



# Village of Brookfield

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

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  
Riccardo F. Ginex

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

VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

## BROOKFIELD VILLAGE BOARD MEETING AGENDA

Monday, March 10, 2014  
6:30 P.M.

Edward Barcal Hall  
8820 Brookfield Avenue  
Brookfield, IL 60513

I. OPENING CEREMONIES: Pledge of Allegiance to the Flag

II. Roll Call

III. Appointments and Presentations

Reappointment – Beautification Committee - Julie Janetopoulos - Lauksmen - Expiration 3/27/ 2016  
Reappointment – Beautification Committee - Pam Powers - Expiration 3/27/ 2016  
Reappointment – Conservation Commission – Jonathan Platt - Expiration 2/24/2017  
Reappointment – Conservation Commission – Amy Sullivan – Expiration 2/24/2016  
Reappointment – Conservation Commission – Mel Tracy – Expiration 2/24/2016  
Appointment – Parks and Recreation – Dave LeClerc – Expiration 3/31/2015

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, February 24, 2014 Committee of the Whole Meeting, Monday, February 24, 2014.

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 Warrant 3/10/2014
Trustee Oberhauser	Library, Conservation
Trustee Gilhooley	Recreation
Trustee Ryan	Special Events
Trustee Evans	Beautification, Administration
Trustee Garvey	Zoning Board of Appeals, Plan Commission
President Ketchmark	Economic Development, Brookfield Zoo, WCMC, PZED
Clerk Edwards	Aging Well Liaison

## VII. New Business

- A. **Ordinance 2014-11** – An Ordinance to Approve a Preliminary Plan for a Planned Development for the property located at 8934 Fairview Avenue in the Village of Brookfield, IL
- B. **Ordinance 2014-12** – An Ordinance to Approve and Authorize a Zoning Variation for the Property located at 9310-9320 Ogden Avenue in the Village of Brookfield, IL
- C. **Ordinance 2014-13** – An Ordinance to Approve and Authorize a Zoning Variation and to Approve a Plat of Subdivision for the Property located at 8819 Congress Park in the Village of Brookfield, IL
- D. **Resolution 2014-944** – A Resolution to Approve a Certain Plat of Subdivision of the south Half of Lot 21 in A.T. McIntosh's Plainfield Road Addition in the Village of Brookfield, IL

## VIII. Managers Report

### IX. Executive Session – Litigation, Land Acquisition, Negotiations

### X. New Business, continued

- A. **Resolution 2014-945** – A Resolution to Authorize and Release and Retention of Certain Executive Session Minutes of meetings of the Board of Trustees of the Village of Brookfield, IL

### XI. 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 police department (East) entrance of the Village Hall.

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, FEBRUARY 24, 2014  
IN THE BROOKFIELD MUNICIPAL BUILDING

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

**MEMBERS ABSENT:** Trustee Ryan Evans

**ALSO PRESENT:** Village Manager Riccardo F. Ginex, Assistant Village Manager Keith Sbiral, Village Attorney Richard Ramello, Finance Director Doug Cooper, Department of Public Works Director Dan Kaup and Deputy Village Clerk Theresa Coady.

**OTHERS PRESENT:** None

On Monday, February 24, 2014, 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.

**APPOINTMENTS AND PRESENTATIONS**

**Amy Coons – Conservation Commission; Term to expire February 24, 2015**

Motion by Trustee Oberhauser, seconded by Trustee Garvey, to approve the appointment of Amy Coons – Conservation Commission with a Term to expire February 24, 2015. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

**Laura Hruska – Conservation Commission; Term to expire February 24, 2015**

Motion by Trustee Oberhauser, seconded by Trustee Gilhooley, to approve the appointment of Laura Hruska – Conservation Commission; Term to expire February 24, 2015. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

**Mary Delbecq – Conservation Commission; Term to expire February 24, 2015**

Motion by Trustee Oberhauser, seconded by Trustee Ryan, to approve the appointment of Mary Delbecq – Conservation Commission; Term to expire February 24, 2015. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Oath of Office administered to Conservation Commissioners by Village Clerk Catherine Edwards.

**Peter Hostrawser - Parks and Recreation Commission; Term to Expire May 31, 2019**

Motion by Trustee Gilhooley, seconded by Trustee Garvey, to approve the appointment of Peter Hostrawser - Parks and Recreation Commission; Term to expire May 31, 2019. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

**Kenyon Duner - Parks and Recreation Commission; Term to Expire May 31, 2018**

Motion by Trustee Gilhooley, seconded by Trustee Garvey, to approve the appointment of Kenyon Duner - Parks and Recreation Commission; Term to expire May 31, 2018. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Oath of Office Administered to Parks and Recreation Commissioners by Village Clerk Catherine Edwards.

**PUBLIC COMMENT**

**None**

## OMNIBUS AGENDA

**Approval of Minutes: Village Board Meeting Monday, February 10, 2013; Committee of the Whole Meeting, Monday, February 10, 2013.**

Motion by Trustee Garvey, seconded by Trustee Oberhauser, to approve the Omnibus Agenda of the Regular Village Board meeting of February 24, 2013. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

## REPORTS OF SPECIAL COMMITTEES

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

Trustee Hall informed the Board of details regarding certain expenditures on the Warrant: new equipment for snow removal.

#### Corporate Warrant dated February 24, 2014 - \$708,759.89

Motion by Trustee Hall, seconded by Trustee Ryan, to approve the Corporate Warrant dated February 24, 2014 in the amount of \$708,759.89. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

### Chamber of Commerce

- Chamber After Hours – scheduled for Thursday, February 27, 2014 at the Brookfield VFW at 5:30 p.m.

### Public Safety

- Public Safety – Next meeting scheduled for March 25, 2014.

### Public Works –

- No report.

### Library & Conservation – Trustee Oberhauser

- Conservation Commission: Meeting scheduled for February 25, 2014.
- Library

### Recreation – Trustee Gilhooley

- One opening on Commission.

### Special Events – Trustee Ryan

- Special Events Committee meeting scheduled for March 4, 2014.

### Beautification and Administration – Trustee Evans

- No reports due to absence.
- Planning & Zoning, WCMC – Trustee Garvey
- Planning & Zoning Commission met February 11, 2014 to hear three cases; to be discussed at this evening's Committee of the Whole meeting.
- Aging Well Liaison – Village Clerk Edwards
- Senior Valentine Social success recap.

### Economic Development, Zoo, PZED - President Ketchmark

- T.I.F. meeting held February 20, 2014.

## **NEW BUSINESS**

### **RESOLUTION NO. 2014 – 943 A Resolution authorizing the Village President of the Village of Brookfield To Execute Stipulated Assessments on Behalf of the Village of Brookfield In Proceedings before the Illinois Property Tax Appeal Board for the VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS**

Motion by Trustee Garvey, seconded by Trustee Oberhauser, to approve RESOLUTION NO. 2014 – 943 A Resolution authorizing the Village President of the Village of Brookfield To Execute Stipulated Assessments on Behalf of the Village of Brookfield In Proceedings before the Illinois Property Tax Appeal Board for the VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

## **MANAGER'S REPORT**

- Chamber of Commerce has contributed 50% to the purchase of hanging floral baskets display for 2014.
- Open Lands Plans Grant meeting to be scheduled with various Commissions

## **TEMPORARY RECESS**

Motion by Trustee Garvey, seconded by Trustee Ryan, to adjourn the Regular Village Board of Trustees meeting of February 24, 2014 to conduct a Committee of the Whole meeting at 6:47 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

## **RECONVENE REGULAR VILLAGE BOARD MEETING**

Motion by Trustee Garvey, seconded by Trustee Oberhauser to reconvene the Regular Village Board of Trustees Meeting of February 24, 2014 at 9:31 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

## **EXECUTIVE SESSION – LITIGATION, NEGOTIATIONS, AND LAND ACQUISITION AND SALES**

Motion by Trustee Oberhauser, seconded by Trustee Ryan, to adjourn the Regular Village Board of Trustees meeting of February 24, 2014 to conduct an Executive Session at 9:32 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

## **RECONVENE REGULAR VILLAGE BOARD MEETING**

Motion by Trustee Garvey, seconded by Trustee Gilhooley, to reconvene the Regular Village Board of Trustees Meeting of February 24, 2014 at 10:01 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

## **ADJOURNMENT**

Motion by Trustee Oberhauser, seconded by Trustee Garvey, to adjourn the Regular Village Board meeting of February 24, 2014 at 10:01 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

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

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**JOURNAL OF THE PROCEEDINGS OF THE PRESIDENT AND THE BOARD OF TRUSTEES  
AT A COMMITTEE OF THE WHOLE MEETING  
HELD ON MONDAY, FEBRUARY 24, 2014  
IN THE BROOKFIELD MUNICIPAL BUILDING**

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

**MEMBERS ABSENT:** Trustee Evans

**ALSO PRESENT:** Village Manager Riccardo F. Ginex, Assistant Village Manager Keith Sbiral and Village Attorney Richard Ramello, Finance Director Doug Cooper, Department of Public Works Director Dan Kaup and Deputy Village Clerk Theresa Coady.

**OTHERS PRESENT:** Derek Treichel and Mark Lucas – Hancock Engineering

On Monday February 24, 2014, President Ketchmark called the Committee of the Whole Meeting to order at 7:28 P.M.

**Discussion Items:**

**Parking Variation – Advanced Auto Parts**

Board provided with Staff Report, Planning and Zoning Commission (PZC) packet, and notice requirements for the Variation Application presented by John Murphey at the February 11, 2014 PZC Hearing. The PZC recommended approval of the request by a vote of 7-0 and adopted the findings noted in the staff report as their own. Staff recommends that the Board of Trustees concur with the PZC and approve the request for variation subject to the standards outlined in the staff report. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for March 10, 2014.

**Special Use Planned Development – Fairview Avenue**

Board provided with Staff Report, Planning and Zoning Commission packet and notice requirements for the Special Use as a Preliminary Planned Development presented by Ken Rathje and Michael Gatto at the February 11, 2014 Planning and Zoning Commission Hearing. Staff found that the application met the standards for approving the request subject to conditions outlined in the staff report and analysis. The PZC recommended approval of the request by a vote of 7-0 and adopted the findings noted in the staff report as their own. The PZC also adopted eight conditions as recommended by staff and the PZC. Staff to work with petitioner to review and provide analysis of all modified documents prior to final consideration. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for March 10, 2014.

### **Lot Split – Congress Park 8819**

Board provided with Staff Report, PZC packet and notice requirements for the Lot Split With Exception presented by Sam Memeti at the February 11, 2014 PZC Hearing. Staff found that the application met the standards for approving a variation subject to conditions outlined in the staff report and analysis. The PZC conducted the Public Hearing for the variation request on February 11, 2014 and recommended approval of the request by a vote of 7-0 and adopted the findings noted in the staff report as their own.

The property in question has been previously subject to property maintenance issues. The two proposed lots are consistent with the majority of lots on the block. Alternatively larger structure that could be built if the lot is left as one could be out of character with the neighborhood. The two resulting lots will maintain a 50 foot width and only have an area exception. Staff recommends that the Board of Trustees concur with the PZC and approve the request for variation and subdivision subject to the standards outlined in the staff report. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for March 10, 2014.

### **Lot Split – Congress Park 8834**

The Board was provided with a letter of review from Richard Ramello as well as a draft ordinance for approval of a subdivision of 8834 Congress Park and a reduced copy of the draft plat. There is not a Planning and Zoning Commission review of this plat as there are no exceptions to the subdivision code and requires only a resolution authorizing the Village President and Village Clerk to sign the plat upon final completion. Staff recommends approval of this project and is encouraged to see significant residential development return to the Village.

A Resolution approving the plat will be presented at the Regular Village Board meeting scheduled for March 10, 2014.

### **Intersection Drainage Study – Prairie & Washington**

Staff engaged Hancock Engineering to conduct a study of the flooding issues in the areas of Prairie and Washington along Salt Creek which details the issues in the area and makes recommendations regarding the installation of a pump station to help alleviate possible flooding concerns.

Brookfield's Prairie Avenue/Washington Avenue Pump Station project was submitted for the MWRD's Phase II program but it was not selected for funding. The MWRD anticipates having another call for projects later in 2014 and felt that Brookfield's project was a good candidate. However, MWRD suggested that possibly the soonest the project could be constructed/presented for funding would be 2015. Staff has also reviewed possible improvements to existing levee on Forest – south of Washington. Possible improvements would entail a site survey, improving the levee structural integrity, streambank stabilization and vegetative improvements. Staff to discuss the substance of the study and present a letter of recommendation to forward to MWRD in an effort to obtain grant funding for the project. Derek Treichel of Hancock Engineering presented funding issues and options. Board provided approval to pursue Option 3 to design the pump station in an effort to be prepared to move forward in the event funding becomes available.

### **Brookfield/North Riverside Water Commission Supplemental Water Supply**

The concept and costs associated with building a supplemental water supply from Chicago discussed by the Board. The Water Commission staff feels the project should move forward as the benefits and funding costs are evident. The availability of funds at a relatively low borrowing cost for capital to complete the project is present at this time. If the idea of a collaborative water supply does not come to fruition, the BNRWC will still need to determine a plan to fund a future supplemental supply line in coming years. Information and a review of costs and options to be obtained prior to giving approval on the Village's part.

### **IDNR Trails Grant**

Staff has had ongoing discussions of grant applications with Hitchcock Design and other consultants. The IDNR recently announced a trails grant – with a March 1, 2014 deadline. The grant is a DNR trails grant that would allow improvement of the canoe launch and can be budgeted out for future years as the grant is written and the grant cap is \$200,000.00. The planning and design work does not need to be done prior to application so the Village can bring interested parties into the planning processes – if we get the grant. A meeting is suggested for March to include some public input – and would be a part of the Open Space Plan kickoff meeting currently planned for early March. Staff recommends submittal of this grant and received Board consensus to proceed.

### **ADJOURN**

Motion by Trustee Garvey, seconded by Trustee Gilhooley, to adjourn the Committee of the Whole meeting of February 24, 2014 at 8:00 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Gilhooley, Oberhauser, Ryan and Hall. Nays: None. Absent: Trustee Evans.

