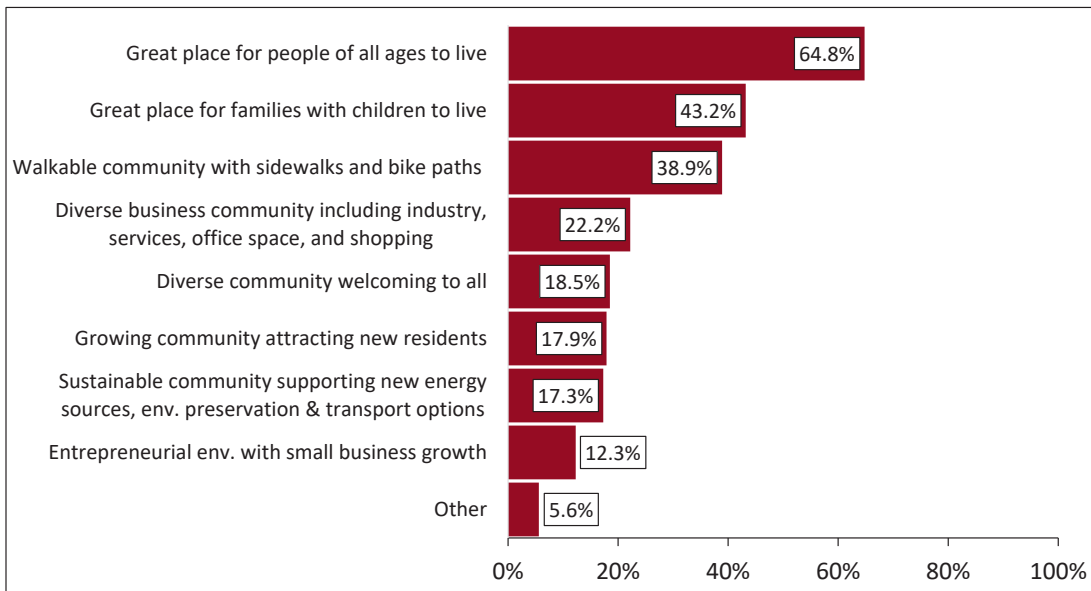
Location in Need of Improvement <i>Respondents Who Suggested a Location in Need of Improvement</i>	Percent
Parks, Park District, or paths and trails	14.7%
On or near Summit Ave.	13.2%
Overall improvement needed or unspecified location	11.8%
On or near Butterfield Rd.	11.8%
On or near Spring Rd.	10.3%
Oakbrook Center area	5.9%
Add or improve sidewalks	4.4%
On or near Roosevelt Rd.	4.4%
Other location	23.5%



APPENDIX A: COMMUNITY SURVEY RESULTS

Vision for Oakbrook Terrace in 5 Years*

Oakbrook Terrace Residents



*Respondents could select up to 3 options



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Planning for Sustainability

Oakbrook Terrace or 60181 Residents

Residents were most likely to say these were **very or somewhat important** to plan for:

- Storm water management (98.0%)
- Preservation of natural areas (97.4%)
- Waste reduction and recycling (95.3%)

Residents were most likely to say these were **not very or not at all important** to plan for:

- Electric vehicle charging stations (41.2%)



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Preferred Way to Receive News from City

Oakbrook Terrace Residents

Direct email
(62.3%)



US Postal Service
(40.1%)



City website
(34.0%)



*Respondents could select up to 2 options

Conclusions

- Respondents cite Oakbrook Terrace's location, and the availability of shopping and restaurants, as positive aspects of living in the city.
- Respondents think it is important for the City of Oakbrook Terrace to focus on improving walkability in the City.
- Respondents would like the City of Oakbrook Terrace to be a great place for people of all ages to live.
- Respondents think senior housing and entertainment or cultural activities should be added.
- Residents believe it is important for the City to plan for:
 - ☐ Storm water management
 - ☐ Preservation of natural areas
 - ☐ Waste reduction and recycling



APPENDIX B: BUSINESS SURVEY RESULTS

City of Oakbrook Terrace Business Survey

October 10, 2023



Center for Governmental Studies
Northern Illinois University



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Background and Purpose of Survey

- Online survey of business owners in the City of Oakbrook Terrace
- Objective: to gather information about the local economy and what would help businesses prosper.
- Findings will be used to update the City of Oakbrook Terrace's Comprehensive and Strategic Plans, which will guide future growth and management of the community.



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APPENDIX B: BUSINESS SURVEY RESULTS

Survey Methodology

Questionnaire

- 26 questions
- Topics:
 - Business characteristics
 - Business performance
 - Future plans
 - Workforce
 - Perceptions of Oakbrook Terrace as a business location



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Survey Methodology

Data Collection

- An invitation email with a survey link was sent to businesses. Up to 4 reminder emails were sent to non-respondents.
- The survey link was also posted on the City of Oakbrook Terrace's website and social media
 - Survey opened on August 10th, 2023
 - Survey closed on September 4th, 2023
- 51 completed surveys were received



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APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics

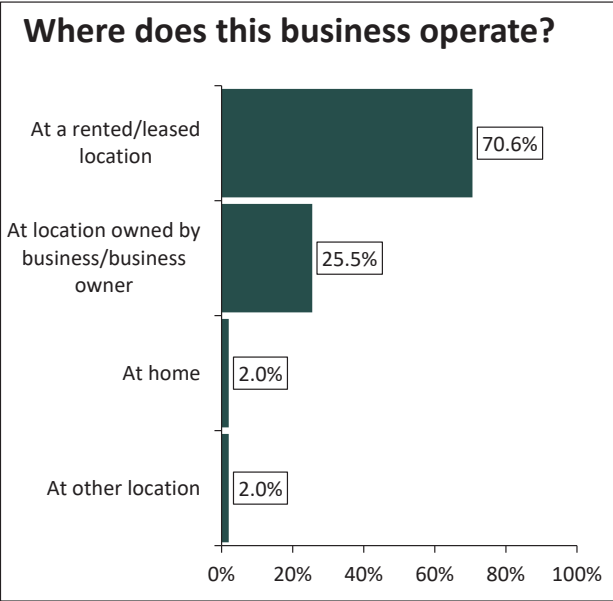


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Business Characteristics

Location



- Most businesses (70.6%) operate in rented or leased locations
- About one-quarter (25.5%) are at a location owned by the business or business owner



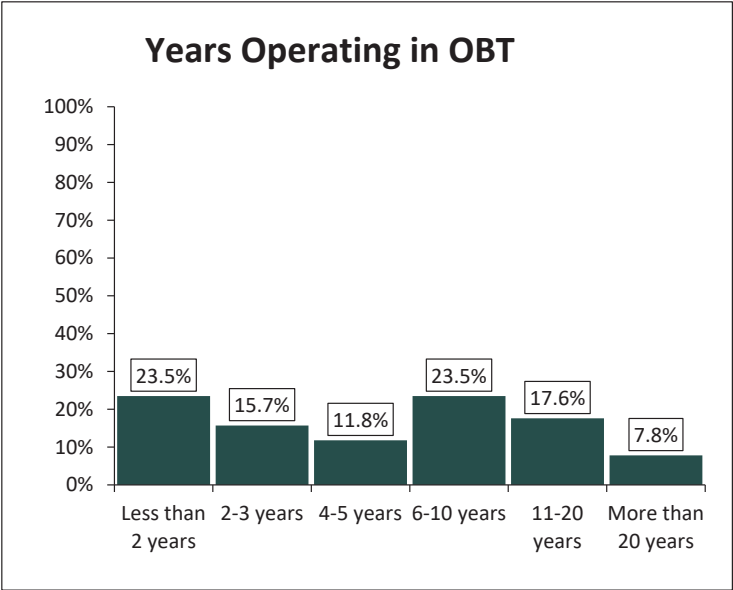
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Business Characteristics

Years in Oakbrook Terrace

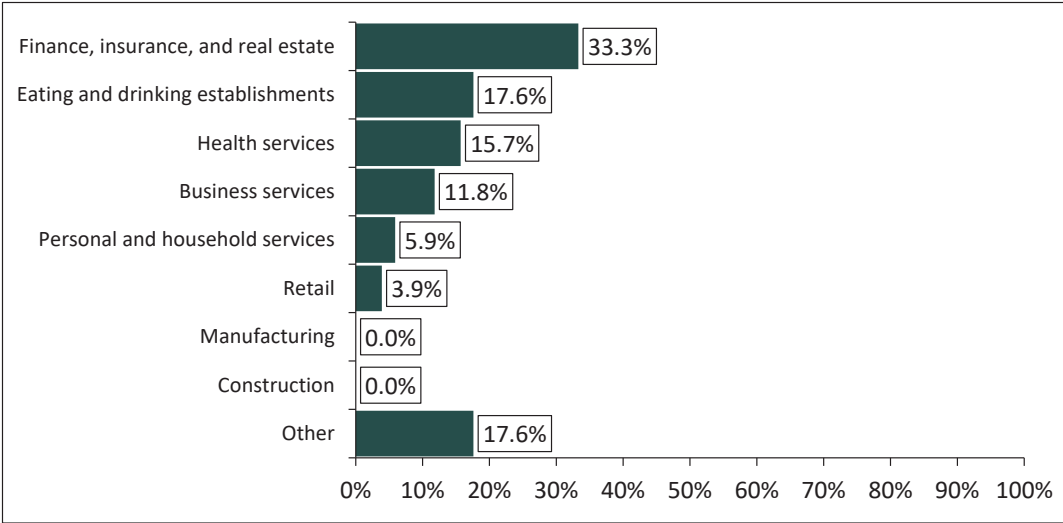


- Over half (51.5%) of the businesses surveyed have operated in Oakbrook Terrace for 5 years or less

Business Characteristics

Type of Business*

- A variety of types of businesses responded to the survey



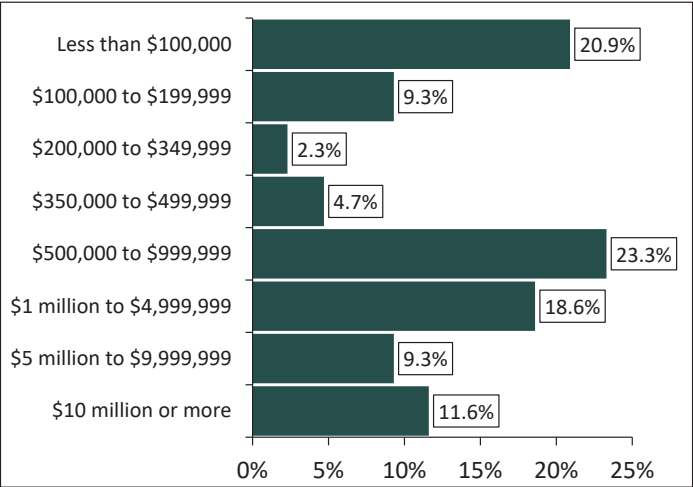
*Respondents were able to select more than 1 option, so percentages sum to more than 100.0%



APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics
Business Volume

What is this business' annual business volume?



