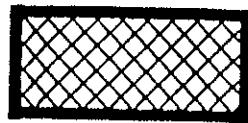
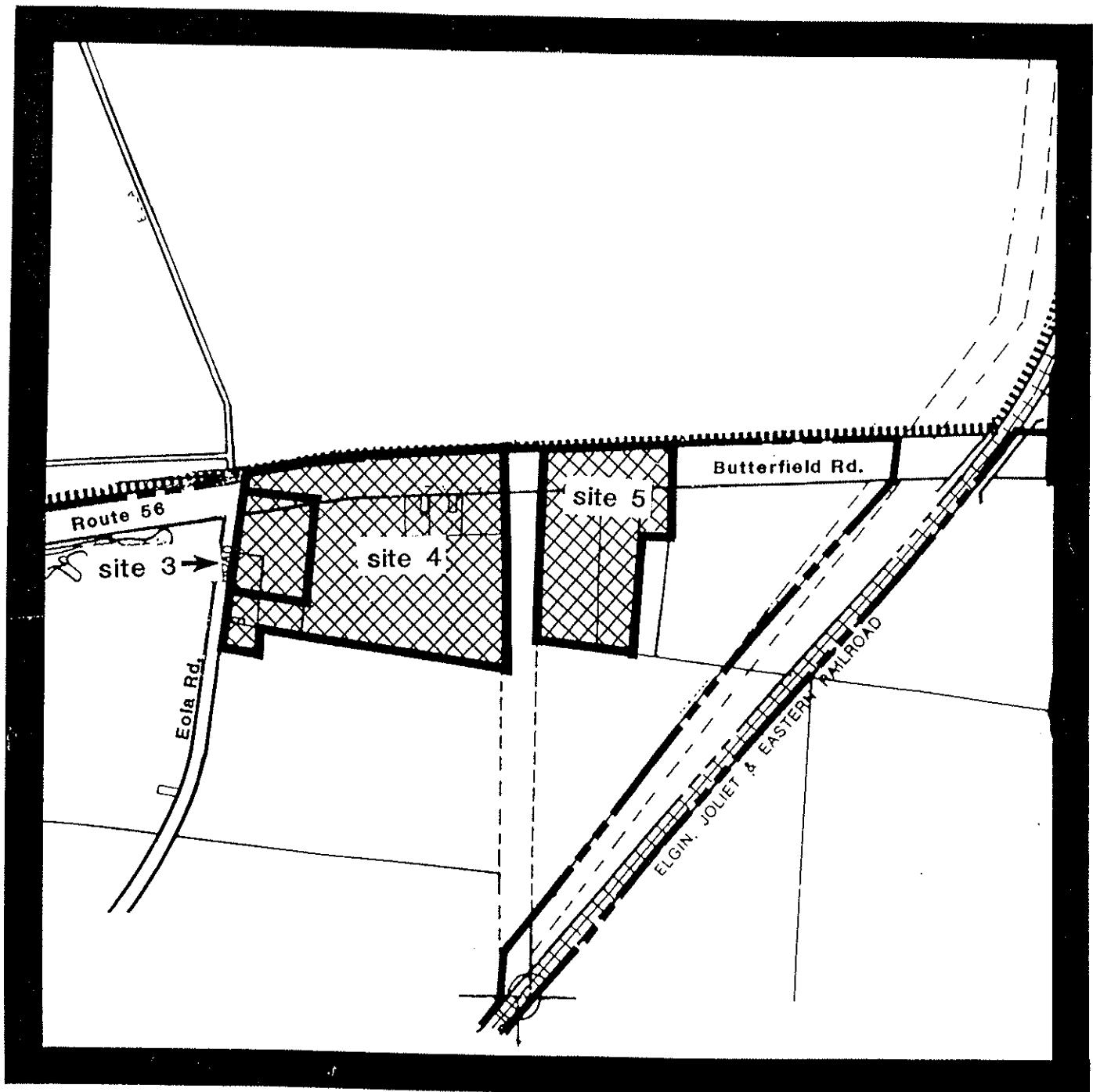


FIGURE 6

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITES

- 23 -



feet

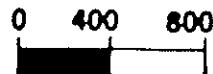
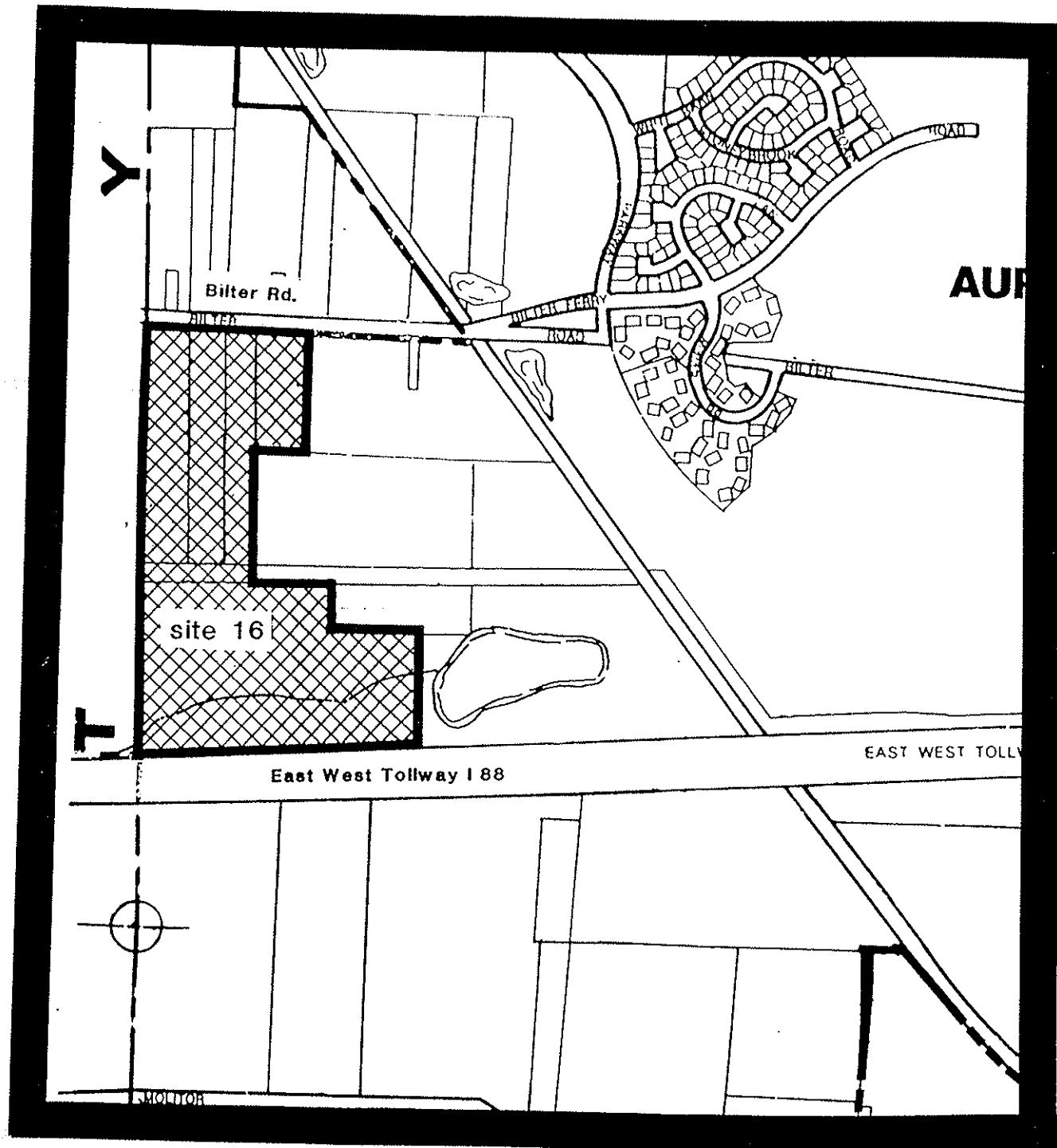


FIGURE 7

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITE 16

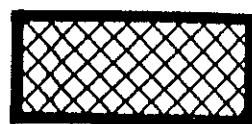


feet

0 400 800

FIGURE 8

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITES
- 25 -



feet
0 400 800

FIGURE 9

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**

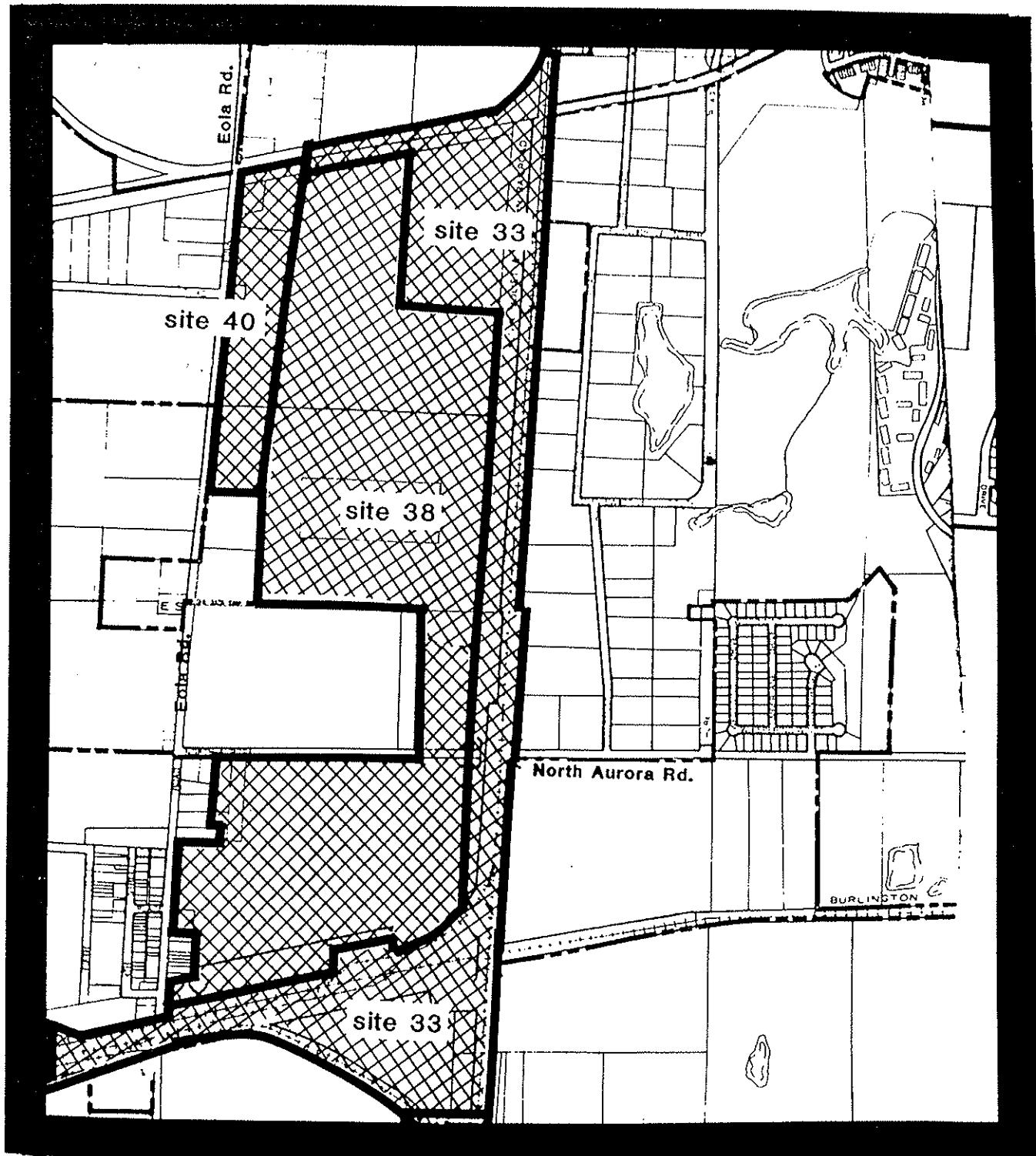
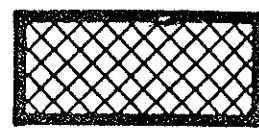


FIGURE 10
**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITES



feet

0 400 800

Sites E-60, 61, 62 and 63 (Figure 11)

An extension of the business park use on the north to East New York Street is recommended. The planned use by Aurora is a continued strip of local commercial development which extends along both sides of East New York.

Sites E-75 and 69 (Figures 12 and 13)

A lowering of the intensity on Site E-75 from ORD/Medium and Commercial/Regional to ORD/Low is recommended. A portion of the site has recently been annexed by Aurora. Also recommended is a reduction from Business Park/Medium to Business Park/Low on Site E-69. The 1989 draft DCRPC plan reflects Naperville's current development policies.

Site E-87 (Figure 14)

A reduction in the amount of Residential 5-15 shown on the draft plan is recommended in this area along with an expansion of the open space and Residential 0-5 areas. During earlier cluster meetings, it was agreed to continue to show this area as residential although Aurora reported that they had had some discussion with the owners about possible office development.

Sites E-90 and 92 (Figure 14)

These are areas that Naperville has shown primarily for low density office (ORD/L) development which are recommended in the unincorporated plan to be retained as Residential 0-5 (the same as was shown in the 1985 plan). The amount of nonresidential development shown in the Fox Valley area to the north, the traffic impact on Route 59, the surrounding existing residential development, and the adjacent new residential and institutional uses, are the primary reasons it is felt that residential can be maintained on these sites. Naperville does not agree with this recommendation and would like to extend nonresidential development south of the county line (but retaining the existing Aero Estates).

