



Village of Brookfield

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

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TREE CITY U.S.A. Since 1981

HOME OF THE CHICAGO
ZOOLOGICAL SOCIETY

REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
February 12th, 2015 at 7:00 PM
**Location: Edward Barcal Hall, 8820 Brookfield
Avenue Brookfield, Illinois**

AGENDA

I. Call to Order

II. Roll Call

III. Staff Update

IV. Public Hearings

PC Case No. 15-01

Consideration of a Parking Variation in a C-1 General Commercial property
at 9237 Ogden Ave to permit a reduction in required parking spaces.

V. New Business

VI. Old Business

- a. Approval of Minutes
- b. Future Meeting Update

VII. Public Comment (Not Related to Tonight's Public Hearing)

VIII. Next Meeting

IX. Adjournment

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 front (South) entrance of the Village Hall.



Village of Brookfield

Planning and Zoning Commission Staff Report

TO: Village of Brookfield Planning and Zoning Commission

HEARING DATE: February 12th, 2015

FROM: Building and Planning Department

PREPARED BY: Heather Milway, Village Planner

TITLE

PZC 15-01 –9237 Ogden; ABS Building Management LLC, Owner of the subject property, requests a Variation in accordance with section 62.760, to reduce the number of parking spaces to construct an outdoor dining patio.

GENERAL INFORMATION

APPLICANT: Nenad Bojkovski
ABS Building Management, LLC
15130 Acorn Lane
Homer Glen, IL 60491

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

PROPERTY INFORMATION

EXISTING ZONING: C-1 General Service District
EXISTING LAND USE: Vacant Restaurant
BUILDING SIZE: 4,672 square feet
PINs: 18-03-425-001 to 007 -0000
SURROUNDING ZONING AND LAND USES:
North: C-1 General Commercial (Colony Motel)
South: A-1 Single Family Residential
East: C-1 General Commercial (Maple Medical Center)
West: C-1 General Commercial (DJ's Scuba)

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Building and Planning Department:

1. Application for Public Hearing and Required Fees
2. Certification of Legal Notice Published January 28th, 2015 in the Landmark
3. Petitioner Project Submittal Including:
 - a. Application
 - b. Proof of Ownership
 - c. Project Summary
 - d. Site Plan
 - e. Architectural renderings

DESCRIPTION

The applicant requests a parking variation according to section 62.760, to reduce the number of parking space to construct a patio.

BACKGROUND

The applicant purchased the property in November to open a new restaurant. The old use was also a restaurant that closed in 2009. The new restaurant proposes to construct a patio to accommodate an additional 9 tables and fire place with bench viewing area.

ZONING

The property is currently zoned C-1 General Commercial.

PUBLIC COMMENT

No public comments have been submitted to Village Hall in-person or by written document as of the writing of this report. Any comments that are submitted will be presented at the Planning and Zoning Commission Hearing.

DISCUSSION

Variations are defined by section 62.760 as a difficulty or hardship caused by the land characteristics not by the owner-applicant. This proposal is needed due to the owner-applicant's desire to construct patio area. The restaurant prior to the proposed patio was already deficient in parking per the Village's current parking requirements. Since the previous use was a restaurant the Village did not require that the parking be increased. However, the patio increases the area on which the Village calculates required parking spaces, thus number of required spaces increases. The patio makes site even further deficient in parking. The current restaurant under the Village code would be required to have is 72 parking spaces. The additional patio area increases that required number to 86 spaces. Additionally, the parking layout requires half of the parking area to exit through the alley. The alley is only partially paved and may cause issues with the alley and the residential area to the south of the restaurant. This is not a characteristic of the land that forces the need for a parking variation, but rather self-created by the property owner-applicant.

CONDITIONS FOR APPROVAL OF VARIATIONS

With respect to Special Use review, Section 62-760 of the Village Zoning (Special Use) Procedure requires the following conditions to be met for approval of Special Uses. *(Staff Review in Italics)*:

1. The hardship alleged as the basis for the variation must be derived from difficulties pertaining to the property

itself which prevent full use of the property of the same extent other properties in close proximity within the same zoning district can be used.

The petitioner requests a variation to construct an outdoor patio, which he believes is necessary to attract customers to the proposed restaurant. There are other restaurants the Village that have outdoor patios. The petitioner wants to position the restaurant such that it can offer its customers the opportunity to dine outdoors so that it can compete with the other proximately located restaurants. The size of the existing building located on the property requires more parking spaces that the property can support for the intended use; therefore, but for the variance, the petitioner will be prohibited from construction a patio. Without the right to construct a patio the petitioner will potentially be at a competitive disadvantage relative to other proximately located restaurant.

2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner.

Variations from the Village's Zoning Code ("Code") are appropriate when strict compliance with the Code will present practical difficulty or particular hardship for the petitioner. In this case, the petitioner did not construct the building that is located on the property. The existing building is 4,672 sf, which would require at least 72 parking spaces. A strict application of the Code would forever prohibit the petitioner from constructing a patio. The only way to construct a patio and comply with a strict interpretation of the Code would require the petitioner to tear down a portion of the building to reduce the gross floor space; however, this would be an extreme and unpractical remedy.

3. That there is no other 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.

The only practical remedy to cure the petitioner's hardship is to grant his request for the variance. The petitioner is requesting the variance to recognize the full potential of the property, and avoid a hardship that will persist if the Village applies a strict interpretation of its code to deny his request for zoning relief.

4. That the variation sought will not impair an adequate supply of light or air to adjacent property

The variation will not impair an adequate supply of light or air to adjacent properties.

5. That the variation sought will not unreasonably diminish the values of adjacent property.

The variation sought will not diminish adjacent property values; rather it will likely improve markets values of surrounding properties. The property is located in the C-1 General Service District, which is intended for commercial use. an outdoor patio at a new restaurant will attract customers well beyond the Village limits.

6. That the variation sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety.

Ogden Avenue can more than adequately accommodate the increased traffic that will naturally occur when the restaurant opens for business, the variance, if granted, will likely increase traffic activity during the summer months; however, it will not cause congestion. The property was previously restaurant and there were no problems with increase traffic congestion.

7. That the variation is in harmony with the general purpose and intent of this ordinance.

The property, which is located in a C-1 General Service District, is also located within the Ogden Avenue TIF District. The variation sought is compatible with the intent of the Village's zoning Code and will further the intent of the TIF District by generating increase property taxes and increased sales tax. By constructing a patio the petitioner will be increasing the assessed value of the property, which will increase the Village's tax base. The increased tax assessment will potentially create a larger tax increment, which will benefit the TIF District.

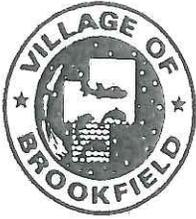
The requested variation generally satisfies conditions 3, 4, and 5 for approval. However in Staff's opinion, conditions 1, 2, 6, and 7 are not satisfied. The hardship is self-imposed rather than by the characteristics of the land (Standard 1 and 2). The variation may increase traffic on an alley that is not fully paved and thus not designed for increased traffic (Standard 6). The variation is not in general harmony (Standard 7) with the purpose of the ordinance due to the fact that the property itself does not require the need for variations, the need for the variation self-created by the owner-applicant.

RECOMMENDATIONS

Based on the analysis above, Staff believes the request does not meet all the standards for granting Variances. However Staff believes with a few conditions the proposed variance could be recommended for approval:

1. That the applicant place a no left turn sign at the alley exit to prevent vehicles from driving on the gravel section of the alley.
2. The applicant place a no smoking sign on the patio.
3. The applicant operate the patio in accordance with the outdoor café and alcohol control ordinances.

The Planning and Zoning Commission should discuss the requested variation and determine whether the request should be recommended for approval or denial when presented to the Village Board of Trustees. The Planning and Zoning Commission should use the conditions for approval for review found above and in Section 62-760 of the Village Zoning Ordinance. If the Commissioners are in agreement with the Staff findings they can adopt Staff's findings as their own or edit as they see necessary.



