



Village of Brookfield

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REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

July 28th, 2016 at 7:00 PM

Location: Edward Barcal Hall, 8820 Brookfield Avenue
Brookfield, Illinois 60513

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Staff Update**
 - a. Zoning Modernization First and Second Open House
- IV. **Public Hearings**
 - a. PZC Case 16-01 - Final PD 8934 Fairview Avenue Continued
- V. **New Business**
- VI. **Old Business**
 - a. Approval of Minutes from June 23th, 2016
- VII. **Next Meeting**

Thursday, August 28th, 2016
- VIII. **Public Comment (Not Related to Agenda Item IV)**
- IX. **Adjournment**

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

VILLAGE OF BROOKFIELD
BROOKFIELD, ILLINOIS 60513

JOURNAL OF THE PROCEEDINGS OF THE
PLANNING AND ZONING COMMISSION

HELD ON THURSDAY, June 23rd, 2016
IN THE BROOKFIELD MUNICIPAL BUILDING

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

MEMBERS ABSENT: Commissioner: Mark Weber

ALSO PRESENT: Village Planner, Emily Egan. Nick Greifer, Community and Economic Development Director (CEDD). Brian Oberhauser acting as Trustee Liaison. Michael Sewall, CEDD Intern.

On Thursday, June 23rd, 2016, Chairman Charles Grund called the meeting of the Planning and Zoning Commission to order at 7:00 P.M. and asked for a roll call.

Motion by Commissioner Benjamin, seconded by Commissioner Grund to change order to reverse agenda items in public hearing. Motion carried unanimously.

Staff Update

Community and Economic Development Director Nick Greifer presented a staff update about the Bike Brookfield event that took place May 21. He said it was very successful, that the Village plans to do it again next year, and a survey was conducted to gather feedback to improve the event in 2017. Village Planner Emily Egan presented a staff update about the ongoing Zoning Modernization plan. A town hall meeting will be held July 12.

Public Hearings

Swearing in for public comment.

Motion Made to Open Public Hearing for PZC Case 16-03 - Special Use 9118 W 47th St..

Motion by Commissioner Miller, seconded by Commissioner Hendricks. Motion carries.

Petitioner: Andrew Sansone, Detail Unlimited requests a special use permit. His business has been in Brookfield since 2009. He would like to buy and sell cars and grow the business. Does not plan on doing a dealership or changing the property in anyway besides removing approximately 45 feet of fence along Maple Avenue.

Michael Sewall, CEDD Intern presented the staff report. Explained that this is located in the I-1 General Light Industrial District. He described that no changes would occur on the property (e.g. more signage) and that there was enough room on-site for the necessary employee parking as well as the proposed parking spaces for the cars to be sold. Increased traffic or adverse effects were not expected because 47th St. already has a high traffic count. Stated that this case met the conditions for a special use permit.

No public comment.

Motion to close public hearing for this particular case by Commissioner Miller, seconded by Commissioner Svoboda. Motion carries. Commissioner Hendricks states she doesn't love the idea of losing the fence.

Commissioner Benjamin believes this is a good spot for used car sales

Motion to recommend to the Village Board of Trustees for approval of the special use for PZC Case 16-03 by Commissioner Straka, seconded by Commissioner Svoboda. Motion carries unanimously.

Motion Made to Open Public Hearing for PZC Case 16-02 - 3617 Prairie Avenue Variations

Motion to open public hearing by Commissioner Straka, seconded by Commissioner Hendricks. Motion carries.

The public is sworn in.

APPLICANT:

Rahul Bhangare, the applicant presents his case by explaining that he is a residential developer focused on single family homes. His portfolio emphasizes sustainable, high quality product, which appeals to younger millennial families who are seeking more efficient and smaller floor plans.

The proposed site is ideal because of its proximity to 8 Corners, Downtown Brookfield, the Zoo, and the Brookfield Metra station.

Currently the site has a blighted detached single family home with detached garage and vacant lot. Block has a mix of MF and single family homes on 37 and 50-foot lots. The site is one block north of proposed Zoning Modernization plan. The location and site lends itself to slightly greater density than currently allowed by the Village Code.