- More than half (62.8%) of businesses had annual volumes of \$500,000 or more
- However, a substantial number (20.9%) were smaller businesses with annual volumes of less than \$100,000

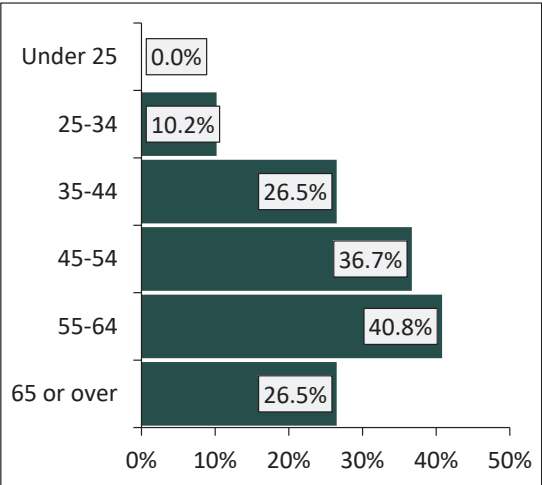


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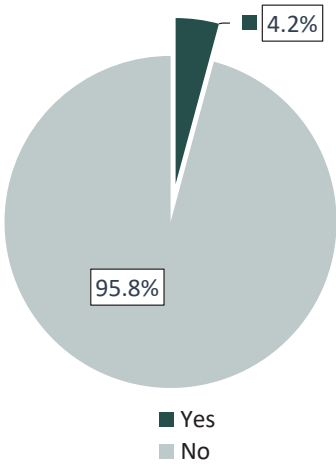
Business Characteristics
Business Owners

Age(s) of primary business owner(s)*



*Respondents were able to select more than 1 option, so percentages sum to more than 100.0%

Do the primary owner(s) of this business live in Oakbrook Terrace?





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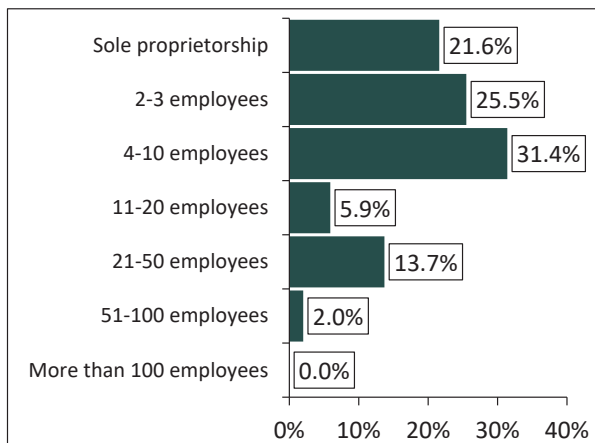
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APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics*Employees*

How Many FTE Employees Does This Business Employ at the Oakbrook Terrace Location?



- Many businesses (78.5%) had 10 or fewer employees

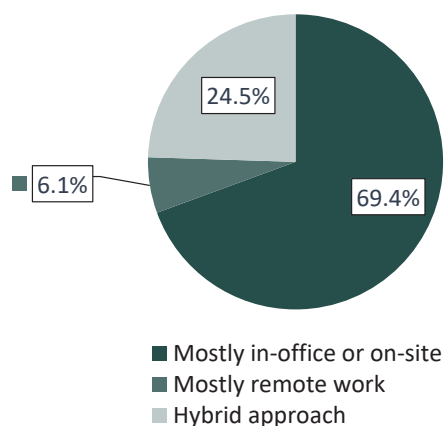


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Business Characteristics*Employee Work Location*

Where do most of your employees work relative to your Oakbrook Terrace location?



- For most (82.0%) companies, their work location scenario (whether employees work on-site, hybrid, or remotely) has not changed since before the pandemic



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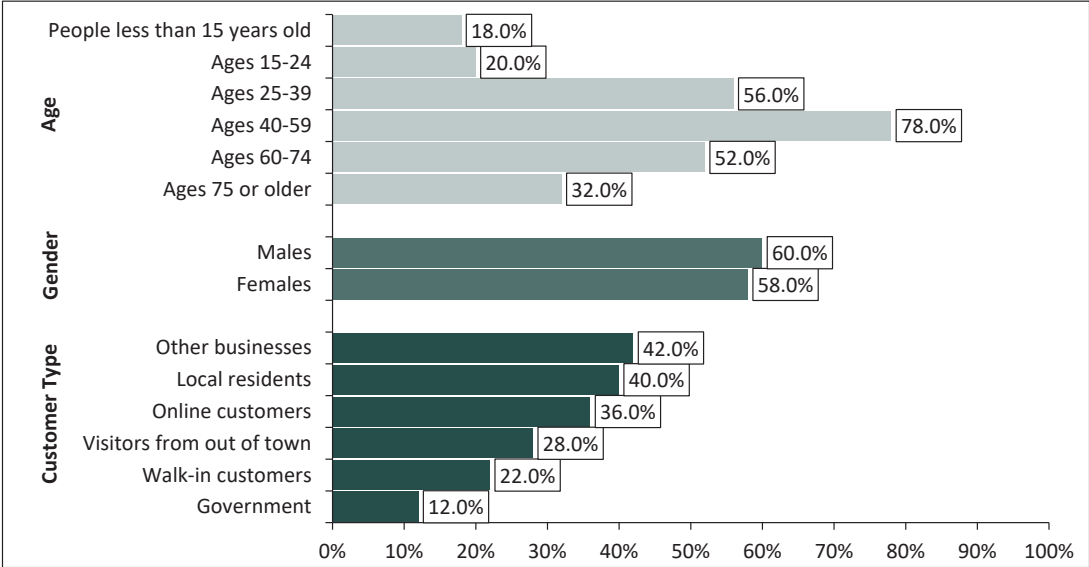


APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics

Customers

Describe this business' frequent customers



Business Performance

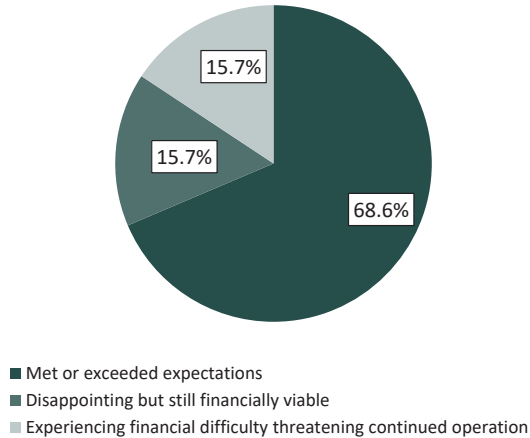


APPENDIX B: BUSINESS SURVEY RESULTS

Business Performance

Past Performance

Describe the past two years of activity for this business

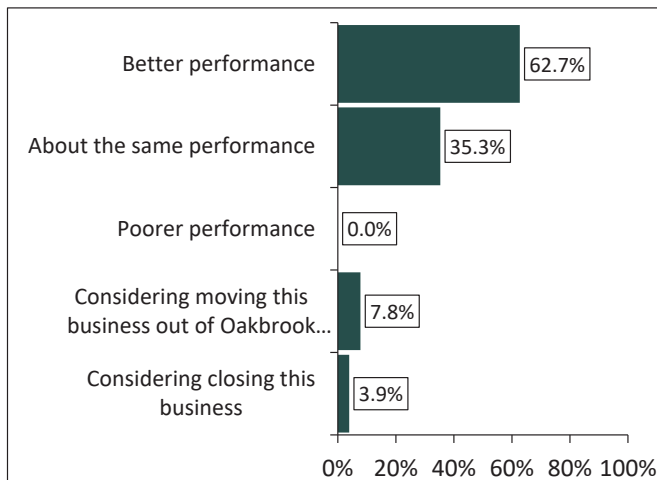


- In the past 2 years, more than 2/3 (68.6%) of businesses met or exceeded expectations
- 15.7% said the business's activity had been disappointing, but were still financially viable
- 15.7% had experienced financial difficulty threatening continued operation

Business Performance

Future Expectations

What are the expectations for this business during the next two years?



- All businesses expect either better performance (62.7%) or about the same (35.3%) performance over the next 2 years
- 7.8% are considering moving out of OBT
- Only 3.9% are considering closing the business

APPENDIX B: BUSINESS SURVEY RESULTS

Future Plans



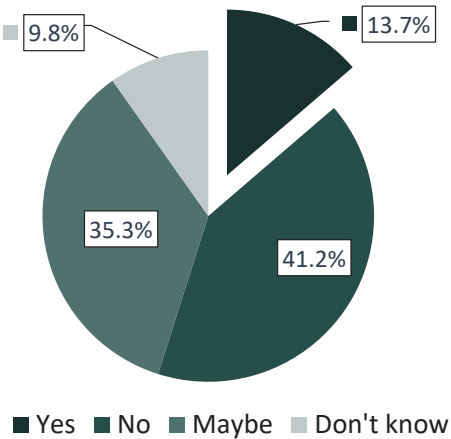
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Future Plans

Plans for Expansion

Are there expansion plans for this business in OBT in the next 2-3 years?



- 13.7% of businesses have plans to expand in OBT in the next 2-3 years



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APPENDIX B: BUSINESS SURVEY RESULTS

Future Plans

Limitations to Business' Future

Are any of these potential limitations to your business' future in OBT?

- 45.2% of businesses selected at least 1 of the 9 listed types of limitations

Most common limitations:

- Need for a larger site (45.2% of businesses that selected at least 1 limitation)
- Parking (29.0%)
- Zoning regulations (16.1%)



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Future Plans

Future Challenges

What factors might significantly challenge this business in the next 5 years?