Sites E-95, 96, 100, 101 and 102 (Figure 15)

This area was shown on the draft plan as Industrial/Low (IND/L), Industrial/Medium (IND/M) and ORD/M. It is recommended that Site 96 be shown as IND/L, Site 100 and the western portions of Sites 101 and 102 be shown ORD/L, and that the balance be shown as

FIGURE 11

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**

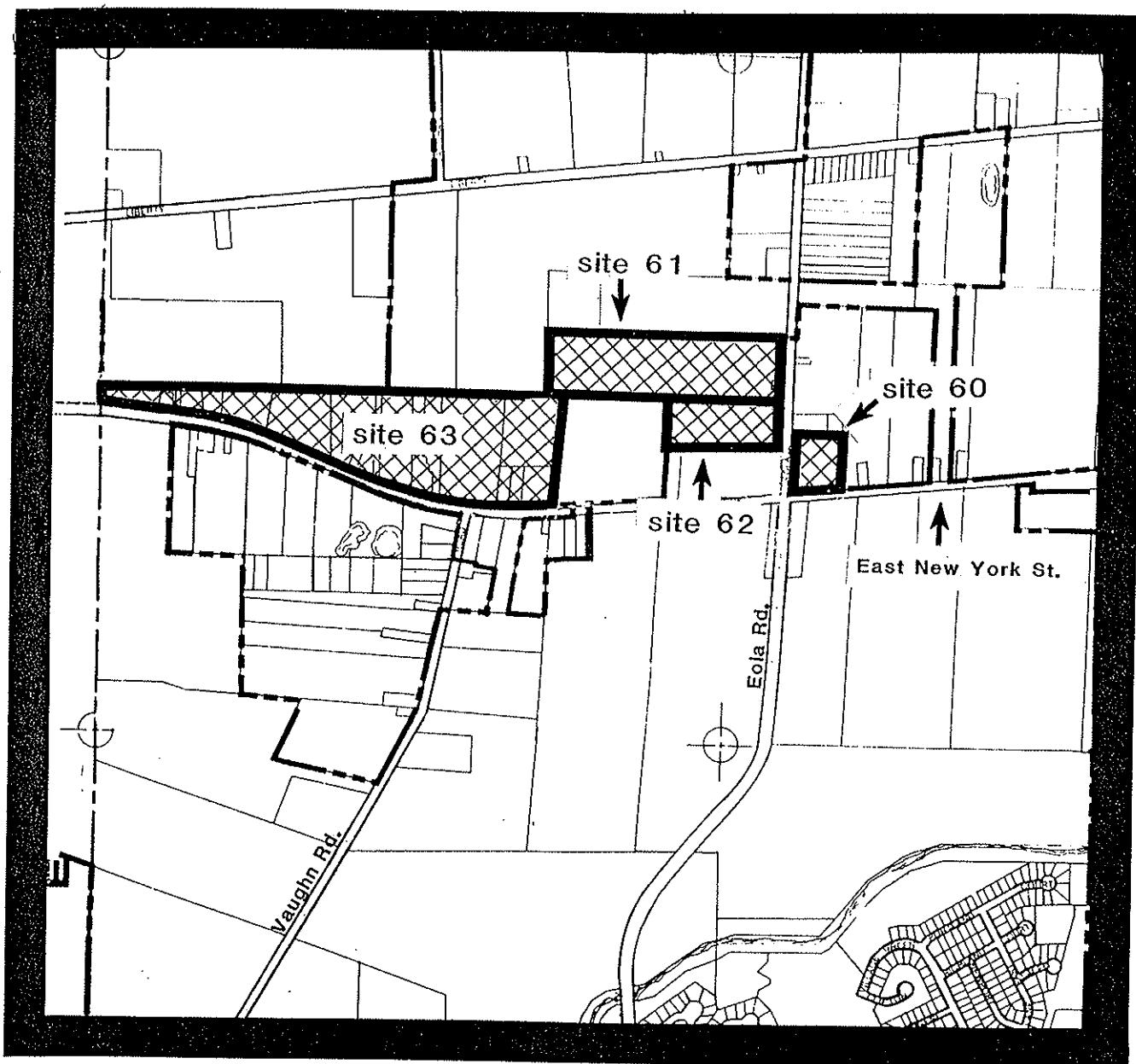
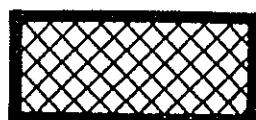
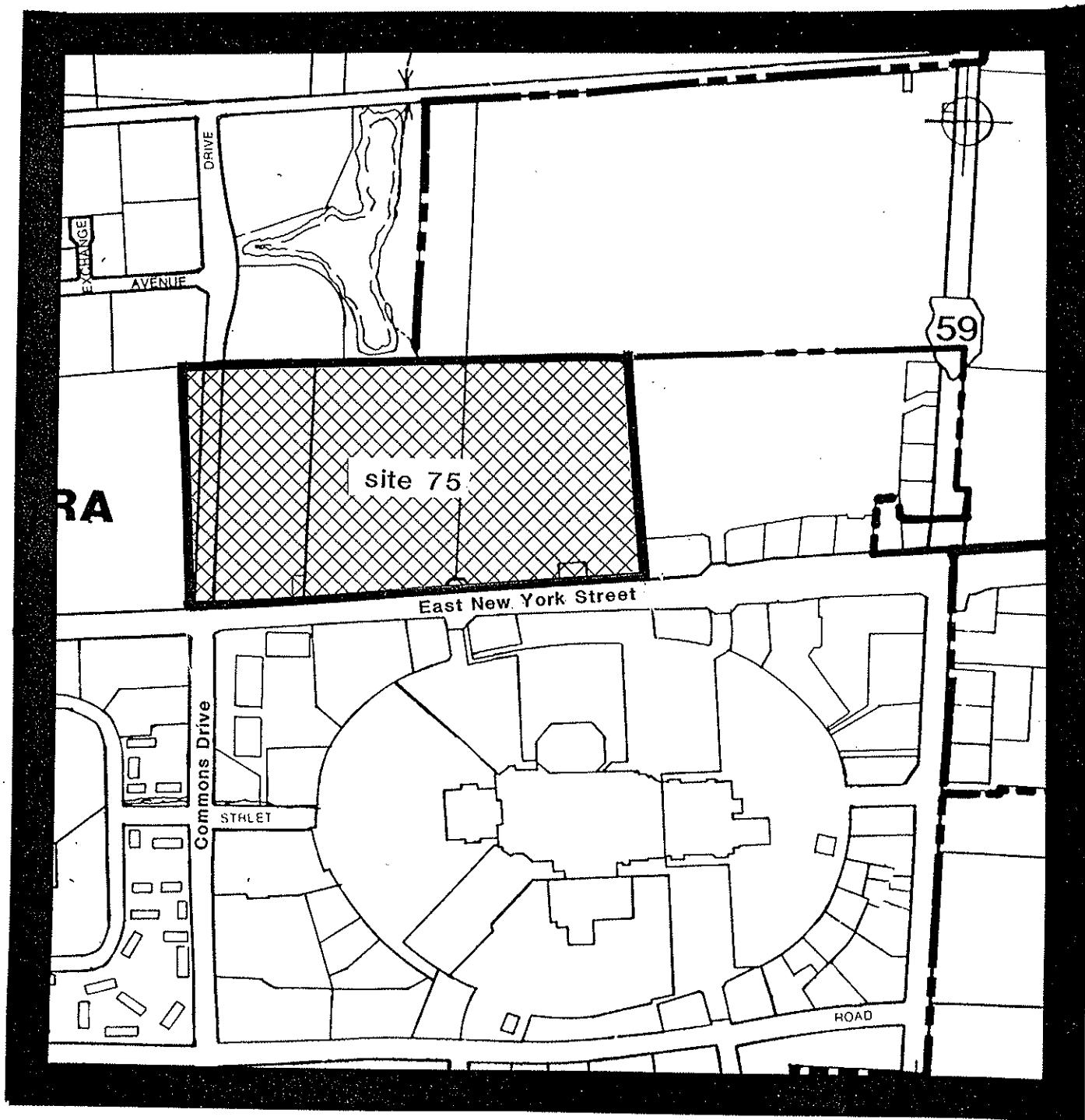


FIGURE 12

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITE 75

- 30 -

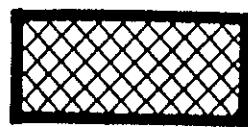


feet

0 400 800

FIGURE 13

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITE 69

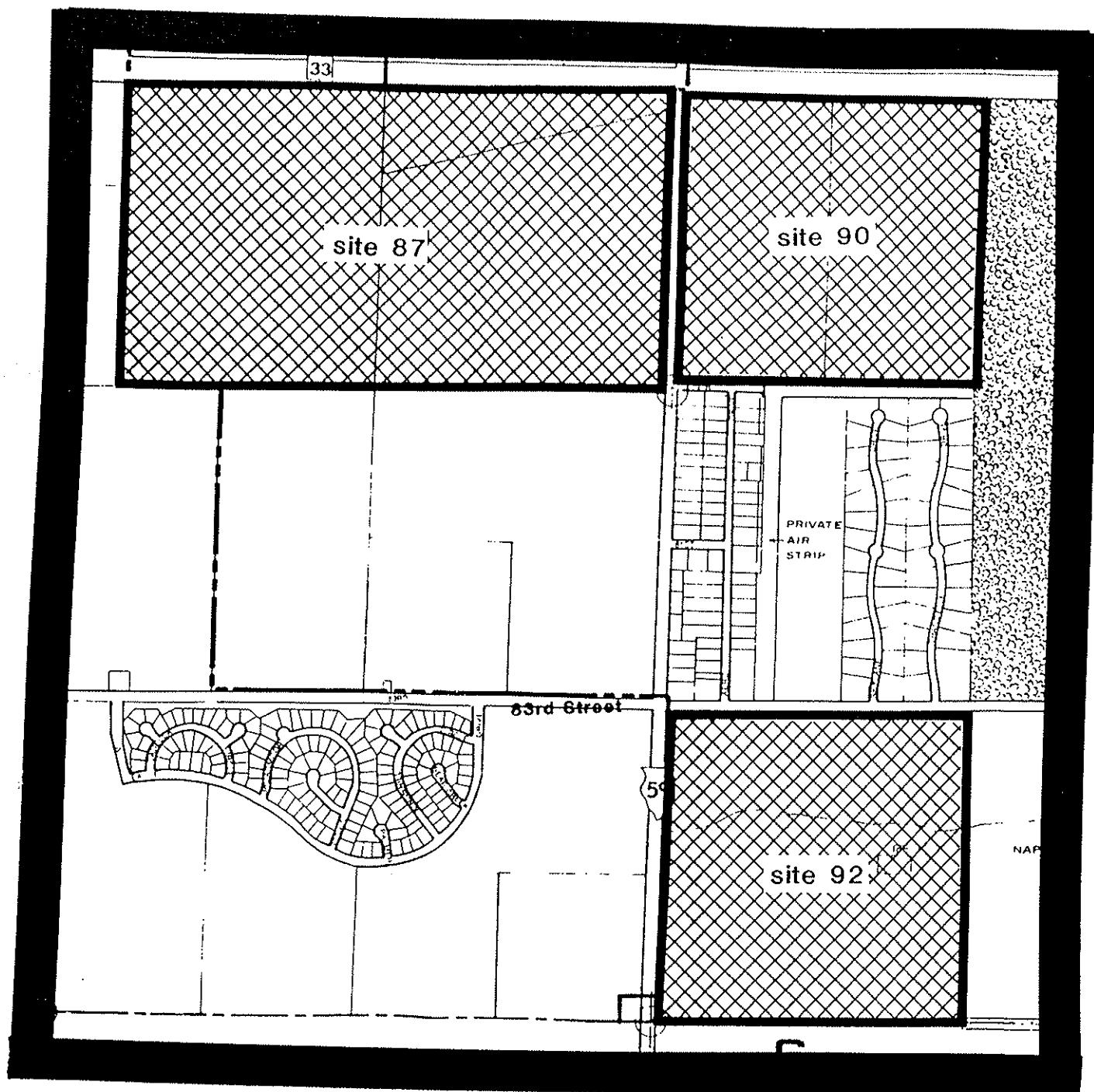
- 31 -



feet
0 400 800

FIGURE 14

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITES

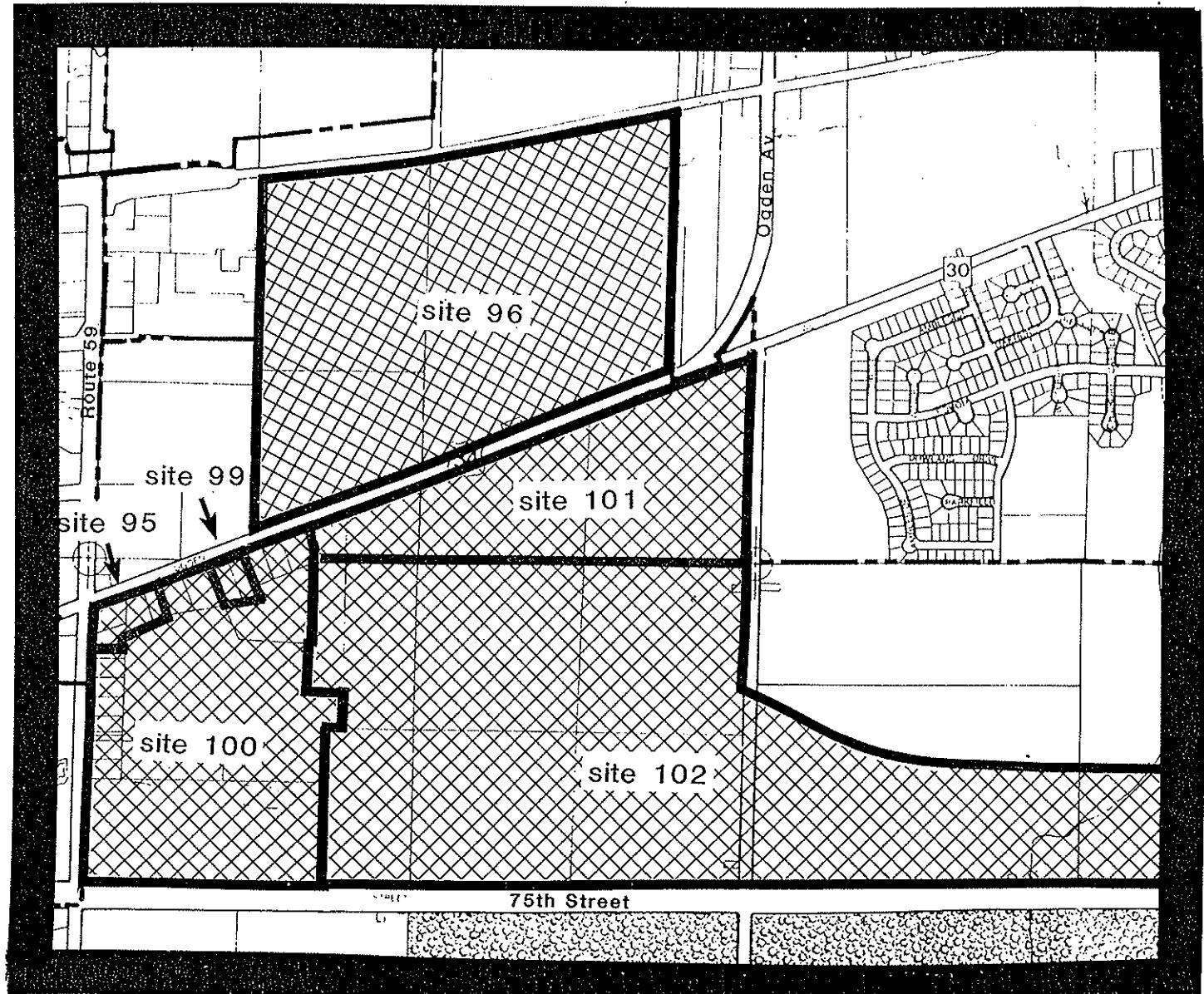


feet

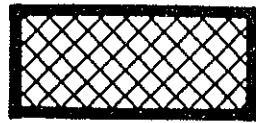
0 400 800

FIGURE 15

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER E**



SITES



- 33 -



feet

0 400 800

Residential 0-5. This recommendation reduces the amount of nonresidential land, preserves an area previously shown for residential development, and reduces the intensity of the planned nonresidential development. Naperville says that they are rethinking their previous development plans in this area with an eye towards reducing intensity and introducing some residential development but their plans are not yet finalized for the area.