The proposed single family homes are two stories, three bedrooms and two and a half baths. They will feature Craftsman style consistent with other single family homes on the block. The applicant states that the homes would not include vinyl siding, but a mix of masonry and Smart Siding, engineered wood that's more sustainable. They would be Energy Star certified and up to 30% more efficient than standard new construction. Additionally, they will be solar-ready for future owners to install solar panels.

He summarizes by stating the benefits, which are: maintaining the single-family residential character of the block, maintains character of the block with the 37-foot lots directly to the north, two homes on 37-foot lots more appealing than a larger home on 75-foot lot to current market, reduce street congestion by including two car garages in the alley, adds on-street parking by removing existing driveway cut into Prairie Avenue, increases pedestrian safety by removing the curb cut, and increased property values of neighbors and the Village as a whole.

Lastly, the applicant explains the stormwater management plans. Each property will include drywells and drainage, and are not seeking variance on green space.

STAFF REPORT:

Emily Egan, Village Planner states that this is an A-1 Single Family Residential District and the applicant is seeking three variations: lot width, lot size, maximum building coverage. She notes that this case does not have a variation request for green or open space, which results in at least the same amount of minimum green space on site as if the property were to be one single family home.

She goes on to state that staff supports preserving the single-family residential character of this neighborhood and that the 2020 Master Plan encourages this type of dense in-fill development that is appropriate for areas around the Metra stations.

She explains that while working with the applicant the project has changed to include high-quality building materials to protect the Village's housing stock. Specifically 70 percent of the façade (not counting doors or windows) facing Prairie Avenue such as stone, brick, or fiber cement board. Additionally, the applicant will avoid using vinyl siding. Lastly, the applicant will work with staff to mitigate potential stormwater runoff proportional to the amount of increase in building coverage. This would be above and beyond what is required by the Stormwater Ordinance.

PUBLIC COMMENT:

Letter from Barbara Keller, resident at 3613 Prairie Ave, directly north of the project site; read by Emily Egan. Barbara is against the proposal to divide the parcels because it will increase the number of cars parked on the street. She states that there are already some multi-unit buildings on the block and that the residents park on Prairie Avenue instead of in the garages for various reasons.

She opposes the plan about as far back in length as her home, meaning the yard will flood more, and states that Brookfield has not yet proven that flood control in that area. Said the proposal shows homes with garages for each, but comparable use stone. Does this change the value of the homes?

Letter from Barbara VanCura, at 3617 Prairie, directly south of the proposed project, read by Emily Egan. The letter states that the property certainly needs to be updated to beautify the area. She states that the proposed two single family homes will be unappealing to new buyers and current residents. It will make the block overcrowded and the increased noise could be unappealing.

Additionally, the water and sewer systems is already over burdened. And the parking is limited and the new homes will create an increase in parking.

Further public comment:

Donald Urban, 3616 Prairie, across the street stated that he has lived there since 1956 because it is a good space. What's the purpose of having a building code if you allow a variance? Worried they would buy other 75-foot lots and expect the same thing. Flooding is a problem. States that nobody parks in their garages.

Joan Urban, 3616 Prairie explains that flooding and parking are big issues. Wishes the Board of Trustees would consider us long-time neighbors. Worried about how crowded it would be.

Scott Sanders, from 3830 Madison and BrightLeaf Homes stated that his company is a direct competitor to the applicant's company and that BrightLeaf Homes support the request. He built a home at 3637 Prairie and the basement did not flood. The owners who purchased the house were young professionals from Berwyn. They have one car and that goes in the garage. New construction buyers have fewer possessions. New construction homes will not put additional water into other yards.

He states that he lives on a 30-foot lot on Madison. Almost every house on my block is 30-foot.

A competitor in Brookfield is good. New residents, tax base increase, the message that it sends that Brookfield is open to additional development.

Motion by Commissioner Miller, seconded by Commissioner Svoboda to close public hearing on 16-02. Motion carries unanimously.