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

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# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PFC - PUBLIC FUND CHECKING									
<u>Check</u>									
14075	02/25/2014	Open			Accounts Payable	Burdett, James	\$400.00		
	Invoice		Date	Description		Amount			
	22114		02/21/2014	tobacco grant		\$400.00			
14076	02/26/2014	Open			Accounts Payable	Leslie Heating & Cooling Inc.	\$11,671.50		
	Invoice		Date	Description		Amount			
	0219-01		02/25/2014	remove & demo unit in gun range		\$11,671.50			
14077	02/26/2014	Open			Accounts Payable	American Planning Assoc.	\$698.00		
	Invoice		Date	Description		Amount			
	132634-13113		02/26/2014	annual membership-Keith Sbiral		\$698.00			
14078	02/26/2014	Open			Accounts Payable	Village of Brookfield - petty cash	\$268.39		
	Invoice		Date	Description		Amount			
	22614		02/26/2014	village hall petty cash		\$268.39			
14079	03/10/2014	Open			Accounts Payable	A & M Parts inc.	\$264.82		
	Invoice		Date	Description		Amount			
	429381		03/03/2014	thermostat/gaset #28		\$49.00			
	431153		03/03/2014	tee connector		\$2.95			
	431989		03/03/2014	stock/parts for #482		\$212.87			
14080	03/10/2014	Open			Accounts Payable	Airgas USA, LLC	\$1,014.11		
	Invoice		Date	Description		Amount			
	9500165022		03/03/2014	medical oxygen		\$136.70			
	9024316186		03/03/2014	lug cab sldr typ l/wldg cab sz 1/0 flx 100'		\$682.88			
	9916135284		03/03/2014	welding gases		\$194.53			
14081	03/10/2014	Open			Accounts Payable	AIS	\$20,304.65		
	Invoice		Date	Description		Amount			
	26291		03/03/2014	Jan 2014 services		\$5,440.00			
	26191		03/03/2014	power inverter		\$40.00			
	26141		03/03/2014	dispatch comuters ram upgrade		\$208.00			
	26095		03/03/2014	laptor for finance director		\$1,772.70			
	25974		03/03/2014	Dec 2013 services		\$5,758.75			
	25899		03/03/2014	vmware support		\$1,124.00			
	25840		03/03/2014	replacement ATAs		\$338.00			
	25881		03/03/2014	phone replacement cable record		\$15.00			
	25776		03/03/2014	new laptop for Paul Trudeau		\$933.20			
	25656		03/03/2014	Nov 2013 services		\$4,675.00			
14082	03/10/2014	Open			Accounts Payable	Alternative Energy Solutions	\$281.00		
	Invoice		Date	Description		Amount			
	26567		03/03/2014	75 point inspection of generator		\$281.00			
14083	03/10/2014	Open			Accounts Payable	American Public Works Assoc.	\$189.00		
	Invoice		Date	Description		Amount			
	762922		03/03/2014	membership dues-Daniel Kaup		\$189.00			
14084	03/10/2014	Open			Accounts Payable	Anita Richardson	\$2,400.00		
	Invoice		Date	Description		Amount			
	2014-3		03/03/2014	adjudication hearings-Feb 2014		\$1,800.00			
	2014-2		03/03/2014	compliance consultation w/Police dept		\$600.00			

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14085	03/10/2014	Open			Accounts Payable	ASCAP	\$330.00		
	Invoice		Date	Description			Amount		
	22014		03/03/2014	umbrella licensing feen for music @ events			\$330.00		
14086	03/10/2014	Open			Accounts Payable	AT&T	\$4,404.16		
	Invoice		Date	Description			Amount		
	2014-00000112		03/03/2014	708-485-6045			\$122.80		
	2014-00000113		03/03/2014	708-485-6575			\$67.52		
	2014-00000122		03/03/2014	708-Z14-0030			\$241.55		
	2014-00000123		03/03/2014	708-Z14-0033			\$241.55		
	2014-00000124		03/03/2014	708-Z14-0045			\$1,690.96		
	2014-00000125		03/03/2014	708-Z14-0019			\$241.55		
	2014-00000126		03/03/2014	708-485-0076			\$317.35		
	2014-00000127		03/03/2014	708-485-8121			\$267.31		
	2014-00000128		03/03/2014	847-734-5955			\$1,213.57		
14087	03/10/2014	Open			Accounts Payable	AT&T Long Distance	\$920.27		
	Invoice		Date	Description			Amount		
	32614		03/03/2014	long dist charges			\$920.27		
14088	03/10/2014	Open			Accounts Payable	Avalon Petroleum Co.	\$22,530.89		
	Invoice		Date	Description			Amount		
	12420		03/03/2014	diesel fuel			\$12,190.84		
	552594		03/03/2014	premium fuel			\$10,340.05		
14089	03/10/2014	Open			Accounts Payable	BMI	\$330.00		
	Invoice		Date	Description			Amount		
	22014		03/03/2014	umbrella licensing fee for music @ events			\$330.00		
14090	03/10/2014	Open			Accounts Payable	Brookfield/North Riverside Water Commission	\$236,983.89		
	Invoice		Date	Description			Amount		
	Feb14		03/04/2014	water usage for February 2014			\$236,983.89		
14091	03/10/2014	Open			Accounts Payable	Call One	\$375.22		
	Invoice		Date	Description			Amount		
	3114		03/03/2014	local/long dist-2/15-3/14/14			\$375.22		
14092	03/10/2014	Open			Accounts Payable	Case Lots, Inc.	\$347.50		
	Invoice		Date	Description			Amount		
	054821		03/03/2014	janitorial supplies			\$322.95		
	054825		03/03/2014	cherry wall deod block			\$24.55		
14093	03/10/2014	Open			Accounts Payable	Cintas Corp	\$75.83		
	Invoice		Date	Description			Amount		
	5000984104		03/03/2014	svc to 1st aid cabinet @ dpw			\$75.83		
14094	03/10/2014	Open			Accounts Payable	Comcast	\$274.99		
	Invoice		Date	Description			Amount		
	31814		03/03/2014	svc @ 4545 Eberly-8771201670016389			\$2.12		
	3214		03/03/2014	svc @ 9001 Shields-8771201670165665			\$124.85		
	3914		03/03/2014	svc @ 8820 Brookfield-8771201670055098			\$139.85		
	31814a		03/03/2014	svc @ 8820 Brookfield-8771201670009616			\$8.17		

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14095	03/10/2014	Open			Accounts Payable	ComEd	\$182.40		
	Invoice		Date	Description		Amount			
	32414		03/03/2014	svc @ concession stand-2427077087		\$182.40			
14096	03/10/2014	Open			Accounts Payable	Communications Direct Inc.	\$102.00		
	Invoice		Date	Description		Amount			
	sr103643		03/03/2014	xts tri chem charger		\$102.00			
14097	03/10/2014	Open			Accounts Payable	Cook County Dept of Public Health	\$2,880.00		
	Invoice		Date	Description		Amount			
	13014		03/03/2014	inspections-Oct 13-Dec 13		\$2,880.00			
14098	03/10/2014	Open			Accounts Payable	De Lage Landen Public Finance	\$2,177.00		
	Invoice		Date	Description		Amount			
	40291540		03/03/2014	copier contracts-520520		\$2,177.00			
14099	03/10/2014	Open			Accounts Payable	Delta Dental Of Illinois - Risk	\$9,010.37		
	Invoice		Date	Description		Amount			
	601745		03/03/2014	deltacare dental-March 2013		\$149.08			
	601744		03/03/2014	dental insurance premiums-March 2014		\$8,652.98			
	601744a		03/03/2014	vision ins-March 2014		\$208.31			
14100	03/10/2014	Open			Accounts Payable	Delta Gloves	\$94.65		
	Invoice		Date	Description		Amount			
	135535		03/03/2014	black magic powder free nitrile		\$94.65			
14101	03/10/2014	Open			Accounts Payable	FMP	\$1,789.41		
	Invoice		Date	Description		Amount			
	50-785534		03/03/2014	parts for #464 & fuel tanks		\$450.17			
	50-785453		03/03/2014	gold antifreeze		\$72.20			
	50-787387		03/03/2014	rad press cap		\$11.44			
	50-791967		03/03/2014	parts for #10		\$700.65			
	50-792693		03/03/2014	parts for #465		\$374.88			
	50-Y00064		03/03/2014	pro batteries		\$180.07			
14102	03/10/2014	Open			Accounts Payable	Forest Door Co., Inc.	\$3,753.29		
	Invoice		Date	Description		Amount			
	54995		03/03/2014	furnish & install 2 overhead doors @ vig hall		\$3,753.29			
14103	03/10/2014	Open			Accounts Payable	GE Capital	\$632.53		
	Invoice		Date	Description		Amount			
	60273499		03/03/2014	ricoh copiers-90136048886		\$632.53			
14104	03/10/2014	Open			Accounts Payable	Hancock Engineering	\$6,920.00		
	Invoice		Date	Description		Amount			
	14-0048-1		03/03/2014	2013 misc project-4142/4146 Grove		\$1,280.00			
	14-0048-2		03/03/2014	2013 misc project-3111 Raymond		\$480.00			
	14-0048-4		03/03/2014	2013 misc project-4138 Grove		\$240.00			
	14-0049		03/03/2014	alley improvements-4000 blk Raymond/Madison		\$4,920.00			
14105	03/10/2014	Open			Accounts Payable	HICKMAN, WILLIAMS & COMPANY	\$6,578.55		
	Invoice		Date	Description		Amount			
	21314		03/03/2014	grounds maint		\$6,578.55			

Village of Brookfield

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14106	03/10/2014	Open			Accounts Payable	Hitchcock Design Group	\$5,033.60		
	Invoice		Date	Description		Amount			
	16016		03/03/2014	open space plan update		\$5,033.60			
14107	03/10/2014	Open			Accounts Payable	IACE	\$70.00		
	Invoice		Date	Description		Amount			
	2014		03/03/2014	membership fees/Carol Bottari & Paul Trudeau		\$70.00			
14108	03/10/2014	Open			Accounts Payable	Illinois Municipal League	\$20.00		
	Invoice		Date	Description		Amount			
	0023700		03/03/2014	30 day web employment ad-pt vehicle enforcement officer		\$20.00			
14109	03/10/2014	Open			Accounts Payable	Illinois Paper & Copier Co.	\$43.52		
	Invoice		Date	Description		Amount			
	93764		03/03/2014	contract overage charge		\$43.52			
14110	03/10/2014	Open			Accounts Payable	Illinois Public Safety Agency Network	\$4,350.00		
	Invoice		Date	Description		Amount			
	039050		03/03/2014	alerts/alecs-Jan-Jun 2014		\$4,350.00			
14111	03/10/2014	Open			Accounts Payable	International Code Council	\$125.00		
	Invoice		Date	Description		Amount			
	2989969		03/03/2014	membership dues-Keith Sbiral #5156402		\$125.00			
14112	03/10/2014	Open			Accounts Payable	IPELRA	\$55.00		
	Invoice		Date	Description		Amount			
	22514		03/03/2014	PPACA update		\$55.00			
14113	03/10/2014	Open			Accounts Payable	Kane, Mc Kenna Capital Inc.	\$212.50		
	Invoice		Date	Description		Amount			
	12152		03/03/2014	Brookfield Ogden Ave - tif 2008		\$212.50			
14114	03/10/2014	Open			Accounts Payable	Kipp's Lawnmower Sales & Service	\$33.84		
	Invoice		Date	Description		Amount			
	426902		03/03/2014	ball joint #28		\$33.84			
14115	03/10/2014	Open			Accounts Payable	Koch, Chad	\$896.00		
	Invoice		Date	Description		Amount			
	140227		03/03/2014	marial arts instruction		\$896.00			
14116	03/10/2014	Open			Accounts Payable	La Grange Materials, Inc.	\$345.00		
	Invoice		Date	Description		Amount			
	67695		03/03/2014	sand		\$345.00			
14117	03/10/2014	Open			Accounts Payable	Lapshin, Tracy	\$300.00		
	Invoice		Date	Description		Amount			
	#14winter		03/03/2014	fencing sessions		\$300.00			
14118	03/10/2014	Open			Accounts Payable	Lehigh Hanson	\$193.14		
	Invoice		Date	Description		Amount			
	5402252		03/03/2014	binder		\$193.14			
14119	03/10/2014	Open			Accounts Payable	Leslie Heating & Cooling Inc.	\$3,965.00		
	Invoice		Date	Description		Amount			
	S-15978		03/03/2014	service call per maint agreement		\$3,965.00			