Site F-111 (Figure 16)

The difference at this site is a recommended lowering of intensity for the proposed office development nearest I-355. During the course of discussion, both Bloomingdale and Addison expressed a desire to see redevelopment of the existing Residential 0-5 area. Bloomingdale is interested in office development and Addison in commercial development.

Site F-114 (Figure 17)

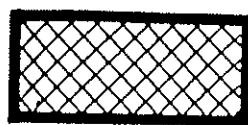
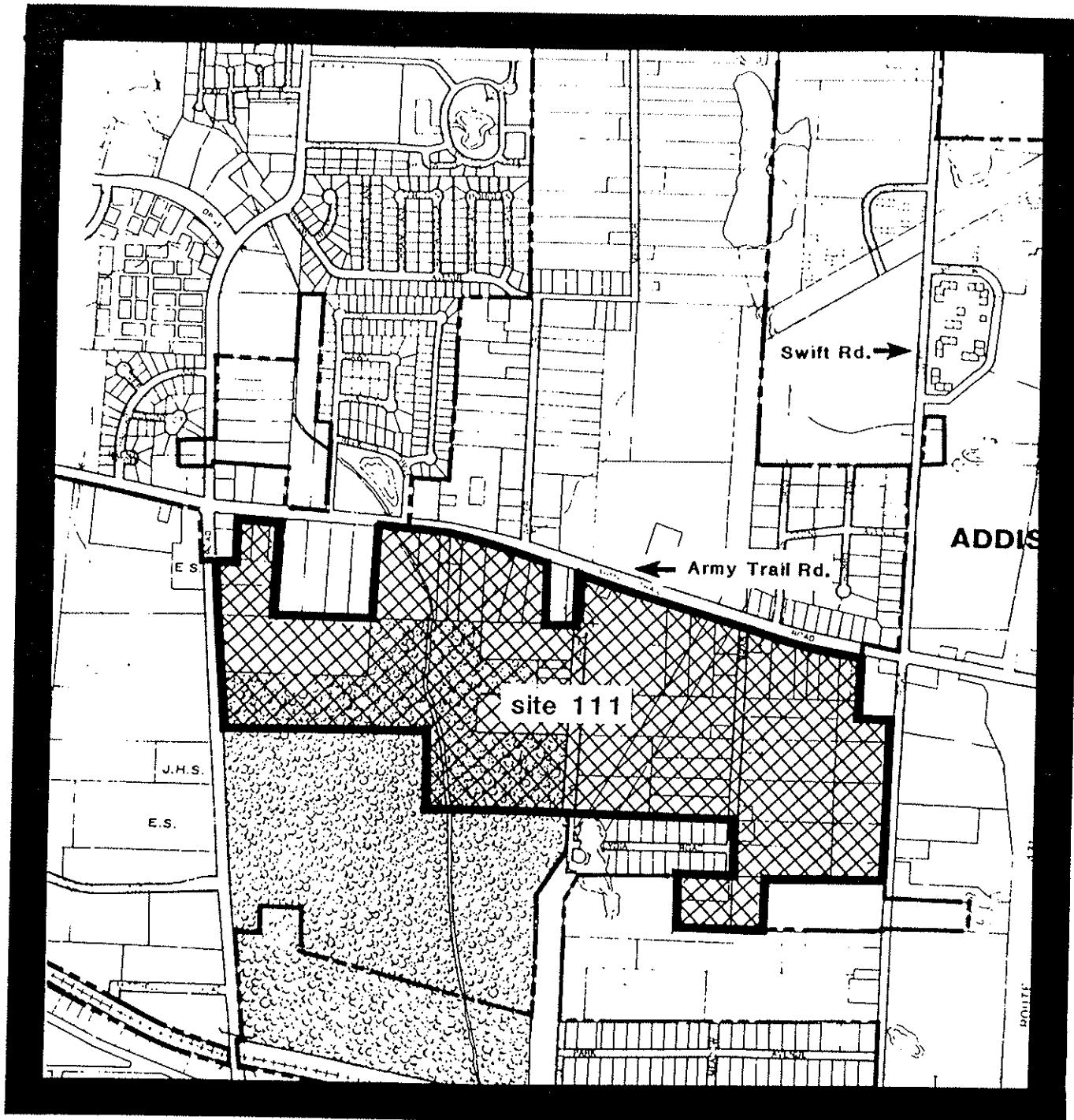
This site is not recommended for change but during the course of discussion Bloomingdale took exception to the fact that the 1989 draft plan did not show their plans for redevelopment of the residential area along Medinah Road to office uses.

The northernmost portion of this site is shown for redevelopment to business park. This redevelopment should not occur, however, until improvements have been made to Lake Street which will allow for adequate access to the site and until the properties in this area have been consolidated to allow for the coordinated development of a business park served by interior roads rather than individual lots fronting directly on Medinah Road. In the meantime no additional nonresidential development should be allowed along Medinah Road. The present use is low density single family residential. Any nonresidential development would represent an intrusion into this neighborhood and would generate nonresidential traffic on Medinah Road which is a narrow, two-lane country road at the present time.

Sites G-15 and 16 (Figure 18)

The recommendation for these sites includes open space (OS) on Site G-15 to reflect the Forest Preserve's acquisition plans and a reduction in the intensity of proposed industrial development on Site G-16. The draft 1989 DCRPC plan reflects Darien's development plans.

FIGURE 16
**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER F**



SITE 111

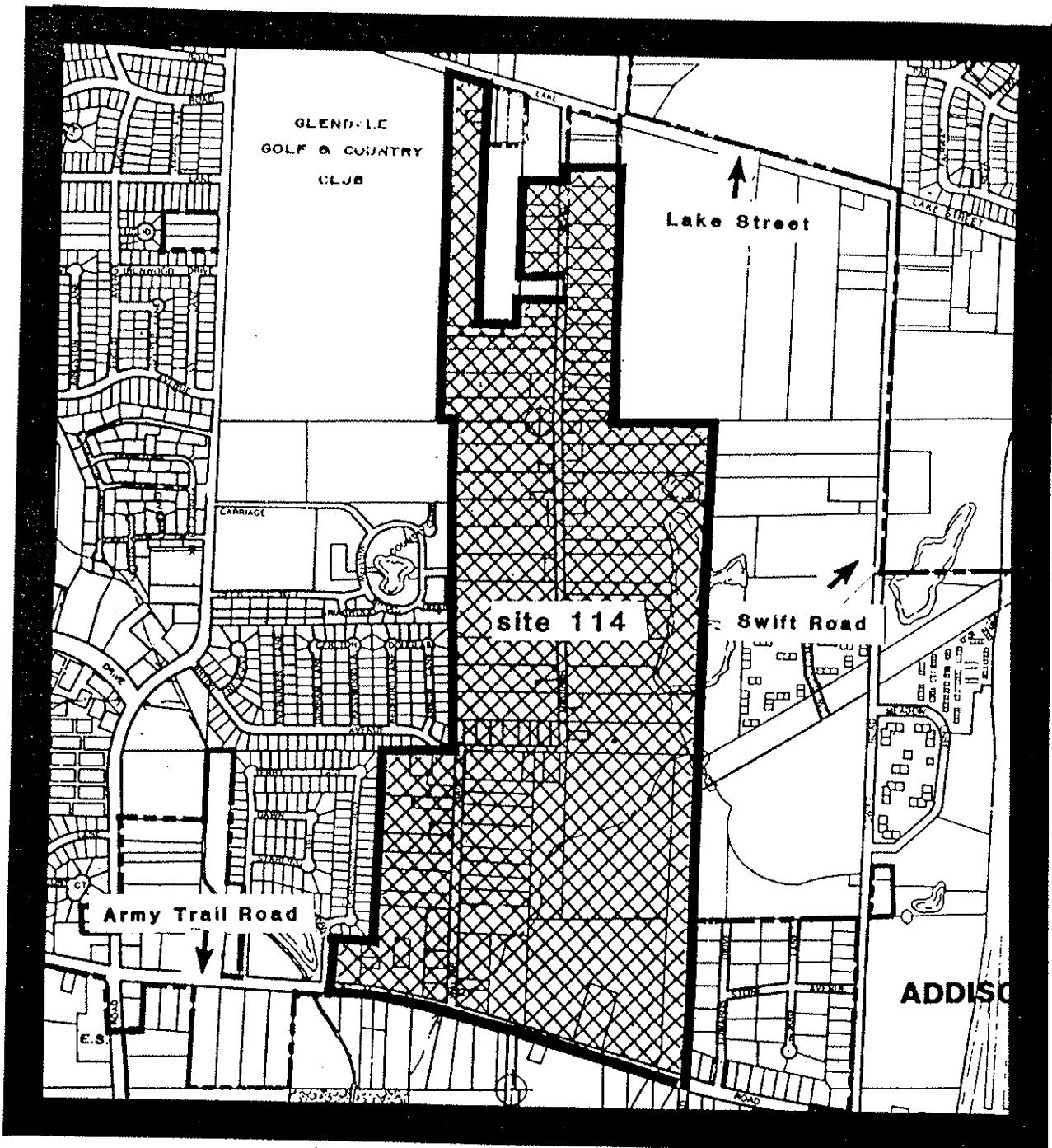


feet

0 400 800

FIGURE 17

ADDITIONAL UNINCORPORATED SITE CLUSTER F



SITE 114

- 36 -

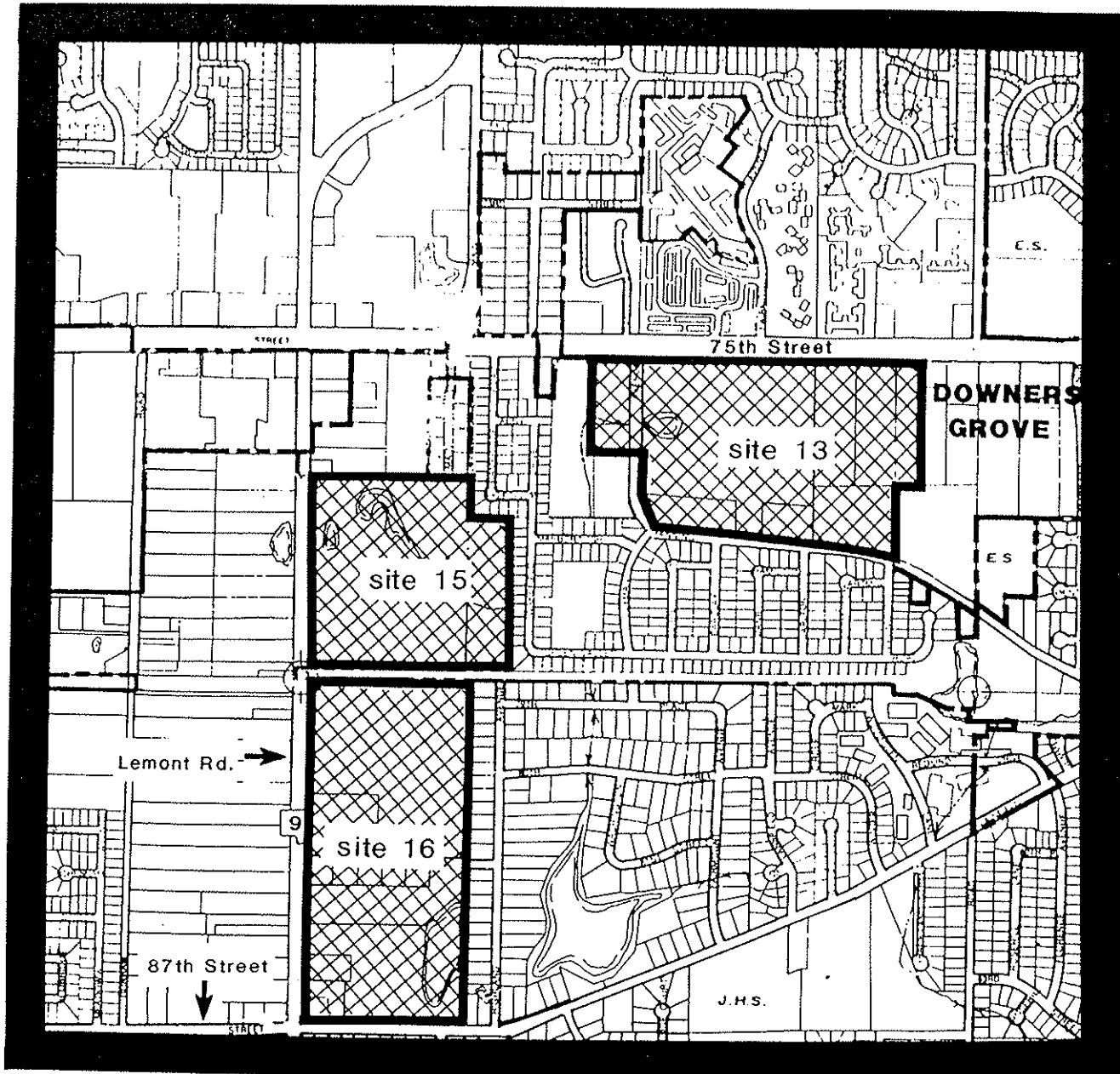


feet

0 400 800

FIGURE 18

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER G**



SITES
- 37 -



feet

0 400 800

Site G-13 (Figure 18)

It is recommended that this site continue to be shown as largely residential.

Sites G-23, 24 and 25 (Figure 19)

The recommendation in this area includes a reduction in the intensity of proposed office. The 1989 draft plan reflects Darien's development policies however Woodridge has also expressed interest in possibly annexing this property.

Site G-27 (Figure 20)

It is recommended that this area be shown primarily as Residential 0-5. This is in conflict with the Village of Woodridge's plans for ORD/M development at the northwest intersection of I-55 and Lemont.

Site G-136 (Figure 21)

This site was undecided in the 1989 Draft Land Use Plan developed through the cluster process. Glen Ellyn had previously wanted local commercial on the site. The 1985 plan's Residential 0-5 use was also shown on the draft plan. It is recommended that this site be developed as Residential 5-15.

