



# Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688  
(708) 485-7344 • FAX (708) 485-4971  
www.brookfieldil.gov

VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

## BROOKFIELD VILLAGE BOARD MEETING AGENDA

Monday, April 27, 2015  
6:30 P.M.

Edward Barcal Hall  
8820 Brookfield Avenue  
Brookfield, IL 60513

VILLAGE PRESIDENT  
Kit P. Ketchmark

VILLAGE CLERK  
Catherine A. Colgrass-Edwards

BOARD OF TRUSTEES  
Ryan P. Evans  
Michael J. Garvey  
Nicole M. Gilhooley  
C.P. Hall, II  
Brian S. Oberhauser  
Michelle D. Ryan

VILLAGE MANAGER  
Keith R. Sbiral

MEMBER OF  
Illinois Municipal League  
Proviso Township  
Municipal League  
West Central  
Municipal Conference

TREE CITY U.S.A. Since 1981

HOME OF THE CHICAGO  
ZOOLOGICAL SOCIETY

- I. OPENING CEREMONIES: Pledge of Allegiance to the Flag
- II. Roll Call
- III. Appointments and Presentations
- IV. PUBLIC COMMENT – LIMITED TO ITEMS ON OMNIBUS AND NEW BUSINESS ON TONIGHT'S AGENDA
- V. OMNIBUS AGENDA
  - A. **Approval of Minutes:** Village Board Meeting Monday, April 13, 2015; Committee of the Whole Meeting, Monday, April 13, 2015.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708)485-7344 prior to the meeting. Wheelchair access may be gained through the police department (East) entrance of the Village Hall.

## VI. REPORTS OF SPECIAL COMMITTEES

|                     |   |
|---------------------|---|
| Trustee Hall        | Chamber of Commerce, Finance, Public Safety and DPW<br>Approval of Warrant(s) |
| Trustee Oberhauser  | Library, Conservation   |
| Trustee Gilhooley   | Recreation  |
| Trustee Ryan        | Special Events  |
| Trustee Evans       | Beautification, Administration  |
| Trustee Garvey      | Planning and Zoning Commission  |
| President Ketchmark | Economic Development, Brookfield Zoo, WCMC, PZED                              |
| Clerk Edwards       | Aging Well Liaison  |

## VII. New Business

- A. **Resolution 2015-992** – A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code
- B. **Resolution 2015-993** – A Resolution Awarding a Contract for the Prairie Avenue Water Main Improvements Project for the Village of Brookfield, Illinois
- C. **Resolution 2015-994** – A Resolution Awarding a Contract for Tree Removal Services for the Village of Brookfield, Illinois
- D. **Ordinance 2015-27** – An Ordinance to Approve and Authorize a Special Use to Permit a Parking Lot and a Zoning Variation of the Front Set Back Requirement for the Property Located at 160 Ridgewood Road in the Village of Brookfield, Illinois
- E. **Ordinance 2015-28** – An Ordinance Amending Section 12-199 entitled "Height Restrictions" of Division 3 entitled "Fences and Hedges" of Article IV entitled "Buildings Code and Regulations" of Chapter 12 Entitled "Building and Construction" of the Code of Ordinances of the Village of Brookfield, Illinois Permitting Fences Greater than Six Feet in Height to be erected on School Property
- F. **Ordinance 2015-29** – An Ordinance Amending Chapter 46 entitled "Streets, Sidewalks and Right-of-Way" and Chapter 48 entitled "Subdivisions" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, regulating Stormwater Management

## VIII. Managers Report

## IX. Executive Session – Litigation, Land Acquisition/Sales, Personnel

## X. Adjournment

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VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

JOURNAL OF THE PROCEEDINGS OF THE PRESIDENT AND THE BOARD OF TRUSTEES  
AT A REGULAR VILLAGE BOARD MEETING

HELD ON MONDAY, APRIL 13, 2015  
IN THE BROOKFIELD MUNICIPAL BUILDING

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MEMBERS PRESENT: President Kit Ketchmark, Trustees Ryan Evans, Michael Garvey, Nicole Gilhooley, Brian Oberhauser, Michelle Ryan and C.P. Hall.

MEMBERS ABSENT: Village Clerk Catherine Edwards

ALSO PRESENT: Village Manager Keith Sbiral, Village Attorney Richard Ramello and Village Engineer Derek Treichel

On Monday April 13, 2015 President Ketchmark called the Village Board of Trustees meeting to order at 6:30 P.M. and led the Pledge of Allegiance to the Flag.

In Village Clerk Catherine Edwards' absence former Village Clerk, Brigid Weber, was appointed to serve as Village Clerk for this meeting.

APPOINTMENTS AND PRESENTATIONS

Arbor Day Proclamation – April 24, 2015

National Library Week Proclamation – April 12<sup>th</sup> through 18<sup>th</sup>, 2015

Presentation – Aging Care Connections

Lions Club Proclamation – Tree Restoration Project

PUBLIC COMMENT - None

OMNIBUS AGENDA

Approval of Minutes: Village Board Meeting Monday, March 23, 2015; Committee of the Whole Meeting, Monday, March 23, 2015.

Motion by Trustee Hall, seconded by Trustee Gilhooley, to approve the Omnibus Agenda of the Regular Village Board meeting of April 13, 2015 as presented. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None

REPORTS OF SPECIAL COMMITTEES

Finance, Public Safety, Public Works & Chamber of Commerce – Trustee Hall

Chamber of Commerce

- Ⓢ Board meeting scheduled for April 16, 2015 at the Brookfield Public Library
- Ⓢ After Hours scheduled for Thursday, April 23, 2015 at the Elks Lodge on 31<sup>st</sup> Street at 5:30 P.M.
- Ⓢ Grand Opening of Hamburger Antics on April 14, 2014

Public Safety

- Ⓢ No report

Public Works

- Ⓢ No Report

**Corporate Warrant dated April 13, 2015 - \$878,135.10**

Trustee Hall noted that the Warrant contained a rather larger bill for water.

Motion by Trustee Hall, seconded by Trustee Oberhauser to approve the Corporate Warrant dated April 13, 2015, in the amount of \$878,135.10 Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser and Hall. Abstain: Trustee Ryan. Nays: None. Absent: None.

**Library & Conservation – Trustee Oberhauser**

- Conservation Commission has found an experienced birder who will lead a tour through the Oak Savannah on Saturday, May 9, 2015.

**Recreation – Trustee Gilhooley**

- Meeting scheduled for April 21, 2015 at Candy Cane Park at 6:30 P.M.

**Special Events Commission – Trustee Ryan**

- Meeting rescheduled to April 14, 2015 at 7:00 P.M.

**Beautification and Administration – Trustee Evans**

- Meeting scheduled for April 14, 2015 at 6:00 P.M.
- Project NICE scheduled for April 25, 2015 – 8:30 A.M. to Noon

**Planning & Zoning, WCMC – Trustee Garvey**

- Discussion of RB high school to be discussed during this evening's Committee of the Whole Meeting.
- WCMC Solid Waste Agency update – More separation between the two agencies. Agency is looking for new funding sources.

**Economic Development, Zoo, PZED – President Ketchmark**

- Zoning Meeting scheduled

**Aging Well Liaison – Village Clerk Edwards**

- Absent – no report

**NEW BUSINESS**

**Resolution 2015-990 – Construction Engineering Agreement – 2015 Street Improvements Project**

Motion by Trustee Garvey, seconded by Trustee Evans, to approve Resolution 2015-990 – Construction Engineering Agreement – 2015 Street Improvements Project. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None.

**Resolution 2015-991 – Safe Routes to School**

Motion by Trustee Ryan, seconded by Trustee Evans, to approve Resolution 2015-991 – Safe Routes to School. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None Resolution 2015-991 – Safe Routes to School

**MANAGER'S REPORT**

- Renovation Update
- Feedback on renovation thus far has been positive
- Courtroom renovation
- Final phase of renovation to be storage area in basement of Village Hall
- Plan Commission to meet Thursday, April 23, 2014 to discuss Medical Marijuana ordinance
- Burger Antics opening April 14, 2014 – ribbon cutting scheduled for 2:00 P.M.
- Ed Petrik to FBI Training Academy
- RTA consultants to meet with Village personnel regarding the zoning project
- Revised Village Website to be presented soon
- Welcome new Economic Development Director

**TEMPORARY RECESS**

Motion by Trustee Garvey, seconded by Trustee Hall, to temporarily recess the Regular Village Board Meeting of April 13, 2015 at 7:03 P.M. in order to conduct a Committee of the Whole Meeting. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None.

**RECONVENE REGULAR BOARD MEETING**

Motion by Trustee Oberhauser, seconded by Trustee Evans, to reconvene the Regular Village Board Meeting of April 13, 2015 at 10:19 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None.

**EXECUTIVE SESSION - Litigation, Land Acquisition/Sales, Personnel**

Motion by Trustee Garvey, seconded by Trustee Evans, to adjourn the Regular Village Board of Trustees Meeting of April 13, 2015 in order to conduct an Executive Session at 10:19 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None.

**RECONVENE REGULAR BOARD MEETING**

Motion by Trustee Garvey, seconded by Trustee Evans, to reconvene the Regular Village Board Meeting of April 13, 2015 at 10:19 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None.

**PUBLIC COMMENT**

**ADJOURNMENT**

Motion by Trustee Evans, seconded by Trustee Gilhooley, to adjourn the Regular Village Board meeting of April 13, 2015 at 10:30 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: None.

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**Catherine Colgrass Edwards  
Village Clerk  
Village of Brookfield**

/lls

**JOURNAL OF THE PROCEEDINGS OF THE PRESIDENT AND THE BOARD OF TRUSTEES  
AT A COMMITTEE OF THE WHOLE MEETING  
HELD ON MONDAY APRIL 13, 2015  
IN THE BROOKFIELD MUNICIPAL BUILDING**

---

**MEMBERS PRESENT:** President Kit Ketchmark, Trustees Ryan Evans, Michael Garvey, Nicole Gilhooley, Brian Oberhauser, Michelle Ryan and C.P. Hall.

**MEMBERS ABSENT:** Village Clerk Catherine Edwards

**ALSO PRESENT:** Village Manager Keith Sbiral, Village Attorney Richard Ramello and Village Engineer Derek Treichel

**OTHERS PRESENT:** Dr. Kevin Skinkis, Superintendent, Riverside Brookfield High School

On Monday, April 13, 2015, President Kit Ketchmark called the Committee of the Whole meeting to order at 7:03 P.M.

**Note:** Audio for Committee of the Whole Meeting began near end of presentation of Police Yearly Report

**Discussion Items:**

**Stormwater**

Staff has drafted a development and stormwater management ordinance. Existing stormwater management ordinance is out of date and required updating to meet MWRD standards. Staff recommends a separate section for stormwater management requires be created to consolidate all regulations into one section. Staff presented proposed requirements for site grading plans and stormwater retention regulations for specific types of residential improvements and developments.

A resolution adopting the ordinance will be on the agenda for approval vote at the Regular Board of Trustees meeting scheduled for April 27, 2015.

**Picnic Beer and Wine Permits**

Board reviewed 2015 permit requests from list prepared by Recreation Department. Approval of permit requests to be on agenda for approval vote at the Regular Board of Trustees meeting scheduled for April 27, 2015.

**Police Yearly Report**

Presentation by Police Chief Steven Stelter – 2014 Annual Report for Brookfield Police Department

### **Custer Avenue Stop Sign**

The Brookfield Police Department is requesting approval for a stop sign to be placed on Custer Avenue for the southbound traffic at 45<sup>th</sup> Place due to existing potential safety hazard. Due to the urgency of request, it is desirable to by-pass review and recommendation by the Public Safety Committee – which is not scheduled to meet until May 26, 2015.

Request to be further researched with the Village of Lyons due to the location being on a collector route.

### **RBHS Zoning Case**

The Planning and Zoning Commission held a public hearing for a Special Use Amendment Variation and Text Amendment to allow the construction of a parking lot, zero front setback and ten foot fence for 160 Ridgewood Road, Riverside Brookfield High School. The Commissioners voted seven-to-zero to recommend approval with four conditions for approval:

1. The project comply with all Village stormwater regulations
2. The project must be screened and lighted as depicted in submittals
3. The tennis courts must be screened
4. The special events that generate high traffic (volumes in excess of average daily traffic) shall have additional traffic controls, including but not limited to the hiring of off-duty police officers for manually directing traffic.

Discussion of PZC findings. Committee also directed questions to Dr. Kevin Skinkus.

A resolution adopting the ordinances for special use amendment, variation and text amendment will be on agenda for approval vote at the Regular Board of Trustees meeting scheduled for April 27, 2015.

Meeting was opened up to Public Comment.

### **PUBLIC COMMENT**

### **ADJOURN**

Motion by Trustee Gilhooley, seconded by Trustee Hall, to adjourn the Committee of the Whole meeting of April 13, 2015 at 10:18 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Evans, Garvey, Gilhooley, Oberhauser, Ryan and Hall Nays: None. Absent: None.

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**Catherine Colgrass Edwards**  
Village Clerk  
Village of Brookfield

/lls

# Corporate Warrant - 04/27/2015

From Payment Date: 4/14/2015 - To Payment Date: 4/27/2015

| Number                     | Date       | Status | Void Reason | Reconciled/<br>Voided Date                                       | Source                       | Payee Name                          | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|----------------------------|------------|--------|-------------|--|------------------------------|-------------------------------------|-----------------------|----------------------|------------|
| PFC - PUBLIC FUND CHECKING |            |        |             |  |                              |                                     |                       |                      |            |
| Check                      |            |        |             |  |                              |                                     |                       |                      |            |
| 16842                      | 04/14/2015 | Open   |             |  | Accounts Payable             | BURKE, MICHAEL                      | \$4,000.00            |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 021315     |        | 02/18/2015  | Flood mitigation reimbursement                                   |                              | \$4,000.00                          |                       |                      |            |
| 16843                      | 04/15/2015 | Open   |             |  | Accounts Payable             | Anything Entertainment              | \$500.00              |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 032615     |        | 04/14/2015  | Deposit for June 26 concert - Small Town Dave & Windy City Groov |                              | \$500.00                            |                       |                      |            |
| 16844                      | 04/15/2015 | Open   |             |  | Accounts Payable             | Brookfield Police Department        | \$2,775.00            |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 041415     |        | 04/14/2015  | Payment for drug seizure vehicle sold at auction                 |                              | \$2,775.00                          |                       |                      |            |
| 16845                      | 04/15/2015 | Open   |             |  | Accounts Payable             | West Suburban Mass Transit District | \$2,345.00            |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 041415     |        | 04/14/2015  | Reimbursement for duplicate payment                              |                              | \$2,345.00                          |                       |                      |            |
| 16846                      | 04/17/2015 | Open   |             |  | Utility Management<br>Refund | BARRETT, J                          | \$5.28                |                      |            |
| 16847                      | 04/18/2015 | Open   |             |  | Utility Management<br>Refund | GALLAGHER, DONALD                   | \$5.28                |                      |            |
| 16848                      | 04/18/2015 | Open   |             |  | Utility Management<br>Refund | GRAHAM, R                           | \$23.59               |                      |            |
| 16849                      | 04/18/2015 | Open   |             |  | Utility Management<br>Refund | TRAKAS*, D                          | \$5.45                |                      |            |
| 16850                      | 04/18/2015 | Open   |             |  | Utility Management<br>Refund | SMITH, VALERIE & VINCE              | \$5.28                |                      |            |
| 16851                      | 04/27/2015 | Open   |             |  | Accounts Payable             | A & M Parts Inc.                    | \$615.11              |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 502114     |        | 04/16/2015  | oil filter, gloves, elbow coupler                                |                              | \$130.19                            |                       |                      |            |
|                            | 503378     |        | 04/20/2015  | oil filter   |                              | \$11.19                             |                       |                      |            |
|                            | 502396     |        | 04/20/2015  | led pocket f-light, gas cap                                      |                              | \$25.44                             |                       |                      |            |
|                            | 501813     |        | 04/20/2015  | multi-function relay   |                              | \$12.74                             |                       |                      |            |
|                            | 503267     |        | 04/20/2015  | fuel filter  |                              | \$19.89                             |                       |                      |            |
|                            | 498432     |        | 04/20/2015  | wheel  |                              | \$56.04                             |                       |                      |            |
|                            | 503234     |        | 04/20/2015  | misc parts   |                              | \$346.58                            |                       |                      |            |
|                            | 490557     |        | 04/20/2015  | relay  |                              | \$13.04                             |                       |                      |            |
| 16852                      | 04/27/2015 | Open   |             |  | Accounts Payable             | A. Block Marketing, Inc.            | \$200.00              |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 00060769   |        | 04/20/2015  | tipping fees   |                              | \$200.00                            |                       |                      |            |
| 16853                      | 04/27/2015 | Open   |             |  | Accounts Payable             | Abbott Appliance                    | \$185.00              |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 50104      |        | 04/21/2015  | install gas valve at fire station                                |                              | \$185.00                            |                       |                      |            |
| 16854                      | 04/27/2015 | Open   |             |  | Accounts Payable             | Advanced Products                   | \$397.43              |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | BR2018     |        | 04/20/2015  | ballistic rubber panels  |                              | \$397.43                            |                       |                      |            |
| 16855                      | 04/27/2015 | Open   |             |  | Accounts Payable             | Airgas USA, LLC                     | \$200.56              |                      |            |
|                            | Invoice    |        | Date        | Description  |                              | Amount                              |                       |                      |            |
|                            | 9926438358 |        | 04/20/2015  | welding gases  |                              | \$200.56                            |                       |                      |            |

# Corporate Warrant - 04/27/2015

From Payment Date: 4/14/2015 - To Payment Date: 4/27/2015

| Number | Date            | Status | Void Reason | Reconciled/<br>Voided Date                                   | Source           | Payee Name                             | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------|-----------------|--------|-------------|--|------------------|--|-----------------------|----------------------|------------|
| 16856  | 04/27/2015      | Open   |             |  | Accounts Payable | AT&T                                   | \$20,611.83           |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | 2015-00000241   |        | 04/21/2015  | 708-485-6045 626 7   |                  |  | \$0.04                |                      |            |
|        | 2015-00000242   |        | 04/21/2015  | 708-485-6575   |                  |  | \$0.40                |                      |            |
|        | 2015-00000243   |        | 04/21/2015  | 708-485-3277 327 8   |                  |  | \$83.98               |                      |            |
|        | 2015-00000244   |        | 04/21/2015  | 708-485-2266 001 4   |                  |  | \$185.04              |                      |            |
|        | 2015-00000245   |        | 04/21/2015  | 773-R07-1184 285 1   |                  |  | \$116.20              |                      |            |
|        | 2015-00000246   |        | 04/21/2015  | 708-R07-0065 123 6   |                  |  | \$10,963.14           |                      |            |
|        | 2015-00000247   |        | 04/21/2015  | 708-387-1350 268 6   |                  |  | \$85.12               |                      |            |
|        | 2015-00000248   |        | 04/21/2015  | 708-387-2561 097 2   |                  |  | \$251.88              |                      |            |
|        | 2015-00000249   |        | 04/21/2015  | 708-387-2650 002 4   |                  |  | \$5,726.80            |                      |            |
|        | 2015-00000250   |        | 04/21/2015  | 708-387-2733 528 9   |                  |  | \$85.12               |                      |            |
|        | 2015-00000251   |        | 04/21/2015  | 708-485-0076 203 0   |                  |  | \$427.06              |                      |            |
|        | 2015-00000252   |        | 04/21/2015  | 847-734-5955 313 9   |                  |  | \$2,441.67            |                      |            |
|        | 2015-00000253   |        | 04/21/2015  | 708-485-2499 001 3   |                  |  | \$189.13              |                      |            |
|        | 2015-00000254   |        | 04/21/2015  | E911 051 565-2556 001  |                  |  | \$56.25               |                      |            |
| 16857  | 04/27/2015      | Open   |             |  | Accounts Payable | AT&T Long Distance                     | \$3,187.99            |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | 2015-00000221   |        | 04/16/2015  | 853558135-5  |                  |  | \$1,518.24            |                      |            |
|        | 2015-00000255   |        | 04/21/2015  | long distance 853558135-5                                    |                  |  | \$1,669.75            |                      |            |
| 16858  | 04/27/2015      | Open   |             |  | Accounts Payable | B & F Construction Code Services, Inc. | \$2,590.99            |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | 41231           |        | 04/16/2015  | Project #1113655, 8863 Ogden                                 |                  |  | \$808.56              |                      |            |
|        | 41409           |        | 04/21/2015  | Project #1113739, 9110 Broadway                              |                  |  | \$1,782.43            |                      |            |
| 16859  | 04/27/2015      | Open   |             |  | Accounts Payable | Bank of New York Mellon, The           | \$1,875.00            |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | BROOKF98-060115 |        | 04/16/2015  | Revenue bond series 1998, ABA#021000018, TAS/IMMS#3108798400 |                  |  | \$1,875.00            |                      |            |
| 16860  | 04/27/2015      | Open   |             |  | Accounts Payable | Brite                                  | \$3,275.00            |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | INV02033        |        | 04/21/2015  | computer equipment for squad car                             |                  |  | \$3,275.00            |                      |            |
| 16861  | 04/27/2015      | Open   |             |  | Accounts Payable | Brookfield Chamber of Commerce         | \$90.00               |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | 041615          |        | 04/16/2015  | 2015 Membership  |                  |  | \$90.00               |                      |            |
| 16862  | 04/27/2015      | Open   |             |  | Accounts Payable | Brookfield True Value Hardware         | \$289.25              |                      |            |
|        | Invoice         |        | Date        | Description  |                  |  | Amount                |                      |            |
|        | 88199           |        | 04/16/2015  | light bulbs  |                  |  | \$4.84                |                      |            |
|        | 88210           |        | 04/16/2015  | wd40   |                  |  | \$9.34                |                      |            |
|        | 88259           |        | 04/16/2015  | dust pan, scrub brush  |                  |  | \$19.78               |                      |            |
|        | 88263           |        | 04/16/2015  | sawzall  |                  |  | \$103.50              |                      |            |
|        | 88264           |        | 04/16/2015  | drywall tools  |                  |  | \$39.10               |                      |            |
|        | 88265           |        | 04/16/2015  | oven cleaner   |                  |  | \$6.19                |                      |            |
|        | 88201           |        | 04/20/2015  | padlocks   |                  |  | \$39.58               |                      |            |
|        | 88206           |        | 04/20/2015  | batteries  |                  |  | \$7.64                |                      |            |
|        | 88211           |        | 04/20/2015  | screddriver, pliers, flashlight                              |                  |  | \$32.57               |                      |            |
|        | 88227           |        | 04/20/2015  | batteries  |                  |  | \$3.99                |                      |            |
|        | 88244           |        | 04/20/2015  | scotchbrite pad, magic eraser                                |                  |  | \$5.29                |                      |            |