Village of Brookfield

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14120	03/10/2014	Open			Accounts Payable	M.E. Simpson Co., Inc.	\$500.00		
	Invoice		Date	Description		Amount			
	24962		03/03/2014	leak location service-Prairie & Southview		\$500.00			
14121	03/10/2014	Open			Accounts Payable	Madison National Life	\$677.74		
	Invoice		Date	Description		Amount			
	2014-00000135		03/03/2014	ins adm fees-group 026215		\$677.74			
14122	03/10/2014	Open			Accounts Payable	Mc Grath, Robert	\$170.50		
	Invoice		Date	Description		Amount			
	31014		03/03/2014	vision care reimbursement		\$170.50			
14123	03/10/2014	Open			Accounts Payable	Megapath	\$523.25		
	Invoice		Date	Description		Amount			
	48804144		03/03/2014	monthly T1/dsl line charges		\$523.25			
14124	03/10/2014	Open			Accounts Payable	Menards-Hodgkins	\$358.72		
	Invoice		Date	Description		Amount			
	54012		03/03/2014	flexogen hose		\$39.97			
	53825		03/03/2014	misc supplies		\$179.32			
	54789		03/03/2014	misc screws		\$11.44			
	54467		03/03/2014	misc supplies		\$41.57			
	54848		03/03/2014	misc supplies		\$86.42			
14125	03/10/2014	Open			Accounts Payable	Midwest Orthopaedics at Rush	\$32.00		
	Invoice		Date	Description		Amount			
	3801		03/03/2014	preemployment screening-Larrea		\$32.00			
14126	03/10/2014	Open			Accounts Payable	Monroe Truck Equipment	\$599.16		
	Invoice		Date	Description		Amount			
	301875		03/03/2014	spring,hd extension,arrowhead receiver		\$237.56			
	301877		03/03/2014	cylinder,4x10 da,nitrided rod		\$324.87			
	301962		03/03/2014	misc parts		\$36.73			
14127	03/10/2014	Open			Accounts Payable	NCPERS Group Life Ins.	\$184.00		
	Invoice		Date	Description		Amount			
	3/2014		03/03/2014	life ins premium-March 2014		\$184.00			
14128	03/10/2014	Open			Accounts Payable	North East Multi-Regional Training	\$50.00		
	Invoice		Date	Description		Amount			
	178015		03/03/2014	cancellation fee		\$50.00			
14129	03/10/2014	Open			Accounts Payable	Orr Safety	\$127.50		
	Invoice		Date	Description		Amount			
	2825352		03/03/2014	service labor instrumentation		\$127.50			
14130	03/10/2014	Open			Accounts Payable	Paramedic Billing Services	\$6,794.89		
	Invoice		Date	Description		Amount			
	Jan14		03/03/2014	ambulance billing svc-Jan 2014		\$6,794.89			
14131	03/10/2014	Open			Accounts Payable	Pitney Bowes	\$2,000.00		
	Invoice		Date	Description		Amount			
	Mar14		03/03/2014	postage refill		\$2,000.00			
14132	03/10/2014	Open			Accounts Payable	Prairie Moon Nursery	\$909.00		
	Invoice		Date	Description		Amount			
	1334602200		03/03/2014	misc plants purchased by conservation commission		\$909.00			

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14133	03/10/2014	Open			Accounts Payable	Priority Print	\$236.40		
	Invoice		Date	Description		Amount			
	20140101		03/03/2014	#10 window envelopes		\$236.40			
14134	03/10/2014	Open			Accounts Payable	Sam's Club	\$385.21		
	Invoice		Date	Description		Amount			
	4837		03/03/2014	lets win supplies		\$43.58			
	6746		03/03/2014	lets win supplies		\$42.82			
	9617		03/03/2014	lets win supplies		\$115.77			
	72		03/03/2014	misc dpw supplies		\$183.04			
14135	03/10/2014	Open			Accounts Payable	Schaeffes Brothers, Inc.	\$46,343.38		
	Invoice		Date	Description		Amount			
	2082		03/03/2014	Kiwanis Park renovation-pay request #2		\$46,343.38			
14136	03/10/2014	Open			Accounts Payable	Secretary of State-Driver Service	\$10.00		
	Invoice		Date	Description		Amount			
	2714		03/03/2014	suspension of drivers license/privileges		\$10.00			
14137	03/10/2014	Open			Accounts Payable	Special T Unlimited	\$90.00		
	Invoice		Date	Description		Amount			
	10821		03/03/2014	safety green zip sweatshirts/t-shirts w/pockets		\$90.00			
14138	03/10/2014	Open			Accounts Payable	Staples Advantage	\$658.70		
	Invoice		Date	Description		Amount			
	3221712643		03/03/2014	police dept office supplies		\$268.77			
	3221712644		03/03/2014	police dept office supplies		\$41.99			
	3221712642		03/03/2014	police dept office supplies		\$146.70			
	3222601437		03/03/2014	adm office supplies		\$116.25			
	3223039575		03/03/2014	10x13 white flat envelopes for finance dept		\$84.99			
14139	03/10/2014	Open			Accounts Payable	Storino, Ramello & Durkin	\$12,108.57		
	Invoice		Date	Description		Amount			
	Jan 2014		03/03/2014	legal matters for Jan 2014		\$9,814.83			
	6-Jan		03/03/2014	ordinance violation prosecution		\$1,083.60			
	120-Jan		03/03/2014	VOB vs Brookfield Bowl		\$1,210.14			
14140	03/10/2014	Open			Accounts Payable	Strobes N' More	\$423.84		
	Invoice		Date	Description		Amount			
	155827		03/03/2014	whelen 90m5fcr/whelen 90flangc		\$423.84			
14141	03/10/2014	Open			Accounts Payable	Suburban Laboratories, Inc.	\$180.00		
	Invoice		Date	Description		Amount			
	110103		03/03/2014	ph<atc> soil sample		\$50.00			
	35174		03/03/2014	coliform test for IEPA		\$130.00			
14142	03/10/2014	Open			Accounts Payable	Thompson Elevator Inspection Service Inc.	\$665.00		
	Invoice		Date	Description		Amount			
	13-3547		03/03/2014	13 semi-annual insp/4 info reports/9 elevator cert		\$665.00			
14143	03/10/2014	Open			Accounts Payable	Unifirst Corporation	\$366.20		
	Invoice		Date	Description		Amount			
	934464		03/03/2014	dpw uniforms		\$166.21			
	933029		03/03/2014	dpw uniforms		\$199.99			

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14144	03/10/2014	Open			Accounts Payable	Unique Plumbing Inc.	\$1,239.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	2014142		03/03/2014	hauling salt		\$767.00			
	2014141		03/03/2014	hauling salt		\$472.00			
14145	03/10/2014	Open			Accounts Payable	United Bags, Inc.	\$359.40		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	5031814		03/03/2014	1000 sand bags		\$359.40			
14146	03/10/2014	Open			Accounts Payable	Visa	\$2,320.73		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	2014-00000140		03/04/2014	administration acct-0946		\$120.00			
	2014-00000142		03/04/2014	police dept-1449		\$1,701.23			
	2014-00000143		03/04/2014	dept of public works-1506		\$499.50			
14147	03/10/2014	Open			Accounts Payable	Wednesday Journal	\$504.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	245		03/03/2014	public notice		\$168.00			
	246		03/03/2014	public notice		\$168.00			
	247		03/03/2014	public notice		\$168.00			
14148	03/10/2014	Open			Accounts Payable	Wentworth Tire Service	\$589.56		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	430703		03/03/2014	tires		\$589.56			
14149	03/10/2014	Open			Accounts Payable	West Cook County Solid Waste Agency	\$18,705.37		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	3314		03/03/2014	disposal/adm fees-Jan 2014		\$18,705.37			
14150	03/10/2014	Open			Accounts Payable	Wholesale Direct Inc.	\$737.86		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	000205480		03/03/2014	misc parts		\$164.20			
	000205519		03/03/2014	cutting edge,boxx		\$573.66			
14151	03/10/2014	Open			Accounts Payable	Winter Equipment Company, Inc.	\$2,114.30		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	IV21499		03/03/2014	plowguard curbguard		\$2,114.30			
Type Check Totals:						77 Transactions	\$454,791.30		
<u>EFT</u>									
174	03/03/2014	Open			Accounts Payable	IMRF	\$41,676.10		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	February 2014		03/03/2014	employee/employer contributions		\$41,676.10			
175	03/03/2014	Open			Accounts Payable	Village of Brookfield	\$329,153.32		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	2014-00000136		03/03/2014	salaries-2/28/14		\$329,153.32			
176	03/03/2014	Open			Accounts Payable	Village of Brookfield	\$12,040.69		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	2014-00000137		03/03/2014	fica/medicare-2/28/14		\$12,040.69			

# Corporate Warrant - 3/10/14

From Payment Date: 2/25/2014 - To Payment Date: 3/10/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
177	03/03/2014	Open			Accounts Payable	Village of Brookfield	\$1,591.65		
	Invoice		Date	Description			Amount		
	2014-00000138		03/03/2014	payroll-sui-2/28/14			\$1,591.65		

Type EFT Totals:

PFC - PUBLIC FUND CHECKING Totals

4 Transactions

\$384,461.76

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	77	\$454,791.30	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>77</b>	<b>\$454,791.30</b>	<b>\$0.00</b>

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$384,461.76	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	<b>Total</b>	<b>4</b>	<b>\$384,461.76</b>	<b>\$0.00</b>

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	81	\$839,253.06	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>81</b>	<b>\$839,253.06</b>	<b>\$0.00</b>

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	77	\$454,791.30	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>77</b>	<b>\$454,791.30</b>	<b>\$0.00</b>

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$384,461.76	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	<b>Total</b>	<b>4</b>	<b>\$384,461.76</b>	<b>\$0.00</b>

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	81	\$839,253.06	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>81</b>	<b>\$839,253.06</b>	<b>\$0.00</b>

ORDINANCE NO. 2014 - 11

**AN ORDINANCE TO APPROVE A PRELIMINARY PLAN FOR A  
PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT  
8934 FAIRVIEW AVENUE IN THE VILLAGE OF BROOKFIELD, ILLINOIS**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 10<sup>TH</sup> DAY OF MARCH 2014

Published in pamphlet form by  
authority of the Corporate  
Authorities of Brookfield, Illinois,  
the 10<sup>th</sup> day of March 2014.

ORDINANCE NO. 2014 - 11

**AN ORDINANCE TO APPROVE A PRELIMINARY PLAN FOR A  
PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT  
8934 FAIRVIEW AVENUE 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 Petitioner, RMG Realty Group, LLC (the "Petitioner"), has filed a Preliminary Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, the required lot area from 2,178 square feet to 1,041 square feet and the required side yard setback from fifteen feet (15') to zero feet (0') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to fourteen (14) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances

of Brookfield, Illinois, for 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 C-3 Centralized Commercial District and abuts property on all sides presently zoned C-3 Centralized Commercial District;

**WHEREAS**, the Petitioner attended a planned development pre-application conference with the Village Manager, Code Enforcement Director, Village Engineer, and appropriate members of the village staff (collectively the "Village Staff"), all materials required by Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, having been timely submitted prior to the planned development pre-application conference;

**WHEREAS**, the Petitioner has waived its opportunity for a pre-application review by the Planning and Zoning Commission and by the President and Board of Trustees (the "Corporate Authorities") of the Village of Brookfield, Illinois (the "Village");

**WHEREAS**, notice of a public hearing was published in *The Riverside-Brookfield Landmark* on January 22, 2014; notice of a public hearing was posted on a sign on the Subject Property; the Petitioner notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield Illinois; a public hearing was held on the Zoning Variance Application on February 11, 2014, at 6:30 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 Preliminary Planned Development Application materials, took

sworn testimony and accepted evidence pertaining to the Preliminary Planned Development Application for consideration of the requested zoning variation; 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 preliminary approval of the planned development and preliminary approval of the requested zoning variations, has caused a written report of its determination and recommendation approving the preliminary plan of the planned development to be submitted to the Corporate Authorities of 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:

1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended, because the Comprehensive Plan identifies the site as "public/semi-public"; and the proposed planned development addresses several goals and objectives of the Comprehensive Plan particularly the first objective of "Improve the image and appearance of all commercial areas with particular emphasis on the appearance of buildings, signage, site landscaping and streetscape amenities" in the category entitled "Village Image, Design and Identity" of the Comprehensive Plan.
2. The proposed planned development promotes high standards in design, site planning and construction because the proposal is consistent with development in the Village, provided that modifications to the design and landscaping as provided herein are incorporated.
3. The proposed planned development provides a safe and desirable environment because the proposed planned development creates no unsafe or secluded areas, and the design and location of the building on the proposed planned development make it an active part of the neighborhood.

4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs. The proposal provides for adequate, however minimal, open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands and implementing a landscape treatment.
5. The proposed planned development presents a creative and workable approach in land development. The proposed planned development is very close to demonstrating creativity and workability. The construction of multi-family housing adjacent to the Village's downtown core is a proposal that the Village has not seen for several years and is consistent with well-conceived land development planning.
6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood. However, a concern is the zero-lot-line development, although this development is not uncommon in the C-3 Centralized Commercial District.
7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
10. The proposed planned development protects the public health, safety, convenience and general welfare of the community by providing development in accordance with the 2020 Master Plan.

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

1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
2. The proposed planned development promotes high standards in design, site planning and construction.

3. The proposed planned development provides a safe and desirable environment.
4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
5. The proposed planned development presents a creative and workable approach in land development.
6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and/or zoning districts in which it is intended to be located.
10. The proposed planned development protects the public health, safety, convenience and general welfare.

**WHEREAS**, in accordance with the aforesaid laws and ordinances, the Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended preliminary approval of the planned development and the requested zoning variations on the Subject Property, subject to the following conditions:

1. Final approval of the planned development;
2. Providing a color rendering of the planned development;
3. Providing materials selections and samples of the planned development;
4. Providing a landscaping plan of the planned development;
5. Providing a storm-water management plan of the planned development;

6. Providing a shadow study of the planned development;
7. Reconsideration of front-facing parking;
8. Consideration of reducing the number of parking spaces from 1.5 per unit to 1 per unit; and
9. Reconsideration of reducing the west wall to twenty-two feet (22').

**WHEREAS**, the Corporate Authorities, having had in excess of ten (10) days to review all materials relevant to the Preliminary Planned Development Application and the recommendations of Village Staff and the Planning and Zoning Commission, find that all requisite conditions for the preliminary approval of the planned development have been met by the Petitioner and that it is in the best interests of the Village that the planned development and the requested zoning variations for the Subject Property be preliminarily approved, subject to the conditions set forth in this ordinance;

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

**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.** The Corporate Authorities hereby adopt and make the findings of fact found by the Planning and Zoning Commission and find that the Petitioner has made a preliminary showing that:

1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
2. The proposed planned development promotes high standards in design, site planning and construction.

3. The proposed planned development provides a safe and desirable environment.
4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
5. The proposed planned development presents a creative and workable approach in land development.
6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
10. The proposed planned development protects the public health, safety, convenience and general welfare.