Sites H-19 and 20 (Figure 22)

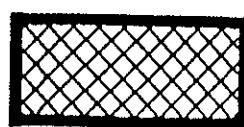
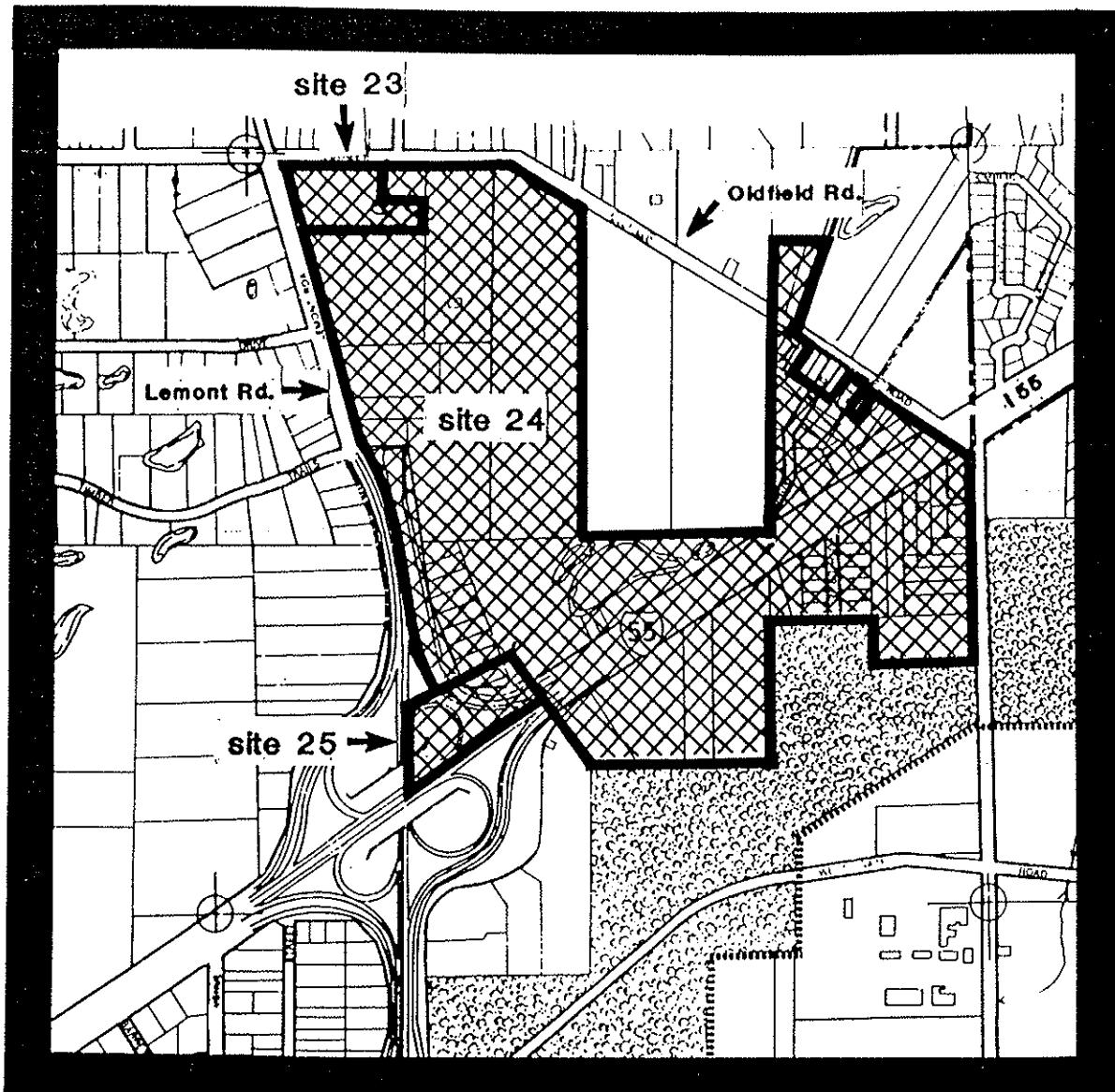
The recommended Residential 5-15 and OS use on Site H-19 conflicts with Carol Stream's plans for office development. On Site H-20, it is recommended that the industrial property remaining for development should be developed at a lower intensity.

Site I-24 (Figure 23)

The recommended mixed residential use in this area may or may not conflict with Bloomingdale's plans. Currently their plan shows this area as open space (OS). Their planning consultant, however, states that Bloomingdale may develop the area as commercial recreational. A suggested possible use was a golf course driving range which would be shown on the land use plan as open space. Bloomingdale's recommended use, however, is uncertain.

FIGURE 19

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER G**



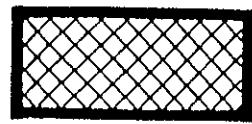
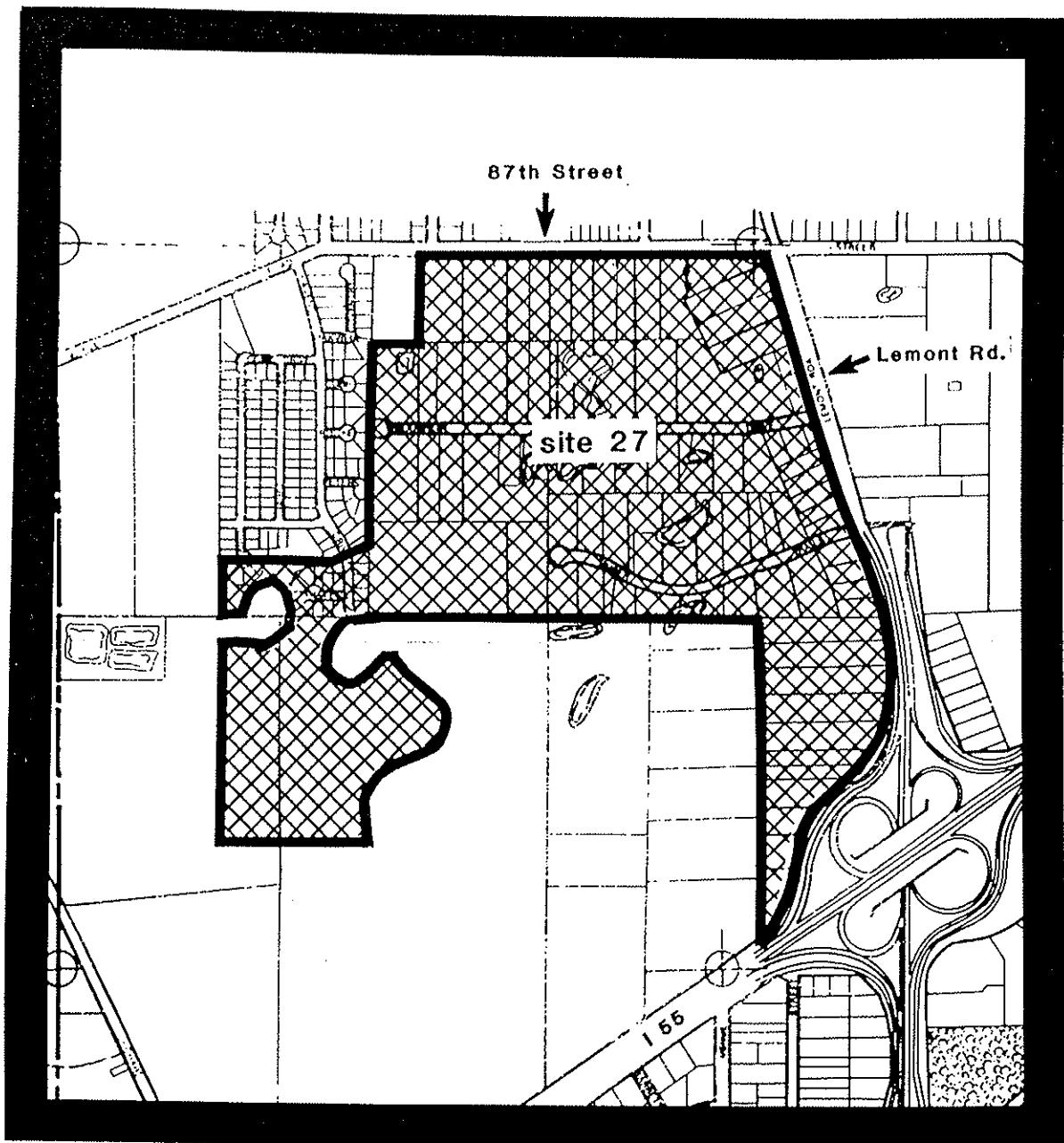
SITES