# Corporate Warrant - 04/27/2015

From Payment Date: 4/14/2015 - To Payment Date: 4/27/2015

| Number | Date          | Status | Void Reason | Reconciled/<br>Voided Date | Source                                     | Payee Name                      | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------|---------------|--------|-------------|----------------------------|--|---------------------------------|-----------------------|----------------------|------------|
|        | 88247         |        | 04/20/2015  |                            | water base                                 |                                 | \$15.29               |                      |            |
|        | 88273         |        | 04/20/2015  |                            | electrical tape                            |                                 | \$2.14                |                      |            |
| 16863  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Burdett, James                  | \$200.82              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 042115        |        | 04/21/2015  |                            | reimbursement for digital camera equipment |                                 | \$200.82              |                      |            |
| 16864  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Call One                        | \$1,720.53            |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 041515        |        | 04/21/2015  |                            | long dist svc                              |                                 | \$1,720.53            |                      |            |
| 16865  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Case Lots, Inc.                 | \$468.40              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 004982        |        | 04/21/2015  |                            | janitorial supplies                        |                                 | \$468.40              |                      |            |
| 16866  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | CDS Office Technologies         | \$150.00              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | ATINV0004654  |        | 04/16/2015  |                            | check microphones/audio recording          |                                 | \$150.00              |                      |            |
| 16867  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Cintas Corp                     | \$960.00              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 8401250905    |        | 04/16/2015  |                            | chamber shredding day - 6/30/14            |                                 | \$480.00              |                      |            |
|        | 8401480418    |        | 04/16/2015  |                            | chamber shredding day - 8/16/14            |                                 | \$480.00              |                      |            |
| 16868  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Comcast                         | \$160.49              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 2015-00000222 |        | 04/16/2015  |                            | 8771 20 167 0009616 - cable at VH          |                                 | \$10.53               |                      |            |
|        | 2015-00000223 |        | 04/16/2015  |                            | 8771 20 167 0016389 - cable at DPW         |                                 | \$2.11                |                      |            |
|        | 2015-00000256 |        | 04/21/2015  |                            | internet @ VH                              |                                 | \$147.85              |                      |            |
| 16869  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | ComEd                           | \$2,101.63            |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 2015-00000224 |        | 04/16/2015  |                            | 0683030051 - svc @ 8652 Southview          |                                 | \$32.62               |                      |            |
|        | 2015-00000257 |        | 04/21/2015  |                            | 0134327003 - Dusk to Dawn                  |                                 | \$1,549.26            |                      |            |
|        | 2015-00000258 |        | 04/21/2015  |                            | 2083099069 - svc @ 8501 Brookfield         |                                 | \$199.19              |                      |            |
|        | 2015-00000259 |        | 04/21/2015  |                            | 6292126004                                 |                                 | \$320.56              |                      |            |
| 16870  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Constellation NewEnergy, Inc.   | \$14,240.50           |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 2015-00000260 |        | 04/21/2015  |                            | 1-1D7Y-573 street lighting                 |                                 | \$14,240.50           |                      |            |
| 16871  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Costar Realty Information, Inc. | \$935.28              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 102840197     |        | 04/16/2015  |                            | property professional                      |                                 | \$935.28              |                      |            |
| 16872  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Elwart, Brian                   | \$155.60              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 041215        |        | 04/16/2015  |                            | gloves - spring project nice               |                                 | \$102.39              |                      |            |
|        | 041815        |        | 04/21/2015  |                            | gloves - spring project nice               |                                 | \$53.21               |                      |            |
| 16873  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | Fire Training Resources         | \$99.00               |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 201510171     |        | 04/16/2015  |                            | company officer leadership training        |                                 | \$99.00               |                      |            |
| 16874  | 04/27/2015    | Open   |             |                            | Accounts Payable                           | FleetPride                      | \$109.06              |                      |            |
|        | Invoice       |        | Date        | Description                |  | Amount                          |                       |                      |            |
|        | 67815781      |        | 04/20/2015  |                            | otr brake chmbr, asa clevis kit            |                                 | \$109.06              |                      |            |

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| Number | Date          | Status | Void Reason | Reconciled/<br>Voided Date               | Source           | Payee Name                            | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------|---------------|--------|-------------|--|------------------|---------------------------------------|-----------------------|----------------------|------------|
| 16875  | 04/27/2015    | Open   |             |  | Accounts Payable | FMP                                   | \$784.96              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 50-1026466    |        | 04/20/2015  | fan controller, motor and fan asy        |                  |                                       | \$406.74              |                      |            |
|        | 50-1026411    |        | 04/20/2015  | misc parts                               |                  |                                       | \$456.66              |                      |            |
|        | 50-1011132    |        | 04/20/2015  | return                                   |                  |                                       | (\$78.44)             |                      |            |
| 16876  | 04/27/2015    | Open   |             |  | Accounts Payable | Foster's Truck Repair                 | \$60.00               |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 28937         |        | 04/20/2015  | misc repairs                             |                  |                                       | \$60.00               |                      |            |
| 16877  | 04/27/2015    | Open   |             |  | Accounts Payable | GFOA                                  | \$150.00              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 0145052/15-16 |        | 04/16/2015  | membership renewal                       |                  |                                       | \$150.00              |                      |            |
| 16878  | 04/27/2015    | Open   |             |  | Accounts Payable | Global Capacity                       | \$523.25              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 49218355      |        | 04/21/2015  | dsl service                              |                  |                                       | \$523.25              |                      |            |
| 16879  | 04/27/2015    | Open   |             |  | Accounts Payable | Groot Industries, Inc.                | \$95,072.53           |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | CR124809      |        | 04/20/2015  | dumping charges                          |                  |                                       | \$197.03              |                      |            |
|        | 13160120      |        | 04/21/2015  | residential garbage svc                  |                  |                                       | \$94,875.50           |                      |            |
| 16880  | 04/27/2015    | Open   |             |  | Accounts Payable | HD Supply Waterworks, Ltd             | \$471.54              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | D728631       |        | 04/20/2015  | valve box                                |                  |                                       | \$471.54              |                      |            |
| 16881  | 04/27/2015    | Open   |             |  | Accounts Payable | House of Doors, Inc.                  | \$212.57              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 3010          |        | 04/20/2015  | repair overhead door                     |                  |                                       | \$212.57              |                      |            |
| 16882  | 04/27/2015    | Open   |             |  | Accounts Payable | Hydro-vision Technology, LLC          | \$4,643.60            |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | PayEst2       |        | 04/20/2015  | 2014 Sewer Cleaning & Televising Project |                  |                                       | \$4,643.60            |                      |            |
| 16883  | 04/27/2015    | Open   |             |  | Accounts Payable | Illinois Assoc of Chiefs of Police    | \$430.00              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 2015-622      |        | 04/20/2015  | 2015 Annual Conference                   |                  |                                       | \$430.00              |                      |            |
| 16884  | 04/27/2015    | Open   |             |  | Accounts Payable | Illinois State Toll Highway Authority | \$12.85               |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | G15650242     |        | 04/20/2015  | Acct Number 9091                         |                  |                                       | \$12.85               |                      |            |
| 16885  | 04/27/2015    | Open   |             |  | Accounts Payable | IRISH TIMES                           | \$442.50              |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 041315        |        | 04/20/2015  | Food for police graduation               |                  |                                       | \$442.50              |                      |            |
| 16886  | 04/27/2015    | Open   |             |  | Accounts Payable | Jack's Inc.                           | \$1,253.35            |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 61546         |        | 04/20/2015  | gas detector, portable calibration kit   |                  |                                       | \$1,253.35            |                      |            |
| 16887  | 04/27/2015    | Open   |             |  | Accounts Payable | JCM Uniforms Inc.                     | \$6,665.15            |                      |            |
|        | Invoice       |        | Date        | Description                              |                  |                                       | Amount                |                      |            |
|        | 704451        |        | 04/16/2015  | uniforms                                 |                  |                                       | \$75.00               |                      |            |
|        | 703315.1      |        | 04/16/2015  | 5 star serge adj. hat                    |                  |                                       | \$59.95               |                      |            |
|        | 703315        |        | 04/16/2015  | uniforms                                 |                  |                                       | \$289.95              |                      |            |
|        | 703488        |        | 04/16/2015  | uniforms                                 |                  |                                       | \$3,096.80            |                      |            |

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| Number | Date          | Status | Void Reason | Reconciled/<br>Voided Date                  | Source           | Payee Name                         | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------|---------------|--------|-------------|---|------------------|------------------------------------|-----------------------|----------------------|------------|
|        | 703493        |        | 04/16/2015  |   |                  |                                    | \$1,596.45            |                      |            |
|        | 703487        |        | 04/16/2015  |   |                  |                                    | \$1,417.10            |                      |            |
|        | 703084        |        | 04/21/2015  |   |                  |                                    | \$129.90              |                      |            |
| 16888  | 04/27/2015    | Open   |             |   | Accounts Payable | Kara Co Inc.                       |                       | \$201.60             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 308778        |        | 04/20/2015  | survey marking paint                        |                  |                                    | \$201.60              |                      |            |
| 16889  | 04/27/2015    | Open   |             |   | Accounts Payable | LA Fasteners Inc.                  |                       | \$20.57              |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 1-64714       |        | 04/20/2015  | flatwasher, hex nut, G5 HHCS                |                  |                                    | \$20.57               |                      |            |
| 16890  | 04/27/2015    | Open   |             |   | Accounts Payable | La Grange Pk Ace Hardware          |                       | \$202.84             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 57742         |        | 04/20/2015  | wetjet supplies                             |                  |                                    | \$43.14               |                      |            |
|        | 57830         |        | 04/20/2015  | snap bolt rnd eye                           |                  |                                    | \$7.19                |                      |            |
|        | 57849         |        | 04/20/2015  | wall scraper, spackl vinyl, blank wallplate |                  |                                    | \$8.69                |                      |            |
|        | 58015         |        | 04/20/2015  | wire stripper lock                          |                  |                                    | \$11.69               |                      |            |
|        | 58094         |        | 04/20/2015  | wetjet supplies                             |                  |                                    | \$27.86               |                      |            |
|        | 58296         |        | 04/20/2015  | wetjet supplies, batteries                  |                  |                                    | \$66.53               |                      |            |
|        | 58326         |        | 04/20/2015  | cement anchor rock                          |                  |                                    | \$17.99               |                      |            |
|        | 58392         |        | 04/20/2015  | softsoap, refill pad wet jet                |                  |                                    | \$19.75               |                      |            |
| 16891  | 04/27/2015    | Open   |             |   | Accounts Payable | Lehigh Hanson                      |                       | \$562.02             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 5479705       |        | 04/20/2015  | 016CA07 bed/backfill                        |                  |                                    | \$562.02              |                      |            |
| 16892  | 04/27/2015    | Open   |             |   | Accounts Payable | MABAS Division 10                  |                       | \$20.00              |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 15-BRKF FD    |        | 04/21/2015  | annual symposium registration fee           |                  |                                    | \$20.00               |                      |            |
| 16893  | 04/27/2015    | Open   |             |   | Accounts Payable | Marathon Sportswear                |                       | \$1,810.93           |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 150706        |        | 04/16/2015  | beautification committee t-shirts           |                  |                                    | \$1,511.40            |                      |            |
|        | 150363        |        | 04/16/2015  | beautification committee t-shirts           |                  |                                    | \$299.53              |                      |            |
| 16894  | 04/27/2015    | Open   |             |   | Accounts Payable | Menards-Hodgkins                   |                       | \$129.93             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 94049         |        | 04/20/2015  | shoplight, lightbulbs                       |                  |                                    | \$129.93              |                      |            |
| 16895  | 04/27/2015    | Open   |             |   | Accounts Payable | Morning, Noon & Night Plumbing     |                       | \$4,600.00           |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 14423         |        | 04/20/2015  | plumbing repairs in female jail cell #M-3   |                  |                                    | \$4,600.00            |                      |            |
| 16896  | 04/27/2015    | Open   |             |   | Accounts Payable | NICOR                              |                       | \$707.66             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 2015-00000262 |        | 04/21/2015  | 3840 Maple                                  |                  |                                    | \$282.51              |                      |            |
|        | 2015-00000263 |        | 04/21/2015  | 4301 Elm                                    |                  |                                    | \$86.08               |                      |            |
|        | 2015-00000264 |        | 04/21/2015  | 4523 Eberly                                 |                  |                                    | \$339.07              |                      |            |
| 16897  | 04/27/2015    | Open   |             |   | Accounts Payable | North East Multi-Regional Training |                       | \$175.00             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 194413        |        | 04/20/2015  | breath analysis for alcohol training        |                  |                                    | \$175.00              |                      |            |
| 16898  | 04/27/2015    | Open   |             |   | Accounts Payable | Orkin Inc.                         |                       | \$483.81             |            |
|        | Invoice       |        | Date        | Description                                 |                  |                                    | Amount                |                      |            |
|        | 2015-00000226 |        | 04/16/2015  | pest control - 3830 Maple                   |                  |                                    | \$65.39               |                      |            |

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|--------|---------------|--------|-------------|--|----------------------------------|-------------------------------------|-----------------------|----------------------|------------|
|        | 2015-00000227 |        | 04/16/2015  |  | pest control - 4301 Elm          |                                     | \$47.70               |                      |            |
|        | 2015-00000228 |        | 04/16/2015  |  | pest control - 4523 Eberly       |                                     | \$59.45               |                      |            |
|        | 2015-00000229 |        | 04/16/2015  |  | pest control - 4545 Eberly       |                                     | \$66.37               |                      |            |
|        | 2015-00000230 |        | 04/16/2015  |  | pest control - 8820 Brookfield   |                                     | \$64.36               |                      |            |
|        | 2015-00000231 |        | 04/16/2015  |  | pest control - fire stations 1&2 |                                     | \$113.85              |                      |            |
|        | 2015-00000232 |        | 04/16/2015  |  | pest control - train station     |                                     | \$66.69               |                      |            |
| 16899  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Passport Parking, LLC               | \$231.75              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 1911          |        | 04/16/2015  | March 2015 mobile pay                                |                                  | \$231.75                            |                       |                      |            |
| 16900  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Pinner Electric, Inc.               | \$175.01              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 25521         |        | 04/20/2015  | street lighting                                      |                                  | \$175.01                            |                       |                      |            |
| 16901  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Pogwizd, Caroline                   | \$43.01               |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 040615        |        | 04/16/2015  | dog & cat food for stray animals                     |                                  | \$43.01                             |                       |                      |            |
| 16902  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Portable John, Inc.                 | \$160.97              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | A-199436      |        | 04/20/2015  | svc @ ehler park                                     |                                  | \$160.97                            |                       |                      |            |
| 16903  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Precision Cartridge                 | \$460.80              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 1355          |        | 04/21/2015  | ammunition   |                                  | \$460.80                            |                       |                      |            |
| 16904  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Richardson, Anita                   | \$1,800.00            |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 2015-03       |        | 04/16/2015  | March 2015 adjudication                              |                                  | \$1,800.00                          |                       |                      |            |
| 16905  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Runnion Equipment Company           | \$280.53              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 132191        |        | 04/20/2015  | decals, spring center, air cylinder, knob, valve cap |                                  | \$280.53                            |                       |                      |            |
| 16906  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Sam's Club                          | \$44.82               |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 007661        |        | 04/20/2015  | merchandise/consumables                              |                                  | \$44.82                             |                       |                      |            |
| 16907  | 04/27/2015    | Open   |             |  | Accounts Payable                 | SEIU National Industry Pension Fund | \$3,113.57            |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 2015-00000240 |        | 04/21/2015  | Withdrawal-liability - May 2015                      |                                  | \$3,113.57                          |                       |                      |            |
| 16908  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Sign Up Sign Co.                    | \$40.00               |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 15059         |        | 04/16/2015  | change date on project nice banners                  |                                  | \$40.00                             |                       |                      |            |
| 16909  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Southwest Spring Inc.               | \$298.10              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 187379        |        | 04/16/2015  | spring, u-bolts                                      |                                  | \$298.10                            |                       |                      |            |
| 16910  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Special T Unlimited                 | \$755.00              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 14570         |        | 04/20/2015  | polo shirts  |                                  | \$755.00                            |                       |                      |            |
| 16911  | 04/27/2015    | Open   |             |  | Accounts Payable                 | Staples Advantage                   | \$589.56              |                      |            |
|        | Invoice       |        | Date        | Description  |                                  | Amount                              |                       |                      |            |
|        | 3260189768    |        | 04/16/2015  | office supplies                                      |                                  | \$317.62                            |                       |                      |            |

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| Number | Date        | Status | Void Reason | Reconciled/<br>Voided Date                            | Source           | Payee Name                       | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------|-------------|--------|-------------|---|------------------|----------------------------------|-----------------------|----------------------|------------|
|        | 3260189767  |        | 04/16/2015  |   |                  | white out, stamps                | \$26.57               |                      |            |
|        | 3260189766  |        | 04/16/2015  |   |                  | coin sorter                      | \$201.39              |                      |            |
|        | 3261347162  |        | 04/21/2015  |   |                  | stamps                           | \$43.98               |                      |            |
| 16912  | 04/27/2015  | Open   |             |   | Accounts Payable | Swan Cleaners                    | \$70.00               |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 8168        |        | 04/16/2015  | blankets  |                  | \$20.00                          |                       |                      |            |
|        | 8195        |        | 04/16/2015  | blankets  |                  | \$15.00                          |                       |                      |            |
|        | 8207        |        | 04/16/2015  | blankets  |                  | \$20.00                          |                       |                      |            |
|        | 8218        |        | 04/16/2015  | blankets  |                  | \$15.00                          |                       |                      |            |
| 16913  | 04/27/2015  | Open   |             |   | Accounts Payable | Third Millennium Associates, Inc | \$2,028.86            |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 18037       |        | 04/16/2015  | C route bills, March 2015                             |                  | \$581.15                         |                       |                      |            |
|        | 18041       |        | 04/16/2015  | Feb 2015 lockbox fees                                 |                  | \$904.29                         |                       |                      |            |
|        | 18071       |        | 04/21/2015  | A & D route bills, April 2015                         |                  | \$543.42                         |                       |                      |            |
| 16914  | 04/27/2015  | Open   |             |   | Accounts Payable | Thomson Reuters - West           | \$113.00              |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 831630429   |        | 04/21/2015  | subscription product charges                          |                  | \$113.00                         |                       |                      |            |
| 16915  | 04/27/2015  | Open   |             |   | Accounts Payable | Tischler Finer Foods             | \$408.00              |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 0001464-IN  |        | 04/21/2015  | food for fire & police commission                     |                  | \$408.00                         |                       |                      |            |
| 16916  | 04/27/2015  | Open   |             |   | Accounts Payable | Traffic Control & Protection     | \$323.60              |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 82804       |        | 04/20/2015  | signs   |                  | \$323.60                         |                       |                      |            |
| 16917  | 04/27/2015  | Open   |             |   | Accounts Payable | Treasurer, State of Illinois     | \$1,086.18            |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 107980      |        | 04/20/2015  | LED Central Cook Co. - Village share of constr. costs |                  | \$1,086.18                       |                       |                      |            |
| 16918  | 04/27/2015  | Open   |             |   | Accounts Payable | U.S. Postal Service              | \$1,297.67            |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 041515      |        | 04/20/2015  | postage for summer 2015 rec books                     |                  | \$1,297.67                       |                       |                      |            |
| 16919  | 04/27/2015  | Open   |             |   | Accounts Payable | Unifirst Corporation             | \$552.44              |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 081 1022644 |        | 04/16/2015  | laundry service                                       |                  | \$173.29                         |                       |                      |            |
|        | 081 1024160 |        | 04/20/2015  | laundry service                                       |                  | \$205.64                         |                       |                      |            |
|        | 081 1025684 |        | 04/20/2015  | laundry service                                       |                  | \$173.51                         |                       |                      |            |
| 16920  | 04/27/2015  | Open   |             |   | Accounts Payable | USA Bluebook                     | \$271.57              |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 602261      |        | 04/20/2015  | carhartt extremes jacket                              |                  | \$127.65                         |                       |                      |            |
|        | 602503      |        | 04/20/2015  | carhartt extremes bib overall                         |                  | \$143.92                         |                       |                      |            |
| 16921  | 04/27/2015  | Open   |             |   | Accounts Payable | Verizon Wireless                 | \$2,245.85            |                      |            |
|        | Invoice     |        | Date        | Description   |                  | Amount                           |                       |                      |            |
|        | 9742453765  |        | 04/16/2015  | wireless service                                      |                  | \$72.16                          |                       |                      |            |
|        | 9742852285  |        | 04/21/2015  | trustee ipads   |                  | \$143.36                         |                       |                      |            |
|        | 9743018839  |        | 04/21/2015  | cell phones   |                  | \$2,030.33                       |                       |                      |            |

# Corporate Warrant - 04/27/2015

From Payment Date: 4/14/2015 - To Payment Date: 4/27/2015

| Number | Date          | Status | Void Reason | Reconciled/<br>Voided Date            | Source           | Payee Name                           | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------|---------------|--------|-------------|---------------------------------------|------------------|--------------------------------------|-----------------------|----------------------|------------|
| 16922  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Village of Romeoville Fire Academy   | \$425.00              |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 2015-173      |        | 04/21/2015  | water operations                      |                  |                                      | \$425.00              |                      |            |
| 16923  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Visa                                 | \$1,235.16            |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 2015-00000267 |        | 04/21/2015  | police dept *1886                     |                  |                                      | \$1,235.16            |                      |            |
| 16924  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Warehouse Direct Workplace Solutions | \$887.36              |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 2659479-0     |        | 04/16/2015  | office supplies                       |                  |                                      | \$687.45              |                      |            |
|        | 2663600-1     |        | 04/20/2015  | lamp                                  |                  |                                      | \$60.00               |                      |            |
|        | 2663600-0     |        | 04/21/2015  | office supplies                       |                  |                                      | \$139.91              |                      |            |
| 16925  | 04/27/2015    | Open   |             |                                       | Accounts Payable | West Cook County Solid Waste Agency  | \$19,872.73           |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 0003526-IN    |        | 04/16/2015  | disp/admin fee                        |                  |                                      | \$19,872.73           |                      |            |
| 16926  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Westfield Ford                       | \$12.13               |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 6060292       |        | 04/20/2015  | jewels warning lamp                   |                  |                                      | \$12.13               |                      |            |
| 16927  | 04/27/2015    | Open   |             |                                       | Accounts Payable | White House Electric Co.             | \$2,250.00            |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 041015        |        | 04/20/2015  | electric work in firing range         |                  |                                      | \$2,250.00            |                      |            |
| 16928  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Wholesale Direct Inc.                | \$49.07               |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 000213841     |        | 04/20/2015  | wire & cable stripper                 |                  |                                      | \$49.07               |                      |            |
| 16929  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Windy City Lock & Safe Service       | \$166.00              |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 10225         |        | 04/20/2015  | change lock combos at fire stations   |                  |                                      | \$166.00              |                      |            |
| 16930  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Petrak, Edward                       | \$909.61              |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 041415        |        | 04/20/2015  | FBI Academy expenses                  |                  |                                      | \$909.61              |                      |            |
| 16931  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Haynes, Spelmon                      | \$40.00               |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 040715        |        | 04/20/2015  | Water Oper. certificate reimbursement |                  |                                      | \$40.00               |                      |            |
| 16932  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Enchanted Castle                     | \$103.50              |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 040715        |        | 04/16/2015  | deposit for day camp outing 7/29/15   |                  |                                      | \$103.50              |                      |            |
| 16933  | 04/27/2015    | Open   |             |                                       | Accounts Payable | Haunted Trails                       | \$86.25               |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 040715HT      |        | 04/16/2015  | deposit for day camp outing 6/25/15   |                  |                                      | \$86.25               |                      |            |
| 16934  | 04/27/2015    | Open   |             |                                       | Accounts Payable | MILLER, G                            | \$1,497.50            |                      |            |
|        | Invoice       |        | Date        | Description                           |                  |                                      | Amount                |                      |            |
|        | 042015        |        | 04/21/2015  | Flood mitigation reimbursement        |                  |                                      | \$1,497.50            |                      |            |

