



Village of Brookfield

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

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS 60513

BROOKFIELD VILLAGE BOARD MEETING AGENDA

Monday, May 12, 2014
6:30 P.M.

Edward Barcal Hall
8820 Brookfield Avenue
Brookfield, IL 60513

VILLAGE PRESIDENT
Kit P. Ketchmark

VILLAGE CLERK
Catherine A. Colgrass-Edwards

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

VILLAGE MANAGER
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

I. OPENING CEREMONIES: Pledge of Allegiance to the Flag

II. Roll Call

III. Appointments and Presentations

Appointment – Dale Nowicki – Beautification Committee – Term to expire 3/27/2016

IV. PUBLIC COMMENT – LIMITED TO ITEMS ON OMNIBUS AND NEW BUSINESS ON TONIGHT'S AGENDA

V. OMNIBUS AGENDA

- A. **Ordinance 2014-27** – An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class S1 Liquor Licenses – Fuego Outdoor Cafe
- B. **Ordinance 2014-28** – An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class 8 Liquor Licenses – St. Barbara Parish
- C. **Ordinance 2014-29** – An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class 8 Liquor Licenses – Hitzeman Funeral Home
- D. **Ordinance 2014-30** – An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class 8 Liquor Licenses – Chamber of Commerce July 4th Celebration
- E. **Ordinance 2014-32** – An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class 8 Liquor Licenses – Holy Covenant Church
- F. **Approval of Minutes:** Village Board Meeting Monday, April 28, 2014; Committee of the Whole Meeting, Monday, April 28, 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.

REPORTS OF SPECIAL COMMITTEES

Trustee Hall	Chamber of Commerce, Finance, Public Safety and DPW Warrant 5/12/2015
Trustee Oberhauser	Library, Conservation
Trustee Gilhooley	Recreation
Trustee Ryan	Special Events
Trustee Evans	Beautification, Administration
Trustee Garvey	Planning and Zoning Commission
President Ketchmark	Economic Development, Brookfield Zoo, WCMC, PZED
Clerk Edwards	Aging Well Liaison

VI. New Business

- A. **Ordinance 2014-25** – An Ordinance Canceling and Rescheduling the Regularly Scheduled May 26, 2014 Meetings of the Board of Trustees of the Village of Brookfield, IL
- B. **Ordinance 2014-26** – An Ordinance Amending Chapter 6 on the Code of Ordinances, Village of Brookfield, Illinois to Create Class S2, S3, and 12 Liquor Licenses
- C. **Ordinance 2014-31**– An Ordinance Amending Chapter 6 of the Village of Brookfield Code of Ordinances to Increase the Maximum Number of Class S3 Liquor Licenses – Chamber of Commerce July 4th Celebration

VII. Managers Report

VIII. Executive Session – Litigation, Negotiations, Land Acquisition and Sales

IX. New Business, continued

- A. **Resolution 2014-953** – A Resolution to Approve and Authorize the Execution of a Settlement Agreement, Release, Covenant Not to Sue an Assignment by and Between the Village of Brookfield, Chicago Titles Land Trust Company and Steve Campbell

X. 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.

ORDINANCE NO. 2014 - 27

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS S1 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 27

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS S1 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class S1 liquor license, which is a subsidiary license, for the retail sale of alcoholic liquor in locations external to the premises located on the public right-of-way immediately adjacent to and abutting the licensed premises;

WHEREAS, Section 06-84, as amended by Ordinance No. 2014-18, of the Village of Brookfield Code of Ordinances provides that the number of Class S1 liquor licenses shall not exceed two (2);

WHEREAS, the available Class S1 liquor licenses have been issued to other applicants;

WHEREAS, there is an application submitted by Fuego Restaurant, 3755 Grand Boulevard, Brookfield, Illinois, to serve alcoholic liquor on a public right-of-way currently pending for the issuance of a Class S1 liquor license; and

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create an additional Class S1 liquor license to accommodate the currently pending license application;

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

Section 1. Recitals.

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

Section 2. Creation of a Class S1 License.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed two (2).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).

- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed three (3).
- (19) The total number of Class S2 licenses shall not exceed one (1).
- (20) The total number of Class S3 licenses shall not exceed zero (0).

Section 3. Effective Date.

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

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 2014.

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

ORDINANCE NO. 2014 - 28

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 28

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class 8 liquor license, which is temporary in nature, for the retail sale of alcoholic liquor to be consumed on the premises in conjunction with events of short duration such as festivals, picnics and banquets by certain not-for-profit organizations or other public function the Liquor Commissioner deems appropriate;

WHEREAS, Section 06-84, as amended by Ordinance No. 2014-17, of the Village of Brookfield Code of Ordinances provides that the number of Class 8 liquor licenses shall not exceed two (2);

WHEREAS, the available Class 8 liquor licenses have been issued to other applicants;

WHEREAS, there is an application currently pending for the issuance of an additional Class 8 liquor license submitted by St. Barbara Church for a dinner dance to be held at St. Barbara Church, 4008 Prairie Avenue, Brookfield, Illinois, on September 20, 2014, from 6:00 p.m. until 12:00 a.m.;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class 8 liquor license to accommodate the currently pending license application;

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

Section 1. Recitals.

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

Section 2. Creation of a Class S Liquor License.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed three (3).
- (13) The total number of Class 9 licenses shall not exceed zero (0).

- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).
- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed three (3).
- (19) The total number of Class S2 licenses shall not exceed one (1).
- (20) The total number of Class S3 licenses shall not exceed zero (0).

Section 3. Effective Date.

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

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 2014.

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

ORDINANCE NO. 2014 - 29

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 29

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class 8 liquor license, which is temporary in nature, for the retail sale of alcoholic liquor to be consumed on the premises in conjunction with events of short duration such as festivals, picnics and banquets by certain not-for-profit organizations or other public function the Liquor Commissioner deems appropriate;

WHEREAS, Section 06-84, as amended by Ordinance No. 2014-28, of the Village of Brookfield Code of Ordinances provides that the number of Class 8 liquor licenses shall not exceed three (3);

WHEREAS, the available Class 8 liquor licenses have been issued to other applicants;

WHEREAS, there is an application currently pending for the issuance of an additional Class 8 liquor license submitted by Hitzeman Funeral Home for an anniversary celebration to be held at its location at 9445 West 31st Street, Brookfield, Illinois, on Saturday, June 21, 2014, from 10:00 a.m. until 6:00 p.m.;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class 8 liquor license to accommodate the currently pending license application;

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

Section 1. Recitals.

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

Section 2. Creation of a Class S Liquor License.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed four (4).
- (13) The total number of Class 9 licenses shall not exceed zero (0).

- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).
- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed three (3).
- (19) The total number of Class S2 licenses shall not exceed one (1).
- (20) The total number of Class S3 licenses shall not exceed zero (0).

Section 3. Effective Date.

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

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 2014.

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

ORDINANCE NO. 2014 - 30

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 30

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class 8 liquor license, which is temporary in nature, for the retail sale of alcoholic liquor to be consumed on the premises in conjunction with events of short duration such as festivals, picnics and banquets by certain not-for-profit organizations or other public function the Liquor Commissioner deems appropriate;

WHEREAS, Section 06-84, as amended by Ordinance No. 2014-29, of the Village of Brookfield Code of Ordinances provides that the number of Class 8 liquor licenses shall not exceed four (4);

WHEREAS, the available Class 8 liquor licenses have been issued to other applicants;

WHEREAS, there is an application currently pending for the issuance of an additional Class 8 liquor license submitted by the Brookfield Chamber of Commerce for its 4th of July celebration to be held on July 4, 2014, in Ehlert Park, a public right-of way, in the Village of Brookfield, Illinois;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class 8 liquor license to accommodate the currently pending license application;

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

Section 1. Recitals.

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

Section 2. Creation of a Class 8 Liquor License.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed five (5).
- (13) The total number of Class 9 licenses shall not exceed zero (0).

- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).
- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed three (3).
- (19) The total number of Class S2 licenses shall not exceed one (1).
- (20) The total number of Class S3 licenses shall not exceed zero (0).

Section 3. Effective Date.

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

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 2014.

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

ORDINANCE NO. 2014 - 31

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS S3 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 31

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS S3 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class S3 liquor license, which is a license subsidiary to a Class 8 liquor license only, for the retail sale of alcoholic liquor on public property including, without limitation, a park, playground, public right-of-way or building belonging to or under the control of the Village of Brookfield;

WHEREAS, Section 06-84, as amended by Ordinance No. 2014-26, of the Village of Brookfield Code of Ordinances provides that the number of Class S3 liquor licenses shall not exceed zero (0);

WHEREAS, there is an application submitted by the Brookfield Chamber of Commerce, Brookfield, Illinois, to serve alcoholic liquor at its 4th of July celebration on July 4, 2014, in Ehlert Park, a public right-of-way, in the Village of Brookfield, Illinois, currently pending for the issuance of a Class S1 liquor license; and

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class S3 liquor license to accommodate the currently pending license application;

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

Section 1. Recitals.

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

Section 2. Creation of a Class S3 License.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed five (5).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).

- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed three (3).
- (19) The total number of Class S2 licenses shall not exceed one (1).
- (20) The total number of Class S3 licenses shall not exceed one (1).

Section 3. Effective Date.

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

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 2014.

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

ORDINANCE NO. 2014 - 32

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 32

**AN ORDINANCE AMENDING CHAPTER 6 OF THE VILLAGE OF BROOKFIELD
CODE OF ORDINANCES TO INCREASE THE MAXIMUM NUMBER OF
CLASS 8 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Section 06-98 of the Village of Brookfield Code of Ordinances, as amended, provides for the issuance of a Class 8 liquor license, which is temporary in nature, for the retail sale of alcoholic liquor to be consumed on the premises in conjunction with events of short duration such as festivals, picnics and banquets by certain not-for-profit organizations or other public function the Liquor Commissioner deems appropriate;

WHEREAS, Section 06-84, as amended by Ordinance No. 2014-30, of the Village of Brookfield Code of Ordinances provides that the number of Class 8 liquor licenses shall not exceed five (5);

WHEREAS, the available Class 8 liquor licenses have been issued to other applicants;

WHEREAS, there is an application currently pending for the issuance of an additional Class 8 liquor license submitted by the Holy Covenant Community Church for its Spring Dance to be held at 9145 Grant Street, Brookfield, Illinois, on Saturday, May 17, 2014; and its Fall Harvest Dance to be held at 9145 Grant Street, Brookfield, Illinois, on Saturday, November 8, 2014;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create a Class 8 liquor license to accommodate the currently pending license application;

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

Section 1. Recitals.

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

Section 2. Creation of a Class 8 Liquor License.

Section 06-84 entitled "Limitation on the Number of Licenses" of the Village of Brookfield Code of Ordinances, as amended, be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).

- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed six (6).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).
- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed three (3).
- (19) The total number of Class S2 licenses shall not exceed one (1).
- (20) The total number of Class S3 licenses shall not exceed one (1).

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Section 3. Effective Date.

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

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 2014.

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

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS 60513

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

HELD ON MONDAY, APRIL 28, 2014
IN THE BROOKFIELD MUNICIPAL BUILDING

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

MEMBERS ABSENT: Trustee Evans

ALSO PRESENT: Village Manager Riccardo F. Ginex, Assistant Village Manager Keith Sbiral, Village Attorney Richard Ramello and Finance Director Doug Cooper, Deputy Clerk Theresa Coady.

OTHERS PRESENT: None

On Monday, April 28, 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.

NOTE: Audio recording of this meeting did not begin until 8:17 P.M. – unable to hear any Committee Reports. Warrant vote and votes on New Business items per motion sheet.

APPOINTMENTS AND PRESENTATIONS

None

PUBLIC COMMENT

None/Not recorded

OMNIBUS AGENDA

Minutes of Village Board Meeting Monday, April 14, 2014; Committee of the Whole Meeting, Monday, April 14, 2014

Motion by Trustee Garvey, seconded by Trustee Gilhooley, to approve the Minutes of Village Board Meeting Monday, April 14, 2014; Committee of the Whole Meeting, Monday, April 14, 2014. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, 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.

☪ **Corporate Warrant dated April 28, 2014 - \$505,062.75**

Motion by Trustee Hall, seconded by Trustee Oberhauser, to approve the Corporate Warrant dated April 28, 2014 in the amount of \$505,062.25. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Chamber of Commerce – no audio

Public Safety – no audio

Public Works – no audio

Library & Conservation – Trustee Oberhauser

- 🔊 Conservation Commission: no audio
- 🔊 Library – no audio

Recreation – Trustee Gilhooley

- 🔊 no audio

Special Events – Trustee Ryan

- 🔊 no audio

Beautification and Administration – Trustee Evans

- 🔊 no audio

Planning & Zoning, WCMC – Trustee Garvey

- 🔊 no audio

Economic Development, Zoo, PZED - President Ketchmark

- 🔊 no audio

Aging Well Liaison – Village Clerk Edwards

- 🔊 no audio

NEW BUSINESS

Ordinance 2014-23 – An Ordinance Authorizing the Purchase of a 2014 International 7400 4x2 Truck Chassis with a Stainless Steel Dump Body, Tailgate Spreader and a 10' Snowplow and Electronic Controls by the Village of Brookfield, IL

Motion by Trustee Hall, seconded by Trustee Garvey, to approve Ordinance 2014-23 – An Ordinance Authorizing the Purchase of a 2014 International 7400 4x2 Truck Chassis with a Stainless Steel Dump Body, Tailgate Spreader and a 10' Snowplow and Electronic Controls by the Village of Brookfield, IL. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Resolution 2014-950 – A Resolution Authorizing the Execution of a Law Enforcement Mutual Aid Agreement and the Existence and Formation of the Illinois Law Enforcement Alarm Systems by Intergovernmental Cooperation

Motion by Trustee Oberhauser, seconded by Trustee Garvey, to approve Resolution 2014-950 – A Resolution Authorizing the Execution of a Law Enforcement Mutual Aid Agreement and the Existence and Formation of the Illinois Law Enforcement Alarm Systems by Intergovernmental Cooperation. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Resolution 2014-951 – A Resolution Awarding a Contract for the 2014 Street Improvements Project for the Village of Brookfield, IL

Motion by Trustee Ryan, seconded by Trustee Gilhooley, to approve Resolution 2014-951 – A Resolution Awarding a Contract for the 2014 Street Improvements Project for the Village of Brookfield, IL. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Resolution 2014-952 – Preliminary Construction Engineering Services Agreement for Motor Fuel Tax Funds

Motion by Trustee Garvey, seconded by Trustee Ryan, to approve Resolution 2014-952 – Preliminary Construction Engineering Services Agreement for Motor Fuel Tax Funds. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

MANAGER'S REPORT

- 🔊 no audio

TEMPORARY RECESS – COMMITTEE OF THE WHOLE

Motion by Trustee Garvey, seconded by Trustee Oberhauser, to temporarily recess the Regular Village Board meeting of April 28, 2014 in order to conduct a Committee of the Whole meeting at 6:49 p.m. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

RECONVENE REGULAR VILLAGE BOARD MEETING

Motion by Trustee Garvey, seconded by Trustee Ryan, to reconvene the Regular Village Board meeting of April 28, 2014 at 7:09 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

EXECUTIVE SESSION – Litigation, Land Acquisition/Sales, Negotiations

Motion by Trustee Garvey, seconded by Trustee Gilhooley, to adjourn the Regular Village Board meeting of April 28, 2014 to conduct an Executive Session at 7:09 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

RECONVENE REGULAR VILLAGE BOARD MEETING

Motion by Trustee Garvey, seconded by Trustee Hall, to reconvene the Regular Village Board meeting of April 28, 2014 at 8:17 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

ADJOURNMENT

Motion by Trustee Garvey, seconded by Trustee Ryan, to adjourn the Regular Village Board meeting of April 28, 2014 at 7:38 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

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

/s/

JOURNAL OF THE PROCEEDINGS OF THE PRESIDENT AND THE BOARD OF TRUSTEES
AT A COMMITTEE OF THE WHOLE MEETING
HELD ON MONDAY, APRIL 28, 2014
IN THE BROOKFIELD MUNICIPAL BUILDING

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

MEMBERS ABSENT: Trustee Evans

ALSO PRESENT: Village Manager Riccardo F. Ginex, Assistant Village Manager Keith Sbiral, Village Attorney Richard Ramello and Finance Director Doug Cooper, Deputy Clerk Theresa Coady.

OTHERS PRESENT: None

On Monday, April 28, 2014, President Kit Ketchmark called the Committee of the Whole meeting to order at 6:49 P.M.

Discussion Items:

Fuego Outdoor Café Request – Class S1

Fuego Restaurant – 3765 Grand Boulevard – has applied for a Class S-1 License for an outdoor café area. Staff requests the Village Board consider applicants request. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for May 12, 1014.

St. Barbara Class 8 Liquor License Request

Saint Barbara's Parish is planning their Camino Esperanza Dinner Dance for Saturday, September 20, 2014 and is requesting a Class 8 Liquor License. Staff recommends approval of their request. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for May 12, 1014.

Cordial Inn Outdoor Café Request – Class S

The owner of the Cordial Inn has requested a Class S Liquor License for an outdoor café to be located on the property. The plan has been reviewed for zoning by the building department. Staff requested the Board consider the applicant's request. Board requested the item be tabled pending outcome of adjudication hearing scheduled for May 8, 2015.

Hitzeman Funeral Home Class 8 Liquor License Request

Hitzeman Funeral Home has scheduled a 110-Year Anniversary Party Celebration and Open House for Saturday, June 21, 2014 from 10:00 a.m. to 6:00 p.m. and have requested a Class 8 Liquor License in order to offer beer and wine to guests. Village Manager to grant authority to block the alley for the occasion; Hitzeman personnel to contact residents in immediate area to advise them of the event and alley to be blocked. (Per Committee Item Memo – "An ordinance is passed granting the Class 8 license at the April 28th Board Meeting.)

Chamber of Commerce July 4th Class 8 & S1 Liquor License Request

The Chamber of Commerce submitted a request to provide liquor for the 4th of July Celebration. A Class 8 and Class S1 Liquor Licenses have been requested. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for May 12, 1014.

Chapter 6 Alcoholic Beverage Amendment

In order to comply with recent request from Irish Times for an outdoor café on the property, a new license needs to be created specific to the issue of a restaurant having their outdoor café contained within their own property. An ordinance has been drafted for review and discussion. Staff recommends the Board approve the class of license for these special circumstances. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for May 12, 1014.

Holy Covenant Community Church Class 8 Liquor License Request

Holy Covenant Community Church has requested permission to serve alcoholic beverages at the following events:
Spring Dance – May 17, 2014
Fall Harvest Dance – November 8, 2014

Staff recommends the Board grant request for two Class 8 Liquor Licenses for these two events. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for May 12, 1014.

Change of Board Meeting Date – Memorial Day

Memorial Day falls on Monday, May 26, 2014 and thus the Regular Board Meeting cannot be held. Request to change meeting date to Tuesday, May 27, 2014. Item to be on agenda for approval vote at the Regular Village Board meeting scheduled for May 12, 1014.

ADJOURN

Motion by Trustee Garvey, seconded by Trustee Gilhooley, to adjourn the Committee of the Whole meeting of April 28, 2014 at 7:08 P.M. Upon roll call, the motion carried as follows: Ayes: Trustees Garvey, Oberhauser, Gilhooley, Ryan and Hall. Nays: None. Absent: Trustee Evans.

Catherine Colgrass Edwards
Village Clerk
Village of Brookfield

/lls

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PFC - PUBLIC FUND CHECKING									
<u>Check</u>									
14430	05/09/2014	Open			Accounts Payable	Visa	\$1,766.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	2014-00000278		05/01/2014		administration acct 0946		\$470.36		
	2014-00000280		05/01/2014		police dept 1449		\$955.64		
	2014-00000281		05/01/2014		dept of public works 1506		\$340.00		
14431	05/12/2014	Open			Accounts Payable	A & M Parts Inc.	\$913.43		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	442179		05/02/2014		Project Nice supplies		\$21.98		
	438294		05/02/2014		air brake chamber		\$125.18		
	439058		05/02/2014		6PT FL SKT		\$6.39		
	438989		05/02/2014		heater/ac door actuator motor		\$41.19		
	439310		05/02/2014		thermostat		\$9.88		
	439276		05/02/2014		gas cap		\$11.38		
	440698		05/02/2014		96 infinity i30 parts		\$628.88		
	441077		05/02/2014		sway bar repair kit/clamp		\$44.76		
	440493		05/02/2014		headlight bulb, drivebelt tensioner		\$95.86		
	441983		05/02/2014		misc parts		\$218.21		
	442128		05/02/2014		air primary		\$34.36		
	441893		05/02/2014		credit-return		(\$2.00)		
	442145		05/02/2014		credit-return		(\$11.38)		
	442004		05/02/2014		credit-return		(\$311.26)		
14432	05/12/2014	Open			Accounts Payable	Accurate Document Destruction	\$78.07		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	10105122		05/07/2014		shredding svc		\$78.07		
14433	05/12/2014	Open			Accounts Payable	Air One Equipment, Inc.	\$47.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	94582		05/02/2014		SCBA cylinder repair		\$47.00		
14434	05/12/2014	Open			Accounts Payable	Aramark Refreshment Services	\$84.93		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	9942579		05/07/2014		coffee delivery		\$84.93		
14435	05/12/2014	Open			Accounts Payable	Arbor Day Foundation	\$15.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	0514-0515		05/06/2014		annual membership dues		\$15.00		
14436	05/12/2014	Open			Accounts Payable	ARI Fleet	\$40.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	042214		05/02/2014		refund for duplicate vehicle sticker		\$40.00		
14437	05/12/2014	Open			Accounts Payable	AT&T	\$13,599.95		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	2014-00000292		05/02/2014		708-Z14-0030		\$237.20		
	2014-00000293		05/02/2014		708-Z14-0033		\$237.20		
	2014-00000294		05/02/2014		708-Z14-0045		\$1,589.73		
	2014-00000295		05/02/2014		708-Z14-0019		\$237.20		
	2014-00000320		05/07/2014		773-R07-1184		\$116.11		
	2014-00000321		05/07/2014		708-R07-0065		\$10,529.05		
	2014-00000323		05/07/2014		708-387-2561		\$57.16		

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	2014-00000330		05/07/2014	708-485-0076			\$329.63		
	2014-00000331		05/07/2014	708-485-8121			\$266.67		
14438	05/12/2014	Open			Accounts Payable	AT&T Long Distance	\$1,246.33		
	Invoice		Date	Description		Amount			
	052414		05/07/2014	long distance svc 853558135-5		\$1,246.33			
14439	05/12/2014	Open			Accounts Payable	B & F Construction Code Services, Inc.	\$1,179.22		
	Invoice		Date	Description		Amount			
	38883		05/07/2014	february inspections		\$133.60			
	39101		05/07/2014	project #1112733-3545 McCormick		\$1,045.62			
14440	05/12/2014	Open			Accounts Payable	Bhakta Medical Assoc	\$320.00		
	Invoice		Date	Description		Amount			
	042114		05/02/2014	preemployment screening-McMahon		\$320.00			
14441	05/12/2014	Open			Accounts Payable	Blue Cross Blue Shield of IL	\$122,685.21		
	Invoice		Date	Description		Amount			
	2014-00000300		05/02/2014	medical insurance premiums-acct #051133		\$122,685.21			
14442	05/12/2014	Open			Accounts Payable	Brookfield/North Riverside Water Commission	\$247,966.29		
	Invoice		Date	Description		Amount			
	050114		05/06/2014	water usage-April 2014		\$247,966.29			
14443	05/12/2014	Open			Accounts Payable	Car Reflections	\$175.00		
	Invoice		Date	Description		Amount			
	14-215		05/02/2014	replace lettering		\$175.00			
14444	05/12/2014	Open			Accounts Payable	Case Lots, Inc.	\$466.80		
	Invoice		Date	Description		Amount			
	055815		05/06/2014	janitorial supplies		\$466.80			
14445	05/12/2014	Open			Accounts Payable	Century Manufacturing Corp.	\$132.72		
	Invoice		Date	Description		Amount			
	538308		05/06/2014	graffiti remover		\$132.72			
14446	05/12/2014	Open			Accounts Payable	Charles J. Fiore Nurseries, LLC	\$872.00		
	Invoice		Date	Description		Amount			
	142804		05/06/2014	annuals for project nice		\$872.00			
14447	05/12/2014	Open			Accounts Payable	Chicago Badge & Insignia Co.	\$103.80		
	Invoice		Date	Description		Amount			
	12839		05/02/2014	badge		\$103.80			
14448	05/12/2014	Open			Accounts Payable	Chicago Int'l Trucks, LLC	\$19.83		
	Invoice		Date	Description		Amount			
	10222869		05/02/2014	cap		\$19.83			
14449	05/12/2014	Open			Accounts Payable	Chicago Parts & Sound LLC	\$113.62		
	Invoice		Date	Description		Amount			
	588186		05/02/2014	cetane additive, exhaust emission cont		\$113.62			
14450	05/12/2014	Open			Accounts Payable	Cintas Corp	\$48.12		
	Invoice		Date	Description		Amount			
	5001157565		05/02/2014	first aid refills @ public works		\$48.12			

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14451	05/12/2014	Open			Accounts Payable	Comcast	\$12.72		
	Invoice		Date	Description		Amount			
	051614-16389		05/07/2014	cable @ dpw		\$2.12			
	051614-9616		05/07/2014	cable tv		\$10.60			
14452	05/12/2014	Open			Accounts Payable	ComEd	\$1,193.97		
	Invoice		Date	Description		Amount			
	050914		05/02/2014	svc @ 9001 Shields 3543076047		\$103.32			
	051614		05/02/2014	dusk to dawn lighting 0134327003		\$808.44			
	052314		05/02/2014	svc @ 4315 Park 2427077087		\$169.22			
	043014		05/06/2014	svc @ 8501 Brookfield 2083099069		\$83.33			
	051914		05/06/2014	svc @ 8652 Southview		\$29.66			
14453	05/12/2014	Open			Accounts Payable	De Lage Landen Public Finance	\$4,354.00		
	Invoice		Date	Description		Amount			
	40665456		05/02/2014	copier contracts		\$2,177.00			
	41019627		05/02/2014	copier contracts		\$2,177.00			
14454	05/12/2014	Open			Accounts Payable	DeHart, Tracy	\$3,000.00		
	Invoice		Date	Description		Amount			
	032114		05/02/2014	flood mitigation prgm reimbursement		\$3,000.00			
14455	05/12/2014	Open			Accounts Payable	Door Systems	\$871.45		
	Invoice		Date	Description		Amount			
	0791806-IN		05/02/2014	parts & repairs		\$871.45			
14456	05/12/2014	Open			Accounts Payable	Driveshaft Unlimited, Inc.	\$283.89		
	Invoice		Date	Description		Amount			
	61265		05/02/2014	parts & installation		\$283.89			
14457	05/12/2014	Open			Accounts Payable	Duncan, Aaron	\$4,000.00		
	Invoice		Date	Description		Amount			
	050214		05/06/2014	flood mitigation prgm reimbursement		\$4,000.00			
14458	05/12/2014	Open			Accounts Payable	Elwart, Brian	\$265.86		
	Invoice		Date	Description		Amount			
	042214		05/02/2014	project nice supplies		\$265.86			
14459	05/12/2014	Open			Accounts Payable	Emergency Medical Products Inc.	\$278.28		
	Invoice		Date	Description		Amount			
	1637643		05/02/2014	body bags, penlights		\$278.28			
14460	05/12/2014	Open			Accounts Payable	FedEx	\$43.12		
	Invoice		Date	Description		Amount			
	2-630-85716		05/07/2014	shipping charges		\$43.12			
14461	05/12/2014	Open			Accounts Payable	FIAT	\$3,500.00		
	Invoice		Date	Description		Amount			
	BPD14-15		05/06/2014	2014-15 annual dues		\$3,500.00			
14462	05/12/2014	Open			Accounts Payable	FMP	\$263.39		
	Invoice		Date	Description		Amount			
	50-825367		05/02/2014	transmission filter		\$22.06			
	50-814046		05/02/2014	exhaust emission control		\$49.76			
	50-825316		05/02/2014	perf.b.pads fd, global brake rotor, transm filter		\$191.57			

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14463	05/12/2014	Open			Accounts Payable	Freeway Ford Truck Sales Inc.	\$32.18		
	Invoice		Date	Description		Amount			
	441723		05/02/2014	clamp, bushing		\$32.18			
14464	05/12/2014	Open			Accounts Payable	Fuller's Auto Body Inc.	\$5,104.96		
	Invoice		Date	Description		Amount			
	16004		05/02/2014	vehicle repairs		\$5,104.96			
14465	05/12/2014	Open			Accounts Payable	Garick LLC	\$65.00		
	Invoice		Date	Description		Amount			
	638214		05/02/2014	organic compost		\$65.00			
14466	05/12/2014	Open			Accounts Payable	Garvey, Michael	\$75.00		
	Invoice		Date	Description		Amount			
	050214		05/07/2014	refund of beer/wine permit for 6/13/14 picnic		\$75.00			
14467	05/12/2014	Open			Accounts Payable	GE Capital	\$632.53		
	Invoice		Date	Description		Amount			
	60590448		05/02/2014	ricoh copiers		\$632.53			
14468	05/12/2014	Open			Accounts Payable	GMF Contractors	\$18.55		
	Invoice		Date	Description		Amount			
	46021		05/02/2014	check valve kit		\$18.55			
14469	05/12/2014	Open			Accounts Payable	Groot Industries, Inc.	\$9,419.48		
	Invoice		Date	Description		Amount			
	CR124310		05/02/2014	dumping charges		\$9,419.48			
14470	05/12/2014	Open			Accounts Payable	Harlem Plumbing Supply	\$108.34		
	Invoice		Date	Description		Amount			
	50836		05/02/2014	4" PVC coupling		\$3.83			
	51190		05/06/2014	catch basin-8900 burlington		\$81.48			
	51244		05/06/2014	elkay regulator w/spring		\$23.03			
14471	05/12/2014	Open			Accounts Payable	Healy Asphalt Company, LLC	\$847.36		
	Invoice		Date	Description		Amount			
	44658MB		05/02/2014	UPM		\$847.36			
14472	05/12/2014	Open			Accounts Payable	Hinsdale Nurseries	\$263.00		
	Invoice		Date	Description		Amount			
	1455331		05/02/2014	Ft. McNair Horsechestnut		\$263.00			
14473	05/12/2014	Open			Accounts Payable	Hitchcock Design Group	\$8,117.17		
	Invoice		Date	Description		Amount			
	16308		05/07/2014	kiwanis park project-4/2014		\$1,591.30			
	16284		05/07/2014	eight corners fountain		\$2,025.87			
	16283		05/07/2014	canoe launch-4/2014		\$1,000.00			
	16282		05/07/2014	open space plan update-4/2014		\$3,500.00			
14474	05/12/2014	Open			Accounts Payable	Illinois CPA Society	\$295.00		
	Invoice		Date	Description		Amount			
	060114		05/06/2014	annual dues-member #23620		\$295.00			
14475	05/12/2014	Open			Accounts Payable	Illinois Fire Inspectors Association	\$360.00		
	Invoice		Date	Description		Amount			
	15914		05/02/2014	registration		\$360.00			

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14476	05/12/2014	Open			Accounts Payable	Illinois Paper & Copier Co.	\$700.74		
	Invoice		Date	Description		Amount			
	IN103798		05/02/2014	contract overage charge		\$40.30			
	IN102140		05/07/2014	copy paper		\$660.44			
14477	05/12/2014	Open			Accounts Payable	J & L Electronic Service, Inc.	\$128.00		
	Invoice		Date	Description		Amount			
	87765G		05/07/2014	misc hardware, reinstall monitor w/new power supply		\$128.00			
14478	05/12/2014	Open			Accounts Payable	J.G. Uniforms, Inc.	\$175.00		
	Invoice		Date	Description		Amount			
	33572		05/02/2014	vest cover-Jelinek		\$175.00			
14479	05/12/2014	Open			Accounts Payable	James Dean Muffler & Brake	\$115.00		
	Invoice		Date	Description		Amount			
	1769		05/02/2014	install new muffler		\$115.00			
14480	05/12/2014	Open			Accounts Payable	Joe Rizza Ford	\$53,969.00		
	Invoice		Date	Description		Amount			
	042814		05/02/2014	purchase new police vehicles		\$53,969.00			
14481	05/12/2014	Open			Accounts Payable	Kara Co Inc.	\$201.60		
	Invoice		Date	Description		Amount			
	299766		05/06/2014	MISCELLANEOUS		\$201.60			
14482	05/12/2014	Open			Accounts Payable	Kissane, Kathleen	\$17.21		
	Invoice		Date	Description		Amount			
	042314		05/02/2014	equipment allowance		\$17.21			
14483	05/12/2014	Open			Accounts Payable	Koch, Chad	\$736.00		
	Invoice		Date	Description		Amount			
	140429		05/07/2014	pmt for martial arts classes		\$736.00			
14484	05/12/2014	Open			Accounts Payable	LA Fasteners Inc.	\$5.70		
	Invoice		Date	Description		Amount			
	2-64178		05/02/2014	adapter 3/8 mor x 3/8 mj 90 elb		\$5.70			
14485	05/12/2014	Open			Accounts Payable	La Grange Materials, Inc.	\$155.31		
	Invoice		Date	Description		Amount			
	68007		05/06/2014	amerimix type N/speccoplug-5 gallon/expansion joint/#5 Rebar		\$155.31			
14486	05/12/2014	Open			Accounts Payable	Lawson Products, Inc.	\$300.57		
	Invoice		Date	Description		Amount			
	9302400404		05/06/2014	48pc SK Sckt Set w/6pc Wobble Extnsn Set		\$300.57			
14487	05/12/2014	Open			Accounts Payable	Lenartson, Ann	\$92.15		
	Invoice		Date	Description		Amount			
	050114		05/07/2014	pmt for Ballet/Tap class-DiPaolo		\$92.15			
14488	05/12/2014	Open			Accounts Payable	Leprecan	\$170.00		
	Invoice		Date	Description		Amount			
	14555		05/02/2014	portable restroom for Battle of the Bands		\$170.00			
14489	05/12/2014	Open			Accounts Payable	Leslie Heating & Cooling Inc.	\$11,671.50		
	Invoice		Date	Description		Amount			
	S-16269		05/06/2014	air unit for gun range		\$11,671.50			

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14490	05/12/2014	Open			Accounts Payable	Menards-Hodgkins	\$241.09		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	59910		05/02/2014		misc supplies		\$86.31		
	60140		05/06/2014		supplies for project nice		\$77.88		
	60021		05/06/2014		supplies for project nice		\$10.98		
	60146		05/06/2014		janitorial supplies		\$25.12		
	60501		05/06/2014		misc supplies		\$40.80		
14491	05/12/2014	Open			Accounts Payable	Midwest Orthopaedics at Rush	\$92.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	4264		05/06/2014		preemployment screening-Pecora		\$92.00		
14492	05/12/2014	Open			Accounts Payable	Miner Electronics Corp	\$150.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	253493		05/06/2014		remove emergency equip from CVPI squad		\$150.00		
14493	05/12/2014	Open			Accounts Payable	Moore Medical, LLC	\$111.41		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	98164858		05/02/2014		hand sanitizer		\$111.41		
14494	05/12/2014	Open			Accounts Payable	NCPERS Group Life Ins.	\$184.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	30900514		05/02/2014		life ins premium May 2014		\$184.00		
14495	05/12/2014	Open			Accounts Payable	North Riverside Recreation	\$126.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	042314		05/07/2014		pmt for winter/spring 2014 co-ops		\$126.00		
14496	05/12/2014	Open			Accounts Payable	Orkin Inc.	\$468.71		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	92695302		05/06/2014		pest control - 3830 Maple		\$61.69		
	92696134		05/06/2014		pest control - 4301 Elm		\$47.70		
	92695298		05/06/2014		pest control - 4523 Eberly		\$57.72		
	92695305		05/06/2014		pest control - 4545 Eberly		\$60.34		
	92695293		05/06/2014		pest control - 8820 Brookfield		\$60.72		
	92695420		05/06/2014		pest control - fire stations 1&2		\$113.85		
	92695296		05/06/2014		pest control - train station		\$66.69		
14497	05/12/2014	Open			Accounts Payable	Otis Elevator Co.	\$3,432.10		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	CYS64317U514		05/02/2014		svc contract 5/1/14-4/30/14		\$3,432.10		
14498	05/12/2014	Open			Accounts Payable	Pitney Bowes	\$2,001.85		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	041614		05/02/2014		postage		\$2,001.85		
14499	05/12/2014	Open			Accounts Payable	Priority Print	\$88.65		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	20140330		05/07/2014		approved stickers		\$88.65		
14500	05/12/2014	Open			Accounts Payable	Public Personnel Institute	\$400.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	4485		05/02/2014		personality evaluation-entry level firefighter		\$400.00		
14501	05/12/2014	Open			Accounts Payable	Ray O'Herron Co., Inc.	\$488.91		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	1424074-IN		05/02/2014		replace patches		\$28.00		

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	1423433-IN		05/02/2014		streetgear gab/rayon		\$142.00		
	1424461-IN		05/06/2014		police supplies		\$318.91		
14502	05/12/2014	Open			Accounts Payable	Reliable Fire Equipment Co.	\$139.80		
	Invoice		Date		Description		Amount		
	629912		05/07/2014		recharge #30 cart-pk, cartridge exchange		\$139.80		
14503	05/12/2014	Open			Accounts Payable	Reliable Materials Lyons LLC	\$174.00		
	Invoice		Date		Description		Amount		
	153237		05/02/2014		dump mixed dirt/clay		\$174.00		
14504	05/12/2014	Open			Accounts Payable	Ressl, Bill	\$5,000.00		
	Invoice		Date		Description		Amount		
	050214		05/06/2014		flood mitigation prgm reimbursement		\$5,000.00		
14505	05/12/2014	Open			Accounts Payable	Richardson, Anita	\$1,800.00		
	Invoice		Date		Description		Amount		
	2014-6		05/07/2014		adjudication hearings-April 2014		\$1,800.00		
14506	05/12/2014	Open			Accounts Payable	Ricmar Industries	\$296.64		
	Invoice		Date		Description		Amount		
	317825		05/02/2014		misc supplies		\$296.64		
14507	05/12/2014	Open			Accounts Payable	Riverside Manufacturing Co.	\$322.15		
	Invoice		Date		Description		Amount		
	5308440-001		05/06/2014		navy trousers		\$46.94		
	5308331-001		05/07/2014		navy trousers		\$125.81		
	5308432-001		05/07/2014		PD uniforms		\$149.40		
14508	05/12/2014	Open			Accounts Payable	Ruth, Aydan	\$4,624.50		
	Invoice		Date		Description		Amount		
	050214		05/06/2014		flood mitigation prgm reimbursement		\$4,624.50		
14509	05/12/2014	Open			Accounts Payable	Sam's Club	\$346.94		
	Invoice		Date		Description		Amount		
	001067		05/02/2014		misc supplies		\$149.80		
	002049		05/02/2014		dpw supplies		\$197.14		
14510	05/12/2014	Open			Accounts Payable	Shamasko, Robert	\$40.00		
	Invoice		Date		Description		Amount		
	042814		05/02/2014		EMT license renewal reimbursement		\$40.00		
14511	05/12/2014	Open			Accounts Payable	Shemin Nurseries, Inc.	\$488.50		
	Invoice		Date		Description		Amount		
	832454		05/02/2014		flowers for project nice		\$488.50		
14512	05/12/2014	Open			Accounts Payable	Sherwin Industries, Inc.	\$3,711.74		
	Invoice		Date		Description		Amount		
	SS054768		05/06/2014		12"x3" white stop bar & crosswalk lines		\$3,711.74		
14513	05/12/2014	Open			Accounts Payable	Siran, James	\$70.23		
	Invoice		Date		Description		Amount		
	050714		05/07/2014		reimbursement for IMRF withheld		\$70.23		
14514	05/12/2014	Open			Accounts Payable	Standard Equipment Co.	\$601.00		
	Invoice		Date		Description		Amount		
	C91674		05/02/2014		valve-lever gate 3		\$300.50		
	C91675		05/02/2014		valve-lever gate 3		\$300.50		

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14515	05/12/2014	Open			Accounts Payable	Staples Advantage	\$284.68		
	Invoice		Date	Description		Amount			
	8029475719		05/02/2014	PD office supplies		\$52.74			
	8029629275		05/07/2014	PD supplies		\$231.94			
14516	05/12/2014	Open			Accounts Payable	State Treasurer	\$4,116.84		
	Invoice		Date	Description		Amount			
	41216		05/02/2014	traffic signal maint		\$4,116.84			
14517	05/12/2014	Open			Accounts Payable	Storino, Ramello & Durkin	\$15,190.94		
	Invoice		Date	Description		Amount			
	2014-00000305		05/02/2014	village legal fees		\$15,190.94			
14518	05/12/2014	Open			Accounts Payable	Suburban Laboratories, Inc.	\$115.00		
	Invoice		Date	Description		Amount			
	111455		05/02/2014	coliform presence for IEPA		\$115.00			
14519	05/12/2014	Open			Accounts Payable	Suburban Truck Parts	\$121.21		
	Invoice		Date	Description		Amount			
	12930		05/02/2014	misc parts		\$121.21			
14520	05/12/2014	Open			Accounts Payable	Terry, Catherine	\$138.00		
	Invoice		Date	Description		Amount			
	042519		05/07/2014	tennis class refund-Margaux		\$69.00			
	042214		05/07/2014	tennis class refund-Alex		\$69.00			
14521	05/12/2014	Open			Accounts Payable	The Bank of New York Mellon	\$375.00		
	Invoice		Date	Description		Amount			
	252-1782162		05/06/2014	annual fee as paying agent and registrar		\$375.00			
14522	05/12/2014	Open			Accounts Payable	Theodore Polygraph Service	\$135.00		
	Invoice		Date	Description		Amount			
	4189		05/02/2014	firefighter testing-McMahon		\$135.00			
14523	05/12/2014	Open			Accounts Payable	Third Millennium Associates, Inc	\$1,926.51		
	Invoice		Date	Description		Amount			
	16874		05/06/2014	vehicle sticker software maint fee 5/31/14-5/30/15		\$995.00			
	16908		05/06/2014	cole taylor lockbox-March 2014		\$931.51			
14524	05/12/2014	Open			Accounts Payable	Thompson Elevator Inspection Service Inc.	\$586.00		
	Invoice		Date	Description		Amount			
	14-1109		05/07/2014	elevator inspections/certificates		\$586.00			
14525	05/12/2014	Open			Accounts Payable	Tischler Finer Foods	\$124.50		
	Invoice		Date	Description		Amount			
	2014-0414		05/02/2014	coffee for FD		\$124.50			
14526	05/12/2014	Open			Accounts Payable	Traeder, Joy	\$30.00		
	Invoice		Date	Description		Amount			
	050114		05/02/2014	refund of unused/returned commuter parking permit		\$30.00			
14527	05/12/2014	Open			Accounts Payable	Trugreen	\$772.65		
	Invoice		Date	Description		Amount			
	16903079		05/02/2014	lawn svc @ Du Bois & Burlington		\$129.15			
	16903073		05/02/2014	lawn svc @ 4301 Elm		\$73.50			
	16900106		05/02/2014	lawn care @ various locations		\$570.00			

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
14528	05/12/2014	Open			Accounts Payable	U.S. Postal Service	\$440.00		
	Invoice		Date	Description		Amount			
	042014		05/07/2014	first class presort, standard mail permit		\$440.00			
14529	05/12/2014	Open			Accounts Payable	Unifirst Corporation	\$355.17		
	Invoice		Date	Description		Amount			
	946161		05/02/2014	dpw uniforms		\$189.96			
	947648		05/06/2014	dpw uniforms		\$165.21			
14530	05/12/2014	Open			Accounts Payable	Verizon Wireless	\$2,134.60		
	Invoice		Date	Description		Amount			
	9724108447		05/07/2014	trustee ipads 742014313-00001		\$143.36			
	9724279248		05/07/2014	vlg cell phones 685033343-00001		\$1,991.24			
14531	05/12/2014	Open			Accounts Payable	Wentworth Tire Service	\$588.26		
	Invoice		Date	Description		Amount			
	431972		05/02/2014	tires		\$451.78			
	610357		05/02/2014	tires		\$136.48			
14532	05/12/2014	Open			Accounts Payable	West Cook County Solid Waste Agency	\$18,774.44		
	Invoice		Date	Description		Amount			
	0003347-IN		05/02/2014	disp/adm fees-March 2014		\$18,774.44			
14533	05/12/2014	Open			Accounts Payable	Westfield Ford	\$197.82		
	Invoice		Date	Description		Amount			
	601415		05/02/2014	wheel asy, sensor attachment kit		\$151.60			
	601270		05/02/2014	switch asy		\$25.42			
	601333		05/02/2014	indicator asy		\$20.80			
14534	05/12/2014	Open			Accounts Payable	White, Donnie	\$36.00		
	Invoice		Date	Description		Amount			
	050114		05/06/2014	vehicle tag refund-overpaid		\$36.00			
14535	05/12/2014	Open			Accounts Payable	Zee Medical Inc.	\$118.25		
	Invoice		Date	Description		Amount			
	0100059799		05/02/2014	1st aid cabinet supplies		\$118.25			
14536	05/12/2014	Open			Accounts Payable	IMRF	\$36,701.93		
	Invoice		Date	Description		Amount			
	2014-00000304		05/02/2014	employee/employer contributions		\$36,701.93			
14537	05/12/2014	Open			Accounts Payable	Village of Brookfield	\$197.35		
	Invoice		Date	Description		Amount			
	2014-00000308		05/02/2014	payroll-sui		\$197.35			
Type Check Totals:					108 Transactions		\$612,576.72		
EFT									
190	05/02/2014	Open			Accounts Payable	Village of Brookfield	\$315,862.92		
	Invoice		Date	Description		Amount			
	2014-00000306		05/02/2014	salaries-4/25/14		\$315,862.92			
191	05/02/2014	Open			Accounts Payable	Village of Brookfield	\$11,107.29		
	Invoice		Date	Description		Amount			
	2014-00000307		05/02/2014	fica/medicare		\$11,107.29			
Type EFT Totals:					2 Transactions		\$326,970.21		

Corporate Warrant - 5/12/14

From Payment Date: 4/29/2014 - To Payment Date: 5/12/2014

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
PFC - PUBLIC FUND CHECKING Totals									
Checks									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		108			\$612,576.72	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		Total		108			\$612,576.72	\$0.00	
EFTs									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		2			\$326,970.21	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Total		2			\$326,970.21	\$0.00	
All									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		110			\$939,546.93	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		Total		110			\$939,546.93	\$0.00	
Grand Totals:									
Checks									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		108			\$612,576.72	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		Total		108			\$612,576.72	\$0.00	
EFTs									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		2			\$326,970.21	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Total		2			\$326,970.21	\$0.00	
All									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		110			\$939,546.93	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		Total		110			\$939,546.93	\$0.00	

ORDINANCE NO. 2014-25

**AN ORDINANCE CANCELLING AND RESCHEDULING THE REGULARLY
SCHEDULED MAY 26, 2014 MEETINGS OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF BROOKFIELD, ILLINOIS**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
Authority of the Corporate
Authorities of Brookfield, Illinois
the 12th day of May 2014.