feet

0 400 800

FIGURE 20
**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER G**



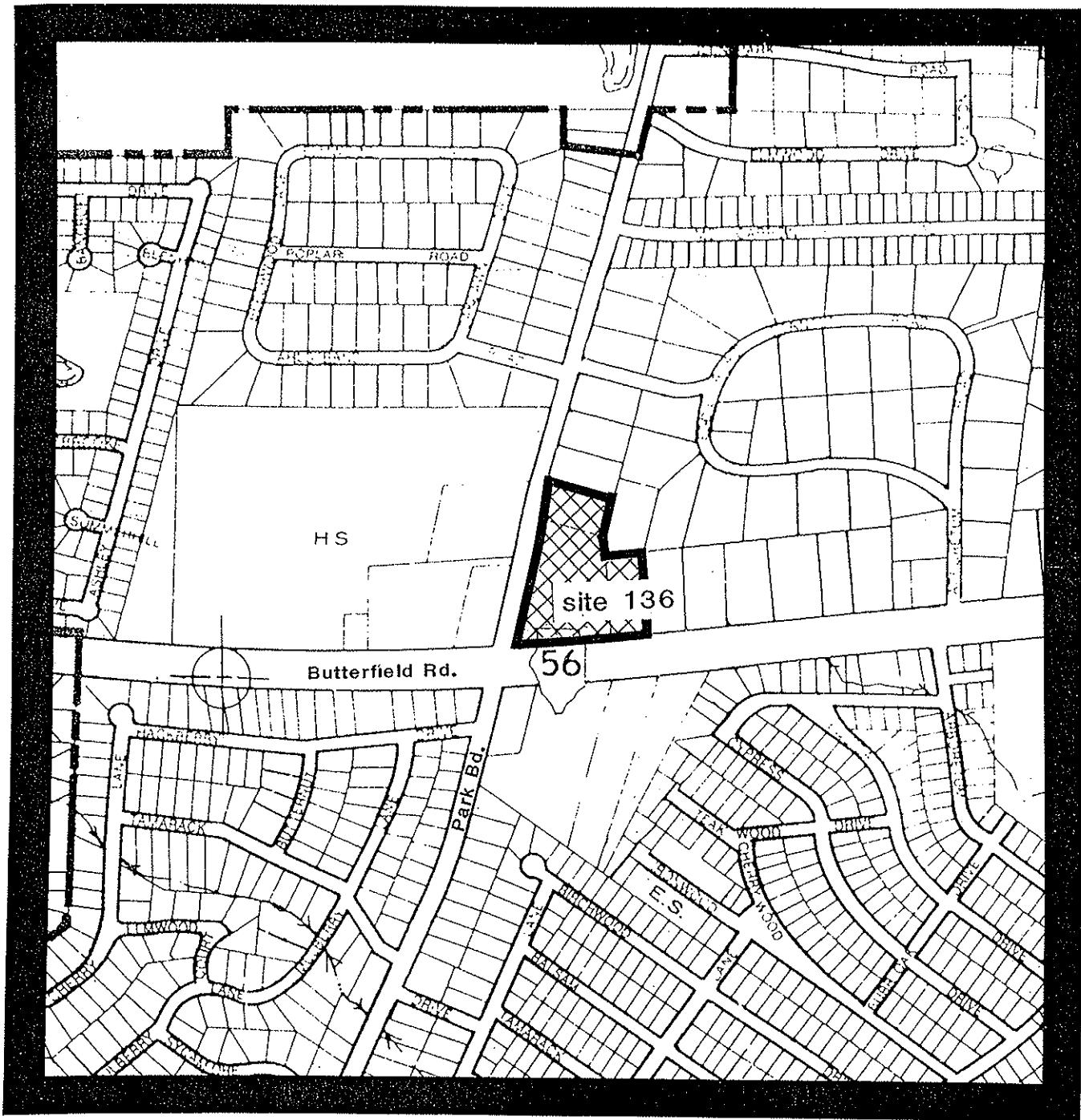
SITE 27



feet

0 400 800

FIGURE 21
**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER G**



SITE 136

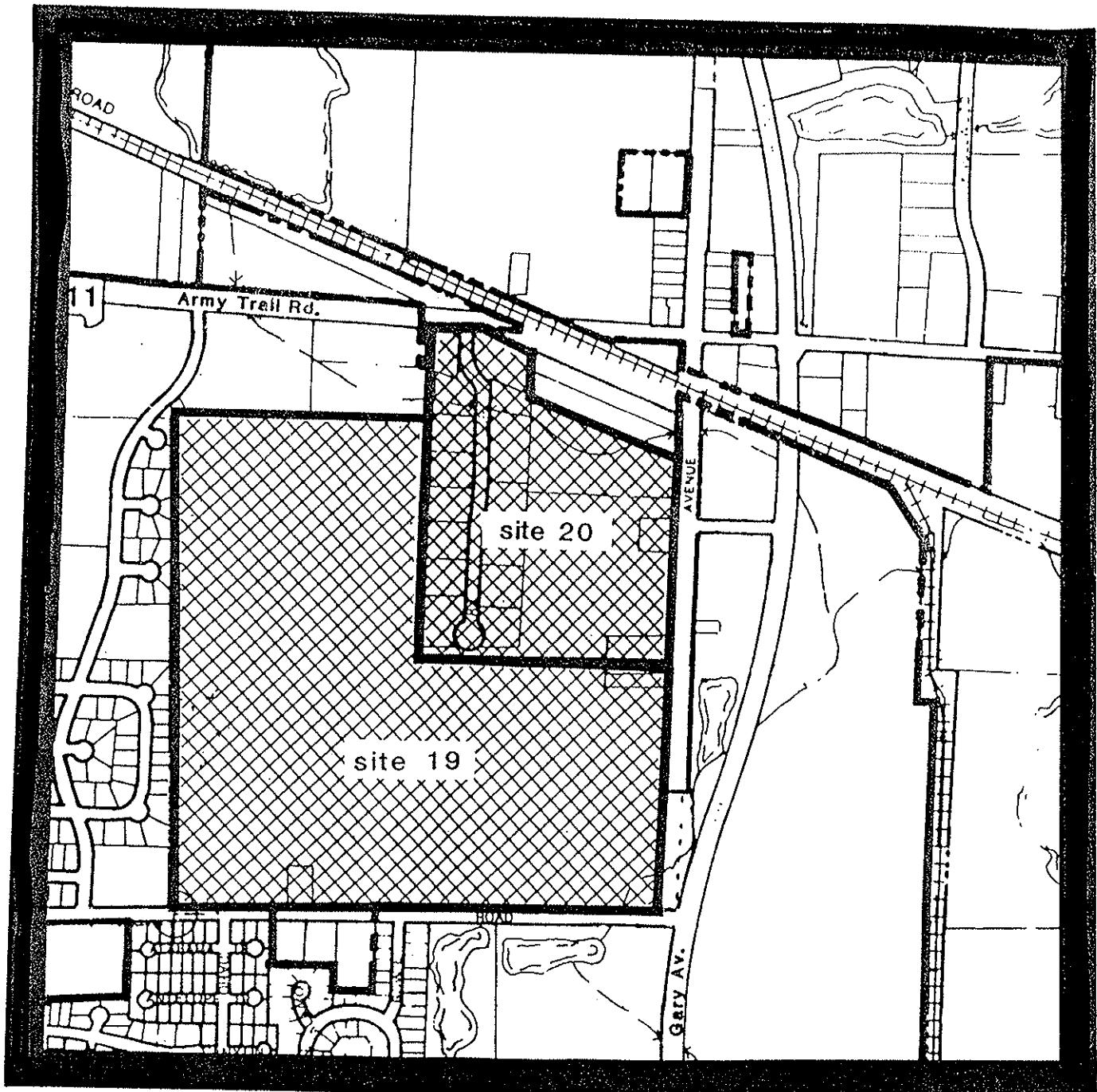


feet

0 400 800

FIGURE 22

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER H**



SITES

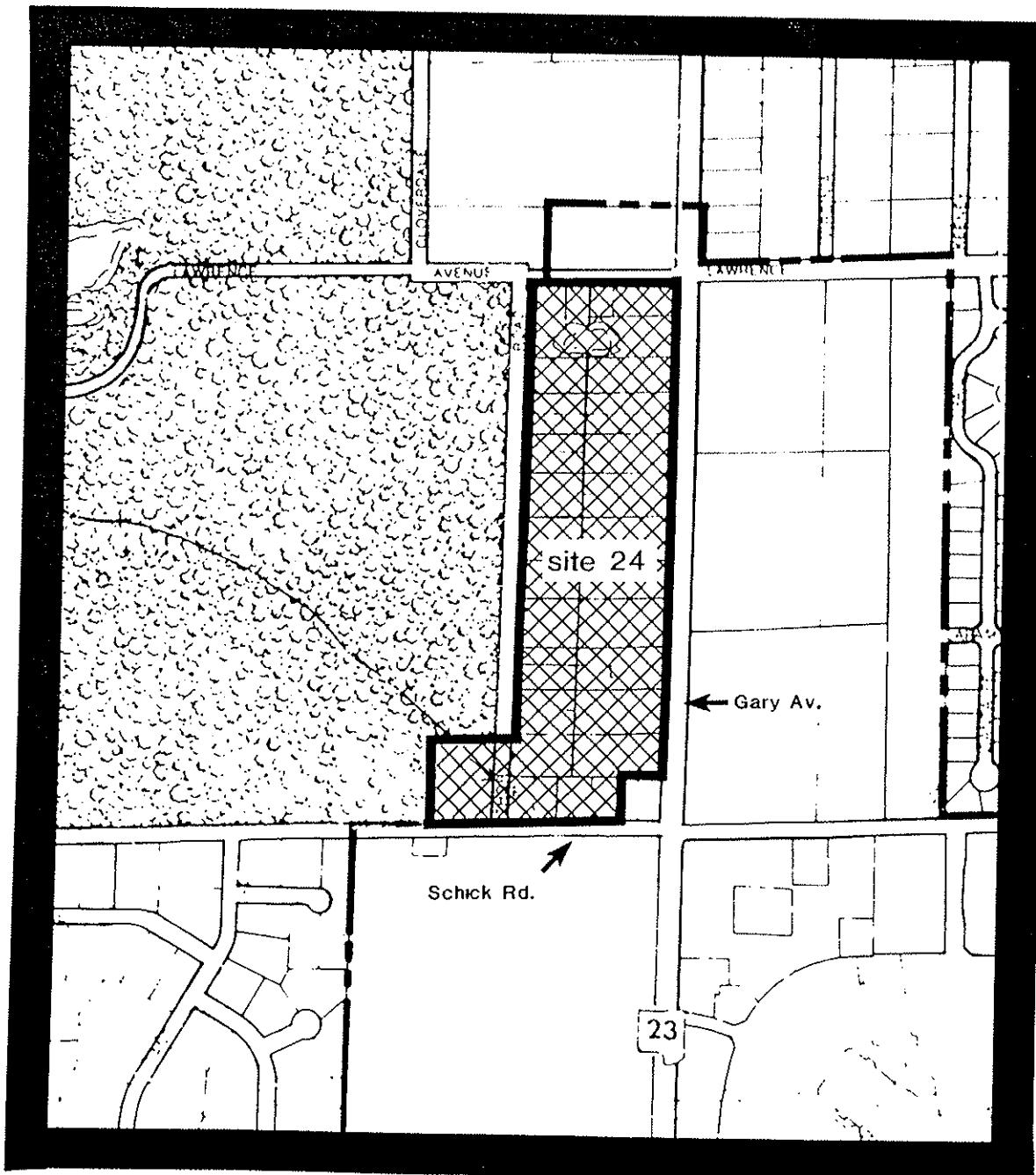


feet

0 400 800

FIGURE 23

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN**
CLUSTER I



SITE 24
- 43 -



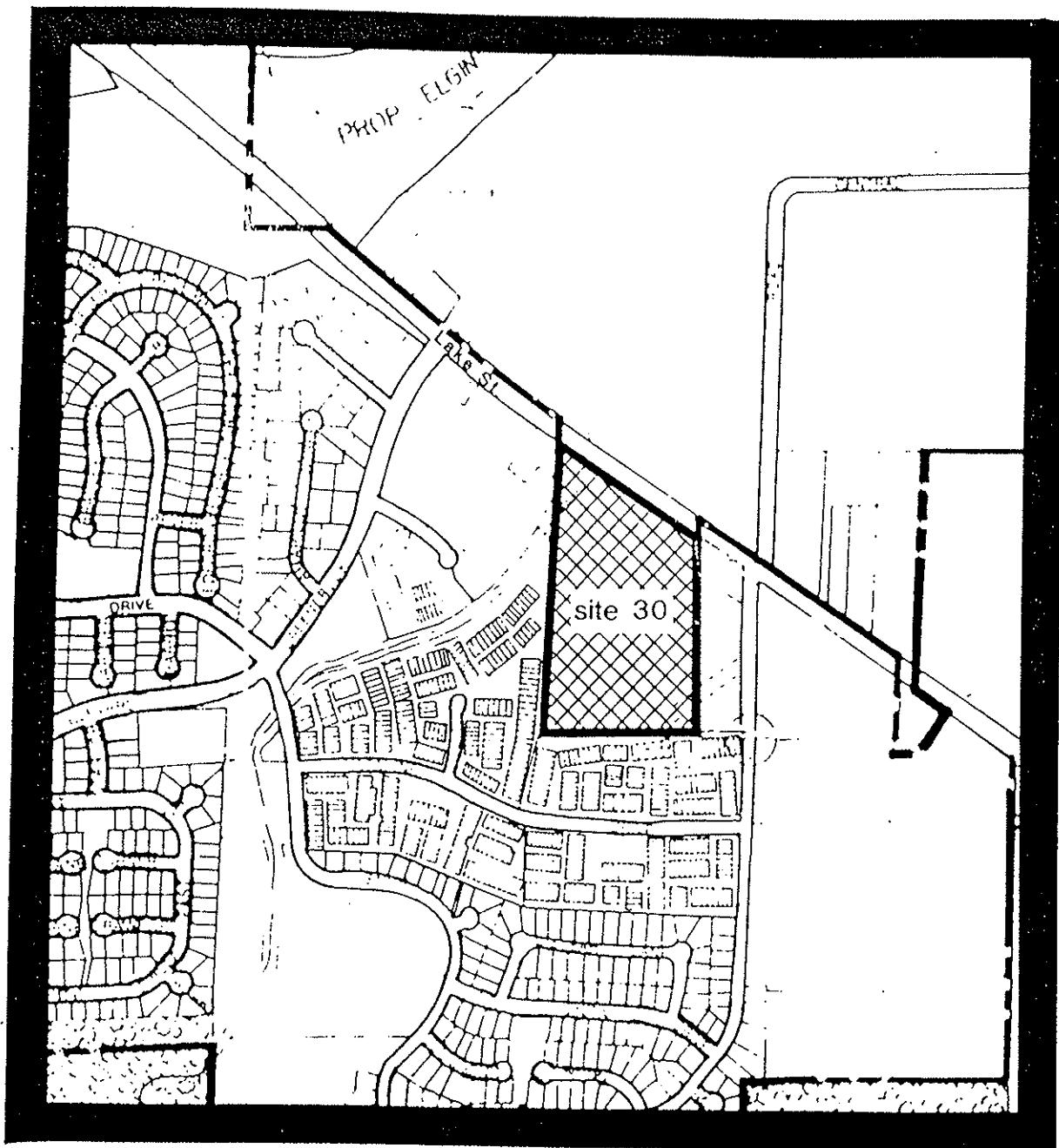
feet
0 400 800

Site I-30 (Figure 24)

The recommended Residential 5-15 on this site is "adamantly opposed" by the Village of Hanover Park which would like to see office development. Currently, Hanover Park has shown a business use in its land use plan. With the 373 acres of new commercial and business park development recently approved by Hanover Park and Roselle for the Odium Farm property on the north side of Lake Street, staff feels this site represents an opportunity to provide new residential development in the area to serve that work place.

FIGURE 24

**UNINCORPORATED SITES WHERE
RECOMMENDED USE DIFFERS FROM DRAFT PLAN
CLUSTER I**



SITE 30



feet

0 400

800

1

V. LAND USE PLAN MAPS

The Unincorporated DuPage County Land Use Plan maps are incorporated by reference to this document. These 1"=800' township maps with overlays showing the proposed land uses are on display in the DuPage County Development Department. The maps are available for public review. The Department will attempt to make these maps reproducible and available to the public in the future.

VI. CONCLUSION

The Unincorporated DuPage County Land Use Plan stands as the policy of the DuPage County Board toward intended land use development of the unincorporated area. This document will be used as a guideline by county officials reviewing land use decisions. It can also be used by the public and municipal representatives who want to understand the direction of growth in unincorporated areas near their communities.

This document is useful for the citizens of unincorporated DuPage County who are concerned about land use changes in their area and need more information on the County Board's policy toward new development and redevelopment.

APPENDIX A

LAND USE PLAN POLICIES

R E S O L U T I O N

CD - PL - 02 - 90

WHEREAS, the DuPage County Regional Planning Commission is updating the countywide land use plan in a cooperative effort with all the municipalities in the county; and

WHEREAS, the Municipal Cluster process used to update the plan has been successful in generating intergovernmental discussion on land use and growth management issues in DuPage and has yielded useful areawide and countywide information on the impacts of growth; and

WHEREAS, growth management has been defined as the management of new development or redevelopment so that it is coordinated with existing and planned infrastructure with emphasis on the cumulative impacts of such development on a subarea and/or countywide basis, and

WHEREAS, DuPage County has actively participated in this countywide land use plan update process; and

WHEREAS, the land use update process has resulted in a draft countywide land use plan reflecting the current plans and development policies of the communities; and

WHEREAS, analysis of the cumulative impacts resulting from the implementation of the plan has raised concerns about the changing character of the county and the negative impacts of continued rapid growth and that these concerns can only be addressed by local governments working together; and

WHEREAS, DuPage County recognizes the importance of analyzing the cumulative impacts of development in working toward further modifications to the land use plan and the development of countywide growth management strategies.

NOW THEREFORE BE IT RESOLVED that it is in the best interest of the unincorporated portions of the county, as well as the county as a whole, that DuPage County government continue its participation in the Municipal Clusters and work toward further land use plan modifications and countywide growth management strategies.

BE IT FURTHER RESOLVED that as part of this countywide cooperative growth management effort, the DuPage County Board adopts the following as policies for the unincorporated land in the County over which the County Board has legal land use and zoning jurisdiction.

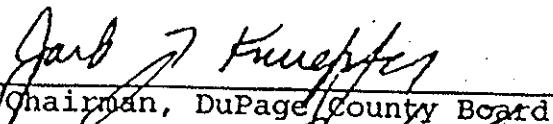
1. Existing residential neighborhoods will be protected from redevelopment by discouraging rezoning to higher intensity uses.
2. Strip nonresidential development will be discouraged, and where such trends already exist, specific implementation strategies will be established to protect adjacent areas.
3. Floodplains, wetlands, and other environmentally sensitive areas will be protected from development.
4. To the extent feasible, land planned for residential development will be preserved for housing development.
5. To the extent feasible, land planned for nonresidential development will be encouraged to develop at an intensity compatible with existing and planned infrastructure.
6. DuPage County will actively participate and cooperate with appropriate neighboring municipalities in special corridor or subarea planning studies as required to address subregional growth and plan implementation issues.

BE IT FURTHER RESOLVED that DuPage County will continue to revise its development control ordinances to make them stronger and more effective as growth management tools, and to encourage consideration of the regional impacts of development as well as local impacts.

BE IT FURTHER RESOLVED that copies of this resolution be sent to each mayor or president, and each council member or village trustee for every municipality in DuPage County and County Board Members.

BE IT FURTHER RESOLVED that certified copies of this resolution be sent to Mary Eleanor Wall, Chairperson, DuPage County Regional Planning Commission, 421 North County Farm Road, Wheaton, Illinois 60187; and Dalip Bammi, Director, DuPage County Regional Planning Commission.

Dated this 9th day of January, 1990.


Barb J. Kuehfer
Chairman, DuPage County Board

ATTEST:

APPENDIX B

LAND USE LEGEND

Below is an explanation of the land use abbreviations that appear on the draft plan maps.

Res 0-5	Residential areas with densities of 0 to 5 dwelling units per acre. These are usually single family areas but other types of attached housing can also be included as long as the overall density is within this range.
Res 5-15	Residential at 5 to 15 dwelling units per acre. Townhouses and other attached housing is the predominant type but this density can also include single family and/or apartment style development.
Res 15+	Residential at 15 or more dwelling units per acre. Apartments and condominiums dominate this use. This use could also have a mix of types.
Com/R	Regional Commercial. Major commercial facilities with over 1,000,000 square feet of gross leasable area are included in this category. Four shopping centers in DuPage are considered regional (OakBrook Center, Yorktown Center, Stratford Square, and Fox Valley) as well as their surrounding commercial developments.
Com/C	Community Commercial. Shopping centers from 100,000 to 800,000 square feet or downtown shopping areas would generally be considered community commercial. These areas are used for comparison shopping and will have a junior department store (K-Mart, Venture, Main Street, etc.) as an anchor in most centers.
Com/L	Local Commercial. All other miscellaneous commercial areas are considered local commercial.
ORD/L	Low Density Office, Research, and Development. Low density implies that peak hour trips per acre will generally be 13 or less. Based on Institute of Transportation Engineers data, this would include typical offices with floor area ratios (FARs) of less than 0.2.