# Corporate Warrant - 04/27/2015

From Payment Date: 4/14/2015 - To Payment Date: 4/27/2015

| Number             | Date          | Status | Void Reason | Reconciled/<br>Voided Date                       | Source           | Payee Name              | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------------------|---------------|--------|-------------|--|------------------|-------------------------|-----------------------|----------------------|------------|
| 16935              | 04/27/2015    | Open   |             |  | Accounts Payable | NEVINS, TIMOTHY         | \$2,750.00            |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 042015        |        | 04/21/2015  | Flood mitigation reimbursement                   |                  | \$2,750.00              |                       |                      |            |
| 16936              | 04/27/2015    | Open   |             |  | Accounts Payable | O'BRIEN, G, R           | \$1,497.50            |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 042015        |        | 04/21/2015  | Flood mitigation reimbursement                   |                  | \$1,497.50              |                       |                      |            |
| 16937              | 04/27/2015    | Open   |             |  | Accounts Payable | AJLM Construction, Inc. | \$48.50               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | refund of duplicate payment for water meter base |                  | \$48.50                 |                       |                      |            |
| 16938              | 04/27/2015    | Open   |             |  | Accounts Payable | Linares, Angeline       | \$80.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | RT1983        |        | 04/16/2015  | refund for double-booked picnic date             |                  | \$80.00                 |                       |                      |            |
| 16939              | 04/27/2015    | Open   |             |  | Accounts Payable | TRACY, L                | \$25.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | RT1994        |        | 04/16/2015  | refund for beer/wine permit                      |                  | \$25.00                 |                       |                      |            |
| 16940              | 04/27/2015    | Open   |             |  | Accounts Payable | Arredia, Cathy          | \$35.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | Refund for payment of invalid parking ticket     |                  | \$35.00                 |                       |                      |            |
| 16941              | 04/27/2015    | Open   |             |  | Accounts Payable | Bernsee, Richard        | \$35.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | Refund for payment of invalid parking ticket     |                  | \$35.00                 |                       |                      |            |
| 16942              | 04/27/2015    | Open   |             |  | Accounts Payable | Hillmann, Katherin      | \$15.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | Refund for payment of invalid parking ticket     |                  | \$15.00                 |                       |                      |            |
| 16943              | 04/27/2015    | Open   |             |  | Accounts Payable | Lange, Lance            | \$35.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | Refund for payment of invalid parking ticket     |                  | \$35.00                 |                       |                      |            |
| 16944              | 04/27/2015    | Open   |             |  | Accounts Payable | Lopez, Angel            | \$35.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | Refund for payment of invalid parking ticket     |                  | \$35.00                 |                       |                      |            |
| 16945              | 04/27/2015    | Open   |             |  | Accounts Payable | McCroy, Nichol          | \$35.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 041015        |        | 04/16/2015  | refund of duplicate payment for parking ticket   |                  | \$35.00                 |                       |                      |            |
| 16946              | 04/27/2015    | Open   |             |  | Accounts Payable | Orozco, Jose            | \$50.00               |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040915        |        | 04/16/2015  | Refund for payment of invalid parking ticket     |                  | \$50.00                 |                       |                      |            |
| Type Check Totals: |               |        |             |  | 105 Transactions |                         | \$232,686.61          |                      |            |
| <u>EFT</u>         |               |        |             |  |                  |                         |                       |                      |            |
| 287                | 04/16/2015    | Open   |             |  | Accounts Payable | Hinsdale Bank and Trust | \$77,176.89           |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 040415        |        | 04/16/2015  | Acct # 00280048992                               |                  | \$77,176.89             |                       |                      |            |
| 288                | 04/16/2015    | Open   |             |  | Accounts Payable | Village of Brookfield   | \$325,945.73          |                      |            |
|                    | Invoice       |        | Date        | Description                                      |                  | Amount                  |                       |                      |            |
|                    | 2015-00000233 |        | 04/16/2015  | salaries   |                  | \$325,945.73            |                       |                      |            |

# Corporate Warrant - 04/27/2015

From Payment Date: 4/14/2015 - To Payment Date: 4/27/2015

| Number                            | Date          | Status | Void Reason | Reconciled/<br>Voided Date | Source           | Payee Name            | Transaction<br>Amount | Reconciled<br>Amount | Difference |  |
|-----------------------------------|---------------|--------|-------------|----------------------------|------------------|-----------------------|-----------------------|----------------------|------------|--|
| 289                               | 04/16/2015    | Open   |             |                            | Accounts Payable | Village of Brookfield | \$11,255.13           |                      |            |  |
|                                   | Invoice       |        | Date        | Description                |                  |                       | Amount                |                      |            |  |
|                                   | 2015-00000235 |        | 04/16/2015  | FICA/Medicare              |                  |                       | \$11,255.13           |                      |            |  |
| 290                               | 04/16/2015    | Open   |             |                            | Accounts Payable | Village of Brookfield | \$96.71               |                      |            |  |
|                                   | Invoice       |        | Date        | Description                |                  |                       | Amount                |                      |            |  |
|                                   | 2015-00000236 |        | 04/16/2015  | SUI                        |                  |                       | \$96.71               |                      |            |  |
| Type EFT Totals:                  |               |        |             |                            |                  |                       | 4 Transactions        | \$414,474.46         |            |  |
| PFC - PUBLIC FUND CHECKING Totals |               |        |             |                            |                  |                       |                       |                      |            |  |

| Checks | Status       | Count      | Transaction Amount  | Reconciled Amount |
|--------|--------------|------------|---------------------|-------------------|
|        | Open         | 105        | \$232,686.61        | \$0.00            |
|        | Reconciled   | 0          | \$0.00              | \$0.00            |
|        | Voided       | 0          | \$0.00              | \$0.00            |
|        | Stopped      | 0          | \$0.00              | \$0.00            |
|        | <b>Total</b> | <b>105</b> | <b>\$232,686.61</b> | <b>\$0.00</b>     |

| EFTs | Status       | Count    | Transaction Amount  | Reconciled Amount |
|------|--------------|----------|---------------------|-------------------|
|      | Open         | 4        | \$414,474.46        | \$0.00            |
|      | Reconciled   | 0        | \$0.00              | \$0.00            |
|      | Voided       | 0        | \$0.00              | \$0.00            |
|      | <b>Total</b> | <b>4</b> | <b>\$414,474.46</b> | <b>\$0.00</b>     |

| All | Status       | Count      | Transaction Amount  | Reconciled Amount |
|-----|--------------|------------|---------------------|-------------------|
|     | Open         | 109        | \$647,161.07        | \$0.00            |
|     | Reconciled   | 0          | \$0.00              | \$0.00            |
|     | Voided       | 0          | \$0.00              | \$0.00            |
|     | Stopped      | 0          | \$0.00              | \$0.00            |
|     | <b>Total</b> | <b>109</b> | <b>\$647,161.07</b> | <b>\$0.00</b>     |

Grand Totals:

| Checks | Status       | Count      | Transaction Amount  | Reconciled Amount |
|--------|--------------|------------|---------------------|-------------------|
|        | Open         | 105        | \$232,686.61        | \$0.00            |
|        | Reconciled   | 0          | \$0.00              | \$0.00            |
|        | Voided       | 0          | \$0.00              | \$0.00            |
|        | Stopped      | 0          | \$0.00              | \$0.00            |
|        | <b>Total</b> | <b>105</b> | <b>\$232,686.61</b> | <b>\$0.00</b>     |

| EFTs | Status       | Count    | Transaction Amount  | Reconciled Amount |
|------|--------------|----------|---------------------|-------------------|
|      | Open         | 4        | \$414,474.46        | \$0.00            |
|      | Reconciled   | 0        | \$0.00              | \$0.00            |
|      | Voided       | 0        | \$0.00              | \$0.00            |
|      | <b>Total</b> | <b>4</b> | <b>\$414,474.46</b> | <b>\$0.00</b>     |

| All | Status       | Count      | Transaction Amount  | Reconciled Amount |
|-----|--------------|------------|---------------------|-------------------|
|     | Open         | 109        | \$647,161.07        | \$0.00            |
|     | Reconciled   | 0          | \$0.00              | \$0.00            |
|     | Voided       | 0          | \$0.00              | \$0.00            |
|     | Stopped      | 0          | \$0.00              | \$0.00            |
|     | <b>Total</b> | <b>109</b> | <b>\$647,161.07</b> | <b>\$0.00</b>     |



## BOARD OF TRUSTEES ITEM MEMO

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**ITEM:** Resolution 2015-992 – A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code

**BOARD OF TRUSTEES DATE:** April 27, 2015

**PREPARED BY:** Doug Cooper, Finance Director

**PURPOSE:** To allocate MFT Funds for Village Street Maintenance Costs

**BUDGET AMOUNT:** \$534,000.00

**BACKGROUND:**

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The Village has determined through its 2015 Budget Process that the use of MFT Funds for the year 2015 should be allocated to cover the annual cost of Street Maintenance. These costs include but are not limited to snow removal, pothole repair, and street light utility costs.

In order for the Village to use the MFT Funds in this manner, the attached resolution needs to be approved by the Board. The approved Resolution will then be sent to the Illinois Department of Transportation.

**ATTACHMENTS:**

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Resolution/Agreement Pages

**STAFF RECOMMENDATION:**

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Staff recommends the adoption of the Resolution.

**REQUESTED COURSE OF ACTION:**

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The Board of Trustees will be presented with the Resolution at the April 27, 2015 Board of Trustees Meeting for approval.





**Municipal Estimate of  
Maintenance Costs**

Municipality: BROOKFIELD

Maintenance Period 1/1/2015 to 12/31/2015

Section Number: 15 - 00000 - 00 - GM

**Estimated Cost of Maintenance Operations**

| Maintenance Operation<br>(No. Description)          | Maint. Group | Insp. Req. | For Group I, IIA, IIB, or III                    |      |          |            |            | Est Total Operation Cost |
|---|--------------|------------|--|------|----------|------------|------------|--------------------------|
|   |              |            | Item   | Unit | Quantity | Unit Price | Item Cost  |                          |
| 1. Traffic Signal Maintenance                       | I            |            | T/S#13870 Ogden & East/Eberly - 12.5% Share      | Mo   | 12       | 37.69      | 452.28     |                          |
|   | I            |            | T/S#13871 Ogden & DuBois - 50% Share             | Mo   | 12       | 150.77     | 1,809.24   |                          |
|   | I            |            | T/S#13872 Ogden & Maple/17th - 50% Share         | Mo   | 12       | 150.77     | 1,809.24   |                          |
|   | I            |            | T/S#13930 Raymond/Harrison & 31st - 100% Share   | Mo   | 12       | 301.54     | 3,618.48   |                          |
|   | I            |            | T/S#14175 Ogden & Custer - 50% Share             | Mo   | 12       | 150.77     | 1,809.24   |                          |
|   | I            |            | T/S#3693 Maple & 30th - 25% Share                | Mo   | 12       | 75.39      | 904.68     |                          |
|   |              |            |  |      |          |            |            | \$ 10,403.16             |
| 2. Snow & Ice Control                               | I            |            | Material - rock salt (CMS Contract)              | Ton  | 1500     | 60.00      | 90,000.00  |                          |
|   | IIA          |            | Equipment - truck                                | Hour | 750      | 20.73      | 15,547.50  |                          |
|   | IIA          |            | Equipment - plow                                 | Hour | 750      | 20.55      | 15,412.50  |                          |
|   | IIA          |            | Equipment - spreader                             | Hour | 750      | 51.70      | 38,775.00  |                          |
|   | IIA          |            | Equipment - tractor, front end loader            | Hour | 250      | 52.58      | 13,145.00  |                          |
|   | IIA          |            | Labor (reg rate) - Maintenance Worker II, Step D | Hour | 1000     | 31.00      | 31,000.00  |                          |
|   | IIA          |            | Labor (overtime) - Maintenance Worker II, Step D | Hour | 1290     | 46.53      | 60,023.70  |                          |
|   |              |            |  |      |          |            |            | \$ 263,903.70            |
| 3. Street Light Maintenance                         | I            |            | Energy - electricty                              | Mo   | 12       | 14,166.67  | 170,000.00 |                          |
|   |              |            |  |      |          |            |            | \$ 170,000.00            |
| 4. Pavement Maintenance                             | IIA          |            | Material - cold patch                            | Ton  | 350      | 28.00      | 9,800.00   |                          |
|   | IIA          |            | Material - crushed stone                         | Ton  | 1250     | 6.60       | 8,250.00   |                          |
|   | IIA          |            | Equipment - truck, rear dump                     | Hour | 850      | 50.83      | 43,205.50  |                          |
|   | IIA          |            | Equipment - roller                               | Hour | 150      | 14.00      | 2,100.00   |                          |
|   | IIA          |            | Labor (reg rate) - Maintenance Worker, I, Step B | Hour | 1100     | 23.08      | 25,388.00  |                          |
|   |              |            |  |      |          |            |            | \$ 88,743.50             |
| <b>Total Estimated Maintenance Operation Cost</b>   |              |            |  |      |          |            |            | <b>533,050.36</b>        |
| Preliminary Engineering                             |              |            |  |      |          |            |            |                          |
| Engineering Inspection                              |              |            |  |      |          |            |            |                          |
| Material Testing                                    |              |            |  |      |          |            |            |                          |
| Advertising   |              |            |  |      |          |            |            |                          |
| Bridge Inspections                                  |              |            |  |      |          |            |            |                          |
| <b>Total Estimated Maintenance Engineering Cost</b> |              |            |  |      |          |            |            | <b>-</b>                 |
| <b>Total Estimated Maintenance Cost</b>             |              |            |  |      |          |            |            | <b>533,050.36</b>        |

Submitted:

Approved:

Kit P. Ketchmark, Village President, Municipal Official, Title

Regional Engineer

4/27/2015

Date

Date

RESOLUTION NO. R-2015- 993

**A RESOLUTION AWARDING A CONTRACT FOR THE  
PRAIRIE AVENUE WATER MAIN IMPROVEMENTS PROJECT FOR THE  
VILLAGE OF BROOKFIELD, ILLINOIS**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 27<sup>TH</sup> DAY OF APRIL 2015

RESOLUTION NO. R-2015- 993

**A RESOLUTION AWARDING A CONTRACT FOR THE  
PRAIRIE AVENUE WATER MAIN IMPROVEMENTS PROJECT FOR THE  
VILLAGE OF BROOKFIELD, ILLINOIS**

**WHEREAS**, the Village of Brookfield publicly advertised for sealed bids for the Prairie Avenue Water Main Improvements Project (the "Project");

**WHEREAS**, bids for the Project were received, publicly opened, examined and declared at 11:00 a.m. on Wednesday the 15<sup>th</sup> day of April 2015; and

**WHEREAS**, of the bids received and opened, the apparent lowest responsible bidder for the Project is Unique Plumbing Company, Inc. of Brookfield, Illinois;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

**Section 1:** The facts and statements contained in the preambles to this resolution are found to be true and correct and are hereby adopted as part of this resolution.

**Section 2:** The corporate authorities do hereby find Unique Plumbing Company, Inc. to be the lowest responsible bidder for the Project.

**Section 3:** Unique Plumbing Company, Inc. is hereby awarded the contract for the Project, at the prices set forth in its bid subject to the furnishing of the proper bonds and insurance.

**Section 4:** The Village President is hereby authorized to execute and the Village Clerk to attest and seal a Notice of Award substantially in the form attached hereto as Exhibit "A" and made a part hereof. The Notice of Award shall be issued to Unique Plumbing Company, Inc., the lowest responsible bidder, for the Project. The

Notice of Award shall be accompanied by a sufficient number of contracts with all other written contract documents attached for execution by Unique Plumbing Company, Inc.

**Section 5:** Provided that Unique Plumbing Company, Inc. returns to the Village within ten (10) days of the receipt of the Notice of Award the contract with all other written contract documents attached, properly executed by it, along with the proper contract bonds and insurance, then the Village President is authorized to execute and the Village Clerk to attest the contract and other written contract documents.

**Section 6:** This Resolution shall take effect upon its passage and approval in pamphlet form.

ADOPTED this 27<sup>th</sup> day of April 2015, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTENTION:** \_\_\_\_\_

APPROVED by me this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED and filed in my office,  
and published in pamphlet form  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois

**Exhibit "A"**

**VILLAGE OF BROOKFIELD, ILLINOIS  
NOTICE OF AWARD**

TO: Unique Plumbing Company, Inc.  
9408 West 47<sup>th</sup> Street  
Brookfield, Illinois 60513

PROJECT DESCRIPTION: Village of Brookfield, Illinois, Prairie Avenue Water Main Improvements Project.

THE VILLAGE OF BROOKFIELD has considered the Proposal submitted by you for the above-described work in response to its Notice of Bidders.

YOU ARE HEREBY NOTIFIED that your bid has been accepted for items in the amount of Four Hundred Five Thousand Forty and No/100 Dollars (\$405,040.00) payable on a unit-price basis for the units of work listed in the Project Scope properly installed and accepted by the Village, subject to the furnishing of the proper bonds and insurance.

You are required to execute the Contract and furnish the required contract bonds and insurance within ten (10) calendar days from the date of the receipt of this Notice.

If you fail to execute said Contract and to furnish said bonds and insurance within ten (10) days from the issuance of this Notice of Award, the Village will be entitled to consider all your rights arising out of the Village's acceptance of your bid as abandoned and as a forfeiture of your bid security. The Village will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the Village of Brookfield.

Dated this 27<sup>th</sup> day of April 2015.

VILLAGE OF BROOKFIELD, ILLINOIS

By: \_\_\_\_\_

Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED and filed in my office,  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois

**ACCEPTANCE OF NOTICE**

Receipt of the above Notice of Award is hereby acknowledged by Unique Plumbing Company, Inc. this \_\_\_\_ day of \_\_\_\_\_ 2015.

Unique Plumbing Company, Inc.

\_\_\_\_\_  
James P. Kennedy, President

## CONTRACT

This Contract made this 17<sup>th</sup> day of April 2015 between the Village of Brookfield, the "Department," and Unique Plumbing Company, Inc., 9408 West 47th Street, Brookfield, Illinois 60513, the "Contractor," for the Village of Brookfield - Prairie Avenue Water Main Improvements Project.

The Contractor hereby agrees as hereinafter set forth:

1. For and in consideration of the payments to be made by the Department and the agreements set forth in the Proposal hereto attached, to be made to Contractor, and according to the terms of the Contract Bond, the Department and the Contractor agree that the Contractor at its own proper cost and expense shall perform the following Work, furnish all materials and labor necessary to complete the Work and in full compliance with all of the terms and the requirements of this agreement:

### **Village of Brookfield - Prairie Avenue Water Main Improvements Project**

in strict compliance with Notice to Bidders and Invitation for Bids, the Specifications, Special Provisions, Proposal and Contract Bond which are essential documents of and made a part of this Contract.

2. A. **Contract Sum.** The Department shall pay the Contractor for the performance of the work, at the unit prices set forth in the Contractor's Proposal as full compensation for furnishing all the materials, for doing all work contemplated and specified in this contract, for all loss or damage arising out of the nature of the work or from any action of the elements, or from any unforeseen difficulties which may be encountered in the prosecution of the same, for all risks of every description connected with the work, and for well and faithfully completing the work, and the whole thereof, in full compliance with the plans and contract documents, and within the time stated in the Proposal, hereby made a part of hereof, which time is hereby declared to be of the essence of this contract. The undersigned Contractor declares that it understands that the quantities shown in the Proposal are approximate only and that they are subject to increase or decrease; and agrees that it will take, in full payment, the amount of the summation of the actual quantities, as finally determined, multiplied by the unit prices shown on the schedule of prices forming a part of this Contract.

B. **Contract Time.** The Contractor shall commence the work not prior to June 15, 2015, and complete the work on or before August 14, 2015, unless an extension of time is granted in accordance with the Specifications.

C. **Payments.** Partial payment, acceptance, and final payment are to be made to the Contractor in accordance with and subject to the provisions embodied in the General Conditions, which are made a part of this Contract. The Department shall approve payment of and pay to the Contractor any and all fees, charges and amounts due to Contractor for services performed prior to the termination consistent with the requirements of the Local Government Prompt Payment Act (50 ILCS 505/4 *et seq.*).

The Contractor shall comply with the requirements of the Local Government Prompt Payment Act (50 ILCS 505/4 *et seq.*).

**3. Assignment of Contract.** The Contract shall be deemed to be exclusive between the Department and the Contractor. This Contract shall not be assigned by the Contractor without first obtaining permission in writing from the Department. The Department may refuse to accept any substitute Contractor for any reason.

**4. Contractor Record Retention.** The Contractor shall maintain all books and records relating to the performance of the Work under the Contract, and all subcontractors shall maintain books and records relating to their performance of work under their subcontract. The books and records shall be maintained by the Contractor and subcontractors in compliance with the requirements of the Local Records Act (50 ILCS 205/1 *et seq.*) and the Freedom of Information Act (5 ILCS 140/1 *et seq.*) until written approval for the disposal of such records is obtained from the Local Records Commission. All books and records required to be maintained by the Contractor and subcontractor shall be available for review and audit by the Department. The Contractor and subcontractor shall cooperate fully with the Department (a) with any request for public records made pursuant to the Freedom of Information Act (5 ILCS 140/1 *et seq.*), (b) with any request for public records made pursuant to any audit, and (c) by providing full access to and copying of all relevant books and records within a time period which allows the Department to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*). Failure by the Contractor or subcontractor to maintain the books, records and supporting documents required by this paragraph or the failure by the Contractor or subcontractor to provide full access to and copying of all relevant books and records within a time period which allows the Department to comply timely with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*) shall establish a presumption in favor of the Department for the recovery of any funds paid by the Department under the Contract for which adequate books and records are not available or for the recovery for any penalties or attorney's fees imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*). The Contractor shall include the requirements of this Article in all subcontracts. The obligations imposed by this Article shall survive final payment and the termination of the other obligations imposed by the Contract.