ORDINANCE NO. 2014 - 25

AN ORDINANCE CANCELLING AND RESCHEDULING THE REGULARLY SCHEDULED MAY 26, 2014 MEETINGS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BROOKFIELD, ILLINOIS

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

WHEREAS, the adopted schedule of regular meetings of the board of trustees provides for meetings to be held on the fourth Monday of May 2014;

WHEREAS, the fourth Monday of May 2014 is Memorial Day, a legal holiday; and

WHEREAS, the corporate authorities of the Village of Brookfield have determined that it would be more convenient to the public for their legislative deliberations to be rescheduled to the day following the legal holiday;

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

Section 1. Recitals.

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

Section 2. Cancellation and rescheduling of May 26, 2014 Meetings.

The regular meeting of the board of trustees and the regular meeting of the committee of the whole of the board of trustees heretofore scheduled for the fourth

Monday of May 2014 be and are hereby cancelled and a rescheduled to Tuesday, May 27, 2014. The board of trustees meeting shall be convened at 6:30 p.m. and the committee of the whole meeting shall be convened at such time as the board of trustees meeting is adjourned but not earlier than 6:35 p.m.

Section 3. Publication.

The Village Clerk is hereby authorized and directed to publish notice of this change in the regular meeting dates of the board of trustees in a newspaper of general circulation in the Village of Brookfield at least ten (10) days prior to May 26, 2014. In addition, the Village Clerk is hereby authorized and directed notify those news media which have filed an annual request for notice as provided in the Illinois Open Meetings Act.

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Section 4. Effective Date.

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

ADOPTED this 12th day of May 2014, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 2014.

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

ATTESTED and filed in my office
this 12th day of May 2014.

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

NOTICE OF MEETING CHANGE

Village of Brookfield
Brookfield, IL
60513

The regular meeting of the Board of Trustee and the regular meeting of the Committee of the Whole of the Board of Trustees scheduled for the fourth Monday of May 2014 be and are hereby cancelled and a rescheduled to Tuesday, May 27, 2014. The Board of Trustees meeting shall be convened at 6:30 p.m. and the Committee of the Whole meeting shall be convened at such time as the Board of Trustees meeting is adjourned but not earlier than 6:35 p.m.

Catherine Colgrass-Edwards,
Village Clerk
May 12, 2014

ORDINANCE NO. 2014 - 26

**AN ORDINANCE AMENDING CHAPTER 6 OF THE CODE OF ORDINANCES,
VILLAGE OF BROOKFIELD, ILLINOIS TO CREATE
CLASS S2, S3 AND 12 LIQUOR LICENSES**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THE 12TH DAY OF MAY 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 12th day of May 2014

ORDINANCE NO. 2014 - 26

**AN ORDINANCE AMENDING CHAPTER 6 OF THE CODE OF ORDINANCES,
VILLAGE OF BROOKFIELD, ILLINOIS TO CREATE
CLASS S2, S3 AND 12 LIQUOR LICENSES**

WHEREAS, the Village of Brookfield (the "Village") is authorized by the Illinois Municipal Code, 65 ILCS 5/4-1, to regulate and restrict the licensing of retail liquor establishments within the boundaries of the Village;

WHEREAS, Sections 06-102 and 06-103 of the Code of Ordinances, Village of Brookfield, Illinois, as amended, provide for the issuance of a Class S liquor license, which is a subsidiary license, for the retail sale of alcoholic liquor in locations external to the premises, but limits the hours during which liquor may be served;

WHEREAS, the corporate authorities of the Village deem it to be in the best interests of the Village and its residents to amend Chapter 6 to permit the retail sale of alcoholic liquor in locations external to the premises during the hours which liquor may be served under the primary liquor license and to permit the sale of alcoholic liquor in the public right-of-way or on public property for events of short duration;

WHEREAS, the corporate authorities of the Village of Brookfield deem it to be in the best interests of the Village and its residents to create new classifications of liquor licenses;

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

Section 1. Recitals.

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

Section 2. Amendment Section 06-84.

Section 06-84 entitled "Classes; limitation on the number of licenses in each class" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read in its entirety as follows:

The maximum number of licenses that may be issued for each class shall be as follows:

- (1) The total number of Class 1 licenses shall not exceed three (3).
- (2) The total number of Class 2 licenses shall not exceed nine (9).
- (3) The total number of Class 2A licenses shall not exceed zero (0).
- (4) The total number of Class 2B licenses shall not exceed one (1).
- (5) The total number of Class 2C licenses shall not exceed one (1).
- (6) The total number of Class 3 licenses shall not exceed seven (7).
- (7) The total number of Class 4 licenses shall not exceed two (2).
- (8) The total number of Class 5 licenses shall not exceed three (3).
- (9) The total number of Class 6 licenses shall not exceed three (3).
- (10) The total number of Class 7 licenses shall not exceed one (1).
- (11) The total number of Class 7A licenses shall not exceed (1).
- (12) The total number of Class 8 licenses shall not exceed two (2).
- (13) The total number of Class 9 licenses shall not exceed zero (0).
- (14) The total number of Class 10 licenses shall not exceed one (1).
- (15) The total number of Class 11 licenses shall not exceed zero (0).
- (16) The total number of Class 12 licenses shall not exceed one (1).
- (17) The total number of Class S licenses shall not exceed eight (8)
- (18) The total number of Class S1 licenses shall not exceed two (2).

(19) The total number of Class S2 licenses shall not exceed one (1).

(20) The total number of Class S3 licenses shall not exceed zero (0).

Section 3. Amendment to Section 06-102.

Section 06-102 entitled "Class S and Class S1 subsidiary licenses" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read in its entirety as follows:

Sec. 6-102. Class S, S1 and Class S2 subsidiary licenses.

- (a) A Class S, S1 or Class S2 subsidiary license authorizes subsidiary license categories required for the retail sale of alcoholic liquor in locations external to the premises, such as outdoor cafes. No Class S, S1 or Class S2 subsidiary license will be issued unless a regular Class 1 through 7 or Class 9 through 12 license has been applied for and granted.
- (b) Each Class S, S1 or Class S2 subsidiary license shall be independent of the regular license for purposes of enforcement; provided, however, if the regular Class 1 through 7 or Class 9 through 12 license is revoked, the Class S, S1 or Class S2 subsidiary license shall also be revoked.
- (c) For holders of Class S or Class S1 subsidiary license, hours during which no liquor shall be sold shall be as follows:
 - (1) For every day except Friday, Saturday, Sunday and legal holidays, between 10:00 p.m. and 11:00 a.m.
 - (2) On Friday, Saturday and legal holidays, between 11:00 p.m. and 11:00 a.m.
 - (3) On Sundays, between 10:00 p.m. and 11:00 a.m.
- (d) For holders of a Class S2 subsidiary license, the hours during which no liquor shall be sold shall be the same as the regular Class 1 through 7 license issued to the licensee.

Section 4. Amendment Section 06-103.

Section 06-103 entitled "Outdoor cafes" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read in its entirety as follows:

Sec. 6-103. Outdoor cafes.

- (a) A Class S or S2 subsidiary license is required for retail sale of alcoholic liquor on private property exterior to the regularly licensed premises. This license will only be issued to establishments that are located in either commercial or industrial zoned areas of the village.
- (1) In commercial or industrial zoned areas of the village, Class S or S2 licenses will only be issued to licensed restaurants where the serving of food is the primary purpose of the establishment. The outdoor cafe must be at least 50 feet from any residentially zoned property in adjacent residential zones. This distance shall be measured from the nearest fence of the outdoor cafe to the closest developed property line.
 - (2) In commercial or industrial zoned areas, Class S or S2 licenses will only be issued to a licensee where the serving of food is incidental to the establishment's primary purpose, the sale of alcoholic liquor; however, the outdoor cafe must be located 200 feet from any residence in adjacent residentially zoned areas that distance being measured from the nearest fence of the outdoor cafe to the residentially zoned property, except, however, when the residential district is separated from the commercial or industrial district by a right-of-way, then the outdoor cafe must be located 80 feet from any residentially zoned property, and the distance shall be measured from the nearest fence of the outdoor cafe to the closest residential structure.
 - (3) The outdoor cafe must be adequately enclosed with a minimum six-foot high fence, wall or enclosure to ensure privacy and the control of alcoholic liquors. All alcoholic liquors shall be delivered to the outdoor cafe by an employee or owner of the licensed premises, with no alcoholic liquors being carried from the regular premises to the outdoor cafe by the customer. All external music from bands, groups, amplification systems or excessive noise must cease in the outdoor cafe at 10:00 p.m. on all days, except Friday, Saturday and legal holidays, when it must cease at 10:30 p.m.
- (b) A Class S1 subsidiary license is required for the retail sale and dispensing of alcoholic liquor on any public right-of-way immediately adjacent to and abutting a regularly licensed premise. A Class S1 subsidiary license shall be an additional license issued for an establishment that has also been issued a regular liquor license pursuant to and in accordance with this chapter 6, and shall only be for the purposes of allowing retail sales and dispensing of alcoholic liquor on any public right-of-way immediately adjacent to and abutting a regularly licensed premises. A Class S1

subsidiary license shall only be issued to establishments subject to the following conditions:

- (1) The applicant has applied for and been granted a permit to operate a sidewalk café pursuant to and in accordance with chapter 46 of this Code;
- (2) The applicant shall provide evidence to the local liquor control commissioner, at the time of its application for a Class S1 subsidiary license, that the regularly licensed premises and the area on the immediately adjacent to and abutting public right-of-way to contain the sidewalk cafe are covered by Dram Shop Liability Insurance in maximum limits so as to hold harmless the village, its elected or appointed officials, officers, employees, agents, representatives, and attorneys from all financial loss, damage, or harm, and shall name the village, its elected or appointed officials, officers, employees, agents, representatives, and attorneys as additional insured. Such Dram Shop Liability Insurance shall cover all lessees, licensees, or invitees who may use the regularly licensed premises and the immediately adjacent and abutting public right-of-way to contain the sidewalk cafe; alternatively, the applicant may deliver evidence that the lessee, licensee, or invitee carries adequate Dram Shop Liability Insurance in a manner consistent with this subsection (b)(2);
- (3) Sidewalk cafes shall only be located on public rights-of-way immediately adjacent to and abutting a regularly licensed establishment subject to the following conditions:
 - a. Applicants whose establishments are licensed restaurants where the serving of food is the primary business purpose shall only establish such sidewalk cafes at least 50 feet from any residence in an adjacent residentially zoned district, which distance shall be measured from the nearest fence, or other distinguishing feature, of the sidewalk cafe to the closest developed property line;
 - b. Applicants whose establishments are not licensed restaurants where the serving of food is not the primary business purpose, but where the serving of alcoholic liquor is the primary business purpose, shall only establish such sidewalk cafes at least 200 feet from any residence in an adjacent residentially zoned district, which distance shall be measured from the nearest fence, or other distinguishing feature, of the sidewalk cafe to the closest developed property line; provided, however, when the residential district is separated from the commercial or industrial district by a

street, in which case, the sidewalk café must be located 80 feet from any residences in adjacent residentially zoned areas, which distance shall be measured from the nearest fence, or other distinguishing feature, of the sidewalk cafe to the closest residential structure; or

c. The outdoor cafe must be adequately enclosed with a minimum three-foot high fence, wall or enclosure to ensure privacy and the control of alcoholic liquors. All alcoholic liquors shall be delivered to the outdoor cafe by an employee or owner, of the licensed premises, with no alcoholic liquors being carried from the regular premises to the outdoor cafe by the customer. All external music from bands, groups, amplification systems or excessive noise must cease in the outdoor cafe at 10:00 p.m. on all days, except Friday, Saturday and legal holidays, when it must cease at 10:30 p.m.;

(4) The local liquor control commissioner may impose such additional conditions and requirements upon a Class S1 subsidiary license that may be reasonable and appropriate to ensure that the public health, safety, welfare, and convenience are protected and preserved; and

(5) A Class S1 subsidiary license term shall run concurrent with the sidewalk cafe permit and the regular liquor license issued for the establishment. In the event that either a sidewalk permit or a regular liquor license is revoked for an establishment, then the Class S1 subsidiary license for that establishment shall also be revoked.

(c) A Class S3 subsidiary license is required for retail sale of alcoholic liquor on public property including, without limitation, park, playground, public right-of-way or building belonging to or under the control of the Village. This license will only be issued to holders of a Class 8 license.

Section 5. Creation of Class 12 License Classification.

Section 06-104 entitled "Reserved" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read as follows:

CLASS 12 License. A Class 12 license authorizes the consumption, but not the sale, of beer and wine on the premises of a restaurant, as defined in Section 1-3.23 of the Liquor Control Act of 1934 (235 ILCS 5/1-3.23), operating as a public

accommodation as defined in Section 11-42-10.1 of the Illinois Municipal Code (65 ILCS 5/11-42-10.1) which beer or wine has been brought onto the premises by a patron or patrons for their personal consumption while being served a meal on the premises, subject to the conditions and restrictions set forth in Section 03-31 of this chapter.

For holders of Class 12 licenses, the hours which no beer or wine shall be consumed shall be as follows:

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

B. On Saturday, Sunday and legal holidays, the hours shall be between 2:00 a.m. and 7:00 a.m. on Saturday and legal holidays and 2:00 a.m. and 11:00 a.m. on Sunday.

The annual fee for a Class 12 license is \$500.00.

Section 6. Amendment of Section 6-105.

Section 06-105 entitled "Reserved" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read as follows:

SEC. 06-105 Consumption (Class 12) License Restrictions

The consumption of beer and wine on the premises of a restaurant, as defined in Section 1-3.23 of the Liquor Control Act of 1934 (235 ILCS 5/1-3.23), operating as a public accommodation as defined in Section 11-42-10.1 of the Illinois Municipal Code (65 ILCS 5/11-42-10.1) and holding a valid Class 12 license, which beer or wine has been brought onto the premises by a patron or patrons for their personal consumption while being served a meal on the premises shall be subject to the following restrictions and conditions:

A. It shall be unlawful:

1. For any person under the age of 21 years to bring beer or wine onto the premises;
2. For a person other than a patron ordering a meal at the premises to bring beer or wine onto the premises;
3. For any person to bring beer or wine onto the premises in an unsealed container or receptacle or in a container or receptacle

other than its original package as defined in Section 1-3.06 of the Liquor Control Act of 1934 (235 ILCS 5/1-3.06);

4. For a person to bring more than 750 milliliters of wine or 36 ounces of beer onto the premises per day;

5. For any person to consume beer or wine on the premises who is:

a. Under the age of 21 years; or

b. Not seated at a table and being served a meal;

6. For any person other than an employee of the licensed premises to open the container of beer or wine;

7. For any person to exit the licensed premises with an open container of beer or an open container of wine provided, however, that a person may exit the licensed premises with one partially consumed bottle of wine that has been sealed in compliance with Section 6-33 of the Liquor Control Act of 1934 (235 ILCS 5/6-33);

8. To store on the premises after the permitted consumption hours any unconsumed beer or wine that was brought onto the premises by a patron.

B. The licensed premises may charge a service or corkage fee for serving the beer or wine.

C. The licensee shall, at the time it applies for a Class 12 license, procure and thereafter maintain throughout the period of its license, insurance for its premises for liability under and for not less than the maximum liability limits set forth in Section 6-21 of the Liquor Control Act of 1934 (235 ILCS 5/6-21) issued by insurance companies authorized to transact business under the laws of the State of Illinois. The insurance company providing coverage shall be rated in the Best's Key Rating Guide with a rating not lower than B+, provided the financial size category is VII or larger. Insurance companies rated A- or better shall have a financial size category of not less than VI. The application for a Class 12 license shall be accompanied by a certificate of insurance evidencing this required insurance coverage. The certificate of insurance is to be signed by a person authorized by that insurer to bind coverage on its behalf.

Section 7. Amendment to Section 06-136.

Section 06-136 entitled "Sale in village buildings and property; park permits" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, shall be and is hereby further amended to read as follows:

Sec. 6-136. Sale in village buildings and property; park permits.

(a) No alcoholic liquor shall be sold or delivered in any public property, including, without limitation, park, playground, public right-of-way or building belonging to or under the control of the village, without obtaining a permit as provided in this section, a Class 8 liquor license or, in the case of public right-of-way, a Class S3 subsidiary license.

(b) The local liquor control commissioner is authorized to issue permits to persons who wish to hold a single-day event, picnic or other gathering in public parks within the village for the consumption, but not the sale, of beer and wine by persons attending the specified event, picnic or gathering. Any person desiring a permit for the consumption, but not the sale, of beer and wine by persons attending the specified event, picnic or gathering shall file an application therefor with the local liquor control commissioner. No person shall be issued more than one permit per calendar year. There shall be no fee for the issuance of the permit.

(c) The fees for the issuance of the permit shall be based upon the number of persons attending the picnic and shall be as provided in the village fee schedule.

Section 8. Severability.

If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

Section 9. Repealer.

All ordinances or parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any resolution or ordinance or part thereof.

Section 10. Effective Date.

This Ordinance shall take effect ten (10) days following its passage, approval and publication in pamphlet form.

ADOPTED this 12th day of May 2014 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 12th day of May 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 12th day of May 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

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS 60513

**BROOKFIELD VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
Monday, May 12, 2014**

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

AGENDA

- A. **Discussion** – Planning and Zoning Commission Case 14-04 –
8934 Fairview Avenue – SU/FPD
- B. **Discussion** – Planning and Zoning Commission Text Amendment Recommendation
- C. **Addresses from the Audience** – Any member of the audience who wishes to
address the President and Village Board may do so at this time
- D. **Adjournment**

VILLAGE PRESIDENT
Kit P. Ketchmark

VILLAGE CLERK
Catherine A. Colgrass-Edwards

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

VILLAGE MANAGER
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

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

ITEM: PC CASE 14-04 8934 FAIRVIEW AVENUE – SU/FPD
COMMITTEE DATE: May 12, 2014
PREPARED BY: Keith Sbiral, AICP
PURPOSE: Consideration of Special Use for a Final Planned Development.
BUDGET AMOUNT: N/A

BACKGROUND:

Attached to this memo are the Staff Report, Planning and Zoning Commission packet, and notice requirements for the Special Use as a Final Planned Development presented by Ken Rathje and Michael Gatto at the April 24, 2014 PZC Hearing.

Staff found that the application meets the standards for approving the request subject to conditions outlined in the staff report and analysis. The Planning and Zoning Commission conducted the public hearing for the Special Use as a Final Planned Development request on April 24, 2014. The Planning and Zoning Commission made a motion for approval of the request and the motion failed to pass by a vote of 3-3 with one Planning and Zoning Commissioner absent. The motion had adopted the findings noted in the staff report as their own.

Staff has been working with the petitioner and will review and provide analysis of all modified documents prior to final consideration.

ATTACHMENTS:

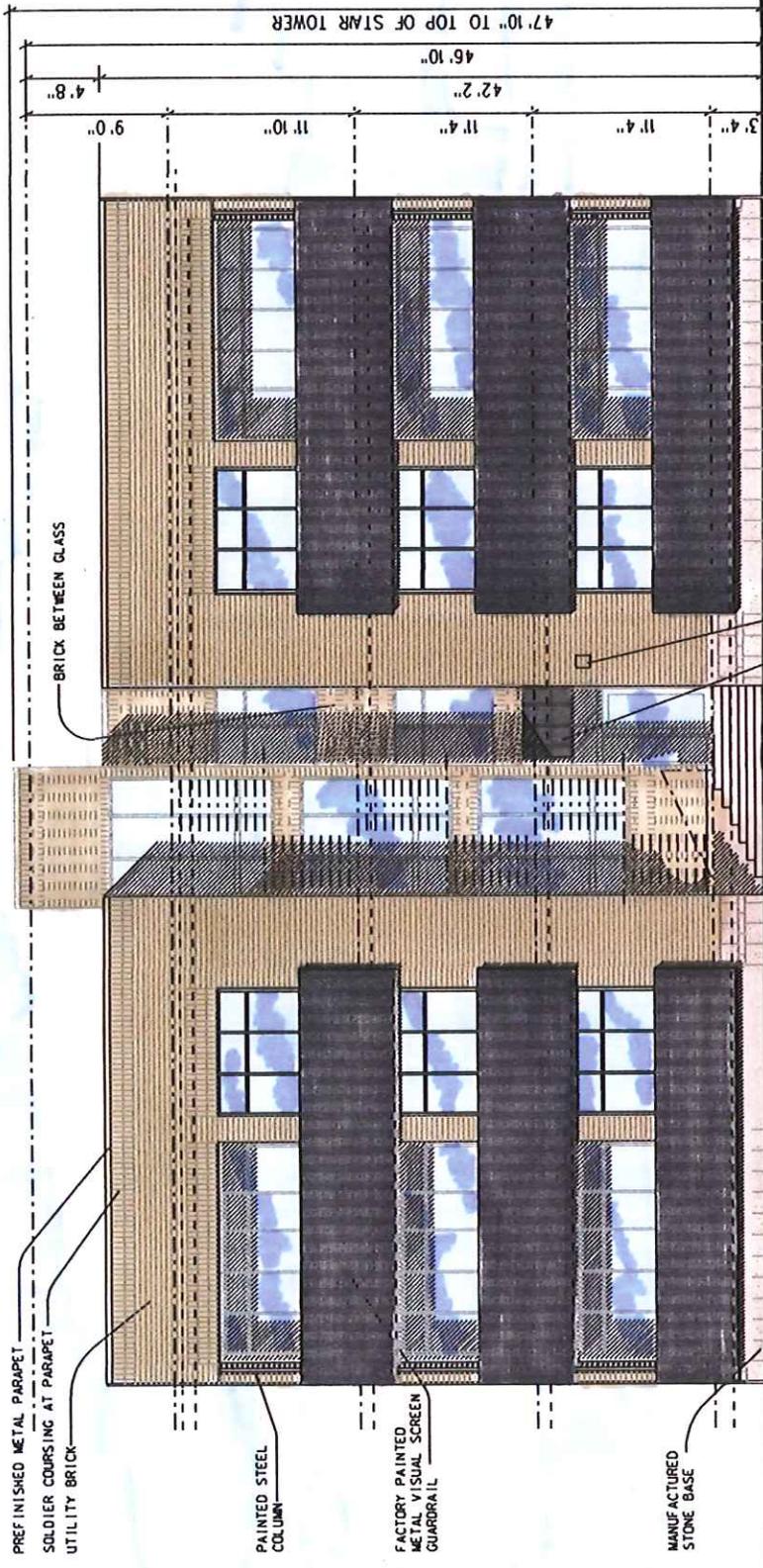
1. Staff Report, dated April 24, 2014
2. Revised Plans per Staff Recommendation
3. Planning and Zoning Commission Packet

STAFF RECOMMENDATION:

Though the Planning and Zoning Commission were tied in their recommendation, Staff believes the petition overall is consistent with the preliminary planned development and has sufficiently met the conditions for approval. Based on the discussion included in the Staff Report staff recommends that the Board of Trustees approve the request for Special Use as a Final Planned Development subject to the standards outlined in the staff report.

REQUESTED COURSE OF ACTION:

The Board of Trustees should review and discuss the request for variation. An ordinance approving the final planned development will be presented at the first March meeting.



PREFINISHED METAL PARAPET
 SOLDIER COURSING AT PARAPET
 UTILITY BRICK

PAINTED STEEL
 COLUMN

FACTORY PAINTED
 METAL VISUAL SCREEN
 GUARDRAIL

MANUFACTURED
 STONE BASE

BRICK BETWEEN GLASS

F.D. ALARM AND STROBE
 CONTRASTING ADDRESS

SOUTH (FAIRVIEW) ELEVATION

AREA SITE PLAN NORTH
 28 NOVEMBER 2013

SCALE: 1" = 20'-0"

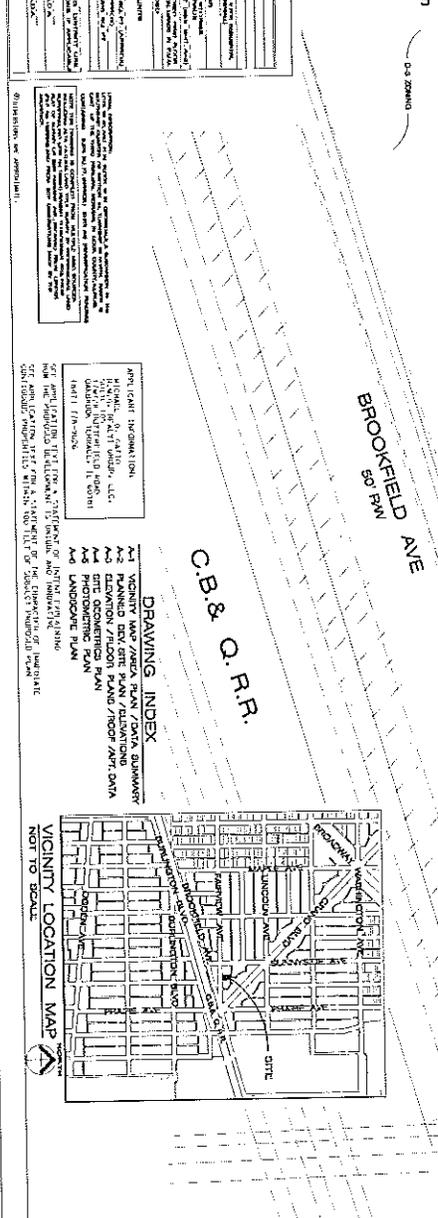
SUBJECT PROPERTY ZONING IS C-3 (IDENTIFIED COMMERCIAL DISTRICT) TO REMAIN UNCHANGED

FAIRVIEW AVENUE
66' RW

BROOKFIELD AVE
60' RW

GRAND BLVD
60' RW

66' RW PRAIRIE



FINAL PLANNED DEVELOPMENT

<p>SIGNATURE APARTMENTS 8934 FAIRVIEW AVENUE (LOTS 33, 42, AND 41 OF GROSSDALE SUBDIVISION) BROOKFIELD, ILLINOIS</p> <p>R.M.G. REALTY GROUP 17723 Butterfield Rd., Oakbrook Terrace, IL</p>	<p>Radix Planning Services, Inc. #2 OHMAD AVENUE GARDENS GARDEN, 625 BROOKFIELD, ILLINOIS 60521 (630) 582-2222 radixplanning.com</p>	<p>DEAN M. POZARZYCKI, P.L.A. ARCHITECT & DESIGNER ARCHITECTURE - LAND USE - PLANNING 4728 MANLY STREET, DOWNERS GROVE, IL 630-600-0900</p>
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STANDARD DATA PLANNED UNIT DEVELOPMENT CONCEPT

1. GENERAL INFORMATION	2. ZONING
3. SITE INFORMATION	4. SITE PLAN
5. SITE PLAN	6. SITE PLAN
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99. SITE PLAN	100. SITE PLAN



CERTIFICATION

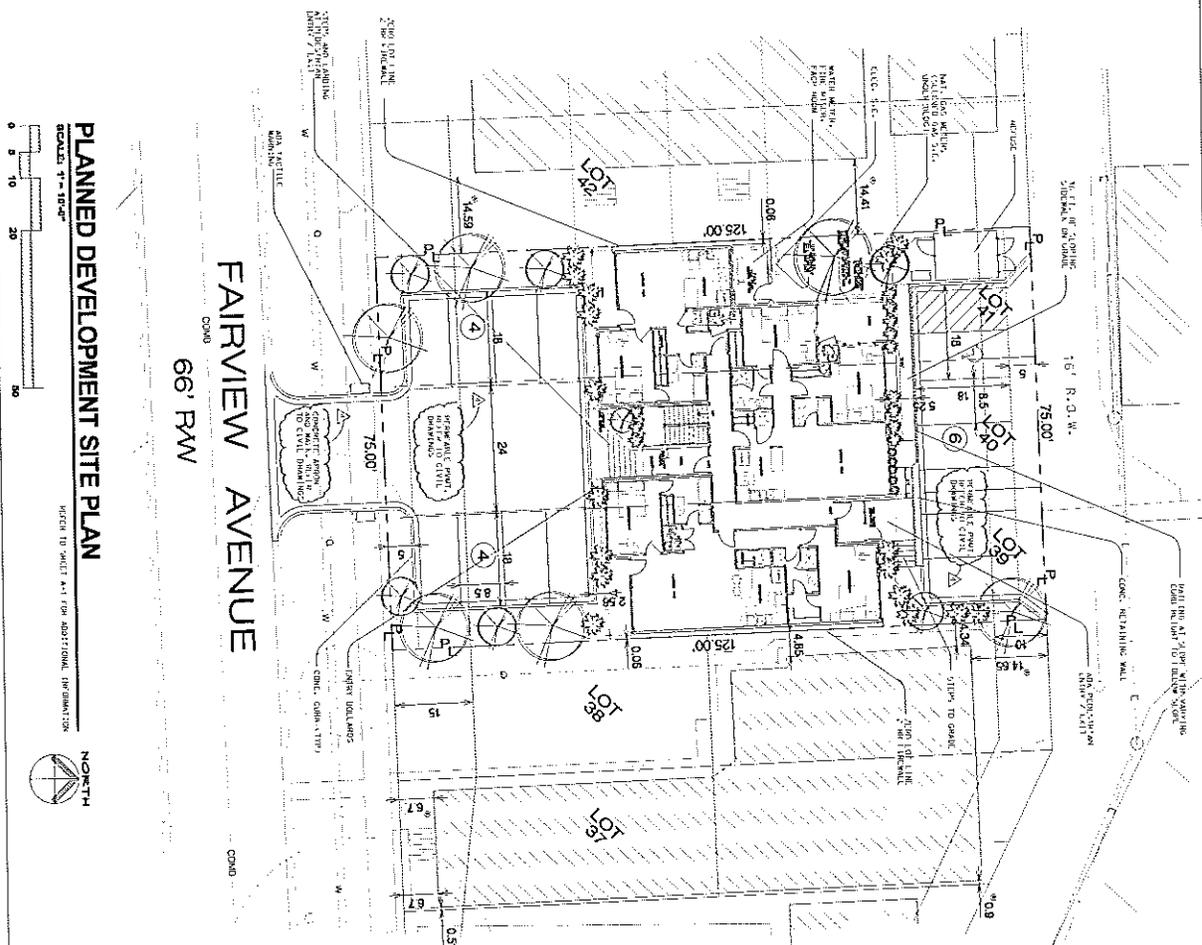
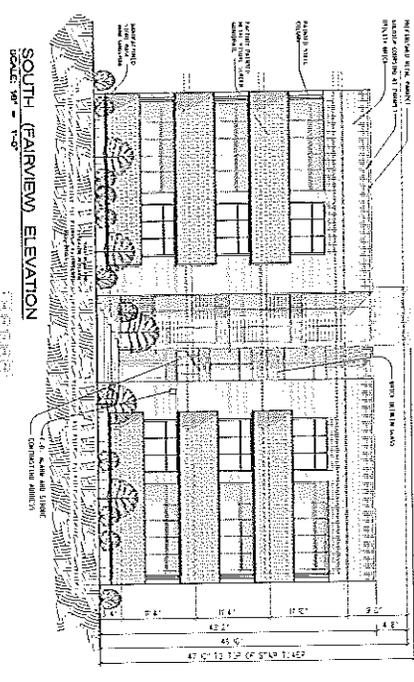
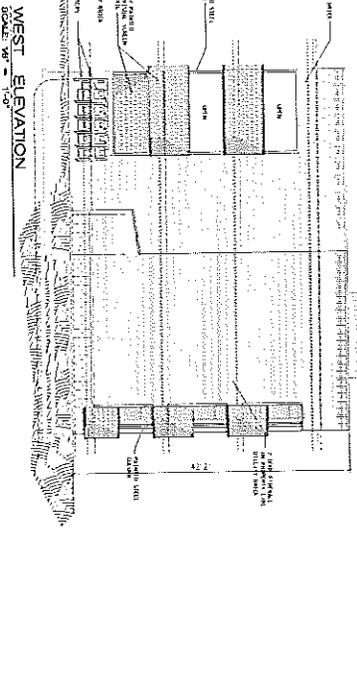
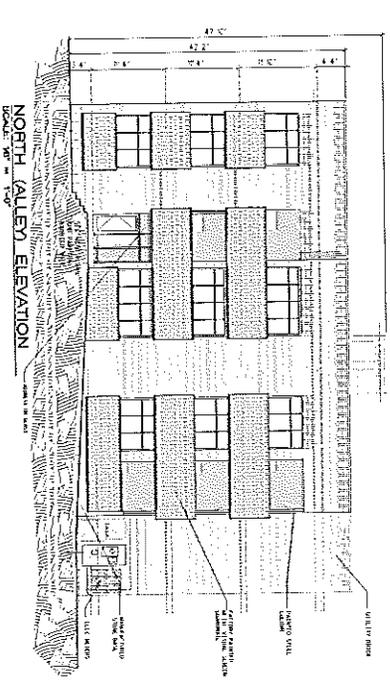
DEAN M. POZARZYCKI, P.L.A.
 ARCHITECT & DESIGNER

DATE: 11/28/2013

GENERAL SITE PLAN

DATE: 11/28/2013

A-1



PLANNED DEVELOPMENT SITE PLAN
 SCALE: 1" = 10'-0"
 REFER TO SHEET A-1 FOR ADDITIONAL INFORMATION



FINAL PLANNED DEVELOPMENT

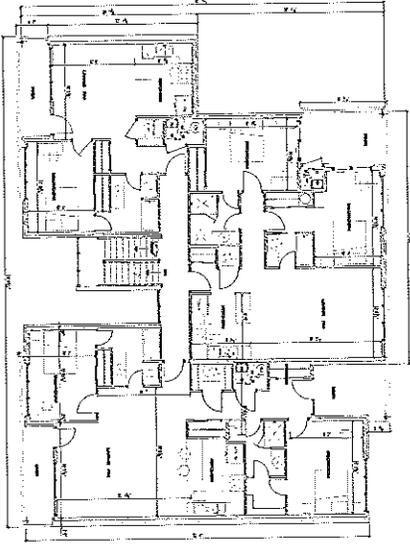
A-2
 PLANNED DEVELOPMENT
 SIGNATURE APARTMENTS
 SITE PLAN
 ELEVATIONS

SIGNATURE APARTMENTS
 8934 FAIRVIEW AVENUE
 (LOTS 39, 40, AND 41 OF GROSSDALE SUBDIVISION 1)
 BROOKFIELD, ILLINOIS 60513
R.M.G. REALTY GROUP
 174728 Butlerfield Pk., Oakbrook Terrace, IL

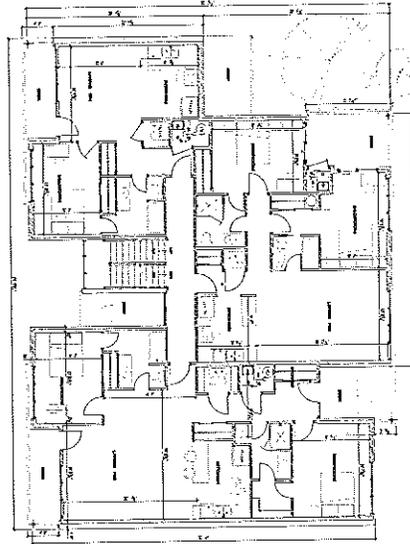
Rathje Planning Services, Inc.
 42 OGDON AVENUE
 DOWNERS GROVE, ILLINOIS 60515
 (630) 582-8200
 www.rathjep.com

DEAN M. POZARZYCKI, P.A.
 ARCHITECT
 4702 MAIN STREET, SUITE 200
 DOWNERS GROVE, ILLINOIS 60515
 (630) 582-8200
 www.dmpa.com

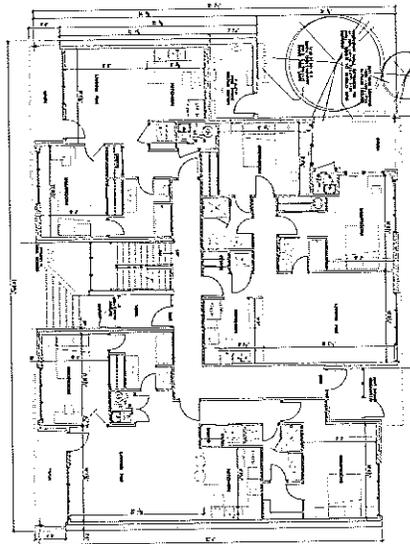
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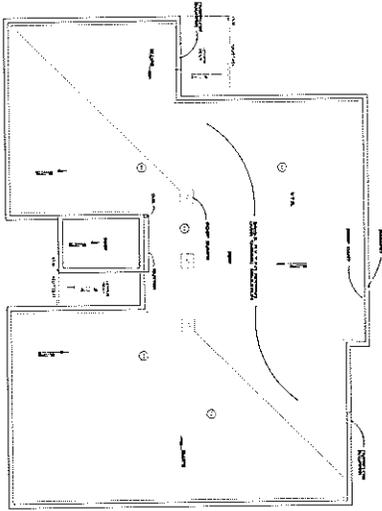
THIRD FLOOR
SCALE: 1/4" = 1'-0"



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



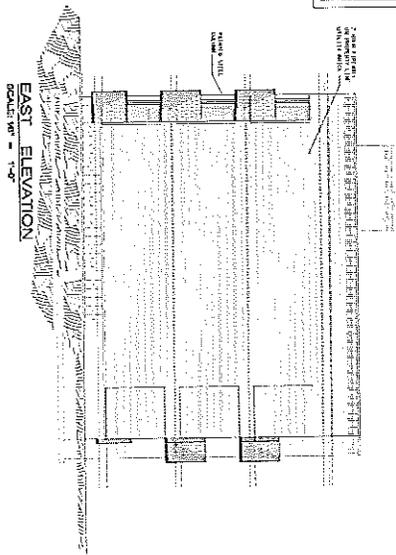
FIRST FLOOR
SCALE: 1/4" = 1'-0"



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

APARTMENT SUMMARY DATA

FLOOR	APARTMENT	NET AREA	NET AREA	NET AREA
		sq. ft.	sq. ft.	sq. ft.
FIRST FLOOR	1 BEDROOM APARTMENT	682	710	784
	2 BEDROOM APARTMENT	707	740	828
	3 BEDROOM APARTMENT	707	740	828
SECOND FLOOR	1 BEDROOM APARTMENT	682	710	784
	2 BEDROOM APARTMENT	707	740	828
	3 BEDROOM APARTMENT	707	740	828
THIRD FLOOR	1 BEDROOM APARTMENT	682	710	784
	2 BEDROOM APARTMENT	707	740	828
	3 BEDROOM APARTMENT	707	740	828



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

FINAL PLANNED DEVELOPMENT

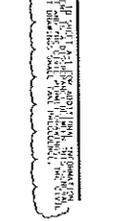
SIGNATURE APARTMENTS
 8934 FAIRVIEW AVENUE
 (LOTS 89, 43, AND 41 OF GROSSDALE SUBDIVISION)
 BROOKFIELD, ILLINOIS
R.M.G. REALTY GROUP
 174728 Bunkerfield Rd., Oakbrook Terrace, IL

Rathje Planning Services, Inc.
 43 CHICAGO AVENUE
 DOWNERS GROVE, ILL. 60526
 (630) 583-4300
 info@rathje.com

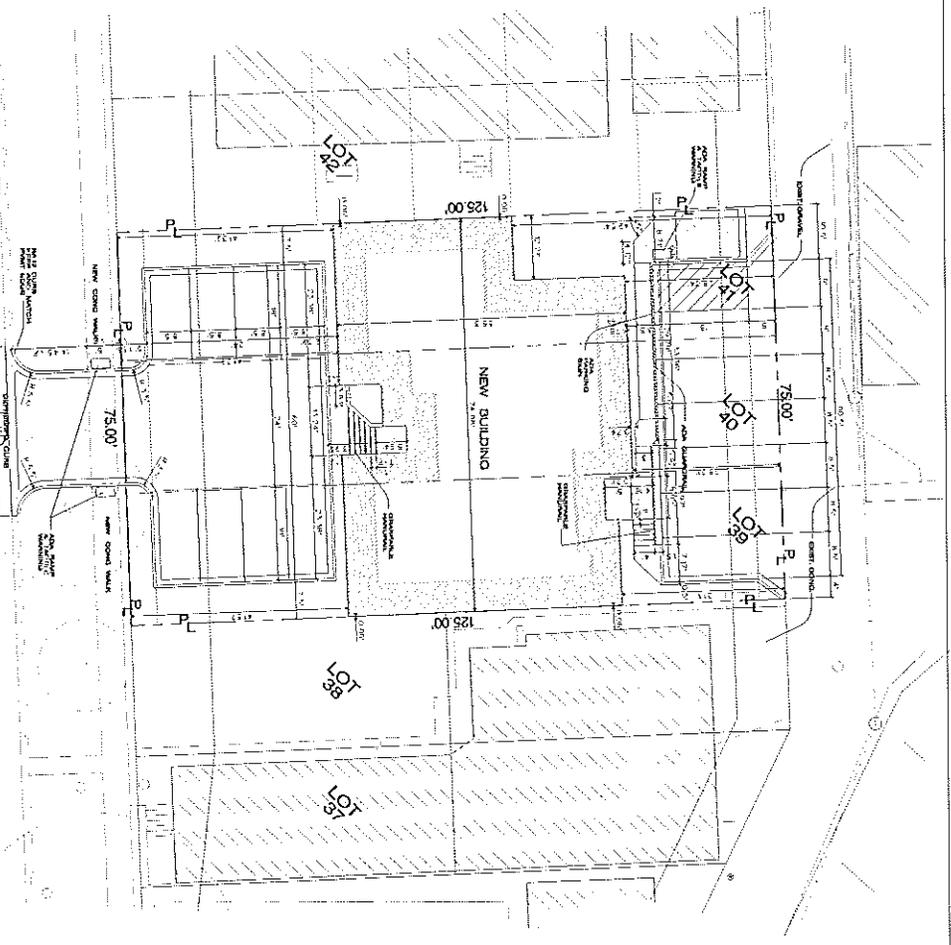
DEAN M. POZARZYCO, P.A.
 ARCHITECT & P.E. REG. NO. 031-047972
 ARCHITECTURE & LAND USE - PLANNING
 478 N. HALE STREET, DOWNERS GROVE, IL
 60526 REG. NO. A-001747 630-580-5443

