

LEGITIMATE AT LAST!

by Jeff Kennedy

First of all, I'd like to thank the 30 OBClub residents who came to the Village Zoning Board meeting on Oct. 6 and the 40+ who came to the Village Board meeting on Oct. 27 to support presentations by Ed Main and myself. Your strong support was duly noted by the Board members and Village Trustees.

At issue was the zoning classification for the OBClub. When we were annexed into the Village on our own petition in 1986, the Village did not zone us as a condominium – indeed, the Village has had no zoning for condominiums. Instead, we were “grandfathered” as a condominium, but our zoning remained “R-1”, which allows only single-family houses on lots of 2 acres.

This means that the OBClub was “tolerated” by Village zoning, but was not “legitimate” as a condominium. If one of our Buildings or the Clubhouse were to be 50% destroyed or damaged by fire, tornado, etc., it could not be rebuilt under our current zoning. While remote, that prospect was frightening.

As a result of protracted litigation, a Federal Court has ruled that Oak Brook's current zoning is discriminatory, exclusionary and illegal because it does not provide for multi-family (condominium) or senior housing residences. The Village therefore proposed establishing a new “R-5” zoning classification to allow those uses, but did not propose any actual R-5 District.

After discussion at the Sept. 30 C.A.T. Board meeting, our C.A.T. Board unanimously approved seeking the R-5 rezoning for the OBClub. At the Zoning Board and Village Board meetings, we presented our case for that rezoning. We made three arguments:

1. Zoning for the OBClub should accurately and legitimately reflect what we are – a first-class condominium development fully compliant with the proposed R-5 District.
2. Zoning the OBClub as R-5 would substantially improve the Village's legal posture in the ongoing litigation and any future litigation regarding the legality of its zoning.
3. As an established condominium community fully compliant with the R-5 District requirements, the OBClub should not be compelled to hire attorneys and experts and expend \$20,000 – 25,000 on its own petition for R-5 zoning.

We also pointed out that the OBClub fully complies with the requirements of the proposed R-5 District, in terms of area, density, height, setbacks and parking.

The Zoning Board and Plan Commission were very receptive to these arguments and unanimously recommended to the Village Board that the new R-5 zoning be approved and that the OBClub be rezoned as R-5.

Following our presentation at its Oct. 27 meeting, the Village Board voted 6-0 to approve the new R-5 zoning classification and to re-zone the OBClub as R-5. The Village Attorney was directed to prepare the Ordinance for final approval on Nov. 10. Absent any roadblocks from him, the OBClub should soon be rezoned as “condominium”. **After 23 years in the Village, we'll soon be Legitimate At Last!**

Our Precious Path

By Burt Herman



Elaine and I often walk our beautiful path early in the morning. Recently, four of our grandchildren, ages 5 to 10, joined us for a sunset walk. As we set out, I suggested that we consider it a nature walk and take note of what we see. Following our stroll, we'd try to recall as many of nature's gifts as possible.

As seen through the eyes of my grandchildren: “Shapely trees, changing colors, fallen leaves, crooked twigs, twisted roots, grass and shrubs, wild berries, pine cones, acorns, wild flowers, beautiful beds, scampering squirrels, cutesy rabbits, chirping robins, running streams, quacking ducks, blue ponds, rolling hills, ant hills, big boulders, tiny pebbles, puffy clouds, fading sky, sunset forming, hint of moon with nightfall looming.”

Our grandchildren commented that Nanny and Papa live in a “nice place.” Indeed, we are all very fortunate to live at the Oak Brook Club...a “nice place” blessed with acres of beautiful grounds...a treasure trove of nature, circumscribed by our precious path.

THE ULTORIAN WOMEN'S CLUB CELEBRATES HALLOWEEN!

By Betsy Schumacher

TRICK OR TREAT – Oh, yes it was, and we had a wonderful time at the UWC'S Oktoberfest Dinner, Friday evening, October 23rd. The atmosphere at the Clubhouse with its dimmed lighting, smiling pumpkins on each table, flickering artificial candles, candy green napkins on colorful tablecloths, all spoke of Halloween.

We enjoyed a marvelous dinner from wiener schnitzel and pork roast to apple and apricot strudel and "the best homemade rye bread in the world", all provided by The Riverside Family Restaurant. I know that many returned for seconds.

Magic Dave and his Assistant, Beautiful Rachel, provided one trick after another! We couldn't believe our eyes when one handkerchief turned into three, a flower danced around, balls grew in number from one to three, tricks and many other mystifying situations occurred. It's always fun to have Magic Dave return.

Major thanks go to outstanding co-chairs, Flo Scully and Kay Antonio. Thanks also to Judy and Greg Pizza, (music and name tags) and the entire committee for a Bootiful Party!

Happy Halloween!



Right: Tillie Scheck, Richard & Marie Beckmann, Arnie Clark
Above Left: Mark Burke, Jane Gagnon, Suzy Burke

Above: Bartenders Bob Antonio and Jerry Wolin

Above Right: Tom Boggess, Dan & Nancy Brown, Sandy Boggess

Right: Having Fun - Sam Cascio, Susan Collins, Joe Discipio



Ponds emptied & deck removed



Drilling new holes.



And then it rained....and rained...