**Section 3. Preliminary Approval of Planned Development.** The Corporate Authorities hereby preliminarily approve the planned development as submitted by the Petitioner, which is attached hereto as Exhibit "C" subject to the following conditions:

1. Final approval of the planned development;
2. Providing a color rendering of the planned development;
3. Providing materials selections and samples of the planned development;
4. Providing a landscaping plan of the planned development;
5. Providing a storm-water management plan of the planned development;
6. Providing a shadow study of the planned development;

7. Reconsideration of front-facing parking;
8. Consideration of reducing the number of parking spaces from 1.5 per unit to 1 per unit;
9. Reconsideration of reducing the west wall to twenty-two feet (22'); and
10. That one or more off-street parking spaces per unit be specifically assigned to each of the nine (9) dwelling units in the building and that any off-street parking spaces remaining after the off-street parking spaces are assigned to the nine (9) dwelling units in the building for guest parking; that each off-street parking space be marked by a sign or number painted upon the surface of the off-street parking space identifying each respective off-street parking space as being assigned either to a particular dwelling unit of the building or to guest parking and that no off-street parking space be rented, assigned or otherwise designated for use by other than a tenant of the building or his or her authorized guests.

**Section 4. Preliminary Approval of Variations.** The Corporate Authorities hereby preliminarily approve a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, the required lot area from 2,178 square feet to 1,041 square feet and the required side yard setback from fifteen feet (15') to zero feet (0') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to fourteen (14) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the Subject Property.

**Section 5. Time Limitation.** Subject to an extension of time being granted by the Corporate Authorities, the preliminary approval of the planned development is

valid for a period of twelve (12) months after the effective date of the ordinance. In the event that final approval of the planned development is not granted within twelve (12) months after the effective date of the ordinance or within the time extended by the Corporate Authorities, this preliminary approval of the planned development shall expire; and the approvals granted herein shall thereafter be null and void.

**Section 6. 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 7. 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 IS LEFT BLANK INTENTIONALLY.]**

**Section 8. Effective Date.** This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

**ADOPTED** this 10<sup>th</sup> day of March 2014 pursuant to a roll call vote as follows:

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

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

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

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

**APPROVED** by me this 10<sup>th</sup> day of March 2014.

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

ATTESTED and filed in my office,  
and published in pamphlet form  
this 10<sup>th</sup> day of March 2014.

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

**Exhibit "A"**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

LOTS 39, 40 AND 41 IN BLOCK 19 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:       18-34-420-017-0000  
              18-34-420-018-0000  
              18-34-420-019-0000

Commonly known as 8934 Fairview Avenue, 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 14-02- 8934 Fairview Avenue.**

**Petitioner:** RMG Realty Group, LLC

Preliminary Planned Development Application requesting a Special Use Permit for a planned development of a three (3) story, nine (9) dwelling unit residential building of 10,816 square feet and with a dwelling unit mix of three (3) one (1) bedroom and six (6) two (2) bedroom dwelling units with size ranging from 693 square feet to 1,287 square feet with all units having private balconies and the entire building having an automatic fire sprinkler suppression system, and requesting a variation of the requirement that an allowable commercial use must be made of the ground level of Section 62-95 entitled "Permitted and special uses" of the Code of Ordinances of Brookfield, Illinois, to permit a residential use of the ground level, a variation of the required minimum lot width from 225 feet to 75 feet, the required lot area from 2,178 square feet to 1,041 square feet and the required side yard setback from fifteen feet (15') to zero feet (0') of Section 62-99 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, and a variation of the required minimum number of off-street parking spaces from eighteen (18) off-street parking spaces to fourteen (14) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois.

---

Notice of a public hearing was published in *The Riverside-Brookfield Landmark* on January 22, 2014, notice of a public hearing was posted on a sign on the Subject Property; the Petitioner notified neighboring property owners within 250' of the Subject Property fifteen (15) to thirty (30) days prior to the date of the hearing in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois; a public hearing was held on the Zoning Variance Application on February 11, 2014, at 6:30 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 Preliminary Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Preliminary Planned Development Application for consideration of the requested zoning variation; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of preliminary approval of the planned development, has caused a written report of its determination and recommendation approving the preliminary plan of the planned development and the requested zoning variations to be submitted to the Corporate Authorities of the Village and which is attached hereto as Exhibit "B";

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:

1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended, because the Comprehensive Plan identifies the site as "public/semi-public"; and the proposed planned development addresses several goals and objectives of the Comprehensive Plan particularly the first objective of "Improve the image and appearance of all commercial areas with particular emphasis on the appearance of buildings, signage, site landscaping and streetscape amenities" in the category entitled, "Village Image, Design and Identity" of the Comprehensive Plan.
2. The proposed planned development promotes high standards in design, site planning and construction because the proposal is consistent with development in the Village provided that modifications to the design and landscaping as provided herein are incorporated.
3. The proposed planned development provides a safe and desirable environment because the proposed planned development creates no unsafe or secluded areas, and the design and location of the building on the proposed planned development make it an active part of the neighborhood.

4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs. The proposal provides for adequate, however minimal, open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands and implementing a landscape treatment.
5. The proposed planned development presents a creative and workable approach in land development. The proposed planned development is very close to demonstrating creativity and workability. The construction of multi-family housing adjacent to the Village's downtown core is a proposal that the Village has not seen for several years and is consistent with well-conceived land development planning.
6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood. However, a concern is the zero-lot-line development, although this development is not uncommon in the C-3 Centralized Commercial District.
7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
10. The proposed planned development protects the public health, safety, convenience and general welfare of the community by providing development in accordance with the 2020 Master Plan.

The following standards have been met and proved by the Petitioner:

1. The proposed planned development is compatible with the goals and objectives of the Brookfield 2020 Master Plan, as amended.
2. The proposed planned development promotes high standards in design, site planning and construction.

3. The proposed planned development provides a safe and desirable environment.
4. The proposed planned development provides for adequate open space for recreation and other community and/or development needs.
5. The proposed planned development presents a creative and workable approach in land development.
6. The design of the proposed planned development is compatible with adjacent properties and the adjacent neighborhood.
7. The proposed planned development provides for land use, both initial and potential, which will be compatible with existing surrounding land uses.
8. By virtue of its benefits to the Village and its unique and creative design, the proposed planned development justifies the intended variations from the strict interpretation of the Village's zoning ordinance and justifies the special use requested.
9. The proposed planned development provides proper safeguarding conditions offered by the Petitioner or determined by the Planning and Zoning Commission and allows the proposal to meet the intents, purposes and standards established for the zoning district and or zoning districts in which it is intended to be located.
10. The proposed planned development protects the public health, safety, convenience and general welfare.

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended preliminary approval of the planned development and the requested zoning variations on the Subject Property, subject to the following conditions:

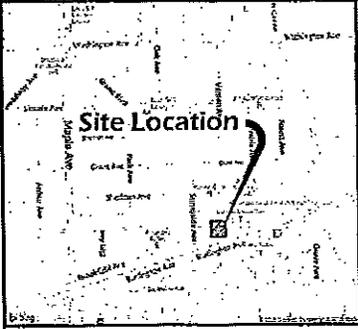
1. Final approval of the planned development;
2. Providing a color rendering of the planned development;
3. Providing materials selections and samples of the planned development;
4. Providing a landscaping plan of the planned development;
5. Providing a storm-water management plan of the planned development;
6. Providing a shadow study of the planned development;

7. Reconsideration of front-facing parking;
8. Consideration of reducing the number of parking spaces from 1.5 per unit to 1 per unit; and
9. Reconsideration of reducing the west wall to twenty-two feet (22').

**EXHIBIT "C"**

**PRELIMINARY PROPOSED PLAN OF DEVELOPMENT**

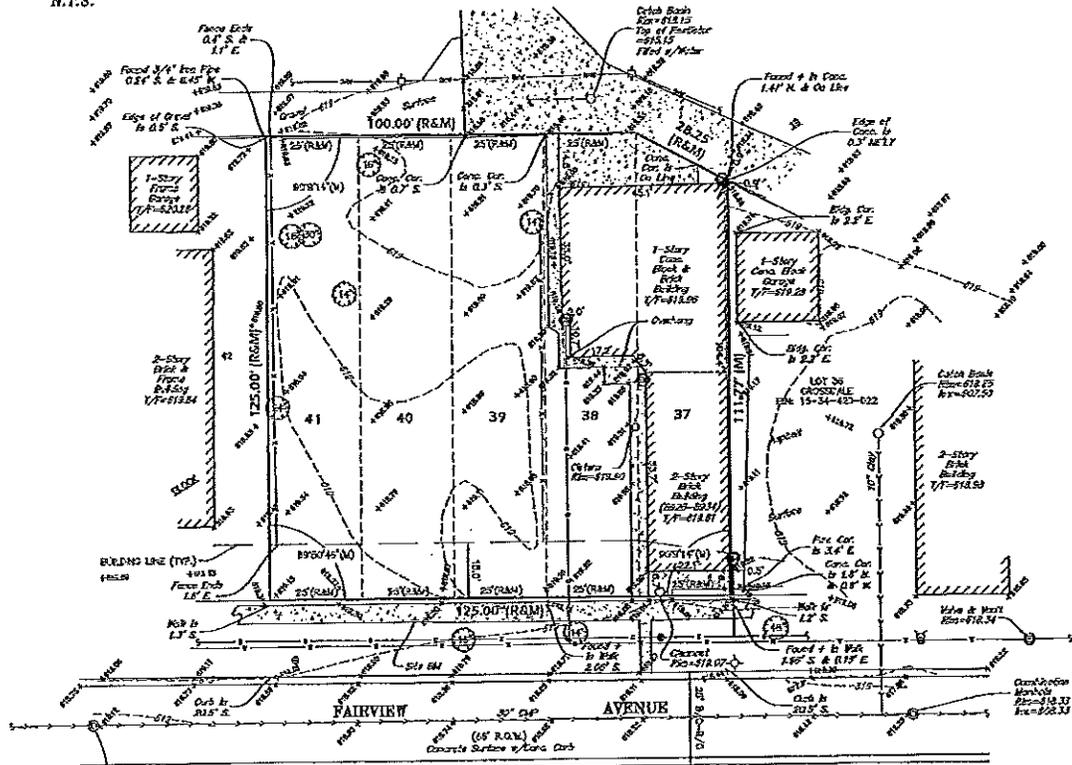
# ALTA/A.C.S.M. LAND TITLE SURVEY



Location Map  
N.T.S.

## SYMBOL LEGEND

○ - MANHOLE	⊕ - GAS METER	--- EXIST. CONTOURS
○ - CATCH BASIN	⊖ - ELECTRIC METER	--- COMBINATION SEWER
○ - WATER VALVE	○ - CLEANOUT STRUCTURE	--- STORM SEWER
○ - HYDRANT	--- FENCE LINE	--- WATERMAIN
⊕ - VALVE & VAULT	(R) - RECORD DATA	XXXX - EXISTING ELEVATION
⊖ - REFUGIO BOX	(M) - MEASURED DATA	⊗ - DECADUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - POWER POLE	--- OVERHEAD WIRES	⊠ - CONCRETE SURFACE
⊕ - STREET LIGHT	--- UNDERGROUND GAS LINE	



## SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATOR INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
5. EASEMENTS AND SERVICELINES SHOWN HEREIN ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 1410 AWT110225 DNE WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2013.
6. (R) = RECORD DATA  
(M) = MEASURED DATA
7. AREA OF SURVEY= 15,460 SQ. FT., OR 0.355 ACRES, MORE OR LESS.
8. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 170100478I WITH AN EFFECTIVE DATE OF AUGUST 14, 2008.

## BENCHMARKS

REFERENCE BENCHMARK #53  
ELEVATION = 620.72  
SITE RM -- CUT CROSS IN WALK ON THE NORTH SIDE OF FAIRVIEW AVENUE APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SITE.  
ELEVATION = 618.12

## PARCEL DESCRIPTIONS

LOTS 37, 38, 39, 40 AND 41 IN BLOCK 19 IN CROSSDALE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## SURVEYOR'S CERTIFICATE

THE FIRST NATIONAL BANK OF BROOKFIELD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 ILLINOIS STANDARD DETAIL REQUIREMENTS FOR ALTA/A.C.S.M. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND A.S.P.S. AND INCLUDES ITEMS 2, 3, 4, AND 7a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2013.

DATED THIS 15TH DAY OF NOVEMBER, 2013.