**5. Notices.** Written notices between the Department and the Contractor shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the above parties as follows:

a. If to Department:

Village of Brookfield  
8820 Brookfield Avenue  
Brookfield, Illinois 60513  
Attn: Mr. Keith R. Sbiral, AICP, Village Manager

b. If to Contractor:

Unique Plumbing Company, Inc.  
9408 West 47th Street  
Brookfield, Illinois 60513  
Attn: James P. Kennedy, President

c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this contract requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

**6. Entire Contract.** This Contract consists of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim, or if not attached, as if attached hereto:

- (a) Addenda, if any (none unless indicated here) \_\_\_\_\_
- (b) Notice to Contractors
- (c) Project Description
- (d) Instructions to Bidders
- (e) Bidder's Certification
- (f) Proposal
- (g) Contract
- (h) Contract Bond
- (i) Standard Specifications
- (j) The *Standard Specifications for Road and Bridge Construction* adopted January 1, 2012, as amended by the ERRATA to the Standard Specifications for Road and Bridge Construction, adopted January 1, 2012, and revised January 1, 2014; all of the Supplemental Specifications listed in the contract documents and those Recurring Special Provisions and Recurring Local Roads and Streets Special Provisions, adopted January 1, 2014, indicated on the Check Sheet included in the contract documents supplement the Standard Specifications for Road and Bridge Construction, the Bureau of Design and Environment (BDE) Special Provisions, indicated on the Check Sheet included in the contract documents, the Local Roads Special Provisions, LR 105, "Cooperation with Utilities"; LR 107-4, "Insurance"; LR 107-7 "Wages of Employees on Public Works" and the "Manual for Test Procedures for Materials," January 1, 2012, all issued by the State of Illinois, Department of Transportation and the "National Manual on Uniform Traffic Control Devices for Streets and Highways" (2009 Edition) supplemented by the "Illinois Supplement to the National Manual on Uniform Traffic Control Devices for Streets and Highways" (2009 Edition) issued by the Illinois Department of Transportation
- (k) The *Standard Specifications for Sewer and Water Main Construction in Illinois*, Seventh Edition, 2014 excluding Sections 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Division I General Requirements and Covenants (hereinafter referred to as the "Standard Specifications for Sewer and Water Main Construction")
- (l) Supplemental Specifications

- (m) Special Provisions for General Items
- (n) Special Provisions for Contract Pay Items
- (o) Check Sheet for Recurring Special Provisions
- (p) Bureau of Design and Environment Special Provisions Check Sheet
- (q) Attachments
- (r) Cook County, Illinois, Prevailing Wages

This contract represents the entire and integrated Contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral.

Noted: Contract documents (j), (k) and (l), are separate publications that will not be furnished by the Department but shall be the responsibility of the Contractor to obtain at its own expense.

Contract document (j) may be obtained from the Illinois Department of Transportation.  
See <http://www.idot.illinois.gov>.

Contract document (k) may be obtained from the Illinois Society of Professional Engineers.  
See <http://www.illinoisengineer.com>

This Contract (including the contract documents) represents the entire and integrated Contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. In case of conflict between the terms contained herein and those contained in the General Conditions, the terms herein shall control. This Contract may only be amended or a provision hereof waived by the parties by written instrument executed by authorized signatories of the Department and Contractor. This Contract is executed that day and year first written above.

Department: Village of Brookfield

Contractor: Unique Plumbing Company, Inc.

By: \_\_\_\_\_  
Kit P. Ketchmark, Village President

By: \_\_\_\_\_  
James P. Kennedy, President

Attest:

Attest:

By: \_\_\_\_\_  
Catherine Colgrass-Edwards, Village Clerk

By: \_\_\_\_\_  
Mary B. Kennedy, Secretary

RESOLUTION NO. R-2015- 994

**A RESOLUTION AWARDING A CONTRACT FOR TREE REMOVAL SERVICES FOR  
THE VILLAGE OF BROOKFIELD, ILLINOIS**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 27<sup>TH</sup> DAY OF APRIL 2015

RESOLUTION NO. R-2015- 994

**A RESOLUTION AWARDING A CONTRACT FOR TREE REMOVAL SERVICES FOR THE VILLAGE OF BROOKFIELD, ILLINOIS**

**WHEREAS**, the Village of Brookfield publicly advertised for sealed bids for tree removal services (the "Services");

**WHEREAS**, bids for the Services were received, publicly opened, examined and declared at 3:00 p.m. on Thursday, day the 23<sup>rd</sup> day of April 2015; and

**WHEREAS**, of the bids received and opened, the apparent lowest responsible bidder for the Services is NJ Ryan Tree & Landscape, LLC of DeKalb, Illinois;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

**Section 1:** The facts and statements contained in the preambles to this resolution are found to be true and correct and are hereby adopted as part of this resolution.

**Section 2:** The corporate authorities do hereby find NJ Ryan Tree & Landscape, LLC to be the lowest responsible bidder for the Services.

**Section 3:** NJ Ryan Tree & Landscape, LLC is hereby awarded the contract for the Services, at the prices set forth in its bid subject to the furnishing of the proper insurance.

**Section 4:** The Village President is hereby authorized to execute and the Village Clerk to attest and seal a Notice of Award substantially in the form attached hereto as Exhibit "A" and made a part hereof. The Notice of Award shall be issued to NJ Ryan Tree & Landscape, LLC the lowest responsible bidder for the Services. The

Notice of Award shall be accompanied by a sufficient number of contracts with all other written contract documents attached for execution by NJ Ryan Tree & Landscape, LLC.

**Section 5:** Provided that NJ Ryan Tree & Landscape, LLC returns to the Village within fifteen (15) days of the receipt of the Notice of Award the contract with all other written contract documents attached, properly executed by it, along with the proper evidence of insurance, then the Village President is authorized to execute and the Village Clerk to attest the contract and other written contract documents.

**Section 6:** This Resolution shall take effect upon its passage and approval in pamphlet form.

ADOPTED this 27<sup>th</sup> day of April 2015, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTENTION:** \_\_\_\_\_

APPROVED by me this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED and filed in my office,  
and published in pamphlet form  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois

**Exhibit "A"**

**VILLAGE OF BROOKFIELD, ILLINOIS  
NOTICE OF AWARD**

TO: Nicole A. Fleming  
NJ Ryan Tree & Landscape, LLC  
17271 State Route 23  
DeKalb, Illinois 60115

SERVICES DESCRIPTION: Village of Brookfield, Illinois, tree removal services.

THE VILLAGE OF BROOKFIELD has considered the Proposal submitted by you for the above-described work.

YOU ARE HEREBY NOTIFIED that your proposal has been accepted for the following items at the following prices:

**PRICE SCHEDULE**

| <b>Item No.</b>                           | <b>Tree Diameter Range</b> | <b>Quantity (Annual)</b> | <b>Unit Cost (\$ per diameter inch)</b> | <b>Tree Diameter for Bid Comparison</b> | <b>Total Cost</b>         |
|---|----------------------------|--------------------------|---|---|---------------------------|
| 1.  | 7" to 15"                  | 40                       | \$9.00                                  | 12"                                     | \$4,320.00                |
| 2.  | 16" to 25"                 | 50                       | \$13.00                                 | 20"                                     | \$13,000.00               |
| 3.  | 26" to 35"                 | 30                       | \$23.00                                 | 30"                                     | \$20,700.00               |
| 4.  | 36" and larger             | 30                       | \$25.00                                 | 40"                                     | \$30,000.00               |
| <b>TOTAL PROPOSED ANNUAL CONTRACT SUM</b> |                            |                          |   |   | <b><u>\$68,020.00</u></b> |

subject to the furnishing of the proper insurance.

You are required to execute the Contract and furnish the required insurance within fifteen (15) calendar days from the date of the receipt of this Notice. If you fail to execute said Contract and to furnish said insurance within fifteen (15) days from the issuance of this Notice of Award, the Village will be entitled to consider all your rights arising out of the Village's acceptance of your bid as abandoned and as a forfeiture of your bid security. The Village will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the Village of Brookfield.

Dated this 27<sup>th</sup> day of April 2015.

VILLAGE OF BROOKFIELD, ILLINOIS

By: \_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED and filed in my office,  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the Village  
of Brookfield, Cook County, Illinois



**ACCEPTANCE OF NOTICE**

Receipt of the above Notice of Award is hereby acknowledged by NJ Ryan Tree & Landscape, LLC this \_\_\_\_ day of \_\_\_\_\_ 2015.

NJ Ryan Tree & Landscape, LLC

\_\_\_\_\_  
Nicole A. Fleming, Manager

ORDINANCE NO. 2015 - 27

**AN ORDINANCE TO APPROVE AND AUTHORIZE A SPECIAL USE TO PERMIT A  
PARKING LOT AND A ZONING VARIATION OF THE FRONT SET BACK  
REQUIREMENT FOR THE PROPERTY LOCATED AT 160 RIDGEWOOD ROAD IN  
THE VILLAGE OF BROOKFIELD, ILLINOIS**

**PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 27<sup>TH</sup> DAY OF APRIL 2015**

Published in pamphlet form by  
Authority of the Corporate  
Authorities of Brookfield, Illinois  
the 27<sup>th</sup> day of April 2015.

ORDINANCE NO. 2015 - 27

**AN ORDINANCE TO APPROVE AND AUTHORIZE A SPECIAL USE TO PERMIT A PARKING LOT AND ZONING VARIATION OF THE FRONT SET BACK REQUIREMENT FOR THE PROPERTY LOCATED AT 160 RIDGEWOOD ROAD IN THE VILLAGE OF BROOKFIELD, ILLINOIS**

**WHEREAS**, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, *et seq.*), and pursuant to the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, the applicant, Riverside-Brookfield High School District 208 has filed a Special Use Application to permit the construction of a parking lot and a Zoning Variance Application requesting a variation of the front set back requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback and of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the property which is legally described in Exhibit "A" attached hereto and made a part hereof (the "Subject Property");

**WHEREAS**, the Subject Property is presently zoned A Single Family Residential District and abuts property on north, south, east and west sides presently zoned A Single Family Residential District.

**WHEREAS**, after due public notice having been published in the *Brookfield Landmark* on January 28, 2015, and otherwise made by the applicant in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, a public hearing was held on the Special Use Application and the Zoning Variance Application on January 22, 2015 and March 22, 2015, each at 7:00 p.m.

before the Village of Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Zoning Variance Application materials, took sworn testimony and accepted evidence pertaining to the Special Use Application and the Zoning Variance Application for consideration of the requested special use and the requested zoning variations, and all persons who desired to be heard on the matter were heard;

**WHEREAS**, the Planning and Zoning Commission, having duly considered the question of approval of the special use to permit the construction of a parking lot and the zoning variations, has caused a written report of its determination and recommendation approving the special use to construct a parking lot, the variation of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback and of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the Subject Property to be submitted to the President and Board of Trustees (the "Corporate Authorities") of the Village of Brookfield, Illinois (the "Village") and which is attached hereto as Exhibit "B";

**WHEREAS**, based on the evidence presented at the hearing, the Village of Brookfield Planning and Zoning Commission made the following findings of fact, which are summarized as follows:

- A. Regarding the Special Use Application:
  - 1. Riverside-Brookfield High School District 208 has owned the property since 1939 and operated the property for school purposes/ activities.

2. The property at 160 Ridgewood Road is located in the single family A zoning district. Riverside-Brookfield High School is a pre-collegiate public school and the proposed parking lot would be a facility incidental thereto. Therefore, the proposed parking lot is a permissible use to be considered to be permitted as a special use in the single family A zoning district.
3. The proposed special use at 160 Ridgewood Road to permit parking lot is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole because parking for students attending the high school and for other persons attending school activities and events is insufficient to accommodate the demand for parking and to eliminate conflicts with the parking requirements of the Brookfield Zoo,
4. After having considered the availability of locations for a parking lot at other sites which may permit the requested the parking lot as a "use of right" and which may be more appropriate, no site was identified which would permit the parking lot as a "use of right" which was more appropriate because parking lots are permitted uses only in the C-1, C-2, C-3, C-4 and I-1 zoning districts which are not located within reasonable proximity to Riverside-Brookfield High School to be useful as a parking lot to service the high school facilities. Additionally, the parking study entered into the record that examined regional and sub area parking impacts and options showed that the placement of the proposed parking lot at the proposed location is the only possible location that is not on Cook County Forest Preserve land which is reserved for forest preserve use.
5. After having considered any unique, special or unusual circumstances, the extent of the same and what, if any, special conditions, limitations, controls or other mechanisms may be undertaken to lessen or preclude any undesirable effects of granting the special use, no special conditions, limitations, controls or other mechanisms need be undertaken to lessen or preclude any undesirable effects of granting the special use other than those associated with the requested zoning variations.

B. Regarding the zoning variations:

1. The hardship, which is the basis for the variations, are not derived from difficulties pertaining to the property itself which prevent full use of the property to the same extent other properties in close proximity within the same zoning district can be used because the applicant could build fewer tennis courts and thereby comply with the set back requirements of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois;
2. The hardship which is the basis of the variations are self-created because the applicant determined the number of tennis courts to locate on the site;

3. There are means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property because the applicant could build fewer tennis courts and thereby comply with the set back requirements of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois;
4. The variations sought will not impair an adequate supply of light or air to adjacent property because the proposed use of the Subject Property will otherwise conform to the requirements of the Code of Ordinances of Brookfield, Illinois, which provide for an adequate supply of light or air to adjacent property.
5. The variations sought will not unreasonably diminish the values of adjacent property because the requested variances will allow the Subject Property to be occupied with a parking lot, a conforming special use, for the public high school servicing the residents of the Village, and, therefore, will not diminish adjacent property values. In fact, the proposed project will likely make the adjacent property more desirable and will cause the values of the adjacent property to increase. The variations sought will likely improve markets values of surrounding properties.
6. The variations sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety because the existing public streets in the area are adequate to support the proposed use. The requested variances will allow the construction of a parking lot which will reduce the demand for on street parking in the area and thereby reduce congestion in the public streets or otherwise promote public safety.
7. The requested variations are not in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the set back and fence variations would not be in conformity with the requirements applied to other properties in close proximity to the Subject Property;
8. Granting these variations will not alter the character of the neighborhood because the neighborhood is residential and will remain residential should the variation be granted.
9. Granting the variations will not conflict with the comprehensive plan because the comprehensive plan determines that this property be used for commercial uses, and the proposed use is commercial.
10. Granting the variations will not change the use of the property because the Subject Property is located within the A Single Family Residential District, and the proposed and is a permitted special use in the A Single Family

Residential District and which special use has been recommended for approval.

**WHEREAS**, the Village of Brookfield Planning and Zoning Commission determined that the following standards have been met and proved by the applicant:

A. Regarding the Special Use:

1. The proposed special use to permit parking lot is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole;
2. After having considered the availability of locations for a parking lot at other sites which may permit the requested the parking lot as a "use of right" and which may be more appropriate, no site would permit the parking lot as a "use of right" which was more appropriate;
3. After having considered any unique, special or unusual circumstances, the extent of the same and what, if any, special conditions, limitations, controls or other mechanisms may be undertaken to lessen or preclude any undesirable effects of granting the special use, no special conditions, limitations, controls or other mechanisms need be undertaken to lessen or preclude any undesirable effects of granting the special use other than those associated with the requested zoning variations.

B. Regarding the Zoning Variations:

1. The hardship alleged as the basis for the variations is derived from difficulties pertaining to the property itself, which prevents full use of the property to the same extent other properties in close proximity within the same zoning district can be used;
2. The hardship alleged as the basis for a variations is neither self-created nor self-imposed by the applicant or its agent, nor by unauthorized and unpermitted acts of any prior owner;
3. There is no means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the property;
4. The variations sought will not impair an adequate supply of light or air to adjacent property;
5. The variations sought will not unreasonably diminish the values of adjacent property;

6. The variations sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety; and
7. The variation is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois.

**WHEREAS**, in accordance with the aforesaid laws and ordinances, the Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested special use to permit the construction of a parking lot and the variations of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback and of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the Subject Property;

**WHEREAS**, the physical limitations of the Subject Property present certain practical difficulties and particular hardships for the applicant resulting from the application of the strict letter of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, to the Subject Property; all requisite conditions for the approval of the requested variation of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback have been met by the applicant; that the standards for the granting of the variation have been met and proved by the applicant and that it is in the best interests of the Village that the zoning variation of the front yard setback requirement be approved, subject to the conditions set forth in this ordinance, but the

requested variation of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the Subject Property is not authorized by Section 62-758(a) of Chapter 62 which limits the authority of the board of trustees to grant variations to the provisions of Chapter 62 only and therefore an amendment of Section 12-199 of the Code of Ordinances of Brookfield, Illinois is the appropriate means by which to accommodate the proposed fence on the Subject Property;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

**Section 1. Recitals.** The corporate authorities hereby incorporate the foregoing preamble clauses into this ordinance and adopt and make the determinations as hereinabove set forth.

**Section 2. Findings – Special Use.** Based on the evidence presented at the hearing, the corporate authorities find that regarding the special use that:

1. Riverside-Brookfield High School District 208 has owned the property since 1939 and operated the property for school purposes/ activities.
2. The property at 160 Ridgewood Road is located in the single family A zoning district. Riverside-Brookfield High School is a pre-collegiate public school and the proposed parking lot would be a facility incidental thereto. Therefore, the proposed parking lot is a permissible use to be considered to be permitted as a special use in the single family A zoning district.
3. The proposed special use at 160 Ridgewood Road to permit parking lot is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole because parking for students attending the high school and for other persons attending school activities and events is insufficient to accommodate the demand for parking and to eliminate conflicts with the parking requirements of the Brookfield Zoo,

4. After having considered the availability of locations for a parking lot at other sites which may permit the requested the parking lot as a "use of right" and which may be more appropriate, no site was identified which would permit the parking lot as a "use of right" which was more appropriate because parking lots are permitted uses only in the C-1, C-2, C-3, C-4 and I-1 zoning districts which are not located within reasonable proximity to Riverside-Brookfield High School to be useful as a parking lot to service the high school facilities. Additionally, the parking study entered into the record that examined regional and sub area parking impacts and options showed that the placement of the proposed parking lot at the proposed location is the only possible location that is not on Cook County Forest Preserve land which is reserved for forest preserve use.
5. After having considered any unique, special or unusual circumstances, the extent of the same and what, if any, special conditions, limitations, controls or other mechanisms may be undertaken to lessen or preclude any undesirable effects of granting the special use, no special conditions, limitations, controls or other mechanisms need be undertaken to lessen or preclude any undesirable effects of granting the special use other than those associated with the requested zoning variations;
6. All requisite conditions for the approval of the requested special use to permit the construction of a parking lot on the Subject Property have been met by the applicant;
7. That the standards for the granting of the special use have been met and proved by the applicant; and
8. That it is in the best interests of the Village that the special use be approved to permit the construction of a parking lot, subject to the conditions set forth in this ordinance;

**Section 3. Findings – Zoning Variations.** Notwithstanding certain findings of the planning and zoning commission to the contrary, based on the evidence presented at the hearing, the corporate authorities find that regarding the zoning variations:

1. The hardship, which is the basis for the variation of the front yard set back requirement is derived from difficulties pertaining to the property itself which prevent full use of the property to the same extent other properties in close proximity within the same zoning district can be used because the use of the property as a public high school creates unique circumstances regarding the Subject Property not applicable to the use of other

properties in close proximity to the Subject Property within the A Single Family Residential District;

2. The hardship which is the basis of the variation of the front yard set back requirement is not self-created because the use of the property as a public high school creates unique circumstances regarding the Subject Property the design of the improvement of which is dictated by the efficient use of limited available taxes;
3. There are not means other than the requested variation of the front yard set back requirement by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property because the location and number of tennis courts proposed to be built on the Subject Property are dictated by the need of the public high school to serve the needs of the community and its student population;
4. The variation of the front yard set back requirement sought will not impair an adequate supply of light or air to adjacent property because the proposed use of the Subject Property will otherwise conform to the requirements of the Code of Ordinances of Brookfield, Illinois, which provide for an adequate supply of light or air to adjacent property.
5. The variation of the front yard set back requirement sought will not unreasonably diminish the values of adjacent property because the requested variances will allow the Subject Property to be occupied with a parking lot, a conforming special use, for the public high school servicing the residents of the Village, and, therefore, will not diminish adjacent property values. In fact, the proposed project will likely make the adjacent property more desirable and will cause the values of the adjacent property to increase. The variation of the front yard set back requirement sought will likely improve markets values of surrounding properties.
6. The variation of the front yard set back requirement sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety because the existing public streets in the area are adequate to support the proposed use. The requested variation of the front yard set back requirement will allow the construction of a parking lot which will reduce the demand for on street parking in the area and thereby reduce congestion in the public streets or otherwise promote public safety.
7. The requested variation of the front yard set back requirement is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the set back variation would accommodate efficient the use of the property as a permitted special use contemplated by the provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois;

8. Granting the variation of the front yard set back requirement will not alter the character of the neighborhood because the neighborhood is residential and will remain residential should the variation be granted.
9. Granting the variation of the front yard set back requirement will not conflict with the comprehensive plan because the comprehensive plan determines that this property be used for commercial uses, and the proposed use is commercial.
10. Granting the variation of the front yard set back requirement will not change the use of the property because the Subject Property is located within the A Single Family Residential District and the proposed and is a permitted special use in the A Single Family Residential District and which special use has been recommended for approval.
11. The variation of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the Subject Property is not authorized by Section 62-758(a) of Chapter 62 which limits the authority of the board of trustees to grant variations to the provisions of Chapter 62 only and therefore an amendment of Section 12-199 of the Code of Ordinances of Brookfield, Illinois is the appropriate means by which to accommodate the proposed fence on the Subject Property.

**Section 4. Compliance with Standards.** The corporate authorities find that

the following standards have been met and proved by the applicant:

- A. Regarding the Special Use:
  1. The proposed special use to permit parking lot is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole;
  2. After having considered the availability of locations for a parking lot at other sites which may permit the requested the parking lot as a "use of right" and which may be more appropriate, no site would permit the parking lot as a "use of right" which was more appropriate;
  3. After having considered any unique, special or unusual circumstances, the extent of the same and what, if any, special conditions, limitations, controls or other mechanisms may be undertaken to lessen or preclude any undesirable effects of granting the special use, no special conditions, limitations, controls or other mechanisms need be undertaken to lessen or

preclude any undesirable effects of granting the special use other than those associated with the requested zoning variations.

B. Regarding the zoning variation of the front yard set back requirement:

1. The hardship alleged as the basis for the variation is derived from difficulties pertaining to the property itself, which prevents full use of the property to the same extent other properties in close proximity within the same zoning district can be used;
2. The hardship alleged as the basis for a variation is neither self-created nor self-imposed by the applicant or its agent, nor by unauthorized and unpermitted acts of any prior owner;
3. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the property;
4. The variation sought will not impair an adequate supply of light or air to adjacent property;
5. The variation sought will not unreasonably diminish the values of adjacent property;
6. The variation sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety;
7. The variation is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois.