A-3
 FLOOR PLANS
 DATE: 08/11/2011
 SCALE: 1/4" = 1'-0"

SITE GEOMETRICS PLAN
 SCALE: 1" = 10'-0"



FAIRVIEW AVENUE
 66' RW



FINAL PLANNED DEVELOPMENT

A-4
 SHEET TITLE
 SITE
 GEOMETRICS
 PLAN

SIGNATURE APARTMENTS
 8934 FAIRVIEW AVENUE
 (LOTS 39, 40, AND 41 OF CROSSCREEK SUBDIVISION)
 BROOKFIELD, ILLINOIS
 FOR
R.M.G. REALTY GROUP
 174729 Brookfield Rd., Oakbrook Terrace, IL

Rachle Planning Services, Inc.
 43 CHERRY AVE
 DOWNERS GROVE, ILL. 60515
 phone 630-963-4300 fax 630-262-8272
 rachle@rachle.net

DEAN M. POZARZICKI, P.E., ARCH. 1621
 ARCHITECTURE • LAND USE • PLANNING
 4125 NORTH BIRCHWOOD DRIVE, DOWNERS GROVE, IL
 630-952-1143

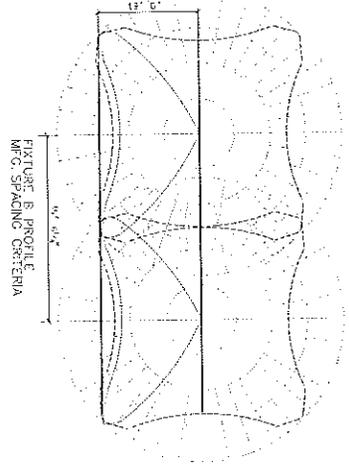


FIGURE B PROFILE
MFG SPACING CRITERIA

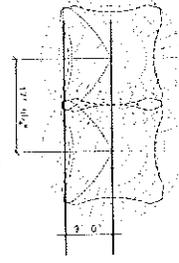
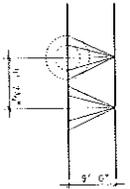
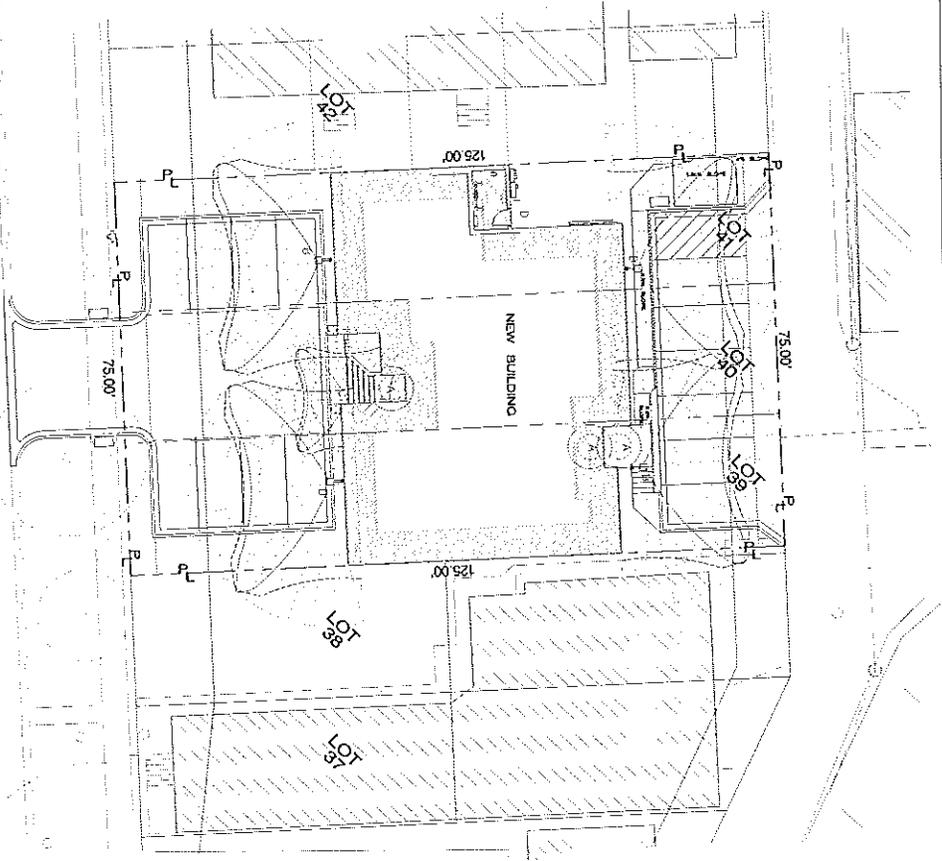


FIGURE C PROFILE
MFG SPACING CRITERIA

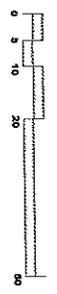


LUMINAIRE TABLE		LUMINAIRE TABLE		LUMINAIRE TABLE		LUMINAIRE TABLE	
NO.	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	BEAM ANGLE	SPACING	HEIGHT
1	FIXTURE A PROFILE (MED. BEAM)	PHILIPS	MSH	400	4.4°	10' 0"	10' 0"
2	FIXTURE B PROFILE	PHILIPS	MSH	400	4.4°	10' 0"	10' 0"
3	FIXTURE C PROFILE	PHILIPS	MSH	400	4.4°	10' 0"	10' 0"



FAIRVIEW AVENUE
66' RW

PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"



REFER TO SHEET #A-1 FOR ADDITIONAL INFORMATION



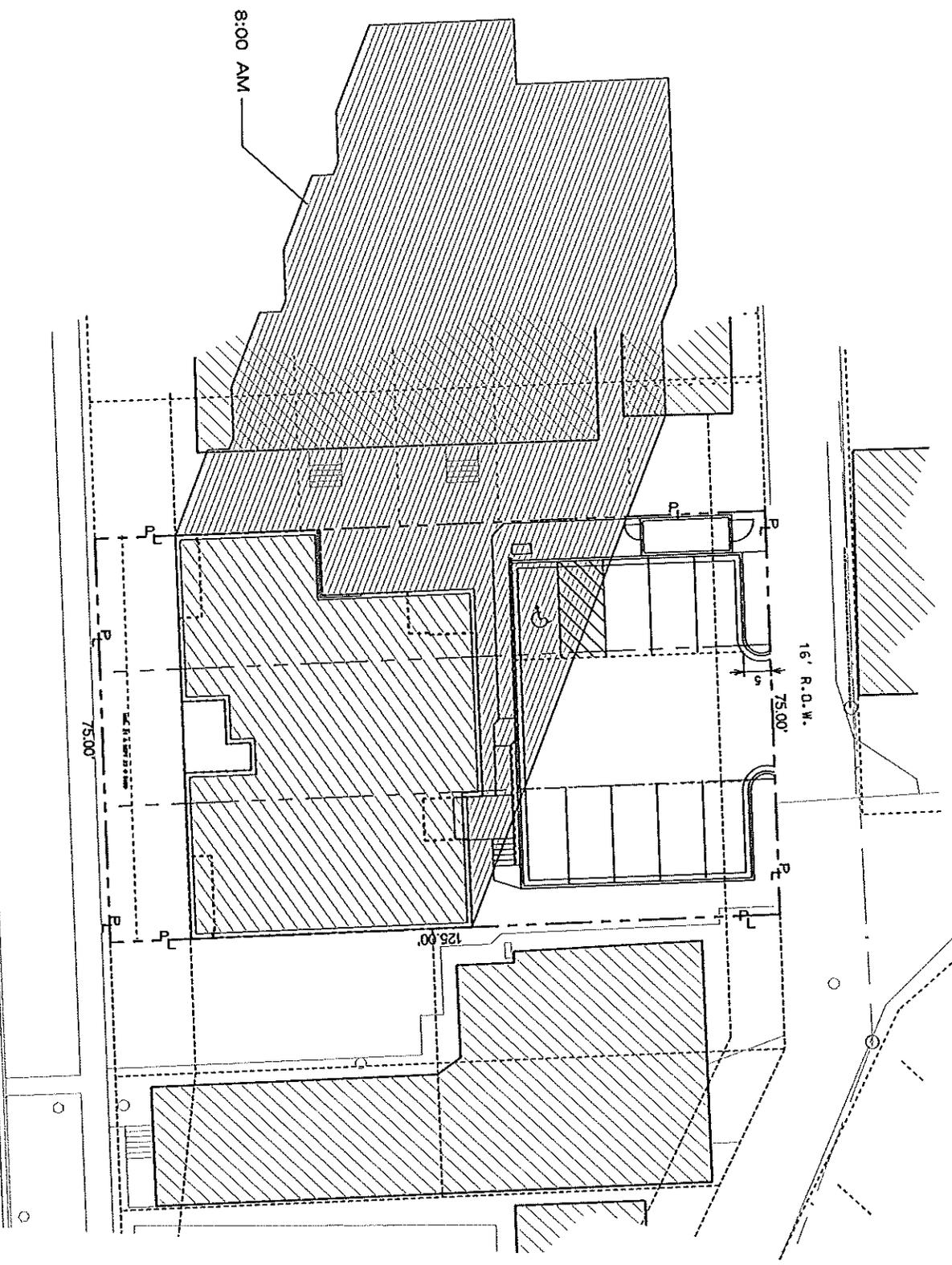
FINAL PLANNED DEVELOPMENT

<p>PHOTOMETRIC PLAN</p> <p>A-5</p>	<p>SIGNATURE APARTMENTS 8934 FAIRVIEW AVENUE (LOTS 29, 40 AND 41 OF GROSSDALE SUBDIVISION) BROOKFIELD, ILLINOIS</p> <p>R.M.G. REALTY GROUP 174728 Bluefield Rd., Oakbrook Terrace, IL</p>	<p>Rath's Planning Services, Inc. 43 CHERRY ROAD DUNELSON GROVE, IL 60525 phone 630-963-4391 lrat@rathsp.com</p>	<p>DEAN M. POZARZYCKO, P.E., AIA ARCHITECTURE + LAND USE + PLANNING 4725 MAHON STREET, DUNELSON GROVE, IL 60525-9024-4443</p>
	<p>DATE: 11/11/11</p> <p>SCALE: 1" = 10'-0"</p> <p>PROJECT: SIGNATURE APARTMENTS</p> <p>SHEET: A-5 OF 5</p>		



FAIRVIEW AVENUE
66' RW

SHADOW STUDY south: 22 DECEMBER



FAIRVIEW AVENUE
66' RW

SHADOW STUDY south: 21 MARCH & 23 SEPTEMBER

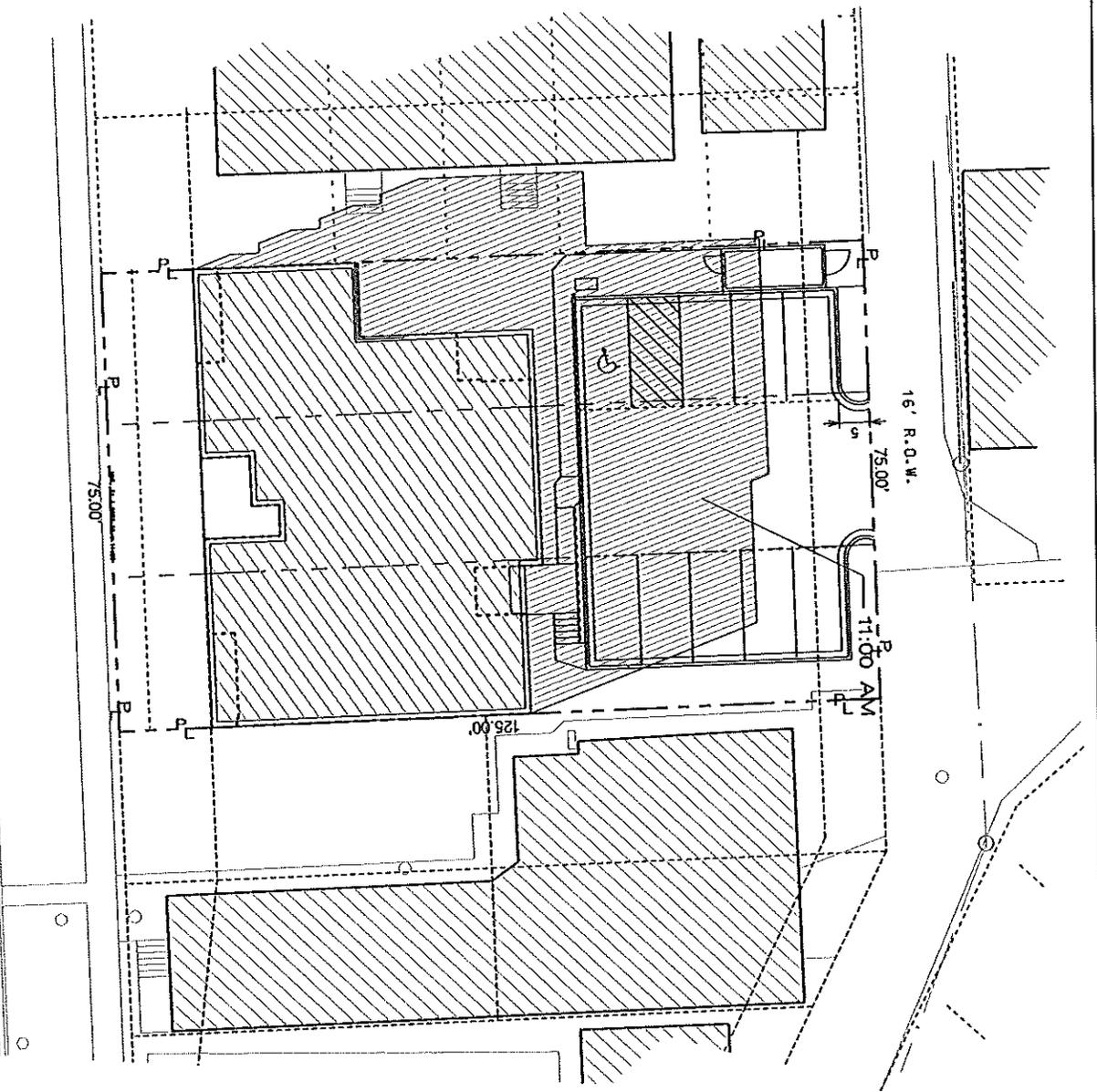


FAIRVIEW AVENUE
66' F.W.

SHADOW STUDY south: 21 MARCH & 23 SEPTEMBER

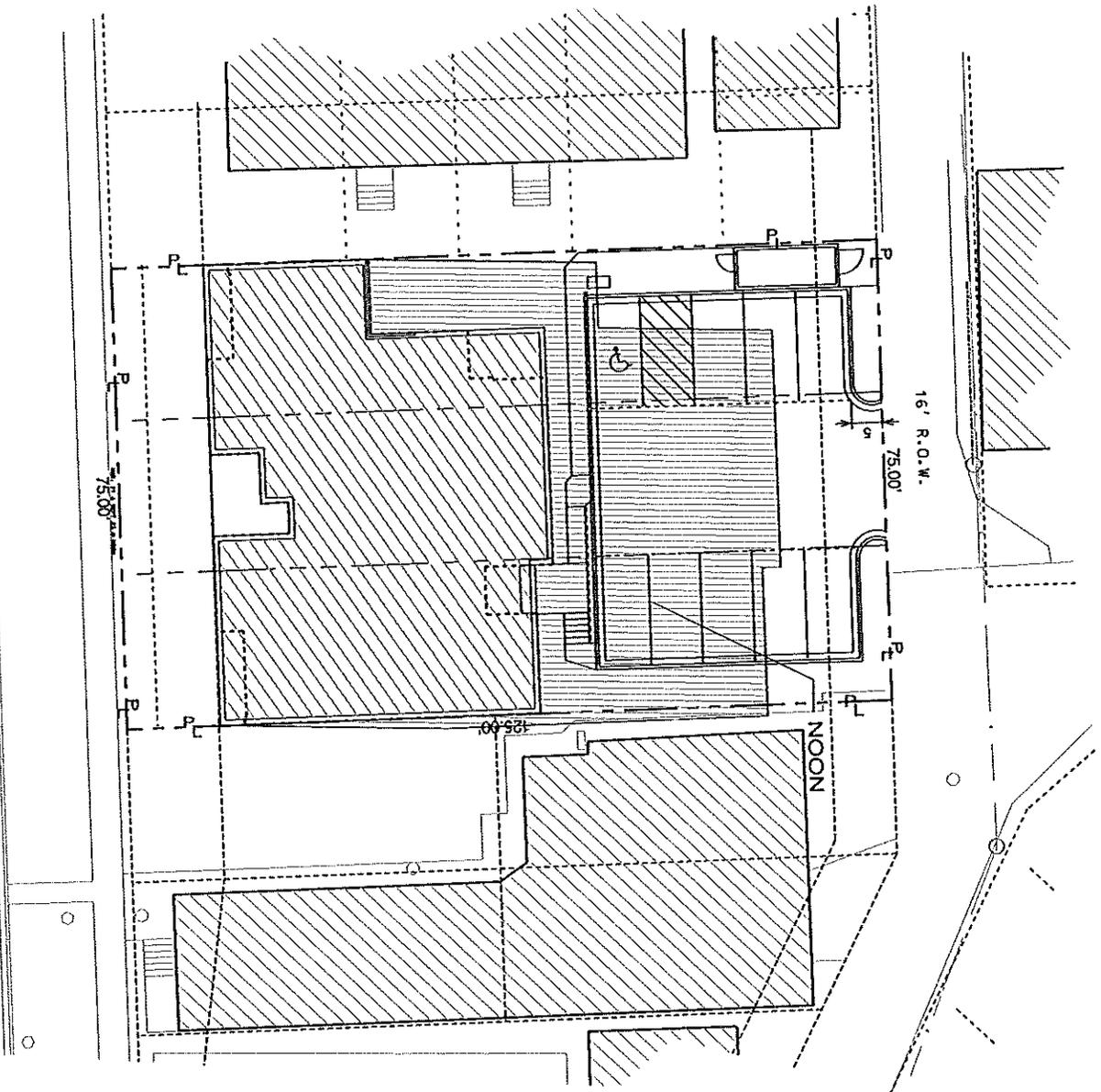


SHADOW STUDY south: 21 MARCH & 23 SEPTEMBER



FAIRVIEW AVENUE
66' RW

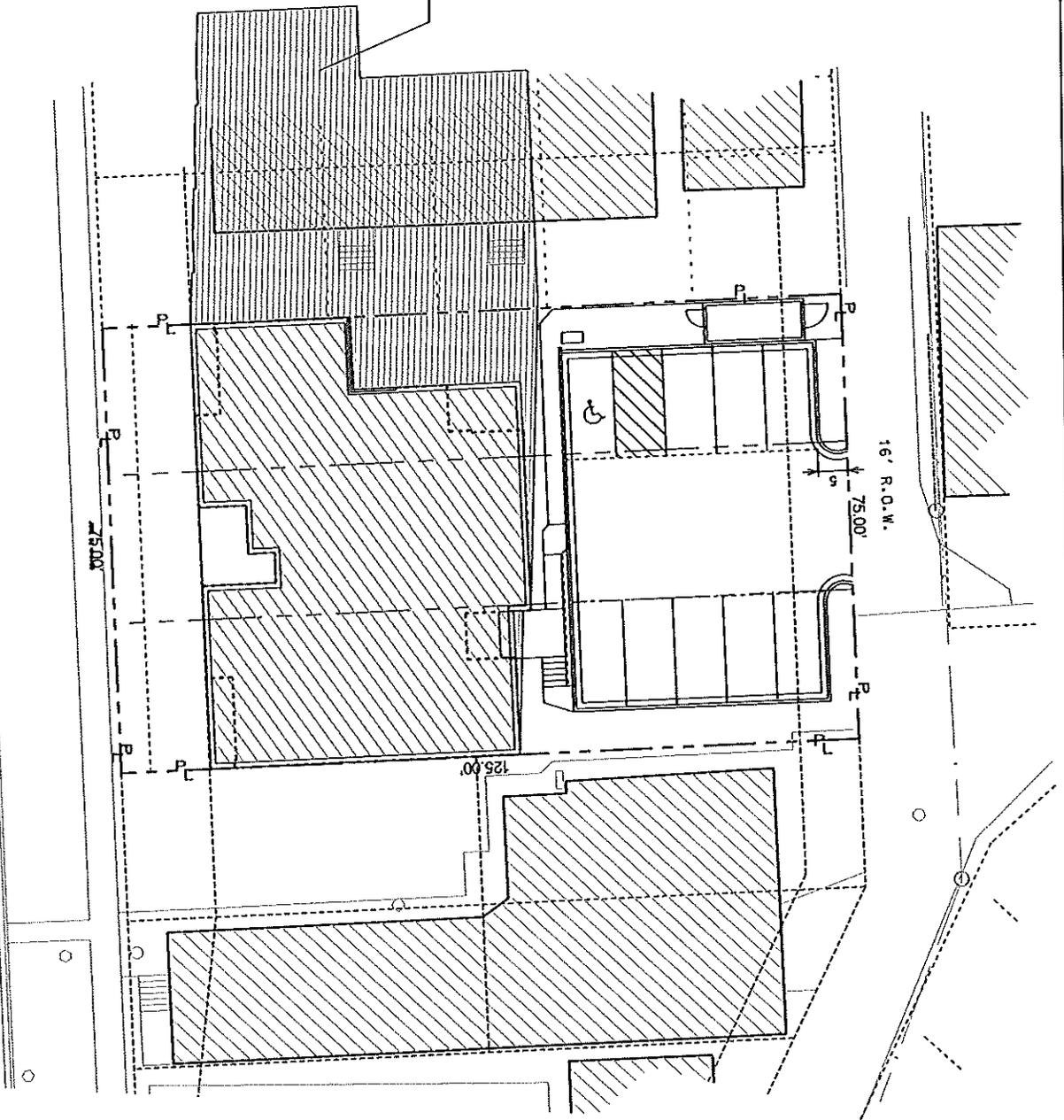
SHADOW STUDY south: 21 MARCH & 23 SEPTEMBER



FAIRVIEW AVENUE
66' R/W

SHADOW STUDY south: 21 MARCH & 23 SEPTEMBER

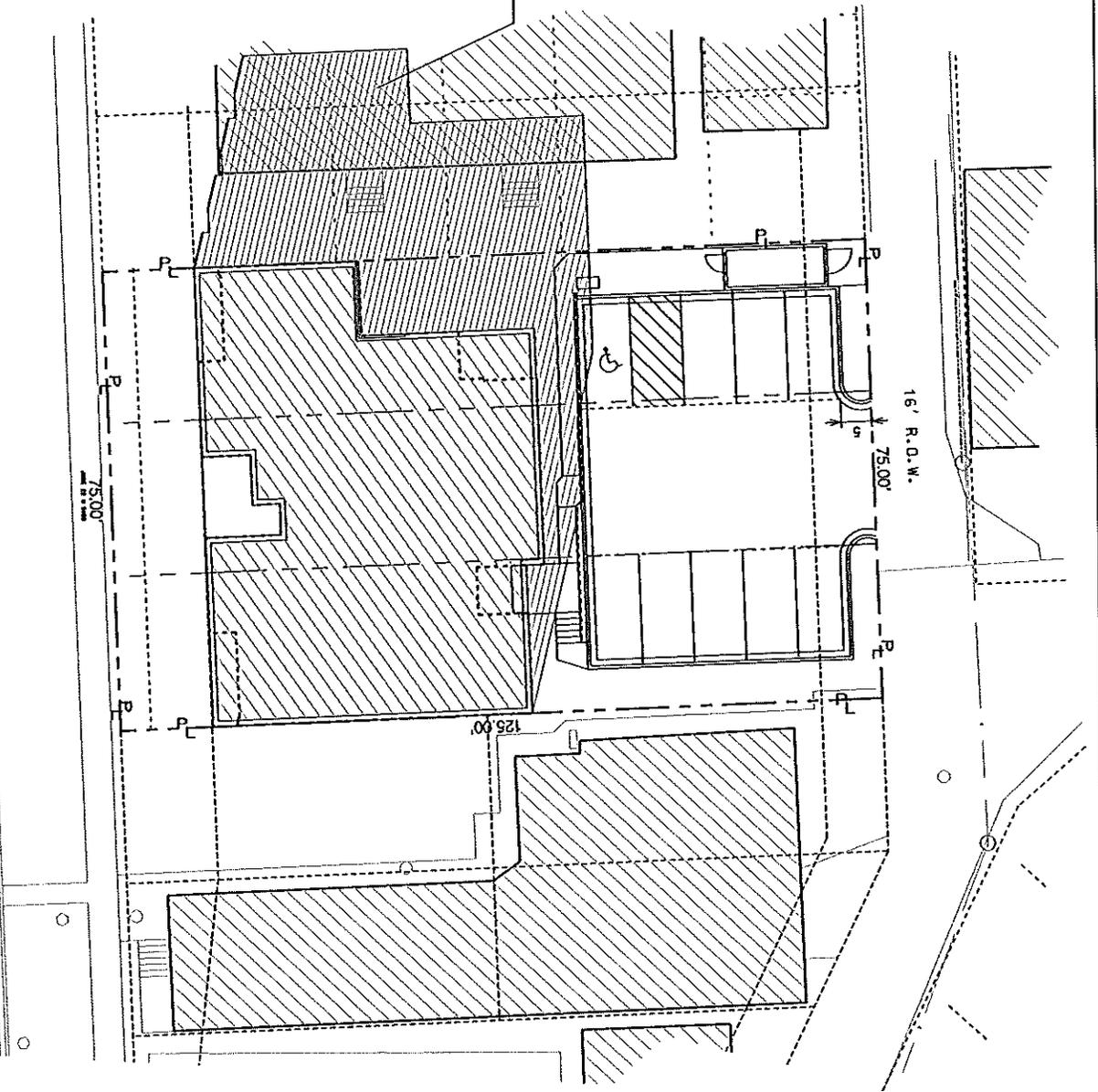
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FAIRVIEW AVENUE
66' RW

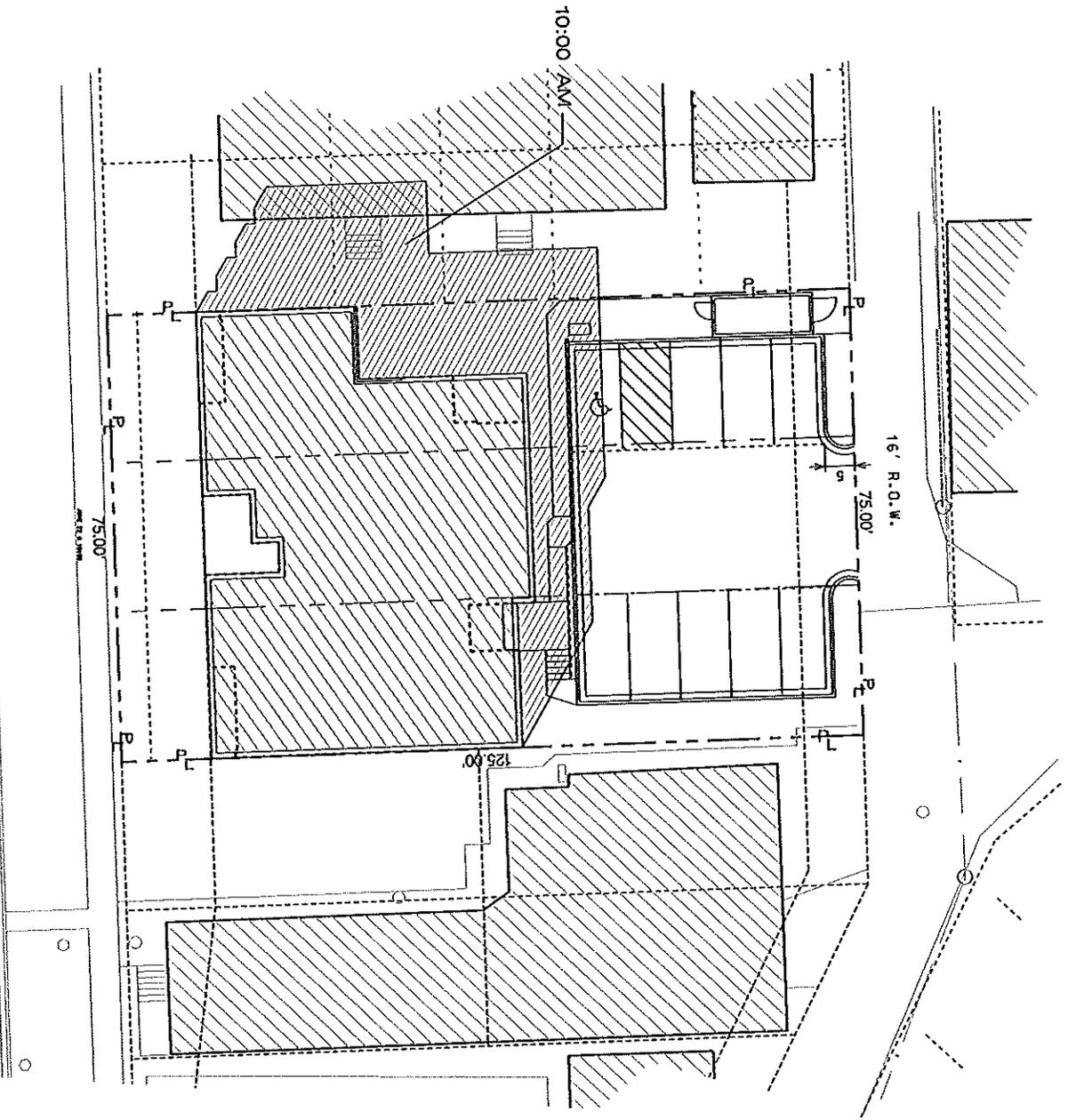
SHADOW STUDY south: 22 JUNE

9:00 AM



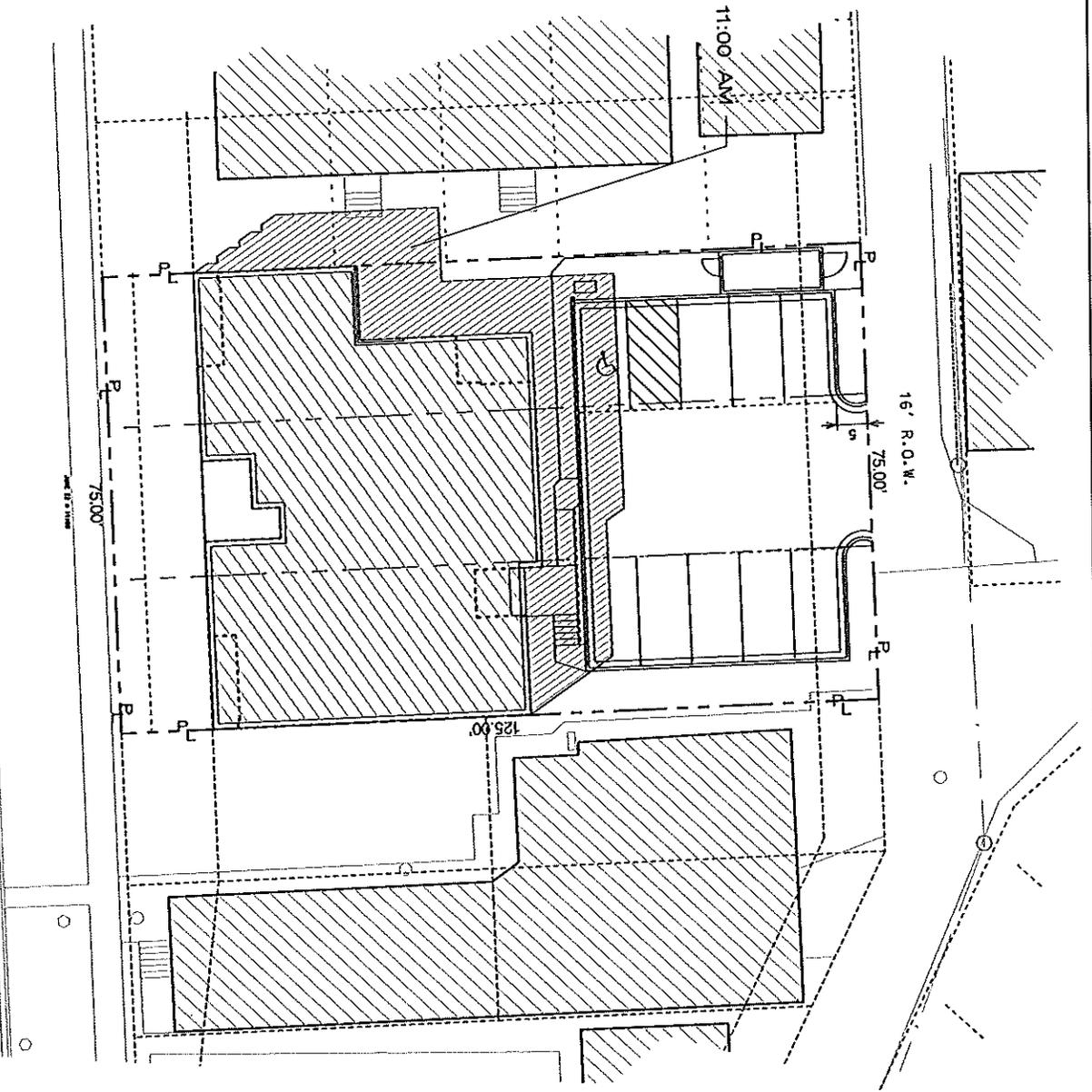
FAIRVIEW AVENUE
66' P.W.

SHADOW STUDY south: 22 JUNE



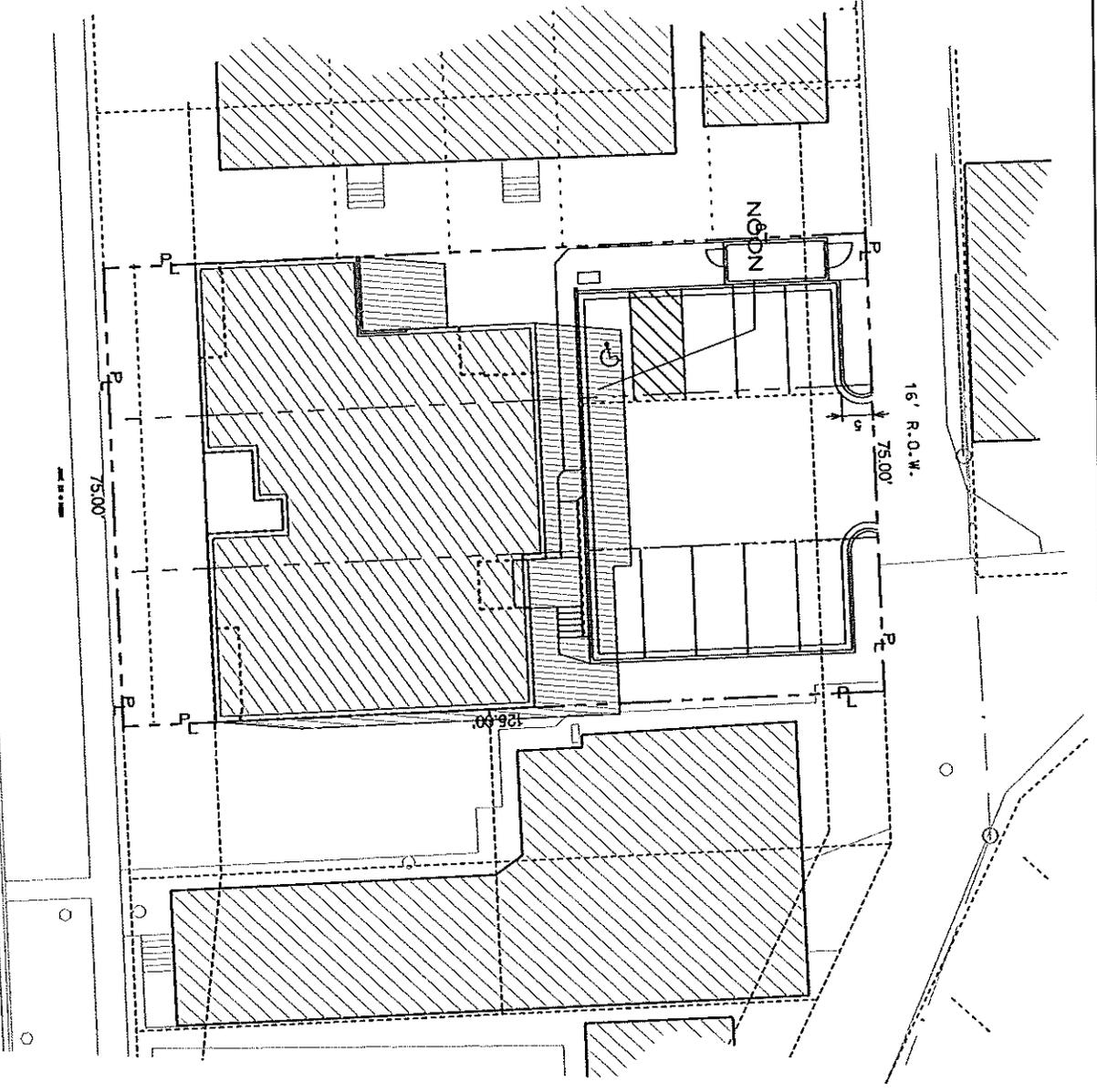
SHADOW STUDY south: 22 JUNE

FAIRVIEW AVENUE
66' P.W.