DELIBERATION BY PZC:

Commissioner Benjamin asks about the depth of basements. Applicant states the ceiling height will be nine feet. Commissioner asked how does the drywell hold enough rain? Staff states that the Village Engineer requires it to meet the site-specific standards and that they are very large drywells as required by the Village's Stormwater Ordinance approved in April 2015.

Commissioner Benjamin states that consideration to bringing these houses out of the ground a little bit should be given and the applicant states that the actual foundation will be visible above ground by about 3 feet.

Commissioner Benjamin asks the applicant if he has talked to the property owner on the south. He states that he understands the pain of flooding and how parking can be a problem, but that the 20x20 garage is small and in general likes the look and feel of the project.

Commissioner Straka: agrees with Commissioner Benjamin.

Commissioner Grund states that he has been in this situation before in other communities. Points out that the reverse is, if you don't build two houses you do one house. He commends petitioner for meeting the minimum green space and explains that one large house could arguably create just as much stormwater runoff. He considered this case unique because it's half a block from the proposed Zoning Modernization plan and it is very close to the train therefore looking at smaller lot sizes seems appropriate.

Commissioner Miller asks where the drywells located. Staff states they are on-site typically, in the back yard. She asks if the developer does provide financing for a proportional offset in stormwater management, then where would that project be located? Staff states that an exact location hasn't been chosen, but it would be located on the block so as to be effective stormwater management for that block. Developer financing would help and secure funding for when a site is picked out.

Commissioner Miller supports development attracting millennials. She says it is important to consider for the Village and current property owners.

Commissioner Miller asks what Smart Siding and solar-ready home means. The applicant answers it is reclaimed wood, and that solar-ready means the home can have panels be put on without having to reinforce the trusses on the roof. Commissioner Miller states she very much likes that idea and asks if any of the other homes built by the applicant's company have been Energy Star certified?

Applicant states that this is something new and it was desired in Brookfield in order to address other competitors producing efficient homes. Commissioner Miller states it is important to look at density because of the proximity to the train station

Commissioner Hendricks explains that she was drawn to Brookfield for the same reasons stated by the applicant and that Brookfield has small lots. She likes small lots sizes. Explains that if the property owner wanted a shed later on, they would need an additional variance. She asked if the third variance for the building coverage was self-created.

Staff states that it is challenging to conclusively determine that the building coverage is not a self-created hardship because it may not pertain directly to the site. Several things could be done to avoid that variation; reduce footprint, eliminate garage, etc.

Commissioner Benjamin recommends a condition to resolve the encroachment issue if this is approved.
Commissioner Grund agrees.

Commissioner Grund states that after due consideration of review, recommendation for approval with conditions for zoning variations for Case 16-02 3617 Prairie Ave. with the recommended condition that the developer come to a mutual agreement with the adjacent property owner for the encroachment that exists, in addition to the staff recommendations.

Commissioner Benjamin moves, seconded by Commissioner Straka. Motion carries unanimously.

PZC Case 16-01 - Final PD 8934 Fairview Avenue Continued

Motion to open public hearing Final PD 8934 Fairview Avenue Continued by Commissioner Miller, seconded by Commissioner Hendricks. Motion carries.

APPLICANT:

The applicant Michael Gatto with company partner, Scott Sanders speak to the project on 8934 Fairview Avenue. It is coming back to seek amendments to the approved planned development. Original approved May 2014. Unable to proceed given market conditions and financing. We are coming back to propose three amendments to the project: side yard setback increase from 0 to 3 feet, total area of building interior reduced to accommodate the 6-foot loss, external design materials from brick façade to more modern looking building.

Applicant states that everyone wants to be desirable to the younger generation and that it is not vinyl siding or LP smart side.

STAFF REPORT:

Emily Egan, Village Planner explains that the preliminary reviewed in February and April 2014 and the Village Board of Trustees needed a supermajority to approve the project in May 2014. Staff believes these changes are improvements to the project, but recommend changing the setback from 41 feet to 10-20 feet, putting parking in the rear and working on a landscaping plan.