**Section 5. Approval of Special Use.** The corporate authorities hereby approve a special use on the Subject Property to permit the construction of a parking lot.

**Section 6. Approval of Front Yard Set Back Variation.** The corporate authorities hereby approve a variation of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction

of tennis courts within the front yard setback, provided that the following conditions are satisfied by the applicant:

1. That the project shall comply with all Village storm water regulations.
2. That the project shall be screened as described in the plans and specifications prepared by DLA, Ltd, and Brusseau Design Group, LLC, dated .January, 2015, sheets entitled, "Landscape Plan – L.1" and "Landscape Specifications – L.2"and lighted as depicted in the plans prepared by DLA, Ltd, and Berg Engineering Consultants, Ltd. dated .January 26, 2015, sheets entitled, "Parking Lot Lighting Scheme Photometrics – EPH.1" and "Tennis Court Lighting Scheme Photometrics – EPH.2" submitted with the application.
3. That the tennis court fencing shall be screened.
4. That the special events that generate high traffic volumes (volumes in excess of the average daily traffic volumes) shall have additional traffic controls, including but not limited to, the hiring off duty police officers for manually directing traffic.

**Section 7. Denial of Fence Height Variation.** The corporate authorities hereby deny a variation of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the Subject Property because the variation is not authorized by Section 62-758(a) of Chapter 62 which limits the authority of the board of trustees to grant variations to the provisions of Chapter 62 only and therefore an amendment of Section

12-199 of the Code of Ordinances of Brookfield, Illinois is the appropriate means by which to accommodate the proposed fence on the Subject Property.

**Section 8. Time Limitation.** Subject to an extension of time's being granted by the corporate authorities, the variations granted by this ordinance must be exercised within six (6) months after the effective date of the ordinance granting such variation without any further action by the Village. Upon written request prior to the end of the six (6) month life for the variation and the offering by the applicant to the corporate authorities, the corporate authorities by simple majority vote of the board members present at a regular Village board meeting may extend the life of the variation by an additional six (6) months. No more than two (2) such extensions shall be granted by the corporate authorities. Changes to any codes or ordinances made effective after the original granting of the variation by the Village, other than to Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, shall be binding upon any construction undertaken after the original six (6) month period.

**Section 9: Severability.** If any provisions or portion of this ordinance or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions or portions of this ordinance; and, to that end, all provisions and portions of this Ordinance are declared to be severable.

**Section 10. Incorporation of Exhibits.** All exhibits attached to this ordinance are hereby incorporated herein and made a part of the substance hereof.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**Section 11. Effective Date.** This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

**ADOPTED** this 27<sup>th</sup> day of April 2015 pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTENTION:** \_\_\_\_\_

**APPROVED** by me this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED and filed in my office,  
and published in pamphlet form  
this 27<sup>th</sup> day of April 2015

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois

## Exhibit "A"

### LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

#### PARCEL 1A:

LOTS 129 TO 135, BOTH INCLUSIVE, LOTS 214 TO 227, BOTH INCLUSIVE, AND LOTS 306 TO 312 BOTH INCLUSIVE, IN THE FIFTH DIVISION OF RIVERSIDE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

#### PARCEL 1 B:

THAT PART OF THE FOLLOWING VACATED STREETS, ADJOINING SAID LOTS, ALL AS ORIGINALLY PLATTED IN FIFTH DIVISION OF RIVERSIDE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

1. VACATED FOREST AVENUE IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, LYING EAST OF THE EAST LINE OF GOLFOVIEW AVENUE AND WEST OF THE WEST LINE OF FIRST AVENUE AS CREATED BY THE RIGHT WAY FOR FIRST AVENUE (WEST 66 FEET OF WHICH WAS PLATTED AS FORBES AVENUE IN SAID FIFTH DIVISION OF RIVERSIDE) MADE BY THE FOREST PRESERVE OF COOK COUNTY AND RECORDED APRIL 18, 1940 AS DOCUMENT 12467116, SAID FOREST AVENUE BEING AS VACATED BY ORDINANCE RECORDED MARCH 3, 1917 AS DOCUMENT 6059537; AND
2. VACATED ELM ROAD LYING BETWEEN NORTH LINE OF VACATED FOREST AVENUE AND THE NORTH LINE OF LOT 214, EXTENDED WEST, IN SAID FIFTH DIVISION OF RIVERSIDE, AS VACATED BY ORDINANCE RECORDED MARCH 18, 1938 AS DOCUMENT 12133197, RE-EXECUTED AND RE-RECORDED MAY 19, 1938 AS DOCUMENT 12161477 WITH ACCEPTANCE BY THE TRUSTEES NOTED.

#### PARCEL 2A:

LOTS 1 THROUGH 7, BOTH INCLUSIVE; AND LOT 8 (EXCEPT THE SOUTH 45 FEET OF LOT 8 (EXCEPT THE EAST 45 FEET THEREOF)); AND THE EAST 45 FEET OF LOT 9 AND 10 ALL IN BLOCK 1 IN SECOND ADDITION TO HOLLYWOOD BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

#### PARCEL 2B:

THE SOUTH 45 FEET OF LOT 8 (EXCEPT THE EAST 45 FEET THEREOF); AND LOT 9 (EXCEPT THE EAST 45 FEET THEREOF) ALL IN BLOCK 1 IN SECOND ADDITION TO HOLLYWOOD BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

#### PARCEL 2C:

LOT 10 (EXCEPT THE EAST 45 FEET THEREOF) IN BLOCK 1 IN SECOND ADDITION TO HOLLYWOOD BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 3A:

LOTS 136 THROUGH 143, BOTH INCLUSIVE, LOTS 206 THROUGH 213, BOTH INCLUSIVE, LOTS 232 THROUGH 235, BOTH INCLUSIVE AND LOTS 298 THROUGH 301, BOTH INCLUSIVE IN THE FIFTH DIVISION OF RIVERSIDE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 3B:

LOTS 228 THROUGH 231, BOTH INCLUSIVE AND LOTS 302 THROUGH 305, BOTH INCLUSIVE IN THE FIFTH DIVISION OF RIVERSIDE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 3C:

THAT PART OF THE FOLLOWING VACATED STREETS, ADJOINING SAID LOTS, ALL AS ORIGINALLY PLATTED IN FIFTH DIVISION OF RIVERSIDE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS:

- 1, VACATED 34TH STREET LYING WEST OF THE WEST LINE OF FIRST AVENUE AS CREATED BY THE RIGHT WAY FOR FIRST AVENUE (WEST 66 FEET OF WHICH WAS PLATTED AS FORBES AVENUE IN SAID FIFTH DIVISION OF RIVERSIDE) MADE BY THE FOREST PRESERVE OF COOK COUNTY AND RECORDED APRIL 18, 1940 AS DOCUMENT 12467116, AND LYING EAST OF EAST LINE OF GOLFVIEW AVENUE, 34TH STREET AS VACATED BY ORDINANCE RECORDED MARCH 15, 1934 AS DOCUMENT 11373092 AND AS VACATED BY ORDINANCE RECORDED MARCH 18, 1938 AS DOCUMENT 12133197, RE-EXECUTED AND RE-RECORDED MAY 19, 1938 AS DOCUMENT 12161477 WITH ACCEPTANCE BY THE TRUSTEES NOTED.
2. VACATED ELM ROAD LYING NORTH OF THE NORTH LINE OF 34TH STREET AND SOUTH OF THE NORTH LINE OF LOT 206, EXTENDED WEST; AND VACATED ELM ROAD LYING SOUTH OF THE SOUTH LINE OF 34TH STREET AND NORTH OF THE SOUTH LINE OF LOT 213, EXTENDED WEST, AS VACATED BY ORDINANCE RECORDED MARCH 18, 1938 AS DOCUMENT 12133197, RE-EXECUTED AND RE-RECORDED MAY 19, 1938 AS DOCUMENT 12161477 WITH ACCEPTANCE BY THE TRUSTEES NOTED.
3. THE EAST 1/2 OF VACATED GOLFVIEW ROAD, FORMERLY KNOWN AS GOLF ROAD, LYING NORTH OF THE NORTH LINE OF VACATED 34TH STREET, EXTENDED WEST AND LYING SOUTH OF THE NORTH LINE OF LOT 298 EXTENDED WEST AS VACATED BY ORDINANCE RECORDED MARCH 18, 1938 AS

DOCUMENT 12133197, RE-EXECUTED AND RE-RECORDED MAY 19, 1938 AS DOCUMENT 12161477 WITH ACCEPTANCE BY THE TRUSTEES NOTED.

PARCEL 4:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 35 TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, LYING NORTH OF RIDGEWOOD ROAD AS DEPICTED ON FOURTH DIVISION OF RIVERSIDE RECORDED MARCH 6, 1872 AS DOCUMENT 167B3 AND NORTH OF RIDGEWOOD AVENUE AS SHOWN ON PLAT RECORDED FEBRUARY 14, 1896 AS DOCUMENT 2346417 PURSUANT TO ORDER ENTERED FEBRUARY 13, 1896 IN CASE 76133, EXCEPT THAT PART FALLING IN WIDENED RIDGEWOOD AVENUE AS DEPICTED ON HIGHWAY DEPARTMENT MAP DATED IN 1938 AND RECORDED MAY 8, 1939 AS DOCUMENT 1230B509.

- P.I.N.: (1 OF 9) 15-35-104-004-0000 LOT 7 (EXCEPT THE SOUTH 2/3 THEREOF)  
(2 OF 9) 15-35-104-015-0000 (LOT 1 OF PARCEL 2A)  
(3 OF 9) 15-35-104-016-0000 3 OF 9 2013 (LOTS 2, 3, 4, 5 AND SOUTH 2/3 OF LOT 7 IN PARCEL 2A AND LOTS 8 AND 9 IN PARCELS 2A AND 2B)  
(4 OF 9) 15-35-104-017-0000 (AFFECTS LOT 6 IN PARCEL 2A)  
(5 OF 9) 15-35-104-018-0000 (PARCEL 2C - LOT 10 (EXCEPT EAST 45 FEET))  
(6 OF 9) 15-35-104-019-0000 (EAST 45 FEET LOT 10 IN PARCEL 2A)  
(7 OF 9) 15-35-200-002-0000 (PARCEL PARCEL 3A, 3B, 3C AND OTHER PROPERTY)  
(8 OF 9) 15-35-200-003-0000 (PARCEL 1A AND 1B)  
(9 OF 9) 15-35-400-001-0000 (PARCEL 4)

Commonly known as 160 Ridgewood Road, Brookfield, Illinois

**Exhibit "B"**

**DETERMINATION AND RECOMMENDATION OF THE  
PLANNING AND ZONING COMMISSION**

**From:** Village of Brookfield Planning and Zoning Commission  
**To:** President and Board of Trustees of the Village of Brookfield, Illinois  
**Re:** **PZC 15-02 160 Ridgewood Road**  
**Applicant:** Riverside Brookfield High School District 208

Special Use Application requesting permission to contract a parking lot and a Zoning Variance Application requesting a variation of the requirement of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback and of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the property commonly known as 160 Ridgewood Road, Brookfield, Illinois.

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Due public notice was published in the *Brookfield Landmark* on January 7, 2015, and otherwise made by the applicant in conformity with the requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois. A public hearing was held on the applicant's Special Use Application and Zoning Variance Application on Thursday, January 22, 2015 and Thursday, March 12, 2015 each at 7:00 p.m. and before the Village of Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Special Use Application and Zoning Variance Application materials, took sworn testimony and accepted evidence pertaining to the Special Use Application and the Zoning Variance Application for consideration of the requested special use and zoning variations; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of approval of a special use to permit the construction of a parking lot and the zoning variations to the requirement of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback and of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield, Illinois to permit a fence greater than six feet (6') in height to be erected on the property commonly known as 160 Ridgewood Road, Brookfield, Illinois, based on the evidence presented at the hearing, the Planning and Zoning Commission makes the following findings of fact, which are summarized as follows:

- A. Regarding the Special Use Application:
  - 1. Riverside-Brookfield High School District 208 has owned the property since 1939 and operated the property for school purposes/ activities.
  - 2. The property at 160 Ridgewood Road is located in the single family A zoning district. Riverside-Brookfield High School is a pre-collegiate public school and the proposed parking lot would be a facility incidental thereto. Therefore, the proposed parking lot is a permissible use to be considered to be permitted as a special use in the single family A zoning district.
  - 3. The proposed special use at 160 Ridgewood Road to permit parking lot is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole because parking for students attending the high school and for other persons attending school activities and events is insufficient to accommodate the demand for parking and to eliminate conflicts with the parking requirements of the Brookfield Zoo,
  - 4. After having considered the availability of locations for a parking lot at other sites which may permit the requested the parking lot as a "use of right" and which may be more appropriate, no site was identified which would permit the parking lot as a "use of right" which was more appropriate because parking lots are permitted uses only in the C-1, C-2, C-3, C-4 and I-1 zoning districts which are not located within reasonable

proximity to Riverside-Brookfield High School to be useful as a parking lot to service the high school facilities. Additionally, the parking study entered into the record that examined regional and sub area parking impacts and options showed that the placement of the proposed parking lot at the proposed location is the only possible location that is not on Cook County Forest Preserve land which is reserved for forest preserve use.

6. After having considered any unique, special or unusual circumstances, the extent of the same and what, if any, special conditions, limitations, controls or other mechanisms may be undertaken to lessen or preclude any undesirable effects of granting the special use, no special conditions, limitations, controls or other mechanisms need be undertaken to lessen or preclude any undesirable effects of granting the special use other than those associated with the requested zoning variations.
- B. Regarding the zoning variations:
1. The hardship, which is the basis for the variations are not derived from difficulties pertaining to the property itself which prevent full use of the property to the same extent other properties in close proximity within the same zoning district can be used because the applicant could build fewer tennis courts and thereby comply with the set back requirements of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois;
  2. The hardship which is the basis of the variations are self-created because the applicant determined the number of tennis courts to locate on the site;
  3. There are means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property because the applicant could build fewer tennis courts and thereby comply with the set back requirements of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois;
  4. The variations sought will not impair an adequate supply of light or air to adjacent property because the proposed use of the Subject Property will otherwise conform to the requirements of the Code of Ordinances of Brookfield, Illinois, which provide for an adequate supply of light or air to adjacent property.
  5. The variations sought will not unreasonably diminish the values of adjacent property because the requested variances will allow the Subject Property to be occupied with a parking lot, a conforming special use, for the public high school servicing the residents of the Village, and, therefore, will not diminish adjacent property values. In fact, the proposed project will likely make the adjacent property more desirable and will cause the values

of the adjacent property to increase. The variations sought will likely improve markets values of surrounding properties.

6. The variations sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety because the existing public streets in the area are adequate to support the proposed use. The requested variances will allow the construction of a parking lot which will reduce the demand for on street parking in the area and thereby reduce congestion in the public streets or otherwise promote public safety.
7. The requested variations are not in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the set back and fence variations would not be in conformity with the requirements applied to other properties in close proximity to the Subject Property;
8. Granting these variations will not alter the character of the neighborhood because the neighborhood is residential and will remain residential should the variation be granted.
9. Granting the variations will not conflict with the comprehensive plan because the comprehensive plan determines that this property be used for commercial uses, and the proposed use is commercial.
10. Granting the variations will not change the use of the property because the Subject Property is located within the A Single Family Residential District, and the proposed and is a permitted special use in the A Single Family Residential District and which special use has been recommended for approval.

**WHEREAS**, the following standards have been met and proved by the applicant:

- A. Regarding the Special Use:
  1. The proposed special use to permit parking lot is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole;
  2. After having considered the availability of locations for a parking lot at other sites which may permit the requested the parking lot as a "use of right" and which may be more appropriate, no site would permit the parking lot as a "use of right" which was more appropriate;
  3. After having considered any unique, special or unusual circumstances, the extent of the same and what, if any, special conditions, limitations, controls or other mechanisms may be undertaken to lessen or preclude

any undesirable effects of granting the special use, no special conditions, limitations, controls or other mechanisms need be undertaken to lessen or preclude any undesirable effects of granting the special use other than those associated with the requested zoning variations.

B. Regarding the Zoning Variations:

1. The hardship alleged as the basis for the variations is derived from difficulties pertaining to the property itself, which prevents full use of the property to the same extent other properties in close proximity within the same zoning district can be used;
2. The hardship alleged as the basis for a variations is neither self-created nor self-imposed by the applicant or its agent, nor by unauthorized and unpermitted acts of any prior owner;
3. There is no means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the property;
4. The variations sought will not impair an adequate supply of light or air to adjacent property;
5. The variations sought will not unreasonably diminish the values of adjacent property;
6. The variations sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety; and
7. The variations are in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois.

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested special use to permit the construction of a parking lot and the zoning variations to the requirement of the front yard setback requirement of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, from twenty-five feet (25') to zero feet (0') to permit the construction of tennis courts within the front yard setback and of Section 12-199 entitled "Height restrictions" of the Code of Ordinances of Brookfield,

Illinois to permit a fence greater than six feet (6') in height to be erected on the Subject Property provided that the following conditions are satisfied by the applicant:

1. That the project shall comply with all Village storm water regulations.
2. That the project shall be screened as described in the plans and specifications prepared by DLA, Ltd, and Brusseau Design Group, LLC, dated .January, 2015, sheets entitled, "Landscape Plan – L.1" and "Landscape Specifications – L.2"and lighted as depicted in the plans prepared by DLA, Ltd, and Berg Engineering Consultants, Ltd. dated .January 26, 2015, sheets entitled, "Parking Lot Lighting Scheme Photometrics – EPH.1" and "Tennis Court Lighting Scheme Photometrics – EPH.2" submitted with the application.
3. That the tennis court fencing shall be screened.
4. That the special events that generate high traffic volumes (volumes in excess of the average daily traffic volumes) shall have additional traffic controls, including but not limited to, police officers manually directing traffic.

ORDINANCE NO. 2015 - 28

**AN ORDINANCE AMENDING SECTION 12-199 ENTITLED "HEIGHT RESTRICTIONS" OF DIVISION 3 ENTITLED, "FENCES AND HEDGES" OF ARTICLE IV ENTITLED "BUILDINGS CODE AND REGULATIONS" OF CHAPTER 12 ENTITLED "BUILDING AND CONSTRUCTION" OF THE CODE OF ORDINANCES OF THE VILLAGE OF BROOKFIELD, ILLINOIS PERMITTING FENCES GREATER THAN SIX FEET IN HEIGHT TO BE ERECTED ON SCHOOL PROPERTY**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 27<sup>TH</sup> DAY OF APRIL 2015

Published in Pamphlet form by  
Authority of the Corporate  
Authorities of the Village of  
Brookfield, Illinois this 13<sup>th</sup> day  
of April 2015.

ORDINANCE NO. 2015 - 28

**AN ORDINANCE AMENDING SECTION 12-199 ENTITLED "HEIGHT RESTRICTIONS" OF DIVISION 3 ENTITLED, "FENCES AND HEDGES" OF ARTICLE IV ENTITLED "BUILDINGS CODE AND REGULATIONS" OF CHAPTER 12 ENTITLED "BUILDING AND CONSTRUCTION" OF THE CODE OF ORDINANCES OF THE VILLAGE OF BROOKFIELD, ILLINOIS PERMITTING FENCES GREATER THAN SIX FEET IN HEIGHT TO BE ERECTED ON SCHOOL PROPERTY**

**WHEREAS**, the Village of Brookfield, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.*, has adopted a schedule of regular meetings of the planning and zoning commission;

**WHEREAS**, the adopted schedule of regular meetings of the planning and zoning commission provides for meetings to be held on the second Thursday of each month;

**WHEREAS**, the planning and zoning commission has determined that meeting on the second Thursday of each month creates unavoidable conflicts in the schedules of the planning and zoning commissioners resulting in the lack of a quorum and the need to reschedule regular meetings; and

**WHEREAS**, the corporate authorities of the Village of Brookfield have determined that it would be more convenient to the public and to the planning and zoning commissioners for the meetings to be rescheduled to the fourth Thursday of each month;

**Section 1. Recitals.**

The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2. Amendment of Section 12-199 Height Restrictions.**

Section 12-199 entitled "Height Restrictions" of Division 3 entitled, "Fences and Hedges" of Article IV entitled "Buildings Code and Regulations" of Chapter 12 entitled "Building and Construction" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read as follows:

**Sec. 12-199. - Height restrictions.**

No fence or hedge greater than six feet in height shall be constructed or planted, as applicable, on property zoned for residential use except for tennis court fences on the property of a public high school which shall not be greater than ten feet in height or unless otherwise exempted. Any hedge situated within ten feet of the lot line and where fencing is prohibited by this division shall hereafter be maintained at a height not to exceed 30 inches in height.

**Section 3. Severability.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of the remaining portions hereof.

**[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]**

**Section 4. Effective Date.**

This Ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 27<sup>th</sup> day of April 2015, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTENTION:** \_\_\_\_\_

APPROVED by me this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED, filed in my office,  
and published in pamphlet form  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois

ORDINANCE NO. 2015 - 28

**AN ORDINANCE AMENDING SECTION 12-199 ENTITLED "HEIGHT RESTRICTIONS" OF DIVISION 3 ENTITLED, "FENCES AND HEDGES" OF ARTICLE IV ENTITLED "BUILDINGS CODE AND REGULATIONS" OF CHAPTER 12 ENTITLED "BUILDING AND CONSTRUCTION" OF THE CODE OF ORDINANCES OF THE VILLAGE OF BROOKFIELD, ILLINOIS PERMITTING FENCES GREATER THAN SIX FEET IN HEIGHT TO BE ERECTED ON SCHOOL PROPERTY**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 27<sup>TH</sup> DAY OF APRIL 2015

Published in Pamphlet form by  
Authority of the Corporate  
Authorities of the Village of  
Brookfield, Illinois this 13<sup>th</sup> day  
of April 2015.