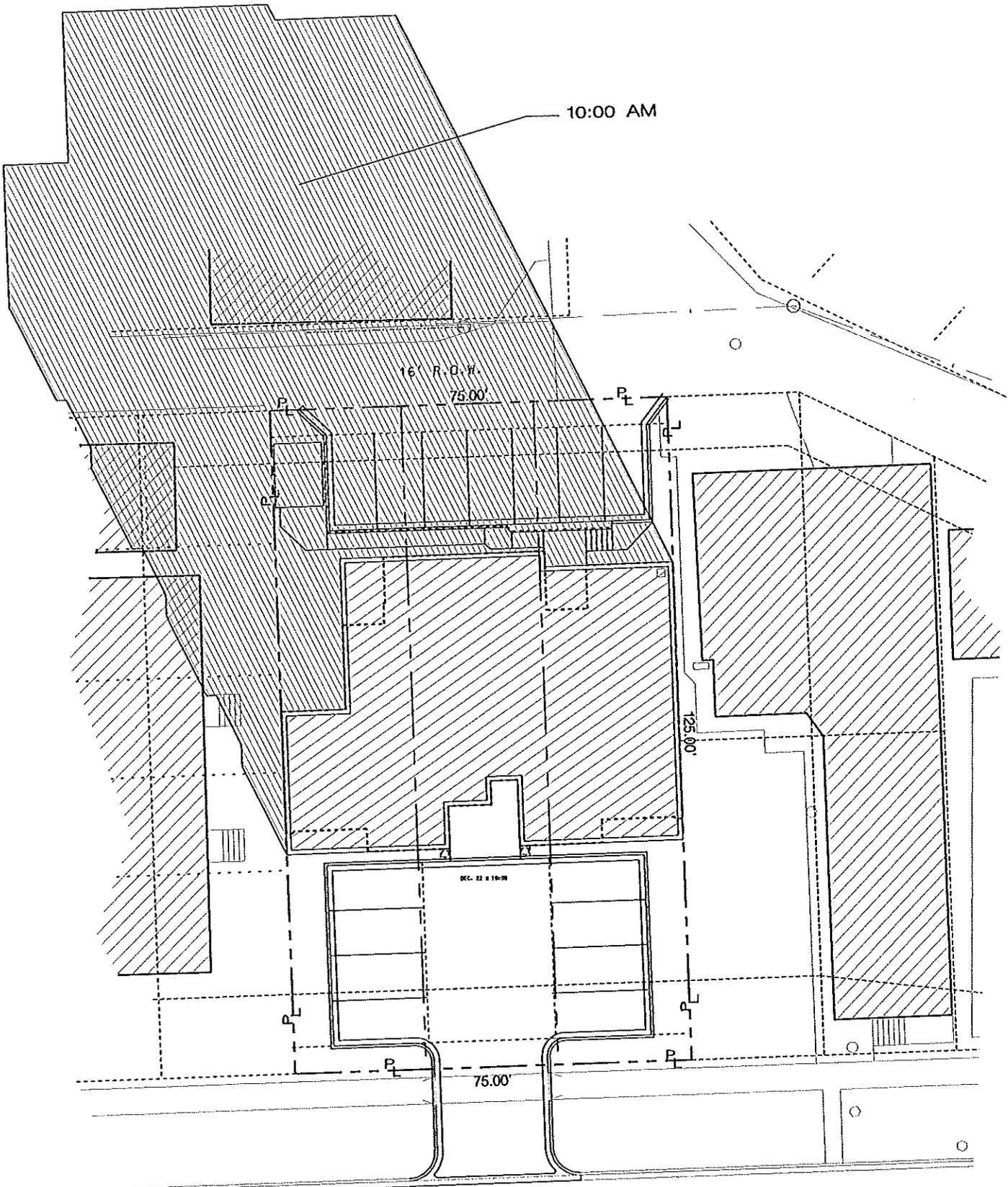
FAIRVIEW AVENUE
66' RW

SHADOW STUDY south: 22 JUNE



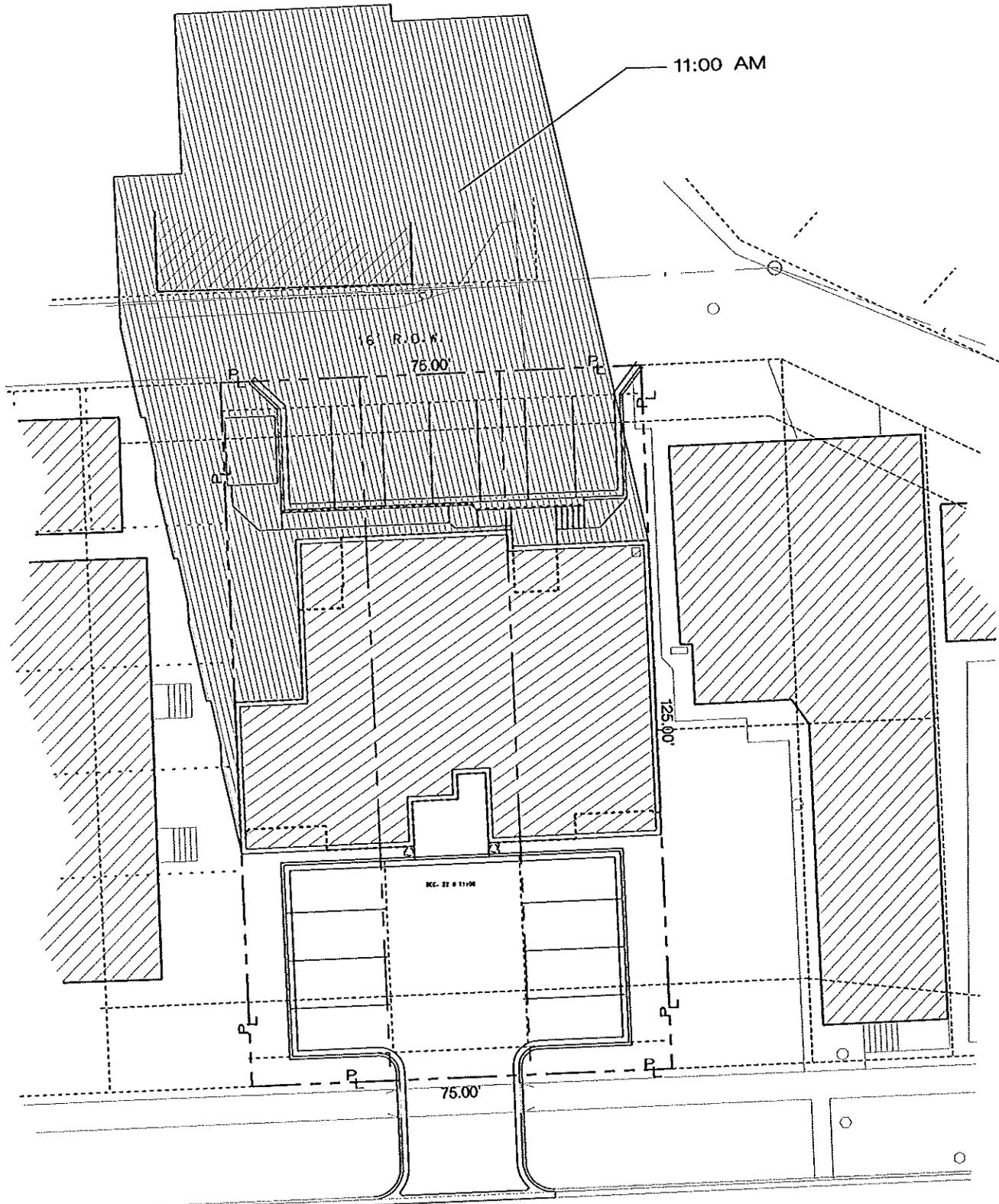
FAIRVIEW AVENUE
66' RW

SHADOW STUDY south: 22 JUNE



FAIRVIEW AVENUE
66' RW

SHADOW STUDY: 22 DECEMBER



11:00 AM

16 R.O.R.
75.00'

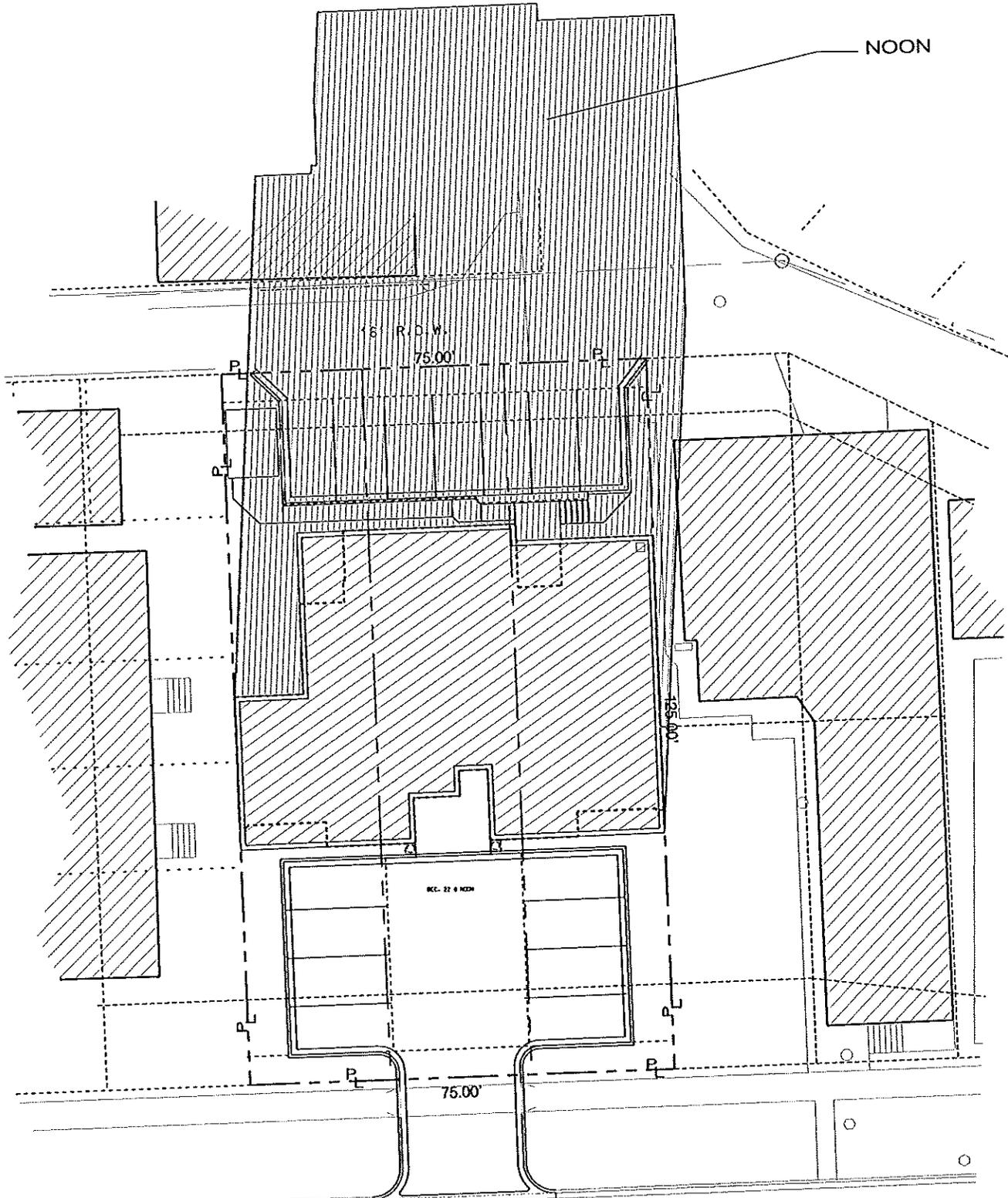
125.00'

REC. 22 @ 11:00

75.00'

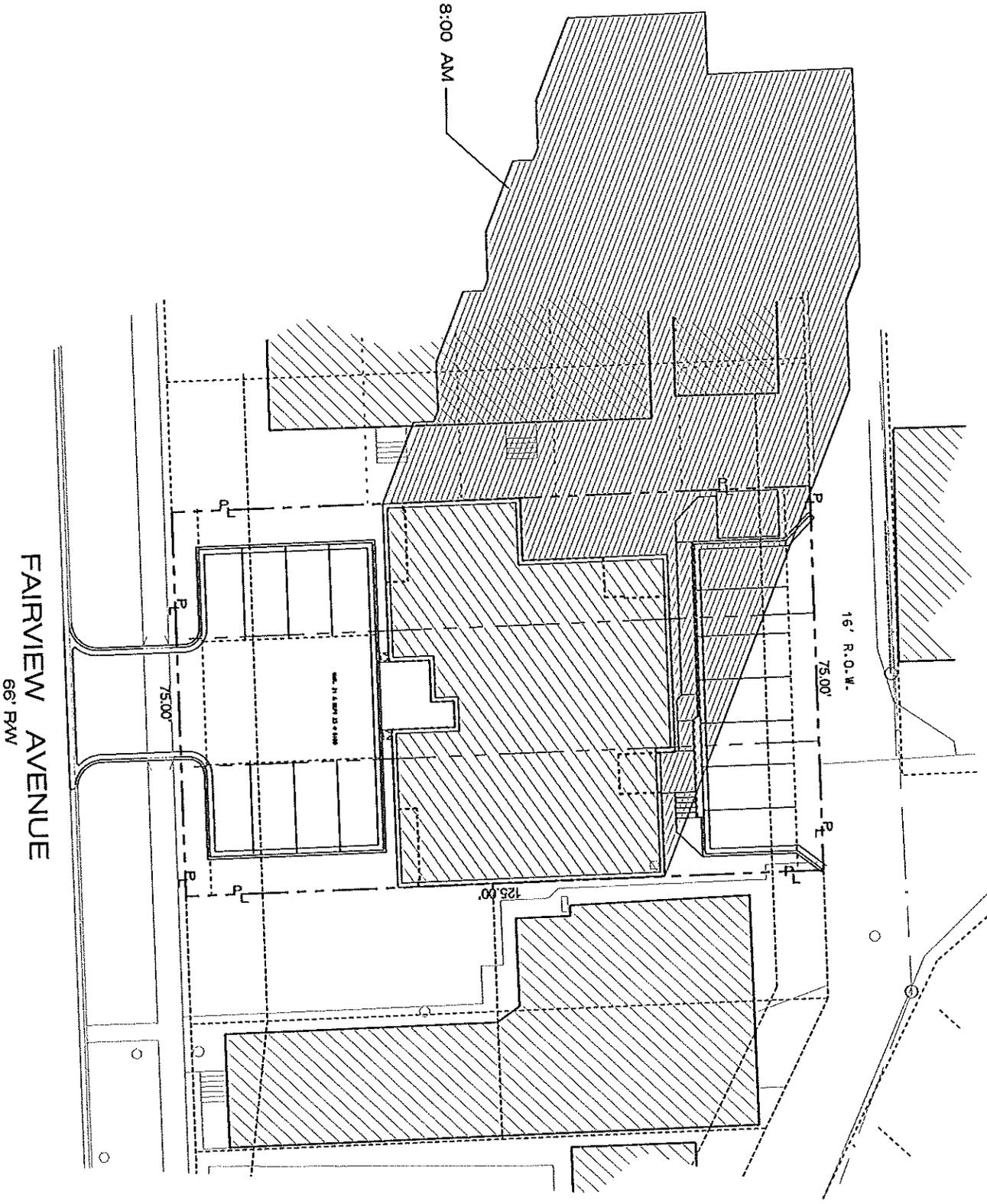
FAIRVIEW AVENUE
66' RW

SHADOW STUDY: 22 DECEMBER



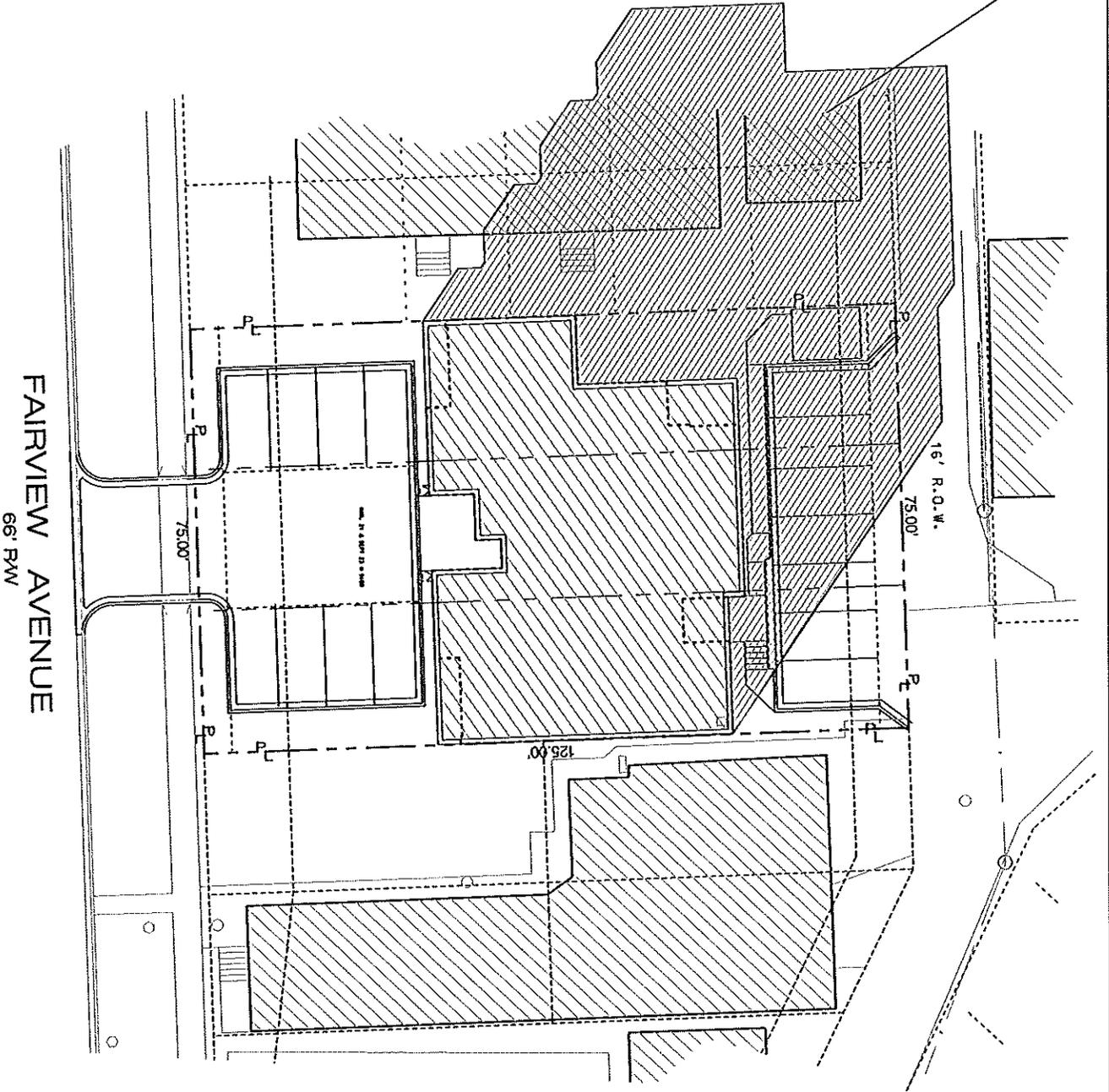
FAIRVIEW AVENUE
66' RW

SHADOW STUDY: 22 DECEMBER



SHADOW STUDY: 21 MARCH & 23 SEPTEMBER

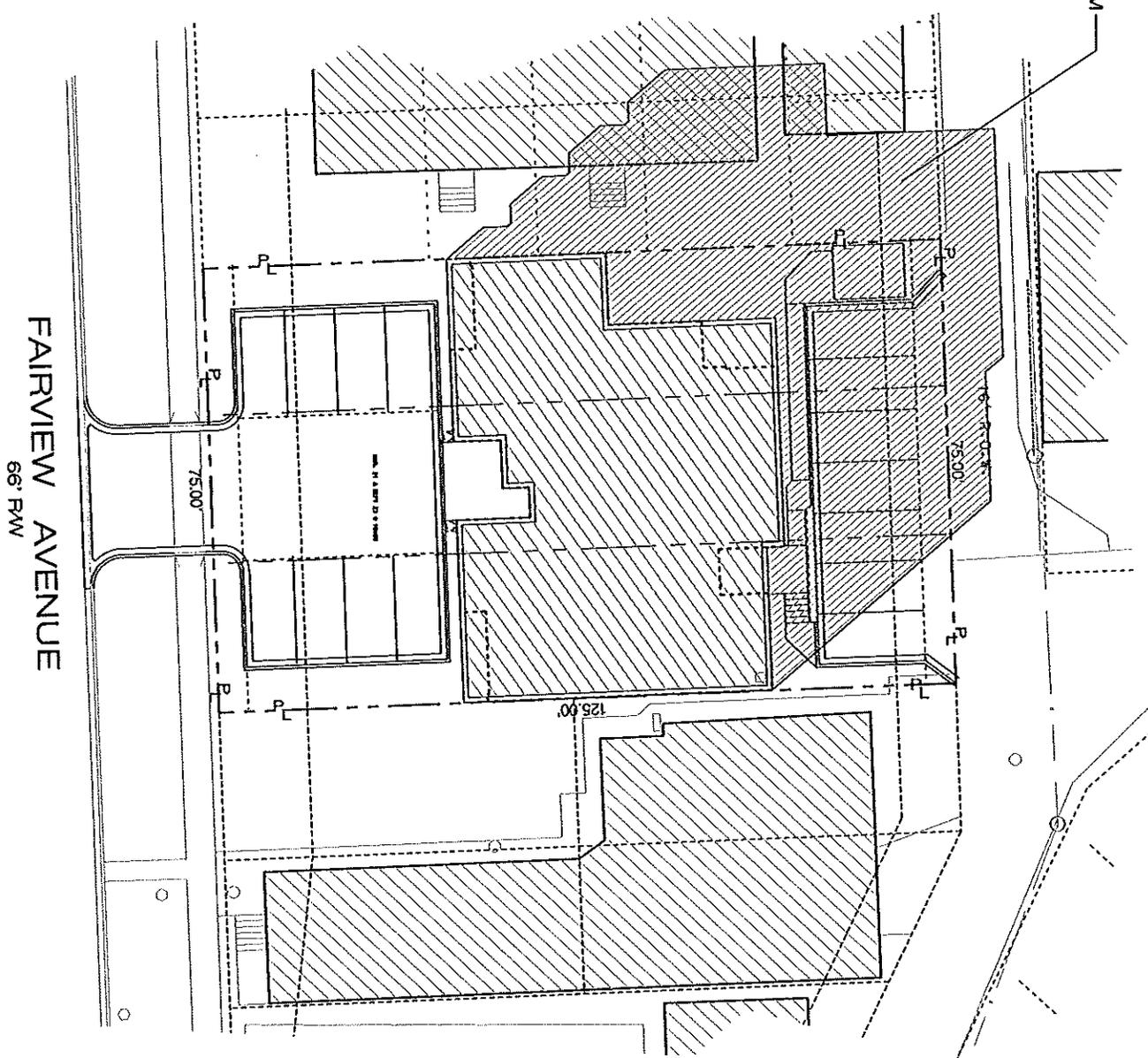
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SHADOW STUDY: 21 MARCH & 23 SEPTEMBER

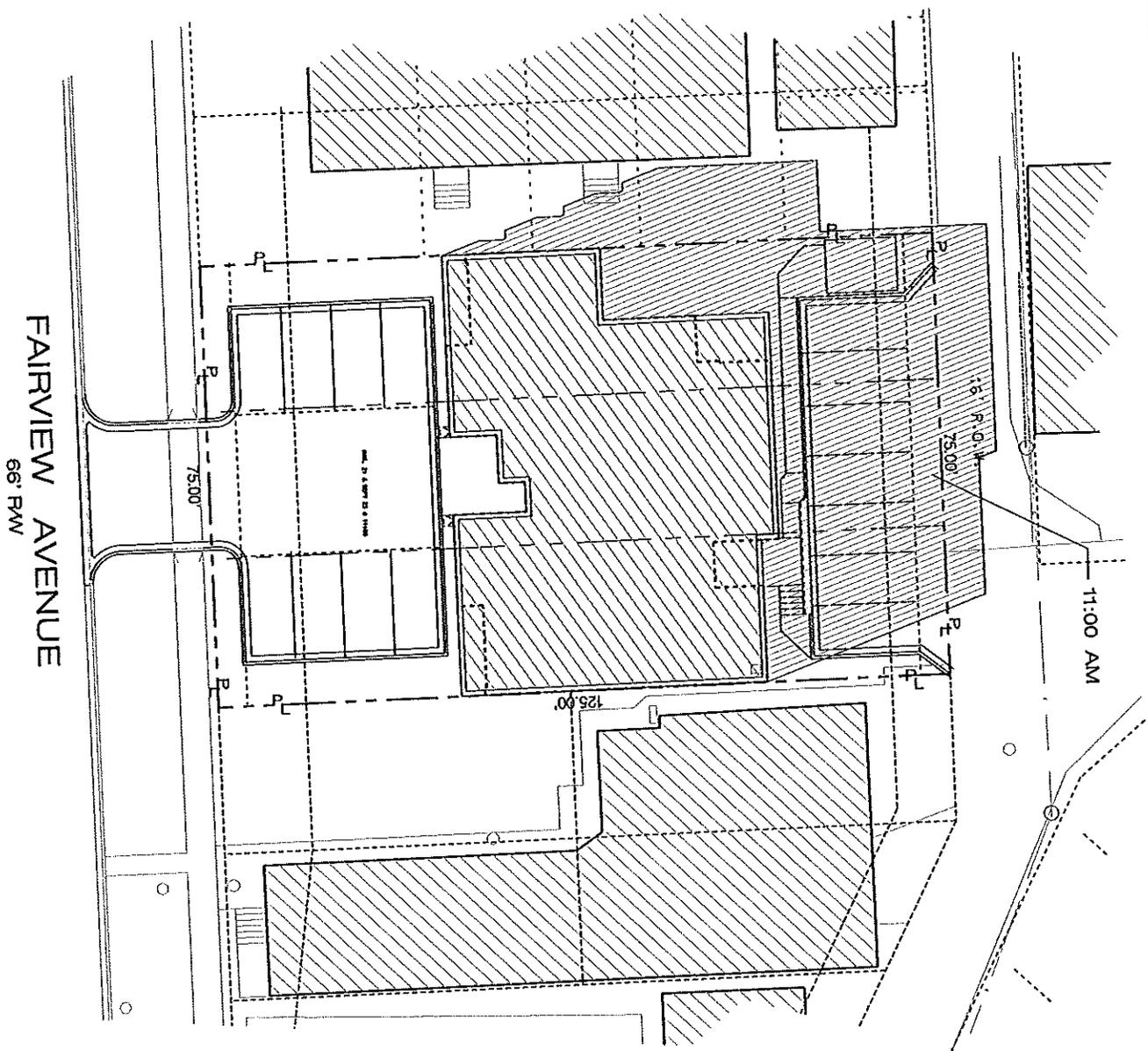
FAIRVIEW AVENUE
66' R.O.W.

10:00 AM



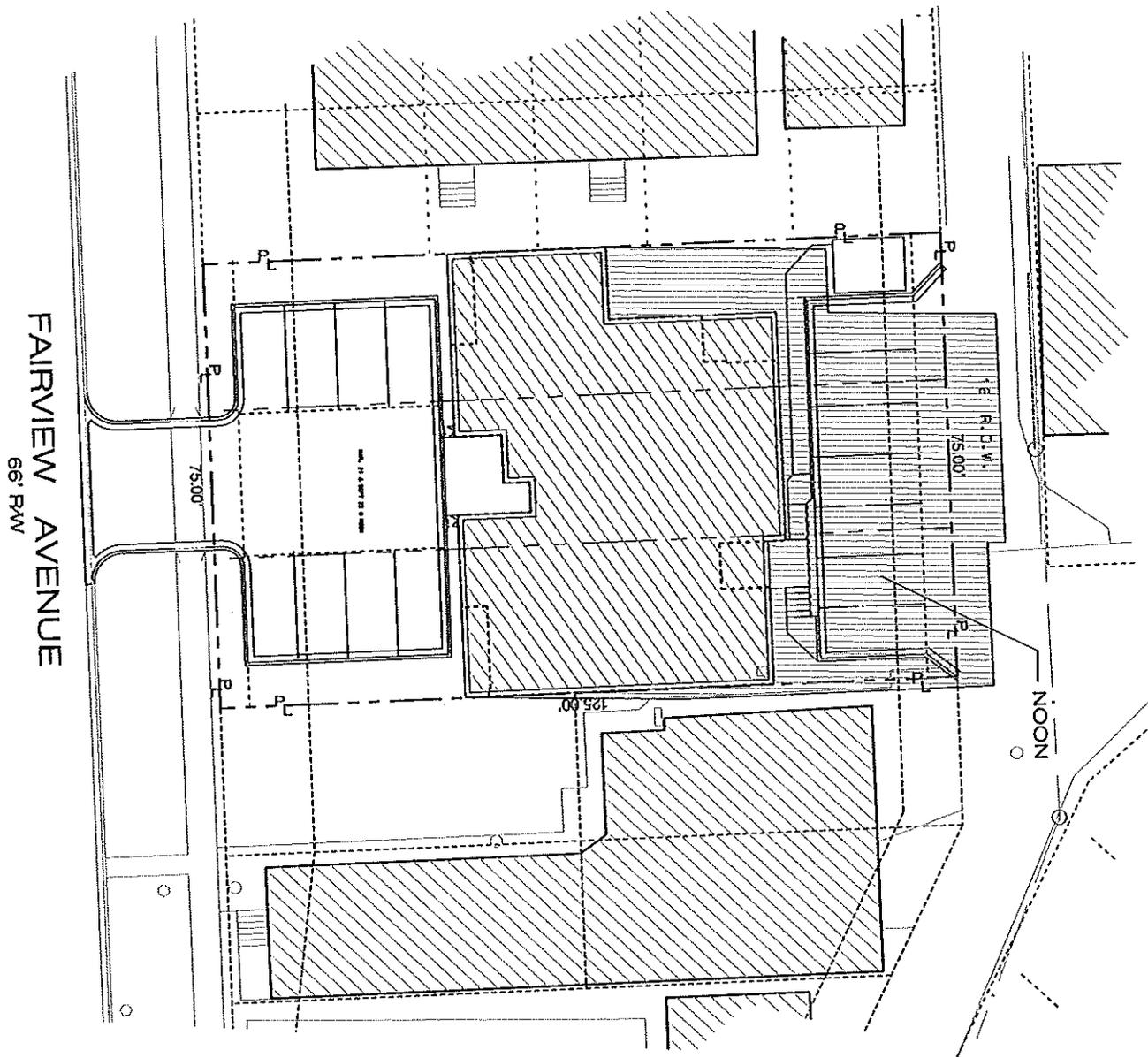
FAIRVIEW AVENUE
66' RW

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



FAIRVIEW AVENUE
66' RW

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



FAIRVIEW AVENUE
66' R/W

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER

8:00 AM

16' R.O.W.

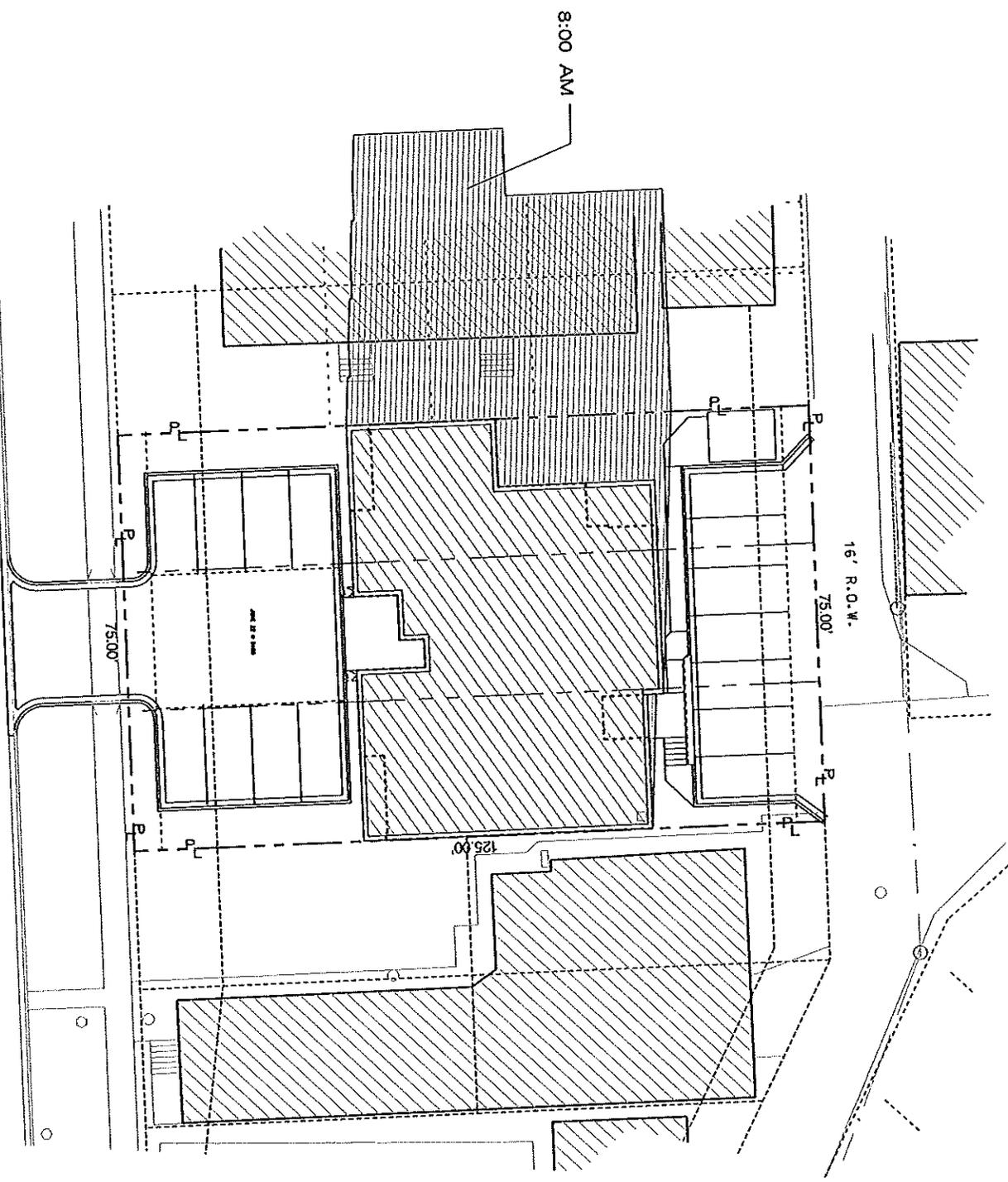
75.00'

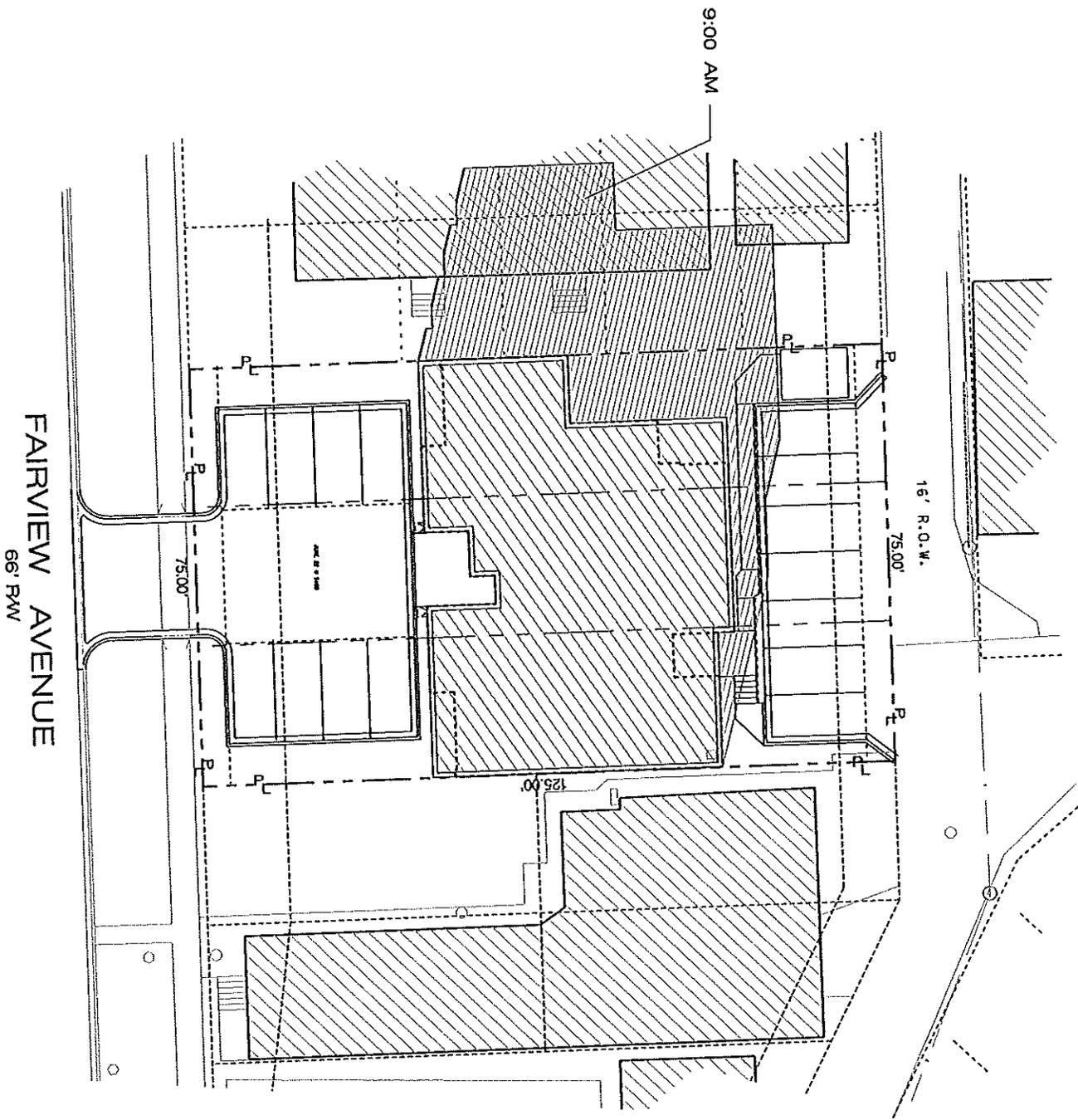
125.00'

75.00'

FAIRVIEW AVENUE
66' RW

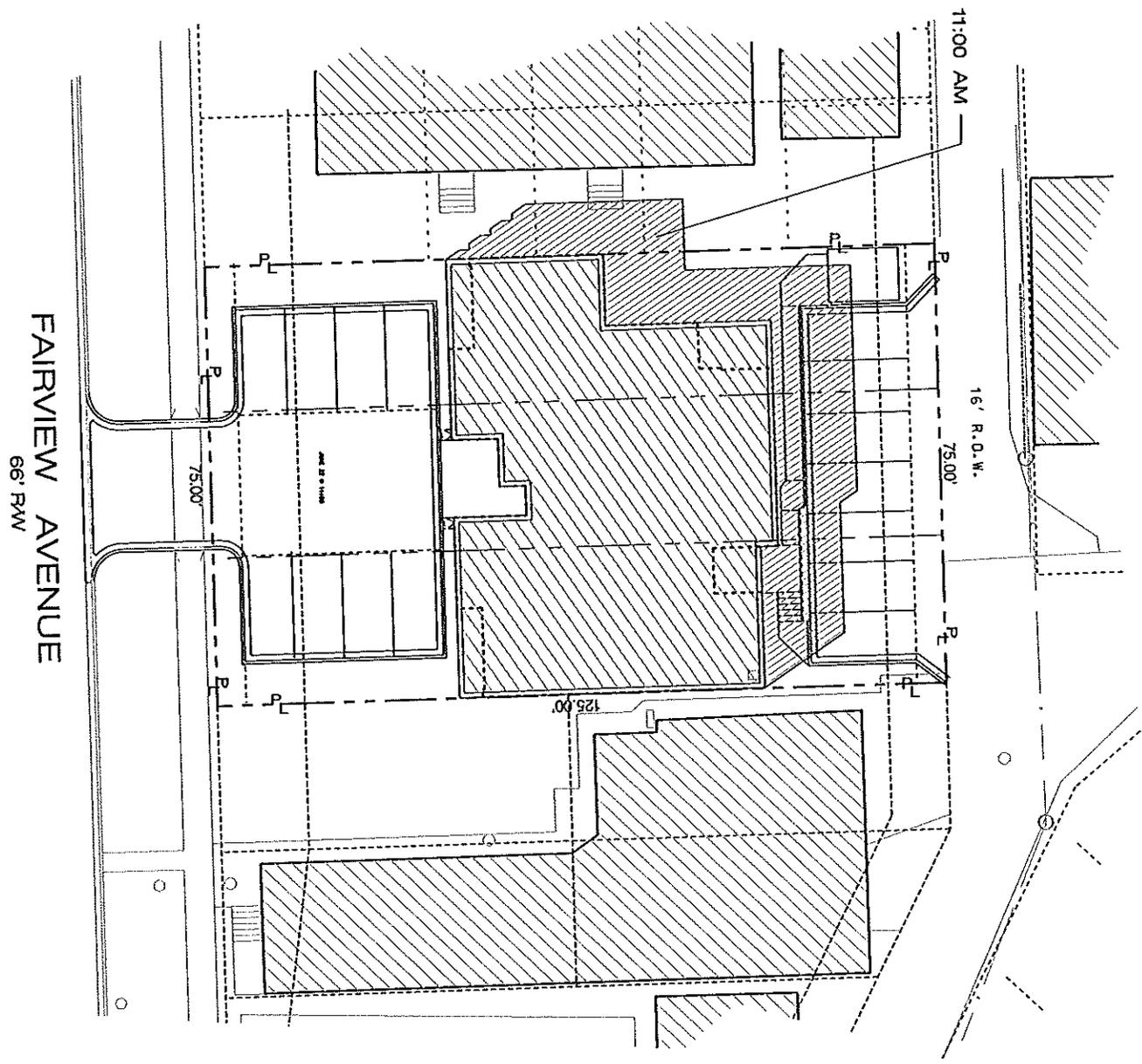
SHADOW STUDY: 22 JUNE



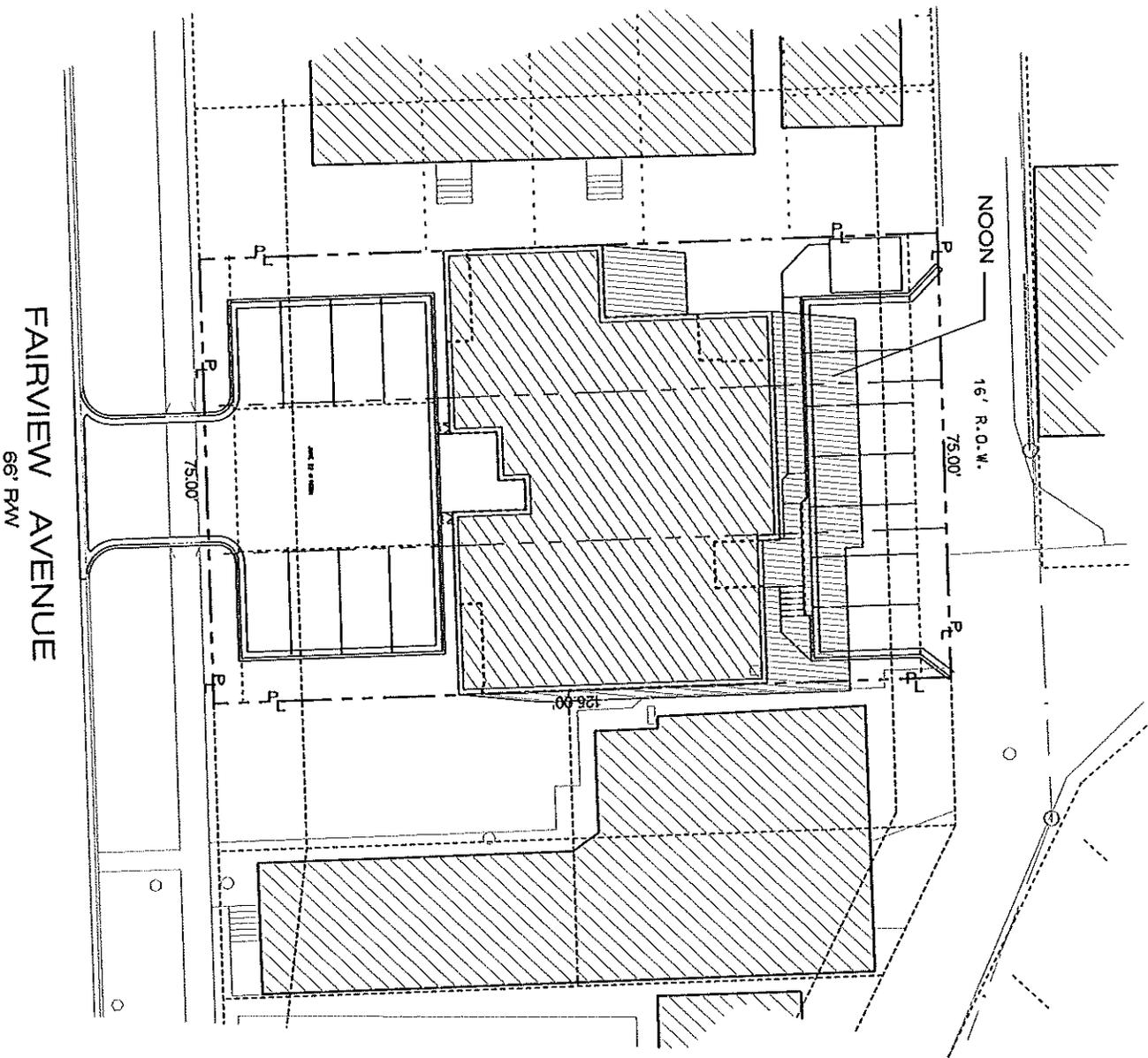


SHADOW STUDY: 22 JUNE

FAIRVIEW AVENUE
66' R/W



SHADOW STUDY: 22 JUNE



SHADOW STUDY: 22 JUNE



With apologies to Google Maps; this image was taken from their web site when the existing deciduous trees were full.

As the image indicates, the contiguous property owners' residences are currently in shadow caused by the existing trees on the applicant's property. As the Shadow Studies above indicate for solar times past 10:00 am, there is a high probability that the neighbor's residences will have more sunlight once the trees are razed, and the new structure is constructed.

Fairview Avenue © 2014 Google



Village of Brookfield

Planning and Zoning Commission Staff Report

TO: Village of Brookfield Planning and Zoning Commission
HEARING DATE: April 24, 2014
FROM: Building and Planning Department
PREPARED BY: Keith R. Sbiral, AICP, Assistant Village Manager

TITLE

PC 14-04 – RMG Realty Group, LLC; Michael Gatto, owner of the subject property, requests recommendation of approval of a special use for a Final Planned Development in order to construct a 9-unit multi-family development on the vacant lot at 8934 Fairview Avenue.

Additional Staff review noted in Bold Italic.

GENERAL INFORMATION

APPLICANT: RMG Realty Group, LLC
Michael Gatto
17w728 Butterfield Road
Suite 105
Oak Brook Terrace, Illinois 60181

PUBLIC HEARING NOTICE: The notice for this hearing was published in The Landmark on April 9, 2014 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the petitioner notified neighboring property owners within 250' of the subject property 15-30 days prior to the date of the hearing.

PROPERTY INFORMATION

EXISTING ZONING: C-3 Centralized Commercial District
EXISTING LAND USE: Vacant Redevelopment Site
PROPERTY SIZE: 9,375 square feet
PINs: 15-34-420-017; ; -018; -019
SURROUNDING ZONING AND LAND USES:
North: C-3 Centralized Commercial District – Mixed Use
South: C-3 Centralized Commercial District – Right of Way
East: C-3 Centralized Commercial District – Mixed Use
West: C-3 Centralized Commercial District - Residential

ANALYSIS

PURPOSE

The applicant requests a special use permit for a Final Development Planned Development approval in order to construct a 9-unit multi-family building adjacent to the downtown commercial district. The Preliminary Planned Development was approved by the Village Board with a positive recommendation from the Planning and Zoning Commission on March 10, 2014. Proposed improvements include a 3-story building with 14 parking spaces. The development is proposed as a zero lot line development and has vehicular access both from the alley and Fairview Avenue via a new curb cut.