Petitioner has done due diligence and conducted shadow study. New setback, however, accounts for additional light and air for surrounding property. Parking in the rear is more consistent with the proposed Zoning Modernization, slated for adoption in 2016. Overall, this project is essential for the Village's housing stock.

Commissioner Benjamin asks why this is a continuation. Staff explains it was submitted before the ordinance deadline.

PUBLIC COMMENT:

Paula Montgomery: 8930 ½ Fairview. Basement has had at least 3 feet of water several times. Property in question has looked like a small swimming pool. I keep hearing about how these will accommodate 3 inches of rain. Concerned how this affect the flooding of our basements. I bought this townhome because the entire east of the building, my living room is a window and same in the master bedroom. I will still have reduced sunlight, and my property values if I choose to sell. If the parking was in the back, the building would be in front of my windows. If anything, would prefer the parking in the front so I can get some sunlight.

James Chevaria, 8938 Fairview in a town house asks if there will be parking in the front. Emily Egan explains that staff has requested parking in the rear, but that is being reviewed.

James Chevaria I'm happy the plan for the site is for a residential development. Historically, the buildings on Grand have been commercial and Fairview and Sunnyside is residential. I think this will be a better fit. I think this nine unit is appropriate to the location with higher density and its proximity to the Metra station. While it's looked at a transit-oriented development, I'm happy to see there's parking there. I'm also glad to see the side setback has increased. Does not want a commercial development there, happy to see a residential building there.

Closing comment/rebuttal

Michael Gatto states that the problem with pulling the building forward is that the shortened parking lot. It would put the building within three feet of the sidewalk, or eliminate parking spaces. Additionally, if we brought all the parking to the back, we would have to use the alley as the main thoroughfare to the main building. The alley isn't the best of locations for this caliber of project.

Motion to close public hearing by Commissioner Miller seconded by Commissioner Benjamin. Motion carries unanimously.

DELIBERATION BY PZC:

Commissioner Grund states this is a planned development and that means that demands could be placed on the project the first time around. The Planning and Zoning Commission is happy he's made the building smaller and provided setback relief. Commissioner Grund has concerns about two things: parking, and the look of the building. All of the comments two years ago that were pertinent then are pertinent now. From a planning point of view, the building should move to the street. But, there are the townhouses on one side of the building.

Commissioner Hendricks states the conditions set on this are huge. There's clearly a difference of opinion between staff and the applicant. She is hesitant to approve a plan we haven't seen. Can't say whether she approves the building moving forward.

Commissioner Benjamin asks what happened since the plans were approved. Michael Gatto explains that the other product and rehabs have been red hot. His company bought the land at the right price, but the problem was the appraisal to get the loans to work. Today, the marketplace for rehab, there isn't anything to buy. When existing product dries up, new product has to come. The first less than 15 unit rental building in the western suburbs in ten years. The plan would be three one-bedrooms, three two-bedrooms, and three three-bedrooms. Sustainability and long-term rentals are much more important to Michael Gatto and he is looking at \$1.50/foot, possibly. \$1100 for 1-bed, \$1600 for 2-bed, \$1800-\$1900.

Commissioner Benjamin states that multi-family makes sense here. There are standards here we are trying to achieve. Master Plan is what we're supposed to use as a yardstick. Referred to 2020 Master Plan regarding Brookfield station plan area and parking regulations suggested to be rear or internal parking. That is one of the bars we're trying to achieve, which is why Village staff is trying to be creative. Also referred to plan whether this fit the traditional façade design. For that area, I don't know that it works. We would be really changing the look of the area, and that's not what the community asked for. Referenced exhibit that new buildings should be built to the property line and have a ratio of 1:1 parking and located in building or in rear yards.

Commissioner Benjamin states that the 2020 Master Plan states that this area should "Create a positive first impression of the downtown." The building character of downtown has been diminished. If the parking is shifted to the rear, which it should be, the alley needs to be improved. I expect that you would participate in that at some level. Commissioner Benjamin asked what the cost of linear foot

Michal Gatto asked if the parking was moved to the rear then would the Planning and Zoning Commission would be open to less parking? Commissioner Grund would defer to working with staff and stated that the 2020 Master Plan would suggest that 1:1 ratio of parking would be tenable.