ORD/M	Medium Density Office, Research, and Development. Offices generating from 13 to 40 peak hour trips per acre are considered medium density. This translates to an FAR range of about 0.2 to 0.6.
ORD/H	High Density Office, Research, and Development. Offices generating more than 40 peak hour trips per acre and with FARs generally over 0.6 are included.
Ind/L	Low Density Industrial. This includes industrial, light industrial, manufacturing, and warehousing uses. Low density for this use also means peak hour trips per acre of 13 or less, but because of the different trip generation characteristics of this use, FARs could generally range up to 0.33.
Ind/M	Medium Density Industrial. With peak hour trip per acre from 13 to 40, FARs would range from about 0.33 to 0.88.
BP/L	Low Density Business Park. This includes a mixture of industrial and office uses where the split between the two types of uses would not be weighted more than 70% in either direction. Business park uses may also include some local commercial. Low density business park uses include typical offices with floor area ratios (FARs) of less than 0.2.
BP/M	Medium Density Business Park. This includes a mixture of industrial and office uses where the split between the two types of uses would not be weighted more than 70% in either direction. Business park uses may also include some local commercial. Medium density business park uses include typical offices with floor area ratios (FARs) of 0.2 to 0.6.
INS	Institutional. Includes public uses such as schools, government buildings, public buildings, etc.
OS	Open space including local and regional open space. Also includes parks, golf courses, recreational areas, and cemeteries.
TCU	Transportation, communication, and utilities
△	Indicates the general location of a use (i.e., school, park, etc.)

As revised: 11/7/90

APPENDIX C

Unincorporated Sites Land Use Data Tables

The attached tables are organized by cluster (Figure 5) and report data for all unincorporated sites in each cluster. Maps showing the location of all unincorporated sites in each cluster are in the County Development Department. The land use abbreviations used in these tables are defined in Appendix B. If there are any questions about this data, please consult the Development Department for further information.

CLUSTER A

Area Municipal Plans¹⁴

Site Number	County Zoning ¹	Draft ² 1985 LUP	Existing 1985 LUP	Growth M. ³ Data	Ultimate ⁴ Boundary	Impact ⁵ Area	Addison ⁶	Bensenville ⁷	Elmhurst ⁸	Itasca ⁹	Wood Dale ¹⁰	Recommended Land Use ¹⁴
1-A	I-1	TCU, OS	TCU, OS	Res 0-5	Res 0-5, OS	TCU	-	TCU	NA	NA	-	TCU, OS
2-A	R-4	Res 0-5	Res 0-5	Res 5-15	Res 5-15, Res 15+	SF	-	SF	NA	NA	-	Res 0-5
3-A	R-6	OS, ORD	OS, ORD	OS	OS, TCU	SF	-	Regional OS	NA	NA	-	Res 5-15
4-A	R-3*	OS, ORD	OS, ORD	Res 0-5,	Res 0-5, Vacant,	SF	-	Regional OS	NA	NA	-	OS
5-A	R-4*	Res 0-5,	Res 0-5,	ORD	Ind/L	Res 0-5	-	Local OS	NA	NA	-	Res 0-5
6-A	R-4	OS	OS	OS	OS	Res 0-5	-	Local OS	NA	NA	-	OS
7-A	R-4	Res 0-5	Res 0-5	Res 0-5	Vacant	SF	-	Local OS	NA	NA	-	Res 0-5
8-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	SF	-	Local OS	NA	NA	-	Res 0-5
9-A	R-4	Res 0-5	Res 0-5	Res 0-5	Vacant	SF	-	Local OS	NA	NA	-	Res 0-5
10-A	R-4	Res 0-5,	Res 0-5,	OS, INS	Res 0-5, INS, Com/L, OS	2 Family Res, Quasi-public, SF, Park, Com	-	Regional OS, TCU	NA	NA	-	Res 0-5
11-A	0*	Res 0-5	Res 0-5	Vacant	2 Family Res.	-	-	NA	-	-	-	Res 0-5
12-A	B-1*	Res 0-5	Res 0-5	Vacant	2 Family Res.	-	-	NA	-	-	-	Res 0-5
13-A	R-4	Res 0-5	Res 0-5	Agriculture	Low Density	-	-	NA	-	-	-	Res 0-5
14-A	R-3*	Res 5-15,	Res 5-15	0S, Vacant	Public/INS	-	-	NA	-	-	-	Res 5-15, Com/L, OS
15-A	R-4*	Res 0-5,	Res 0-5	Com/L, TCU	0S, TCU	SF	-	NA	-	-	-	TCU
		Res 0-5,	Res 0-5	Vacant, Res 0-5	Vacant, Res 0-5	NA	-	NA	-	-	-	Multi, Quasi, OS, Park
16-A	B-2	Com/L	Com/L	Com/L, Vacant	General Com	-	-	NA	-	-	-	Com/L
17-A	B-1	TCU	TCU	Vacant, Res 0-5	General Com	-	-	NA	-	-	-	TCU
18-A	B-1	Com/L	Com/L	Vacant, Res 0-5	Com	-	-	NA	-	-	-	Com/L
19-A	R-4*	Com/L	Com/L	Res 0-5	Com	-	-	NA	-	-	-	Com/L
20-A	B-2	Com/L	Com/L	Com/L, Mfg, Vacant	Com	-	-	NA	-	-	-	Com/L
21-A	B-1	0S	0S	Com/L, Vacant	Com	-	-	NA	-	-	-	0S
22-A	R-4	Com/L	0S	Vacant	Com	-	-	NA	-	-	-	Res 0-5,
23-A	R-4	0S	Res 0-5, OS	TCU, Vacant,	SF, 2 Family,	-	-	NA	-	-	-	OS
24-A	R-4	0S	0S	Res 0-5	Res 0-5	Park	-	NA	-	-	-	Medium Density, SF
25-A	R-4	Res 0-5	Res 0-5	Vacant	Wood Dale	-	-	NA	-	-	-	Density, SF
26-A	R-4	Res 0-5	Res 0-5	Res 0-5	Wood Dale	-	-	NA	-	-	-	Density, SF
27-A	R-4	INS	INS	INS	Wood Dale	-	-	NA	-	-	-	Medium Density, SF

CLUSTER A

Site Number	County Zoning ¹	Draft ² 1985 LUP					Existing 1985 LU		Growth M. ³ Data			Ultimate Boundary ⁴	Impact ⁵ Area	Addison ⁶	Bensenville ⁷	Elmhurst ⁸	Itasca ⁹	Wood Dale ¹⁰	Recommended Land Use	Area Municipal Plans ¹⁴								
		1985	LUP	1989	LUP	1985	LU																					
28-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5																					
29-A	R-4	Res 0-5,	Res 0-5,	Res 0-5,	OS	OS	OS	Res 0-5																		Res 0-5		
30-A	R-4	OS	OS	OS	INS	INS	OS	INS																		Res 0-5,	OS,	INS
31-A	R-4	Res 0-5	Res 0-5	Res 0-5	Vacant	Vacant	Vacant	Vacant																		Park/		
32-A	R-4	Res 0-5,	Res 0-5,	Res 0-5,	OS	OS	OS	Res 0-5, Vacant																		Park/		
33-A	R-4	Res 0-5,	Res 0-5,	Res 0-5,	OS	OS	OS	Res 0-5																		Density SF		
34-A	R-4	OS	OS	OS	Vacant	Vacant	Vacant	Res 0-5																	Density SF			
35-A	R-4	Res 0-5	Res 0-5	Res 0-5	Vacant	Vacant	Vacant	Res 0-5																	Density SF			
36-A	R-4	Res 0-5	Res 0-5	Res 0-5	Vacant	Vacant	Vacant	Res 0-5																	Density SF			
37-A	R-4	Res 0-5	Res 0-5	Res 0-5	Vacant	Vacant	Vacant	Res 0-5																	Density SF			
38-A	R-4	INS	INS	OS	OS	OS	OS	Res 0-5																				
39-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5																				
40-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5																				
41-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5																				
42-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5																				
43-A	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5, Vacant																				
44-A	R-4	Res 0-5,	Res 0-5,	Res 0-5,	OS	OS	OS	Vacant																		Density SF		

CLUSTER A

Area Municipal Plans¹⁴

Site Number	County Zoning ¹	Draft ²		Existing 1985 LU ³		Growth M. ³		Ultimate Boundary ⁴	Impact ⁵ Area	Addison ⁶	Bensenville ⁷	Elmhurst ⁸	Itasca ⁹	Wood Dale ¹⁰	Recommended Land Use
		1985 LUP	1989 LUP	1985 LU	1985 LU	Data	3								
45-A	R-3	Res 0-5 OS, INS	Res 0-5, OS INS, Ind/M	Res 0-5, OS INS, Ind/M	Res 0-5, OS INS, Ind/M	Wood Dale, Unincorporated	24	-	SF, OS	NA	NA	-	Park/Rec, Low Density OS SF	Res 0-5, Ind/M	Res 0-5, Low Density OS SF
46-A	R-3	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Wood Dale	24	-	-	NA	NA	-	Public/ Quasi-public	Res 0-5	Public/ Quasi-public
47-A	R-5	Res 0-5, OS	Ind/M	Vacant,	Res 0-5	Wood Dale	24	-	-	NA	NA	-	Office/ Professional	F.N. ¹²	Office/ Professional
48-A	I-1	INS,	INS, Ind/M	Res 0-5 INS, OS	INS, Ind/M	Wood Dale	24	-	-	NA	NA	-	Park/Rec	Ind/M	Park/Rec
49-A	I-1	Man/Ware	Ind/M	Vacant	Vacant	Wood Dale	24	-	-	NA	NA	-	Manufacturing	Ind/M	Manufacturing
50-A	I-1*	Com/L, TCU	Com/C, TCU	Com/L, OS, TCU	Com/L, OS, TCU	Wood Dale	24	-	-	NA	NA	-	General Retail ¹³	Com/C, TCU	General Retail ¹³
51-A	R-3	TCU	TCU	TCU	TCU	Wood Dale	24	-	-	NA	NA	-	TCU	TCU	TCU
52-A	I-1-1*	OS	OS	Vacant	Vacant	Wood Dale	24	-	-	NA	NA	-	OS Preserves OS	OS Preserves OS	OS Preserves OS
53-A	I-1-1*	OS	OS	Vacant	Vacant	Wood Dale	24	-	-	NA	NA	-	Public/Quasi Ind/L	Public/Quasi Ind/L	Public/Quasi Ind/L
54-A	I-1	ORD	Ind/L	Res 0-5	Res 0-5	Wood Dale	24	-	-	NA	NA	-	Public	General Retail ¹³	Public
55-A	I-1	ORD	Ind/L	Res 0-5	Res 0-5	Wood Dale	24	-	-	NA	NA	-	Public/Quasi Ind/L	General Retail ¹³	Public/Quasi Ind/L
56-A	B-2*	ORD	BP/L	Res 0-5	Res 0-5	Wood Dale	24	-	-	NA	NA	-	General Retail ¹³	General Retail ¹³	General Retail ¹³
57-A	B-2*	ORD	Ind/M	Com/L	Res 0-5	Wood Dale	24	-	-	NA	NA	-	Office/ Research, Retail ¹³	Office/ Research, Retail ¹³	Office/ Research, Retail ¹³
58-A	R-2*	ORD	Ind/M	Vacant	IND/M ¹³	Wood Dale	24	-	-	NA	NA	-	Ind/M	Ind/M	Ind/M
59-A	R-2*	ORD	Ind/M, BP/L	Res 0-5, OS	Res 0-5, OS	Wood Dale	24	-	-	NA	NA	-	Office/ Research, Retail ¹³	Office/ Research, Retail ¹³	Office/ Research, Retail ¹³
60-A	B-1*	ORD	Ind/M, BP/L	Com/L	Com/L	Wood Dale	24	-	-	NA	NA	-	General Retail ¹³	General Retail ¹³	General Retail ¹³
61-A	R-2*	ORD	Ind/M	Vacant	Vacant	Wood Dale	24	-	-	NA	NA	-	General Retail ¹³	General Retail ¹³	General Retail ¹³

CLUSTER A

Site Number	County Zoning	1985 LUP	Draft ² 1989 LUP	Existing 1985 LU	Growth M. ³ Date ⁴	Ultimate Boundary	Impact ⁵ Area	Area Municipal Plans ¹⁴			
								Addison ⁶	Bensenville ⁷	Elmhurst ⁸	Itasca ⁹
62-A	I-1	OS	Ind/L	Vacant	Wood Dale	24	-	-	NA	-	Ind/L
63-A	R-2*	ORD, OS	OS, ORD/M Com/L, Res 0-S	OS, TCU, OS	Itasca	24	-	-	NA	Public/- Quasi OS	Industrial, Local OS

*Indicates a potential conflict between current county zoning and recommended land use or a use which may require special zoning review.

¹ County zoning map for Addison Township (October 18, 1989).² The Draft 1989 Land Use Plan (LUP) was developed through the cluster process of the DuPage County Regional Planning Commission and represents the municipal plans and development policies of the municipalities participating in the plan update.³ Projects in Growth Monitoring Database as of November 13, 1989.⁴ Ultimate Municipal Boundary Map, 1986.⁵ As designated by the clusters in the update of the Countywide Land Use Plan.⁶ Village of Addison Comprehensive Plan, December 19, 1983.⁷ Bensenville Comprehensive Plan Report-Part Two: The General Development Plan, 1980.⁸ Comprehensive Plan was unavailable.⁹ Village of Itasca General Development Plan, 1984.¹⁰ City of Wood Dale General Development Plan, March 1984.¹¹ Kennedy Development.¹² Hare High Tech, Phase II, Recently annexed into Wood Dale.¹³ Hamilton Partners Distribution Facility, recently annexed into Wood Dale.¹⁴ Comprehensive Plan for Elk Grove Village, dated 1962, is currently being updated.