ORDINANCE NO. 2015 - 28

**AN ORDINANCE AMENDING SECTION 12-199 ENTITLED "HEIGHT RESTRICTIONS" OF DIVISION 3 ENTITLED, "FENCES AND HEDGES" OF ARTICLE IV ENTITLED "BUILDINGS CODE AND REGULATIONS" OF CHAPTER 12 ENTITLED "BUILDING AND CONSTRUCTION" OF THE CODE OF ORDINANCES OF THE VILLAGE OF BROOKFIELD, ILLINOIS PERMITTING FENCES GREATER THAN SIX FEET IN HEIGHT TO BE ERECTED ON SCHOOL PROPERTY**

**WHEREAS**, the Village of Brookfield, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.*, has adopted a schedule of regular meetings of the planning and zoning commission;

**WHEREAS**, the adopted schedule of regular meetings of the planning and zoning commission provides for meetings to be held on the second Thursday of each month;

**WHEREAS**, the planning and zoning commission has determined that meeting on the second Thursday of each month creates unavoidable conflicts in the schedules of the planning and zoning commissioners resulting in the lack of a quorum and the need to reschedule regular meetings; and

**WHEREAS**, the corporate authorities of the Village of Brookfield have determined that it would be more convenient to the public and to the planning and zoning commissioners for the meetings to be rescheduled to the fourth Thursday of each month;

**Section 1. Recitals.**

The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2. Amendment of Section 12-199 Height Restrictions.**

Section 12-199 entitled "Height Restrictions" of Division 3 entitled, "Fences and Hedges" of Article IV entitled "Buildings Code and Regulations" of Chapter 12 entitled "Building and Construction" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read as follows:

**Sec. 12-199. - Height restrictions.**

No fence or hedge greater than six feet in height shall be constructed or planted, as applicable, on property zoned for residential use except for tennis court fences on the property of a public high school which shall not be greater than ten feet in height or unless otherwise exempted. Any hedge situated within ten feet of the lot line and where fencing is prohibited by this division shall hereafter be maintained at a height not to exceed 30 inches in height.

**Section 3. Severability.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of the remaining portions hereof.

**[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]**

**Section 4. Effective Date.**

This Ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 27<sup>th</sup> day of April 2015, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTENTION:** \_\_\_\_\_

APPROVED by me this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED, filed in my office,  
and published in pamphlet form  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois

ORDINANCE NO. 2015 - 29

**AN ORDINANCE AMENDING CHAPTER 46 ENTITLED "STREETS, SIDEWALKS AND RIGHTS-OF-WAY" AND CHAPTER 48 ENTITLED "SUBDIVISIONS" OF THE CODE OF ORDINANCES OF THE VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS, REGULATING STORMWATER MANAGEMENT**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 27<sup>TH</sup> DAY OF APRIL 2015

Published in Pamphlet form by  
Authority of the Corporate  
Authorities of the Village of  
Brookfield, Illinois, this 27<sup>th</sup> day  
of April 2015.

**AN ORDINANCE AMENDING CHAPTER 46 ENTITLED "STREETS, SIDEWALKS AND RIGHTS-OF-WAY" AND CHAPTER 48 ENTITLED "SUBDIVISIONS" OF THE CODE OF ORDINANCES OF THE VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS, REGULATING STORMWATER MANAGEMENT**

**WHEREAS**, the Metropolitan Water Reclamation District of Greater Chicago is authorized by Section 5-1062.1 of the Counties Code (55 ILCS 5/5-1062.1) and by Section 7h of the Metropolitan Water Reclamation District Act (70 ILCS 2605/7h) to, among other things: (1) supervise stormwater management in Cook County; (2) prepare and adopt by ordinance a countywide stormwater management plan for Cook County; and (3) prescribe by ordinance reasonable rules and regulations for floodplain and stormwater management and for governing the location, width, course and release rate of all stormwater runoff channels, streams and basins in Cook County;

**WHEREAS**, on October 3, 2013, the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago adopted a Watershed Management Ordinance, as Ordinance 013-002 effective date of May 1, 2014;

**WHEREAS**, the Village of Brookfield (hereinafter the "Village") is located in Cook County, Illinois, and is therefore subject to the Watershed Management Ordinance which regulates the floodplain and stormwater management effects of "developments" and "qualified sewer construction" in the Village, as defined and set forth in the Watershed Management Ordinance;

**WHEREAS**, the Village is authorized by Sections 1-2-1, 11-12-12, 11-13-1, 11-20-4, 11-20-10, 11-30-2, 11-30-8, 11-109-1, 11-110-1 and 11-110-2 of the Illinois Municipal Code (65 ILCS 5/1-2-1, 5/11-12-12, 5/11-13-1, 5/11-20-4, 5/11-20-10, 5/11-30-2, 5/11-30-8, 5/11-109-1, 5/11-110-1 and 5/11-110-2) to regulate stormwater management within the Village;

**WHEREAS**, the corporate authorities of the Village have determined that it is advisable, necessary and in the best interest of the public to require developers to adhere to certain regulations in the development of residential and commercial buildings and improvements to provide for the management of storm water in accordance with the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance; and

**WHEREAS**, the corporate authorities of the Village have determined that it is advisable, necessary and in the best interest of the public to amend Chapter 48, entitled "Subdivisions" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, to provide for storm water management regulations that are in accordance with the Cook County Metropolitan Water Reclamation District Watershed Management Ordinance and to amend Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way"

and Chapter 48 entitled "Subdivisions" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, to provide requirements for the submission of certain information prior to the issuance of a permit for the development of single-family residential, multi-family residential or commercial property within the Village;

**NOW, THEREFORE, BE IT ORDAINED**, by the Village President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

**Section 1. Recitals.** The corporate authorities hereby incorporate the foregoing preamble clauses into this ordinance and adopt and make the determinations as hereinabove set forth.

**Section 2. Amendment of Section 46-279.** Section 46-279 entitled "Permit required" of Article V entitled "Parking Lots" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-279. - Permit required.**

It shall be unlawful for any person to establish, maintain or operate any parking lot, until a plan or other drawing is submitted to the supervisor of building and zoning showing that compliance will be had with the requirements, specifications and restrictions set forth in this article and Articles IV (Commercial and Multi-Family Residential Developments and Improvements) and VII (Stormwater Management) of Chapter 48, and a permit is issued by the supervisor of building and zoning.

**Section 3. Amendment of Section 46-281.** Section 46-281 entitled "Specifications" of Article V, entitled "Parking Lots" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-281. - Specifications.**

All off-street parking areas, except the two parking spaces required for each single-family detached dwelling, shall be paved and have a dust-free surface. The minimum requirement standards for an off-street parking area pavement shall be:

Hot-Mix Asphalt (HMA) Pavement Section

- 8" Aggregate Base
- 2.25" HMA Binder Course
- 1.5" HMA Surface Course

Portland Cement Concrete (PCC) Pavement Section

6" Aggregate Base  
6" PCC Pavement (IDOT Class PV Concrete)

**Section 4. Amendment of Section 46-282.** Section 46-282 entitled "Surface drainage" of Article V entitled "Parking Lots" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-282. - Reserved.**

**Section 5. Amendment of Section 46-283.** Section 46-283 entitled "Drainage structures and storm sewer extensions" of Article V entitled "Parking Lots" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-283. - Reserved.**

**Section 6. Amendment of Section 46-330.** Section 46-330 entitled "Duty of engineer to furnish sidewalk lines and grades" of Division 2 entitled "Standards and Specifications" of Article VI entitled "Construction and Maintenance" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-330. - Reserved.**

**Section 7. Amendment of Section 46-332.** Section 46-332 entitled "Supervision of construction" of Division 2 entitled "Standards and Specifications" of Article VI entitled "Construction and Maintenance" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-332. - Supervision of construction.**

It shall be the duty of the supervisor of building and zoning to furnish an inspector to supervise the construction of any sidewalk or private driveway which requires the breaking of an existing curb.

**Section 8. Amendment of Section 46-333.** Section 46-333 entitled "Duty to repair upon notice" of Division 2 entitled "Standards and Specifications" of Article VI, entitled "Construction and Maintenance" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-333. - Duty to repair upon notice.**

Whenever any sidewalk or private driveway, or portion thereof, shall be required or directed to be relaid, raised, lowered or repaired, the supervisor of building and zoning shall give notice thereof to the owners or occupants of the property interested, and if the sidewalk or private driveway is not relaid, raised, lowered or repaired within 30 days from the receipt of such notice, the board of trustees may order such work to be done at the expense of the property owner.

**Section 9. Amendment of Section 46-357.** Section 46-357 entitled "Grade and specifications for driveway construction" of Division 3 entitled "Grades" of Article VI, entitled "Construction and Maintenance" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-357. - Grade and specifications for driveway construction.**

All private driveways shall be so constructed that the longitudinal grade thereof shall conform to the elevation of the gutter at its intersection with the driveway and shall rise at a uniform rate to the elevation of the edge of the sidewalk nearest the roadway. All private driveways shall be constructed in accord with specifications on file in the office of the supervisor of building and zoning.

**Section 9. Amendment of Section 46-358.** Section 46-358 entitled "Grades for tracks of Burlington Northern Santa Fe Railway Company" of Division 3 entitled "Grades" of Article VI entitled "Construction and Maintenance" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-358. - Grades for tracks of Burlington Northern Santa Fe Railway Company.**

- (a) The grade for the tracks lying in and along the right-of-way of the Burlington Northern Santa Fe Railway Company in the village are hereby fixed at the following elevation above the village datum:

At the east line of the village it shall be 41.6 feet above village datum; and at its crossing of Hollywood Avenue in the village, 41.9 feet above village datum; and at its crossing with Prairie Avenue in the village, 43.5 feet above village datum; and at its crossing at Maple Avenue in the village, 47.10 feet above village datum; and its intersection with Eberly Avenue at the west line of the village, 59.2 feet above village datum.

- (b) All elevations of such tracks in and along the right-of-way of the Burlington Northern Santa Fe Railway Company in the village shall comply with the profile of such company's right-of-way in the village, which profile of such

company's right-of-way is on file with the village clerk and which is hereby adopted and made part of this section.

- (c) It shall be unlawful for the Burlington Northern Santa Fe Railway Company, or its agent, to raise or lower its railroad tracks running in and along its right-of-way within the limits of the village to any other grade, except that which is hereby established, without the written consent of the president and board of trustees.

**State law reference** - Street Railroad Right of Way Act, 610 ILCS 115/0.01 *et seq.*; safety requirements for track, facilities and equipment, 625 ILCS 5/18c-7401.

**Section 10. Amendment of Section 46-396.** Section 46-396 entitled "Backfilling and pavement replacement" of Division 4 entitled "Backfilling and pavement replacement" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-396. - Backfilling and pavement replacement.**

Any person obtaining a permit under this division shall backfill all excavations in any pavement, street, alley or other public ground in accordance with the following requirements:

- (1) Tunneling will not be allowed in excess of two feet under the pavement except in unusual circumstances as determined by the director of public works.
- (2) All trench excavations shall be backfilled and the material compacted in accordance with Article 550.07 of the latest version of the Illinois Department of Transportation's *Standard Specifications for Road and Bridge Construction*. Method 1 which consists of depositing the backfill material in uniform lifts not exceeding 12" in depth, and compacting by mechanical means shall be used to compact the trench backfill.

**Section 11. Amendment of Section 46-397.** Section 46-397 entitled "Repaving standards" of Division 4 entitled "Backfilling and pavement replacement" of Chapter 46 entitled "Streets, Sidewalks and Rights-of-Way" of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

**Sec. 46-397. - Repaving standards.**

All pavement openings shall be repaired in a method approved by the village engineer or the supervisor of building and zoning. No pavement shall be removed until written approval of the method of repair has been received from the Village.”

**Section 12. Amendment of Chapter 48.** Chapter 48, entitled “Subdivisions” of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended by renaming Chapter 48 “Developments, Improvements and Subdivisions.”

**Section 13. Amendment of Article I of Chapter 48.** Article I entitled “In General” of Chapter 48 entitled “Developments, Improvements and Subdivisions” of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended to read as follows:

### **ARTICLE I. IN GENERAL**

#### **Sec. 48-1 - Definitions.**

The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

*Commercial Development* – any improvement to commercial property that includes the construction of a new building, construction of new improvements that are not simply in-kind replacement, reconstruction of a parking lot, or a change in the use of a property.

*Flow Diagram* – a diagram showing existing improvements on a lot including buildings, garages, asphalt and concrete improvements, etc., proposed improvements, and depicting the direction of drainage through use of arrows. This information will typically be shown on a copy of a Plat of Survey.

*Improvement* – any improvement to property that is not classified as development, major alteration or tear down.

*Major alteration* - any reconstruction, rehabilitation, addition, or improvement of a structure in which the cumulative footprint area of improvements equals or exceeds three hundred (300) square feet. The square footage for a series of improvements shall be cumulative and shall begin as of the date of the first improvement.

*Residential Development* – any improvement to residential property that includes the construction of a new house.

*Site Grading Plan* – an engineering drawing of proposed improvements to a given lot showing elevations, existing and proposed drainage, and any other improvements being constructed.

*Tear down* – any residential improvement that includes the demolition of an existing house and subsequent construction of a new house.

**Section 14. Additions to Chapter 48.** Chapter 48 entitled “Developments, Improvements and Subdivisions,” of the Code of Ordinances of the Village of Brookfield, Cook County, Illinois, as amended, is hereby amended by adding thereto Article III entitled “Single Family Residential Developments and Improvements,” Article IV entitled “Commercial and Multi- Family Residential Developments and Improvements,” Article V entitled, “Administration and Enforcement”, Article VI entitled “Watershed Management Ordinance” and Article VII entitled “Stormwater Management” to read as follows:

**Article III – SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS AND IMPROVEMENTS**

**Sec. 48-30. Single-Family Residential Developments and Improvements**

The purpose of this article is to provide information regarding the types of plans and/or submittals that are required in order to obtain a permit for certain single-family residential developments and improvements.

**Sec. 48-31. Submittals Required with Residential Grading Permit**

The following items must be submitted to the village in order to obtain a Residential Grading Permit:

1. Application form;
2. Permit fee;
3. If required, four (4) copies of the proposed Site Grading Plan or Flow Diagram.
4. If the improvement requires a Watershed Management Permit, a copy of the Application form submitted to the Metropolitan Water Reclamation District of Greater Chicago.

**Sec. 48-32. Residential Grading Permit Application Form**

The applicant shall submit the Residential Grading Permit application form supplied by the village and provide the following information:

1. Address of the site;
2. Name, address and telephone number of the applicant(s);
3. Name, address and telephone number of all contractors, subcontractors or other persons performing the activities at the site;
4. Description and schematic depiction of the project; and
5. Signature(s) of the owner(s) of the site.

**Sec. 48-33 Site Grading Plan**

Application Review: Upon submittal of a complete application form and grading permit fee, the Division of Building and Zoning will determine whether a site grading plan will be necessary, if so, the level of plan detail that will be required taking into account and balancing the available resources against the potential risk and damage to adjacent properties or public rights-of-way caused by possible water runoff, erosion, sedimentation, or drainage. The site grading plan required by the Division of Building and Zoning shall contain only those elements reasonably necessary to identify and remedy the potential risks and potential damage identified during application review.

#### **Sec. 48-34. Single-Family Residential Improvements that Require a Site Grading Plan**

A Site Grading Plan will be required to be submitted and approved for the following types of single-family residential improvements:

1. New homes or buildings;
2. Driveways that enter and exit off the street;
3. Landscaping or grading activities that change the grade of the site such that existing drainage flows will be altered;
4. Land disturbing activity proposed in a floodplain as established by the Federal Emergency Management Agency (FEMA).

If the property owner would like clarification as to whether a Site Grading Plan or a Flow Diagram will be required, the property owner can contact the Supervisor of Building and Zoning.

#### **Sec. 48-35. Information Required to be Included on Site Grading Plan**

The Site Grading Plan shall be prepared and stamped by a civil engineer and drawn to a scale of one inch equals ten feet (1" = 10'). The plan shall be submitted on paper which measures twenty-four inches by thirty-six inches (24" x 36"). Four (4) copies of the Site Grading Plan shall be submitted to the Division of Building and Zoning.

1. As a minimum, the Site Grading Plan shall include:
  - a. North Arrow;
  - b. Legend;
  - c. Site address;
  - d. Identification of the nearest intersection, and/or adjacent streets;
  - e. Existing and proposed topography of the entire site taken at one foot (1') contour intervals;
  - f. Elevations taken at all critical locations including building and sidewalk corners and a maximum spacing of twenty-five feet (25') by

- g. twenty-five feet (25') on all grass areas;
- g. Elevations at critical locations along lot lines and at a maximum twenty-five feet (25') spacing;
- h. Elevations and contour intervals that extend a minimum of twenty-five feet (25') off site, or sufficient enough to show on- and off-site drainage;
- i. Site property lines and all drainage and utility easements on, under, or across thereto;
- j. Location and representation of existing natural drainage and run-off patterns, swales and flows, as well as manmade drainage facilities, and all proposed natural manmade drainage facilities, including all surface and subsurface drainage devices, walls, cribbing, and dams on or within fifty feet (50') of the site;
- k. Delineation of drainage area and the drainage area served by all existing and proposed structures or utilities;
- l. Location of the proposed areas of excavation, fill, storage and disposal of earth materials;
- m. Location and identification of existing vegetation, new vegetation to be placed on the site and vegetation to be removed from the site;
- n. Location of any buildings or structures on the adjacent properties, including top of foundation, garage slab and elevations of proposed finished grade at all significant points around the proposed building or structure, including window wells, patios and swimming pools;
- o. Impervious surface area calculation;
- p. Delineation of the measures that will be used to control surface runoff from the site after all buildings and structures and permanent improvements have been erected on the site;
- q. Elevation and descriptions of the benchmark utilized for the Site Grading Plan. The FEMA datum (NAVD 88) should be used for all properties;
- r. Certification that the proposed project will not result in drainage, erosion or run-off which adversely impacts adjacent properties or the public rights-of-way. Site Grading Plan to be stamped as such. The Village will provide a copy of this Drainage Certification;
- s. Three to five representative cross-sections for each side yard between an adjacent residence. Cross-sections shall extend between the top of foundation (T/F) of the proposed residence to the T/F of the existing adjacent residence;
- t. Locations of all manholes, fire hydrants, street lights, curbs, sidewalks, utility poles, transformers, junction boxes and pads/pedestals located in the public right-of-way, or in any easements on the subject property;
- u. Paving cross sections, base, and materials list and dimensions;
- v. Detail of Water Service Connection, if applicable;
- w. Detail of Sewer Service Connection, if applicable;
- x. Erosion Control Plan including:

Interim Measures: To the extent the Division of Building and Zoning determines that the runoff, erosion, sedimentation or drainage expected to occur while the project is ongoing, and before final grading, will adversely impact adjacent properties or public rights-of-way, the site grading plan shall also include:

- a. Additional detail regarding the intended interim on-site storage, placement, fill and disposal of earth materials; and
- b. A specific plan to eliminate the adverse impacts identified, including, but not limited to, interim soil stabilization devices and proposed measures for erosion and sedimentation control. All such proposed measures shall be based upon the standards and requirements contained in the latest edition of the "Illinois Urban Manual," compiled by the IEPA and the United States Department of Agriculture, Natural Resource Conservation Service.

2. Demolition: Where demolition of existing structures on a site is intended, yet permanent improvements will not be constructed thereon within sixty (60) days from the date of demolition, delineation of measures to control runoff, erosion and sedimentation as required by this section must be provided.

3. Final Grading: To the extent the Division of Building and Zoning determines that the proposed final grade, land contour or drainage pattern will, upon project completion, adversely impact adjacent properties or the public-rights-of-way, the site grading plan shall also include:

- a. Data regarding the classification, distribution, strength, and erodability of existing soils;
- b. Data regarding the nature, distribution, strength and erodability of earth materials, if any are to be placed on the site;
- c. Level of water table;
- d. Plans for permanent soil stabilization upon project completion;
- e. Design criteria for corrective measures, when necessary; and
- f. Alternate proposal for final grading that will eliminate the identified adverse impacts.

4. As Graded: Upon final completion of the work, the Division of Building and Zoning may require an as-graded plan which would include the following:

- a. Approved site grading plan;
- b. Existing grade surface elevations;
- c. Finish grade surface elevations;
- d. Lot drainage patterns; and
- e. Locations and elevations of all surface and subsurface drainage facilities

5. Submission Of Additional Data: The Division of Building and Zoning shall review all documentation submitted pursuant to this section and, if deemed necessary to evaluate potential adverse consequences from the proposed land disturbing activity, the Division of Building and Zoning has the authority to request additional data, clarification, or correction of data already submitted.

**Sec. 48-36. Single-Family Residential Improvements that Require a Flow Diagram**

Single-family residential improvements that, by the determination of the Supervisor of Building and Zoning, do not significantly alter existing grades, contours, or drainage flow will be allowed to submit a Flow Diagram in lieu of a Site Grading Plan. Flow diagrams will generally be allowed for the following types of improvements:

1. New garages;
2. First floor home additions;
3. Raised decks;
4. Patios, and sidewalks.

If the property owner would like clarification as to whether a Site Grading Plan or a Flow Diagram will be required, the property owner can contact the Supervisor of Building and Zoning.

The Supervisor of Building and Zoning has the right to request a Site Grading Plan for items listed above if it is determined that the improvements may have an impact on the existing drainage. The Supervisor of Building and Zoning may also waive the requirement of a Flow Diagram for minor improvements that will not affect existing drainage.

**Sec. 48-37. Information Required to be Included on Flow Diagram**

The Flow Diagram may be prepared by the property owner or his or her contractor and shall be drawn to a scale of no smaller than one inch equals twenty feet (1" = 20'). The plan shall be submitted on paper which measures eleven inches by seventeen inches (11" x 17"). It can be provided on a copy of a Plat of Survey. Four (4) copies of the Flow Diagram shall be submitted to the Division of Building and Zoning.

1. As a minimum, the Flow Diagram shall include:
  - a. North Arrow;
  - b. Legend;
  - c. Site address;
  - d. Identification of the nearest intersection, and/or adjacent streets;

- e. Location and representation of existing natural drainage and run-off patterns, swales and flows;
- f. Proposed flow direction (can be indicated by arrows);
- g. Site property lines and all drainage and utility easements on, under or across thereto;
- h. Location and identification of existing vegetation, new vegetation to be placed on the site and vegetation to be removed from the site;
- i. Location of any buildings or structures on the adjacent properties.

**Sec. 48-38. Single-Family Residential Development Design Requirements**

Any new single-family residential development shall meet the following design requirements:

- 1. A new sanitary sewer service shall be installed from the building to a new connection with the Village's sewer system. The existing sanitary sewer service connection will be abandoned by removing the existing sewer service pipe and/or fitting, and replacing a short section of the village's sewer pipe.
- 2. A new water service shall be installed from the building to a new connection with the Village's water system. The existing water service connection will be abandoned by closing the corporation stop and installing a plug.
- 3. All deteriorated sections of existing sidewalk shall be replaced. The Supervisor of Building and Zoning will inspect the existing sidewalk during the plan review process and indicate which sections of sidewalk must be replaced.

**Sec. 48-39. Watershed Management Permit**

If the improvement requires a Watershed Management Permit, a copy of the Watershed Management Permit issued by the Metropolitan Water Reclamation District of Greater Chicago shall be submitted to the village prior to the commencement of construction of the improvement.

**Secs. 48-40—48-50. - Reserved.**

**Article IV – COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS AND IMPROVEMENTS**

**Sec. 48-51. Commercial and Multi-Family Residential Developments and Improvements**

The purpose of this article is to provide information regarding the types of plans and/or submittals that are required in order to obtain a permit for certain commercial and multi-family developments and improvements.