Village of Brookfield
 Planning and Zoning Commission Application Packet

Zoning Variance Application

Applicant Information:

1. Name and Phone Number of contact person for application process JOHN CVETKOVSKI - 630-666-4176 ^{PEL}
2. Petitioner's Name NENAD BOJKOVSKI
3. Petitioner's Address 15130 ACORN LN. HOMER, GLEN IL.
4. Phone Number 830-888-2735 60491
5. Email Address NICK@BBSTRUCKING.COM
6. Fax Number
7. Owner of Record Name ABS BUILDING MANAGEMENT
8. Owner of Record Address 15130 ACORN LN. HOMER GLEN IL.
60491

Property Information:

9. Common Street Address 9237 [REDACTED] W. OGDEN AVE. BROOKFIELD, IL
10. Legal Description LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN 60513
BLOCK 33 IN S.E. GROSS FIRST ADDITION
TO WEST GROSS DALE IN FIRST 1/2 OF NW 1/4
OF SEC. 3 TOWNSHIP 38 N, RANGE 12 E. OF THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.
X 18-03-11-800-1000
11. Permanent Tax Index Number (PIN) 10/21/14
12. When did the owner acquire the property? 10/21/14

13. Is the petitioner in the process of purchasing the property? Yes No
 If so, is the purchase contingent on approval of variation? Yes No

14. Is your property use presently (check one): Conforming Non-conforming

15. If the property is a non-conforming use, please explain: CURRENTLY
THERE IS EXISTING RESTAURANT BUILDING
THAT HAS BEEN CLOSED FOR FEW YEARS
OUR INTENT IS TO REMODEL AND REOPEN IT

16. Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	C-1	GENERAL SERVICE DIST.
South	A-1	SINGLE FAMILYS
East	C-1	GENERAL SERVICE DIST.
West	C-1	GENERAL SERVICE DIST.

Zoning Variance Application, continued

17. What is the Zoning Classification of the subject property? C-1 GENERAL SERVICE DISTRICT

18. List the variance(s) you are requesting:

(1) Section 62-290 Variance requested to NUMBER OF PARKING SPACES REQUIREMENT

(2) Section 30-_____ Variance requested to _____

(3) Section 30-_____ Variance requested to _____

19. What is the proposed use of or improvement to the property? SIT DOWN RESTAURANT
THERE IS AN EXISTING RESTAURANT ON THE PROPERTIES

20. Is the building for (Check one): Personal Use Rental _____ Resale _____

Please provide responses for the standards for granting zoning variances (attached).

Any person who shall knowingly make or cause to be made, or conspire, combine, aid or assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application, affidavit, certificate, or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.

Bjornson A
Petitioners Signature

12/11/14
Date

Bjornson A
Owner's Signature (or authorized agent)

12/11/14
Date

**CASE NO. 15-01
SUPPLEMENT TO THE
STANDARDS FOR GRANTING ZONING VARIANCES**

Village Code Section 62.760

- 1. The hardship alleged as the basis for the variation must be derived from difficulties pertaining to the property itself which prevent full use of the property to the same extent other properties in close proximity in the same zoning district can be used:**

The petitioner requests a variation to construct an outdoor patio, which he believes is necessary to attract customers to the proposed restaurant. There are other restaurants in the Village that have outdoor patios. The petitioner wants to position the restaurant such that it can offer its customers the opportunity to dine outdoors so that it can compete with other proximately located restaurants. The size of the existing building located on the property requires more parking spaces than the property can support for the intended use; therefore, but for the variance, the petitioner will be prohibited from constructing a patio. Without the right to construct a patio the petitioner will potentially be at a competitive disadvantage relative to other proximately located restaurants.

- 2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner:**

Variations from the Village's Zoning Code ("Code") are appropriate when strict compliance with the Code would present practical difficulty or particular hardship for the petitioner. In this case, the petitioner did not construct the building that is located on the property. The existing building is 4,672 sf, which would require at least 72 parking spaces. A strict application of the Code would forever prohibit the petitioner from constructing a patio. The only way to construct a patio and comply with a strict interpretation of the Code would require the petitioner to tear down a portion of the building to reduce its gross floor space; however, this would be an extreme and unpractical remedy.

- 3. That there is no other 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:**

The only practical remedy to cure the petitioner's hardship is to grant his request for variance. The petitioner is requesting the variance to recognize the full potential of the property, and avoid a hardship that will persist if the Village applies a strict interpretation of its Code to deny his request for zoning relief.

- 4. That the variation sought will not impair an adequate supply of light or air to adjacent property:**

The variation will not impair an adequate supply of light or air to adjacent properties.

- 5. That the variation sought will not unreasonably diminish the values of adjacent property:**

The variation sought will not diminish adjacent property values; rather it will likely improve markets values of surrounding properties. The property is located in the C-1 General Service District, which is intended for commercial use. An outdoor patio at a new restaurant will

attract customers from well beyond the Village limits.

6. That the variation sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety:

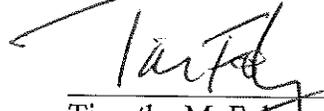
Ogden Avenue can more than adequately accommodate the increased traffic that will naturally occur when the restaurant opens for business. The variance, if granted, will likely increase traffic activity during summer months; however, it will not cause congestion. The property was previously used as a restaurant and there were no problems with increased traffic congestion.

7. That the variation is in harmony with the general purpose and intent of this ordinance:

The property, which is located in the C-1 General Service District, is also located within the Ogden Avenue TIF District. The variation sought is compatible with the intent of the Village's zoning Code and will further the intent of the TIF District by generating increased property taxes and increased sales tax. By constructing a patio the petitioner will be increasing the assessed value of the property, which will increase the Village's tax base. The increased tax assessment will potentially create a larger tax increment, which will benefit the TIF District.

Based on the responses set forth herein, we respectfully request that the Village Planning and Zoning Commission approve our client's request for relief.

Respectfully submitted,



Timothy M. Foley one of the attorneys
for the petitioner

STANDARDS FOR GRANTING ZONING VARIANCES

Village Code Section 30-11.03 C

Please provide responses to the best of your ability

1. The hardship alleged as the basis for the variation must be derived from difficulties pertaining to the property itself which prevent full use of the property of the same extent other properties in close proximity in the same zoning district can be used;

THE NEW PATIO ADDITION IMPROVE AND INFLUENCE
THE EXISTING RESTAURANT AND PROVIDE MORE
MARKETABLE AND DESIRABLE FOR THE CUSTOMERS
AS WELL ADD TO THE SUCCESS OF THE RESTAURANT

2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner;

CURRENTLY THERE IS RESTAURANT BUILDING THAT
HAS BEEN CLOSED FOR FEW YEARS. THE ADDITION OF THE
NEW PATIO AND REMODELING OF THE RESTAURANT
WILL PROVIDE MORE DESIRABLE DESTINATION FOR
FUTURE CUSTOMERS

3. That there is no other 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;

THE NEW PATIO LOCATION IS THE BEST LOCATION
FOR THE EXISTING RESTAURANT AND HAVES
THE MOST SENSE FROM CONSTRUCTION AND
DESIGN POINT OF VIEW

4. That the variation sought will not impair an adequate supply of light or air to adjacent property;

THE VARIATION WILL NOT IMPAIR AN ADEQUATE
LIGHT OR AIR TO ADJACENT PROPERTY

5. That the variation sought will not unreasonably diminish the values of adjacent property;

THE SOUGHT VARIATION WILL NOT UNREASONABLY
DIMINISH THE VALUES OF ADJACENT
PROPERTY

6. That the variation sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety;

THE SOUGHT VARIATION WILL NOT INCREASE UNREASONABLY
CONGESTION IN THE PUBLIC STREETS OR ENDANGER
PUBLIC SAFETY

7. That the variation is in harmony with the general purpose and intent of this ordinance.

THE VARIATION IS IN HARMONY WITH THE GENERAL
PURPOSE AND INTENT OF THE ORDINANCE

LETTER OF AUTHORIZATION

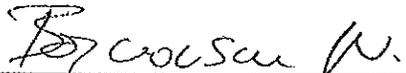
To: Village of Brookfield Planning and Zoning Commission

Re: ZONING VARIANCE APPLICATION
9237 Ogden Avenue, Brookfield, IL 60513 ("Subject Property")
PIN: 18-03-118-001, 002, 003, 004,005,006,007

ABS Building Management, LLC, the owner of the Subject Property, hereby authorizes its sole member, Nenad Bojkovski, and his agents, to proceed with and take all action that is required, necessary or appropriate to file a zoning application to obtain a variance, and any other zoning approvals related to the Subject Property.