CLUSTER B

Site Number	County	Zoning ¹	Draft 1985 LIP	1985 LIP 2	Existing 1985 LU	Growth M.	Ultimate Boundary ⁴	Area Municipal Plans					Recommended Land Use
								Impact Area	Addison	Elmhurst	Lombard	Oak Brook	Villa Park ¹¹
1-A	I-1	Man/Ware	Ind/N	Com/L, Res 0-5	Addison	-	NA	-	-	-	-	0R, Com	Ind/M
2-A	R-4	Res 0-5	Res 0-5	Vacant,	Addison	-	NA	-	-	-	-	SF	Res 0-5
3-A	R-3	OS	OS	Res 0-5	Addison	-	NA	-	-	-	-	-	OS
4-A	R-4	Res 0-5	Res 0-5	Vacant,	Addison	-	NA	-	-	-	-	-	Res 0-5
5-A	R-4	Res 0-5	Res 0-5	Vacant,	Unincorporated	-	NA	-	-	-	-	SF, OR	Res 0-5
6-A	R-3	OS	OS	Res 0-5	Addison	-	NA	-	-	-	-	-	OS
7-A	R-4	OS	OS	Res 0-5	Villa Park	-	NA	-	-	-	-	OS	OS
8-A	R-4	OS	OS	Res 0-5,	Villa Park	-	NA	-	-	-	-	Com	OS
9-A	R-4*	Com/L	Com/L	Com/L, Res 0-5	Com/L, Villa Park	-	NA	-	-	-	-	Cen:	Com/L
10-A	R-3	OS	OS	Com/L, Man/Ware	Com/L, Villa Park	-	NA	-	-	-	-	-	OS
11-Y	B-2	Man/Ware	Com/L, Res 0-5,	Vacant	Unincorporated Villa Park	-	NA	-	-	-	-	Com/Office	Com/L
12-Y	B-2	Com/L	Com/L, Man/Ware	Com/L, Ind/L	Com/L, Villa Park	-	NA	-	-	-	-	Com/Office	Com/L
13-Y	R-4*	Man/Ware	Ind/L	Res 0-5	Villa Park	-	NA	-	-	-	-	Ind	Ind
14-Y	R-4*	Man/Ware	Ind/L	TCU	Villa Park	-	NA	-	-	-	-	Ind/L	Ind/L
15-Y	R-4*	Man/Ware	Ind/L	Vacant,	Villa Park	-	NA	-	-	-	-	Ind	Ind/L
16-Y	B-2	Com/L	Com/L, Com/L	Com/L, OS, Res 0-5	Com/L, TCU	-	NA	-	-	-	-	Com/Office	Com/L
17-Y	R-4*	Res 0-5,	Res 0-5,	(Scr#2 Ind/L)Res 0-5	OS, Res 0-5	-	NA	-	-	-	-	Ind	Com/L
18-Y	R-4	OS	Res 0-5,	Res 0-5,	Villa Park	-	NA	-	-	-	-	Ind	Res 0-5, OS
19-Y	B-2	OS	OS	GS	Villa Park	-	NA	-	-	-	-	Com/Office	OS
20-Y	I-1	OS	MFG, Res 0-5	Res 0-5,	Villa Park	-	NA	-	-	-	-	Ind	Ind
21-Y	R-3	Res 0-5	Res 0-5	Res 0-5,	Unincorporated	3	NA	-	-	-	-	-	Res 0-5
22-Y	R-5	Res 0-5,	Res 0-5	TCU, Res 0-5	Elmhurst	-	NA	-	-	-	-	-	OS, TCU, Res 0-5
23-Y	R-3	OS, TCU	OS, TCU	OS, TCU	Oak Brook	-	NA	-	-	-	-	-	OS, TCU
24-Y	R-4*	Res 0-5,	Res 0-5,	INS, Vacant	Unincorporated	3	NA	-	-	-	-	-	OS, Res 0-5
		INS	INS, Com/L, Res 0-5	Res 5-15									

CLUSTER B

Site Number	County Zoning ¹	1985 LUP ²	Draft 1989 LUP ²	Existing 1985 LU ²	Growth Data ³	Ultimate Boundary ⁴	Impact Area ⁵	Area Municipal Plans						Recommended Land Use
								Addison	Elmhurst	Lombard	Oak Brook	Terrace	Villa Park	
25-Y	R-6	Res 5-15, Res 15+	Res 5-15, Res 15+	Res 0-5+, Res 15+, MF 15+	Unincorporated	3	-	NA	-	-	-	-	-	Res 5-15
26-Y	R-6	Res 0-5	Res 5-15	MF 15+	Unincorporated	3	-	NA	-	-	-	-	-	Res 5-15
27-Y	B-2*	Res 5-15	Res 5-15	Com/L	Elmhurst	3	-	NA	-	-	-	-	-	Res 5-15
28-Y	R-6	Res 5-15	Res 5-15	Res 5-15,	Elmhurst	3	-	NA	-	-	-	-	-	Res 5-15
29-Y	R-3	OS	OS	Res 0-5	Oak Brook	-	-	NA	-	ORA/High	-	-	-	OS
30-Y	R-3	OS	OS	OS	Unincorporated	4	-	NA	-	-	OS	-	-	OS
31-Y	R-3*	Res 0-5,	Res 0-5,	Res 0-5	Unincorporated	4	-	NA	-	-	SF, Office	-	-	Res 0-5, ORD/L CRD/L
32-Y	0	ORD	ORD	ORD/N	Oakbrook Terrace	4	-	NA	-	-	Office	-	-	INS
33-Y	R-5	Res 5-15, INS	Res 5-15, INS, OS	Res 0-5, OS, INS	Unincorporated	4	-	NA	-	-	MF, INS, OS	-	-	Res 5-15, INS, OS
34-Y	R-3*	Res 0-5,	Res 0-5,	Res 0-5, INS, Com/L	Unincorporated	-	-	NA	-	-	MF, INS	-	-	Res 5-15, INS, Com/L
35-Y	R-4	Res 0-5,	Res 0-5,	Res 0-5, INS	Unincorporated	-	-	NA	SF, Public	-	SF, Quasi Public	-	-	Res 0-5, INS, OS
36-Y	B-1*	Com/L,	Com/L,	Com/L, Vacant,	Lombard	-	-	NA	SF, Com	-	SF, Gen	Com/Office, SF	-	Com/L, Res 0-5
37-Y	R-3	Res 0-5	Res 0-5	Res 0-5	Unincorporated	-	-	NA	SF	-	SF	-	-	Res 0-5
38-Y	B-2	Com/L	Com/L, Vacant,	Com/L, Vacant,	Lombard	-	-	NA	Com	-	Gen Bus	-	-	Com/L
39-Y	B-1*	Com/L,	Res 0-5	Res 0-5	Lombard	-	-	NA	Com	-	Gen Bus	-	-	Com/L, Res 0-5
40-A	R-4	Res 0-5,	Res 0-5,	Res 0-5, OS	Addison	SF, Public	NA	-	-	-	SF, Public	-	-	Res 0-5, OS
41-A	R-4	OS	OS	OS	Addison	Public	NA	-	-	-	TOU	-	-	OS

CLUSTER B

*Indicates a potential conflict between current county zoning and recommended land use.

¹County zoning map for York Township (October 18, 1989) and Addison Township (October 18, 1989).

²The Draft 1989 Land Use Plan (LUP) was developed through the cluster process of the DuPage County Regional Planning Commission and represents the municipal plans and development policies of the municipalities participating in the plan update.

³Projects in Growth Monitoring Database as of November 13, 1989.

⁴Ultimate Municipal Boundary Map, 1986.

⁵As designated by the clusters in the update of the Countywide Land Use Plan.

⁶Village of Addison Comprehensive Plan, December 19, 1983.

⁷Comprehensive plan was unavailable.

⁸Village of Lombard Comprehensive Plan, May 1984 and Lombard Comprehensive Plan: Northwest Sub-Area Plan, Approved May 5, 1988.

⁹Village of Oak Brook Comprehensive Plan, May 1978.

¹⁰Village of Oakbrook Terrace Comprehensive Plan Map, October 1986.

¹¹Village of Villa Park - A Comprehensive Land Use Plan, 1984.

¹²First Realty Development Corporation

¹³Atomic Motors

Cluster C

Site Number	County	Zoning ²	Draft 1985 LUP	Existing 1989 LUP ³	Growth M. Date ⁴	Ultimate Boundary ⁵	Impact Area ⁶	Bur Ridge ⁷	Clarendon Hills ⁸	Darien ⁹	Downers Grove ¹⁰	Hinsdale ¹¹	Westmont ¹²	Willowbrook ¹³	Recommended Land Use	
															Area Municipal Plans	
1-DG	R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Burr Ridge	-	-	-	NA	-	-	-	Res 0-5	Res 0-5, OS	
2-DG	R-4	Res 0-5, OS	Res 0-5, OS	Res 0-5, OS	Res 0-5, Vacant	Unincorporated	SF, Quasi Public	-	-	NA	-	-	-	SF Res/OS	SF Res/OS	
3-DG	R-5	Res 0-5	Res 5-15	Res 0-5, Res 0-5+	Res 0-5, Res 0-5+	Unincorporated	Quasi Public	-	-	NA	-	-	-	Res 0-5	Res 0-5	
4-DG	R-3*	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-5, Vacant	Unincorporated	SF	-	-	NA	-	-	-	SF Res	Res 0-5	
5-DG	R-3*	Res 0-5, OS, INS	Res 0-5, INS	Res 0-5, Res 5-15, (ORD/L for Scen.2)	Res 0-5, Vacant	Unincorporated	SF, Quasi Public	-	-	NA	-	-	-	SF Res, Com/Com	Res 5-15, Res 0-5, OS	
7-DG	R-3	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-5, Vacant	Willowbrook	-	-	SF	-	NA	-	SF	Res 0-5		
8-DG	R-3	Res 0-5	Res 0-5	Res 0-5, Res 0-5+, INS, ORD/L	Res 0-5, Res 0-5+, Vacant,	Willowbrook Westmont	-	-	SF	-	NA	-	SF	Res 0-5, INS		
9-DG	R-3*	Res 0-5, INS	Res 0-5, INS	Res 0-5, Vacant,	Res 0-5, Vacant,	Westmont	-	-	SF	-	NA	-	SF	Res 0-5, INS		
10-DG	R-4	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-5, Vacant	Westmont	-	-	-	NA	-	-	-	SF Res	Res 0-5	
11-DG	R-4	Res 0-5	Res 0-5	Res 0-5, Res 0-5+, Vacant	Res 0-5, Res 0-5+, Vacant	Willowbrook	-	-	-	NA	-	-	-	SF Res	FN #16, Res 0-5	
12-DG	R-4	Res 0-5	Res 0-5	Res 0-5, Res 0-5+, Vacant	Res 0-5, Res 0-5+, Vacant	Willowbrook	-	-	-	NA	-	-	-	SF Res	FN #17	
13-DG	R-4	Res 0-5	Res 0-5	Res 0-5, Res 0-5+, Vacant	Res 0-5, Res 0-5+, Vacant	Clarendon Hills	-	-	-	NA	-	-	-	SF Res	Res 0-5	
14-DG	R-4*	Res 0-5, INS, OS, Vacant	Res 0-5, INS, OS, Vacant	Res 0-5, Res 0-5+, Vacant	Res 0-5, Res 0-5+, Vacant	Clarendon Hills	SF, INS, OS	-	-	NA	-	-	-	SF, MF-H Com Fac	Res 0-5, OS, INS, Res 15+, Res 5-15	
15-DG	R-4	Res 5-15	Res 5-15	Res 5-15, Res 5-15, Vacant	Res 5-15, Res 5-15, Vacant	Clarendon Hills	SF	-	-	NA	-	-	-	SF	Res 5-15	
16-DG	R-6	Res 5-15	Res 5-15	Res 5-15, Res 5-15, Vacant	Res 5-15, Res 5-15, Vacant	Clarendon Hills	MF>15	-	-	NA	-	-	-	MF (>6+)	Res 5-15, Res 15+	
17-DG	R-4	Res 5-15	Res 5-15	Res 5-15, Vacant	Res 5-15, Vacant	Clarendon Hills	MF>15	-	-	NA	-	-	-	SF	Res 5-15	
18-DG	R-4	Res 5-15	Res 5-15	Res 5-15, OS	Res 5-15, OS	Clarendon Hills	MF>15, Office	-	-	NA	-	-	-	SF	Res 5-15	

Site Number	County	Zoning ²	1985 LUP	Draft	1989 LUP ³	Existing	Growth M.	Ultimate	Boundary ⁵	Cluster C						Recommended Land Use ⁶
										Impact Area 6	Burr Ridge ⁷	Clarendon Hills ⁸	Darien ⁹	Grove 10	Hinsdale 11	Westmont 12
19-DG R-6	Res 5-15	Res 5-15	Res 5-15	Res 5-15	Res 0-5,	Clarendon Hills	-	-	MF 15-29,	-	-	NA	SF	MF (6+)	Res 5-15	Res 5-15
20-DG R-6	Res 5-15	Res 5-15	Res 5-15	Res 5-15	Res 15+	Clarendon Hills	-	-	MF >15	-	-	NA	SF	MF (6+)	Res 5-15	Res 5-15
21-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Westmont	-	-	MF 15-29,	-	-	NA	SF	MF (>15)	-	Res 0-5
22-DG R-6	Res 0-5,	Res 0-5,	Res 0-5,	Res 0-5,	Res 0-5,	Westmont	-	-	-	-	-	NA	SF	-	-	Res 0-5, Res 5-15
23-DG R-6	Res 5-15	Res 5-15	Res 5-15	Res 5-15	Res 15+	Westmont	-	-	-	-	-	NA	SF	-	-	Res 5-15
24-DG I-1	Many/Hire	Ind/L	TCL	Com/L	Westmont	-	-	-	-	-	-	NA	MF-L	-	-	Ind/L
25-DG R-4	OS	OS	OS	OS	Res 0-5,	Westmont	-	-	-	-	-	NA	MF-L,	-	-	OS
26-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5,	Unincorporated	-	-	-	-	-	NA	Com Fac	-	-	Res 0-5
27-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5,	Vacant	Westmont	-	-	-	-	-	NA	SF, MF-L	-	-	Res 0-5
28-DG R-5	INS	INS	INS	INS	Res 0-5,	Vacant	-	-	-	-	-	NA	SF	-	-	Res 0-5
29-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5,	Westmont	-	-	-	-	-	NA	MF-L	-	-	INS
30-DG R-4	OS	OS	OS	OS	Vacant	Westmont	-	-	-	-	-	NA	SF	-	-	Res 0-5
31-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Unincorporated	-	-	MF	-	-	NA	Com Fac	-	-	CS
32-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Unincorporated	-	-	Public	-	-	NA	MF-L	-	-	Res 0-5
33-DG R-4	INS	INS	INS	INS	Res 0-5,	Unincorporated	-	-	SF	-	-	NA	SF	-	-	Res 0-5
34-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Res 0-5,	Unincorporated	-	-	Public	-	-	NA	SF	-	-	Res 0-5
35-DG R-3*	OS, ORD,	OS, ORD/L,	OS, ORD/L,	OS, ORD/L,	Vacant	Darien	-	-	SF	Res 0-6	-	-	Office	-	-	Res 0-5
36-DG B-1*	ORD	TCU	ORD	TCU	OS, INS	Darien	-	-	Public	Res 0-6	-	-	Office	-	-	INS
37-DG R-2*	ORD,	ORD/L,	ORD/L,	ORD/L,	Res 0-5,	Darien	-	-	SF, OS	-	-	NA	Office	-	-	Res 0-5
	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Vacant, Agric.	Darien	-	-	Ind/Op	-	-	NA	-	-	-	Res 0-5