IPLS No. 3483  
MY LICENSE EXPIRES 11/30/12  
PROFESSIONAL DESIGNER NO. 184-004193



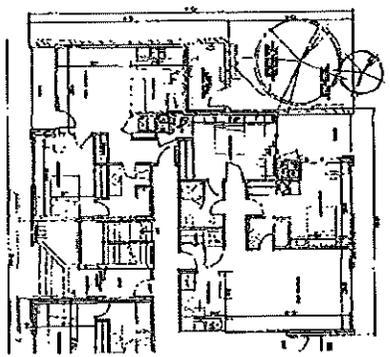
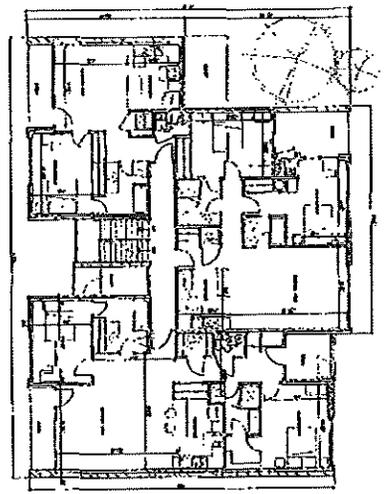
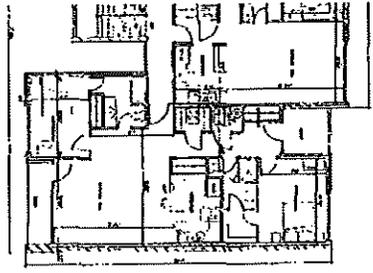
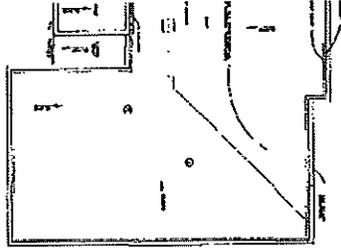
PREPARED FOR: Develco  
JOB ADDRESS: 8928-8934 Fairview Avenue  
Brookfield, IL

Professional Land Surveying, Inc.  
3060 Ogden Avenue, Suite 107  
Lisle, Illinois 60532  
Phone 630.778.1757 Fax 630.778.7157  
DRAWN BY: SWS R.D. B.C./P.G. NO. 108/716  
COMPLETION DATE: 11-18-13 JOB NO.: 120831  
REVISED: 12-11-13/SWS ADD TPO RFO

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APPROXIMATE QUANTITIES DATA

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
CONCRETE	CU YD	1500	120.00	180,000.00
STEEL	TONS	200	1000.00	200,000.00
BRICK	SQ YD	500	100.00	50,000.00
PAINT	SQ YD	1000	50.00	50,000.00
MECHANICAL	UNIT	10	5000.00	50,000.00
ELECTRICAL	UNIT	50	1000.00	50,000.00
PLUMBING	UNIT	20	2500.00	50,000.00
FOUNDATION	SQ YD	1000	100.00	100,000.00
ROOFING	SQ YD	5000	100.00	500,000.00
INTERIORS	SQ YD	10000	100.00	1,000,000.00
EXTERIORS	SQ YD	5000	100.00	500,000.00
LANDSCAPE	SQ YD	1000	100.00	100,000.00
UTILITIES	UNIT	5	2000.00	10,000.00
CONCRETE	CU YD	100	120.00	12,000.00
STEEL	TONS	10	1000.00	10,000.00
BRICK	SQ YD	100	100.00	10,000.00
PAINT	SQ YD	200	50.00	10,000.00
MECHANICAL	UNIT	5	5000.00	25,000.00
ELECTRICAL	UNIT	20	1000.00	20,000.00
PLUMBING	UNIT	10	2500.00	25,000.00
FOUNDATION	SQ YD	500	100.00	50,000.00
ROOFING	SQ YD	2000	100.00	200,000.00
INTERIORS	SQ YD	4000	100.00	400,000.00
EXTERIORS	SQ YD	2000	100.00	200,000.00
LANDSCAPE	SQ YD	500	100.00	50,000.00
UTILITIES	UNIT	2	2000.00	4,000.00
CONCRETE	CU YD	50	120.00	6,000.00
STEEL	TONS	5	1000.00	5,000.00
BRICK	SQ YD	50	100.00	5,000.00
PAINT	SQ YD	100	50.00	5,000.00
MECHANICAL	UNIT	2	5000.00	10,000.00
ELECTRICAL	UNIT	8	1000.00	8,000.00
PLUMBING	UNIT	4	2500.00	10,000.00
FOUNDATION	SQ YD	250	100.00	25,000.00
ROOFING	SQ YD	1000	100.00	100,000.00
INTERIORS	SQ YD	2000	100.00	200,000.00
EXTERIORS	SQ YD	1000	100.00	100,000.00
LANDSCAPE	SQ YD	250	100.00	25,000.00
UTILITIES	UNIT	1	2000.00	2,000.00
CONCRETE	CU YD	25	120.00	3,000.00
STEEL	TONS	2.5	1000.00	2,500.00
BRICK	SQ YD	25	100.00	2,500.00
PAINT	SQ YD	50	50.00	2,500.00
MECHANICAL	UNIT	1	5000.00	5,000.00
ELECTRICAL	UNIT	4	1000.00	4,000.00
PLUMBING	UNIT	2	2500.00	5,000.00
FOUNDATION	SQ YD	125	100.00	12,500.00
ROOFING	SQ YD	500	100.00	50,000.00
INTERIORS	SQ YD	1000	100.00	100,000.00
EXTERIORS	SQ YD	500	100.00	50,000.00
LANDSCAPE	SQ YD	125	100.00	12,500.00
UTILITIES	UNIT	0.5	2000.00	1,000.00
CONCRETE	CU YD	12.5	120.00	1,500.00
STEEL	TONS	1.25	1000.00	1,250.00
BRICK	SQ YD	12.5	100.00	1,250.00
PAINT	SQ YD	25	50.00	1,250.00
MECHANICAL	UNIT	0.5	5000.00	2,500.00
ELECTRICAL	UNIT	2	1000.00	2,000.00
PLUMBING	UNIT	1	2500.00	2,500.00
FOUNDATION	SQ YD	62.5	100.00	6,250.00
ROOFING	SQ YD	250	100.00	25,000.00
INTERIORS	SQ YD	500	100.00	50,000.00
EXTERIORS	SQ YD	250	100.00	25,000.00
LANDSCAPE	SQ YD	62.5	100.00	6,250.00
UTILITIES	UNIT	0.25	2000.00	500.00
CONCRETE	CU YD	6.25	120.00	750.00
STEEL	TONS	0.625	1000.00	625.00
BRICK	SQ YD	6.25	100.00	625.00
PAINT	SQ YD	12.5	50.00	625.00
MECHANICAL	UNIT	0.25	5000.00	1,250.00
ELECTRICAL	UNIT	1	1000.00	1,000.00
PLUMBING	UNIT	0.5	2500.00	1,250.00
FOUNDATION	SQ YD	31.25	100.00	3,125.00
ROOFING	SQ YD	125	100.00	12,500.00
INTERIORS	SQ YD	250	100.00	25,000.00
EXTERIORS	SQ YD	125	100.00	12,500.00
LANDSCAPE	SQ YD	31.25	100.00	3,125.00
UTILITIES	UNIT	0.125	2000.00	250.00
CONCRETE	CU YD	3.125	120.00	375.00
STEEL	TONS	0.3125	1000.00	312.50
BRICK	SQ YD	3.125	100.00	312.50
PAINT	SQ YD	6.25	50.00	312.50
MECHANICAL	UNIT	0.125	5000.00	625.00
ELECTRICAL	UNIT	0.5	1000.00	500.00
PLUMBING	UNIT	0.25	2500.00	625.00
FOUNDATION	SQ YD	15.625	100.00	1,562.50
ROOFING	SQ YD	62.5	100.00	6,250.00
INTERIORS	SQ YD	125	100.00	12,500.00
EXTERIORS	SQ YD	62.5	100.00	6,250.00
LANDSCAPE	SQ YD	15.625	100.00	1,562.50
UTILITIES	UNIT	0.0625	2000.00	125.00
CONCRETE	CU YD	1.5625	120.00	187.50
STEEL	TONS	0.15625	1000.00	156.25
BRICK	SQ YD	1.5625	100.00	156.25
PAINT	SQ YD	3.125	50.00	156.25
MECHANICAL	UNIT	0.0625	5000.00	312.50
ELECTRICAL	UNIT	0.25	1000.00	250.00
PLUMBING	UNIT	0.125	2500.00	312.50
FOUNDATION	SQ YD	7.8125	100.00	781.25
ROOFING	SQ YD	31.25	100.00	3,125.00
INTERIORS	SQ YD	62.5	100.00	6,250.00
EXTERIORS	SQ YD	31.25	100.00	3,125.00
LANDSCAPE	SQ YD	7.8125	100.00	781.25
UTILITIES	UNIT	0.03125	2000.00	62.50
CONCRETE	CU YD	0.78125	120.00	93.75
STEEL	TONS	0.078125	1000.00	78.125
BRICK	SQ YD	0.78125	100.00	78.125
PAINT	SQ YD	1.5625	50.00	78.125
MECHANICAL	UNIT	0.03125	5000.00	156.25
ELECTRICAL	UNIT	0.125	1000.00	125.00
PLUMBING	UNIT	0.0625	2500.00	156.25
FOUNDATION	SQ YD	3.90625	100.00	390.625
ROOFING	SQ YD	15.625	100.00	1,562.50
INTERIORS	SQ YD	31.25	100.00	3,125.00
EXTERIORS	SQ YD	15.625	100.00	1,562.50
LANDSCAPE	SQ YD	3.90625	100.00	390.625
UTILITIES	UNIT	0.015625	2000.00	31.25
CONCRETE	CU YD	0.390625	120.00	46.875
STEEL	TONS	0.0390625	1000.00	39.0625
BRICK	SQ YD	0.390625	100.00	39.0625
PAINT	SQ YD	0.78125	50.00	39.0625
MECHANICAL	UNIT	0.015625	5000.00	78.125
ELECTRICAL	UNIT	0.0625	1000.00	62.50
PLUMBING	UNIT	0.03125	2500.00	78.125
FOUNDATION	SQ YD	1.953125	100.00	195.3125
ROOFING	SQ YD	7.8125	100.00	781.25
INTERIORS	SQ YD	15.625	100.00	1,562.50
EXTERIORS	SQ YD	7.8125	100.00	781.25
LANDSCAPE	SQ YD	1.953125	100.00	195.3125
UTILITIES	UNIT	0.0078125	2000.00	15.625
CONCRETE	CU YD	0.1953125	120.00	23.4375
STEEL	TONS	0.01953125	1000.00	19.53125
BRICK	SQ YD	0.1953125	100.00	19.53125
PAINT	SQ YD	0.390625	50.00	19.53125
MECHANICAL	UNIT	0.0078125	5000.00	39.0625
ELECTRICAL	UNIT	0.03125	1000.00	31.25
PLUMBING	UNIT	0.015625	2500.00	39.0625
FOUNDATION	SQ YD	0.9765625	100.00	97.65625
ROOFING	SQ YD	3.90625	100.00	390.625
INTERIORS	SQ YD	7.8125	100.00	781.25
EXTERIORS	SQ YD	3.90625	100.00	390.625
LANDSCAPE	SQ YD	0.9765625	100.00	97.65625
UTILITIES	UNIT	0.00390625	2000.00	7.8125
CONCRETE	CU YD	0.09765625	120.00	11.71875
STEEL	TONS	0.00390625	1000.00	3.90625
BRICK	SQ YD	0.09765625	100.00	9.765625
PAINT	SQ YD	0.1953125	50.00	9.765625
MECHANICAL	UNIT	0.00390625	5000.00	19.53125
ELECTRICAL	UNIT	0.015625	1000.00	15.625
PLUMBING	UNIT	0.0078125	2500.00	19.53125
FOUNDATION	SQ YD	0.48828125	100.00	48.828125
ROOFING	SQ YD	1.953125	100.00	195.3125
INTERIORS	SQ YD	3.90625	100.00	390.625
EXTERIORS	SQ YD	1.953125	100.00	195.3125
LANDSCAPE	SQ YD	0.48828125	100.00	48.828125
UTILITIES	UNIT	0.001953125	2000.00	3.90625
CONCRETE	CU YD	0.048828125	120.00	5.859375
STEEL	TONS	0.001953125	1000.00	1.953125
BRICK	SQ YD	0.048828125	100.00	4.8828125
PAINT	SQ YD	0.09765625	50.00	4.8828125
MECHANICAL	UNIT	0.001953125	5000.00	9.765625
ELECTRICAL	UNIT	0.0078125	1000.00	7.8125
PLUMBING	UNIT	0.00390625	2500.00	9.765625
FOUNDATION	SQ YD	0.244140625	100.00	24.4140625
ROOFING	SQ YD	0.9765625	100.00	97.65625
INTERIORS	SQ YD	1.953125	100.00	195.3125
EXTERIORS	SQ YD	0.9765625	100.00	97.65625
LANDSCAPE	SQ YD	0.244140625	100.00	24.4140625
UTILITIES	UNIT	0.0009765625	2000.00	1.953125
CONCRETE	CU YD	0.0244140625	120.00	2.9296875
STEEL	TONS	0.0009765625	1000.00	0.9765625
BRICK	SQ YD	0.0244140625	100.00	2.44140625
PAINT	SQ YD	0.048828125	50.00	2.44140625
MECHANICAL	UNIT	0.0009765625	5000.00	4.8828125
ELECTRICAL	UNIT	0.00390625	1000.00	3.90625
PLUMBING	UNIT	0.001953125	2500.00	4.8828125
FOUNDATION	SQ YD	0.1220703125	100.00	12.20703125
ROOFING	SQ YD	0.48828125	100.00	48.828125
INTERIORS	SQ YD	0.9765625	100.00	97.65625
EXTERIORS	SQ YD	0.48828125	100.00	48.828125
LANDSCAPE	SQ YD	0.1220703125	100.00	12.20703125
UTILITIES	UNIT	0.00048828125	2000.00	0.9765625
CONCRETE	CU YD	0.01220703125	120.00	1.46484375
STEEL	TONS	0.00048828125	1000.00	0.48828125
BRICK	SQ YD	0.01220703125	100.00	1.220703125
PAINT	SQ YD	0.0244140625	50.00	1.220703125
MECHANICAL	UNIT	0.00048828125	5000.00	2.44140625
ELECTRICAL	UNIT	0.001953125	1000.00	1.953125
PLUMBING	UNIT	0.0009765625	2500.00	2.44140625
FOUNDATION	SQ YD	0.06103515625	100.00	6.103515625
ROOFING	SQ YD	0.244140625	100.00	24.4140625
INTERIORS	SQ YD	0.48828125	100.00	48.828125
EXTERIORS				







ORDINANCE NO. 2014 - 12

**AN ORDINANCE TO APPROVE AND AUTHORIZE A ZONING VARIATION FOR THE  
PROPERTY LOCATED AT 9310-9320 OGDEN AVENUE IN THE  
VILLAGE OF BROOKFIELD, ILLINOIS**

**PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 10<sup>TH</sup> DAY OF MARCH 2014**

Published in pamphlet form by  
Authority of the Corporate  
Authorities of Brookfield, Illinois  
the 10<sup>th</sup> day of March 2014.

ORDINANCE NO. 2014 - 12

**AN ORDINANCE TO APPROVE AND AUTHORIZE A ZONING VARIATION FOR THE PROPERTY LOCATED AT 9310-9320 OGDEN AVENUE 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, Sansom Property Group, LLC, has filed a Zoning Variance Application requesting a variation of the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and a variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for 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 C-1 General Service District and abuts property on south, east and west sides presently zoned C-1 General Service District. The property to the north of the Subject Property is presently zoned A-1 Single-Family Residential District;

**WHEREAS**, after due public notice having been 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 Zoning Variance Application on February 11, 2014, at 6:30 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 Zoning Variance Application for consideration of the requested zoning variation 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 zoning variation, has caused a written report of its determination and recommendation approving the variation of the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, 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:

1. The hardship, which is the basis for the variation, 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. The subject property is an existing redevelopment site within the confines of the shallow Ogden Avenue subdivisions. The access and parking availability exist as a result of the previous use and subdivision and not to modern depth standards. In order to bring a modern use and utilize the property, variances for access and parking configuration are necessary.