The undersigned hereby certifies to being the fee owner of the Subject Property and that to the best of its knowledge the information contained within this authorization is true and correct.

ABS Building Management, LLC, an Illinois Limited Liability Company:

By 
Nenad Bojkovski, Its Sole Member

Date: 1-15-15

**AFFIDAVIT OF PUBLIC NOTICE
TO SURROUNDING PROPERTY OWNERS**

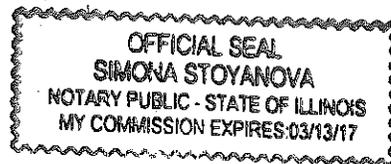
The undersigned petitioner, on oath states that the undersigned notified, in writing, the owners of all property within 250 feet, excluding rights of way, in each direction of the property to which his petition relates, by personal delivery or by mail; that a public hearing would be held to consider such petition; that such notice was given no less than 15 days prior to such hearing; and that the owners so notified, are those shown on the last available tax records of the county. (Please attach a list of notified property owners).

NENAO BOJKOVSKI

(Print Name)

Bojkovski N

(Signature)



SUBSCRIBED AND SWORN TO BEFORE ME THIS

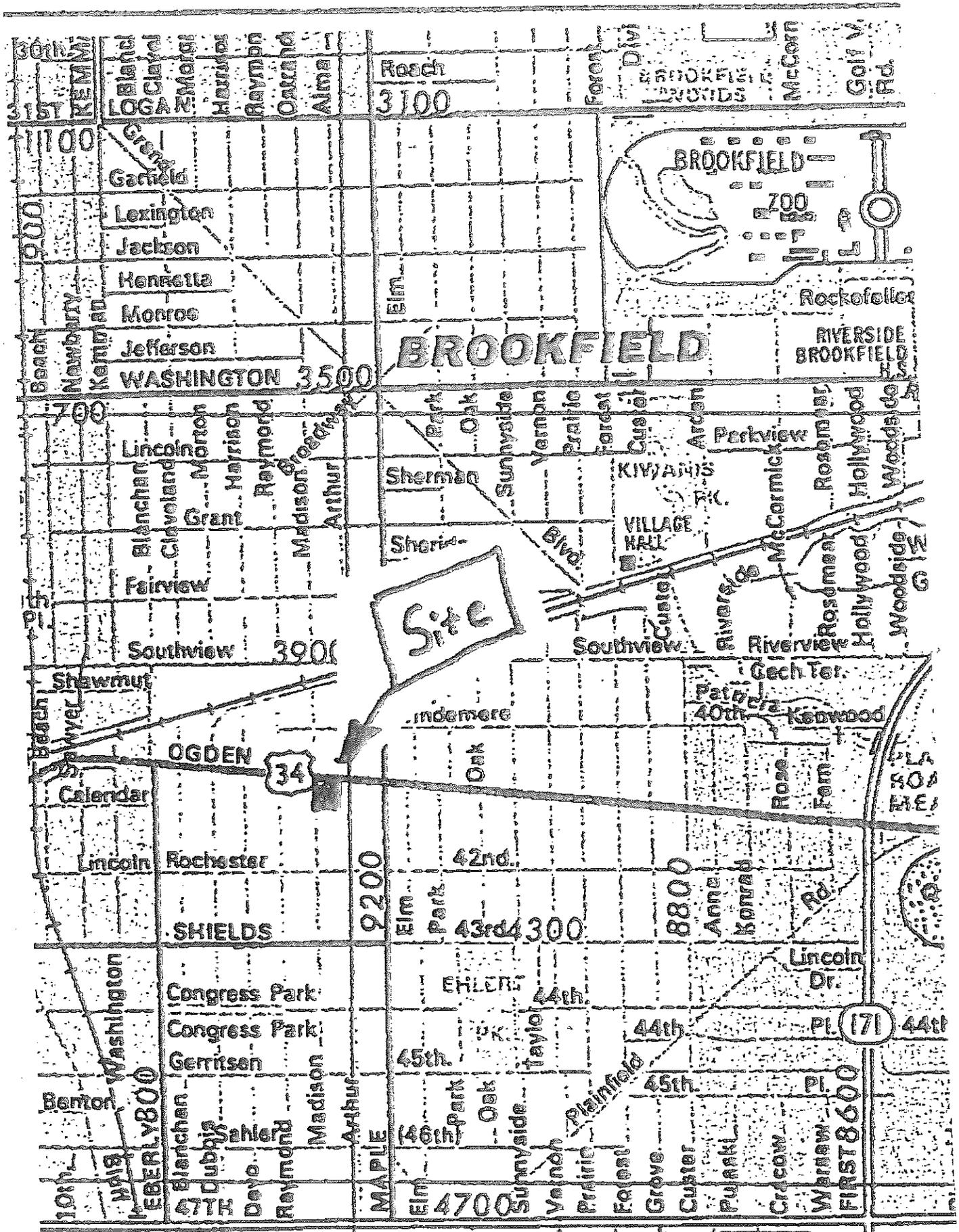
10th DAY OF DECEMBER, 2014

Simona Stoyanova

(Notary Public)

Vicinity Map

(not to scale)



**AFFIDAVIT OF PUBLIC NOTICE
TO SURROUNDING PROPERTY OWNERS**

The undersigned petitioner, on oath states that the undersigned notified, in writing, the owners of all property within 250 feet, excluding rights of way, in each direction of the property to which his petition relates, by personal delivery or by mail; that a public hearing would be held to consider such petition; that such notice was given no less than 15 days prior to such hearing; and that the owners so notified, are those shown on the last available tax records of the county. (Please attach a list of notified property owners).

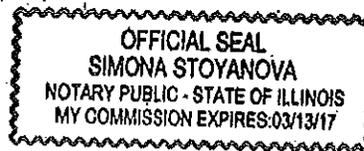
NENAD BOJKOVSKI
(Print Name)

[Signature]
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

22 DAY OF JANUARY, 2015

[Signature]
(Notary Public)



**PUBLIC NOTICE
OF ZONING HEARING FOR
9237 OGDEN AVE, BROOKFIELD, ILLINOIS**

January 19, 2015

Re: **ZONING VARIANCE APPLICATION**
9237 Ogden Avenue, Brookfield, IL 60513 ("Subject Property")
Nenad Bojkovski- Petitioner
PINs: 18-03-118-001, 18-03-118-002, 18-03-118-003, 18-03-118-004,
18-03-118-005, 18-03-118-006, 18-03-118-007

Dear Neighboring Property Owner,

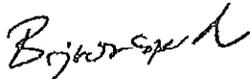
The Village of Brookfield requires that petitioners for a zoning variance notify property owners within 250 feet of the Subject Property of the nature of the proposal, and the date, time, and place of the public hearing.

I am requesting a variance from Section 62-290 of the Village of Brookfield's Zoning Ordinance to construct an outdoor patio on the Subject Property. A variance is required because the proposed patio will provide fewer parking spaces than required by the Village's Zoning Ordinance.

The public hearing before the Planning and Zoning Commission will take place on February 12, 2015, at 7 p.m. in the Brookfield Village Hall, located at 8820 Brookfield Avenue. The hearing is open to the public and comments from the public are welcome.

If you have any questions regarding the zoning application that is referenced herein, please contact me at (630)660-4176 ask for John prior to the public hearing.