Commissioner Miller states that a significant number of residents in Brookfield use their alleys to pull into their garages. There is a purpose to having alleys, and it's for parking your car in the garage. She states that previously a disliked design features was the parking in the front. A lot of people are riding past this location on the train every day and it's a bad impression. The design of the building is much better than the previous plan. Asks if the applicants are including any energy efficiency?

Scott Sanders states that it will be Energy Star certified. Also considering solar on the roof to generate power for the entire building.

Commissioner Straka agrees with Miller that I would like to see the parking in the back. We also need to address the alley.

Commissioner Grund states that he is unsure that the building is only slightly improved over last time. Material selection is fantastic, but the building is very flat and windows look very commercial. The only relief you're getting is at balconies. But a 9-unit residential building is absolutely the right fit. The quandary I'm in now: if petitioner is willing to work with staff. I don't think we can just take staff recommendations and vote without seeing it.

Scott Sanders states that it is intentional design element to make it more modern. People moving to Brookfield want a more traditional look. Commissioner Grund wants something more residential in character.

Scott Sanders is concerned that the project financing would be hurt by having to improve the public alley.

Commissioner Benjamin motions to continue PZC 16-01 to July 28 PVC meeting, Commissioner Svoboda, seconds. Motion carries 6-0.

New Business

No new business.

Old Business

Approval of Minutes as amended. Motion by Commissioner Miller seconded by Commissioner Hendricks to approve the minutes from March 24th, 2016. Motion carries unanimously.

Next Meeting

Scheduled for Thursday, July 28th.

Adjournment

Motion by Commissioner Miller seconded by Commissioner Svoboda to close the Public Hearing. Upon roll call, the motion carried unanimously.

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

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Village of Brookfield

Planning and Zoning Commission Staff Report

TO: The Village of Brookfield's Planning and Zoning Commission

HEARING DATE: July 28th, 2016

FROM: The Village of Brookfield's Community and Economic Development Department (CEDD)

PREPARED BY: Emily Egan, Village Planner *EE*

TITLE

PZC 16-01 Continued – Special Use Final Planned Development; Michael Gatto, owner of the property (D.B.A. Grossdale Properties, L.L.C.) seeks approval for minor design changes to a nine unit multi-family development at 8934 Fairview Avenue.

GENERAL INFORMATION

APPLICANT: Grossdale Properties, L.L.C.
Michael Gatto
1805 Midwest Club Pkwy
Oak Brook, IL 60523

APPLICATION/PUBLIC HEARING NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements as well as the Open Meetings Act.

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, 15-34-420-018 and 15-34-420-019

SURROUNDING ZONING AND LAND USES:

North: C-3 Centralized Commercial District – Mixed Use
South: C-3 Centralized Commercial District – Right of Way, Vacant Building and Parking Lot
East: C-3 Centralized Commercial District – Mixed Use
West: C-3 Centralized Commercial District – Residential, Multi-Family

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Community and Economic Development Department:

1. Application for Public Hearing and Required Fees;
2. Certification of Legal Notice Published June 8th, 2016 in the *Riverside Brookfield Landmark*;
3. Affidavit of mailed notice to property owners within 250 feet of the property indicating a Public Hearing 15-30 days before the Public Hearing;
4. Staff Reports dated February 11th, 2014 and April 24th, 2014;
5. Planning and Zoning Commission minutes from 2014;
6. Ordinances approved by the Village Board of Trustees on March 10th, 2014 and May 27th, 2014;
7. Staff Report and Planning and Zoning Commission (PZC) minutes from June 23rd, 2016.

DESCRIPTION

The applicant brought this proposal to the PZC on June 23rd, 2016 with minor design changes to the previously approved special use Planned Development for 8934 Fairview Avenue. The project is a nine unit multi-family residential building. Minor design modifications include an increased side setback (from lot line to three feet), a reduced total building footprint, and façade material changes.

The PZC voted to review the proposal again at the next regular PZC meeting. Since then, the applicant has revised the proposal to relocate parking to the rear and changed the number of parking spaces from 14 to 9 including one accessible parking space. Additionally, the curb cut on Fairview Avenue has been removed and the building setback has changed to 13.5 feet.