- 92.2% of businesses selected at least 1 challenge

Most common future challenges:

- Changes in our industry (44.7% of those who selected at least 1 challenge)
- Difficulty recruiting workers (36.2%)
- Increase in cost of doing business exceeds growth in revenue (34.0%)
- Competition from new similar businesses in the area (29.8%)



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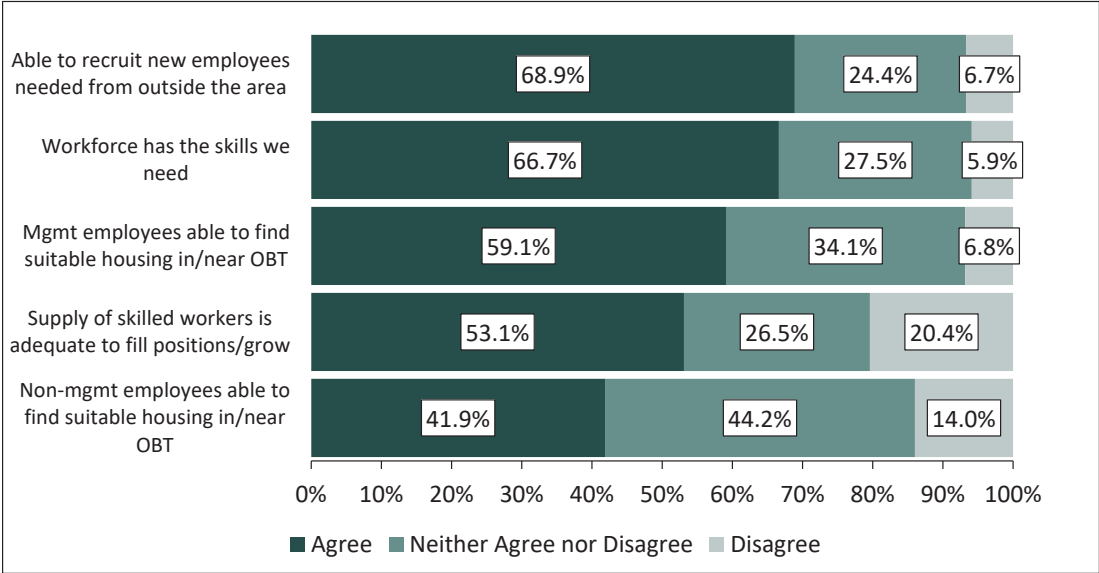
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APPENDIX B: BUSINESS SURVEY RESULTS

Workforce

Workforce
Workforce Characteristics and Limitations



Perceptions of Oakbrook Terrace as a Business Location

Perceptions of Oakbrook Terrace as a Business Location

Reasons for Locating in OBT

- 80.4% provided a reason for locating their business in Oakbrook Terrace
- The 4 most common were related to OBT’s location
 - Central and convenient to transportation
 - Convenient for business, owners, customers, or clients

Response Theme	Number of Mentions	% of Valid Responses
Location (no specifics provided)	9	22.0%
Central location, convenient to transportation systems	7	17.1%
Location is convenient to customers or clients	5	12.2%
Location is convenient for business, owners, or employees	4	9.8%



APPENDIX B: BUSINESS SURVEY RESULTS***Perceptions of Oakbrook Terrace as a Business Location******Strengths as a Business Location***

- Businesses were asked to name up to 3 of OBT's strengths as a business location
 - 70.6% named at least 1 strength
 - OBT's location was by far the most frequently mentioned strength

Response Theme	Number of Mentions	% of Valid Responses
Location	35	40.7%
Other businesses, retail, or restaurants	18	21.2%
City government or leadership, business friendly city	6	7.1%
Safety	6	7.1%



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Perceptions of Oakbrook Terrace as a Business Location***Challenges as a Business Location***

- Businesses were asked to name up to 3 of OBT's challenges/weaknesses as a business location
 - Less than half (43.1%) named at least 1
 - No single common theme to challenges

Response Theme	Number of Mentions	% of Valid Responses
Red light/traffic cameras	4	10.8%
Competition from other businesses	4	10.8%
Limited space/landlocked	3	8.1%
Infrastructure	3	8.1%
Taxes	3	8.1%



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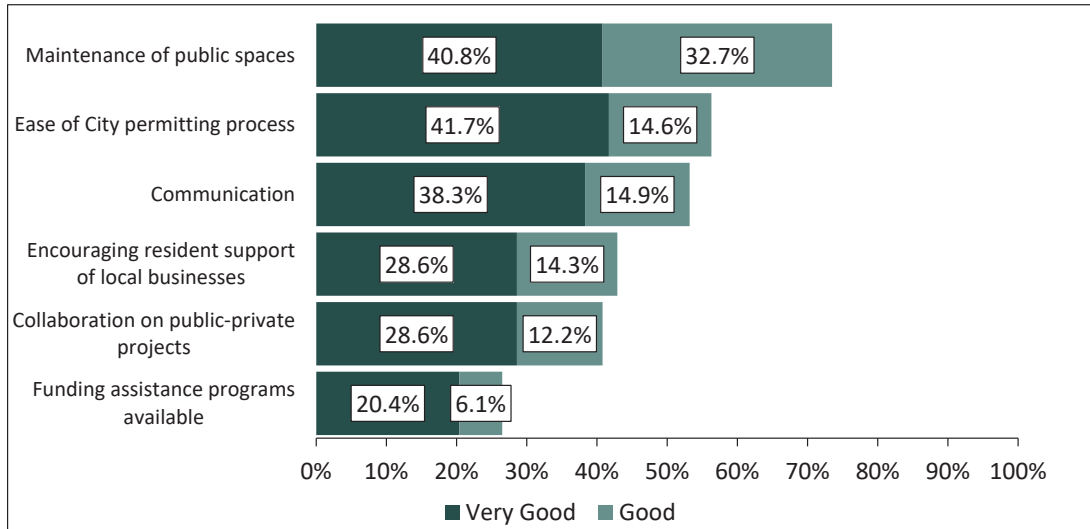


APPENDIX B: BUSINESS SURVEY RESULTS

Perceptions of Oakbrook Terrace as a Business Location

City's Relationship With Business Community

How would you rate the City's relationship with the business community on...