2. The hardship which is the basis of the variation is not self-created because the existing depth of the lots in the subdivision requiring the proposed parking configuration was not created or imposed by the current owner and was permitted under the previous use of the property,;
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 Subject Property. The existing property is insufficient for a parking area conforming to the requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois. Any other configuration of the parking area will require a variance for reduction of aisle width, stall length, stall width, or number of spaces provided;
4. The variation 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 sought will not unreasonably diminish the values of adjacent property because the requested variances will allow the Subject Property to be occupied with a conforming use, and, therefore, will not diminish adjacent property values. In fact, the proposed project will improve the overall block in the Tax Increment Financing district and makes the adjacent property more desirable and will cause the values of the adjacent property to increase;
6. The variation 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 a land use consistent with other uses in the C-1 district and access to the structure from the alley, and, therefore, will not unreasonably increase congestion or endanger public safety. Due to the nature of the proposed use, the proposed twenty (20) spaces are sufficient for this proposed retail use;
7. The requested variation is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the variation protects the character and maintains the stability of a commercial area within the Village, promotes the orderly and beneficial development to the area, provides for a use and building which are compatible with the character of development and the permitted uses within the C-1 General Service District and conserves the taxable value of land and buildings in the Village;

8. Granting this variation will not alter the character of the neighborhood because the neighborhood is commercial and will remain commercial should the variation be granted;
9. Granting the variation 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; and
10. Granting the variation will not change the use of the property because the Subject Property is located within the C-1 General Service District and the proposed use is commercial and is a permitted use in the C-1 General Service District.

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

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 or self-imposed by the applicant or his 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; 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 variation of the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of

Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois;

**WHEREAS**, the Corporate Authorities find that the physical limitations of the applicant's 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; that all requisite conditions for the approval of the requested variation of the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, at the Subject Property 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 be approved, subject to the conditions set forth in this ordinance;

**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.** The Corporate Authorities hereby adopt and make the findings of fact found by the Planning and Zoning Commission.

**Section 3. Approval of Variation.** The Corporate Authorities hereby approve a variation of the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois.

**Section 4. Time Limitation.** Subject to an extension of time being granted by the Corporate Authorities, the variation 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 5: 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 6. Incorporation of Exhibits.** All exhibits attached to this ordinance are hereby incorporated herein and made a part of the substance hereof.

**Section 7. Effective Date.** This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

**ADOPTED** this 10<sup>th</sup> day of March 2014 pursuant to a roll call vote as follows:

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

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

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

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

**APPROVED** by me this 10<sup>th</sup> day of March 2014.

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

ATTESTED and filed in my office,  
and published in pamphlet form  
this 10<sup>th</sup> day of March 2014.

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

**Exhibit "A"**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

LOTS 14 THROUGH 20 IN BLOCK 77 IN S.E. GROSS' THIRD ADDITION TO GROSSDALE; BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 LYING NORTH OF OGDEN AVENUE (EXCEPT RAILROAD) AND THE EAST 1/2 OF THE NORTHEAST -- 1/4 LYING SOUTH OF OGDEN AVENUE IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE. THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-03-109-021-0000  
18-03-109-022-0000  
18-03-109-023-0000  
18-03-109-024-0000  
18-03-109-025-0000  
18-03-109-026-0000  
18-03-109-027-0000

Commonly known as 8819 Congress Park, 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 14-01-9310-9320 Ogden Avenue**  
**Applicant:** Sansom Property Group, LLC

Zoning Variance Application requesting a variation of the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the property commonly known as 8310-9320 Ogden Avenue, Brookfield, Illinois.

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Due public notice was 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 applicant's Zoning Variance Application on February 11, 2014, at 6:30 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 Zoning Variance Application for consideration of the requested zoning variation; 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 the zoning variation to the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of

Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois, for the property commonly known as 8310-9320 Ogden Avenue, 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:

1. The hardship, which is the basis for the variation, 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. The subject property is an existing redevelopment site within the confines of the shallow Ogden Avenue subdivisions. The access and parking availability exist as a result of the previous use and subdivision and not to modern depth standards. In order to bring a modern use and utilize the property variances for access and parking configuration are necessary;
2. The hardship which is the basis of the variation is not self-created because the existing subdivision depth of the lot requiring the proposed parking configuration was neither created nor imposed by the current owner and was permitted under the previous use of the property;
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 Subject Property. The existing property is insufficient for a parking area conforming to the requirements of Chapter 62 of the Code of Ordinances of Brookfield, Illinois. Any other configuration of the parking area will require a variance for reduction of aisle width, stall length, stall width, or number of spaces provided;
4. The variation 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 sought will not unreasonably diminish the values of adjacent property because the requested variances will allow the Subject Property to be occupied with a conforming use, and, therefore, will not diminish adjacent property values. In fact, the proposed project will improve the

overall block in the Tax Increment Financing district and makes the adjacent property more desirable and will cause the values of the adjacent property to increase

6. The variation 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 a land use consistent with other uses in the C-1 district and access to the structure from the alley, and, therefore, will not unreasonably increase congestion or endanger public safety. Due to the nature of the proposed use, the proposed twenty (20) spaces are sufficient for this proposed retail use.
7. The requested variation is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the variation protects the character and maintains the stability of a commercial area within the Village, promotes the orderly and beneficial development to the area, provides for a use and building which are compatible with the character of development and the permitted uses within the C-1 General Service District and conserves the taxable value of land and buildings in the Village.
8. Granting this variation will not alter the character of the neighborhood because the neighborhood is commercial and will remain commercial should the variation be granted;
9. Granting the variation 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 will not change the use of the property because the Subject Property is located within the C-1 General Service District and the proposed use is commercial and is a permitted use in the C-1 General Service District.

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

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 or 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; 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.

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested variation to the requirement of parking facilities having vehicular access to a street of Section 62-269 entitled "Access" of the Code of Ordinances of Brookfield, Illinois, to permit vehicular access to a public alley and the variation of the required minimum number of off-street parking spaces from thirty-two (32) off-street parking spaces to twenty (20) off-street parking spaces of Section 62-290 entitled "Required parking spaces" of the Code of Ordinances of Brookfield, Illinois for the Subject Property.

ORDINANCE NO. 2014 - 13

**AN ORDINANCE TO APPROVE AND AUTHORIZE A ZONING VARIATION AND TO  
APPROVE A PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT  
8819 CONGRESS PARK IN THE VILLAGE OF BROOKFIELD, ILLINOIS**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 10<sup>TH</sup> DAY OF MARCH 2014

Published in pamphlet form by  
Authority of the Corporate  
Authorities of Brookfield, Illinois  
the 10<sup>th</sup> day of March 2014.

ORDINANCE NO. 2014 - 13

**AN ORDINANCE TO APPROVE AND AUTHORIZE A ZONING VARIATION AND TO APPROVE A PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT 8819 CONGRESS PARK 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 Petitioners, Sam Memeti and Nick Memeti (the "Petitioners"), as contract purchasers and authorized agents of the property owner, Joshua M. Martin, have filed a Zoning Variance Application requesting a variation of the minimum lot size requirements of subsection (b) (1) of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, from the required lot area of 6,200 square feet to a lot area of 5,700 square feet in order to subdivide the property commonly known as 8819 Congress Park, Brookfield, Illinois, which property is legally described in Exhibit "A" attached hereto and made a part hereof (the "Subject Property") into two (2) buildable residential lots;

**WHEREAS**, the Subject Property is presently zoned A-2 Single-Family Residential District and abuts on all sides the A-2 Single-Family Residential District;

**WHEREAS**, after due public notice having been made by the Petitioners in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, a public hearing was held on the Zoning Variance Application on February 11, 2014, 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 Zoning Variance Application for consideration of the requested zoning variation 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 zoning variation, have caused a written report of their determination and recommendation approving the variation to the minimum lot size requirements of minimum lot size requirements of subsection (b) (1) of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, by reducing the required lot area from 6,200 square feet to a lot area of 5,700 square feet in an A-2 Single-Family Residential District 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:

1. The hardship, which is the basis for the variation, 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. The entire block consists of single-family homes or single lots, while the Subject Property is the size of two lots with a single, ramshackle house. Therefore, in keeping with the conformity of the neighborhood, the best approach would be for the property owner to demolish the house and erect two (2) single-family homes. The Subject Property has been subdivided in the past, and the 44<sup>th</sup> Place street results in a narrow block that does not contain an alley

right-of-way. The resulting properties are typically 114 feet deep. The typical single-family home in this block is a fifty-foot (50') lot resulting in a lot area of 5,700 square feet. This block is not typical for the village; and, without this variation, consistent development of similarly sized homes would be difficult;

2. The hardship which is the basis of the variation is not self-created because the size of the lot and the existing subdivision depth of the lot requiring the proposed configuration were created by the original subdivision of the land in 1918;
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 Subject Property. The Subject Property could conceivably be developed with one larger home; however, the inconsistency with the surrounding properties would be more apparent than the proposed lot area exception. In order to permit the subdivision of the lot into two (2) lots having fifty feet (50') of frontage, it is necessary to vary the requirements of Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois;
4. The variation sought will not impair an adequate supply of light or air to adjacent property because the residences proposed on the proposed subdivided lots 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 sought will not unreasonably diminish the values of adjacent property because the construction of the two (2) new residences proposed on the proposed subdivided lots makes the adjacent property more desirable and will cause the values of the adjacent property to increase
6. The variation 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 new residences.
7. The requested variation is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, because the variation protects the character and maintains the stability of a residential area within the village; promotes the orderly and beneficial development to the area; provides for a use and building which is compatible with the character of development and the permitted uses within the A-2 Single-Family Residential District and conserves the taxable value of land and buildings in the village.

8. Granting this variation 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 will not conflict with the comprehensive plan because the comprehensive plan determines that this property be used for residential uses and the proposed use is residential;
10. Granting the variation will not change the use of the property because the Subject Property is located within the A-2 Single-Family Residential District and the proposed use is residential and is a permitted use in the A-2 Single-Family Residential District; and

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

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 or self-imposed by the Petitioners or their 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.

**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 variation of the minimum lot size requirements of subsection (b) (1) of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, from the required lot area of 6,200 square feet to a lot area of 5,700 square feet in order to subdivide the Subject Property;

**WHEREAS**, the Corporate Authorities find that the physical limitations of the Petitioners' property present certain practical difficulties and particular hardships for the Petitioners 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; that all requisite conditions for the approval of the requested variation of the minimum lot size requirements of Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, at the Subject Property have been met by the Petitioners; that the standards for the granting of the variation have been met and proved by the Petitioners and that it is in the best interests of the Village that the zoning variation be approved, subject to the conditions set forth in this ordinance.

**WHEREAS**, the Petitioners have submitted a Plat of Subdivision for approval by the Corporate Authorities;

**WHEREAS**, the Plat of Subdivision has been approved by the Village Attorney and the Village's Chief Building Inspector; and

**WHEREAS**, it is in the best interest of the Village to review and approve the Plat of Subdivision for the Subject Property;

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

**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.** The Corporate Authorities hereby adopt and make the findings of fact found by the Planning and Zoning Commission:

**Section 3. Approval of Variation.** The Corporate Authorities hereby approve a variation to the minimum lot size requirements of subsection (b) (1) of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, by reducing the required lot area from 6,200 square feet to a lot area of 5,700 square feet in an A-2 Single-Family Residential District to permit the Petitioners to subdivide the Subject Property into two (2) lots having a lot area of 5,700 square feet and permitting one (1) single-family residence to be constructed on each 5,700-square-foot zoning lot which, upon the recording of the Plat of Subdivision of the Subject Property, will be legally existing subsequent to the effective date of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois.

**Section 4. Time Limitation.** Subject to an extension of time being granted by the Corporate Authorities, the variation 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 Petitioners 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 5: Approval of Plat.** The Corporate Authorities find that the Plat of Subdivision of the Subject Property is hereby approved, and the Village President and the Village Clerk are hereby authorized and directed to sign the Plat Subdivision on behalf of the Village and to affix thereto the seal of the Village and to file the Plat of Subdivision of record in the office of the Recorder of Deeds of Cook County, Illinois.

**Section 6. 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 7. 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 IS LEFT BLANK INTENTIONALLY.]**

**Section 8. Effective Date.** This ordinance shall take effect upon its passage, approval and publication in pamphlet form.

**ADOPTED** this 10<sup>th</sup> day of March 2014 pursuant to a roll call vote as follows:

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

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

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

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

**APPROVED** by me this 10<sup>th</sup> day of March 2014.

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

ATTESTED and filed in my office,  
and published in pamphlet form  
this 10<sup>th</sup> day of March 2014.

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

**Exhibit "A"**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

LOT 58 IN ARTHUR T. MCINTOSH'S PLAINRELD ROAD ADDITION, BEING A SUBDIVISION OF THE NORTH 813 FEET OF THAT PART OF THE SOUTH WEST QUARTER LYING WEST OF THE EAST 48 RODS THEREOF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THE NORTH 813 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1918 AS DOCUMENT 6328132, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-03-410-005-0000

Commonly known as 8819 Congress Park, 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 14-03-8819 Congress Park**

**Petitioners:** Sam Memeti and Nick Memeti, as contract purchasers and authorized agents of the property owner, Joshua M. Martin

Zoning Variance Application requesting a variation of the minimum lot size requirements of subsection (b)(1) of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, from the required lot area of 6,200 square feet to a lot area of 5,700 square feet in order to subdivide the property commonly known as 8819 Congress Park, Brookfield, Illinois.