Sincerely,



Nenad Bojkovski, Petitioner

MAILING ADDRESS

Property Index Number (PIN)

PROPERTY ADDRESS

BROOK FALLS PROPERTIES,156 CIRCLE RIDGE DR,BURR RIDGE, IL 60527-8379	18-03-111-046-0000	9220 OGDEN AVE.
1ST NATL BK BR GARCIA,9136 WASHINGTON AV ,BROOKFIELD,IL 60513	18-03-110-028-0000	9222 OGDEN AVE.
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-027-0000	9232 OGDEN AVE
MANEKLAL PATEL ,1511 SHIVA LANE ,NAPERVILLE,IL 60565	18-03-111-030-0000	9208 Ogdgen ave.
MANEKLAL PATEL ,1511 SHIVA LANE,NAPERVILLE,IL 60565	18-03-111-031-0000	9204 OGDEN AVE
JASMINKA KAJTEZOVIC,4021-23 ARTHUR AVE,BROOKFIELD,IL 60513	18-03-111-013-0000	4021-23 ARTHUR AVE
JASMINKA KAJTEZOVIC,4021-23 ARTHUR AVE,BROOKFIELD,IL 60513	18-03-111-012-0000	4021-23 ARTHUR AVE
ROBERT A SHEEHAN,4020 ARTHUR AVE,BROOKFIELD,IL 60513	18-03-110-019-0000	4020 ARTHUR AVE
ROBERT A SHEEHAN,4020 ARTHUR AVE,BROOKFIELD,IL 60513	18-03-110-018-0000	4020 ARTHUR AVE
PROPERTY OWNER OF, 4019 MADISON AVE,BROOKFIELD,IL 60513	18-03-110-035-0000	4019 MADISON AVE
ROGER MORRIS,4018 MADISON AVE,BROOKFIELD,IL 60513	18-03-109-020-0000	4018 MADISON AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-026-0000	9232 OGDEN AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-025-0000	9232 OGDEN AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-024-0000	9232 OGDEN AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-023-0000	9232 OGDEN AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-022-0000	9232 OGDEN AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-021-0000	9232 OGDEN AVE
COLONY MOTEL 10446, 9232 W OGDEN AVE,BROOKFIELD,60513	18-03-110-020-0000	9232 OGDEN AVE
MILDRED I STRAUSS, 801 S 10TH AVE,LAGRANGE,IL 60525	18-03-109-030-0000	9300 OGDEN AVE
MANUEL OSORNIO,9304 W OGDEN AVE # 2,BROOKFIELD,IL 60513	18-03-109-029-0000	9302 OGDEN AVE
MANUEL OSORNIO,9304 W OGDEN AVE # 2,BROOKFIELD,IL 60513	18-03-109-028-0000	9304 OGDEN AVE
SANSOM PROPERTY GROUP ,200 W MADISON ST 4200,CHICAGO,IL 60606	18-03-109-027-0000	9310 OGDEN AVE
SANSOM PROPERTY GROUP ,200 W MADISON ST 4200,CHICAGO,IL 60606	18-03-109-026-0000	9310 OGDEN AVE
SANSOM PROPERTY GROUP ,200 W MADISON ST 4200,CHICAGO,IL 60606	18-03-109-025-0000	9310 OGDEN AVE
SANSOM PROPERTY GROUP ,200 W MADISON ST 4200,CHICAGO,IL 60606	18-03-109-024-0000	9310 OGDEN AVE
STEVEN CAMPELL 9427 W OGDEN AVE,BROOKFIELD,IL 60513	18-03-119-006-0000	9207 OGDEN AVE
STEVEN CAMPELL 9427 W OGDEN AVE,BROOKFIELD,IL 60513	18-03-119-005-0000	9209 OGDEN AVE
STEVEN CAMPELL 9427 W OGDEN AVE,BROOKFIELD,IL 60513	18-03-119-004-0000	9211 OGDEN AVE
STEVEN CAMPELL 9427 W OGDEN AVE,BROOKFIELD,IL 60513	18-03-119-003-0000	9215 OGDEN AVE
STEVEN CAMPELL 9427 W OGDEN AVE,BROOKFIELD,IL 60513	18-03-119-002-0000	9217 OGDEN AVE
STEVEN CAMPELL 9427 W OGDEN AVE,BROOKFIELD,IL 60513	18-03-119-001-0000	9219 OGDEN AVE
REAL ESTATE TAXPAYER,9223 W OGDEN AVE, BROOKFIELD,IL 60513	18-03-118-009-0000	9223 OGDEN AVE

MAILING ADDRESS

MAILING ADDRESS	Property Index Number (PIN)	PROPERTY ADDRESS
REAL ESTATE TAXPAYER,9223 W OGDEN AVE, BROOKFIELD, IL 60513	18-03-118-008-0000	9223 OGDEN AVE
DAN & CINDY HOWARD,9301 W OGDEN AVE,BROOKFIELD, IL 60513	18-03-117-011-0000	9301 OGDEN AVE
DAN & CINDY HOWARD,9301 W OGDEN AVE,BROOKFIELD, IL 60513	18-03-117-010-0000	9301 OGDEN AVE
STEVEN CAMPPELL 9427 W OGDEN AVE,BROOKFIELD, IL 60513	18-03-117-009-0000	9305 OGDEN AVE
STEVEN CAMPPELL 9427 W OGDEN AVE,BROOKFIELD, IL 60513	18-03-117-008-0000	9305 OGDEN AVE
STEVEN CAMPPELL 9427 W OGDEN AVE,BROOKFIELD, IL 60513	18-03-117-007-0000	9307 OGDEN AVE
WILLIAM PEKARIK,9311 S OGDEN,BROOKFIELD, IL 60513	18-03-117-006-0000	9311 OGDEN AVE
ERIC WAHLSTROM,4002 RAYMOND AVE,BROOKFIELD, IL 60513	18-03-117-005-0000	9317 OGDEN AVE
ERIC WAHLSTROM,4002 RAYMOND AVE,BROOKFIELD, IL 60513	18-03-117-004-0000	9317 OGDEN AVE
SUSAN M HUGES,4111 RAYMOND AVE, BROOKFIELD, IL 60513	18-03-117-012-0000	4111 RAYMOND AVE
DANIEL PILAR SHAKER,4113 RAYMOND, BROOKFIELD, IL 60513	18-03-117-013-0000	4113 RAYMOND AVE
LASTER SARA,4113 RAYMOND AVE, BROOKFIELD, IL 60513	18-03-117-014-0000	4113 RAYMOND AVE
MARC BUCZKOWSKI, 4117 RAYMOND AVE,BROOKFIELD, IL 60513	18-03-117-015-0000	4117 RAYMOND AVE
MARC BUCZKOWSKI, 4117 RAYMOND AVE,BROOKFIELD, IL 60527	18-03-117-016-0000	4117 RAYMOND AVE
JACK ANDERSEN,4121 RAYMOND AVE,BROOKFIELD, IL 60513	18-03-117-017-0000	4121 RAYMOND AVE
ALLEN J CERMAK,4112 S MADISON AVE,BROOKFIELD, IL 60513	18-03-117-038-0000	4112 MADISON AVE
DOUG CLEVENGER,4116 MADISON AVE,BROOKFIELD, IL 60513	18-03-117-072-0000	4116 MADISON AVE
DAVIS W ROVNER,4120 MADISON,BROOKFIELD, IL 60513	18-03-117-041-0000	4120 MADISON AVE
DAVIS W ROVNER,4120 MADISON,BROOKFIELD, IL 60513	18-03-117-042-0000	4120 MADISON AVE
LEO E GIROUX,4122 MADISON AVE,BROOKFIELD, IL 60513	18-03-117-043-0000	4122 MADISON AVE
LEO E GIROUX,4122 MADISON AVE,BROOKFIELD, IL 60513	18-03-117-044-0000	4122 MADISON AVE
GEORGE SPACEK 8109,4128 MADISON AVE,BROOKFIELD, IL 60513	18-03-117-045-0000	4128 MADISON AVE
GEORGE SPACEK 8109,4128 MADISON AVE,BROOKFIELD, IL 60513	18-03-117-046-0000	4128 MADISON AVE
CAROLINE A. JOHNSTON,4111 MADISON STREET,BROOKFIELD,60513	18-03-118-010-0000	4111 MADISON AVE
CAROLINE A. JOHNSTON,4111 MADISON STREET,BROOKFIELD,60513	18-03-118-011-0000	4111 MADISON AVE
RALPH FOSSIER,4133 BLANCHAN AVE,BROOKFIELD, IL 60513	18-03-118-012-0000	4113 MADISON AVE
LINDA S ROHDE,4117 MADISON AVE,BROOKFIELD, IL 60513	18-03-118-013-0000	4117 MADISON AVE
LINDA S ROHDE,4117 MADISON AVE,BROOKFIELD, IL 60513	18-03-118-014-0000	4117 MADISON AVE
ROBERT R MOTYCKA,4119 MADISON AVE,BROOKFIELD, IL 60513	18-03-118-015-0000	4119 MADISON AVE
ROBERT R MOTYCKA,4119 MADISON AVE,BROOKFIELD, IL 60513	18-03-118-016-0000	4119 MADISON AVE
JANEEN BANE,4125 MADISON AVE,BROOKFIELD, IL 60513	18-03-118-017-0000	4125 MADISON AVE
JEFFREY K BAGDON,4127 MADISON AVE,BROOKFIELD, IL	18-03-118-018-0000	4127 MADISON AVE
EUGENE J SKOREPA,4116 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-118-057-0000	4116 ARTHUR AVE
ELIZABETH CHRIS MCLEAN,4120 ARTHUR AVE,BROOKFIELD, IL 60513	18-03-118-040-0000	4120 ARTHUR AVE
MARIE MALIZIA ,4124 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-118-058-0000	4124 ARTHUR AVE
DANIEL BARNSTABLE ,4128 ARTHUR AVE,BROOKFIELD, IL 60513	18-03-118-059-0000	4128 ARTHUR AVE
MR & MRS OROZCO ,4111 ARTHUR AVE,BROOKFIELD, IL 60513	18-03-119-060-0000	4111 ARTHUR AVE
MARIA Y OCHOA,4115 ARTHUR AVE,BROOKFIELD, IL 60513	18-03-119-013-0000	4115 ARTHUR AVE
MICHAEL P NUTLET,4119 ARTHUR AVE,BROOKFIELD, IL 60513	18-03-119-014-0000	4119 ARTHUR AVE