**Sec. 48-52. Submittals Required with Commercial and Multi-Family Residential Permit**

The following items must be submitted to the village in order to obtain a Commercial and Multi-Family Residential Permit:

1. Application form;
2. Permit fee;
3. If required, four (4) copies of the proposed Site Grading Plan or Flow Diagram.
4. If the improvement requires a Watershed Management Permit, a copy of the Application form submitted to the Metropolitan Water Reclamation District of Greater Chicago.

**Sec. 48-53. Commercial and Multi-Family Residential Permit Application Form**

The applicant shall submit the commercial permit application form supplied by the village and provide the following information:

1. Address of the site;
2. Name, address and telephone number of the applicant(s);
3. Name, address and telephone number of all contractors, subcontractors or other persons performing the activities at the site;
4. Description and schematic depiction of the project; and
5. Signature(s) of the owner(s) of the site.

**Sec. 48-54. Commercial and Multi-Family Residential Improvements that Require a Site Grading Plan**

A Site Grading Plan will be required to be submitted and approved for the following types of commercial and multi-family residential improvements:

1. New commercial developments;
2. New multi-family residential developments (condominiums, townhomes, apartments, etc.;
3. New improvements including sidewalks, driveways, patios, parking areas, etc. that exceed 1,500 square feet of impervious area;
4. Reconstructing pavements;
5. Landscaping or grading activities that change the grade of the site such that existing drainage flows will be altered;
6. Any impervious increases of 1,500 square feet or more.
7. Land disturbing activity proposed in a floodplain as established by the federal emergency management agency (FEMA).

**Sec. 48-55. Information Required to be Included on Site Grading Plan**

The Site Grading Plan shall be prepared and stamped by a civil engineer and drawn to a scale no smaller than one inch equals twenty feet (1" = 20'). The plan shall be submitted on paper which measures twenty-four inches by thirty-six inches (24" x 36"). Four (4) copies of the Site Grading Plan shall be submitted to the Division of Building and Zoning.

1. As a minimum, the Site Grading Plan shall include:
  - a. North Arrow;
  - b. Legend;
  - c. Site address;
  - d. Identification of the nearest intersection, and/or adjacent streets;
  - e. Existing and proposed topography of the entire site taken at one-foot (1') contour intervals;
  - f. Elevations taken at all critical locations including building and sidewalk corners, meet points, and a maximum spacing of 50' by 50';
  - g. Elevations at critical locations along lot lines and at a maximum 25' spacing;
  - h. Elevations and contour intervals that extend a minimum of twenty-five (25') off site, or sufficient enough to show on- and off-site drainage;
  - i. Site property lines and all drainage and utility easements on, under, or across thereto;
  - j. Location and representation of existing natural drainage and run-off patterns, swales and flows, as well as manmade drainage facilities, and all proposed natural manmade drainage facilities, including all surface and subsurface drainage devices, walls, cribbing, and dams on or within 50' (fifty) feet of the site;
  - k. Delineation of drainage area and the drainage area served by all existing and proposed structures or utilities;
  - l. Location of the proposed areas of excavation, fill, storage and disposal of earth materials;
  - m. Location and identification of existing vegetation, new vegetation to be placed on the site and vegetation to be removed from the site;
  - n. Location of any buildings or structures on the adjacent properties, including top of foundation, garage slab and elevations of proposed finished grade at all significant points around the proposed building or structure, including window wells, patios and swimming pools;
  - o. Impervious surface area calculation;
  - p. Delineation of the measures that will be used to control surface runoff from the site after all buildings and structures and permanent improvements have been erected on the site;
  - q. Elevation and descriptions of the benchmark utilized for the Site Grading Plan. The FEMA datum (NAVD 88) should be used for all properties;

- r. Certification that the proposed project will not result in drainage, erosion or run-off which adversely impacts adjacent properties or the public rights-of-way. The Site Grading Plan to be stamped as such. The village will provide a copy of this Drainage Certification.
- s. Locations of all manholes, fire hydrants, street lights, curbs, sidewalks, utility poles, transformers, junction boxes and pads/pedestals located in the public right-of-way, or in any easements on the subject property;
- t. Paving cross sections, base, and materials list and dimensions;
- u. Lighting fixtures, photometrics, extent of light cast drawings, and impacts on neighboring properties;
- v. Number of parking spaces, layout, and dimensions;
- w. Detail of Water Service Connection, if applicable;
- x. Detail of Sewer Service Connection, if applicable;
- y. Erosion Control Plan including:

i. Interim Measures: To the extent the Division of Building and Zoning determines that the runoff, erosion, sedimentation or drainage expected to occur while the project is ongoing, and before final grading, will adversely impact adjacent properties or public rights-of-way, the site grading plan shall also include:

- a. Additional detail regarding the intended interim on-site storage, placement, fill and disposal of earth materials; and
- b. A specific plan to eliminate the adverse impacts identified, including, but not limited to, interim soil stabilization devices and proposed measures for erosion and sedimentation control. All such proposed measures shall be based upon the standards and requirements contained in the latest edition of the "Illinois Urban Manual," compiled by the IEPA and the United States Department of Agriculture, Natural Resource Conservation Service.

- 2. Demolition: Where demolition of existing structures on a site is intended, yet permanent improvements will not be constructed thereon within sixty (60) days from the date of demolition, delineation of measures to control runoff, erosion and sedimentation as required by this section must be provided.
- 3. Final Grading: To the extent the Division of Building and Zoning determines that the proposed final grade, land contour or drainage pattern will, upon project completion, adversely impact adjacent properties or the public rights-of-way, the site grading plan shall also include:

- a. Data regarding the classification, distribution, strength, and erodability of existing soils;
  - b. Data regarding the nature, distribution, strength and erodability of earth materials, if any are to be placed on the site;
  - c. Level of water table;
  - d. Plans for permanent soil stabilization upon project completion;
  - e. Design criteria for corrective measures, when necessary; and
  - f. Alternate proposal for final grading that will eliminate the identified adverse impacts.
4. As Graded: Upon final completion of the work, the Division of Building and Zoning may require an as graded plan which would include the following:
- a. Approved site grading plan;
  - b. Existing grade surface elevations;
  - c. Finish grade surface elevations;
  - d. Lot drainage patterns; and
  - e. Locations and elevations of all surface and subsurface drainage facilities
5. Submission of Additional Data: The Division of Building and Zoning shall review all documentation submitted pursuant to this section and, if deemed necessary to evaluate potential adverse consequences from the proposed land disturbing activity, the Division of Building and Zoning has the authority to request additional data, clarification, or correction of data already submitted.

**Sec. 48-56. Commercial and Multi-Family Residential Improvements that Require a Flow Diagram**

Commercial improvements that, in the determination of the Supervisor of Building and Zoning, do not significantly alter existing grades, contours, or drainage flow will be allowed to submit a Flow Diagram in lieu of a site grading plan. Flow diagrams will generally be allowed for the following types of improvements:

- 1. Sidewalk improvements;
- 2. Patio improvements;
- 3. Resurfacing improvements;
- 4. Landscaping improvements.

The Supervisor of Building and Zoning has the right to request a Site Grading Plan for items listed above if it is determined that the improvements may have a negative impact on the existing drainage. The Supervisor of Building and Zoning may also waive the requirement of a Flow Diagram for minor improvements that will not affect existing drainage.

### **Sec. 48-57. Information Required to be Included on Flow Diagram**

The Flow Diagram may be prepared by the property owner and shall be drawn to a scale of no smaller than one inch equals twenty feet (1"=20'). The plan shall be submitted on paper which measures eleven inches by seventeen inches (11" x 17"). It can be provided on a copy of a Plat of Survey. Four (4) copies of the Flow Diagram shall be submitted to the Division of Building and Zoning.

1. As a minimum, the Flow Diagram shall include:
  - a. North Arrow;
  - b. Legend;
  - c. Site address;
  - d. Identification of the nearest intersection, and/or adjacent streets;
  - e. Location and representation of existing natural drainage and run-off patterns, swales and flows;
  - f. Proposed flow direction (can be indicated by arrows);
  - g. Site property lines and all drainage and utility easements on, under or across thereto;
  - h. Location and identification of existing vegetation, new vegetation to be placed on the site and vegetation to be removed from the site;
  - i. Location of any buildings or structures on the adjacent properties;

### **Sec. 48-58. Commercial and Multi-Family Residential Development Design Requirements**

Any new commercial or multi-family residential developments shall meet the following design requirements:

1. A new sanitary sewer service shall be installed from the building to a new connection with the Village's sewer system. The existing sanitary sewer service connection will be abandoned by removing the existing sewer service pipe and/or fitting, and replacing a short section of the village's sewer pipe.
2. A new water service shall be installed from the building to a new connection with the Village's water system. The existing water service connection will be abandoned by closing the corporation stop and installing a plug.
3. All deteriorated sections of existing sidewalk and improved parkway areas shall be replaced. The Supervisor of Building and Zoning will inspect the existing sidewalk and parkway areas during the plan review process and indicate which sections of sidewalk and parkway must be replaced.

4. Any unimproved alleys along the property being developed must be improved with concrete alley pavements including drainage. The Village will design and bid these improvements, and the developer shall reimburse the Village for the engineering and construction costs.
5. The minimum pavement section for hot-mix asphalt pavements shall be:
  - 8" of Aggregate Base Course, Type B
  - 2.25" of HMA Binder Course
  - 1.5" of HMA Surface Course
6. The minimum pavement section for concrete pavements shall be:
  - 6" of Aggregate Base Course, Type B
  - 6" of Portland Cement Concrete Pavement
7. Any location within parking lots intended for storage of trash containers shall be constructed of concrete rather than hot-mix asphalt surface and shall be enclosed with an approved screen or enclosure.
8. Combination concrete curb and gutter type B-6.12 or concrete barrier curb type B shall be constructed around the perimeter of all parking lots and around all islands within parking lots.
9. Striping of the pavement surface to define each parking stall is required and shall be a minimum of four inches (4") wide for the length of the stall. All areas designated as fire lanes and/or "No Parking" shall be painted with yellow stripes.
10. The minimum slope for any impervious or grass areas shall be one percent (1%). The minimum cross slope for sidewalk shall be two percent (2%).

**Sec. 48-59. Watershed Management Permit**

If the improvement requires a Watershed Management Permit, a copy of the Watershed Management Permit issued by the Metropolitan Water Reclamation District of Greater Chicago shall be submitted to the village prior to the commencement of construction of the improvement.

**Article V– ADMINISTRATION AND ENFORCEMENT**

**Sec. 48-60. Inspections.**

1. Representatives of the Village may, at all reasonable times during regular business hours or upon notice enter upon any development subject to Articles III or IV for the purpose of conducting periodic inspections to ensure compliance with Article III or IV with a Residential Grading Permit or a Commercial and Multi-Family Residential Permit issued thereunder. The scope of the inspection, including reviewing and copying of records, is limited to determining whether the development or improvement is in compliance with all requirements and conditions of the Brookfield Code

- and/or the Residential Grading Permit or Commercial and Multi-Family Residential Permit issued thereunder.
2. The Village may periodically inspect any mitigation measure at reasonable times and such inspection shall be limited to determining whether the development or improvement is in compliance with all requirements and conditions of the Brookfield Code and/or a Residential Grading Permit or Commercial and Multi-Family Residential Permit.
  3. All construction shall be in accordance with the plans and specifications made part of a Residential Grading Permit or Commercial and Multi-Family Residential Permit. The Residential Grading Permit or Commercial and Multi-Family Residential Permit together with a set of the plans and specifications for the project shall be kept on the job site at all times during construction, until final inspection and approval by the village.
  4. All construction authorized by a Commercial and Multi-Family Residential Permit shall be inspected and approved by a Professional Engineer acting on behalf of the permittee or the owner of the project, or by the duly authorized representative of the Professional Engineer.
  5. No sewer trenches or major stormwater systems shall be backfilled except as authorized by the inspection engineer and the village inspector after having inspected and approved the sewer installation.
  6. Construction records may be inspected at any time during the project to demonstrate ongoing compliance with this chapter and any issued Residential Grading Permit or Commercial and Multi-Family Residential Permit.
  7. Where construction is performed without advance notice to the village, the village will assume that the construction does not comply with the applicable ordinance requirements. Any portion of the construction performed without the requisite advance notice shall be exposed by the owner, at his expense, in at least one location between every two manholes, two terminal points or as directed by the village for visual inspection by the village to insure compliance with applicable requirements as to materials and workmanship.

#### **Sec. 48-61. Prohibited Acts**

1. It shall be unlawful for any person to undertake any single-family residential improvements listed in Sec. 48-34 or Sec. 48-36 of Article III to property within the village without first securing a Residential Grading Permit.
2. It shall be unlawful for any person to undertake any commercial and multi-family residential improvements listed in Sec. 48-54 or Sec. 48-56 of Article IV to property within the village without first securing a Commercial and Multi-Family Residential Permit.
3. It shall be unlawful for any person to fail to maintain systems, in whole or in part, authorized by a Residential Grading Permit or Commercial and Multi-Family Residential Permit.

4. It shall be unlawful for any person to violate, disobey, omit, fail to maintain, or refuse to comply with or to resist enforcement of any provision of Articles III or IV or any condition of a Residential Grading Permit or Commercial and Multi-Family Residential Permit.

**Sec. 48-62. Administrative Proceedings: Notice of Violation.**

Whenever it shall appear to the supervisor of building and zoning that a violation of a provision of this chapter exists, a written Notice of Violation shall be issued to the permittee and/or the person responsible for the apparent violation (respondent). The Notice of Violation shall advise the respondent of the nature of the noncompliance and shall require the respondent to investigate the alleged violation, determine remediation measures and to undertake the measures necessary to correct the noncompliance. If the respondent fails to promptly undertake the measures necessary to correct the noncompliance, the Notice of Violation shall be administratively adjudicated in accordance with the procedures set forth in Article XIII of Chapter 36 of the Brookfield Code.

**Sec. 48-63. Revocation of Permits.**

In addition to the provisions for administrative and legal proceedings contained in this chapter, whenever the supervisor of building and zoning determines that a person to whom a Residential Grading Permit or Commercial and Multi-Family Residential Permit has been issued has violated a provision of this chapter; failed to remedy the violations of this chapter; or whenever a person has failed to comply with an order of the administrative hearing officer issued pursuant to the administrative adjudication provisions of the Brookfield Code or has failed to comply with a substantive order of a court entered in litigation initiated by the village against such person for noncompliance with this chapter; or has failed to promptly pay all civil penalties, inspection fees, or other costs assessed against such person in any action taken by the village, the supervisor of building and zoning may order such person to show cause before the village manager why the Residential Grading Permit or Commercial and Multi-Family Residential Permit should not be revoked, except in circumstances where a properly filed appeal is pending.

**Sec. 48-64. Stop-Work Order.**

1. The village, upon the supervisor of building and zoning's determination is authorized to issue an order requiring the suspension of construction of a development or improvement that is subject to this chapter.
2. A stop-work order shall:
  - A. Be in writing;
  - B. Indicate the reason for its issuance; and

- C. Order the action, if any, necessary to resolve the circumstances requiring the stop-work order.
- 3. One copy of the stop-work order shall be posted on the property in a conspicuous location and one copy shall be delivered by certified or registered mail, return receipt requested, or personal delivery to the permittee/co-permittee, and/or to the property owner or his/her agent.
- 4. The stop-work order shall state the conditions under which the construction of the subject development or improvement may be resumed.
- 5. The village shall issue a stop-work order if the supervisor of building and zoning's determines that:
  - A. the development or improvement is proceeding in a manner which creates imminent hazard of severe harm to persons, property, or the environment on or off the site;
  - B. the development or improvement is occurring in violation of a requirement of this chapter, or of a Residential Grading Permit or Commercial and Multi-Family Residential Permit, and the village has determined it is necessary to halt ongoing development or improvement activity to avoid continuing or additional violations and where significant costs and effort would be incurred should the offending development or improvement activity be allowed to continue; or
  - C. the development or improvement for which a Residential Grading Permit or Commercial and Multi-Family Residential Permit is required is proceeding without issuance of a Residential Grading Permit or Commercial and Multi-Family Residential Permit. In such instance, the stop-work order shall state that the order terminates when the required Residential Grading Permit or Commercial and Multi-Family Residential Permit is properly obtained.
- 6. Any permittee and/or property owner aggrieved by the issuance of a stop-work order may appeal the stop-work order to the village manager.

**Sec. 48-65. Legal and Equitable Relief.**

- 1. The village attorney shall take such action deemed necessary to enforce collection and payment of all costs and penalties, to restrain violations of, and to compel compliance with the provisions of this chapter and with the conditions of any Residential Grading Permit or Commercial and Multi-Family Residential Permit issued hereunder.
- 2. In the enforcement of this chapter, the village shall have the authority to institute, or cause to be instituted, any and all actions, legal or equitable, including appeals, which are required for the enforcement of this chapter without first exhausting the administrative remedies set forth herein.

**Sec. 48-66. Injunctive Relief.**

1. In addition to the penalties provided herein, whenever a person violates any provision of this chapter or fails to comply with any order of the village, acting through the supervisor of building and zoning, an administrative hearing officer, the village manager or the board of trustees may apply to the Circuit Court of Cook County, or other Court having jurisdiction, for the issuance of an injunction restraining the person from violating this chapter or failing to comply with the order from making further violations.
2. Notwithstanding any remedies that the village may have by statute, common law, or this chapter, when, in the determination of the supervisor of building and zoning, the construction, operation, maintenance, ownership or control of any development or improvement subject to this chapter presents an imminent danger to the public health, welfare or safety, presents or may present an endangerment to the environment, is in violation of this chapter, or threatens to interfere with the operation of the sewerage system under the jurisdiction of the village, the village may apply to the Circuit Court of Cook County, or other Court having jurisdiction, for injunctive relief to cease and desist such activities without first exhausting administrative remedies set forth herein.

#### **Sec. 48-67. Right to Appeal**

1. Any person subject to this chapter, or his/her authorized representative, shall have a right to appeal the following to the village manager:
  - A. The denial of a Residential Grading Permit or Commercial or a Multi-Family Residential Permit;
  - B. The conditions imposed in a Residential Grading Permit or a Commercial and Multi-Family Residential Permit; and
  - C. The issuance of a stop-work order.
2. Any person contesting any final decision, order, requirement, or determination of the village manager made pursuant to Sec. 48-68 of this chapter shall have the right to appeal to the board of trustees.

#### **Sec. 48-68. Appeals to the Village Manager.**

1. All appeals to the village manager shall be made in writing and shall specify the reasons for the appeal. For appeals regarding permit denials or permit conditions, the appeal must be served upon the village manager within sixty (60) calendar days from the date of denial or conditional issuance of a Residential Grading Permit or Commercial or a Multi-Family Residential Permit. An appeal of the issuance of a stop-work order must be served upon the village manager within fourteen (14) calendar days from the date of posting of the stop-work order.
2. The village manager will use his/her best efforts to respond in writing to a request for an appeal within thirty (30) calendar days of the receipt of a request from the appellant and shall schedule an appeal meeting in the letter responding to the request. In the case of an appeal of the issuance

- of a stop-work order, the village manager shall use his/her best effort to schedule and conduct an appeal meeting within thirty (30) calendar days of receipt of the request for appeal.
3. When a meeting is scheduled by the village manager, the appellant must submit all information pertinent to the appeal. This information must be submitted to the village manager at least seven (7) calendar days prior to the scheduled appeal meeting. In the case of an appeal of the issuance of a stop-work order, the appellant must submit all information pertinent to the appeal contemporaneously with the request for appeal.
  4. The village manager will conduct an appeal meeting and attempt to resolve any bona fide claims, disputes, or inquiries the appellant may have. All determinations made by the village manager shall be in writing and a copy thereof transmitted to the appellant. The village manager will use his/her best efforts to transmit these determinations to the appellant within thirty (30) calendar days of the appeal meeting. Determinations regarding the appeal of the issuance of a stop-work order shall be transmitted to the appellant within fourteen (14) days of the appeal meeting.
  5. Should the appellant fail to appear at the scheduled appeal meeting, the appeal shall be denied unless the village manager finds good cause as to why the appellant failed to appear at the initial appeal meeting. The denial of any relief sought in any appeal may be appealed within thirty (30) calendar days to the board of trustees pursuant to Sec. 48-69 of this chapter for the sole purpose of determining the propriety of the village manager's denial.
  6. Any person who has been issued a Residential Grading Permit or Commercial or a Multi-Family Residential Permit, and who appeals a condition contained in that permit, may commence construction of the subject development or improvement prior to a resolution of the appeal. However, any commencement of construction must comply with all of the terms and conditions of the Residential Grading Permit or Commercial or a Multi-Family Residential Permit as issued to said person, and not otherwise in violation of this chapter.
  7. Any person whose request for a Residential Grading Permit or Commercial or a Multi-Family Residential Permit was denied by the village is prohibited from commencing construction of the subject development or improvement during the pendency of an appeal. Under no circumstances can construction commence prior to the issuance of a Residential Grading Permit or Commercial or a Multi-Family Residential Permit.
  8. Any person who requests an appeal of the issuance of a stop-work order must suspend construction of the subject development or improvement while the appeal is pending.

**Sec. 48-69. Appeals to the Board of Trustees.**

1. In the event that the appellant does not concur with the determination of the village manager, the appellant may petition the board of trustees for a hearing. Any petition requesting a hearing by the board of trustees shall be made by the appellant within thirty (30) calendar days after receipt of the determination by the village manager.
2. This petition shall be in writing by the appellant and sent to the village clerk who shall forward the petition to the board of trustees. Within thirty (30) calendar days after receipt of this petition, the village clerk will advise the appellant in writing regarding the date on which the board of trustees will consider the appellant's petition.
3. The board of trustees shall not grant an appeal if the appellant failed to timely file an appeal with the village clerk.
4. The scope of any hearing conducted under this section shall be limited to the issues raised by the appellant in the village manager's appeal meeting. Technical information that was not submitted by the appellant to the village manager under Sec. 48-68 of this chapter shall not be utilized in a hearing before the board of trustees.
5. Determinations by the board of trustees shall be effective immediately. The village shall provide the final decision and order of the board of trustees in writing to the appellant within thirty (30) calendar days of entry.
6. Final decisions of the board of trustees are subject to review under the Administrative Review Act.
7. Any person who requests an appeal to the board of trustees under this section must maintain the status quo during the pendency of the appeal and shall not take any action in contravention of the determination of the village manager.
8. The board of trustees may promulgate procedural rules governing administrative proceedings pursuant to this article.

**Sec. 48-70. Interpretation.**

1. This chapter shall be liberally construed to protect the health, welfare, safety, and environment of the residents of the Village.
2. Nothing contained in this chapter shall be understood to imply consent, licensing, or permission to locate, construct, or maintain any structure, site, or facility, nor to carry on any trade, industry, occupation, operation, or activity.
3. When provisions of this chapter differ or conflict with any other applicable statute, law, ordinance, regulation, or rule, the more stringent provisions shall apply.
4. The provisions of this chapter are cumulative and shall be considered additional limitations on all other laws and ordinances previously approved, or that may hereafter be approved, and that concern any subject matter included in this chapter.