---

Due public notice was 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 Petitioners' Zoning Variance Application on February 11, 2014, 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 Zoning Variance Application for consideration of the requested zoning variation 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 the zoning variation to the minimum lot size requirements of minimum lot size requirements of subsection (b)(1) of Section 62-75 entitled "Bulk, yard and space

requirements” of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled “Minimum residential lot size” of the Code of Ordinances of Brookfield, Illinois, by reducing the required lot area from 6,200 square feet to a lot area of 5,700 square feet in an A-2 Single-Family Residential District, based on the evidence presented at the hearing, the Planning and Zoning Commission makes the following findings of fact, which are summarized as follows:

1. The hardship, which is the basis for the variation, 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. The entire block consists of single-family homes or single lots, while the Subject Property is the size of two lots with a single, ramshackle house. Therefore, in keeping with the conformity of the neighborhood, the best approach would be for the property owner to demolish the house and erect two (2) single-family homes. The Subject Property has been subdivided in the past, and the 44<sup>th</sup> Place street results in a narrow block that does not contain an alley right-of-way. The resulting properties are typically 114 feet deep. The typical single-family home in this block is a fifty-foot (50') lot resulting in a lot area of 5,700 square feet. This block is not typical for the village; and, without this variation, consistent development of similarly sized homes would be difficult.
2. The hardship which is the basis of the variation is not self-created because the size of the lot and the existing subdivision depth of the lot requiring the proposed configuration were created by the original subdivision of the land in 1918;
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 Subject Property. The Subject Property could conceivably be developed with one larger home; however, the inconsistency with the surrounding properties would be more apparent than the proposed lot area exception. In order to permit the subdivision of the lot into two (2) lots having fifty feet (50') of frontage, it is necessary to vary the requirements of Section 62-12 entitled “Minimum residential lot size” of the Code of Ordinances of Brookfield, Illinois;
4. The variation sought will not impair an adequate supply of light or air to adjacent property because the residences proposed on the proposed subdivided lots 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 sought will not unreasonably diminish the values of adjacent property because the construction of the two (2) new residences proposed on the proposed subdivided lots makes the adjacent property more desirable and will cause the values of the adjacent property to increase
6. The variation 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 new residences.
7. The requested variation is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois because the variation protects the character and maintains the stability of a residential area within the village; promotes the orderly and beneficial development to the area; provides for a use and building which is compatible with the character of development and the permitted uses within the A-2 Single-Family Residential District and conserves the taxable value of land and buildings in the village.
8. Granting this variation will not alter the character of the neighborhood as the neighborhood is residential and will remain residential should the variation be granted;
9. Granting the variation will not conflict with the comprehensive plan because the comprehensive plan determines that this property be used for residential uses and the proposed use is residential;
10. Granting the variation will not change the use of the property because the Subject Property is located within the A-2 Single-Family Residential District, and the proposed use is residential and is a permitted use in the A-2 Single-Family Residential District.

The Planning and Zoning Commission finds that the following standards have been met and proved by the applicant:

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 or self-imposed by the applicant or his 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.

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested variation of the minimum lot size requirements of subsection (b)(1) of Section 62-75 entitled "Bulk, yard and space requirements" of the Code of Ordinances of Brookfield, Illinois, incorporated by reference in Section 62-12 entitled "Minimum residential lot size" of the Code of Ordinances of Brookfield, Illinois, from the required lot area of 6,200 square feet to a lot area of 5,700 square feet in order to subdivide the Subject Property.

**RESOLUTION NO. 2014 - 944**

**A RESOLUTION TO APPROVE A CERTAIN PLAT OF SUBDIVISION OF THE  
SOUTH HALF OF LOT 21 IN A. T. McINTOSH'S PLAINFIELD ROAD ADDITION IN  
THE VILLAGE OF BROOKFIELD, ILLINOIS**

**PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THE 10<sup>TH</sup> DAY OF MARCH 2014**

RESOLUTION NO. 2014-944

**A RESOLUTION TO APPROVE A CERTAIN PLAT OF SUBDIVISION OF THE SOUTH HALF OF LOT 21 IN A. T. McINTOSH'S PLAINFIELD ROAD ADDITION IN THE VILLAGE OF BROOKFIELD, ILLINOIS**

**WHEREAS**, the owner of certain property located at the south half of lot 21 in A. T. McIntosh's Plainfield Road Addition in the Village of Brookfield, Illinois, has submitted a Plat of Subdivision for approval by the corporate authorities of the Village of Brookfield, Illinois (the "Village");

**WHEREAS**, the Plat of Subdivision has been approved by the Village Attorney and the Village's Chief Building Inspector; and

**WHEREAS**, it is in the best interest of the Village of Brookfield to review and approve the Plat of Subdivision for the subject property;

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

**Section 1: Approval of Plat.**

The Board finds that the Plat of Subdivision of the south half of lot 21 in A. T. McIntosh's Plainfield Road Addition in the Village of Brookfield, Illinois, is hereby approved, and the Village President and the Village Clerk of the Village of Brookfield are hereby authorized and directed to sign the Plat Subdivision on behalf of the Village and to affix thereto the seal of the Village and to file the Plat of Subdivision of record in the office of the Recorder of Deeds of Cook County, Illinois.

**Section 2. Effective Date.**

This Resolution shall take effect upon its passage and approval in pamphlet form.

**ADOPTED** this 10<sup>th</sup> day of March 2014, pursuant to a roll call vote as follows:

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

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

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

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

**APPROVED** by me this 10<sup>th</sup> day of March 2014.

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

ATTESTED and filed in my office,  
this 10<sup>th</sup> day of March 2014.

\_\_\_\_\_  
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 PRESIDENT  
Kit P. Ketchmark

VILLAGE CLERK  
Catherine A. Colgrass-Edwards

BOARD OF TRUSTEES  
Ryan P. Evans  
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C.P. Hall, II  
Brian S. Oberhauser  
Michelle D. Ryan

VILLAGE MANAGER  
Riccardo F. Ginex

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

VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

**BROOKFIELD VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
Monday, March 10, 2014**

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

## AGENDA

- A. **Discussion** – Czechoslovak American Congress Liquor Request – Class 8 & S1
- B. **Discussion** – Parking Amendment
- C. **Discussion** – Chamber of Commerce Street Dance
- D. **Discussion** – Chipper Replacement
- E. **Addresses from the Audience** – Any member of the audience who wishes to address the President and Village Board may do so at this time
- F. **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 police department (East) entrance of the Village Hall.



## COMMITTEE ITEM MEMO

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**ITEM:** CZECHOSLAVAK AMERICAN CONGRESS - LIQUOR LICENSE REQUESTS  
**COMMITTEE DATE:** March 10, 2014  
**PREPARED BY:** Riccardo F. Ginex, Village Manager *R.F. Ginex*  
**PURPOSE:** For their annual picnic  
**BUDGET AMOUNT:** N/A

**BACKGROUND:**

---

The Czechoslovak American Congress will be holding their annual picnic at Ehlert Park on Sunday, July 27<sup>th</sup>. They will begin setting up at 8:00 am and the event will end at 7:30 pm. They will be selling food, soda and beer. A band will be on hand, also. The Board will have to approve a Class 8 liquor license and a Class S1 for the event, as it will be held on Village property.

**ATTACHMENTS:**

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1. Request letter

**STAFF RECOMMENDATION:**

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Both licenses are approved.

**REQUESTED COURSE OF ACTION:**

---

The Board approves the Class 8 and S1 by ordinance at the March 24<sup>th</sup> Board meeting.

2/20/14

Dear Village Board and Recreation Department,

I am submitting our request for the one-time event Liquor License being held by the Czechoslovak American Congress on Sunday July 27, 2014 at Elhert Park.

This will be the ninth year we will be having the picnic in Brookfield. Our main activities including set-up occur between 8:00 A.M. and 7:30 P.M. Activities in the past have consisted of selling food, soda, and beer. There has also been a polka band, booths for genealogy, selling Czech ethnic items, a library, and other fraternal groups. We will be using the electric and water outlets, and we do have tents and a refrigerated truck or unit. No incidents have happened during the past eight years.

Our president is John Pritasil at 708-579-9433 and the main person to contact is I, Richard Grosser, at 708-485-3357. Thank you for your assistance.

*Richard Grosser*



# COMMITTEE ITEM MEMO

---

**ITEM:** Amend Ordinance / Sec. 54-647 "Prohibited In Certain Places Generally"  
**COMMITTEE DATE:** March 10, 2014  
**PREPARED BY:** Chief Steven Stelter  
**PURPOSE:** To bring Sec. 54-647, paragraph 2 in compliance with State Statute

**BUDGET AMOUNT:** N/A

**BACKGROUND:**

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Currently, Section 54-647, paragraph 2, of the current Village Ordinance states, " No person shall stop, stand or park a vehicle, except when necessary to avoid a conflict with other traffic or in compliance with the direction of a police officer or traffic control device in any of the following places:"

(2) Within five feet of a public or private driveway, alley or garage.

State Statute has since removed the five foot requirement in regards to vehicles parking in front of a public or private driveway. I am requesting that the ordinance be amended to mirror State Statute, 625 ILCS 5/11 – 1303, (2) (a) which states, " 11-1303 – Stopping, standing or parking prohibited in specific places. 2- Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge passengers: a. - In front of a public or private driveway.

Being there is no warning for motorists at the beginning of each block not to park within five feet of a public or private driveway, the law automatically reverts back to State Statute and our police officers have no standing to issue citations under the current ordinance.

**ATTACHMENTS:**

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1. Village of Brookfield Municipal Code, Section 54-647, Prohibited in certain places generally and Illinois Vehicle Code, 625 ILCS 5/1101303, Stopping, standing or parking prohibited in specified places.

**STAFF RECOMMENDATION:**

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Staff recommends the ordinance be amended to mirror State Statute.

**REQUESTED COURSE OF ACTION:**

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The Committee of the Whole agrees and brings before the Board for approval on March 24, 2014.

side of a street, as indicated by such signs, when the width of the roadway does not exceed 30 feet, and it shall be unlawful for any person to park any vehicle in violation of such signs.

(Code 1940, § 35.036; Code 1964, § 18-126)

### **Sec. 54-644. Alleys.**

No person shall park a vehicle within an alley in such a manner or under such conditions as to leave available less than ten feet of the roadway for the free movement of vehicular traffic, and no person shall stop, stand, or park a vehicle at any time in such a manner or position as to block the driveway entrance or garage of another.

(Code 1940, §§ 35.017, 35.027; Code 1964, § 18-112; Ord. of 9-28-1953, § 1; Ord. of 2-8-1954, § 1; Ord. of 9-28-1959, § 1; Ord. No. 1968-21, § 1, 7-8-1968; Ord. No. 1971-19, § 1, 9-11-1971; Ord. No. 1988-28, 9-26-1988)

### **Sec. 54-645. Village resident parking only; authorization.**

- (a) No person shall park any vehicle at any time in those areas where such signs are posted, except persons who are actual residents of the village owning motor vehicles bearing valid vehicle license tags issued by the village, or their authorized guests.
- (b) Authorization to park motor vehicles not bearing valid vehicle license tags issued by the village shall be received from the desk officer on duty at the village police department by supplying the information, either in person or by telephone, as to the location of the motor vehicle by street address and the state license plate number of the vehicle.
- (c) Authorization must be received for each day the motor vehicle is to be located within the village limits and the daily authorization shall not exceed 14 in number for each vehicle for which authorization is issued.

(Code 1940, § 35.036; Code 1964, § 18-98(11); Ord. No. 1978-30, § A, 8-14-1978; Ord. No. 1978-36, § A, 8-28-1978; Ord. No. 1979-76, 11-12-1979)

### **Sec. 54-646. Prohibited for certain purposes.**

It shall be unlawful for any person to stop, stand or park any vehicle upon any street in the village for:

- (1) The principal purpose of displaying such vehicle for sale;
- (2) The purpose of washing, greasing, or repairing such vehicle, except repairs necessitated by an emergency; or
- (3) The primary purpose of advertising.

(Code 1940, §§ 25.085, 35.024—35.026; Code 1964, § 18-114)

### **Sec. 54-647. Prohibited in certain places generally.**

No person shall stop, stand, or park a vehicle, except when necessary to avoid a conflict with other traffic or in compliance with the direction of a police officer or traffic-control device in any of the following places:

- (1) On a sidewalk.
- (2) Within five feet of a public or private driveway, alley or garage.
- (3) Within an intersection.
- (4) Within 15 feet of a fire hydrant, measured parallel to the curbline in both directions.
- (5) On a crosswalk.
- (6) Within 20 feet of a crosswalk at an intersection.
- (7) Within 30 feet upon the approach to any flashing beacon, stop sign, or traffic-control signal located at the side of a roadway.
- (8) Within 50 feet of the nearest rail of a railroad grade crossing.

reserved for persons with disabilities after 24 hours following the conclusion of an adverse weather event.

(b) No property owner shall allow the accumulation of debris or large objects, such as trash containers, to unreasonably obstruct any designated aisle or parking place specifically reserved for persons with disabilities without providing suitable and equivalent alternative parking spaces on-site.

(c) This Section shall apply to both public and private property where any designated aisle or parking place is specifically reserved for persons with disabilities, by the posting of an official sign as designated under Section 11-301 of this Code.

(d) A person who violates this Section shall be guilty of a petty offense and pay a fine of not more than \$250.

P.A. 76-1586, § 11-1301.8, added by P.A. 96-1125, § 5, eff. Jan. 1, 2011. Amended by P.A. 97-333, § 525, eff. Aug. 12, 2011.

#### 5/11-1302. Officers authorized to remove vehicles

§ 11-1302. Officers authorized to remove vehicles. (a) Whenever any police officer finds a vehicle in violation of any of the provisions of Section 11-1301 such officer is hereby authorized to move such vehicle, or require the driver or other person in charge of the vehicle to move the same, to a position off the roadway.

(b) Any police officer is hereby authorized to remove or cause to be removed to a place of safety any unattended vehicle illegally left standing upon any highway, bridge, causeway, or in a tunnel, in such a position or under such circumstances as to obstruct the normal movement of traffic.

Whenever the Department finds an abandoned or disabled vehicle standing upon the paved or main-traveled part of a highway, which vehicle is or may be expected to interrupt the free flow of traffic on the highway or interfere with the maintenance of the highway, the Department is authorized to move the vehicle to a position off the paved or improved or main-traveled part of the highway.