MAILING ADDRESS

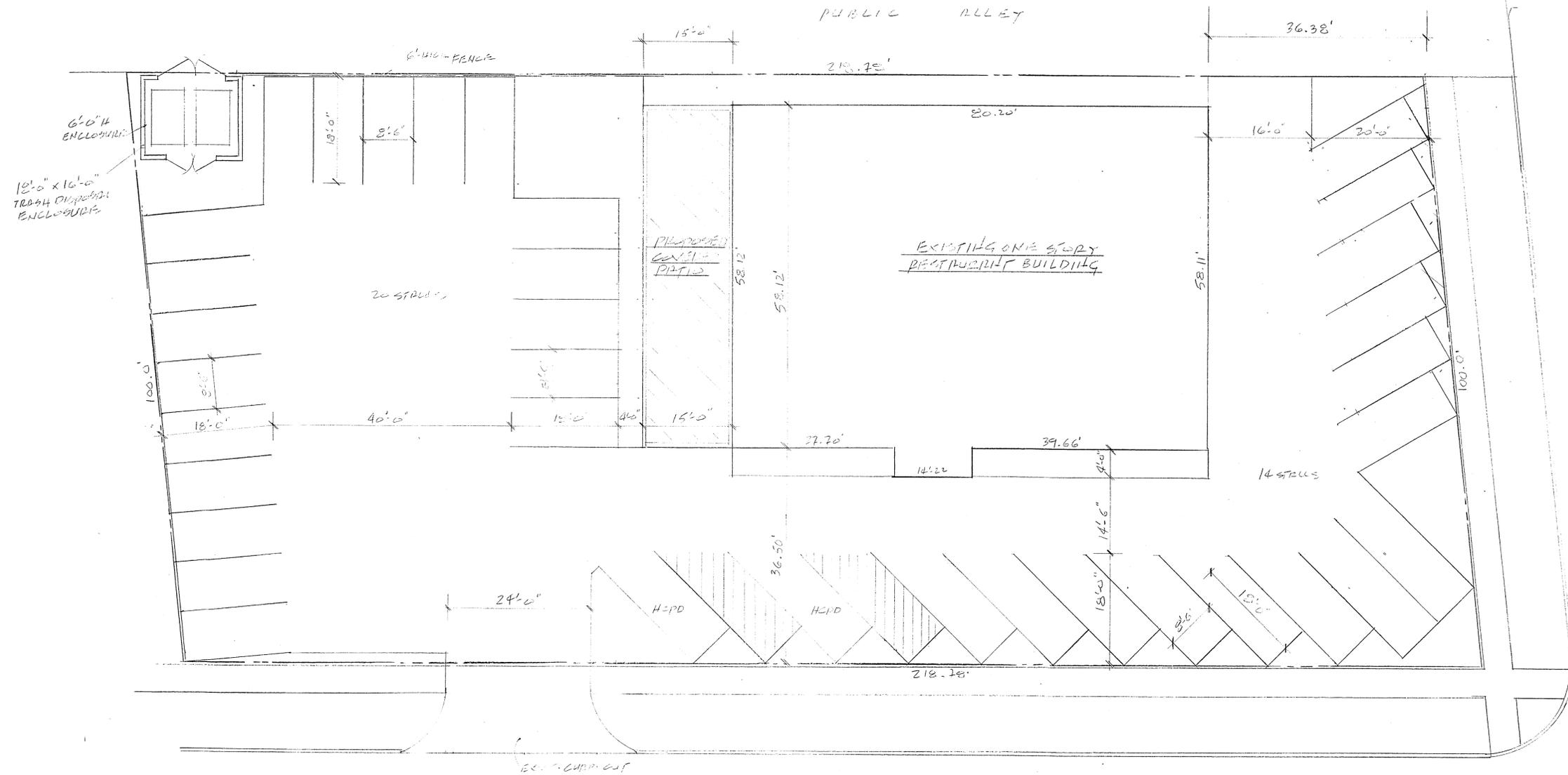
Property Index Number (PIN)