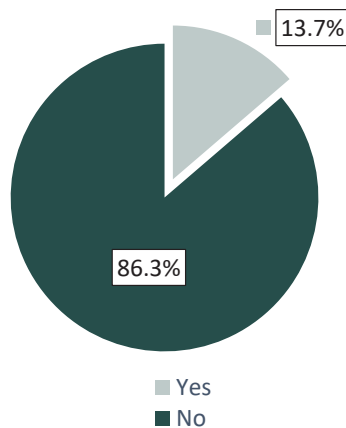
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Perceptions of Oakbrook Terrace as a Business Location

Locations in Need of Improvement

Is there a location/area within OBT that you think needs attention?



- Very few businesses (13.7%, or 7 businesses) said there was a location in need of attention
- No clear themes, but suggestions included:
 - Streets, paving, traffic control (2 businesses)
 - Use of empty space/buildings (2 businesses)



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APPENDIX B: BUSINESS SURVEY RESULTS***Perceptions of Oakbrook Terrace as a Business Location****Supports for Business Growth***Few businesses made any suggestions in response to 2 questions about business supports**

Are there new policies, regulations, or actions **the City could take** that would help this business?

- Very few (7.8%, or 4 businesses) made a suggestion

Besides city actions, what else would help this business grow in Oakbrook Terrace?

- 31.4% named at least one support
- Responses included:
 - Promotion, awareness, or advertising of local businesses (28% of those who named a support, or 7 businesses)
 - Offering public or social events (12.0%, or 3 businesses)



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Conclusions

- Overall, the majority of businesses are satisfied with Oakbrook Terrace as a business location
- One of OBT's clearest strengths is its location and concentration of business activity
 - But this relatively landlocked location also provides a challenge
- Relatively few respondents identified challenges within OBT, or supports which could help area businesses
- Some respondents describe OBT leaders as business friendly. However, fewer than half gave very good/good ratings to:
 - Encouraging resident support of local businesses (42.9%)
 - Collaboration on public-private projects (40.8%)
 - Funding assistance available (26.5%)



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APPENDIX B: BUSINESS SURVEY RESULTS

Conclusions

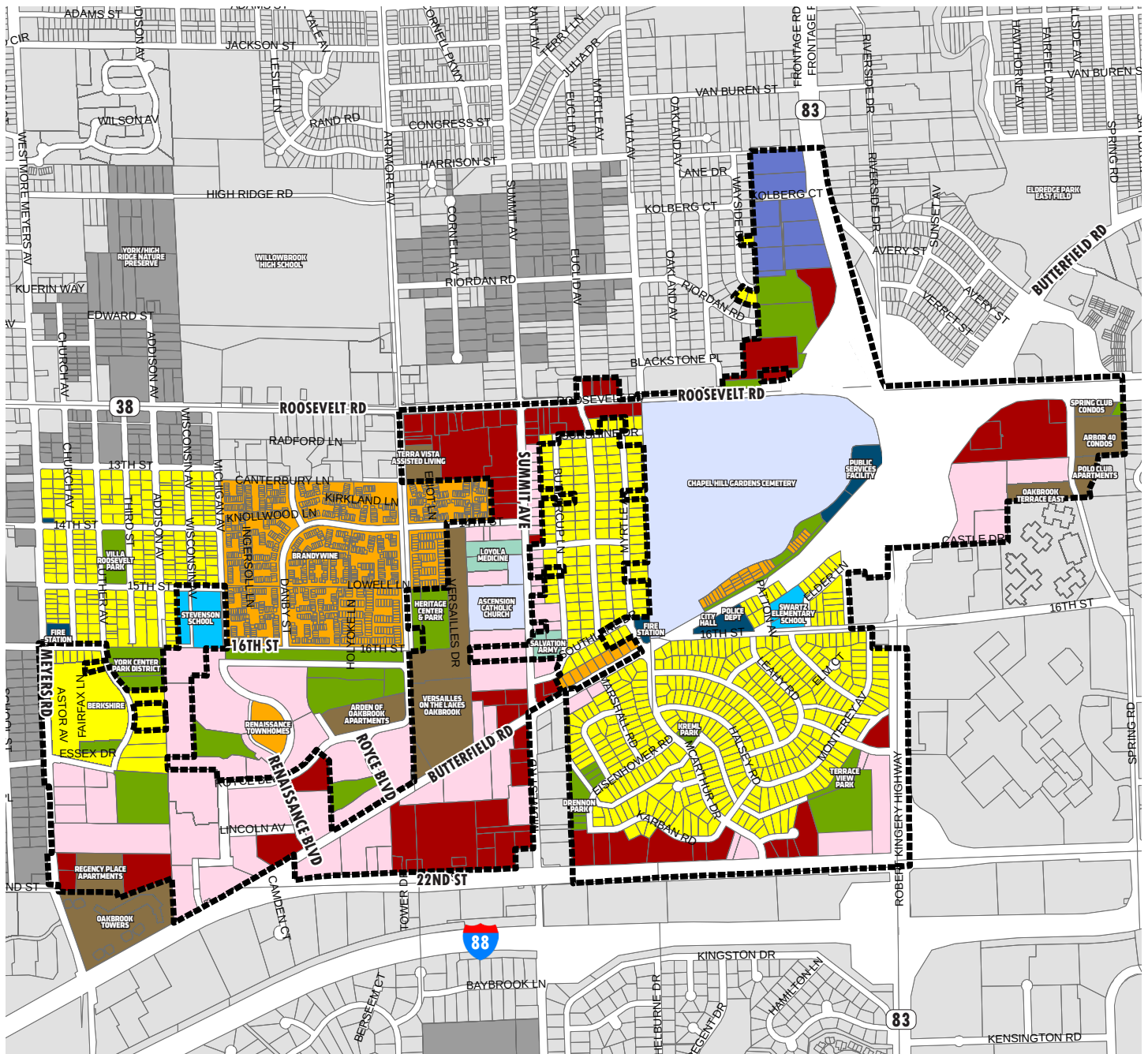
- The most common limitations to business' future in OBT were related to land use
 - Need for a larger site
 - Parking
- Most businesses stated:
 - They could recruit new employees from outside the area
 - The workforce has the skills needed
- But were less likely to be confident that:
 - The supply of skilled workers is adequate to fill positions and grow
 - Non-management employees would be able to find suitable housing in the area