SUBMITTALS

This analysis is based on the following submittal documents:

- a) Committee Item Memo from the Feb. 24, 2014 Committee Meeting*
- b) Original Staff Report dated February 11, 2014*
- c) Ordinance 2014-11 with attachments*
- d) Public Notice Documentation of April 9, 2014*
- e) Application for Final Planned Development*
- f) Responses to Planning and Zoning Commission Recommendations*
- g) Final Project Plan Set dated March 27, 2014*
- h) Project Description and Shadow Study*
- i) Engineering Plan Set dated April 18, 2014*
- j) Engineering Review (Village) dated April 21, 2014*
- k) Draft Minutes of the February Planning and Zoning Commission Meeting*

DESCRIPTION

The applicant proposes a special use for a planned development in order to construct a new multifamily development on an existing vacant lot located at 8934 Fairview Avenue in a C-3 district in close proximity to the downtown and Brookfield train station. The development would be built on a 9,375 square foot lot and would contain a 3-story building comprised of 9 dwelling units. The total size of the building would be 10,816 square feet and would have a unit mix of 3 one bedroom and 6 two bedroom units with size ranging from 693 square feet to 1287 square feet with all units having private balconies.

The multifamily residential project will have a full fire sprinkler suppression system.

BACKGROUND

The property has been vacant and unimproved for more than ten years. Staff wishes to emphasize that the construction of multifamily units adjacent to the downtown and train station area is preferable to the underlying implication of the commercial zoning. While the C-3 district is clearly a more intense use district than most in Brookfield, further expansion of additional commercial property in the downtown would be detrimental to the core Grand Boulevard corridor area.

The addition of multifamily units is consistent with the 2020 Master Plan.

The developer is seeking a Planned Development as the proposed project seeks variations from code relative to a first floor commercial requirement, side yard setback requirement, and parking requirement. Each of these variations is outlined below.

Please note the Planning and Zoning Commission and Village Board approved the preliminary planned development with the following conditions:

1. ***Petitioner must provide a color rendering of the building in the environment.***
2. ***Material selections and sample boards must be submitted.***
3. ***A shadow study must be submitted.***
4. ***A revised landscape plan with final detail must be submitted.***
5. ***Stormwater engineering plans indicating final stormwater requirements can be attained must be submitted and approved by staff.***
6. ***There should be further study to the parking area in the front of the building. A parking ratio between 1 and 1.5 spaces per unit should be considered.***
7. ***Revise the front face of the west wall for setback considerations if not structural.***
8. ***There should be further study to the 29 foot west side zero setback portion of the building and consideration of building location.***

ZONING

The property is currently zoned C-3 (Centralized Commercial District). The property is surrounded by C-3 zoning. Chapter 62-94(d) of the Zoning Ordinance states, "The C-3 Centralized Commercial Districts are intended to provide for the development of a concentrated pedestrian oriented commercial shopping area. This type of district provides a symbiotic relationship with public transportation and public services in the immediate vicinity. This district is intended to encourage the preservation of the historic characteristics of the district while encouraging the establishment of planned commercial and residential development."

The project seeks a variation from 62-95 Permitted and Special Uses. While multi-family having 5-21 units is permitted, the ordinance calls residential uses on the first floor special uses. While the ordinance is unclear if one use listing trumps another, Staff has suggested the use exception be included in the preliminary planned development.

The petitioner is requesting a zero side yard setback and other bulk regulation variations. Section 62-99 Bulk, Yard and Space Requirements state that C-3 construction must have 25 feet of lot width and 2,178 square feet of lot area as well as a 20% side yard setback. The proposed development has only 75 feet in lot width and 1,041 square feet in lot area per unit while the side yard setback is proposed to be zero.

Finally, Section 62-290 Required Parking Spaces, requires 2 parking spaces for each residential unit. The proposed development requires 18 spaces. The development currently has 14 spaces or a parking ratio of 1.55 including one ADA accessible space.

2020 MASTER PLAN

The 2020 Master Plan includes the subject property in the Brookfield Station Sub Area Plan. The Master Plan calls for the following considerations related to this property:

- Encouraging residential development in the study area;
- Establish parking regulations unique to transit oriented areas;
- The plan states that while residential should be limited on the first floor in the core Grand area, "on side streets this type of residential development should be encouraged." The plan specifically includes Fairview.

DISCUSSION

Staff reviewed the application and submittal documents and feel the submittals are satisfactory for a preliminary consideration. The final planned development will require several additions to the plans, but can be considered at that time. The Staff review is primarily focused on the preliminary review of the use and concept. In general, the following are proposed changes that require minor or no

changes from the proposed site plan, landscape plan, and elevations:

➤ **Site Circulation:**

A circulation plan includes access from both the street and alley. While rear parking is preferred Staff believes the front parking can be softened with proposed landscaping.

➤ **Photometric Plan:**

Staff recommends the provision of photometric of any parking lighting proposed.

The proposed photometric indicates minimal light pollution on neighboring properties.

➤ **Elevations:**

Staff does not recommend any revisions to the preliminary elevations.

Overall, Staff finds that the proposed project can meet the standards for granting a Planned Development, provided that the improvements are executed with a high quality and consistent site design and construction. In order to do so, Staff recommends materials be specifically reviewed and called out for the final planned development.

➤ **Provision of Drainage:**

All storm water review and engineering will be reviewed prior to final planned development. Staff does not foresee significant issues relative to storm water design on this site.

See attached storm water engineering review.

➤ **Consolidation of Lots/other Final PD items:**

It should be noted that any signage alterations, specific façade and roof materials, and final engineering will be required to be included as a part of Final Planned Development review, should the Preliminary be approved. Staff additionally recommends that the existing zoning lot, consisting of three PINs, be consolidated into a single lot with a single PIN with a Plat of Lot Consolidation at the time of Final Planned Development approval.

A plat of consolidation has not been submitted.

ITEMS FROM THE PRELIMINARY APPROVAL ORDINANCE:

1. ***Petitioner must provide a color rendering of the building in the environment.***
 - a. ***A color rendering was not provided at the time of packet production but will be distributed at the Planning and Zoning Commission Hearing.***
2. ***Material selections and sample boards must be submitted.***
 - a. ***A material sample board will be provided at the Planning and Zoning Commission Hearing and is on file at Village Hall.***
3. ***A shadow study must be submitted.***
 - a. ***Included. Staff believes the current building placement seems to be the best alternative for adjacent properties sunlight.***
4. ***A revised landscape plan with final detail must be submitted.***
 - a. ***Included.***
5. ***Storm water engineering plans indicating final storm water requirements can be attained must be submitted and approved by staff.***
 - a. ***See attached storm water review.***
 - b. ***The Village has serious concerns that final storm water approval is not currently reflected in proposed plans. Significant connection issues remain to be determined. The intention of a planned development is provide certain relief to the developer in exchange for a project which provides a net benefit to the Village of Brookfield. Given***

the extreme constraints on the Village combined storm sewer, Village staff believes storm sewer review should be substantially complete prior to approval of a final planned development.

6. *There should be further study to the parking area in the front of the building. A parking ratio between 1 and 1.5 spaces per unit should be considered.*
 - a. *The petitioner has maintained proposed parking levels.*
7. *Revise the front face of the west wall for setback considerations if not structural.*
 - a. *Revision is included in revised architectural drawings.*
8. *There should be further study to the 29 foot west side zero setback portion of the building and consideration of building location.*
 - a. *A reduction has not been made in revised architectural drawings.*

ANALYSIS OF STANDARDS

Section 62-822(6) of the Village Code (Special Uses) states that the Planning and Zoning Commission shall utilize the following standards for reviewing and developing a recommendation regarding Preliminary Planned Development applications (*staff review in italics*):

- ✓ 1. Is the proposal compatible with the goals and objectives of the Brookfield 2020 Master Plan?

OK

The proposal is compatible with the goals and objectives of the 2020 Master Plan.

2. Does the proposal promote high standards in design, site planning, and construction?

Staff believes the proposal is consistent with development in Brookfield. Staff recommends the Planning and Zoning Commission recommend any modifications to design and landscaping necessary.

Review

- ✓ 3. Does the proposal provide a safe and desirable environment?

OK

The proposal provides a safe and desirable environment.

4. Does the proposal provide for adequate open space for recreation and other community and/or development needs?

No?

→ Nope. OPPSET contribute etc.

The proposal provides for minimal open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands, implementing a landscape treatment.

5. Does the proposal present a creative and workable approach in land development?

The proposal has great potential to present a creative and workable approach in land development. The proposed plan is very close to demonstrating creativity and workability. The construction of multifamily housing adjacent to the downtown core is a proposal that we have not seen for several years and is consistent with land development planning.

6. Is the design compatible with adjacent properties and adjacent neighborhoods?

The site design is compatible with adjacent properties and adjacent neighborhoods. Once concern is the zero lot line development, however this development is not uncommon in the C-3 district. *3. Petitioner says yes*

- 7. Does the development provide for land uses, both initial and potential, which will be compatible with the existing surrounding land uses?

OK The proposed development is consistent with the existing land use, which is compatible with surrounding land uses.

- 8. By virtue of its benefits to the Village and unique and creative design, does the proposal justify the intended variations from the strict interpretation of the Zoning Ordinance and justify any special uses requested?

The proposal as shown does demonstrate creativity and uniqueness in design. *?? Mary Stone*

- 9. Are any additional conditions required to meet the intent, purpose, and standards established for the zoning district(s) in which it is located?

Staff recommends approval of the request with the conditions outlined below. Said conditions should be addressed prior to Board approval of an Ordinance; therefore no additional conditions are recommended beyond those noted below.

- 10. Does the proposal protect the public health, safety, convenience, and general welfare of the community?

The proposal serves the general welfare of the community by providing development in accordance with the 2020 Master Plan. *Nit really.*

RECOMMENDATIONS

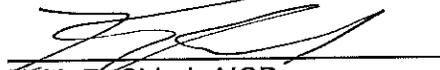
Based on the discussion above and a review of the plans submitted, Staff recommends that the Planning and Zoning Commission discuss the proposed development, the issues outlined in this report, items outlined in the preliminary Planning and Zoning Commission review, as well as the petitioner response to these issues. Staff recommends any approval contain the following conditions to be met prior to placement on the agenda of the Board of Trustees:

- a. The petitioner shall submit a plat of consolidation for the multiple lots. *can*
- b. There are several inconsistencies between the different plan sets. For instance the storm water submittal contemplates permeable paving while the building plan set contemplates asphalt paving. Final plans shall be submitted providing consistent labeling and project scope and approved by Village Staff *Must storm water*
- c. Storm water submittals are incomplete. Final storm water review is necessary for final approval. See storm water review from Hancock Engineering.
- d. Please note the proposed plans are not consistent with final building construction plans and final building plans will be required prior to permit; *Nit consistent with complete permits*

The Planning and Zoning Commission may recommend approval with conditions, continue the case in order to request revisions or additional information, recommend denial of the case, or recommend approval of the case.

Should the Planning and Zoning Commission require further review, the next meeting date is May 22, 2014.

Staff Report Approved By:



Keith R. Sbiral, AICP
Assistant Village Manager



COMMITTEE ITEM MEMO

ITEM: PC CASE 14-02 8934 FAIRVIEW AVENUE – SU/PPD
COMMITTEE DATE: February 24, 2014
PREPARED BY: Keith Sbiral, AICP
PURPOSE: Consideration of Special Use for a Preliminary Planned Development.
BUDGET AMOUNT: N/A

BACKGROUND:

Attached to this memo are the 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 meets the standards for approving the request subject to conditions outlined in the staff report and analysis. The Planning and Zoning Commission conducted the public hearing for the Special Use as a Preliminary Planned Development request on February 11, 2014. The Planning and Zoning Commission recommended approval of the request by a vote of 7-0 and adopted the findings noted in the staff report as their own. The Planning and Zoning Commission also adopted the following conditions for Final Planned Development Approval:

1. Petitioner must provide a color rendering of the building in the environment.
2. Material selections and sample boards must be submitted.
3. A shadow study must be submitted.
4. A revised landscape plan with final detail must be submitted.
5. Stormwater engineering plans indicating final stormwater requirements can be attained must be submitted and approved by staff.
6. There should be further study to the parking area in the front of the building. A parking ratio between 1 and 1.5 spaces per unit should be considered.
7. Revise the front face of the west wall for setback considerations if not structural.
8. There should be further study to the 29 foot west side zero setback portion of the building and consideration of building location.

Staff has been working with the petitioner and will review and provide analysis of all modified documents prior to final consideration.

ATTACHMENTS:

1. Staff Report, dated February 11, 2014
2. Public Notice
3. Planning and Zoning Commission Packet (Bookmarked PDF)

STAFF RECOMMENDATION:

Based on the discussion included in the Staff Report staff recommends that the Board of Trustees concur with the Planning and Zoning Commission and approve the request for Special Use as a Preliminary Planned Development subject to the standards outlined in the staff report and amended by the Plan Commission.

REQUESTED COURSE OF ACTION:

The Board of Trustees should review and discuss the request for variation. An ordinance approving the variation will be presented at the first March meeting.



Village of Brookfield

Planning and Zoning Commission Staff Report

TO: Village of Brookfield Planning and Zoning Commission

HEARING DATE: February 11, 2014

FROM: Building and Planning Department

PREPARED BY: Keith R. Sbiral, AICP, Assistant Village Manager

TITLE

PC 14-02 – RMG Realty Group, LLC; Michael Gatto, owner of the subject property, requests recommendation of approval of a special use for a Preliminary Planned Development in order to construct a 9-unit multi-family development on the vacant lot at 8934 Fairview Avenue.

GENERAL INFORMATION

APPLICANT: RMG Realty Group, LLC
Michael Gatto
17w728 Butterfield Road
Suite 105
Oak Brook Terrace, Illinois 60181

PUBLIC HEARING NOTICE: The notice for this hearing was published in *The Landmark* on January 22, 2014 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the petitioner notified neighboring property owners within 250' of the subject property 15-30 days prior to the date of the hearing.

PROPERTY INFORMATION

EXISTING ZONING: C-3 Centralized Commercial District
EXISTING LAND USE: Vacant Redevelopment Site
PROPERTY SIZE: 9,375 square feet
PINs: 15-34-420-017; ; -018; -019
SURROUNDING ZONING AND LAND USES:
North: C-3 Centralized Commercial District – Mixed Use
South: C-3 Centralized Commercial District – Right of Way
East: C-3 Centralized Commercial District – Mixed Use
West: C-3 Centralized Commercial District - Residential

ANALYSIS

PURPOSE

The applicant requests a special use permit for a Planned Development and Preliminary Planned Development approval in order to construct a 9-unit multi-family building adjacent to the downtown commercial district. Proposed improvements include a 3-story building with 14 parking spaces. The development is proposed as a zero lot line development and has vehicular access both from the alley and Fairview Avenue via a new curb cut.

SUBMITTALS

This analysis is based on the following submittal documents:

- a) Public Notice Documentation
- b) Application for Preliminary Planned Development
- c) Preliminary Project Plan Set dated December 12, 2013
- d) Affidavit of Ownership and Trust Disclosure
- e) ALTA Land Title Survey dated December 11, 2013

DESCRIPTION

The applicant proposes a special use for a planned development in order to construct a new multifamily development on an existing vacant lot located at 8934 Fairview Avenue in a C-3 district in close proximity to the downtown and Brookfield train station. The development would be built on a 9,375 square foot lot and would contain a 3-story building comprised of 9 dwelling units. The total size of the building would be 10,816 square feet and would have a unit mix of 3 one bedroom and 6 two bedroom units with size ranging from 693 square feet to 1287 square feet with all units having private balconies.

The multifamily residential project will have a full fire sprinkler suppression system.

BACKGROUND

The property has been vacant and unimproved for more than ten years. Staff wishes to emphasize that the construction of multifamily units adjacent to the downtown and train station area is preferable to the underlying implication of the commercial zoning. While the C-3 district is clearly a more intense use district than most in Brookfield, further expansion of additional commercial property in the downtown would be detrimental to the core Grand Boulevard corridor area.

The addition of multifamily units is consistent with the 2020 Master Plan.

The developer is seeking a Planned Development as the proposed project seeks variations from code relative to a first floor commercial requirement, side yard setback requirement, and parking requirement. Each of these variations is outlined below.

ZONING

The property is currently zoned C-3 (Centralized Commercial District). The property is surrounded by C-3 zoning. Chapter 62-94(d) of the Zoning Ordinance states, "The C-3 Centralized Commercial Districts are intended to provide for the development of a concentrated pedestrian oriented commercial shopping area. This type of district provides a symbiotic relationship with public transportation and public services in the immediate vicinity. This district is intended to encourage the preservation of the historic characteristics of the district while encouraging the establishment of planned commercial and residential development."

The project seeks a variation from 62-95 Permitted and Special Uses. While multi-family having 5-21 units is permitted, the ordinance calls residential uses on the first floor special uses. While the

ordinance is unclear if one use listing trumps another, Staff has suggested the use exception be included in the preliminary planned development.

The petitioner is requesting a zero side yard setback and other bulk regulation variations. Section 62-99 Bulk, Yard and Space Requirements state that C-3 construction must have 25 feet of lot width and 2,178 square feet of lot area as well as a 20% side yard setback. The proposed development has only 75 feet in lot width and 1,041 square feet in lot area per unit while the side yard setback is proposed to be zero.

Finally, Section 62-290 Required Parking Spaces, requires 2 parking spaces for each residential unit. The proposed development requires 18 spaces. The development currently has 14 spaces or a parking ratio of 1.55 including one ADA accessible space.

2020 MASTER PLAN

The 2020 Master Plan includes the subject property in the Brookfield Station Sub Area Plan. The Master Plan calls for the following considerations related to this property:

- Encouraging residential development in the study area;
- Establish parking regulations unique to transit oriented areas;
- The plan states that while residential should be limited on the first floor in the core Grand area, "on side streets this type of residential development should be encouraged." The plan specifically includes Fairview.

DISCUSSION

Staff reviewed the application and submittal documents and feel the submittals are satisfactory for a preliminary consideration. The final planned development will require several additions to the plans, but can be considered at that time. The Staff review is primarily focused on the preliminary review of the use and concept. In general, the following are proposed changes that require minor or no changes from the proposed site plan, landscape plan, and elevations:

- **Site Circulation:**

A circulation plan includes access from both the street and alley. While rear parking is preferred Staff believes the front parking can be softened with proposed landscaping.

- **Photometric Plan:**

Staff recommends the provision of photometric of any parking lighting proposed.

- **Elevations:**

Staff does not recommend any revisions to the preliminary elevations.

Overall, Staff finds that the proposed project can meet the standards for granting a Planned Development, provided that the improvements are executed with a high quality and consistent site design and construction. In order to do so, Staff recommends materials be specifically reviewed and called out for the final planned development.

- **Provision of Drainage:**

All storm water review and engineering will be reviewed prior to final planned development. Staff does not foresee significant issues relative to storm water design on this site.

- **Consolidation of Lots/other Final PD items:**

It should be noted that any signage alterations, specific façade and roof materials, and final engineering will be required to be included as a part of Final Planned Development review, should the Preliminary be approved. Staff additionally recommends that the existing zoning lot, consisting of three PINs, be consolidated into a single lot with a single PIN with a Plat of Lot Consolidation at the time of Final Planned Development approval.

ANALYSIS OF STANDARDS

Section 62-822(6) of the Village Code (Special Uses) states that the Plan Commission shall utilize the following standards for reviewing and developing a recommendation regarding Preliminary Planned Development applications (*staff review in italics*):

1. Is the proposal compatible with the goals and objectives of the Brookfield 2020 Master Plan?

The proposal is compatible with the goals and objectives of the 2020 Master Plan.

2. Does the proposal promote high standards in design, site planning, and construction?

Staff believes the proposal is consistent with development in Brookfield. Staff recommends the Plan Commission recommend any modifications to design and landscaping necessary.

3. Does the proposal provide a safe and desirable environment?

The proposal provides a safe and desirable environment.

4. Does the proposal provide for adequate open space for recreation and other community and/or development needs?

The proposal provides for minimal open space and landscape in terms of community development needs. The proposal can provide adequate landscaping by properly curbing landscape islands, implementing a landscape treatment.

5. Does the proposal present a creative and workable approach in land development?

The proposal has great potential to present a creative and workable approach in land development. The proposed plan is very close to demonstrating creativity and workability. The construction of multifamily housing adjacent to the downtown core is a proposal that we have not seen for several years and is consistent with land development planning.

6. Is the design compatible with adjacent properties and adjacent neighborhoods?

The site design is compatible with adjacent properties and adjacent neighborhoods. Once concern is the zero lot line development, however this development is not uncommon in the C-3 district.

7. Does the development provide for land uses, both initial and potential, which will be compatible with the existing surrounding land uses?

The proposed development is consistent with the existing land use, which is compatible with surrounding land uses.

8. By virtue of its benefits to the Village and unique and creative design, does the proposal justify the intended variations from the strict interpretation of the Zoning Ordinance and justify any special uses requested?

The proposal as shown does demonstrate creativity and uniqueness in design.

9. Are any additional conditions required to meet the intent, purpose, and standards established for the zoning district(s) in which it is located?

Staff recommends approval of the request with the conditions outlined below. Said conditions should be addressed prior to Board approval of an Ordinance; therefore no additional conditions are recommended beyond those noted below.

10. Does the proposal protect the public health, safety, convenience, and general welfare of the community?

The proposal serves the general welfare of the community by providing development in accordance with the 2020 Master Plan.

RECOMMENDATIONS

Based on the discussion above, Staff recommends that the Plan Commission discuss the proposed development, as well as the issues outlined in this report. Staff recommends approval of the request for a special use for a Preliminary Planned Development and Preliminary Planned Development approval, with the following conditions:

- a. The petitioner revises the submittal documents to provide proper drainage as required by the Village Code and;
- b. Final Building Construction Plans and completes all final planned development requirements;

The Plan Commission may concur with the Staff recommendation, continue the case in order to request revisions or additional information, recommend denial of the case, or recommend approval of the case.

Should the Plan Commission concur with the Staff recommendation and recommend approval of the request, but not concur with the conditions for approval recommended by Staff, the Plan Commission should, through their discussion, amend the responses to the Standards for approval Preliminary Planned Development Applications.

Staff Report Approved By:



Keith R. Sbiral, AICP
Assistant Village Manager

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 10TH DAY OF MARCH 2014**

Published in pamphlet form by
authority of the Corporate
Authorities of Brookfield, Illinois,
the 10th 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 10th day of March 2014 pursuant to a roll call vote as follows:

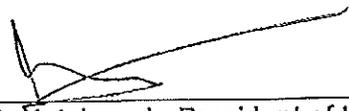
AYES: Trustees Evans, Garvey, Hall, Oberhauser and Ryan

NAYS: None

ABSENT: Trustee Gilhooley

ABSTENTION: None

APPROVED by me this 10th 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 10th 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;

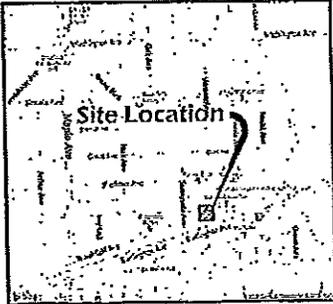
7. Reconsideration of front-facing parking;

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

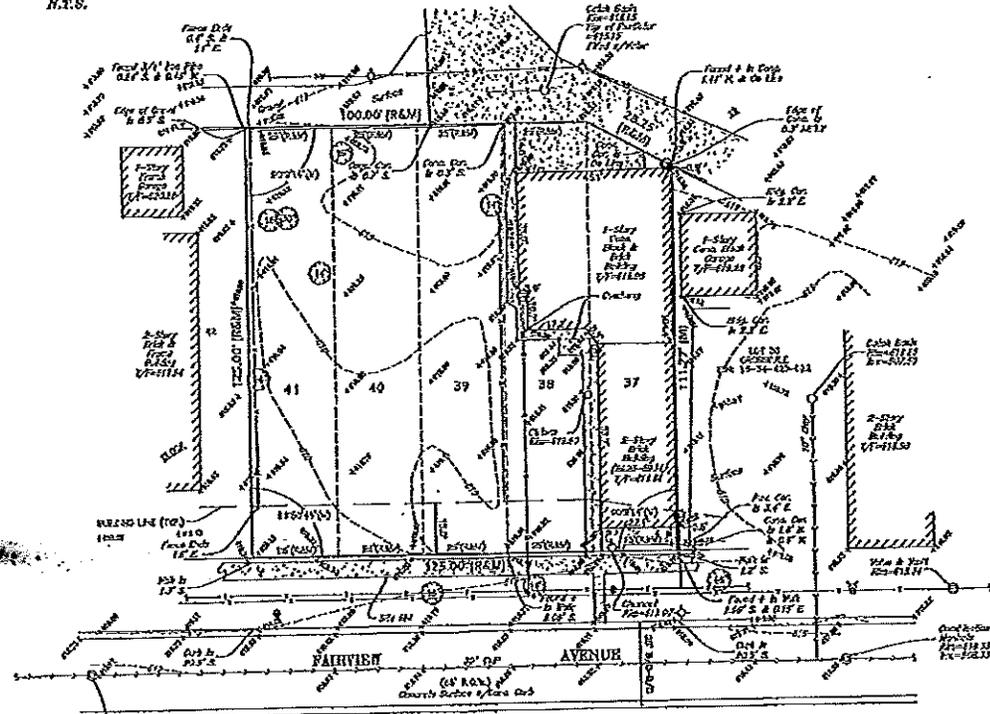
ALTA/A.C.S.M. LAND TITLE SURVEY



Location Map
N.T.S.

SYMBOL LEGEND

- | | | |
|-------------------|----------------------------|--|
| ○ - BENCHMARK | ⊙ - CAS METER | --- - EXIST. CONTOUR |
| ○ - CATCH BASIN | ⊕ - ELEVATED WTER | --- - COVERED/BLK SEWER |
| ⊙ - WATER YARD | ○ - CLEAR-CUT STRAIGHT | --- - STORM SEWER |
| Δ - HYDRANT | --- - FENCE LINE | --- - WATER MAIN |
| ⊙ - YARD & WALK | (D) - FENCED DATA | ⊙ - EXISTING ELEVATION |
| ⊙ - METEORIC ROCK | (M) - MEASURED DATA | ⊙ - ELEVATION DATA, LESS THAN 4' DIA. UNLESS OTHERWISE NOTED |
| ⊙ - POWER POLE | --- - CURB/SEW METER | ⊙ - COMPLETE SURFACE |
| ⊙ - STREET LIGHT | --- - UNDERGROUND GAS LINE | |



PARCEL DESCRIPTIONS
 LOTS 37, 38, 39, 40 AND 41 IN BLOCK 19 IN COASTLINE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE 10TH PRINCIPAL MERIDIAN, IN COCK COUNTY, MISSOURI.

SURVEYOR'S CERTIFICATE
 TO: FIRST NATIONAL BANK OF BRIDGEVILLE
 THIS PLAT TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MISSOURI STANDARD PRACTICE REQUIREMENTS FOR ALTA AND A.C.S.M. SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND A.C.S.M. AND EXCEPT FOR PARAS 1, 3, 4, AND 7A OF THESE A. PRACTICE, THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2013.
 DATED THIS 15TH DAY OF NOVEMBER, 2013.
 PLS No. 3483
 MY LICENSE EXPIRES 11/30/12
 PROFESSIONAL DESIGNER REG. NO. 061-034119



SURVEYOR'S NOTES

- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD VISUALS ON THE SURFACE AND ARE NOT OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION LOCATED ALTHOUGH IT DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE PAYMENT BY BANK, AND REPORT ANY DIFFERENCES IMMEDIATELY.
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO LOCATED ON THE MAP. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ROOM DIMENSIONS.
- THIS SURVEY IS NOT VALID UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CREDIT TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 1403 07/11/2013 (CSP) WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2013.
- (M) = MEASURED DATA
(D) = DEDUCTED DATA
- AREA OF SURVEY = 15,469 SQ. FT. OR 0.355 ACRES, MORE OR LESS.
- PROPERTY DIMENSIONS SHOWN WITHIN THIS PLAT ARE BASED ON THE NATIONAL GRID REFERENCE MAP 1701102731 WITH AN EFFECTIVE DATE OF AUGUST 17, 2008.

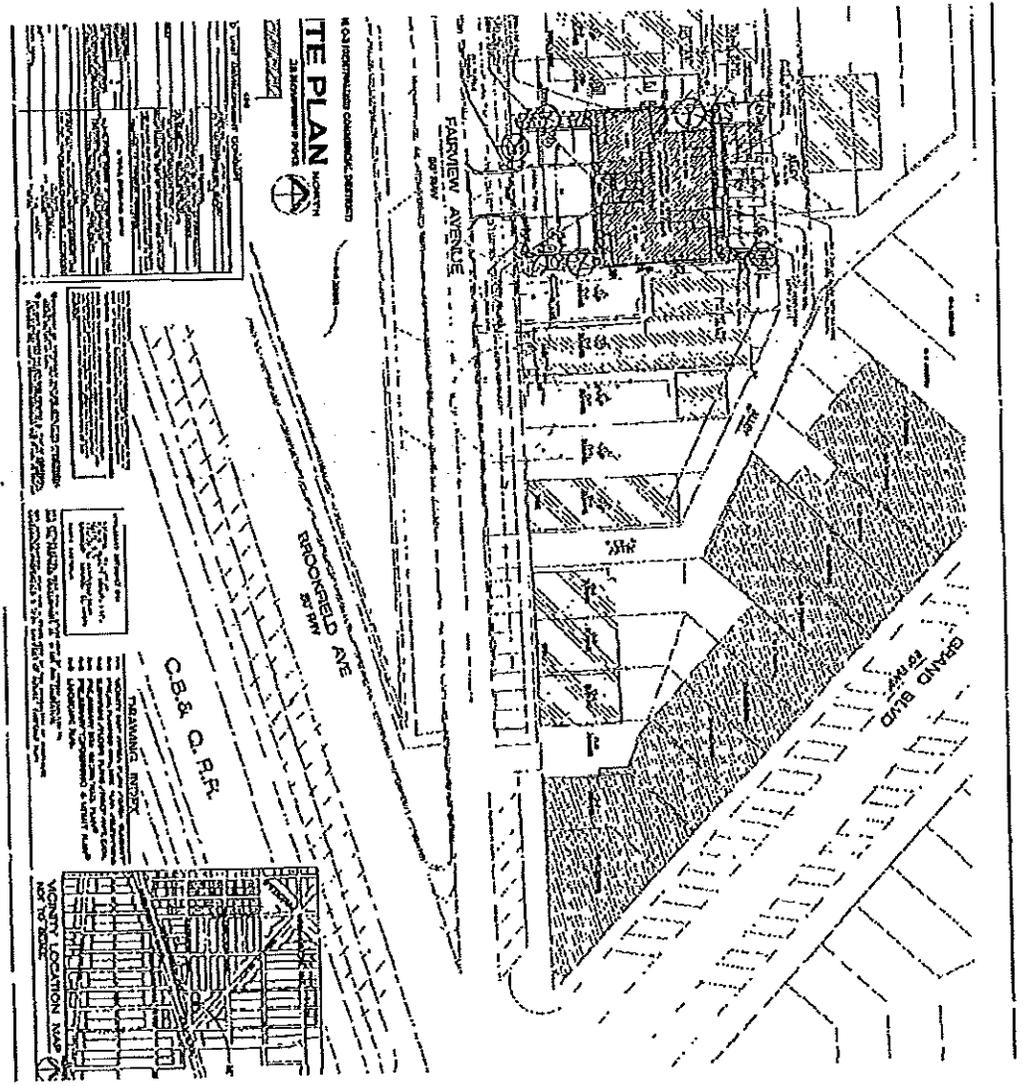
BENCHMARKS

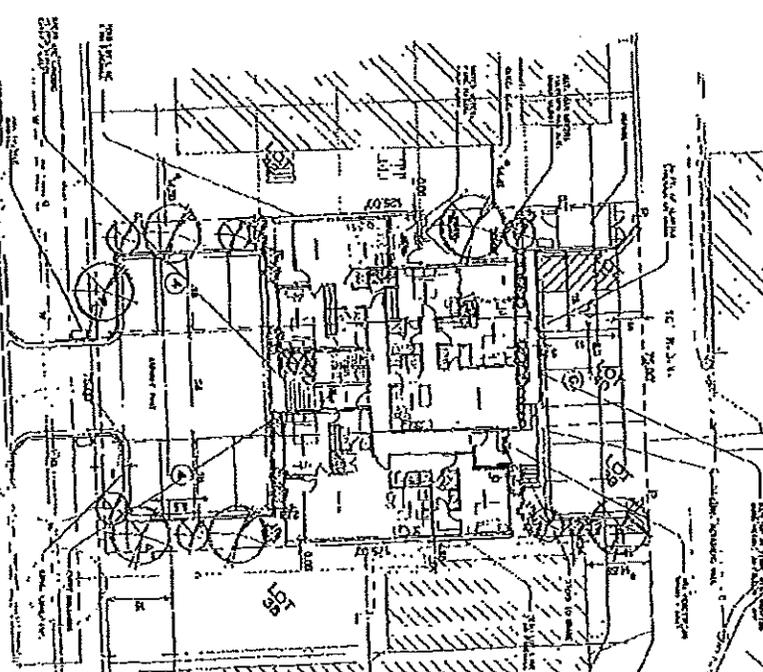
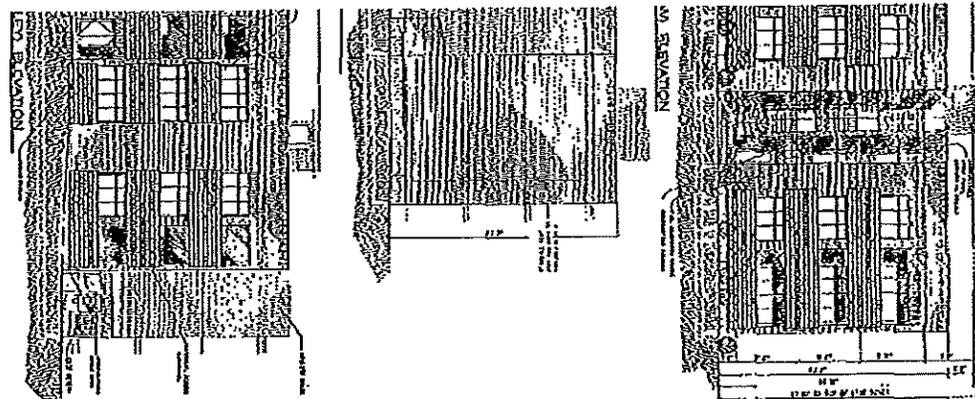
REFERENCE BENCHMARK #13
 ELEVATION = 620.72
 SITE BY - CUT CROSS IN WALK ON THE NORTH SIDE OF FAIRVIEW AVENUE APPROXIMATELY 37' EAST OF THE SOUTHWEST CORNER OF SITE.
 ELEVATION = 618.12



PREPARED FOR: CREDIT
 300 HENRIETTA 494-4514 Fenton, MO 64424, IL
 Professional Land Surveying, Inc.
 3685 Odell Avenue, Suite 107
 Tulsa, OK 74133
 Phone: 918-778-7157 Fax: 918-778-7157
 DRAWN BY: ENR
 PLO, 847/21 102 106/21
 COMPLETION DATE: 11-16-13
 REG. NO. 155611
 REGISTERED 12-15-13/13/13 ADD 1060 PFD

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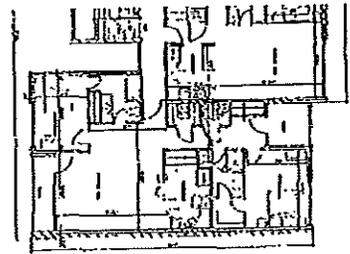
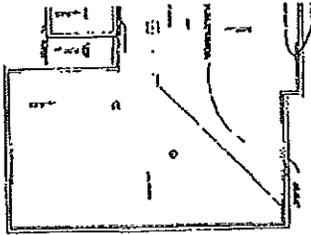


FAIRVIEW AVENUE

68' PW

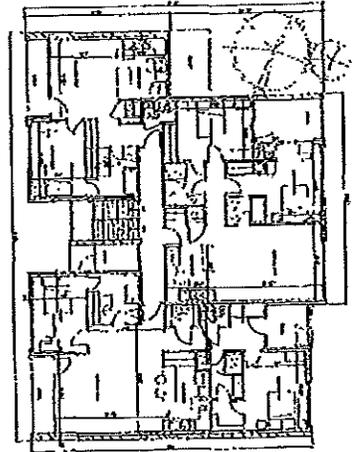
PRELIMINARY PLANNED DEVELOPMENT SITE PLAN
 PROJECT NO. 100-100-0000-0000-0000
 PREPARED BY: [Faint text]
 DATE: [Faint text]



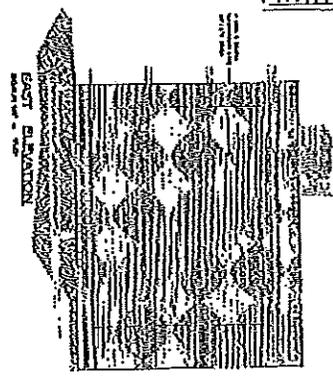
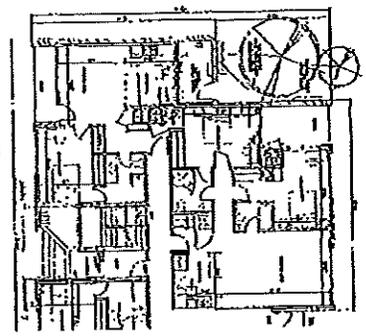


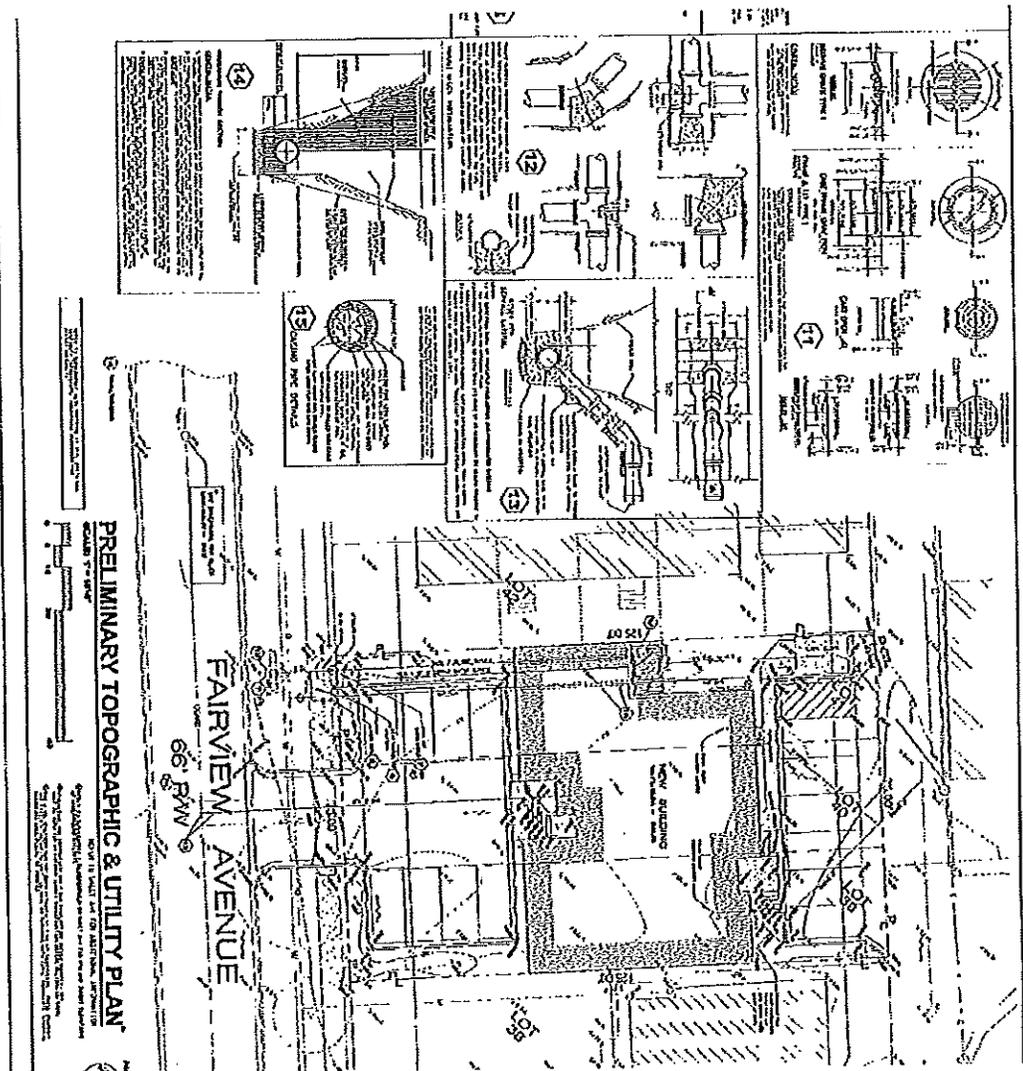
Room No.	Room Name	Area (sq. ft.)	Remarks
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	

Legend:
 (Symbol) - Staircase
 (Symbol) - Elevator



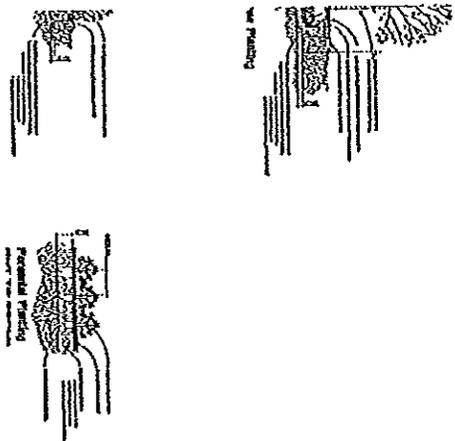
Legend:
 (Symbol) - Staircase
 (Symbol) - Elevator





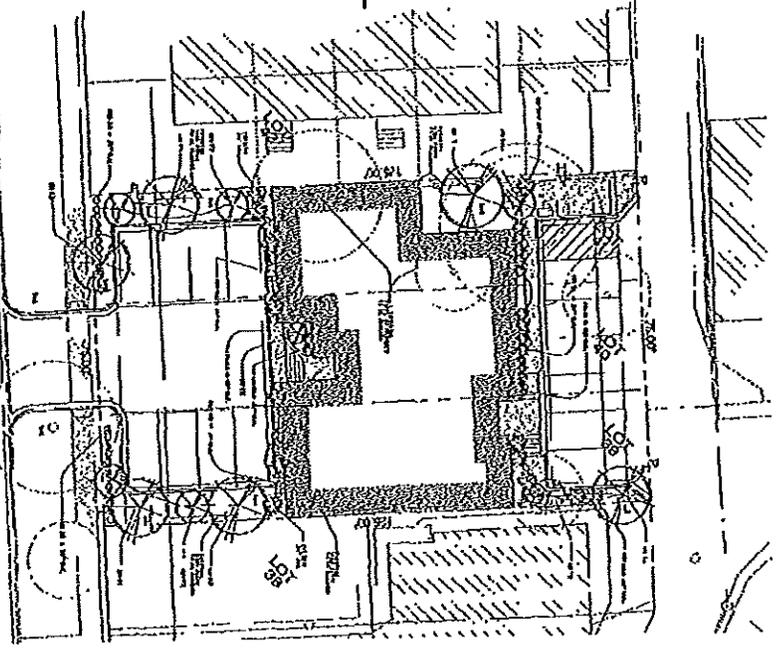
PROPOSED NEW PLANTINGS LISTED

NO.	PLANT NAME	QUANTITY	DATE	PLANTER
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PRELIMINARY LANDSCAPE PLAN
 66' PAV
 FAIRVIEW AVENUE

FAIRVIEW AVENUE
 66' PAV



State of Illinois
County of Cook
Oak Park, Illinois

SS

I, Andrew Johnston do hereby certify that I am one of the publishers of the LANDMARK, a secular newspaper, published by WEDNESDAY JOURNAL, INC., of Oak Park, County of Cook and in the State of Illinois for more than one year prior to this date.

April 9, A.D. 2014

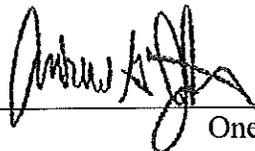
I do further certify that the said LANDMARK has been a secular newspaper of general circulation throughout the Village of Brookfield, Cook County, Illinois for more than one year past, and is in compliance with Illinois revised Statutes, 715 ILCS 5/0.01.