CLUSTER C

Site Number ¹	County	Draft		Existing		Growth M.		Ultimate		Impact Area ⁶	Burr Ridge ⁷	Clarendon Hills ⁸		Downers Grove ⁹		Hinsdale ¹⁰		Westmont ¹¹		Willowbrook ¹³		Recommended Land Use	
		Zoning ²	1985 LUP ³	1989 LUP ³	Data ⁴	Boundary ⁵	Darien	Res 0-5,	Con/L, Vacant			Ind/Op	-	NA	-	NA	-	NA	-	NA	-	TCU OS, Res 0-5	
38-DG	B-1*	ORD, TCU	ORD/L, TCU	ORD/L, TCU	Res 0-5	Res 0-5,	Darien					OS, SF, HF, Com, ORD	-	NA	-	NA	-	NA	-	NA	-	TCU OS, Res 0-5	
39-DG	R-4*	ORD, TCU, OS, Res 5-15	ORD/L, TCU, OS, Vacant	Res 0-5	Darien																		
40-DG	R-6	Res 5-15	Res 5-15	Res 5-15	Res 5-15	Darien																	
41-DG	R-2	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Unincorporated																	
42-DG	R-3	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Unincorporated																	
43-DG	B-1*	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Vacant																	
44-DG	R-4	Res 0-5, TNS, OS	Res 0-5, TNS, OS	Res 0-5, TNS, OS	Res 0-5, TNS, OS	Unincorporated																	
45-DG	R-6	Res 5-15, TCU	Res 5-15, TCU	Res 15+, TCU, Man/Ware, Ind/L, Vacant	Res 15+, TCU, Man/Ware, Ind/L, Vacant	Unincorporated																	
46-DG	B-2	ORD, TCU, Man/Ware, Ind/L, Vacant	ORD, TCU, Man/Ware, Ind/L, Vacant	Com/L, BP/M, TCU	Com/L, BP/M, TCU	Burr Ridge																	
47-DG	I-1	Man/Ware, Ind/L, Vacant	Man/Ware, Ind/L, Vacant	Res 0-5, TCU	Res 0-5, TCU	Burr Ridge																	
48-DG	R-1	Res 0-5, OS	Res 0-5, OS	Res 0-5, Vacant, OS	Res 0-5, Vacant, OS	Burr Ridge																	
49-DG	R-3	Res 0-5, OS	Res 0-5, OS	Res 0-5, Vacant, OS	Res 0-5, Vacant, OS	Unincorporated																	
50-DG	R-3	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Burr Ridge																	
51-DG	R-3	Res 0-5	Res 0-5	Res 0-5	Res 0-5	Burr Ridge																	

Area Municipal Plans

Site Number	County	Zoning ²	Draft	Existing	Growth M.	Ultimate	Area Municipal Plans							Recommended Land Use								
							1985 LUP ³	1989 LUP ³	Data ⁴	Boundary ⁵	Impact	Burr Ridge ⁶	Claarendon Hills ⁸	Darien ⁹	Grove ¹⁰	Hinsdale ¹¹	Westmont ¹²	Willowbrook ¹³				
												Area 6	7	1/1rd,	-	-	NA	-	Ind/IR	Ind/M.	Com/L	
52-DG 1-1	Mar/Hare	Ind/H	ORD, Com/L Com/L	TCU, MFG, QRD/M, 20	Com/L,	Burr Ridge					ORD, Gen											
53-DG R-4	Res 0-5,	Res 0-5	ORD	Res 0-5,	Res 0-5	Burr Ridge				SF, ORD										SF, Park	Res 0-5, OS	
54-DG R-3	Res 0-5,	Res 0-5,	INS	Res 0-5,	Res 0-5,	Burr Ridge				Transi- tion, SF											Res 0-5, INS	
55-DG R-1	Res 0-5	Res 0-5	ORD	Res 0-5,	Res 0-5,	Unincorporated				SF											Res 0-5, INS	
56-DG R-1	Res 0-5	Res 0-5	Res 0-5,	Vacant	Res 0-5,	Burr Ridge				SF,											Res 0-5,	
57-DG R-1	Res 0-5,	Res 0-5,	OS	Res 0-5,	Res 0-5,	Res 0-5	Res 0-522,	Unincorporated		Line Cor County											Res 0-5, CS22	
58-DG R-1	Res 0-5,	Res 0-5,	OS	Res 0-5,	Res 0-5,	Vacant	OS	Res 0-523	Burr Ridge	Line Cor County											Res 0-5, CS23	
59-DG I-1	OS, TCU	OS, TCU	OS	Vacant,		Unincorporated	7	Reg Rec		Line Cor County											OS, TCU	
60-DG I-1	OS, TCU,	OS, TCU,	TCU, Com/L	TCU, Com/L	TCU, Com/L	Unincorporated	7	TCU, L,		Line Cor County											OS, TCU, Ind/L	
61-DG 1-2	OS	OS	Vacant,	Com/L	Man/Hare	Unincorporated		L Ind		Line Cor County											CS	
62-DG B-2*	Res 0-5	Res 0-5	ORD	Res 0-5	Res 0-5	Unincorporated				Com Com											Res 0-5	
63-DG B-1	Res 0-5,	Res 0-5,	OS, INS,	Res 0-5,	Res 0-5,	Unincorporated	Res 0-524	Burr Ridge	7	SF, Public											Res 0-5	
64-DG R-4	Res 0-5,	Res 0-5,	OS, INS,	Res 5-15	Res 5-15	Unincorporated	Res 5-15	Com/L	7	Reg Rec											FN #24	
65-DG B-1	Com/L	Com/L	ORD,	Vacant	Res 0-5	Unincorporated		Com Com													Com/L	
66-DG QR*	Res 5-15	Res 5-15	Res 0-5			Unincorporated															Res 5-15	

Site Number ¹	County Zoning ²	Draft		Existing Data ⁴	Growth M. Boundary ⁵	Impact Area ⁶	Sur Ridge ⁷	Clarendon Hills ⁸	Darien ⁹	Grove ¹⁰	Hinsdale ¹¹	Westmont ¹²	Willowbrook ¹³	Recommended Land Use	
		1985 LUP ³	1989 LUP ³												
67-BG	R-3	OS	OS	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-526	Burr Ridge	7	SF	-	-	NA	-	FN #25
68-BG	R-3	OS	OS	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-526	Burr Ridge	7	Reg Rec	-	-	NA	-	FN #26
69-BG	R-3	Res 0-5	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-527	Burr Ridge	7	SF	-	-	NA	-	-	FN #27
70-BG	R-1	Res 0-5,	Res 0-5,	Res 0-5, TNS	Res 0-5, TNS	Res 0-5, Vacant	Burr Ridge	7	Conn Rec	-	-	NA	-	-	Res 0-5, TNS
71-BG	R-1	Res 0-5,	Res 0-5,	Res 0-5, OS	Res 0-5, OS	Res 0-5, Vacant	Res 0-528	Burr Ridge	7	SF Public	-	-	NA	-	Res 0-5, OS
72-BG	R-3	Res 0-5	Res 0-5	Res 0-5, OS	Res 0-5, OS	Unincorporated Vacant	Unincorporated	SF	-	SF	-	NA	-	SF, Park	Res 0-5, OS
73-BG	R-6	Res 5-15,	Res 5-15,	Res 5-15+, Res 15+, TNS	Res 5-15+, Res 15+, TNS	Res 5-15, Vacant	Unincorporated	MF	-	-	NA	-	-	-	Res 5-15, Res 15+, TNS
74-BG	I-2	OS, Mar/Ware,	OS, IND/L	OS, IND/L	OS, IND/L	Vacant, Conn/L	Unincorporated	Reg Rec	-	-	NA	-	-	OS	OS, IND/L, TCU
75-BG	R-3*	ORD, TCU	ORD/L, TCU	ORD/L, TCU	ORD/L, TCU	Vacant, TCU	Unincorporated	-	-	Office	-	NA	-	-	ORD/L, TCU
76-BG	R-2	Res 0-5	Res 0-5	Res 0-5, TCU, Vacant	Res 0-5, TCU, Vacant	Res 0-5, TCU, Vacant	Unincorporated	-	-	SF	-	NA	-	-	Res 0-5

* Indicates a potential conflict between current County zoning and recommended land use.

¹Site number 6 was incorporated.

²County zoning map for Darien Grove North Township (October 18, 1989) and Darien Grove South Township (October 18, 1989)

³The draft 1989 Land Use Plan (LUP) was developed through the cluster process of the DuPage County Regional Planning Commission and represents the municipal plans and development policies of the municipalities participating in the plan update.

⁴Projects in Growth Monitoring Database as of November 13, 1989.
⁵Ultimate Municipal Boundary Map, 1986.

6As designated by the clusters in the update of the Countywide Land Use Plan.
7Burr Ridge General Development Plan For Land Use, February 1, 1988.
8Clarendon Hills Proposed Comprehensive Land Use Plan, Received December 10, 1987.

9City of Darien Comprehensive Plan, January 16, 1989.

10Future Land Use Map Village of Darien's Grove, February, 1983.

11Comprehensive Plan was unavailable.

12Village of Westmont Comprehensive Plan, Received December 21, 1987.

13Land Use Plan Village of Willowbrook, February 1985.

14Godair Mansion, Unincorporated as of September, 1989.

15Walsh's Resubdivision according to August 1989 zoning plat book.

16Willowood Subdivision, Annexed into Willowbrook as per zoning plat books.

17Squire Estates Subdivision, Annexed into Willowbrook as per zoning plat books.

18Sunset Estates, Unincorporated as of August 1989 as per zoning plat books.

19Willowbrook Budgetel Inn to be annexed into Willowbrook as per growth monitoring files.

20Stanton and Associates, Unincorporated as of August 1989 zoning plat book

21Orthodox Church Property, Unincorporated as of August 1989 as per zoning plat books.

22Jack Pines Subdivision, Annexed into Burr Ridge as per zoning plat books.

23Devon Woods, Partly annexed into Burr Ridge per zoning plat books but Burr Ridge has approved development.

23Tamarack of Burr Ridge is not annexed as of August 1989, but Burr Ridge Planning has this under discussion.

24Falling Water, Annexed into Burr Ridge.

25Falling Water, Annexed into Burr Ridge.

26Falling Water, Annexed into Burr Ridge.

27Teachers Remodeling, Annexed into Burr Ridge.

28Tudor Manor Unincorporated as of August 1989, according to zoning plat books.

2891st & Skyline, Unincorporated as of August 1989, according to zoning plat books.

29Hinsdale Point North, Unincorporated as of August 1989, according to zoning plat books.

CLUSTER 8

CLUSTER D

Area Municipal Plans

Site Number	County Zoning ¹	1985 Draft	1989 Up2	Existing Data ³	Growth H.	Ultimate Boundary ⁴	Impact Areas ⁵	Dowmers Grove ⁶	Glen Elllyn ⁷	Lisstle ⁸	Lombard ⁹	Oak Brook ¹⁰	Oakbrook Terrace ¹¹	Villa Park ¹²	Westmont ¹³	Recommended Land Use
18-Y 0	ORD	ORD/H	Vacant, TCU	Com/L, 15	Lombard	6	-	-	-	-	Office/	-	-	-	-	FN#15
19-Y B-1*	ORD	ORD/M	Com/L	-	Lombard	6	-	-	-	-	Com	-	-	-	-	ORD/H
20-Y R-3*	Res 0-5, OS, INS, ORD, TCU	Res 0-5, OS, INS, Res 5-15, Com/L, ORD/L	Res 0-5, 1NS, OS, INS, Vacant, Agric	Com/L, 16, Res 0-5, OS, Com/L, 16, Res 5-15, OS, Vacant, Res 0-5, Com/L,	Lombard	5	-	-	-	-	SF, HF, Public, MF-T, OS, Ind	-	SF HF, INS, PUD, OS, Gen Bus	-	FN#16	
21-Y B-1	OS, ORD, Com/L	Com/C, OS, Vacant, Res 0-5, Com/L, TCU	OS, Vacant, Res 0-5, Com/L, TCU	Com/L, 16, Res 0-5, Vacant, Res 0-5, Com/L, TCU	Lombard	5	-	-	-	-	HF	-	-	-	Con/C, OS, Com/L	
22-Y B-2	Con/I, TCU	Con/I, TCU	Con/I, TCU	Con/I, ORD, INS Warehousing	Lombard	-	-	-	Com	-	Gen Bus Wh/Ind	-	-	-	Con/I, TCU	
23-Y B-1	Con/L, OS, INS	Res 0-5, OS, INS	Con/L, OS, INS	Con/L, Res 0-5, OS, INS, Vacant	Lombard	-	-	-	Com	-	SF	-	-	-	Con/I, TCU	
24-Y R-4	Res 0-5, OS, INS	Res 0-5, OS, INS	Res 0-5, OS, INS	Res 0-5, OS, INS, Vacant	Lombard	-	-	-	Com	-	SF	-	-	-	Res 0-5, OS, INS	
25-Y R-6	Res 5-15	Res 5-15	Res 5-15, Vacant	Res 5-15, Vacant	Uninc	-	-	-	HF	-	HF	-	-	-	Res 5-15	
26-Y B-1*	Res 0-5	Res 0-5	TCU	TCU	Lombard	-	-	-	SF	-	SF	-	-	-	Res 0-5	
27-Y R-4*	OS	OS	OS	OS	Lombard	-	-	-	OS, SF	-	OS, SF	-	-	-	OS	
28-Y R-4*	Res 0-5, INS	Res 0-5, INS	Res 0-5, INS, Vacant	Res 0-5, INS, Vacant	Uninc	-	-	-	SF, OS	-	SF, OS	-	-	-	Res 0-5, INS	
29-DG R-4*	Res 0-5	Res 0-5	Com, Vacant	Com, Vacant	Hinsdale	-	-	-	Public	-	-	-	-	-	Res 0-5	
30-DG R-4	Res 0-5	Res 0-5	Res 0-5	Res 0-5, Vacant	Kinsdale	-	-	-	-	-	-	-	-	-	Res 0-5	
31-DG R-4*	Res 0-5	Res 0-5, OS, ORD	Res 0-5, Vacant	Res 0-5, Vacant	Uninc	Res 0-6	-	-	-	-	-	-	-	-	Res 0-5, SF	
32-DG R-4	Res 0-5	Res 0-5	Res 0-5, Vacant	Res 0-5, Vacant	Uninc	Res 0-6,	-	-	-	-	Com	-	-	-	SF	