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APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO A]**LEGEND**

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Light Industrial
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

SCENARIO A:

Focus growth by (1) building out undeveloped residential lots with single family homes, (2) maintaining the light industrial anchor at the northwest corner of Roosevelt Rd and IL Route 83, and (3) building out the office core at the far southwest end of the city by including creative office uses instead of traditional offices.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

27

New residents added to city's population by building out new residential shown on Future Land Use Plan

2,778

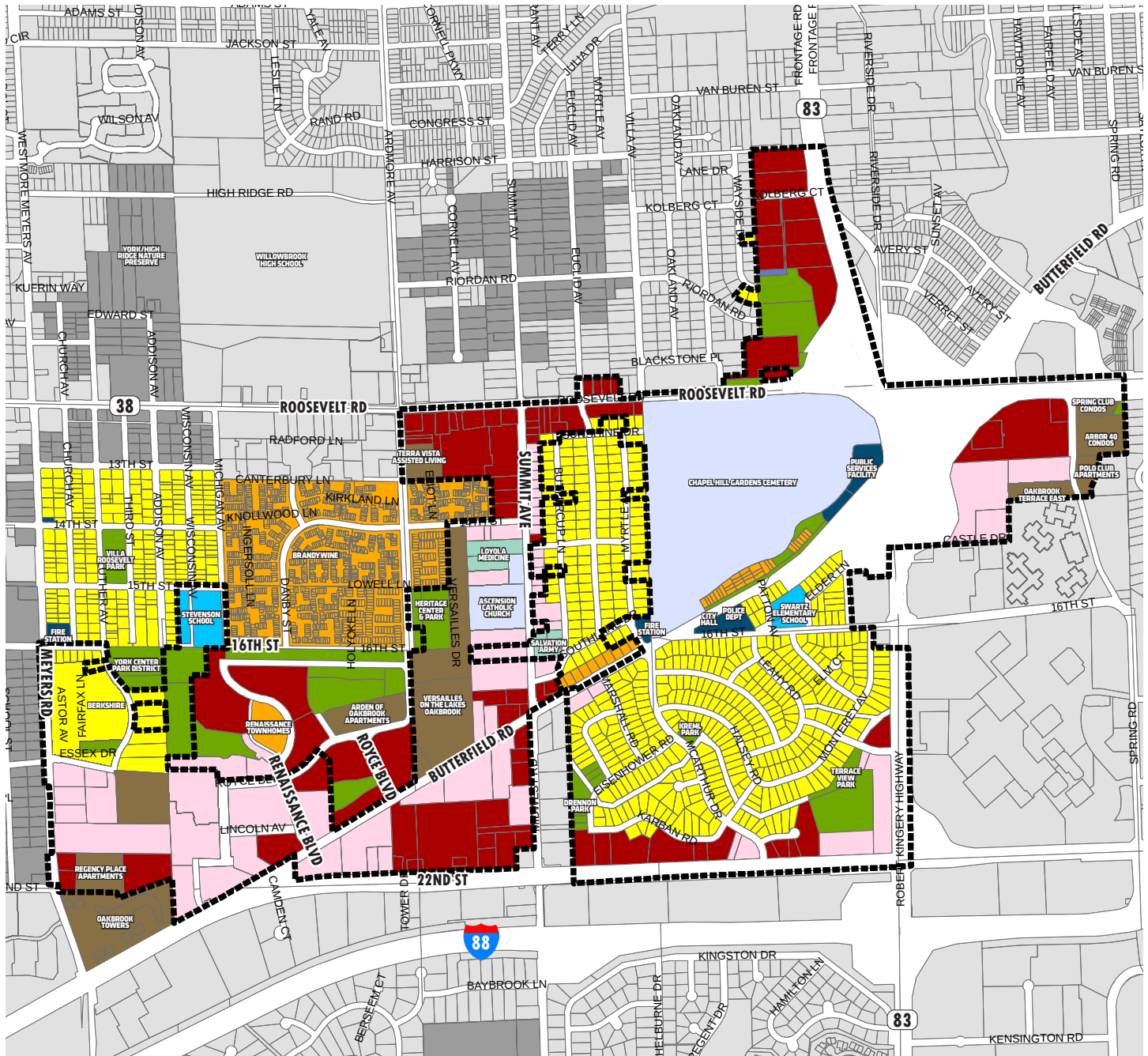
Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