I do further certify that the printed notice re: The Village of Brookfield Plan Commission will hold a Public Hearing on April 24, 2014 regarding a Final Planned Development including Variations from the Zoning Code, for the property located at 8932-8936 Fairview Avenue in Brookfield, IL

attached hereto is a true, perfect and complete copy of the notice which was published in the said LANDMARK in each and every copy of its issue dated:

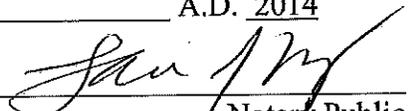
April 9, A.D. 2014
April 9, A.D. 2014
April 9, A.D. 2014

I do further certify that I am duly authorized by said WEDNESDAY JOURNAL, INC. to make this certificate and affidavit.



One of the publishers

Sworn and subscribed to me this 9th
day of April A.D. 2014



Notary Public





Village of Brookfield
Plan Commission Application Packet/Final PD

Submittal Checklist

14 copies of the following documentation, collated, are due at the time of submittal. 8 1/2" x 11" unbound documents are preferred. Any large exhibits may not exceed 24" X 36" and must be folded to 9" x 12" with the title block showing.

Due at the time of application:



Final Planned Development Application

Applications must be complete. If you have questions regarding any part of the application, please contact Village staff at (708) 485-7344. Incomplete applications will be returned.



Certified and Current Plat of Survey (intended for recording)

The plat of survey should include the legal description of the site, acreage, dimensions, property lines, lot lines, adjacent road right-of-ways, utilities and easements, and site improvements.



Proof of Ownership and Trust Disclosure

An affidavit of ownership should be completed and notarized, and submitted with a copy of a current tax bill, deed, or other official document showing current ownership.



Location Map

A map should identify the subject property and neighboring properties. Labeling streets and addresses provides additional context for the staff and the Board.



Site Plan

The site plan must include all aspects outlined in the "Final Planned Development Site Plan Checklist (enclosed).



Final Engineering Plans (3 copies only)

Final engineering plans must also include flood plain limits and a paving plan with dimensions.



Final Landscape Plan

The final landscape plan must include proposed types (common names), sizes, trunk diameter, and whether sodded or seeded; trees to be saved and trees to be planted; berming and screening; and location and design of trash and recycling containment and collection.



Final Elevations

Final elevations should include final materials for all sides. Material samples should be submitted.



Development Schedule

Development schedule should include phasing plan, projected start and end dates, and proposed date of dedication of any public areas.



Covenants and Restrictions for Ownership (3 copies only)



Any Other Conditions from Preliminary Approval



Application Fee

The initial application fee for final planned development application is \$1500 due at the time of submittal. A \$2,000 escrow deposit is due for publications, engineering fees, or any other associated review fees. A \$75 deposit will also be collected at the time of application for the sign provided by the Village.

Due prior to the public hearing:



Affidavit of Public Notice to Surrounding Property Owners

This affidavit, certifying that the applicant notified property owners within 250 feet of the subject property in writing within 15-30 days of the public hearing, must be filed with the Village of Brookfield prior to the date of the hearing in order to meet public notice requirements.



Village of Brookfield
Plan Commission Application Packet

Final PD Application

Applicant Information:

- 1. Name and Phone Number of contact person for application process: Michael Gatto 847.778.9626
2. Petitioner's Name: RMG Realty Group, L.L.C.
3. Petitioner's Address: 17w728 Butterfield Rd., Suite 105. Oakbrook Terrace, IL
4. Phone Number: 847.778.9626
5. Email Address: Mikegatto@gmail.com
6. Fax Number:
7. Owner of Record Name: Grossdale Properties, L.L.C.
8. Owner of Record Address: 17w728 Butterfield Rd., Suite 105. Oakbrook Terrace, IL

Property Information:

- 9. Common Street Address: 8932-8936 Fairview Ave. Brookfield, IL
10. Legal Description: Lots 39,40 and 41 in block 19 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.
11. Permanent Tax Index Number (PIN): PINs: 15-34-420-017:019
12. When did the owner acquire the property?: 12/17/2013

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

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

15. If the property is a non-conforming use, please explain: _____

16. Surrounding Zoning and Land Use:

Table with 3 columns: Direction, Zoning District, Land Use. Rows include North (C-3, Commercial Retail), South (C-3, Commercial Office), East (C-3, Multi-Use), West (C-3, Multi-family).

Final Planned Development Application, continued

17. What is the current Zoning Classification of the subject property? C-3

18. What is the date of Preliminary PD approval? March 3, 2014 Ordinance No. PC 14-02

19. Are there any additional variations requested at this time? If so, please describe:
No.

20. Is the final planned development in general conformity with the previously approved preliminary planned development proposal? List any changes or modifications.
Yes, the final planned development is in general conformity, however, RMG modified the southwest corner of the building, by removing a brick wall to open up the view for the property owners to the west. The northwest corner was also modified to provide more light for the unit's bedroom.

20. How are the additional intended variations justified by the virtue of the development's imaginative and creative design?
No additional variances are being proposed.

21. Are there any additional suggested conditions or restrictions to protect the public interest and adjacent areas, improve the development, and assure compliance with Ordinances?
There are no additional conditions or restrictions

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

[Signature]
Petitioner's Signature

3/19/14
Date

[Signature]
Owner's Signature (or authorized agent)

3/19/14
Date

March 28, 2014

8934 Fairview Ave.

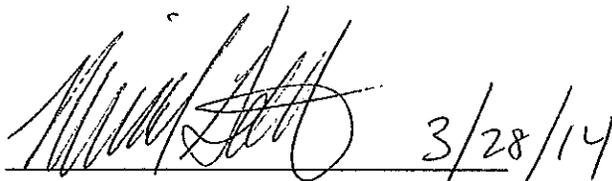
Final PUD Application

Acceptance of Conditions

RMG Realty Group, L.L.C. agrees to abide by the condition set forth on page 8, section 3, condition 10 of the ordinance numbered "2014-11":

3.10

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 of the off-street parking spaces 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/her authorized guests.

A handwritten signature in black ink, appearing to read "Michael Gatto", is written over a horizontal line. To the right of the signature, the date "3/28/14" is handwritten.

Michael Gatto

Vice President

RMG Realty Group

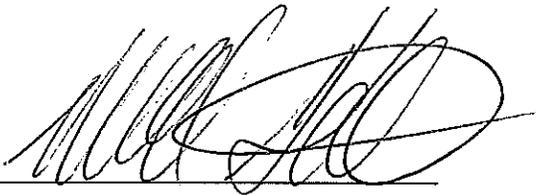
March 28, 2014

8934 Fairview Ave.

Final PUD Application

Proof of Ownership

Grossdale Properties, L.L.C. is the current owner of the property commonly known as 8934 Fairview Ave. Attached is a copy of the Warranty Deed granted by the Cook County Recorder of Deeds.

A handwritten signature in black ink, appearing to read "Michael Gatto", is written over a horizontal line. The signature is stylized and cursive.

Michael Gatto

Partner

Grossdale Properties, L.L.C.

2013 12 16

NW 710 77

LO 114

PREPARED AT THE
REQUEST OF
First National Bank of Brookfield
9130 Washington Avenue
Brookfield, IL 60513



Doc#: 1336612038 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2013 12:30 PM Pg: 1 of 2

MAIL TAX BILL TO:
Grossdale Properties, LLC
17W728 Butterfield Road, Suite 105
Oakbrook Terrace, IL 60181

MAIL RECORDED DEED TO:
Lawrence M. Freedman
Ash, Anos, Freeman & Logan, LLC
77 W. Washington Street, Suite 1211
Chicago, IL 60602

WARRANTY DEED

THE GRANTOR, **FIRST NATIONAL BANK OF BROOKFIELD**, a national banking association existing under the laws of the United States of America with its principal place of business in Brookfield, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND WARRANTS** to **GROSSDALE PROPERTIES, LLC**, an Illinois limited liability company, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 39, 40 AND 41 IN BLOCK 19 IN GROSSDALE, A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 8934 Fairview Avenue, Brookfield, Illinois 60513
Permanent Index Numbers: 15-34-420-017-0000, 15-34-420-018-0000 and 15-34-420-019-0000

Subject, however, to the general taxes for the year of 2013 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Dated this 16th Day of December, 2013

REAL ESTATE TRANSFER		12/18/2013
	COOK	\$61.75
	ILLINOIS:	\$123.50
	TOTAL:	\$185.25



15-34-420-017-0000 | 20131201603727 | NTKH02

FIRST NATIONAL BANK OF BROOKFIELD

By: [Signature]

Its: Chief Financial Officer

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BOX 333-CT1

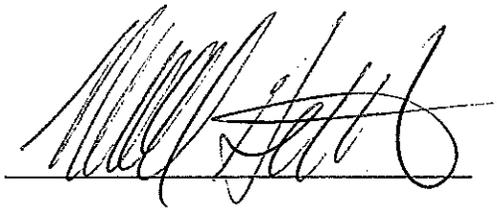
3/28/14

8934 Fairview

Development Schedule

Final PUD Application

RMG Realty Group will break ground on the 9-unit PUD in early summer of 2014, contingent upon receiving all necessary government approvals and permits. The project will consist of a single phase that is projected to last 8 months with a delivery at the end of winter (February).

A handwritten signature in black ink, appearing to read "Michael Gatto", written over a horizontal line.

Michael Gatto

Vice President

RMG Realty Group

RMG Realty Group, LLC
Final Planned Development Approval
Property located at 8934 Fairview Avenue

The petitioner, RMG Realty Group, LLC is pleased to present its petition for final planned development approval for a proposed 9 unit multiple family residential structure, proposed on the property commonly known as 8934 Fairview Avenue.

The proposal was granted preliminary planned development by the Village Board with the adoption of Ordinance 2014-11 on March 10, 2014. The preliminary approval was granted subject to ten items, which this report intends to respond to.

Conditions of preliminary approval:

1. Final approval of the planned development.

The petitioner has prepared and submitted a petition seeking final planned development approval, which is now before the Village for its consideration.

2. Provide a color rendering of the planned development.

A colored elevation drawing has been prepared and has been submitted to the Village as a part of the application.

3. Provide material selections and samples of the planned development.

A material display with samples of the proposed exterior brick and the proposed balcony louver material has been prepared and has been provided to the Village Staff. The proposed brick is a matte finish tan or sand colored premium quality brick. Please note the actual brick to be used will measure 4' x 12" while the sample on the board is a bit smaller at 2 3/8" x 7 5/8".

4. Provide a landscaping plan of the planned development.

The landscaping plan has been submitted along with the other support material. At the Planning and Zoning Commission meeting a question was posed concerning the choice of Junipers on the north side of the building. The petitioner has consulted with their nurseryman and has been advised that although these plant may prefer full sun, they will nonetheless do well given the proposed location as there will be an adequate amount of filtered light. One of the strengths of the material chosen is the ability to tolerate the higher exposure to salt due to their location relative to paved areas.

The developer is in full understanding of his obligation to not only plant material that adds to the appearance of the proposed development, but also to maintain the landscape and plant material over time. If plants fail, the petitioner will replace any dead or dying plant material.

5. Provide a storm-water management plan of the planned development.

The petitioner has retained the services of Larson Engineering, Inc., to prepare a stormwater management plan. The stormwater calculations have been prepared and submitted to the Village.

The basic design for the proposed stormwater storage is based upon stormwater storage provided below the parking areas that consist of permeable pavers and a gravel storage substrate located below the permeable pavers. The engineering design has been prepared consistent with Brookfield's local stormwater amendments. Staff has advised the petitioner that a report from Hancock Engineering, the Village's engineering consultant, will be available for the Planning and Zoning Board as part of the hearing material.

6. Provide a shadow study of the planned development.

A shadow study for the development depicting how the proposed building will cast shadows on the multiple family residential building located to the west of the subject property at 8932-36 Fairview Avenue has been prepared and has been submitted to the Village. The specific azimuth and altitude solar data for the site used in the study was obtained from NOAA. The study depicts the shadows projected on the building to the west during the Summer and Winter Solstices and during the Fall and Spring Equinoxes, during various morning hours. Due to discussions with the property owner to the immediate east of the petitioner's site, which disclosed that the owner had no concern that the proposed project would impact solar exposure to that property the shadow study did not extend past noon.

The shadow study was prepared both with the building being setback at approximately 41 feet and a separate shadow study was prepared with the building at the minimum setback for the zoning district at 15 feet. Needless to say, the results of the building being set closer to Fairview Avenue disclosed a greater amount of shadows being cast on the 8932-36 Fairview Avenue building.

The petitioner was able to find a photograph, which has been included with the shadow study, depicting the subject property and the 8932-36 Fairview Avenue building during the Summer. It is estimated that the photo was taken in the mid to late Summer in the early to mid-afternoon. This photo clearly depicts that the 8932-36 Fairview Avenue building is in virtually full shade in mid-afternoon based mostly on the existing trees that are located on that property.

7. Reconsideration of front-facing parking.

The petitioner has undertaken a review of the idea of relocating the proposed building further to the south, to the minimum zoning district front yard setback of 15' feet and relocating all parking to the rear. (Please refer to the version of the shadow study depicting the proposed building with only a 15' setback.) The review disclosed that relocating the building further to the south would increase the shade on the 8932-36 Fairview Avenue building during the morning hours and would reduce the available parking from 14 parking spaces (including one HC space) to 9 parking spaces (including one HC space).

8. Consider reducing the number of parking spaces from 1.5 per unit to 1 per unit.

The petitioner has reconsidered the issue regarding providing parking at a rate of 1.0 as opposed to 1.5 parking spaces per dwelling unit. The Institute of Transportation Engineers 3rd Edition Parking Generation Manual was consulted. In the case of a low density multiple residence located within 1/3 mile of a commuter railroad station and approximately 10 miles from the metropolitan CBD, car ownership ranges upward to 1.2 cars per dwelling unit. In as much as there are to be 6 2-bedroom dwellings and as the quality of the finishes and size of the dwellings will tend toward higher rents and therefore higher income the petitioner has concluded that the likely clientele will be looking for ample off-street parking for themselves and their guests. In the case of a building with a small number of dwellings, a parking rate of 1.5 spaces per dwelling unit versus a rate of 1.0 spaces per dwelling unit is the difference of only 5 parking spaces. The petitioner is of the belief that having the extra 5 parking spaces is of some importance to the desirability of this building to prospective clientele.

9. Reconsider reducing the west wall to twenty-two feet (22').

The petitioner followed up on the suggestion made by the Planning and Zoning Board to consider shortening up the length of the west wall of the building. It was determined that the portion of the west wall located at the west property line could be reduced from 26' 11 7/8" to 22' 11 7/8" by eliminating the wing wall that projected beyond the face of the building adjacent to the balconies and deck of the three southwesterly dwellings.

10. That one or more off-street parking spaces per unit be specifically assigned to each of the (9) dwelling units in the building and that any off-street parking spaces remain after the off-street parking spaces are assigned to the (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.

The petitioner is in full agreement to comply with this request made by the Village Board. There has never been any interest for the parking spaces to be utilized for any purpose other than for the residents and guests of the building, so this restriction is most acceptable.

There were two other issues that were raised by the Planning and Zoning Commission for follow-up by the petitioner which were not however included in the ordinance granting preliminary planned development approval.

Site Lighting.

A Commission member asked about site lighting, specifically relative to there being adequate lighting from the perspective of personal safety. As part of the final plan application, a photometric plan, which shows the lighting pattern of the fixture to be used, was prepared and was included with the rest of the application material. An examination of the photometric plans shows that the illumination patterns cover both the front and rear entrance areas of the proposed building with an even lighting pattern. As part of the final engineering, a more detailed photometric plan with specific light levels will be prepared.

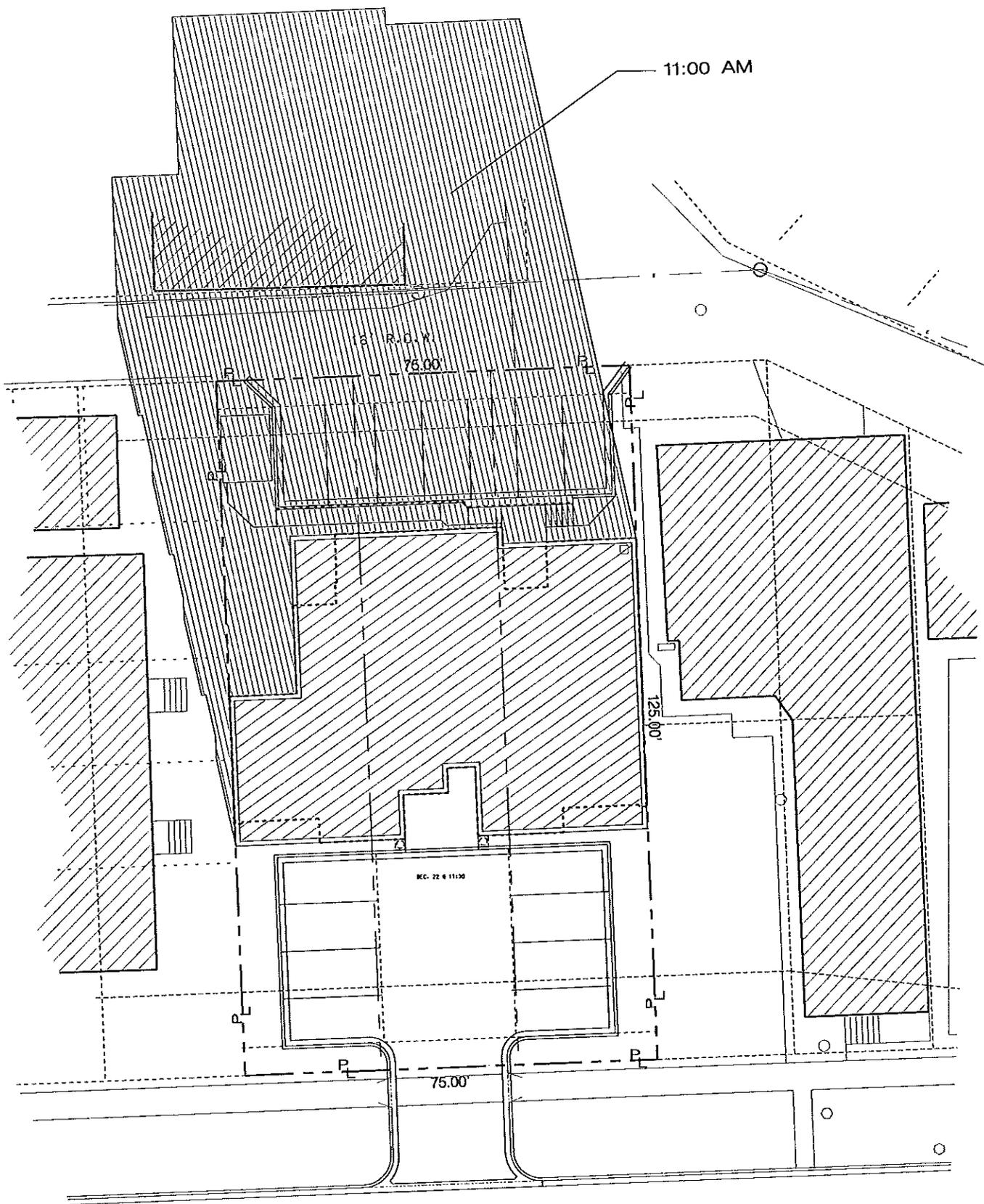
Natural light infiltration for the northwesterly proposed dwellings.

A Commission member raised a concern that the design of the building especially the fenestration at the northwesterly corner of the building might not permit a desirable amount of natural light into those units. The architect has opened this area up to permit a greater amount of natural light to enter these particular dwelling units.



FAIRVIEW AVENUE
66' RW

SHADOW STUDY: 22 DECEMBER



11:00 AM

18 R.O.V.
75.00'

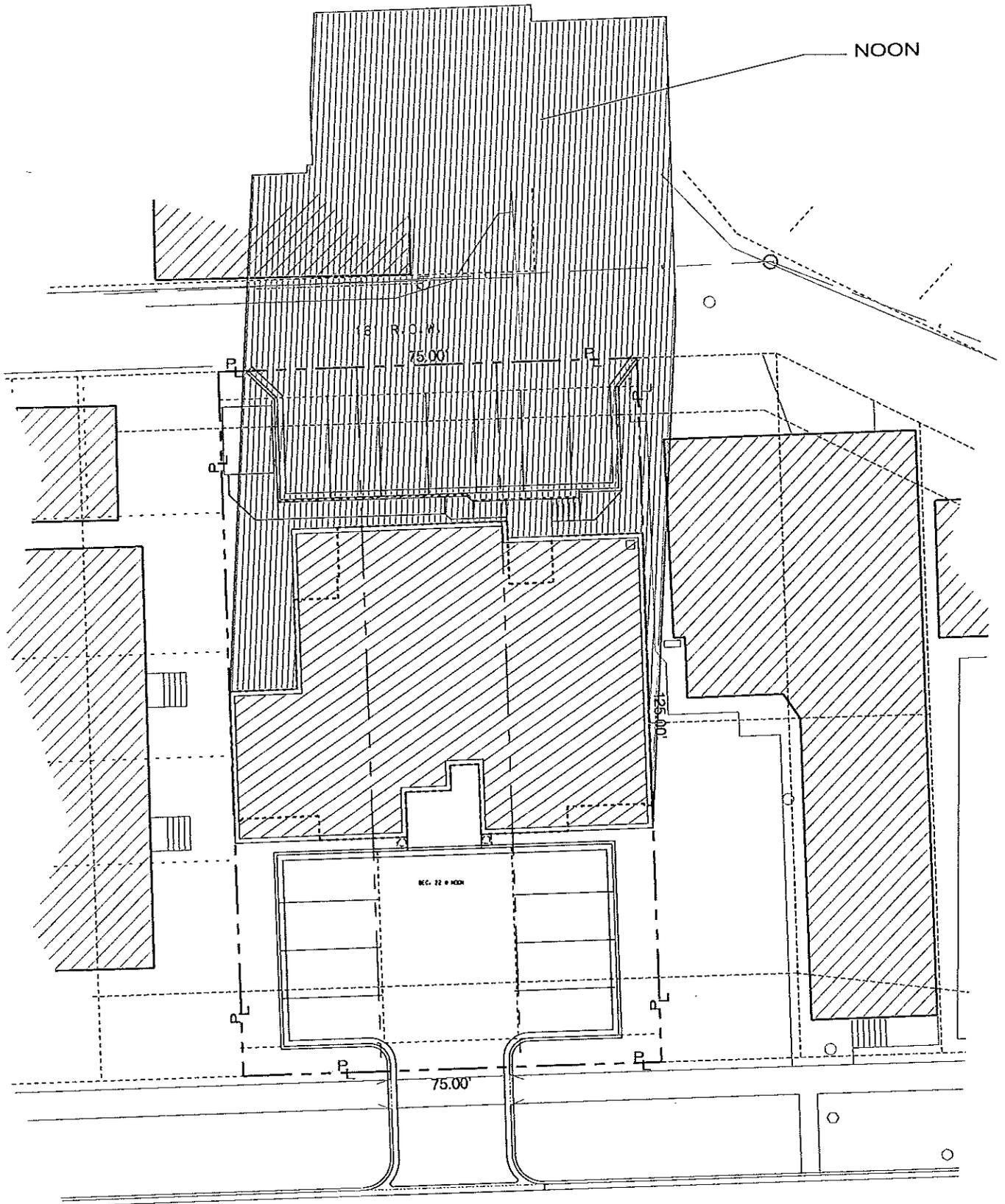
125.00'

REC. 22 4 1130

75.00'

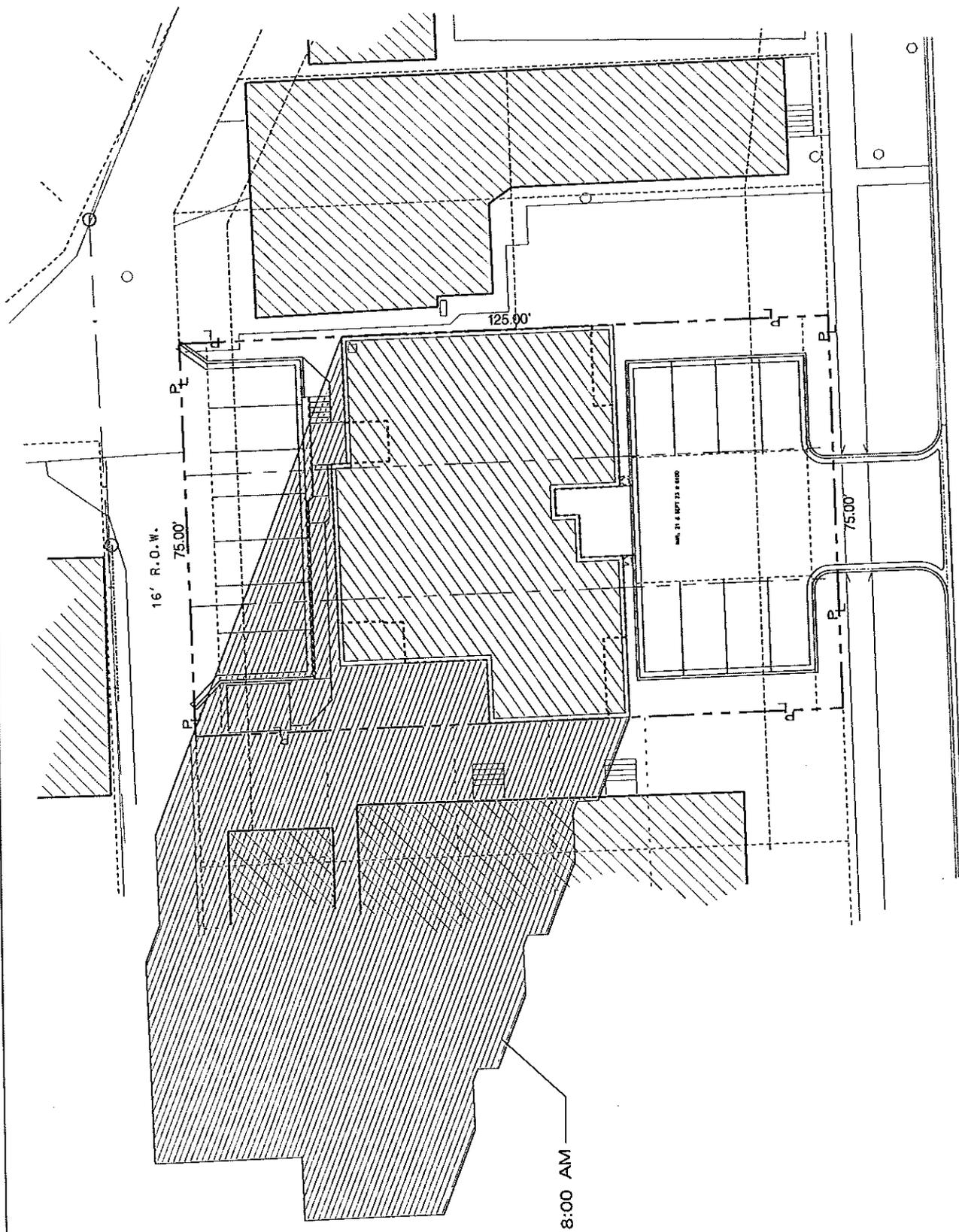
FAIRVIEW AVENUE
66' R.W.

SHADOW STUDY: 22 DECEMBER



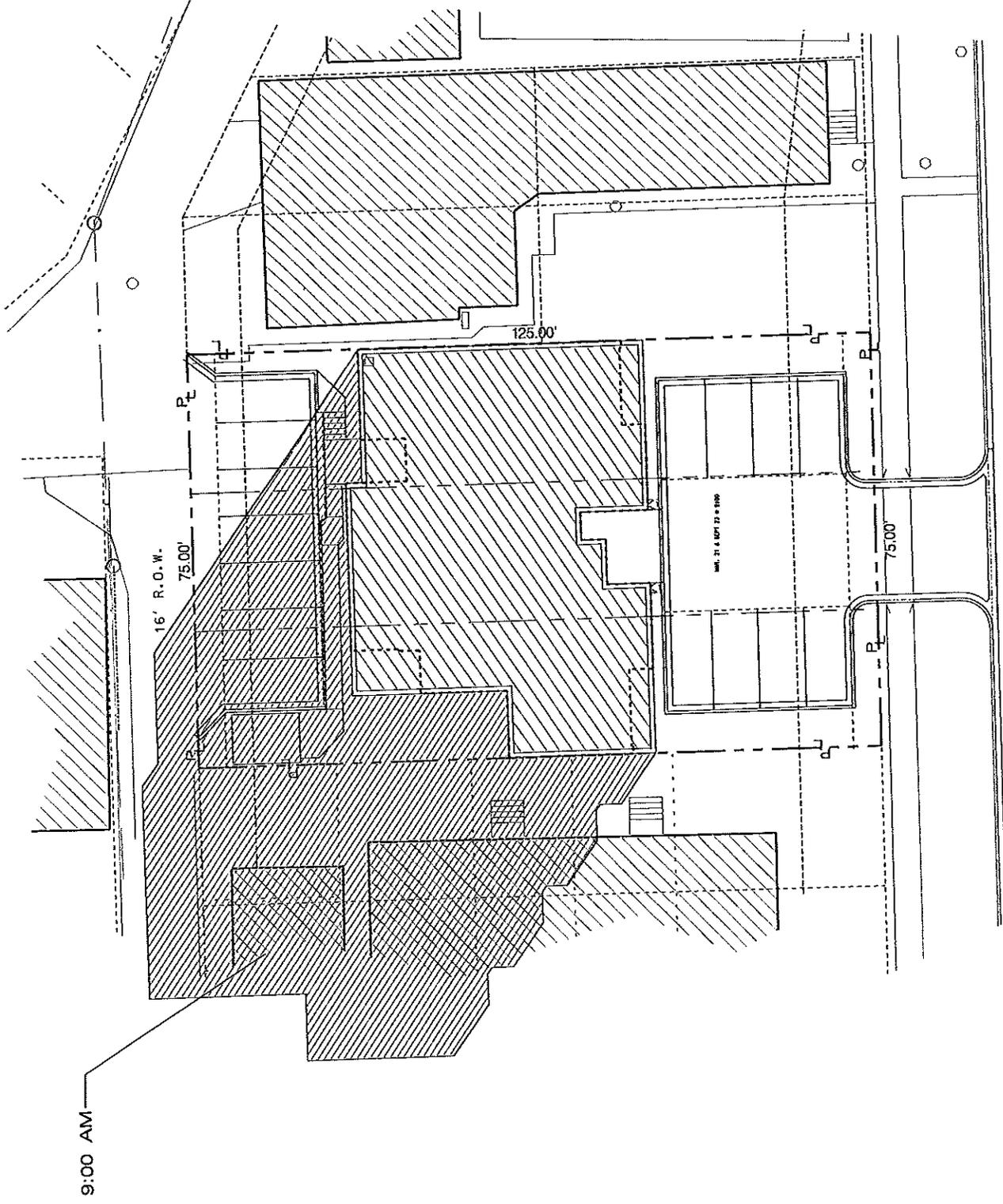
FAIRVIEW AVENUE
66' R.W.

SHADOW STUDY: 22 DECEMBER



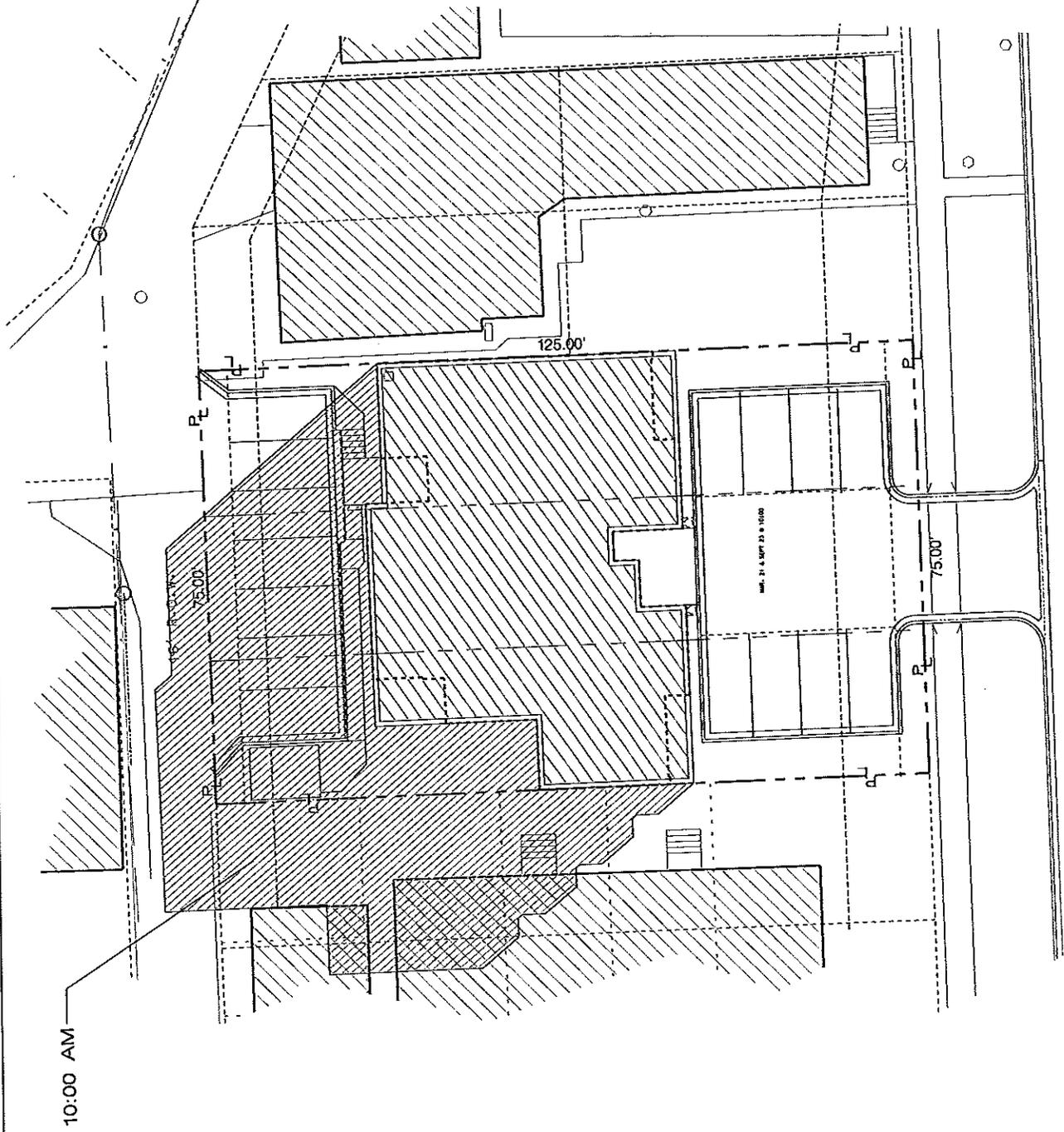
FAIRVIEW AVENUE
66' R.W.

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



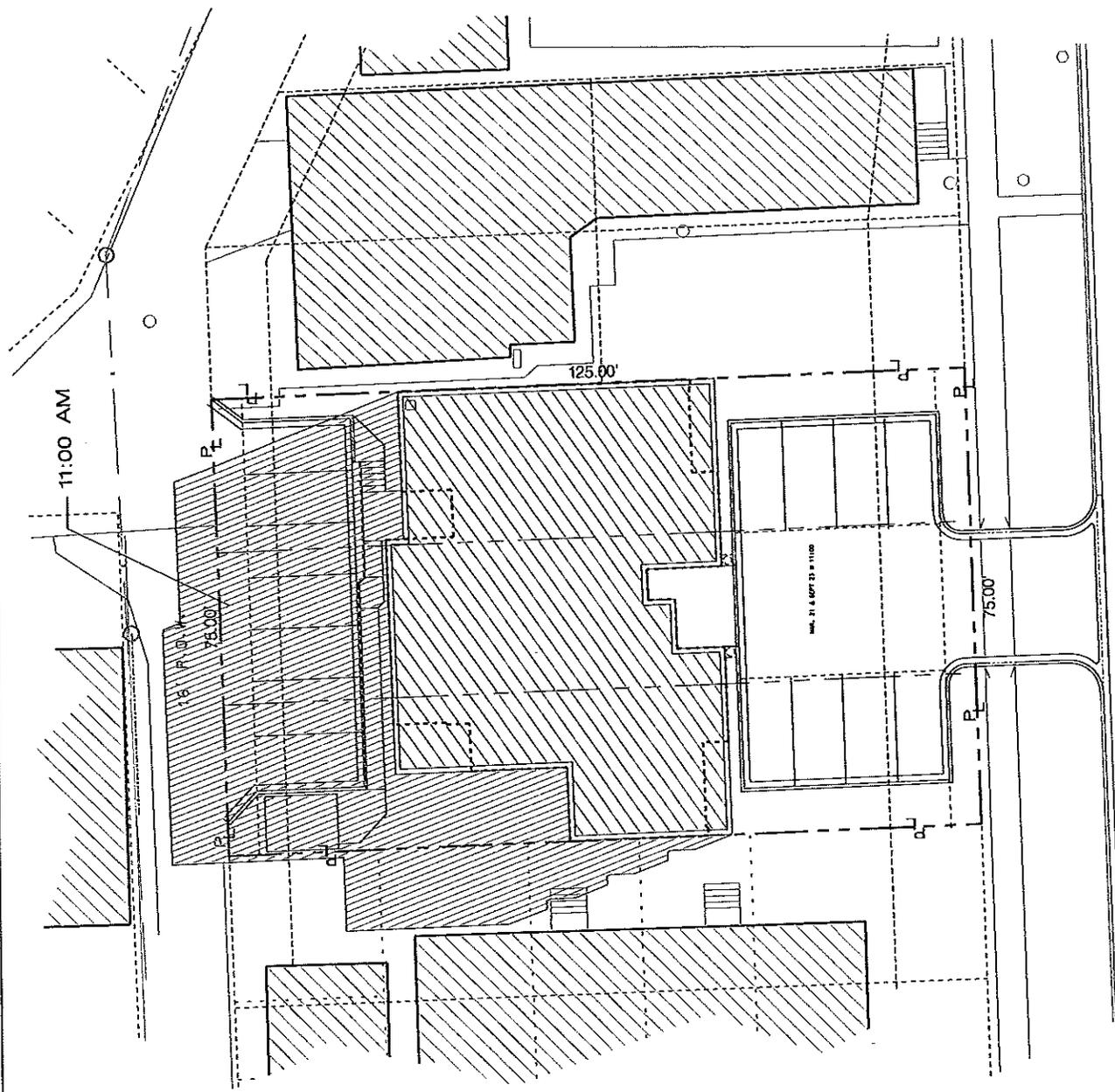
FAIRVIEW AVENUE
66' R/W

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



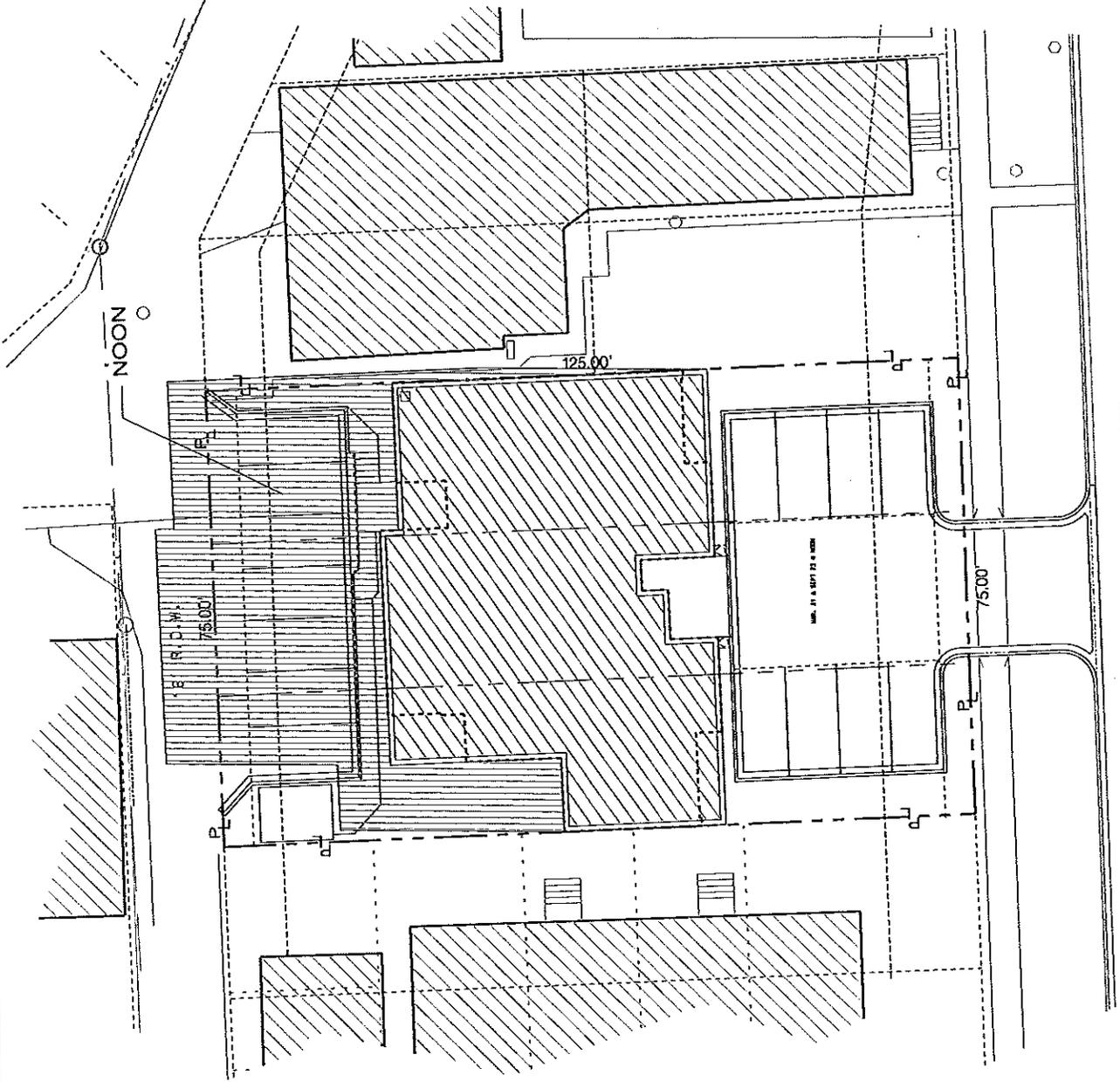
FAIRVIEW AVENUE
66' F&W

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



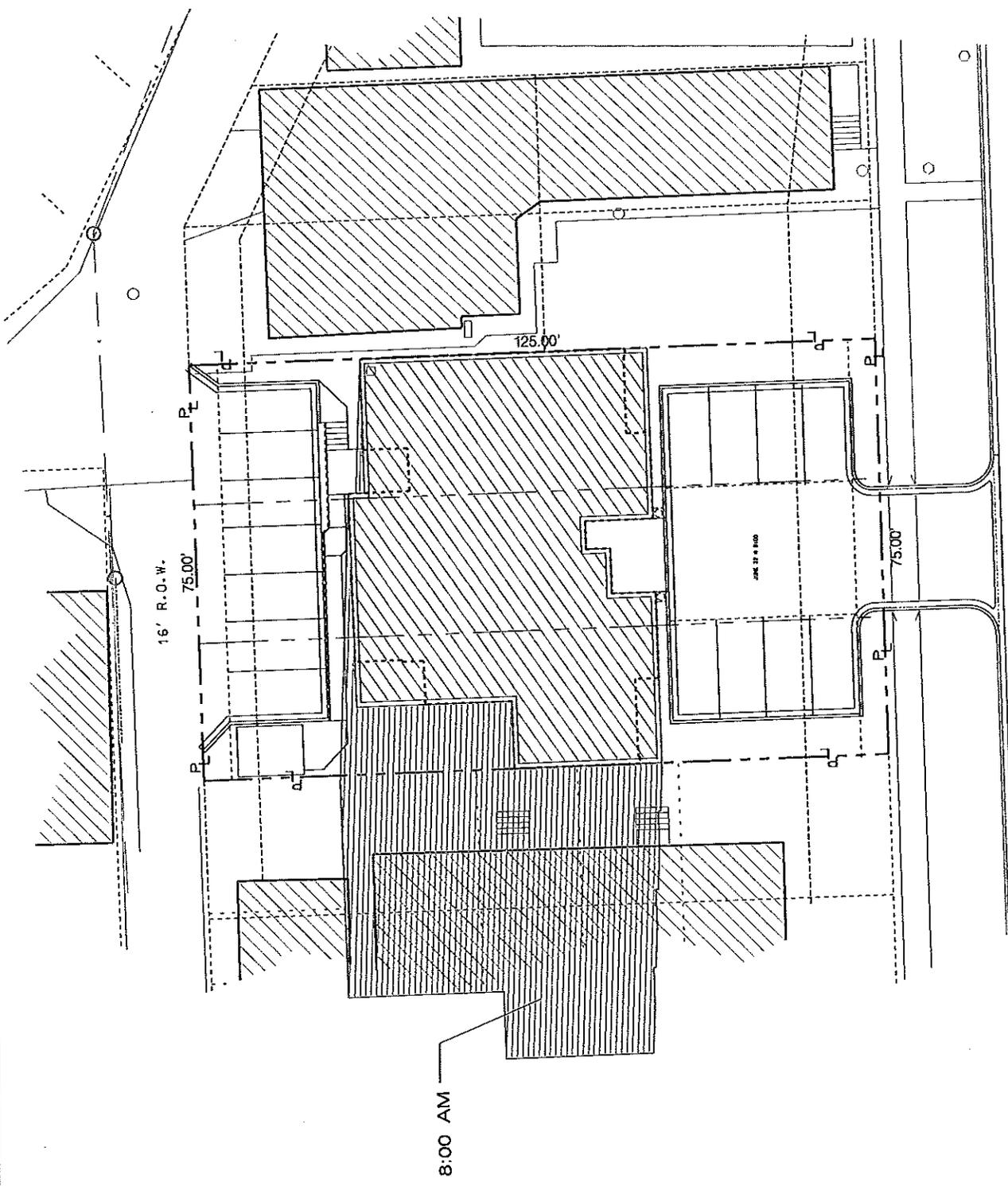
FAIRVIEW AVENUE
66' F.W.