PROPERTY ADDRESS

CARLOS G VEGA, 4123 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-119-015-0000	4123 ARTHUR AVE
CARLOS G VEGA, 4123 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-119-016-0000	4123 ARTHUR AVE
ROBERT R MARTINEZ, 4127 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-119-017-0000	4127 ARTHUR AVE
ROBERT P MARU, 4112 MAPLE AVE, BROOKFIELD, IL 60513	18-03-119-052-0000	4112 MAPLE AVE
GEORGE & J GOVEA, 4116 MAPLE ST, BROOKFIELD, IL 60513	18-03-119-053-0000	4116 MAPLE AVE
JOHN CIESLA, 4118 S MAPLE AVE, BROOKFIELD, IL 60513	18-03-119-034-0000	4118 S MAPLE
FREDERICK L KAHL, 4124 S MAPLE AVE, BROOKFIELD, IL 60513	18-03-119-035-0000	4124 S MAPLE
THOMAS G MATOUSEK, 4129 S ARTHUR 755 19, BROOKFIELD, IL 60513	18-03-119-018-0000	4129 S ARTHUR
RICHARD LAMATINA, 4135 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-119-019-0000	4135 ARTHUR
JASON OSTROWSKI, 4135 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-119-020-0000	4135 ARTHUR
M THOMAS A JAROS, P.O. BOX 1201, N RIVERSIDE, IL 60546	18-03-118-045-0000	4134 ARTHUR
KELLY B HARNEY, 4134 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-118-044-0000	4134 ARTHUR
PATRICIA E HOLTZ, 4132 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-118-043-0000	4132 ARTHUR
JAMES A MAZUREK, 4131 MADISON VE, BROOKFIELD, IL 60513	18-03-118-019-0000	4131 MADISON
JAMES A MAZUREK, 4131 MADISON VE, BROOKFIELD, IL 60513	18-03-118-00-0000	4131 MADISON
CHARLENE V SANCHEZ, 4137 MADISON AVE, BROOKFIELD, IL 60513	18-03-118-061-0000	4137 MADISON
MICHAEL VACH, 4130 MADISON AVE, BROOKFIELD, IL 60513	18-03-117-047-0000	4130 MADISON
SANDRA MALIKOWSKI, 4132 MADISON AVE, BROOKFIELD, IL 60513	18-03-117-048-0000	4132 MADISON
SANDRA MALIKOWSKI, 4132 MADISON AVE, BROOKFIELD, IL 60513	18-03-117-049-0000	4132 MADISON
PATRICK M CROSBY, 1632 S INDIANA UNIT 402, CHICAGO, IL 60616	18-03-117-050-0000	4136 MADISON
CAROL A CROSBY, 4136 MADISON AVE, BROOKFIELD, IL 60513	18-03-117-051-0000	4136 MADISON
IMELDA SALTO, 4127 RAYMOND AVE, BROOKFIELD, IL 60513	18-03-117-018-0000	4127 RAYMOND AVE
JAMES T RILEY, 4127 RAYMOND STR, BROOKFIELD, IL 60513	18-03-117-019-0000	4127 RAYMOND AVE
DANIEL & P CUSACK, 4131 RAYMOND AVE, BROOKFIELD, 60513	18-03-117-020-0000	4131 RAYMOND AVE
ERIC WAHLSTROM, 4002 RAYMOND AVE, BROOKFIELD, IL 60513	18-03-117-003-0000	9317 OGDEN AVE
9319 OGDEN BLDG CORP, 9321 OGDEN AVE, BROOKFIELD, IL 60513	18-03-117-002-0000	9321 OGDEN
9319 OGDEN BLDG CORP, 9321 OGDEN AVE, BROOKFIELD, IL 60513	18-03-117-001-0000	9321 OGDEN
SANSOM PROPERTY GROUP, 200 W MADISON ST 4200, CHICAGO, IL 60606	18-03-109-023-0000	9310 OGDEN AVE
SANSOM PROPERTY GROUP, 200 W MADISON ST 4200, CHICAGO, IL 60606	18-03-109-022-0000	9310 OGDEN AVE
SANSOM PROPERTY GROUP, 200 W MADISON ST 4200, CHICAGO, IL 60606	18-03-109-021-0000	9310 OGDEN AVE
STEVEN CAMPBELL 9427 W OGDEN AVE, BROOKFIELD, IL 60513	18-03-119-007-0000	9205 W OGDEN
STEVEN CAMPBELL 9427 W OGDEN AVE, BROOKFIELD, IL 60513	18-03-119-008-0000	9205 W OGDEN
GOLDIE V HADAR, 42N HOLLY AVE, FOX LAKE, IL 60020	18-03-119-009-0000	9201 OGDEN
GOLDIE V HADAR, 42N HOLLY AVE, FOX LAKE, IL 60020	18-03-119-010-0000	9201 OGDEN
MANEKLAL PATEL, 1511 SHIVA LANE, NAPERVILLE, IL 60565	18-03-111-032-0000	9208 Ogdgen ave.
MANEKLAL PATEL, 1511 SHIVA LANE, NAPERVILLE, IL 60565	18-03-111-033-0000	9208 Ogdgen ave.
MANEKLAL PATEL, 1511 SHIVA LANE, NAPERVILLE, IL 60565	18-03-111-034-0000	9200 Ogdgen ave.
MANEKLAL PATEL, 1511 SHIVA LANE, NAPERVILLE, IL 60565	18-03-111-035-0000	9200 Ogdgen ave.
KATHERINE POHL NUDD, 4024 MAPLE AVE, BROOKFIELD, IL 60513	18-03-111-044-0000	4024 MAPLE AVE
CHRISTOPHER W WIRTH, 4022 MAPLE AVE, BROOKFIELD, IL 60513	18-03-111-045-0000	4022 MAPLE AVE

MAILING ADDRESS

MAILING ADDRESS	Property Index Number (PIN)	PROPERTY ADDRESS
JASMINKA KAJTEZOVIC, 4021-23 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-111-010-0000	4021-23 ARTHUR AVE
JASMINKA KAJTEZOVIC, 4021-23 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-111-011-0000	4021-23 ARTHUR AVE
NARMAN HARTMANN, 4015 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-111-008-0000	4015 ARTHUR
NORMA A CASTANEDA, 4017 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-111-009-0000	4017 ARTHUR
ELIMELEC CORDERO, 4014 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-110-017-0000	4014 ARTHUR AVE
ELIMELEC CORDERO, 4014 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-110-016-0000	4014 ARTHUR AVE
RICHARD A MORRISSEY JR, 4010 ARTHUR AVE, BROOKFIELD, IL 60513	18-03-110-015-0000	4010 ARTHUR AVE
PROPERTY OWNER OR CURRENT RESIDENT, 4019 MADISON AVE, BROOKFIELD, IL 60513	18-03-110-035-0000	4019 MADISON AVE
ELEANOR L CARROLL, 4015 MADISON AVE, BROOKFIELD, IL 60513	18-03-110-032-0000	4015 MADISON AVE
A & T CHAVEZ, 7320 DIXON 403, FOREST PK, IL 60130	18-03-110-031-0000	4011 MADISON AVE
ROGER MORRIS, 4018 MADISON AVE, BROOKFIELD, IL 60513	18-03-109-019-0000	4018 MADISON AVE
ALLAN CENIUICH, 4014 S MADISON AVE, BROOKFIELD, 60513	18-03-109-018-0000	4017 MADISON
CENIUICH 12710, 4014 MADISON AVE, BROOKFIELD, 60513	18-03-109-017-0000	4014 MADISON
roberta j light, 127 jerome lane, bolingbrook, il 60440	18-03-109-010-0000	4019 Raymond

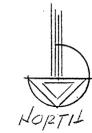


PROPOSED PARKING INFORMATION

PARKING STALLS (18'-0" x 8'-6")	-	34	(EXISTING 30)
HANDICAPPED STALLS	-	2	(EXISTING 2)
TOTAL		36	MIN - 33

BUILDING INFORMATION

EXISTING BUILDING	-	4,672 SQ. FT.
PROPOSED PATIO	-	872 SQ. FT.