1.0%

Population growth as a percentage of Oakbrook Terrace's 2022 population



APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO B]



LEGEND

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

SCENARIO B:

Focus growth by (1) building out undeveloped residential lots with single family homes, (2) adding commercial uses in a mixed use town center format at the Roosevelt Rd/IL Route 83 and Butterfield Rd/Royce Rd intersections, and (3) encouraging a mix of moderate to high density housing.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

91

New residents added to city's population by building out new residential shown on Future Land Use Plan

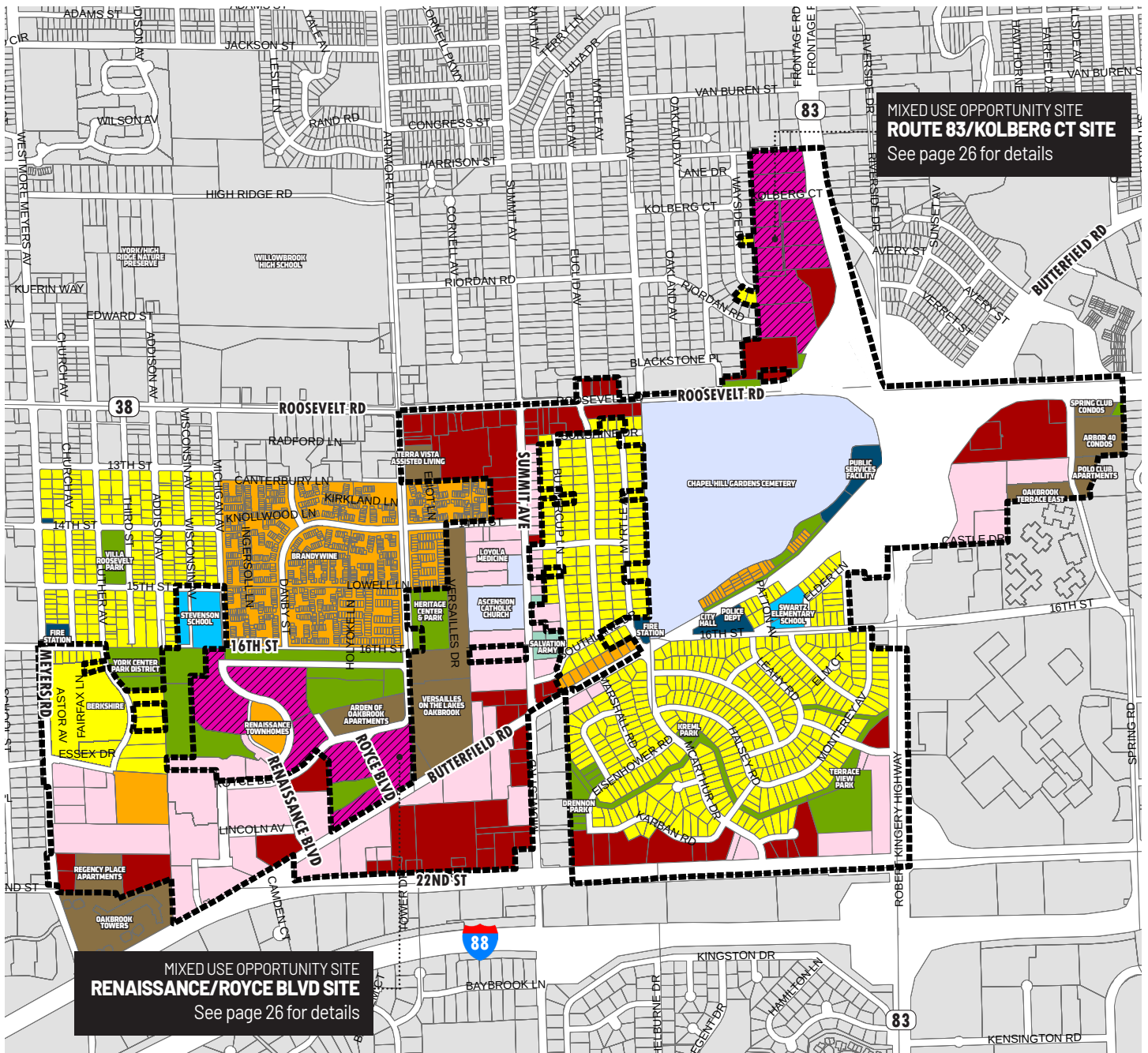
2,842

Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

3.3%

Population growth as a percentage of Oakbrook Terrace's 2022 population



APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO C]**LEGEND**

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use [RESIDENTIAL + COMMERCIAL/OFFICE]
- Commercial
- Office
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

SCENARIO C (PREFERRED):

Focus growth by (1) building out undeveloped plats and infill parcels, (2) adding new residential development generally west of Ardmore Avenue west parts of town, (3) pursuing potential mixed use town center concepts in two key areas, and (4) considering adaptive reuse to reimagine vacant or underutilized office spaces.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

458

New residents added to city's population by building out new residential shown on Future Land Use Plan

3,209

Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

16.7%

Population growth as a percentage of Oakbrook Terrace's 2022 population