**Sec. 48-71. Disclaimer of Liability.**

1. The degree of flood protection provided by this chapter is considered reasonable for regulatory purposes and is based on engineering experience and scientific methods of study.
2. This chapter does not warrant that areas outside the delineated floodplain or permitted developments within the delineated floodplain will be free from flooding and associated damages.
3. This chapter shall not be construed or applied in any manner to create liability on the part of, or a cause of action against the village, or any elected official, officer, agent, or employee thereof, for any damage or injury to person or property resulting from reliance on the provisions of this chapter.
4. The design and supplementary design requirements contained herein do not replace nor substitute sound engineering practice.

**Secs. 48-72—48-99. - Reserved.**

## **Article VI— WATERSHED MANAGEMENT ORDINANCE**

### **DIVISION 1. AUTHORITY AND PURPOSE**

#### **Sec. 48-100. Statutory Authority.**

1. The Metropolitan Water Reclamation District of Greater Chicago (District) promulgated a Watershed Management Ordinance (WMO) pursuant to its authority to adopt ordinances regulating sewers tributary to the District's water reclamation plants, regulating floodplain and stormwater management, and governing the location, width, course, and release rate of all stormwater runoff channels, streams, and basins in Cook County, over which the District has jurisdiction, in accordance with the adopted Cook County Stormwater Management Plan (CCSMP). The statutory authority for the District to promulgate the Watershed Management Ordinance is contained in 55 ILCS 5/5-1062.1, 70 ILCS 2605/1 *et seq.*, and particularly 70 ILCS 2605/7f, 70 ILCS 2605/7h, 70 ILCS 2605/12, as well as other applicable authority, all as amended from time to time.

**Secs. 48-105—48-199. - Reserved.**

### **DIVISION 2. APPLICABILITY AND GENERAL PROVISIONS**

#### **Sec. 48-200. Scope of Regulation**

1. The District's Watershed Management Ordinance applies to all development within the boundaries of the Village and qualified sewer construction within the Village's corporate boundaries or service agreement areas, over which the Village has jurisdiction, including those

developments under the control of any governmental entity, agency, or authority.

2. Any person proposing a development or improvement that falls under any of the categories set forth in Sec. 48-201 of this Article VI shall obtain a Watershed Management Permit from the District prior to development.
3. Any person proposing to install qualified sewer construction within the Village's corporate limits or service agreement areas, shall obtain a Watershed Management Permit from the District prior to commencing sewer work.
4. The provisions of the District's Watershed Management Ordinance do not apply to any of the following:
  - A. Structures and land uses existing as of the effective date of the District's Watershed Management Ordinance, except when redevelopment occurs;
  - B. Proposed development with an active Sewerage Systems Permit issued prior to the effective date of the District's Watershed Management Ordinance, which has not been fully constructed by the effective date of the District's Watershed Management Ordinance;
  - C. Proposed development for which a complete Sewerage System Permit application has been accepted by the District prior to the effective date of the District's Watershed Management Ordinance. Any such Sewerage System Permit application is subject to the Sewer Permit Ordinance and Manual of Procedures effective at the time the application was made. A complete Sewerage System Permit application is considered accepted by the District upon actual receipt by the District and is minimally composed of the following:
    - (1) Complete and executed Sewerage System Permit forms consisting of Schedules A, B, C, and D where stormwater detention is required;
    - (2) Sewerage System Permit fee paid in full;
    - (3) Plan drawings signed and sealed by a Professional Engineer; and
    - (4) Permit documents signed by the permittee and co-permittee.
  - D. A development included at the time of the effective date of the District's Watershed Maintenance Ordinance on the District's existing development plans list, except that such developments must comply with the provisions of the District's Existing Development Plans List Requirements - Legacy Sewer Permit Ordinance and Manual of Procedures. The existing development plans list shall have been subject to all of the following conditions:
    - (1) The District has compiled an existing development plans list before the effective date of the District's Watershed Maintenance Ordinance;

- (2) All developments included on the existing development plans list are subject to the provisions of the District's Existing Development Plans List Requirements - Legacy Sewer Permit Ordinance and Manual of Procedures, provided the development has:
    - (a) Submitted a complete permit application within one (1) year of the effective date of the District's Watershed Maintenance Ordinance; and
    - (b) Conformed to the permit application requirements of the District's Existing Development Plans List Requirements- Legacy Sewer Permit Ordinance and Manual of Procedures;
  - (3) A development must have received preliminary approval from the District to be included on the existing development plans list;
  - (4) A development shall be removed from the existing development plans list upon expiration of the District's preliminary approval; and
  - (5) The existing development plans list shall expire one (1) year from the effective date of the District's Watershed Maintenance Ordinance;
- E. Development activities listed solely in Sec. 48-201.1 that are undertaken by the District, state agencies, or federal agencies (e.g., IDOT, Illinois Tollway Authority, or the Corps); or
- F. Development undertaken as a flood control project.
5. Existing structures that do not conform to the requirements of the District's Watershed Maintenance Ordinance shall not be substantially improved, replaced, or enlarged in any manner unless such substantial improvements, replacements, or enlargements conform to the requirements of the District's Watershed Maintenance Ordinance.

**Sec. 48-201. Applicability**

| <b>Table 1. Applicability Summary</b> |   |                                       |                             |                    |
|---------------------------------------|---|---------------------------------------|-----------------------------|--------------------|
| <b>Activity</b>                       |   | <b>Regulated Area</b>                 | <b>Permitting Authority</b> | <b>See Section</b> |
| Development Activities                | Disturbances more than 0.5 acre*  | Cook County<br>Except City of Chicago | District                    | Sec. 48-201.1.D    |
|                                       | Reconfiguration of existing major or minor stormwater systems which alters the service area of a permitted or existing detention facility | Cook County<br>Except City of Chicago | District                    | Sec. 48-201.2.E    |

|                              |   |   |          |                            |
|------------------------------|---|---|----------|----------------------------|
|                              | Modifications to a permitted or existing detention facility   | Cook County Except City of Chicago                                | District | Sec. 48-201.2.F            |
| Flood                        | Development within a flood protection area  | Cook County Except City of Chicago                                | District | Sec. 48-201.1.A            |
|                              | Protection Indirect impacts to a wetland  | Cook County Except City of Chicago                                | District | Sec. 48-201.1.B            |
|                              | Alteration of an existing building which constitutes a substantial improvement in the regulatory floodplain | Cook County Except City of Chicago                                | District | Sec. 48-201.1.C            |
| Qualified Sewer Construction | Sewers, drainage, or detention in combined sewer areas tributary to combined sewers                         | District Corporate Limits or Service Areas Except City of Chicago | District | Sec. 48-201.2.A            |
|                              | Qualified sewer construction including lift stations  | District Corporate Limits or Service Areas Except City of Chicago | District | Sec. 48-201.2.B            |
| District Impacts             | Direct connections to District interceptors, reservoirs, Entire Cook County facilities, or TARP Structures  | Entire Cook County Including City of Chicago +                    | District | Sec. 48-201.2.C & 48-201.3 |
|                              | Stormwater discharges directly to District Property   | Entire Cook County Including City of Chicago +                    | District | Sec. 48-201.2.G & 48-201.3 |
|                              | New or reconstructed sewers, drainage, or detention outfalls Cook County to waterways or Lake Michigan      | Entire Cook County Including City of Chicago +                    | District | Sec. 48-201.2.D & 48-201.3 |

\*Unless the development solely involves one or more activity listed in Sec. 48-201.1.D.  
+Facility connection authorization as outlined in Sec. 48-703.

1. A Watershed Management Permit from the District shall be required for any of the following development activities:
  - A. Development within a Flood Protection Area;
  - B. Development with an indirect wetland impact;
  - C. Development altering an existing building which constitutes a substantial improvement disturbing land in the regulatory floodplain; and
  - D. Development disturbing more than 0.5 acre, unless the development solely involves one or more of the following:
    - (1) Agriculture or gardening that maintains existing grades and drainage patterns;
    - (2) Installation, renovation, or replacement of a septic system, potable water service line, or other utility to serve an existing structure, provided that the area is restored to existing grade and vegetative cover is restored;
    - (3) Excavation in rights-of-way or public utility easements not part of other development, outside of flood protection areas, for the purpose of installing or maintaining utilities other than qualified sewer construction, provided that the area is restored to existing grade and vegetative cover is restored. Utility excavation not requiring a Watershed Management Permit must install and maintain adequate sediment and erosion control;
    - (4) Maintenance activities, repair, or at-grade in-kind replacement of existing lawn areas not otherwise requiring a Watershed Management Permit, provided that the area is restored to existing grade and vegetative cover is restored; or
    - (5) Maintenance activities, repair, or in-kind replacement of existing impervious areas including, but not limited to, roadways or parking lots not otherwise requiring a Watershed Management Permit.
2. A Watershed Management Permit from the District shall be required for any of the following development activities in the village:
  - A. Development proposing sewers, drainage, or detention in combined sewer areas tributary to either a combined sewer or a waterway;
  - B. Permittees or co-permittees proposing qualified sewer construction within the District's corporate boundaries;
  - C. Development proposing a direct connection to District interceptors, reservoirs, facilities, or TARP structures;
  - D. Development proposing new or reconstructed sewer, drainage, or detention outfalls to the waterways or Lake Michigan, within Cook County;

- E. Development proposing reconfiguration of existing major or minor stormwater systems which alters the service area of a permitted or existing detention facility;
- F. Development proposing modifications to a permitted or existing detention facility;
- G. Development discharging stormwater directly to District property; and
- H. Non-residential development on septic systems or private treatment systems proposing a connection to a sanitary sewer.

**Secs. 48-207—48-299. - Reserved.**

### **DIVISION 3. REQUIREMENTS FOR SEWER CONSTRUCTION**

#### **Sec. 48-300. General Sewer Construction Requirements.**

1. A Watershed Management Permit from the District is required for qualified sewer construction as defined in Sec. 48-301 of this chapter.
2. A Watershed Management Permit from the District is not required for non-qualified sewer construction, as defined in Sec. 48-301.2 and Sec. 48-301.3 of this chapter.

#### **Sec. 48-301. Qualified Sewer Construction.**

1. Qualified sewer construction is considered all public and private new sewers and new sewer connections, exterior to a building envelope, including sewer repair and sewer replacement. Qualified sewer construction includes any of the following:
  - A. New and replacement sewers including:
    - (1) Sanitary sewer (public and private);
    - (2) Sanitary service sewer (exterior to building envelope);
    - (3) Combined sewer;
    - (4) Storm sewer within combined sewer areas;
    - (5) Storm sewer tributary to a combined sewer;
    - (6) Structures and appurtenances to sewers listed above;
    - (7) Force main conveying any flows from sewer listed above;
    - (8) Repair of an existing lift station or sewer listed above;
    - (9) Reinstatement of an existing unpermitted sewer as listed above;
    - (10) Cured-In-Place-Pipe-Lining (CIPP) of existing public sewers; and
    - (11) Alterations to the conveyance capacity of a sewer system, as listed above.
  - B. New and replacement sewer connections, including:
    - (1) Building connections at the building envelope;
    - (2) Public sewer connections in the right-of-way;

- (3) Direct connections to District interceptors or interceptor structures;
  - (4) Direct connections to District TARP structures or tunnels; and
  - (5) Direct connections to District-owned reservoirs, properties or facilities (pump stations, water reclamation facilities, etc.); and
2. Non-qualified sewer construction includes any of the following:
- A. Private single-family home service sewer (less than three (3) units);
  - B. Plumbing internal to any building envelope;
  - C. Storm sewer tributary to a waterway in separate sewer areas;
  - D. Septic system sewers;
  - E. Sewers and sewer connections constructed outside of District corporate limits or service agreement areas, at the time of permit application;
  - F. Private grey water, reclamation, or water harvesting sewers and associated connections located in separate sewer areas and not tributary to District water reclamation facilities; and
  - G. Structure footing drains.
3. Sewer maintenance is considered non-qualified sewer construction and includes any of the following:
- A. Cured-In-Place-Pipe-Lining (CIPP) of existing previously permitted private sewers;
  - B. Grouting of existing sewers; and
  - C. Jetting, cleaning, and root-treating of existing sewers.

**Secs. 48-302—48-399. - Reserved.**

## **Article VII – STORMWATER MANAGEMENT**

### **Sec. 48-400. Stormwater Drainage Requirements for Single Family Residential Improvements**

- A. All single family residential improvements shall be designed to have positive drainage to village right-of-ways.
- B. Single family residential improvements shall include:
  - 1. Any improvements that include the installation of more than 300 square feet of impervious area. This area of improvement shall be evaluated cumulatively for all improvements installed from the date of the adoption of this ordinance forward. Typical residential improvements shall include the installation of patios, driveways, and garages that exceed 300 square feet of impervious area.
- C. Any impervious areas for which it is not possible to achieve positive drainage to a village right-of-way shall provide storage for a 3" rain event through drywells, rain gardens, infiltration trench, or other means.
- D. A maximum void ratio of 0.36 will be used to calculate the volume of water storage for storage areas filled with CA-1.

**Sec. 48-401. Stormwater Drainage Requirements for Single Family Residential Developments**

- A. All single family residential developments shall be designed to have positive drainage to village right-of-ways.
- B. Single family residential developments shall include:
  - 1. Any developments that include the construction of a new house.
  - 2. Major alterations/ tear downs
- C. Any areas for which it is not possible to achieve positive drainage to a village right-of-way shall provide storage for a 3" rain event through drywells, rain gardens, infiltration trench, or other means. The volume shall be provided for the entire area that does not have positive drainage regardless of whether the area is pervious or impervious.
- D. A maximum void ratio of 0.36 will be used to calculate the volume of water storage for storage areas filled with CA-1.

**Sec. 48-402. Stormwater Drainage Requirements for Commercial and Multi-Family Residential Improvements and Developments**

- A. All storm sewers and drainage systems shall be designed in accordance with the requirements of the latest version of the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance (WMO) and this code.
  - B. The maximum area that can sheet flow into a right-of-way shall be calculated by taking a 5' width multiplied by the length of property that abuts public right-of-way.
  - C. Private properties shall contain their drainage on their own property and shall not drain onto adjacent private properties.
  - D. All storm sewers shall be designed to carry the 10-year storm event.
  - E. If underground storage is being provided, all storm sewers conveying flow to the underground storage shall be designed to carry the 100-year storm event.

**Sec. 48-403. Stormwater Detention Requirements for Commercial and Multi-Family Residential Improvements and Developments**

- A. All non-single family residential developments including commercial, industrial, and multi-family shall be subject to the Storage Requirements (detention) in the latest version of the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance and this code.
- B. All improvements to non-single family residential properties including commercial, industrial, and multi-family that disturb more than 1,500 square feet shall be subject to the Storage Requirements (detention) in

the latest version of the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance and the chart below. Disturb shall be defined as any change in use, building construction, pavement reconstruction (any pavement improvement that exposes the base course), new construction, etc. Simple maintenance activities such as pavement resurfacing shall not trigger the Storage Requirements. Parking lot resurfacing as part of a larger site development shall be subject to Storage Requirements.

| <b>Area of Development or Improvement</b> | <b>Required Storage</b>  | <b>Maximum Release Rate</b> |
|---|--|-----------------------------|
| Less than 1,500 sf                        | None   | None                        |
| 1,500 sf to 0.49 Acre                     | Volume required to store 3" rain event over impervious area  | 0.15 cfs/acre               |
| 0.50 acre to 1.0 acre                     | Retention – Volume required to retain 1" rain event over impervious area per MWRD requirements<br><br>Detention – Volume required to store 2" rain event over impervious area      | 0.15 cfs/acre               |
| 1.01 acre to 2.99 acre                    | Retention – Volume required to retain 1" rain event over impervious area per MWRD requirements<br><br>Detention – calculate detention volume based on and Modified Rational Method | 0.15 cfs/acre               |
| 3.0 acres and larger                      | Use MWRD WMO   | Use MWRD WMO                |

- \* Providing retention in lieu of detention is acceptable
- \* All surface water storage areas are considered impervious areas
- \* Open Space improvements (as defined by the WMO)

will be subject to the requirements of the WMO

C. All stormwater management facilities shall be designed in accordance with the requirements of the latest version of the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance and this code.

1. For parking lot storage areas, a minimum of 2" of freeboard must be provided. For all other storm water storage areas, a minimum of 6" of freeboard must be provided.
2. Buildings and other structures must be designed to a Flood Protection Elevation (FPE) of nine inches (9") above the High Water Level (HWL) of any detention storage areas.
3. The maximum depth of storm water to be stored on a parking lot shall be 12". All parking lot areas designed to provide storm water detention must be clearly designated on the plan.
  - a. Future pavement overlays that change the grade of the pavement surface and reduce the amount of storm water detention will not be allowed.
  - b. The property owner must provide a letter confirming their understanding that storm water is designed to pond on the proposed pavement. Furthermore, the letter must state that the property owner accepts all liability for any personal injury or property damage resulting from this ponding water.
4. A minimum 4' high fence shall be installed around all detention areas with more than a 12" depth of storage.
5. Record drawings will be required and as a minimum shall confirm that the flow restrictor was installed per plan and demonstrate that the design storage was provided.

D. In certain hardship situations on small improvements, a design which retains a 3" rain event for the disturbed area may be allowed (drywell, rain garden, infiltration trench, etc.). In these situations, an overflow pipe must be installed at the top of the storage volume. A maximum void ratio of 0.36 will be used to calculate the volume of water storage for storage areas filled with CA-1. Soil borings indicating the percolation rate of the underlying soil must be provided with the design calculations.

#### **Sec. 48-404. Maintenance and Operation of Stormwater Facilities**

The owner of the property will be required to submit an inspection report to the Village every 24 months confirming that the stormwater facilities are in

proper working order. The inspection report shall be prepared by a qualified inspector which can be a certified plumber, registered professional engineer. The Village has the right to inspect stormwater facilities at any time to confirm that they are in proper working order.

**Section 15. Watershed Management Ordinance.** At least three (3) copies of the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance shall be kept on file in the office of the Village clerk.

**Section 16. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of the remaining portions hereof.

**Section 17. Repealer.** All ordinances and parts of ordinances in conflict with the provisions of this ordinance are to the extent of such conflict repealed.

**Section 18. Effective Date.** This ordinance shall be in full force and effect from and after June 1, 2015, following its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 27<sup>th</sup> day of April 2015, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Kit P. Ketchmark, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED, filed in my office,  
and published in pamphlet form  
this 27<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Catherine Colgrass-Edwards, Clerk of the  
Village of Brookfield, Cook County, Illinois



# Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688  
(708) 485-7344 • FAX (708) 485-4971  
[www.brookfieldil.gov](http://www.brookfieldil.gov)

VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

**BROOKFIELD VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
Monday, April 27, 2015**

**7:00 p.m. or Immediately following Village Board Meeting  
Edward Barcal Hall  
8820 Brookfield Avenue  
Brookfield, IL 60513**

## AGENDA

- A. **Discussion** – Class 2 Liquor License, Traxxside-Zubar
- B. **Discussion** – Class 8 and S3 Liquor License, United Moravian Societies Annual Picnic
- C. **Addresses from the Audience** – Any member of the audience who wishes to address the President and Village Board may do so at this time
- D. **Adjournment**

VILLAGE PRESIDENT  
Kit P. Ketchmark

VILLAGE CLERK  
Catherine A. Colgrass-Edwards

BOARD OF TRUSTEES  
Ryan P. Evans  
Michael J. Garvey  
Nicole M. Gilhooley  
C.P. Hall, II  
Brian S. Oberhauser  
Michelle D. Ryan

VILLAGE MANAGER  
Keith R. Sbiral

MEMBER OF  
Illinois Municipal League  
Proviso Township  
Municipal League  
West Central  
Municipal Conference

TREE CITY U.S.A. Since 1981

HOME OF THE CHICAGO  
ZOOLOGICAL SOCIETY

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708)485-7344 prior to the meeting. Wheelchair access may be gained through the police department (East) entrance of the Village Hall.



## COMMITTEE ITEM MEMO

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**ITEM:** Class 2 Liquor License - Traxxside-Zubar  
8436 Brookfield Avenue

**COMMITTEE DATE:** April 27, 2015

**PREPARED BY:** Theresa M. Coady

**PURPOSE:** Board approval of a Class 2 Liquor License

**BUDGET AMOUNT:** N/A

**BACKGROUND:**

Joseph Piscioti and Christine Alvarado are purchasing the former Traxxside Bar and Gril. They are seeking board approval of a Class 2 Liquor License. They have submitted the necessary application, application fee and have gone through the background check process. They will be present this evening to answer any questions the Board may have. Staff will not release the liquor license until the property resale inspection is complete, business license is issued and proof of dram shop insurance is provided as well as a copy of the deed or lease for the premises.

**CLASS 2.** Authorizes as the primary sales of alcoholic liquors to be consumed on the premises and incidental thereof, shall authorize the retail sale of all alcoholic liquors in the original package to be consumed off premises.

**HOURS NO LIQUOR WILL BE SOLD**

Every day except Saturday, Sunday and legal holidays, the hours shall be between 1:30 a.m. and 7:00 a.m. Saturday, Sunday and legal holidays, the hours shall be between 2:30 a.m. and 7:00 a.m. on Saturday and holidays and between 2:30 a.m. and 11:00 a.m. on Sunday.

**The annual fee for Class 2 licenses is \$1,800.00**

**ATTACHMENTS:**

None.

**STAFF RECOMMENDATION:**

Staff requests the Village Board consider the applicants request for the Class 2 Liquor License.

**REQUESTED COURSE OF ACTION:**

An Ordinance to approve this request be prepared and voted on at the May 11, 2015 Village Board Meeting.



# COMMITTEE ITEM MEMO

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**ITEM:** Class 8 & S3 Liquor License Application

**COMMITTEE DATE:** April 27, 2015

**PREPARED BY:** Theresa M. Coady

**PURPOSE:** Seeking Board Approval for Class 8 & S3 Liquor License for the:  
United Moravian Societies  
Kiwanis Park  
Sunday August 16, 2015 from 11:00 am to 6:00 pm

**BUDGET AMOUNT:** N/A

**BACKGROUND:**

The United Moravian Societies will host their annual picnic at Kiwanis Park on Sunday, August 16, 2015 from 11:00 am to 6:00 pm. They would like to sell beer and wine as well as food and other ethnic items. This is a family oriented event and is well attended. There have been no incidents in the past at these picnics.

**ATTACHMENTS:**

None.

**STAFF RECOMMENDATION:**

Staff recommends the Village Board consider Class 8 & S3 Liquor License.

**REQUESTED COURSE OF ACTION:**

The Village Attorney create an additional Class 8 & S3 Liquor License for Board approval at the May 11, 2015.