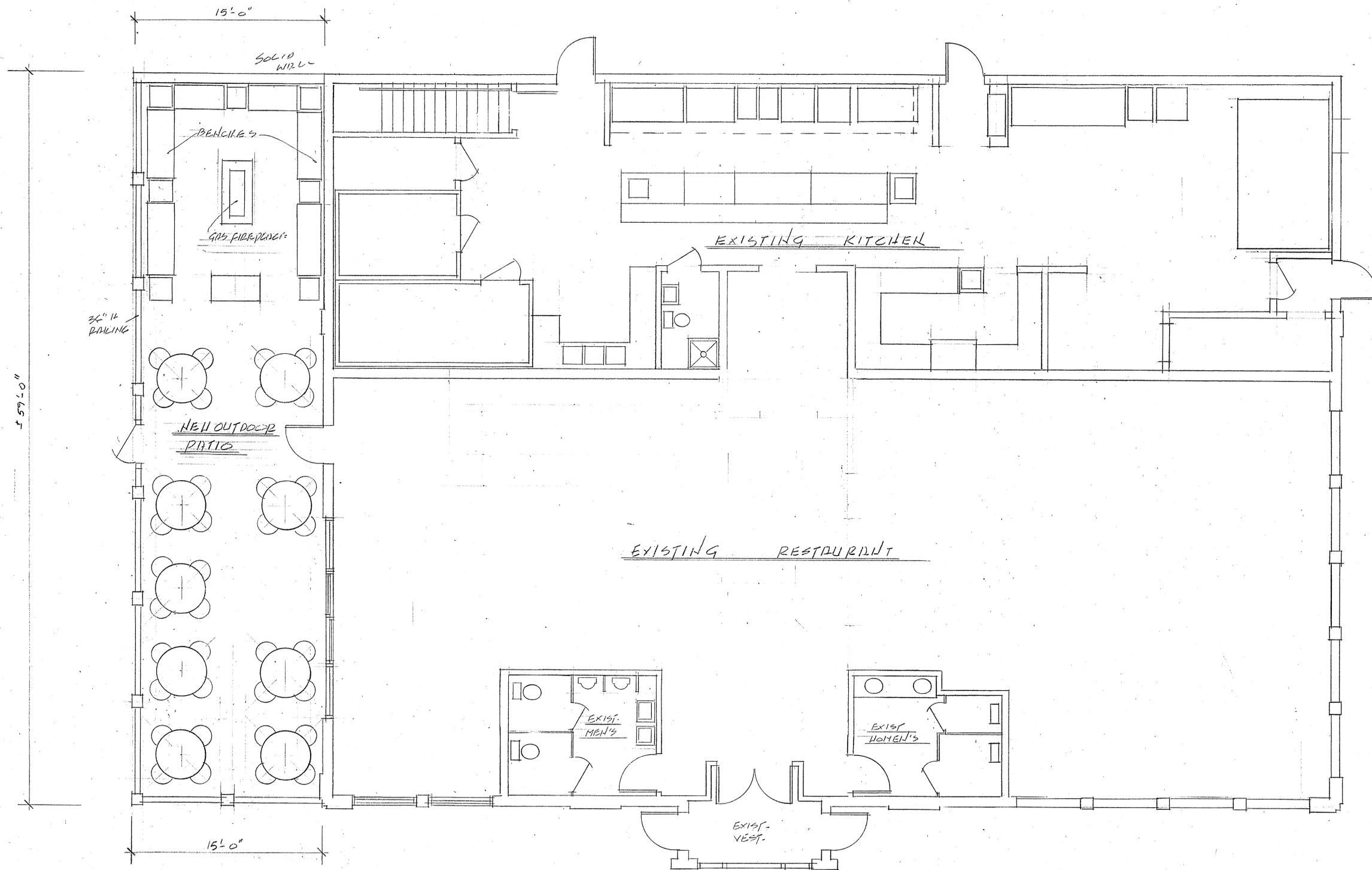


SITE PLAN

SCALE: 1" = 10'-0"

ORDINANCE REQUIREMENTS - SEC. 62-290

- SIT DOWN RESTAURANT
- 1.0 PARKING SPACE PER 65 SQ. FT. OF LEASABLE FLOOR AREA - $4,672 \div 65 = 71.8$ - 72 REQUIRED
- 1.0 PARKING SPACE PER EMPLOYEE EMPLOYED ON 10 EMPLOYEE - 10 REQUIRED



PATIO & RESTAURANT LAYOUT

SCALE: 1/4" = 1'-0"

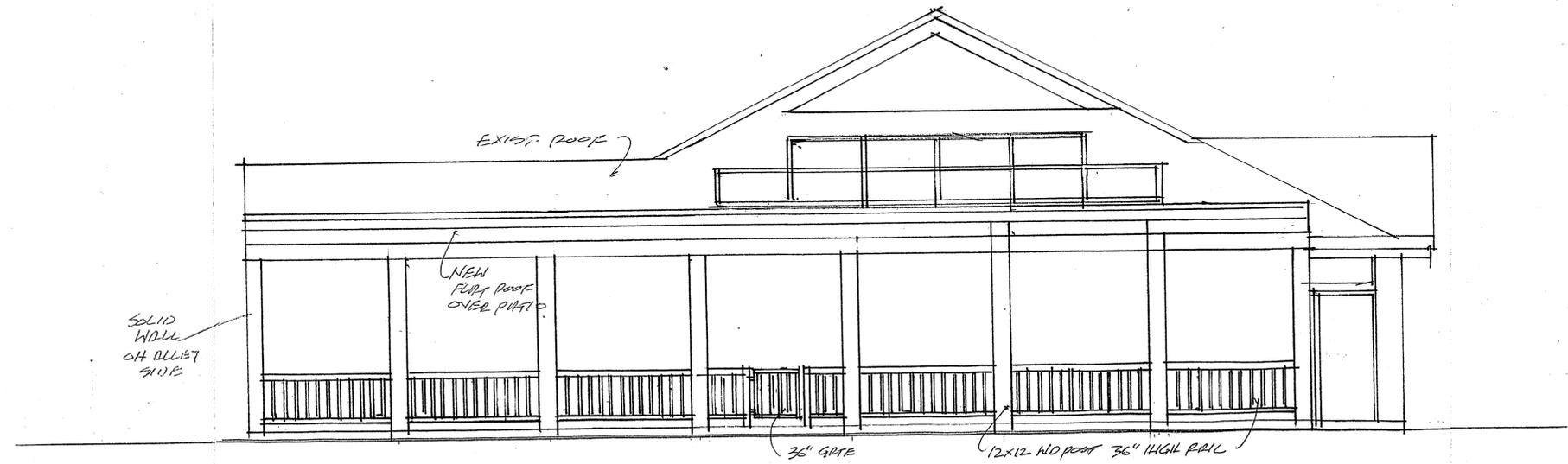
MANHATTAN DEVELOPMENT GROUP
 7555 N. KELEER AVE - SKOKIE, IL 60076
 GEORGE SIMOULIS - ARCHITECT - REG. # 001-011137