(c) Any police officer is hereby authorized to remove or cause to be removed to the nearest garage or other place of safety any vehicle found upon a highway when:

1. Report has been made that such vehicle has been stolen or taken without the consent of its owner, or
2. The person or persons in charge of such vehicle are unable to provide for its custody or removal, or
3. When the person driving or in control of such vehicle is arrested for an alleged offense for which the officer is required by law to take the person arrested before a proper magistrate without unnecessary delay, or
4. When the registration of the vehicle has been suspended, cancelled, or revoked.

P.A. 76-1586, § 11-1302, eff. July 1, 1970. Amended by P.A. 76-1735, § 1; P.A. 79-1069, § 1, eff. Jan. 1, 1976; P.A. 97-743, § 5, eff. Jan. 1, 2013.

Formerly Ill.Rev.Stat.1991, ch. 95 ½, ¶ 11-1302.

#### 5/11-1303. Stopping, standing or parking prohibited in specified places

§ 11-1303. Stopping, standing or parking prohibited in specified places.

(a) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic-control device, no person shall:

1. Stop, stand or park a vehicle:

a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street;

b. On a sidewalk;

c. Within an intersection;

d. On a crosswalk;

e. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;

f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic;

g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel;

h. On any railroad tracks. A violation of any part of this subparagraph h. shall result in a mandatory fine of \$500 or 50 hours of community service.

i. At any place where official signs prohibit stopping;

j. On any controlled-access highway;

k. In the area between roadways of a divided highway, including crossovers;

l. In a public parking area if the vehicle does not display a current annual registration sticker or current temporary permit pending registration.

2. Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge passengers:

a. In front of a public or private driveway;

b. Within 15 feet of a fire hydrant;

c. Within 20 feet of a crosswalk at an intersection;

d. Within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic control signal located at the side of a roadway;

e. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when properly sign-posted);

f. At any place where official signs prohibit standing.

3. Park a vehicle, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading property or passengers:

a. Within 50 feet of the nearest rail of a railroad crossing;

b. At any place where official signs prohibit parking.

(b) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such distance as is unlawful.

P.A. 76-1586, § 11-1303, eff. July 1, 1970. Amended by P.A. 77-1845, § 1, eff. Aug. 27, 1971; P.A. 79-1069, § 1, eff. Jan. 1, 1976; P.A. 89-245, § 5, eff. Jan. 1, 1996; P.A. 89-658, § 5, eff. Jan. 1, 1997.

Formerly Ill.Rev.Stat.1991, ch. 95 ½, ¶ 11-1303.

#### 5/11-1304. Additional parking regulations

§ 11-1304. Additional parking regulations. (a) Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within 12 inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.

(b) Except when otherwise provided by local ordinance, every vehicle stopped or parked upon a one-way roadway shall be so stopped or parked parallel to the curb or edge of



## COMMITTEE ITEM MEMO

---

**ITEM:** CHAMBER OF COMMERCE – STREET DANCE  
**COMMITTEE DATE:** March 10, 2014  
**PREPARED BY:** Riccardo F. Ginex, Village Manager *R. F. Ginex*  
**PURPOSE:** Requesting liquor licenses for their Street Dance  
**BUDGET AMOUNT:** N/A

### **BACKGROUND:**

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The Brookfield Chamber of Commerce is planning to hold their Street Dance on Saturday, May 17<sup>th</sup>, from 5:00pm until 11:00pm. The dance will be on Broadway, west of the Circle. This is the same location as last year. The event will be open to the public.

The Chamber would like to sell beer and wine and will have food vendors. To be in compliance, they would need both a Class 8 and S1 liquor license.

### **ATTACHMENTS:**

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1. N/A

### **STAFF RECOMMENDATION:**

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The Board approves the Class 8 and S1 license for the event.

### **REQUESTED COURSE OF ACTION:**

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An ordinance is passed granting the Class 8 and S1 licenses at the March 24<sup>th</sup> Board Meeting.



## COMMITTEE ITEM MEMO

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**ITEM:** CHIPPER REPLACEMENT  
**COMMITTEE DATE:** February 24, 2014  
**PREPARED BY:** Dan Kaup, Public Works Director  
**PURPOSE:** Wood Chipper Purchase  
**BUDGET AMOUNT:** \$61,000

### BACKGROUND:

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The Five Year Capital Plan and FY 2014 budget has \$61,000 for the replacement of one of the Village's brush chippers. The current chipper slated for replacement is a 1995 Morbark model 17 with 7,206 engine hours. To date, staff has spent \$13,640.85 in repair costs on this machine. The Village owns two chippers that are identical 1995 models. The new one will be used as a frontline machine, with the remaining 1995 model to be used as a backup, which is scheduled to be replaced in ten years.

The chipper would be replaced by a 2014 Morbark model M18R equipped with a hydraulic winch and a tier III 140 hp diesel engine. This model is available through the U.S. General Services Administration (GSA) purchase program for a cost of \$56,893.71. With the trade-in of the old machine, the total cost to the Village is \$47,893.71.

### ATTACHMENTS:

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GSA quote

### STAFF RECOMMENDATION:

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New EPA guidelines will require that beginning in 2015, all diesel equipment will have to be equipped with a tier IV engine that drastically reduces emissions, but carries an additional cost of about \$22,500. Therefore, staff recommends the Village purchase this chipper at today's lower cost.

### REQUESTED COURSE OF ACTION:

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The Board of Trustees approve the purchase of a new 2014 Morbark Model M18R at a not to exceed cost of \$47,893.71.

January 13, 2014

Mr. Dan Kaup  
Village of Brookfield

Dear Dan,

Thanks for your interest in the Morbark Model M18R brush chipper. I have prepared the following quote using GSA Pricing ([gsaadvantage.gov](http://gsaadvantage.gov)) under contract number GS-30F-0018N.

(1) 2014 Morbark Model M18R brush chipper equipped with a John Deere 140HP turbo charged diesel engines and all standard options.

	LIST PRICE	GSA PRICE
BASE EQUIPMENT PRICE	\$57,950.00	\$48,578.34
JOHN DEERE 140HP DIESEL ENGINE	\$ 3,500.00	\$ 2,454.41
DISCHARGE CLEANOUT DOOR	\$ 100.00	\$ 63.48
HYDRAULIC TONGUE JACK	\$ 1,600.00	\$ 1,269.52
HYDRAULIC SWIVEL DISCHARGE	\$ 795.00	\$ 634.76
SPEED CONTROL VALVE	\$ 325.00	\$ 253.90
HYDRAULIC WINCH	\$ 4,300.00	\$ 3,448.87
TURNBUCKLE HIEGHT ADJUSTER	\$ 250.00	\$ 190.43
TOTAL EQUIPMENT PRICE	\$68,820.00	\$56,893.71
LESS TRADE (1995 Morbark Model 17)		<u>(\$ 9,000.00)</u>
TOTAL DELIVERED PRICE		\$47,893.71

**ABOVE PRICE INCLUDES:**

Single 10,000lb axle	Dual 30" wide horizontal feed rollers
18" X 30" feed opening	65" wide infeed chute
Programmable reversing autofeed system	Pintle hitch/7prong RV connector
235/75r 17.5 radial tires	Heavy-duty L.E.D.lights
Electric brakes	Hydraulic tongue jack
Hydraulic feed wheel lift	Hydraulic down pressure
Delivery and training	36 diameter cutting drum
2 Year limited Morbark Warranty	5 Year 3000hr limited John Deere Warranty

DELIVERY: 15/30 days

TERMS: Net cash

Thanks again for your interest; I'll call in a few days to answer any questions you may have.

Regards,

Matthew Linn

# Alexander Equipment Company Inc.

4728 Yeager Avenue - Lisle, Illinois 60532  
 630/663-1400 - Fax 630/663-9754

Email: info@alexequip.com • Website: www.alexequip.com

# Invoice

DATE	INVOICE#
2/13/2014	99248

## BILL TO:

Village of Brookfield  
 4545 Eberly Ave  
 Brookfield, IL 60513

## SHIP TO:

Brookfield Public Works  
 4545 Eberly Ave  
 Brookfield, IL 60513

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	NET CASH	ML	2/13/2014	Our Truck	AEC	

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	MC14 M18R 51857	2014 Morbark Model M18R Brush Chipper with 140hp John Deere Engine	56,893.71	56,893.71
	Trade	1995 Morbark Model 17 Brush Chipper	-9,000.00	-9,000.00

### TERMS OF PAYMENT

All unpaid balances past 30 days will be assessed a finance charge of 1.5% per month. Additional collection cost, charges, expenses and attorney fees will be paid by the Buyer. We reserve the right to revoke any charge privileges at any time based on past credit record.

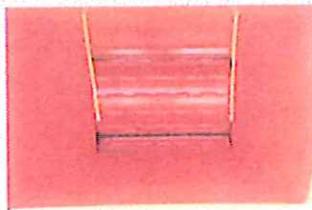
Sales Tax (0.00) \$0.00  
**TOTAL \$47,893.71**

# MORBARK® BEEVER™ M18R



## BENEFITS

- With its large capacity and high production volume reduction capabilities, this chipper is perfect for residential tree services, vegetation management, lot and land clearing, maintenance contractors and municipalities.
- The M18R boasts a huge list of options to customize the machine as well as more standard features than any other chipper in its class.
- The unit can be outfitted with a four- or six-cylinder diesel engine and choice of single axle, tandem axle or single axle dual wheel package.
- The 36" diameter chambered air impeller system with controllable air flow vents increases chip throwing velocity and easy discharge of light, leafy material.
- Like all Morbark equipment, the M18R is a long-lasting, durable machine backed by a world class parts and service support team.



**TorqMax™ Feed Wheel**  
The TorqMax™ dual feed wheel compression system provides more than 7,500 lb./ft. of material pulling force.



**Infeed**  
The 65" wide x 40 1/2" high infeed chute with 31" wide x 18" high throat opening allows for easy feeding of a variety of materials and reduces saw labor.



**Reversing Auto-feed**  
The reversing auto-feed system automatically stops forward feed and briefly backs material away from the drum for optimum engine performance while chipping.



**Hydraulic Down Pressure**  
The Variable Force™ Hydraulic Down Pressure System eliminates the use of springs and creates 700 lbs. of perpetual down pressure.

## SPECIFICATIONS

SPECIFICATIONS MAY VARY WITH EQUIPMENT OPTIONS 5/14/13

### General

Chipping capacity . . . . . 18"  
Height . . . . . 9'5"  
Width (single/tandem axle) . . . . . 7'7"  
Width (single axle dual wheel) . . . . . 8'5"  
Length (single or tandem axle) . . . . . 19'8"  
Gross weight . . . . . 10,200 – 12,200 lbs.  
Suspension . . . Single Axle (1) 10,000 lb. torsion  
Suspension . . . Dual Wheel (1) 12,000 lb. leaf  
Suspension . . . Tandem Axle (2) 8,000 lb. torsion  
Infeed opening . . . . . 65" wide x 40 1/2" high  
Throat opening . . . . . 31" wide x 18" high  
Drum . . . . . 23 1/2" wide x 37 1/2" diameter  
Engines . . . . . CAT, Cummins or John Deere  
Horsepower . . . . . 130 – 275 HP  
Fuel/Hydraulic capacity . . . . . 44/41 gallons  
Frame . . . . . 2" x 6" tubular  
Tires (single or tandem axle) . . . 235/75R17 1/2"  
Tires (dual wheel) . . . . . 245/75R16"  
Hitch . . . . . 2 1/2" Pintle

### Equipment Highlights

37 1/2" diameter x 23 1/2" wide, four dual-edged knife staggered-pocket drum with patented IZ Drum removable knife holders, Vortex chambered air impeller system and controllable air flow vents  
Dual horizontal feed wheels with TorqMax top feed wheel compression system, hydraulic lift assist and Variable Force constant hydraulic down pressure system with additional manually applied hydraulic down pressure at the valve handle  
Live hydraulic system including ball valve, pump, motor, and valve bank with additional pre-plumbed valve section for installation of an aftermarket winch package  
360" manual height-adjustable discharge  
Direct-drive bottom feed wheel  
Mothane Paint System: A chemically cured, electrostatically applied methane coating with high gloss finish, built-in UV protection, chip and chemical resistance and corrosion protection

### Options

Variable speed flow control  
Folding infeed tray with spring lift assist  
Lumbuckle for discharge height adjustment  
Discharge cleanout door on side or bottom  
Winch package: heavy duty, 5,000 lb. pull capacity with rope and 10' chafe guard  
Babbitted-knife staggered-pocket drum  
12,000 lb. leaf spring axle with electric brakes, electric break-away actuator, 235/75R 17 1/2"  
16 ply tires and rims (for single axle, single wheel)  
Dual 10,000 lb. rear jacks mounted on roadside and curbside  
Wireless 15-function, 900Mhz remote control with tethered back-up system  
Custom paint and logo packages  
Knife saver tool  
Engine stop on infeed  
Material pushing tool  
Spanish and English safety decals



**MORBARK®**  
EQUIPMENT COMPANY INC.

Authorized Morbark Dealer

**ALEXANDER™**  
**EQUIPMENT COMPANY INC.**

4728 Yender Avenue • Lisle, IL 60532  
(630)663-1400 • www.alexequip.com

**Department:** Public Works general fund

**Fiscal Year:** 2014

**Item:** 1995 Morbark Model 17 Wood Chipper

**Amount:** \$61,000

**History/Background:**

This nineteen year old front line piece of equipment is used exclusively by Forestry Division for tree removals, parkway trims and emergency storm response. The Village purchased two identical chippers in 1995. Maintenance staff has determined that this chipper should be replaced first based on its condition.

**Justification:**

Brookfield's parkway and parks trees are maintained by the five department staff members of the Forestry Division. To date, the Village has spent a total of \$13,640.85 on maintenance and repairs for this piece of equipment, which has 7,206 engine hours. Staff will use the new Morbark chipper as the front line piece of equipment, and will keep the other 1995 machine as a backup, as well as for emergencies when two crews are put into the field.