BACKGROUND

This Planned Development was discussed at a PZC public hearing on February 11th, 2014, and April 24th, 2014. It was subsequently sent to the Board of Trustees for a supermajority vote needed for approval. It was approved by the Board on May 27th, 2014. The applicant submitted the project to the PZC for minor changes to the previously approved special use Final Planned Development.

The PZC reviewed the minor changes on June 23rd, 2016. The staff report had three recommendations for conditions of approval and the PZC made suggestions for improving the façade and the project as a whole.

ZONING

The proposed project is located in the C-3 Centralized Commercial District. This district is focused on pedestrian commercial shopping, the preservation of historic characteristics, and planned commercial and residential development. Residential uses are not permitted on the first floor, but the district does permit multi-family residential buildings from five to twenty one units.

The Village code states that properties within the C-3 Centralized Commercial District allow a maximum building coverage of 60%. The proposed project is well under that at 38% building coverage. The Village code also requires a 15 foot front setback, and a 5 foot side setback. The proposed project requires two variations for these setbacks because of a staff recommended front setback of 13.5 feet and a side setback of 3.42 on the west side and 3 feet on the east side of the building.

PUBLIC COMMENT

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

DISCUSSION

Since the June 23rd, 2016 PZC meeting the applicant has revised this project to eliminate a curb cut and relocate parking in the rear. Staff sees these changes as extremely beneficial to not only the project but the Village's downtown pedestrian area. Planning best practices and research organizations have found that buildings located closer to the street help create safer more vibrant neighborhoods and facilitate social connectivity.

Staff sees the parking space reduction from 14 to 9 as appropriate for a development near transit. Currently the Village Code requires two spaces per unit. Street parking is permitted for four hours on the north side of Fairview Avenue from 8 a.m. to 6 p.m. The proposed Zoning Modernization project is studying a ratio of 1.15 parking spaces for studios and one-bedrooms and a ratio of 1.5 for two-bedroom or larger dwelling units that are within the proposed station area districts.

The rendering submitted for the July 28th PZC shows several different window configurations. The applicant has indicated that the different window configurations have been submitted for review by the PZC and that a recommendation is requested as to which configuration would be best for all of the units. Different window configurations for each unit is not intended for this project.

CONDITIONS FOR APPROVAL OF FINAL PLANNED DEVELOPMENTS

A Final Planned PD Development should be reviewed on the following three criteria. (Village staff comments are in italics.)

A) Whether the proposal is in general conformity with the previously approved preliminary planned development proposal

The previously approved preliminary planned development proposal generally conforms to the final PD application reviewed here. The minor changes include a reduction of square feet largely due to the increase in side setbacks. This change is minor and is seen to be an improvement to the overall design. Relocating the parking to the rear is the most significant change and was based on staff and PZC recommendations. On the whole, the Final PD is in general conformity with the previously submitted and approved preliminary PD.

B) Whether the proposal by virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict application of the subdivision standards and zoning ordinance

This project is a critical component to the transit-oriented development near the Metra station. The variations sought by this proposal are justified and are appropriate for the neighborhood. The Village seeks to create more dense and walkable environments around the Metra stations and updates to this project support the Village's policy goals. Additionally, the proposed project would be a valuable addition to the Village's housing stock.

C) Whether the proposal requires additional conditions or restrictions to protect the public interest and adjacent areas, improve the development and ensure compliance with existing village ordinances.

The proposal has been reviewed by staff previously. All of staff's recommended conditions have been included in the most recent submittal.

RECOMMENDATIONS

Based on the analysis above, Village staff believes that the special use Final PD application should be approved. The Planning and Zoning Commission should discuss and determine whether the special use Final PD should be recommended to the Village Board of Trustees for approval, or approval with conditions. If Commissioners are in agreement with the staff findings they may adopt staff's findings or edit as necessary.

Staff Report Approved By:



Nicholas W. Greifer
Village of Brookfield
Community and Economic Development Director