PROPOSED OUTDOOR PATIO
 9237 WEST 99TH AVE
 BROOKFIELD, ILL. 60513

DRAWN BY
 JO-HIL CVENTKOVSKI
 TEL. 630-660-4176

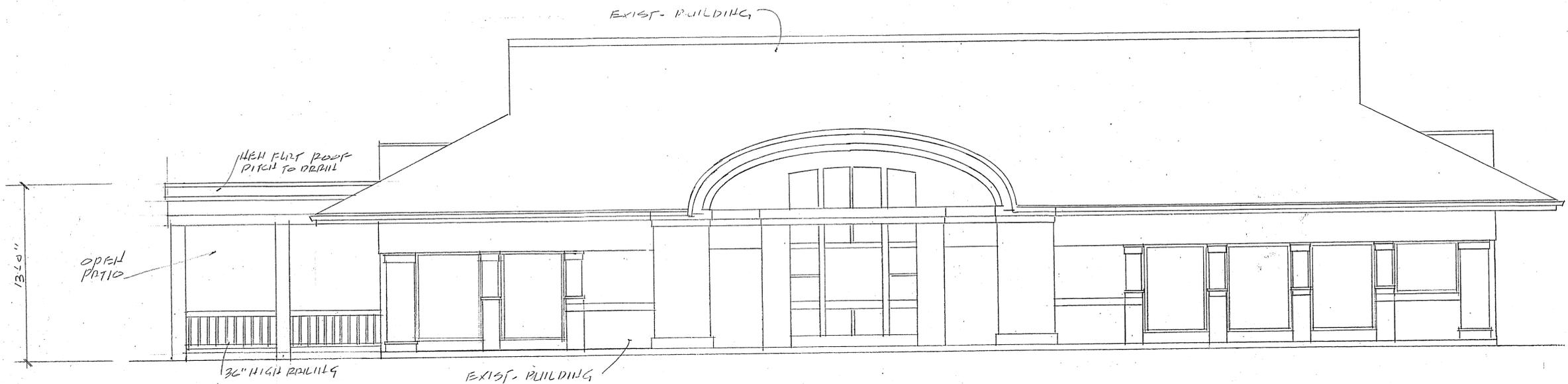
ISSUED FOR VARIABLES
 12/10/14

A-2



EAST ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



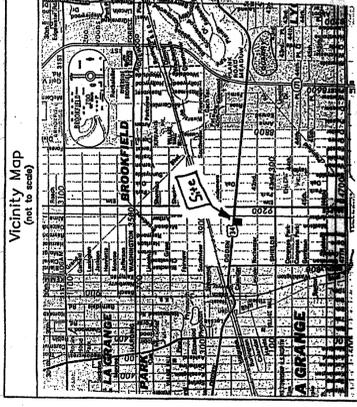
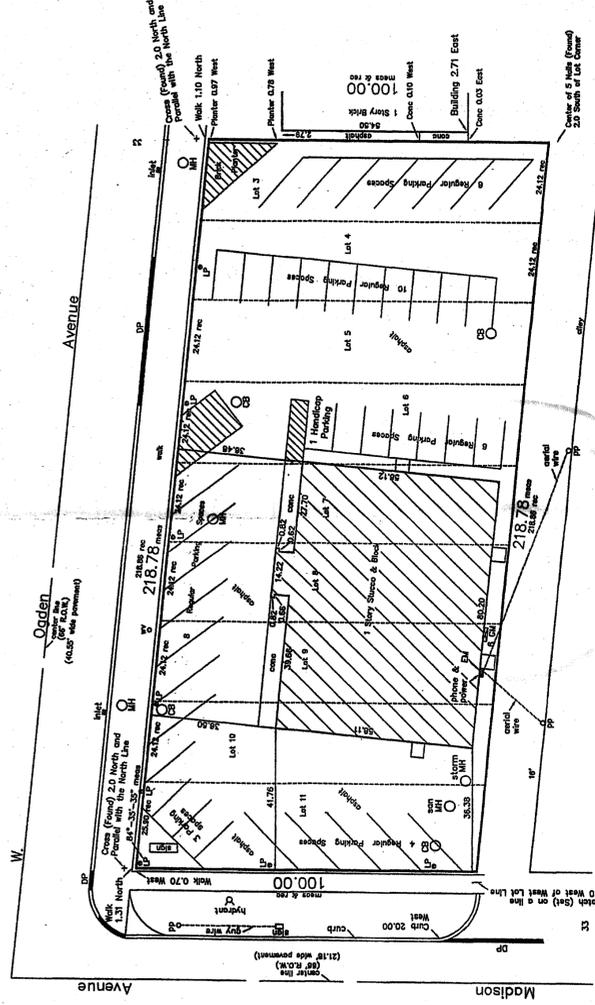
KABAL SURVEYING COMPANY
Land Surveying Services

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 682-2852
Fax: (708) 682-2853
Registration No. 184-003061

ALTA/ACSM Land Title Survey

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 in Block 33 in S.E. Quarter One Addition to West Orendale in the East Half of the Northwest Quarter of Section 3, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 5227 West Orendale Avenue, Brookfield



NOTE: Underground utilities are shown by using physical evidence located on the surface. They are shown using company filed records and may not be completely accurate. For more accurate location, field evidence.

This Company Chicago Title Insurance Company
Order Number: 1412-00555533
Project Name: ABS Building Management, LLC

LEGEND:
BL = electric meter
PK = porch, CM = gas meter
LP = light pole
M = manhole
S.M. = right-of-way, LP = manhole
S.M. = manhole
DP = depressed curb, SW = sanitary

"X" is box indicates that house shown plot area entered as a non-measured survey
Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed July 2, 2014
Building Located July 2, 2014

Scale: 1 inch = 25 ft.
Order No. 070473
Ordered By: Client

To: ABS Building Management LLC and Chicago Title Insurance Company
This is to certify that this plat was prepared in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, fully established and adopted by ALTA and ACSS, and does not include items from the 2007 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
Date of Print or Map: July 2, 2014 (updated July 18, 2014)

SURVEY UPDATED: JULY 18, 2014



ORIGINAL SEAL IN RED



This professional service conforms to the current Illinois minimum standards for an ALTA/ACSM survey.

STATE OF ILLINOIS
COUNTY OF COOK

I, STEVEN J. BLUCK, an Illinois Professional Land Surveyor, hereby certify that I have examined the property described above and the plat hereon drawn is a correct representation of said survey.
Distances are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Steven J. Bluck
Illinois Professional Land Surveyor No. 035-007172
My license expires on November 30, 2014

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS 60513

JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING COMMISSION

HELD ON THURSDAY, JANUARY 22, 2015
IN THE BROOKFIELD MUNICIPAL BUILDING

MEMBERS PRESENT: Chairman: Charles Grund. Commissioners Karen Ann Miller, Patrick Benjamin, Mark Weber and Jennifer Hendricks

MEMBERS ABSENT: Todd Svoboda and Christopher Straka

ALSO PRESENT: Village Manager Keith Sbiral and Village Trustee Liaison Michael Garvey

On Monday, January 22, 2015, Chairman Charles Grund called the meeting of the Planning and Zoning Commission to order at 7:00 P.M. and advised all in attendance that the Commission was an Advisory Board only and related the protocol for those who wished to speak or make comments.

Staff Update

Village Planner Heather Milway informed the Commissioners:

- There were to have been two public hearings on the agenda for this meeting; the second one has been moved to be heard at the Planning and Zoning Commission Meeting scheduled for February 12, 2015.
- New Building codes (IBC IRC IECC IMC IPMC) as well as Residential, Mechanical; Fire, Energy and Property Maintenance codes were approved and are now in effect as of January 1, 2015.

Motion to Open Public Hearing – PC Case No. 15-02

Consideration of a Special Use and Variation for Riverside Brookfield High School zoned A Single Family Residential located at 160 Ridgewood Rd to construct a parking lot, permit construction of tennis courts within the 25 foot front setback, and fence higher than 6 feet.

Motion by Commissioner Miller, seconded by Commissioner Hendricks, to open the Public Hearing on PC Case No. 15-02. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Introduction by Village Planner Heather Milway who stated that the Public Hearing on this case had been duly noticed in the Landmark - PZC 15-02 – 160 Ridgewood Rd; School District 208, owner of the subject property, requests a Special Use Amendment according to section 62-880 and two Variations according to section 62.75 & 12.199. The Special Use Amendment would allow the applicant to construct a parking lot. The Variation would allow the applicant to have a zero front setback and a greater than six foot fence to relocate their tennis courts.

Commissioner Grund asked those who wished to speak to Case No. 15-02 to stand to be sworn in.

Presentation of case by Petitioner - Dr. Kevin Skinkis, School District 208 (Riverside Brookfield High School). Also present who spoke: RB High School principal, RB High School Assistant Principal, Project Architect, Civil Engineer and Traffic Consultant.

Refer to Staff Report on Case No. 15-02 for particulars and Conditions for Approval of Special Use Variances requested and Staff Recommendation regarding approval.

Commissioners directed questions and concerns to Petitioner regarding project and request for variances after which Chairman Grund called for questions and concerns from members of the audience.

Close Public Hearing

Motion by Commissioner Benjamin, seconded by Commissioner Hendricks, to close public discussion on Case No. 15-02. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Re-Open Public Hearing – Case No. 15-02

Due to nature of continued discussion between Planning and Zoning Commissioners and Petitioner/audience testimony, Village Manager Keith Sbiral suggested that the Public Hearing Discussion be reopened.

Motion by Commissioner Hendricks, seconded by Commissioner Benjamin, to re-open Public Discussion on Case No.15-02. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Close Public Hearing

Motion by Commissioner Benjamin, seconded by Commissioner Miller, to close public discussion on Case No. 15-02. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Motion to Continue Public Hearing on Case No. 15-02 to March 12, 2015 – Pending Receiving Additional Information

Motion by Commissioner Miller, seconded by Commissioner Hendricks, to approve Continuation of Public Hearing on PC Case No. 15-02 to March 12, 2015 pending receiving additional information pertaining to parking, landscaping, lighting and expanded traffic study. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Petitioner requested to submit requested information by February 13, 2015.

New Business

Old Business

Approval of Minutes: April 24, 2014 and October 16, 2014

Motion by Commissioner Hendricks, seconded by Commissioner Benjamin, to approve the Planning and Zoning Commission Minutes of the April 24, 2014 meeting, as amended and of the October 16, 2014 meeting as submitted.. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Future Meeting Update: Village Planner Heather Milway noted that per Ordinance the Planning and Zoning Commission meetings were to be scheduled for the second Thursday of every month. Village Manager Keith Sbiral noted that the scheduled could be changed to read the fourth Thursday of every month and such ordinance would be prepared for Village Board Approval. Change to take place after the previously scheduled meeting on March 12, 2015.

Next Meeting – Scheduled for February 12, 2015

ADJOURNMENT

Motion by Commissioner Benjamin, seconded by Commissioner Hendricks, to adjourn the Planning and Zoning Commission meeting of January 22, 2015 at 9:28 P.M. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Weber and Grund. Nays: None. Absent: Commissioners Svoboda and Straka.

Charles Grund
Chairman
Planning & Zoning Commission
Village of Brookfield
Brookfield, Illinois

/lls