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



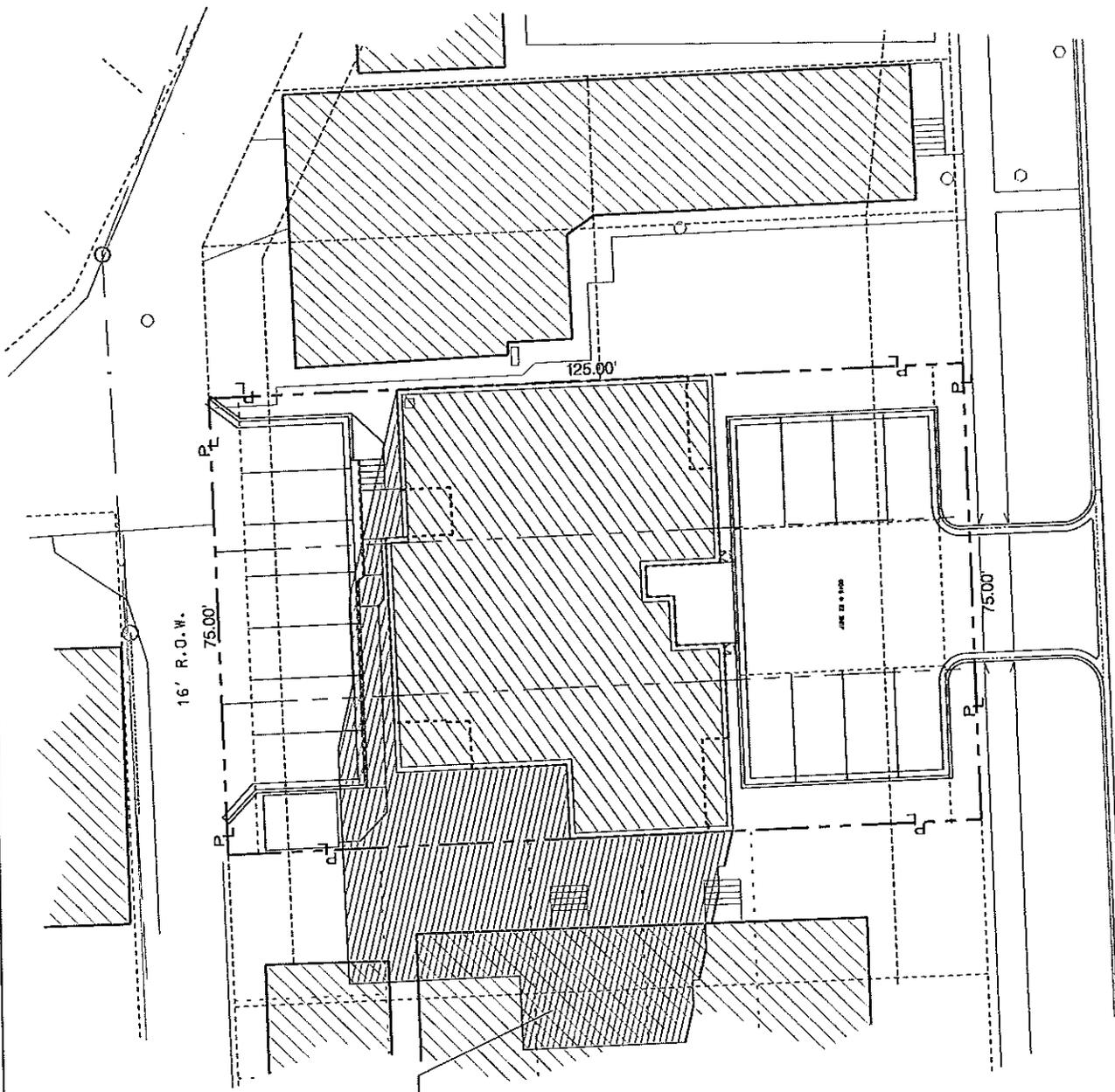
FAIRVIEW AVENUE
66' R/W

SHADOW STUDY: 21 MARCH & 23 SEPTEMBER



FAIRVIEW AVENUE
66' RAW

SHADOW STUDY: 22 JUNE



16' R.O.W.

75.00'

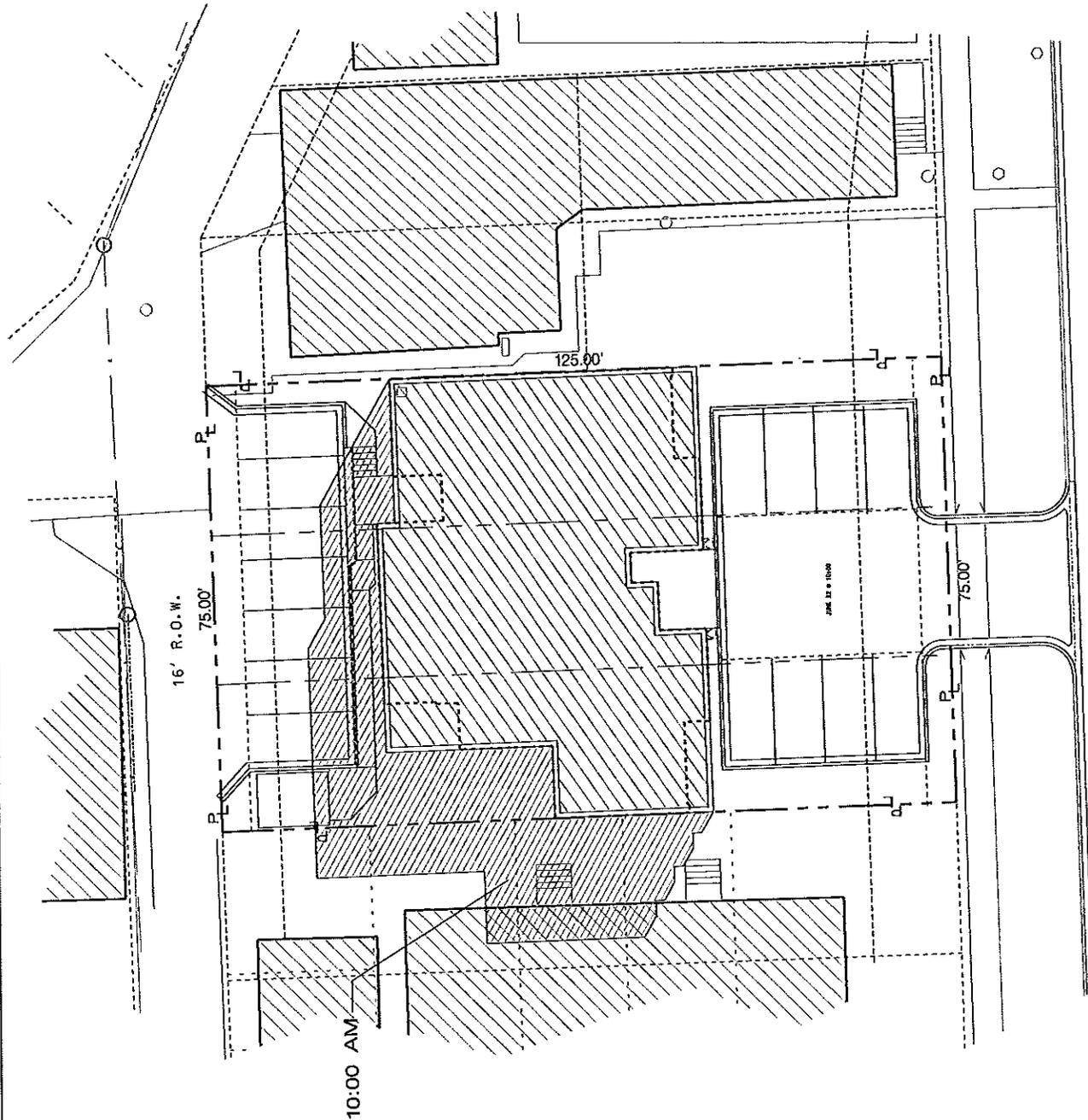
125.00'

75.00'

FAIRVIEW AVENUE
66' R.W.

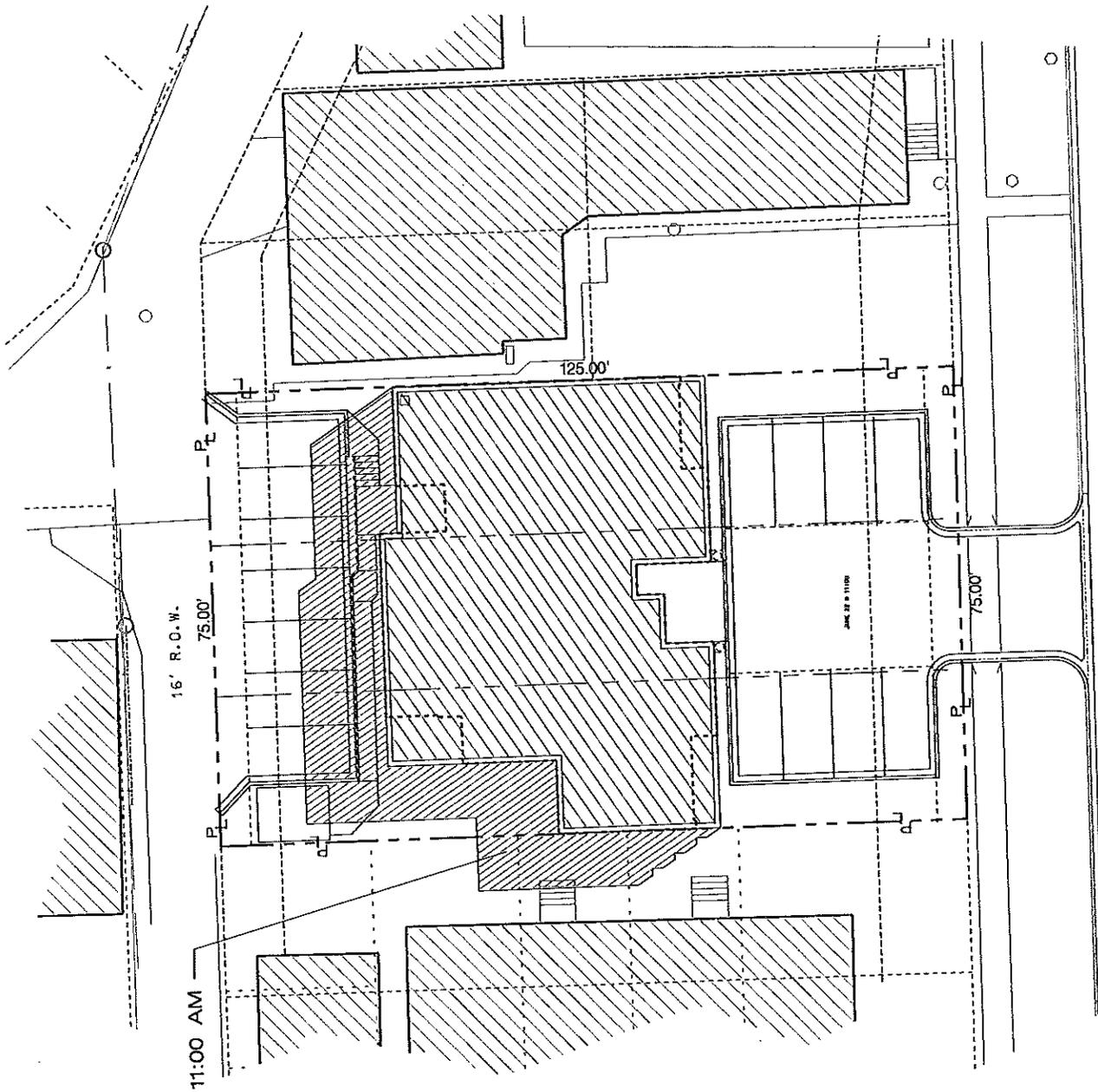
9:00 AM

SHADOW STUDY: 22 JUNE



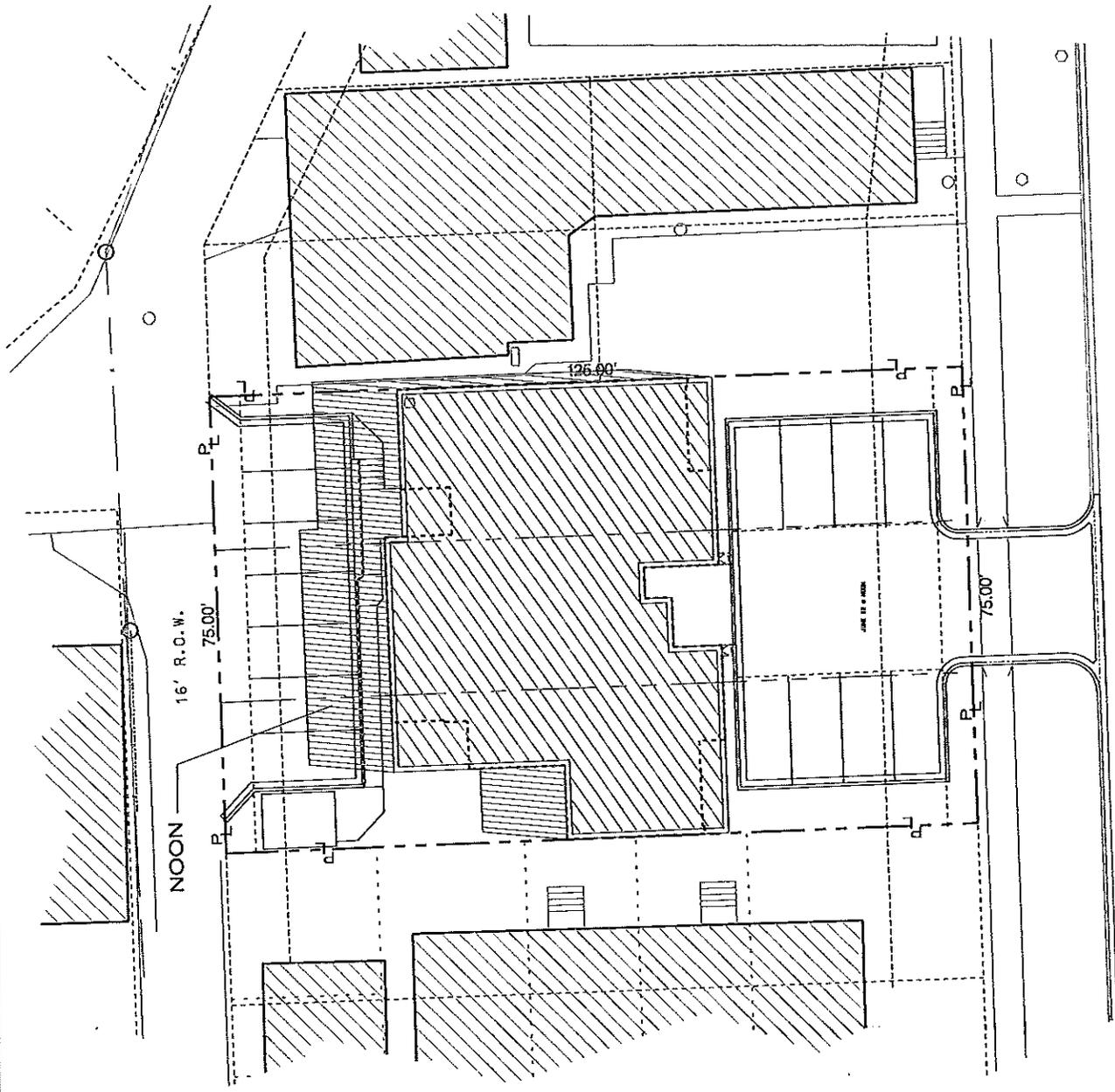
FAIRVIEW AVENUE
66' FAW

SHADOW STUDY: 22 JUNE



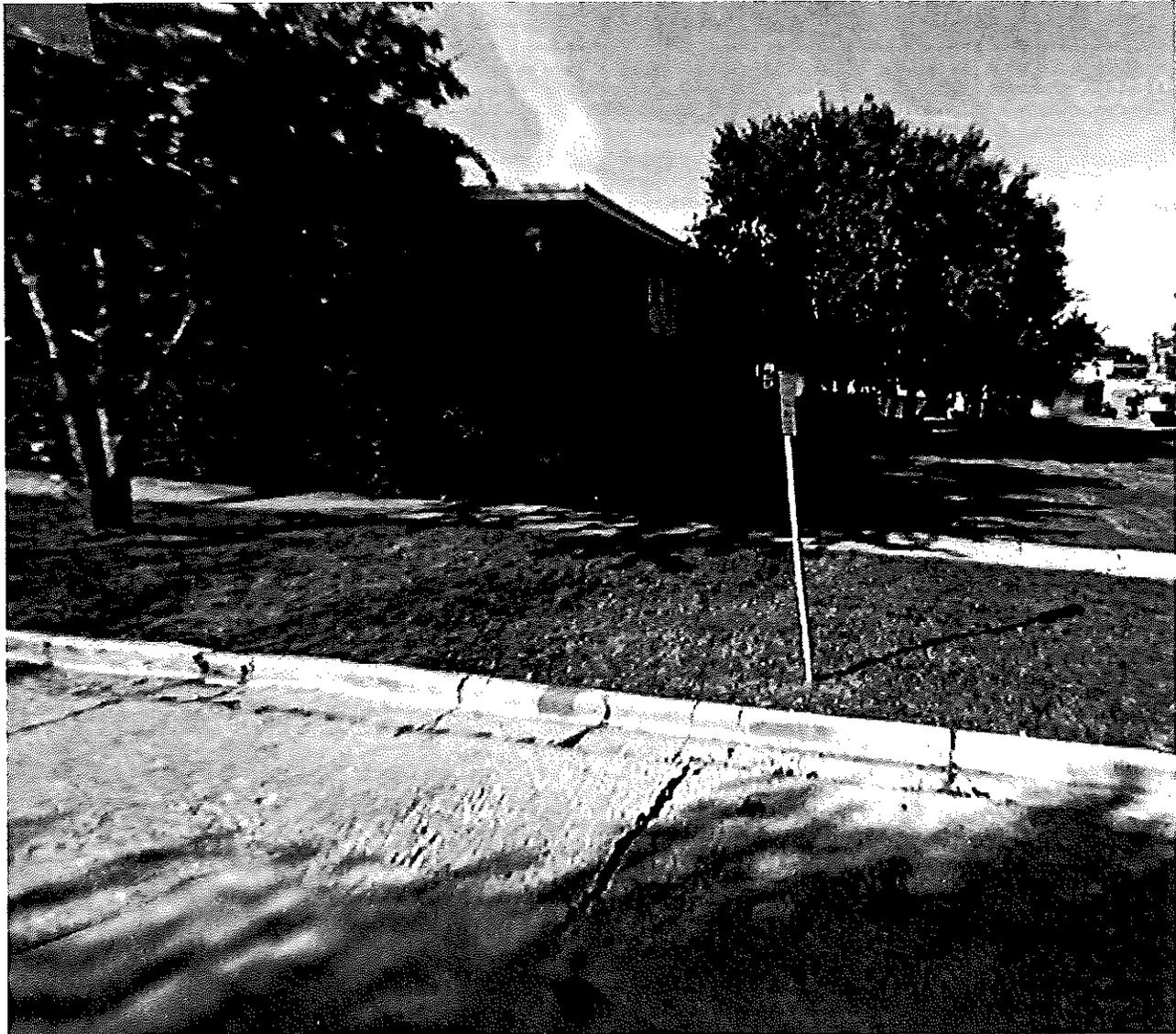
FAIRVIEW AVENUE
66' RAW

SHADOW STUDY: 22 JUNE



FAIRVIEW AVENUE
66' R.W.

SHADOW STUDY: 22 JUNE



With apologies to Google Maps; this image was taken from their web site when the existing deciduous trees were full.

As the image indicates, the contiguous property owners' residences are currently in shadow caused by the existing trees on the applicant's property. As the Shadow Studies above indicate for solar times past 10:00 am, there is a high probability that the neighbor's residences will have more sunlight once the trees are razed, and the new structure is constructed.

Image from Google Maps

Larson Engineering, Inc.
1488 Bond Street, Suite 100
Naperville, IL 60563-6503
630.357.0540 Fax: 630.357.0164
www.larsonengr.com



April 18, 2014

Mr. Keith Sbiral
Village of Brookfield
8820 Brookfield Avenue
Brookfield, IL 60513

Re: Storm Sewer Connection for
Signature Apartments
8900 Block of Fairview Avenue
Brookfield, IL

LEI Project No: 22140012.000

Dear Mr. Sbiral,

This letter is regards to the proposed storm sewer connection for the Signature Apartments project located in the 8900 block of Fairview Avenue in Brookfield.

As originally shown on our civil drawings dated March 27, 2014, the storm sewer in the southern parking lot was to be combined with the sanitary sewer, and one connection was to be made to the combined sewer in Fairview Avenue. Based on prior experience in combined sewer areas and in accordance with the MWRDGC ordinance, this is the accepted method if no designated storm sewer is adjacent to a site.

In an email from Edwin Hancock Engineering Co., dated April 17, 2014, it was recommended that the proposed storm sewer be kept separate from the sanitary sewer and that a new storm connection be made to a storm sewer system near the intersection of Fairview Avenue and Brookfield Avenue, nearly 300 feet from the site. We were told that this separate storm sewer connection was recommended to reduce the volume of storm water being introduced into the combined sewer system in an attempt to minimize basement flooding that had been experienced in the Village.

In a review of the Village's Code of Ordinances, we could find no section stating that storm sewer connections to combined sewer systems were not allowed within the Village. Based on the minimal storm water volumes being generated by this small development and the added cost of constructing nearly 300 feet of additional storm sewer, we feel that this is an undue hardship on the developer. We therefore request that the Village review their stance on this issue.

If you have any further questions regarding this matter, please feel free to contact our office.

Sincerely,
Larson Engineering, Inc.

A handwritten signature in black ink, appearing to read "B. Dahlman", with a stylized flourish at the end.

Brett J. Dahlman, P.E.
Civil Department Head
bdahlman@larsonengr.com

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STORMWATER MANAGEMENT CALCULATIONS

Signature Apartments
8900 Block of Fairview Avenue
Brookfield, IL

PREPARED FOR:

Dean M. Pozarzycki, R.A.
4728 Main Street
Downers Grove, IL

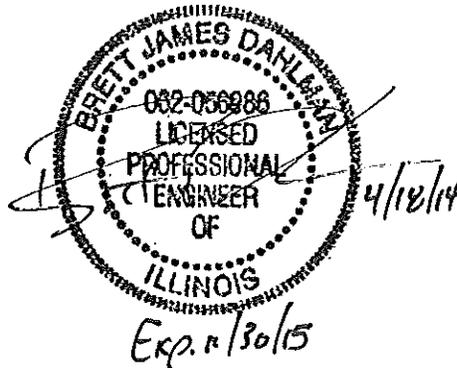
PREPARED BY:

Larson Engineering, Inc.
1488 Bond Street, Suite 100
Naperville, Illinois, 60563

DATE:

March 28, 2014

UPDATED: 04/18/2014



LEI COMM. NO.: 22140012.000

Larson Engineering, Inc.
 1488 Bond Street, Suite 100
 Naperville, IL 60563-6503
 630.357.0540 Fax: 630.357.0164
 www.larsonengr.com

SUBJECT: Signature Apartments
Proposed Detention Facilities
Brookfield, IL

SHEET NO. 1 of 1
 PROJECT NO. 22140012.000
 BY SJV DATE 03/21/2014
 Updated: 3/26/2014
 Updated: 4/18/2014



Required On-Site Detention, North: 0.014 ac-ft, 0.0 cfs
Required On-Site Detention: 0.030 ac-ft, 0.12 cfs

There are two proposed areas for underground storage volume within the void space of CA-7. The detention volumes are proportional to the tributary areas of each detention facility. The north detention volume is based on the complete capture of a 3" rainfall event with zero release. The collected runoff will be stored in the void space of the parking area paver stone, then collected by finger drains into a deep drywell which will infiltrate the stormwater into the subbase. For the south detention area, the detention is sized based on the MWRD standards, using Bulletin 70 rainfall data. The release of that storage volume shall be controlled by a Vortex FC 3" Restrictor, which a maximum release rate of 0.12 cfs at the design head.

Void Space Calculations

North Parking Area	1276 ft ²	
Depth of CA-7	2	
Void Space	40%	
Void Volume	1021 ft ³	
North Drywell	12.6 ft ²	
Depth of CA-7	7	
Void Space	40%	
Void Volume	35 ft ³	
Total Void Volume North	1056	0.024 ac-ft >0.014
South Parking Area	1990 ft ²	
Depth of CA-7	2	
Void Space	40%	
Void Volume	1592 ft ³	
Total Void Volume South	1592 ft³	0.037 ac-ft >0.030

Allowable Release Rate, Required Detention Volume Calculations, and Restrictor Specifications:
 See attached sheets.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

**DETAILED STEPS FOR DETERMINING STORMWATER DETENTION ALLOWABLE RELEASE
RATE AND REQUIRED DETENTION STORAGE**

Submit all supporting drawings and calculations.

I. Determination of Allowable Release Rate - Undeveloped Site: (Delineate total, developed, undeveloped and unrestricted areas on a grading plan)

1. Area of site.....	<u>0.215</u> acres
2. Average ground slope.....	<u>0.001</u> feet/foot
3. Longest overland flow distance (show for undeveloped site).....	<u>117</u> feet
4. Overland flow time of concentration (Use Attach. 3).....	<u>15</u> minutes
5. Average slope of channelized flow (See Note a).....	<u>0</u> feet/foot
6. Channelized flow distance (See Note a).....	<u>0</u> feet
7. Channelized flow time of concentration (See Note a).....	<u>0</u> minutes
8. Total time of concentration (line 4 + line 7).....	<u>15</u> minutes
9. Rainfall intensity for three-year storm, (Use Attach. 2 for the time duration on line 8)...(Bulletin 70).....	<u>3.56</u> inches/hr.
10. Gross allowable release rate, $Q=CIA=0.15 \times \text{line 9} \times \text{line 1}$ (Use this release rate for calculations in Column D of Attach. 1)	<u>0.12</u> cfs
11. Unrestricted release rate, $Q_{un}=C_{un} I_{un} A_{un}$ (C_{un} for developed state, I_{un} for 100 year storm, A_{un} for unrestricted site).....	<u>0</u> cfs
12. Net allowable release rate (line 10 - line 11).....	<u>0.12</u> cfs

Note a: For flow in a well defined channel, determine time of concentration from measured lengths, cross-sections and slopes and submit supporting calculations and drawings.

II. Determination Required Detention Basin Capacity - Developed Site: South Trib

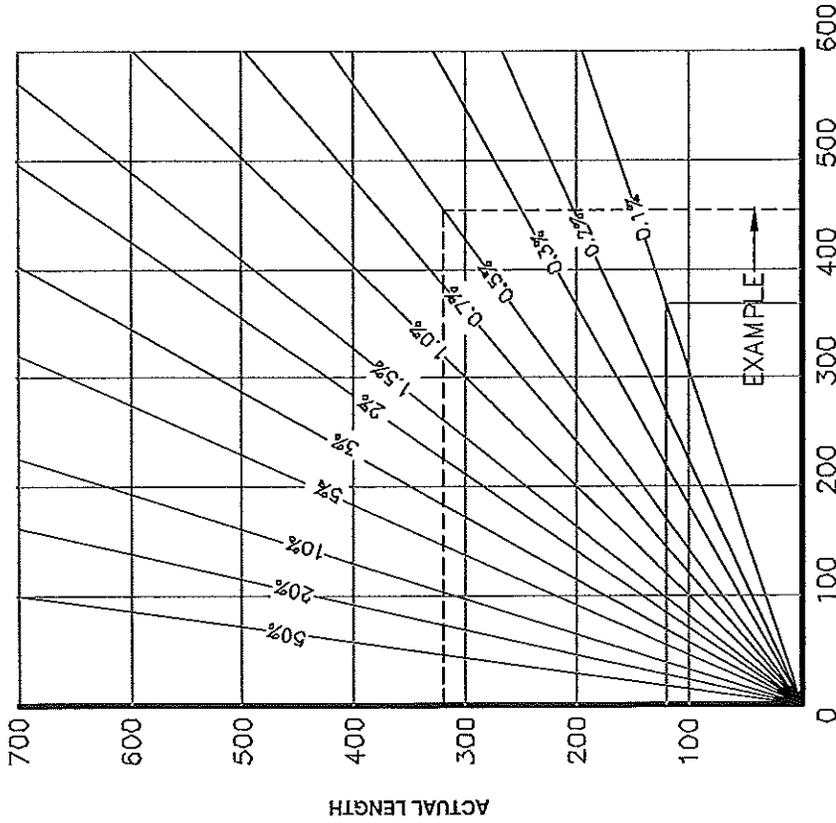
13. Impervious drainage area*.....	<u>0.140</u> acres
14. Impervious wet pond area*.....	<u>0</u> acres
15. Pervious drainage area*.....	<u>0.018</u> acres
16. Composite runoff coefficient**.....	<u>0.85</u>
17. Determine detention basin capacity for actual release rate. See detailed example attached. Required reservoir.....	<u>0.030</u> acre-feet

*Unrestricted areas are excluded here.

** See MWRD info sheet on runoff coefficient determination (available at www.mwrdd.org)

ATTACHMENT 3 OVERLAND FLOW TIME OF CONCENTRATION

FIGURE 3-A

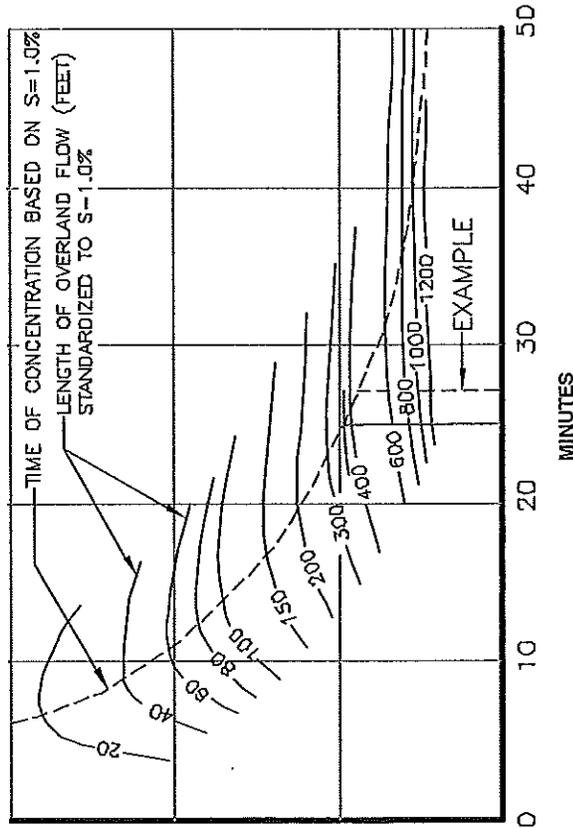


NOTE: LENGTH STANDARDIZED TO S=1.0 %

WHEN OVERLAND FLOW DISTANCE IS GREATER THAN 1000 FEET, USE

$$T = 1.48 \frac{(1.1 - C) \sqrt{D}}{\sqrt{S}}$$

FIGURE 3-B



EXAMPLE:

FIND THE TIME OF CONCENTRATION OF 320 FEET OVERLAND FLOW AT S=0.5%. IN FIG. 3-A, ENTER ACTUAL LENGTH 320 FEET. GO TO S=0.5%. READ 450 FEET ON STANDARDIZED LENGTH AXIS. ENTER 450 FEET IN FIG. 3-B. READ 27 MINUTES ON HORIZONTAL AXIS.

SOURCE: DEPARTMENT OF THE ARMY TECHNICAL MANUAL, TMS-620-1.

WHERE: S = AVERAGE SLOPE, %;

D = OVERLAND FLOW DISTANCE, FEET;

C = RUNOFF COEFFICIENT (USE C=0.15 FOR MWRD REQUIREMENTS);

T = TIME OF CONCENTRATION, MINUTES

FROM FEDERAL AVIATION ADMINISTRATION, AIRPORT DRAINAGE.

Larson Engineering, Inc.
 1488 Bond Street, Suite 100
 Naperville, IL 60563-6503
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 630.357.0164
 www.larsonengr.com

SUBJECT: Signature Apartments
Detention Calculations
Brookfield, IL

SHEET NO. 1 of 1
PROJECT NO. 22140012.000
BY SJV DATE 03/21/2014
UPDATED: 04/18/2014



Larson

Supplemental Calculations for Detention Analysis

Rainfall Intensity

Interpolation from Bulletin 70 Tables

Note: Interpolated Values in Bold

Duration (min)	Frequencies		
	2-yr	3-yr	5-yr
15	0.82	0.89	1.03

Site Area 1
 Rainfall 0.89 inches
 Duration 15 minutes
 Intensity 3.56 inches/hr.

Composite Runoff Coefficient

Impervious 0.140 acre
 Pervious 0.018 acre
 Total 0.158 acre
 Impervious C (MWRD) 0.9
 Pervious C (MWRD) 0.45

 Composite C 0.85

Larson Engineering of Illinois
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 Naperville, IL 60563
 630 357-0540 Fax: 630 357-0164
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SUBJECT: Signature Apartments
Detention Volume Required
Brookfield, IL

SHEET NO. 1 of 1
 PROJECT NO. 22140012.000
 BY SJV DATE 03/21/2014
 UPDATED: 04/18/2014



SOUTH TRIBUTARY AREA

AREA OF SITE 0.158 ACRES
 ALLOWABLE RELEASE RATE 0.12 CFS
 COMPOSITE RUNOFF COEFFICIENT 0.85

A		B	C	D	E
DURATION TIME		INTENSITY FOR	INFLOW RATE	STORED RATE	RESERVOIR SIZE
(HRS.)	(MIN.)	100'YR. STORM	(LINE 1 x LINE 14 (COL.C -LINE 11)	(COL.C -LINE 11)	(COL.A(HRS.)xCOL.D /12)
		(IN/HR)	x COL. B) (CFS)	(CFS)	(ACRE-FT.)
0.17	10	9.82	1.32	1.20	0.017
0.25	15	8.20	1.10	0.98	0.020
0.50	30	5.60	0.75	0.63	0.026
1.00	60	3.56	0.48	0.36	0.030
2.00	120	2.24	0.30	0.18	0.030 * MAX
3.00	180	1.61	0.22	0.10	0.024
6.00	360	0.95	0.13	0.01	0.004
12.00	720	0.55	0.07	-0.05	-0.046
18.00	1080	0.39	0.05	-0.07	-0.102
24.00	1440	0.32	0.04	-0.08	-0.155

Required Volume = 0.030 ac-ft

NORTH TRIBUTARY AREA

Rainfall Depth 3 inches
 Tributary Area 0.057 acreS

 Required Volume 0.014 ac-ft

Handwritten initials 'JA' in blue ink.

April 21, 2014

Mr. Keith Sbiral
Assistant Village Manager
Village of Brookfield
8820 Brookfield Avenue
Brookfield, Illinois 60513

Re: **Signature Apartments**
8900 Block of Fairview Avenue

Dear Keith:

We have reviewed the project plans prepared by Larson Engineering, Inc. bearing the latest revision date of April 18, 2014 and have the following comments and observations to offer.

GENERAL COMMENTS

1. The following notes should be added to the cover sheet.
 - a. The contractor shall notify the Public Works Department at (708) 485-2540 and the Edwin Hancock Engineering Co. at (708) 865-0300 two (2) working days before the starting or resuming construction activities.
 - b. Any work that is installed without prior notification to the Village of Brookfield and the Edwin Hancock Engineering Co. shall be uncovered by the contractor, at his own expense, for inspection by the Village and the Edwin Hancock Engineering Co.
 - c. One (1) set of Record Drawings shall be submitted to the Edwin Hancock Engineering Co. and to the Building and Planning Department prior to the issuance of an occupancy permit.
 - d. The Village of Brookfield and the Edwin Hancock Engineering Co. should be named as additional insureds. A Certificate of Insurance must be submitted to and approved by the Village of Brookfield prior to beginning any work on the site.
2. The improvements currently span 3 lots. A Plat of Consolidation shall be submitted showing the 3 lots to be combined into 1 parcel.
3. An MWRD sewer permit will be required for this project.
4. We recommend that a maintenance plan for the permeable pavement be submitted to the Village.

Edwin Hancock Engineering Company

April 21, 2014

Page 2

SHEET 2.0 – GEOMETRIC PAVING PLAN

1. Permeable Pavement Section Detail – The required stormwater storage should be provided below the invert of the under drain. The under drain is shown to be approximately 3 ½" below the bottom of the permeable brick pavers. We are concerned that the PVC under drain pipe will be damaged at this depth. Provide recommendations from the pipe manufacturer regarding recommended minimum depth of cover.
2. The 100-year stormwater storage is typically provided beneath the required base course section for the permeable brick pavers. If stormwater storage is to be provided within the base course section, provide letter from permeable brick paver manufacturer indicating that this is acceptable.
3. Add Pavement Patching detail. Pavement patch will consist of 8" PCC concrete pavement over 6" aggregate base course. Dowel bars will be drilled and epoxy-grouted into the pavement per IDOT details.

SHEET 5.0 – UTILITY PLAN

1. The plumbing inspector should confirm size of the proposed water and fire service. The water department should review the configuration of the proposed water service.
2. The location of the existing sewer service should be shown. The sewer service should be abandoned at the back of curb per MWRD requirements.
3. Verify the material of the 30" combined sewer on Fairview Avenue.
4. The plan calls for under drains to be connected to a structure that connects to the combined sewer system. We do not believe the MWRD will allow under drains to be connected directly to the combined sewer system.

SHEET 7.0 – DETAILS

1. Pressure Connection Detail – the tapping sleeve should be indicated to be a Smith Blair – Model 665 w/stainless steel bolts.

STORMWATER MANAGEMENT

The runoff from the parking area north of the building is shown to be stored within the aggregate base beneath the proposed permeable pavement. Storage has been provided for a 3" rain event which is consistent with requirements of past developments.

The runoff for the roof area and the area south of the building is shown to be stored within the aggregate base beneath the proposed permeable pavement on the south side of the building.

The flow from the storm sewer outlet for the site is shown to be restricted prior to connecting with the sanitary sewer for the site. The sanitary sewer and storm sewer combine into one pipe at Sanitary Manhole 3 and exit the site through a 6" PVC pipe that connects to the existing 30" combined sewer in Fairview Avenue.

Recommended Revisions

The Village's combined sewer system is severely undersized and causes basement backups throughout the Village. There is a 36" storm sewer available on Brookfield Avenue. We recommend that the storm sewer flows from the site be kept separate and new storm sewer installed to connect to the 36" storm sewer on Brookfield Avenue. This is consistent with the Village's practice of removing storm flows from the combined sewer system wherever possible. The Village has taken this approach on past concrete alley paving projects in which rather than connect to nearby combined sewer, it extended storm sewer to a nearby storm sewer that was available.

There may be other options in lieu of extending a storm sewer from the site to the Brookfield Avenue storm sewer. The developer may be able to store the 100-year storm event on-site and therefore eliminate the requirements for a storm sewer.

We have reviewed the major items of scope for this review for the Plan Commission meeting. There may be additional detailed comments during future reviews regarding construction details, general notes, etc. The project plans are not approved as submitted. Revisions will be required prior to final approval.

Please feel free to contact our office if you should have any questions.

Sincerely,

EDWIN HANCOCK ENGINEERING CO.


Derek Treichel, P.E.

cc: Mr. Paul Trudeau, Building Inspector

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS 60513

JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING COMMISSION

DRAFT

HELD ON TUESDAY, FEBRUARY 11, 2014
IN THE BROOKFIELD MUNICIPAL BUILDING

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

MEMBERS ABSENT: None

ALSO PRESENT: **OTHERS PRESENT:** Village Trustee Michael Garvey Liaison

On Monday, February 11, 2014, Chairman Charles Grund called the meeting of the Planning and Zoning Commission to order at 6:34 P.M.

Staff Update

Assistant Village Manager welcomed the members of the new Planning and Zoning Commission and mentioned that the Village codes are now all online.

PC CASE NO. 14-01

Consideration of Zoning Variations for Parking Requirements in the C-1 Commercial District at 9310-20 Ogden Avenue for the Construction of Advanced Auto Parts

Motion to Open Hearing on Case No.14-01

Motion by Commissioner Miller, seconded by Commissioner Straka, to open the Public Hearing on Case No. 14-01. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

Assistant Village Manager Keith Sbiral informed the Commissioners that the Application for Public Hearing and Required Fees had been received and that Legal Notice of Hearing had been published in the Riverside-Brookfield Landmark on January 22, 2014. A sign was posted on the subject property, and the petitioner notified neighboring property owners within 250' of the subject property 15-30 days prior to the date of the hearing.

Attorney for Petitioners John Murphey, introduced himself and stated that the owner of the subject property requests a variation from Section 62-269 Access, to allow alley access to the parking area at 9310-20 Ogden Avenue, and a variation from Section 62-290 Required Parking Spaces to allow a reduction in the number of required parking spaces to allow for redevelopment of subject property. The petitioner is known as Aetna Development. The architect for the project addressed the Commissioners regarding the project plans, basic business plan/usage of the facility and the need for the variance requested.

Commissions asked questions regarding how deliveries to the building would be handled.

Staff Report: Assistant Village Manager Keith Sbiral

BACKGROUND: The applicant acquired the subject property on Ogden Avenue in 2013. Prior to the change of ownership, the property was a restaurant and a vacant property with ongoing property maintenance issues. Since acquiring the property, the applicant has completed permitted demolition of the restaurant use and cleaned up the property maintenance issues. The property remains fenced for redevelopment to the proposed auto parts store.

The owner proposed a redevelopment including an auto parts store with conforming parking. After further consideration the overall design of the parking and constraints on building size, the owner has submitted for a variation for the proposed parking and design. The property is located in the Ogden Avenue Tax Increment Finance district.

ZONING

The property is currently zoned C-1 General Service and is unimproved and ready for redevelopment. The applicant is in the process of redeveloping the property for a retail auto parts store, which is a conforming use in the C-1 District.

PUBLIC COMMENT

To date, staff has not received written comments from the public concerning the requested variations.

DISCUSSION

Request for Alley Access

Section 62-269 Access of the Zoning Ordinance states the following: "Parking facilities shall be designed with appropriate means of vehicular access to a street."

The subject property is an existing property with both street access and alley access. The property's access to the parking area is from both the alley and the street.

Request for Reduction in Parking

Section 62-290 of the Zoning Ordinance requires Retail Sales uses to have 1 parking space for each 250 feet of gross floor area. The proposed structure has 8,004 gross square feet of floor area and is required to have 32 parking spaces per code.

The proposed project has 20 on site parking spaces. The petitioner is requesting a 12 space variation. The project also contains one loading space as code requires.

Staff recommended the applicant request the variation to have a well designed project with sufficient parking. Staff believes the project can have both better overall site design as well as sufficient parking for the proposed use. Based on engineering review, this option also allows for sufficient storm water retention.

The alley involved in this project will be the first "green alley concept" (a concrete alley along with permeable pavers) in Brookfield and the Village will partner with the developer to pave the alley behind this project – making it a pilot project to provide additional storm water relief for the system in the neighborhood.

Originally, the project was a smaller building but believe that this design is better overall than was the original.

Staff report to be submitted as part of the record. Based on the analysis, Staff believes the request meets the standards for granting zoning variances, as well as the intent of the Ogden Avenue redevelopment goals outlined in the 2020 Master Plan and TIF Redevelopment Plan. The Planning and Zoning Commission should discuss the requested variations and whether the development is a functional development and determine whether the request should be recommended for approval when presented to the Village Board of Trustees.

The Planning and Zoning Commission should use the standards for review found above and in Section 62-760 of the Village Zoning Ordinance.

Close Public Hearing

Motion by Commissioner Miller, seconded by Commissioner Straka, to close Public Discussion on PC 14-01. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

Discussion among Commissioners included questions and comments to staff regarding use of alleys, the redesign of the building, design guidelines as suggested by the 2020 Master Plan, favorable response to "green alley" concept, on-street parking spaces, whether signage conforms to 2020 Master Plan, future use of property by other kind of business that may require more parking spaces.

Approve PC 14-01

Motion by Commissioner Straka, seconded by Commissioner Miller, to approve PC 14-01 after due consideration and make a positive recommendation to the Village Board of Trustees for approval of the zoning ordinance variation as presented or substantially in the form presented and adopting the Staff report's findings of fact as those of the Planning and Zoning Commission for 9310-20 Ogden Avenue. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

PC CASE NO. 14-02

Consideration of a preliminary planned development petition with variations for a nine-unit residential building in a C-3 Commercial property at 8932-8936 Fairview.

Motion to Open Hearing on Case No.14-02

Motion by Commissioner Miller, seconded by Commissioner Straka, to open the Public Hearing on Case No. 14-02. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

Assistant Village Manager Keith Sbiral informed the Commissioners that RMG Realty Group, LLC/Michael Gatto, owner of the subject property, requests recommendation of approval of a special use for a Preliminary Planned Development in order to construct a 9-unit multi-family development on the vacant lot at 8934 Fairview Avenue.

This is a preliminary hearing; the petitioner will go to the Board of Trustees for approval of the special use for a Preliminary Planned Development after which the case will come back to the PZC for approval recommendation of a Final Planned Development. Presently, Village Code does not allow for bypass of Preliminary Planned Development; I advise petitioners to use the Preliminary to the extent that they want to use it and come to the Preliminary with as close to the final plans as they wish as the Library did or they can come with very preliminary plans or somewhere in between. Thus, this case will conceivably be back before fairly soon.

The notice for this hearing was published in *The Riverside-Brookfield Landmark* on January 22, 2014 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the petitioner notified neighboring property owners within 250' of the subject property 15-30 days prior to the date of the hearing. The petitioner has submitted the Affidavit of Notice.

Presentation by Petitioner

Representatives for the owner addressed the Commissioners stating that the applicant requests a special use permit for a Planned Development and Preliminary Planned Development approval in order to construct a 9-unit multi-family building

adjacent to the downtown commercial district at 8934 Fairview Avenue, Brookfield, Illinois. Proposed improvements include a 3-story building with 14 parking spaces. The development is proposed as a zero lot line development and has vehicular access both from the alley and Fairview Avenue via a new curb cut. The development would be built on a 9,375 square foot lot and would contain a 3-story building comprised of 9 dwelling units. The total size of the building would be 10,816 square feet and would have a unit mix of 3 one bedroom and 6 two bedroom units with size ranging from 693 square feet to 1287 square feet with all units having private balconies. The multifamily residential project will have a full fire sprinkler suppression system.

The property is currently zoned C-3 (Centralized Commercial District)- which is a mixed-use which includes retail uses as well as residential.

Staff Report: Assistant Village Manager Keith Sbiral

BACKGROUND:

The property has been vacant and unimproved for more than ten years. Staff wishes to emphasize that the construction of multifamily units adjacent to the downtown and train station area is preferable to the underlying implication of the commercial zoning. While the C-3 district is clearly a more intense use district than most in Brookfield, further expansion of additional commercial property in the downtown would be detrimental to the core Grand Boulevard corridor area.

The addition of multifamily units is consistent with the 2020 Master Plan.

The developer is seeking a Planned Development as the proposed project seeks variations from code relative to a first floor commercial requirement, side yard setback requirement, and parking requirement. Each of these variations is outlined below.

ZONING

The property is currently zoned C-3 (Centralized Commercial District). The property is surrounded by C-3 zoning. Chapter 62-94(d) of the Zoning Ordinance states, "The C-3 Centralized Commercial Districts are intended to provide for the development of a concentrated pedestrian oriented commercial shopping area. This type of district provides a symbiotic relationship with public transportation and public services in the immediate vicinity. This district is intended to encourage the preservation of the historic characteristics of the district while encouraging the establishment of planned commercial and residential development."

The project seeks a variation from 62-95 Permitted and Special Uses. While multi-family having 5-21 units is permitted, the ordinance calls residential uses on the first floor special uses. While the ordinance is unclear if one use listing trumps another, Staff has suggested the use exception be included in the preliminary planned development.

The petitioner is requesting a zero side yard setback and other bulk regulation variations. Section 62-99 Bulk, Yard and Space Requirements state that C-3 construction must have 25 feet of lot width and 2,178 square feet of lot area as well as a 20% side yard setback. The proposed development has only 75 feet in lot width and 1,041 square feet in lot area per unit while the side yard setback is proposed to be zero.

Finally, Section 62-290 Required Parking Spaces, requires 2 parking spaces for each residential unit. The proposed development requires 18 spaces. The development currently has 14 spaces or a parking ratio of 1.55 including one ADA accessible space.

2020 MASTER PLAN

The 2020 Master Plan includes the subject property in the Brookfield Station Sub Area Plan. The Master Plan calls for the following considerations related to this property:

- Encouraging residential development in the study area;
- Establish parking regulations unique to transit oriented areas;

- The plan states that while residential should be limited on the first floor in the core Grand area, "on side streets this type of residential development should be encouraged." The plan specifically includes Fairview.

DISCUSSION

Staff reviewed the application and submittal documents and feel the submittals are satisfactory for a preliminary consideration. The final planned development will require several additions to the plans, but can be considered at that time. The Staff review is primarily focused on the preliminary review of the use and concept. In general, the following are proposed changes that require minor or no changes from the proposed site plan, landscape plan, and elevations:

- **Site Circulation:**

A circulation plan includes access from both the street and alley. While rear parking is preferred Staff believes the front parking can be softened with proposed landscaping.

- **Photometric Plan:**

Staff recommends the provision of photometric of any parking lighting proposed.

- **Elevations:**

Staff does not recommend any revisions to the preliminary elevations.

Overall, Staff finds that the proposed project can meet the standards for granting a Planned Development, provided that the improvements are executed with a high quality and consistent site design and construction. In order to do so, Staff recommends materials be specifically reviewed and called out for the final planned development.

- **Provision of Drainage:**

All storm water review and engineering will be reviewed prior to final planned development. Staff does not foresee significant issues relative to storm water design on this site.

- **Consolidation of Lots/other Final PD items:**

It should be noted that any signage alterations, specific façade and roof materials, and final engineering will be required to be included as a part of Final Planned Development review, should the Preliminary be approved. Staff additionally recommends that the existing zoning lot, consisting of three PINs, be consolidated into a single lot with a single PIN with a Plat of Lot Consolidation at the time of Final Planned Development approval.

Based on the discussion above, Staff recommends that the Plan Commission discuss the proposed development, as well as the issues outlined in this report. Staff recommends approval of the request for a special use for a Preliminary Planned Development and Preliminary Planned Development approval, with the following conditions:

- a. The petitioner revises the submittal documents to provide proper drainage as required by the Village Code and;
- b. Final Building Construction Plans and completes all final planned development requirements;

The Plan Commission may concur with the Staff recommendation, continue the case in order to request revisions or additional information, recommend denial of the case, or recommend approval of the case.

Should the Plan Commission concur with the Staff recommendation and recommend approval of the request, but not concur with the conditions for approval recommended by Staff, the Plan Commission should, through their discussion, amend the responses to the Standards for approval Preliminary Planned Development Applications.

PUBLIC COMMENT

James Cheverria - 8938 West Fairview - addressed the Commissioners. Mr. Cheverria read two letters from residents in proximity of the proposed project:

1. Paula Montgomery – 8938-1/2 West Fairview – concerns regarding size/height of building (view and blocking light) that may affect her property's value, groundwater drainage/flooding, decreased parking for existing residents, increased use of alley, view of project, rental unit vs. condo affect on neighborhood, desires smaller building/less stories. (Commissioners and petitioner provided with copy of letter);
2. Sharon Simmons – 8942 Fairview – concerns regarding height of building, affect on light, impact on existing drainage problem/flooding, design and area used (lot line to lot line/lack of side yard), reduction of privacy of existing residents, affect overall of size/type of building in that location. (Commissioners and petitioner provided with copy of letter).

Additional concern was also expressed his own comments and appreciation that the Village is attempting to fill a long-standing vacant lot and that there would be adequate parking spaces providing for the residents of the proposed structure – 1.5 parking spaces per unit. The lack of side yards and the height of the building are primary concerns – which he feels is not in keeping with a residential development. He stated that while he appreciated the Village trying to fill a vacant space with a residential project, the project as it is not enhancing to the residential neighborhood.

DISCUSSION

Commissioners comments/questions to the petitioner included:

- What plans were in place regarding storm water control? The petitioner understands that this situation is theirs to resolve and will retain a Civil Engineer when the preliminary planned development is approved;
- What was the intent of raising the first floor off of grade at such a dramatic distance? Petitioner replied it was to give more privacy to properties to the East.
- Entrance lighting – lack of visibility from the street due to set-back. Petitioner plans to incorporate LED lighting vs. building mounted flood lights to light the parking area and entrance.
- Appearance of parking in front of building. Increased set back caused by parking in the front. Petitioner responded plan was to afford residents ease of access; low-to-medium landscaping being explored to enhance the street view of the parking area.
- Zoning change may remove commercial opportunity. Is their possible flexibility in that first-floor residents may have home-based businesses? Per Keith Sbiral – the Village would like to scale down the commercial corridors – which is also indicated in the 2020 Master Plan - including to make the downtown business are more vibrant. The C-3 Zoning will allow commercial use as well as residential.
- Will a Shadow Study be done?

At this point, Mr. Michael Gatto – owner of subject property - addressed the Commissioners regarding his basic business plans and named the principals of his organization – RMC Realty Group, LLC. Mr. Gatto confirmed the proposed rental rates for the units of the proposed project. Mr. Gatto stated his intent to reside in the building himself and feels Brookfield is a good area in which to invest. Mr. Gatto informed the Commissioners that he has a commitment for financing the project.

- Concerns regarding the elevation and the shape of the guardrails/balcony screens – current plans are not specific, which is required for a PUD. Architect spoke to the design and explained that the plans were not yet completed.
- Concerns regarding lack of light that affects the proposed location of bedroom in a particular unit.
- Landscaping – on north side of building – suggest that type of plants indicated be reviewed (plants will be in shade; plants shown require full sun).

Assistant Village Manager Keith Sbiral reiterated Commissioners expressed concerns that to be made conditions for approval of the final PUD:

At minimum:

- A color rendering of the proposed project
- Materials selections and samples

- A shadow study
- More detailed landscape plan
- Storm water plans

Two Unidentified speakers/residents: Expressed concerns regarding the front set-back and parking lot – if building moved forward would increase shadow effect on next-door building and snow blocking the alley behind the property.

Commissioner Hendricks inquired regarding the developers responsibility regarding improvement of the alley. Keith Sbiral responded that the Village does not have such a requirement in place.

Close Public Hearing

Motion by Commissioner Miller, seconded by Commissioner Grund, to close Public Discussion on PC 14-02. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

Discussion

Commissioners concerns included: With respect to the comprehensive plan -- light with respect to neighboring properties, parking in front of the building, zero-lot-line on west side at least, reduce parking space allotment to one per unit, wall that faces the west to be scaled back to 22', would a commercial use on this site be able to build to the lot line without a variance? (response was, "Yes").

Approve PC 14-02

Motion by Commissioner Benjamin, seconded by Commissioner Miller, to approve PC 14-02 after due consideration and make a positive recommendation to the Village Board of Trustees for approval of the zoning ordinance variation as presented or substantially in the form presented and adopting the Staff report's findings of fact as those of the Planning and Zoning Commission for 8934-8936 Fairview Avenue with the following considerations:

1. Providing a Final Plan Development
2. Providing a color rendering
3. Providing Materials selections and samples
4. Providing Landscaping Plan
5. Providing Storm Water Management Plan
6. Providing a Shadow Study
7. Reconsideration of Front-facing parking
8. Consideration of reducing number of parking spaces from 1.5 per unit to 1 per unit.
9. Reconsideration of reduction of the west wall to 22'

Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

PC CASE NO. 14-03

Consideration of a Lot Area Variation for a lot split petition in an A-2 Single Family District at 8819 Congress Park.

Motion to Open Public Hearing on Case 14-03

Motion by Commissioner Benjamin, seconded by Commissioner Straka, to open the Public Hearing on PC 14-03. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

Assistant Village Manager Keith Sbiral informed the Commissioners that the Application for Public Hearing and Required Fees

had been received and that Legal Notice of Hearing had been published in the Riverside-Brookfield Landmark on January 22, 2014. A sign was posted on the subject property, and the petitioner notified neighboring property owners within 250' of the subject property 15-30 days prior to the date of the hearing.

Staff Report

Sam and Nick Memeti have a contract on the subject property.

DESCRIPTION

The applicants request a variation from Section 62-12 Minimum Residential Lot Size, to allow two lots to be created from one lot with the resulting lots having a substandard lot area. All future construction is required to meet all other aspects of the zoning regulations of the Village.

BACKGROUND

The applicant is in the process of acquiring the subject property for future construction of two homes. The applicant lives adjacent to the existing property. The subject property has been subject to property maintenance violations over the past 8 years and is not consistent with the surrounding property improvements.

The owner is proposing splitting the 100-foot lot into two 50-foot lots for single-family home redevelopment. The resulting lots would each be 5700 square feet; 500 square feet less than the ordinance required 6200 square feet. The resulting 5700 square foot lots would be consistent with the surrounding property improvements and would maintain the 50-foot width that has been consistently applied to these cases over the past 10-15 years.

ZONING

The property is currently zoned A-2 Single Family and is improved with a single family home and ready for redevelopment. The zoning is proposed to remain the same and resulting construction will have to comply with all setback, height, area, and zoning requirements. The property will be required to comply with storm water and green space regulations as well.

PUBLIC COMMENT

To date, staff has received no written comments from the public and one verbal (anonymous) comment in favor of the requested variations.

DISCUSSION

Request for Lot Area Exception

Section 62-12 Minimum Residential Lot Size states, "The minimum zoning lot allowed for residential building purposes shall have a width and street frontage of not less than 50 feet and contain not less than 6,200 square feet in area. For the purpose of this chapter, zoning lots less than 50 feet in width and/or containing less than 6,200 square feet in area shall be deemed substandard. Use of a zoning lot with less than said frontage or area for residential building purposes may be authorized as specifically allowed in section 62-73, or by authorization of the president and board of trustees of the village after the receipt of the report and recommendation of the planning and zoning commission, in the manner and form prescribed by this chapter after it has been determined that such lot was of public record on or before November 19, 1924; that ownership of the lot by the petitioner was of public record on or before November 19, 1924; and that at that time the owner did not own sufficient adjacent property which would have established a legal zoning lot meeting minimum requirements; and that said lot cannot reasonably be enlarged by acquisition of adjoining land or cannot reasonably be disposed of to the owners of adjoining land. Such authorization may be made only after the denial of a permit, proper taking of appeal and holding of a public hearing; all in conformity with the requirements of the state revised statutes and this chapter. Consideration shall be given in each case to an authoritative ownership record of the lots involved and adjoining since November 19, 1924.

STANDARDS FOR GRANTING ZONING VARIANCES

With respect to Zoning Variance review, Section 62-760 of the Village Zoning Ordinance (Appeals) notes, "The following standards shall be met and proved by the applicant before any positive consideration is to be made granting of a variation" (*Staff Review in Italics*):

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

The property has been subdivided in the past and the 44th Place street results in a narrow block that does not contain ally right of way. The resulting properties are typically 114 feet deep. The typical single family home in this block is a 50-foot lot resulting in 5700 square feet. This block is not typical for Brookfield and without this variation consistent development of similarly sized homes would be difficult.

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

The existing subdivision depth of the lot requiring the proposed configuration was not created or imposed by the current owner and was permitted under the previous use of the property.

3. That there is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the property;

While the property could conceivably be developed with one larger home the inconsistency with the surrounding properties would be more apparent than the proposed lot width exception.

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

The proposed variances do not affect the property's access to air and light. The petitioner currently owns property and lives adjacent to the subject property.

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

Property values will not be negatively impacted but likely will be positively impacted by this proposal.

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

The requested variances will allow a land use consistent with other uses in the A-2 district and therefore will not unreasonably increase congestion or endanger public safety.

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

The requested variance generally supports the purpose and intent of the zoning ordinance and the A-2 district.

RECOMMENDATIONS

Based on the analysis above, Staff believes the request meets the standards for granting zoning variations and lot area exceptions. The Planning and Zoning Commission should discuss the requested variations and determine whether the request should be recommended for approval when presented to the Village Board of Trustees.

The Planning and Zoning Commission should use the standards for review found above and in Section 62-760 of the Village Zoning Ordinance.

Staff recommends approval of the Lot Split with area exception petition.

Petitioner Sam Memeti addressed the Commissioners and stated intent as detailed in the petition.

Commissioners expressed observations and concerns regarding petition including new zoning ordinances that may apply regarding the size of the two proposed structures, alley access/driveway provision.

Motion to Close Public Hearing

Motion by Commissioner Miller, seconded by Commissioner Straka, to close the Public Hearing on PC-1403. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

Motion to Approve PC-14-03

Motion by Commissioner Straka, seconded by Commissioner Miller, to approve PC-14-03 as stated and make a positive recommendation to the Village Board of Trustees for approval of the zoning ordinance variation as presented or substantially in the form presented and adopting the Staff report's findings of fact as those of the Planning and Zoning Commission for 8819 Congress Park. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.

NEW BUSINESS – None

OLD BUSINESS – None

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

NEXT MEETING: Planning and Zoning Commission meetings to be scheduled on the third Thursday of the month. March 20, 2014 meeting to include approval of past minutes. Meetings to start at 7:00 P.M.

Building Code amendments to be before the Village Board Committee of the Whole and Board of Trustees in the near future

ADJOURNMENT

Motion by Commissioner Miller, seconded by Commissioner Straka, to adjourn the Planning and Zoning Commission meeting of February 11, 2014 at 8:57 P.M. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Svoboda, Straka, Weber, Hendricks and Grund.



COMMITTEE ITEM MEMO

ITEM: Planning and Zoning Commission Text Amendment Recommendation

COMMITTEE DATE: May 12, 2014

PREPARED BY: Keith Sbiral, AICP, Assistant Village Manager

PURPOSE: Discussion of Text Amendment

BUDGET AMOUNT: N/A

BACKGROUND:

Staff will present the potential benefit of amending the text to add fraternal organizations to I-1 and C-4 Districts.

The Planning and Zoning Commission voted unanimously in public hearing to recommend approval of this item.

ATTACHMENTS:

-
1. PZC Packet

STAFF RECOMMENDATION:

Staff recommends approval and will present the petition to the Board.

REQUESTED COURSE OF ACTION:

Approve an ordinance.



Village of Brookfield

Plan Commission Staff Report

TO: Village of Brookfield Plan Commission
HEARING DATE: April 24, 2014
FROM: Building and Planning Department
PREPARED BY: Keith R. Sbiral, Assistant Village Manager

TITLE

PC 14-05 – Fraternal Organization Text Amendment; Staff proposes a text amendment Section 62-95 and 62-128 Business Districts and Industrial Districts respectively to add the use "Fraternal Organizations" as a permitted use in the C-4 and I-1 Districts.

APPLICATION/NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

REFERENCED DOCUMENTS

This analysis is based on the following documents:

- a) *Village Code Sections*

ANALYSIS

BACKGROUND

The Village has received multiple requests for specific locations of fraternal organizations in both the C-4 and I-1 districts. The Code permits these uses along Ogden, where Staff believes we should be encouraging public and retail uses. The Code, however, prohibits these uses along 31st street and in the Industrial District where staff believes these uses could be beneficial.

RECOMMENDATIONS

Based on Staff analysis, Staff believes the proposed text amendments would provide a vibrant but low impact use in properties where we would like to contract the retail presence yet provide strong useful property uses and values.

The Plan Commission should discuss the proposal and determine whether the requested text amendment should be recommended for approval when presented to the Village Board of Trustees.

Staff Report Approved By:


Keith R. Sbiral, AICP
Assistant Village Manager

department shared drives:CODE DEPARTMENT:Planning:PC:2014:14-05 Text Amendment Fraternal Org:PC1405.doc

State of Illinois
County of Cook
Oak Park, Illinois

SS

I, Andrew Johnston do hereby certify that I am one of the publishers of the LANDMARK, a secular newspaper, published by WEDNESDAY JOURNAL, INC., of Oak Park, County of Cook and in the State of Illinois for more than one year prior to this date.

April 9, _____ A.D. 2014

I do further certify that the said LANDMARK has been a secular newspaper of general circulation throughout the Village of Brookfield, Cook County, Illinois for more than one year past, and is in compliance with Illinois revised Statutes, 715 ILCS 5/0.01.

I do further certify that the printed notice re: The Village of Brookfield Plan Commission will hold a Public Hearing on April 24, 2014 regarding a text amendment to the zoning code.

attached hereto is a true, perfect and complete copy of the notice which was published in the said LANDMARK in each and every copy of its issue dated:

April 9, _____ A.D. 2014

_____ A.D. 2014
_____ A.D. 2014

I do further certify that I am duly authorized by said WEDNESDAY JOURNAL, INC. to make this certificate and affidavit.

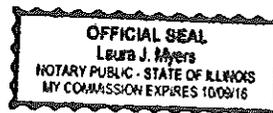
Andrew Johnston

One of the publishers

Sworn and subscribed to me this _____ 9th _____
day of _____ April _____ A.D. 2014

Jan Myers

Notary Public



Sec. 62-95. Permitted and special uses.

Except as specifically limited or regulated elsewhere in this chapter, uses not specifically listed shall be considered special uses and may be considered for establishment under the provisions of article VIII of this chapter. Permitted and special uses are set forth in the table in this section. Permitted uses are shown with the symbol "X," special uses are shown with the symbol "S," uses not allowed are shown with the symbol "N."

USES

District Designation:	C-1	C-2	C-3	C-4	C-5	C-6
AGRICULTURE						
Feed and grain sales	X	N	N	N	N	N
Greenhouse/garden store, retail	X	X	X	X	X	X
Kennel/boarding (outside runs)	N	N	N	N	N	N
Animal grooming/care (short-term care)	X	S	N	N	N	N
Veterinary clinic	X	N	N	N	N	N
AUTOMOTIVE						
Commercial ambulance service/garage	N	N	N	N	N	N
Automobile rental	X	N	N	N	N	N
Automobile repair, wholly enclosed (body, engine, frame, etc.)	S	N	S	N	N	S
Automobile repair, open-air exterior storage (body, engine, frame, etc.)	N	N	N	N	N	N
Automobile, open-air storage of wrecked/damaged vehicles	N	N	N	N	N	N
Automobile sales, showroom	X	N	N	N	N	N
Automobile sales, outdoor sales lot	X	N	N	N	N	N
Automobile service, interior/accessory parts (tire, muffler, quick lube, etc.)	X	N	N	N	N	N
Automobile storage, outdoor, impound/wreck storage	N	N	N	N	N	N
Boat/RV sales, no outdoor storage	N	N	N	N	N	N
Boat/RV sales, with outdoor storage	S	N	N	N	N	N
Carwash, manual or automated	X	N	N	N	N	N
Garage, truck/bus	N	N	N	N	N	N
Gasoline service station, full service	X	N	N	N	N	N
Gasoline station/pumps only (mini-mart)	X	N	X	X	N	X
Mobile home sales	N	N	N	N	N	N
Motorbike/motorcycle, showroom/service	X	N	N	N	N	N
Taxicab garage/service	N	N	N	N	N	N
Trailer/truck rental, 16,000 lbs. or less	X	N	N	N	N	N
Trailer/truck rental, more than 16,000 lbs.	N	N	N	N	N	N
Truck sales, showroom	X	N	N	N	N	N
COMMERCIAL RECREATION						
Billiard parlor	X	S	S	N	N	N

Bowling alley	X	X	S	N	N	N
Club, private indoor, fraternal/veteran	S	X	S	N	N	N
Dance hall/ballroom, except adult dance hall	X	X	S	N	N	N
Health club/gymnasium	X	X	S	N	N	N
Miniature golf	X	S	N	N	N	N
Motion picture theater, except adult motion picture theater	X	S	S	N	N	N
Park, commercial for-profit	N	N	N	N	N	N
Rink, roller, skating, skateboard	S	S	N	N	N	N
Swimming pool, indoor-private	S	X	N	N	N	N
Swimming pool, outdoor-private	N	N	N	N	N	N
Tennis, racquetball club	S	S	N	N	N	N
Theater, enclosed (live), except adult theater	S	S	S	N	N	N
Trampoline center	X	S	N	N	N	N
COMMERCIAL SERVICE						
Advertising agency	X	X	X	N	X	N
Auction house	S	S	S	N	N	N
Blacksmith shop	N	N	N	N	N	N
Blueprint/copy shop, print shop, sign shop	X	S	X	X	N	N
Business machine repair	X	S	S	S	S	N
Cable TV satellite receiver facility	X	S	N	X	N	N
Dry cleaning, nonretail	N	N	N	N	N	N
Exterminating/fumigating	S	N	N	N	N	N
Fuel, ice, coal, wood sales	N	N	N	N	N	N
Furniture repair/refinishing	X	S	S	N	N	N
Laundry, nonretail	S	N	N	N	N	N
Mail order house	X	N	S	N	N	N
Mobile/telephone relays	N	N	S	N	N	N
Newspaper publisher	X	S	S	N	N	N
Office equipment supplies	X	S	X	N	N	N
Radio/television studio	X	S	S	N	N	N
Real estate office	X	S	X	X	N	N
Software/computer service, internet provider, web design	X	X	X	X	X	X
Stenographic service	X	X	X	X	N	N
Tree trim/yard maintenance	N	N	N	N	N	N
Window cleaning service	X	S	S	X	N	N
Wholesaling commercial/retail products	S	N	X	N	N	N
CONSTRUCTION						
Building material, fabrication, storage, distribution in conjunction with both wholesale and retail sales	S	N	N	N	N	N
Electrical fixtures-retail	X	S	N	X	N	N
Electrician/electrical contractor, no outdoor storage of material or equipment	X	S	X	X	X	X
Fence sales and material storage-retail	N	N	N	N	N	N
Heating, air conditioning, ventilation contractor, no outdoor storage of material or equipment	X	S	X	X	X	X
Kitchen/bath, remodeling showroom	X	N	N	X	N	N

Mirror, glass sales and refinishing	X	N	N	X	N	N
Plumber/plumbing contractor, no outdoor storage of material or equipment plumbing supplies and fixture sales	X	N	N	X	N	N
Pump sales-retail	X	N	N	X	N	N
EDUCATIONAL						
College, university, junior college	S	S	N	N	N	N
Commercial/trade school	X	S	N	N	N	N
Day care/nursery school	S	X	X	S	N	S
Tennis/racquetball club	X	S	N	N	N	N
Theater, enclosed	X	S	S	N	N	N
FINANCIAL						
Financial institution, with drive-up	X	S	S	X	N	N
Automatic teller, walk-up	X	S	X	X	S	S
Bank, savings and loan, savings bank	X	S	X	X	N	N
Credit union	X	S	X	X	N	N
Currency exchange	X	S	X	X	N	N
Personal loan agency	N	S	S	X	N	N
FOOD SERVICE						
Automat, vending machines outside	S	N	N	N	N	N
Automat, vending machines inside	X	X	X	N	N	N
Cafeteria	X	X	X	X	N	N
Carry-out food service	X	X	X	N	N	N
Catering service	X	X	X	X	X	N
Coffee shop, specialty, no on-site roasting	X	X	X	X	X	X
Drive-in food service	X	X	S	X	N	N
Frozen food locker	N	N	S	N	N	N
Ice cream/yogurt shop	X	X	X	X	N	N
Outdoor cafe	X	S	S	X	N	N
Restaurant	X	S	X	X	N	N
Soft drink stand	X	S	S	X	N	S
Tavern	X	S	X	X	N	N
Night club/discotheque, except adult club or discotheque	S	N	S	N	N	N
HEALTH CARE						
Child care institutions	N	N	N	N	N	N
Hospital	N	N	N	N	N	N
Medical/dental laboratory	X	N	S	X	N	N
Mental health clinic	N	N	N	N	N	N
Nursing home	S	N	N	N	N	N
Professional doctor's office/clinic	X	X	X	X	N	S
Sheltered care home	N	S	N	N	N	N
OFFICE						
(Note: Each use is shown twice; once for the first floor and once for floors located above the first floor.)						
Accounting, bookkeeping, tax service (first floor)	X	S	X	X	X	X
Accounting, bookkeeping, tax service (above first floor)	X	S	X	X	X	X
Employment office (first floor)	S	N	S	X	X	X
Employment office (above first floor)	S	S	X	X	X	X

General or professional offices (first floor)	X	S	X	X	X	X
General or professional offices (above first floor)	X	X	X	X	X	S
Insurance office/agency (first floor)	X	X	X	X	X	X
Insurance office/agency (above first floor)	X	X	X	X	X	N
Insurance claim office (first floor)	S	X	X	X	X	N
Insurance claim office (above first floor)	X	X	X	X	X	N
Manufacture's agent (first floor)	X	S	X	X	X	X
Manufacture's agent (above first floor)	X	X	X	X	X	X
Office, administrative/executive (first floor)	X	S	X	X	X	X
Office, administrative/executive (above first floor)	X	S	X	X	X	X
Stockbroker (first floor)	X	S	S	X	X	S
Stockbroker (above first floor)	X	X	X	X	X	S
Telegraph office (first floor)	S	X	X	X	X	N
Telegraph office (above first floor)	X	X	X	X	X	N
Telephone solicitation (first floor)	N	N	N	N	X	N
Telephone solicitation (above first floor)	X	X	X	X	X	N
Ticket office (first floor)	X	X	X	N	N	N
Ticket office (above first floor)	X	X	X	N	N	N
Title office (first floor)	X	S	X	X	X	X
Title office (above first floor)	X	X	X	X	X	X
Travel agency (first floor)	X	X	X	X	X	N
Travel agency (above first floor)	X	X	X	X	X	N
Utility office (first floor)	X	X	X	X	X	N
Utility office (above first floor)	X	X	X	X	X	N
PERSONAL SERVICES						
Barber shop	X	X	X	X	X	X
Bed and breakfast	N	S	S	X	N	N
Beauty salon, nail salon	X	X	X	X	X	X
Catalog sales office	X	X	X	X	N	N
Clothes, pressing and repair	X	X	X	X	X	X
Day care, adult	N	S	N	N	N	S
Day care, child	N	S	S	S	N	S
Dressmaker, seamstress	X	X	X	X	X	X
Funeral home, mortuary	X	S	N	X	N	N
Health club, except adult health club	X	S	X	N	N	N
Hotel	S	S	S	N	N	N
Interior decorating	X	X	X	X	X	X
Laundry and dry cleaning/dyeing--retail	X	X	X	X	X	N
Locksmith	X	X	X	X	X	N
Motel	S	S	S	X	N	N
Pawn shop	N	N	X	X	N	N
Photography studio	X	X	X	X	X	S
Reading room	X	S	S	X	N	S
Reducing salon, masseur, masseuse, steam bath	N	S	N	N	N	N
Shoe repair	X	X	X	X	X	X
Tailor	X	X	X	X	X	X
Tanning salon	X	X	X	X	X	N
Taxidermist (as part of sporting goods store only)	X	N	X	X	N	N

Teaching studio (e.g., dance, music)	X	X	X	X	N	S
Video rental/repair, except adult video rental	X	S	X	X	N	N
Weaving/mending, custom	X	X	X	X	X	X
PUBLIC FACILITIES						
Cemetery/mausoleum	N	N	N	N	N	N
Social service agencies, offices and facilities	X	S	N	N	N	N
Township, county, state offices	S	S	S	N	N	S
Museum	S	S	S	N	N	S
Post office	X	S	X	X	N	S
Zoos	N	N	N	N	N	N
PUBLIC RECREATION						
Auditorium	N	N	S	N	N	N
Community center	N	S	S	N	N	N
Gymnasium	N	S	S	N	N	N
Park	N	S	S	N	X	S
Playground	N	S	S	N	N	S
Sports arena	N	N	S	N	N	N
Stadium	N	N	S	N	N	N
Swimming pool, indoor	N	S	S	N	N	N
Tennis/racquetball courts, indoor	N	S	S	N	N	N
Tot lot	N	S	S	N	N	S
RELIGIOUS						
Church/place of worship	N	S	S	N	N	N
RESIDENTIAL						
Apartment hotel	N	S	S	N	N	N
Apartment hotel, above first floor only	S	X	S	N	N	N
Boarding house	N	S	S	N	N	N
Multiple-family, four dwelling units or less	N	X	S	N	N	N
Multiple-family, five to 21 dwelling units	N	X	X	N	N	N
Multiple-family, 21 to 50 dwelling units	N	X	X	N	N	N
Multiple-family, above first floor only	X	X	X	X	X	X
Single-family detached dwelling units	N	N	N	N	N	N
Tourist home	N	S	N	N	N	N
Townhomes, four dwelling units or less	N	S	S	N	N	N
Townhomes, five to eight dwelling units	N	S	S	N	N	N
Two-family structures	N	S	N	N	N	N
(NOTE: For residential units to be permitted in any case other than a planned development, an allowable commercial use must be made of the ground level on the zoning lot containing the residential use.)						
RETAIL SALES						
Antique sales	X	X	X	X	N	X
Appliance sales	X	X	X	X	N	N
Army-Navy surplus	S	N	S	X	N	N
Art galleries, studio, sales	X	X	X	X	N	N
Art supply store	X	X	X	X	N	S
Auto accessory store	X	X	X	X	N	N
Bakery	X	X	X	X	N	N
Bicycle shop	X	X	X	X	N	S
Bookstore, except adult bookstore	X	X	X	X	N	X

Camera shop	X	X	X	X	N	S
Carpet and tile store	X	X	X	X	N	N
Cigar, cigarette, tobacco store	X	S	X	X	N	N
Clothing store	X	X	X	X	N	N
Craft supply sales	X	X	X	X	N	S
Craft supply sales, on-site teaching	X	X	X	X	N	N
Department store	X	X	X	X	N	N
Drug store/pharmacy	X	X	X	X	N	N
Dry goods-retail	X	X	X	X	N	N
Fish market	X	X	X	X	N	N
Florist	X	X	X	X	N	N
Fruit/vegetable store-retail	X	X	X	X	N	N
Furniture sales, new	X	X	X	N	N	N
Furniture sales, used	X	N	N	N	N	N
Gift shop	X	X	X	X	N	X
Grocery store, convenience type	X	X	X	X	N	N
Grocery store, supermarket	X	X	X	X	N	N
Hardware store-retail	X	X	X	X	N	N
Health food store	X	X	X	X	N	N
Hearing aid sales	X	X	X	X	N	S
Hobby shop	X	X	X	N	N	N
Household furnishings	X	X	X	X	N	N
Jewelry-retail	X	X	X	X	N	S
Jewelry, custom, wholesale and retail	X	X	X	X	N	X
Jewelry, custom, wholesale and retail	X	X	X	X	N	X
Junior department/variety store	X	X	X	X	N	N
Leather goods	X	X	X	X	N	S
Liquor store	X	X	X	X	N	N
Magazine/newsstand	X	X	X	N	N	N
Meat market	X	X	X	X	N	N
Music, instrument, records	X	X	X	X	N	S
Tape/CD sales	X	X	X	X	N	X
Music, instruments and teaching	X	X	X	X	N	X
Paint and wallpaper store	X	X	X	X	N	N
Pet shop	X	S	X	X	N	X
Picture frame shop	X	S	X	X	N	S
Secondhand store	S	N	X	N	N	N
Souvenir curio, collectible shop (e.g., stamps, coins, trading cards, comics)	X	S	X	X	N	X
Sporting goods	X	X	X	X	X	S
Stationery, card shop	X	X	X	X	N	N
Swimming pools, hot tubs and accessories	X	X	X	X	N	N
Toy store	X	X	X	X	N	N
Typewriter/computer store	X	X	X	X	N	N
Watch, clock, sales/repair	X	X	X	X	X	X
TRANSPORTATION						
Parking garage, public	X	X	X	X	N	N
Parking lot, public	X	X	X	X	N	N

Warehouse, storage | S | N | N | N | N | N |

(Code 1964, § 30-6.02(A); Ord. No. 00-11, 3-13-2000; Ord. No. 2002-26, 6-10-2002; Ord. No. 2002-27, 6-10-2002; Ord. No. 2006-64, 9-11-2006; Ord. No. 2007-59, § 2, 6-25-2007; Ord. No. 2010-69, § 12(30-6.02(A)), 10-25-2010)

Sec. 62-128. Permitted and special uses.

Except as specifically limited or regulated elsewhere in this chapter, uses not specifically listed shall be considered special uses and may be considered for establishment under the provisions of article VIII of this chapter. Permitted and special uses are set forth in the table in this section. Permitted uses are shown with the symbol "X," special uses are shown with the symbol "S," uses not permitted within a district are shown with the symbol "N."

USES

District Designation:	I-1	I-2
AGRICULTURE		
Feed and grain	X	N
Greenhouse/garden store—retail	X	N
Kennel/breeding (outside runs)	S	N
Animal grooming/care (short-term care)	S	N
Veterinary clinic	S	N
AUTOMOTIVE		
Automobile rental	X	N
Automobile repair, wholly enclosed (e.g., body, engine, frame)	X	N
Automobile repair, open-air storage of wrecked/damaged vehicles	S	N
Automobile sales (showroom)	S	N
Automobile sales (outdoor sales lot)	S	N
Automobile service, interior/accessory parts (tire, muffler, quick lube, etc.)	X	N
Automobile storage, outdoor (impound/wreck storage)	S	N
Boat/RV sales (no outdoor storage)	X	N
Boat/RV sales (with outdoor storage)	S	N
Carwash, manual or automated	X	N
Commercial ambulance service/garage	X	N
Garage, truck/bus	X	N
Gas station, full service	X	N
Gas station, pumps only (mini-mart)	X	N
Mobile home sales	X	N
Motorbike/motorcycle, showroom and service	X	N
Taxicab garage/service	X	N
Trailer rental	X	N
Truck rental	X	N
Truck sales, showroom	X	N
COMMERCIAL RECREATION		
Health club/gymnasium	S	N
Miniature golf	S	N
Park, commercial for-profit	S	N
Rink, roller, skating, skateboard	S	N
Swimming pool, indoor—private	S	N
Tennis, racquetball club	S	N

	S	N
Theater, enclosed (live)		
COMMERCIAL SERVICE		
Blacksmith shop	S	N
Dry cleaning, nonretail	X	N
Exterminating/fumigating	X	N
Fuel, ice, coal, wood sales	S	N
Furniture repair/refinishing	X	N
Laundry, nonretail	X	N
Mail order house	S	N
Newspaper publisher	S	N
Office equipment/supplies	X	N
Radio/television studio	X	S
Recording studio	X	S
Tree trim/yard maintenance	X	N
Wholesaling commercial/retail products	X	N
Window cleaning service	X	N
Cable TV satellite receiver facility	X	X
Mobile/telephone phone relays	X	X
CONSTRUCTION		
Building materials, fabrication, storage distribution in conjunction with both wholesale and retail sales	X	N
Electrical fixtures—retail or wholesale	X	N
Fence sales and material storage—retail or wholesale	X	N
Kitchen/bath remodeling showroom	X	N
Mirror, glass sales and refinishing	X	N
Plumbing supply and fixture sales	X	N
Pump sales retail or wholesale	X	N
Roofing supplies contractor	X	N
FINANCIAL		
Automatic teller, walk-up	X	N
FOOD SERVICE		
Automat, vending machines outside	S	N
Automat, vending machines inside	X	N
Cafeteria	S	N
Carry-out food service	X	N
Catering service	S	N
Drive-in food service	S	N
Frozen food locker	X	N
Soft drink stand	S	N
HEALTH CARE		
Medical/dental laboratory	S	N
INDUSTRIAL		
Custom building, wholly enclosed	X	X
Light assembly and fabrication	X	X
Cartage/hauling	X	N
Heavy construction contractors, no open-air storage	X	X
Heavy construction contractors, outdoor/screened storage	N	X
Electrical component manufacturing and assembly	X	X

Metal product fabrication	X	X
Packaging of goods and materials produced or manufactured off-site	X	X
Specialty contractors (not listed elsewhere, no open-air storage)	X	X
Sugar/sweetener processing and packaging	N	X
Tool and die, industrial molds	X	X
OFFICE		
Engineering office, first floor or above	X	N
Insurance claim office, first floor or above	X	N
Manufacture's agent, first floor or above	X	N
Office, administrative/executive, first floor or above	X	N
Professional offices, above first floor only	S	N
PERSONAL SERVICES		
Barber shop	S	N
Beauty salon, nail salon	S	N
Health club	S	N
Laundry, cleaning and dyeing—retail	S	N
Reducing salon, masseur, steam bath	S	N
PUBLIC FACILITIES		
Cemetery/mausoleum	S	N
Township, county, state offices	S	S
PUBLIC RECREATION		
Auditorium	S	N
Sports arena	S	N
Stadium	S	N
Swimming pool, indoor	S	N
Tennis/racquetball courts, indoor	S	N
RETAIL SALES		
Grocery store, convenience	S	N
Swimming pool, hot tub and accessories	X	N
TRANSPORTATION		
Parking garage, public	X	N
Parking lot, public, for-profit	X	N
Warehouse, storage	X	N

(Code 1964, § 30-6.03(A); Ord. No. 2006-64, 9-11-2006; Ord. No. 2010-63, § 12 (30-6.03(A)), 10-25-2010)