



# Village of Brookfield

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## **REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION**

June 23<sup>rd</sup>, 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. Bike Brookfield Updates
  - b. Zoning Modernization Updates
- IV. Public Hearings**
  - a. PZC Case 16-01 - Final PD 8934 Fairview Avenue Continued
  - b. PZC Case 16-02 - 3617 Prairie Avenue Variations
  - c. PZC Case 16-03 - Special Use 9118 W 47<sup>th</sup> St.
- V. New Business**
- VI. Old Business**
  - a. Approval of Minutes from March 24<sup>th</sup>, 2016
- VII. Next Meeting**  
Thursday, July 28<sup>th</sup>, 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, MARCH 24<sup>TH</sup>, 2016  
IN THE BROOKFIELD MUNICIPAL BUILDING**

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

**MEMBERS ABSENT:** None.

**ALSO PRESENT:** Village Planner: Emily Egan. Nick Greifer, Community and Economic Development Director. Leslie Oberholtzer, CodaMetrics. Michael Horsting, Regional Transportation Authority. Michelle Ryan acting as Trustee Liaison

On Thursday, March 24<sup>th</sup>, 2016, Chairman Charles Grund called the meeting of the Planning and Zoning Commission to order at 7:01 P.M. and asked for a roll call.

**Staff Update**

Village Planner, Emily Egan presented a staff update. The staff update included: the Bike Brookfield event scheduled for May 21.

**Public Hearings**

No public hearing.

**New Business**

Emily Egan introduced the Village's zoning modernization project, which she said is in line with the overall goals of the 2020 Master Plan. She introduced Leslie Oberholtzer of CodaMetrics and Michael Horsting of the Regional Transportation Authority, which is funding the grant to implement the project.

Leslie Oberholtzer presented a summary of the zoning modernization plan to the commission. She worked on the 2020 Master Plan in 2004 and said she is familiar with Brookfield. She said her summary would focus primarily on the downtown and Hollywood station areas, and that there is an update in progress for the Congress Park station area. Her primary focus is maintaining the existing or desired character and that this plan would allow more flexibility and be more pedestrian oriented.

She outlined the existing code, noting that it focuses on uses allowed and spends little time on the form of the building design. The zoning modernization would allow more flexibility in uses and go into greater detail defining the form and design of buildings in a particular zone. She said this would foster more predictable results for the developer and the Village.

Leslie's summary outline the new set of districts shown on a map, including: Core Mixed-Use, Neighborhood Mixed-Use, Corridor Mixed-Use, General Mix, and Residential Mix. Each zoning district determines which building types are allowed; for example, Core Mixed-Use requires ground level storefronts, while General Mix can have storefronts, residential, or office space on the ground level.

She then showed illustrative photos as examples for each building type, and then walked through two pages of building form requirements, including building siting, height, uses, and façade/cap requirements. Some of the key points were that instead of a front setback there was a build-to line to encourage a pedestrian-friendly atmosphere, minimum primary frontage, and parking requirements.

Emily Egan outlined a possible timeline for approval of the zoning modernization, which will include public outreach before coming back to the Planning & Zoning Commission for review and then go to the Committee of the Whole.

A commissioner asked how this type of zoning is viewed by builders and developers. Leslie Oberholtzer said it often makes the process easier because there are clear expectations for building materials and design. It allows much more building by right and an easier approval process. Nick Greifer said there is a local developer, on the steering committee and that he can provide an important perspective.

A commissioner asked if form-based code had an impact on signage requirements. Leslie Oberholtzer said the full draft has incorporated some revisions to existing signage requirements at the request of the steering committee.

**Old Business**

Approval of Minutes: Motion by Commissioner Svoboda seconded by Commissioner Hendricks to approve the minutes from February 25<sup>th</sup>, 2016. Upon roll call, the motion carried as follows: Ayes: Miller, Benjamin, Hendricks, Svoboda, Straka, Weber, Grund.

Wayfinding signage: a commissioner asked about one additional location that might be considered at Ehlert Park. She said there could be of out-of-towners who come for soccer and baseball, and signage might be useful for them. Emily Egan said she would add it to the map.

**Next Meeting:**

Scheduled for Thursday, April 28<sup>th</sup>, 2016.

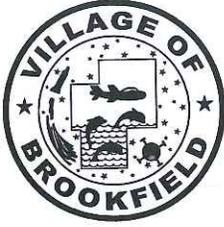
**Adjournment**

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

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

/lls



# Village of Brookfield

## Planning and Zoning Commission Staff Report

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

**HEARING DATE:** June 23<sup>rd</sup>, 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:** 15-34-401-016-0000

**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

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### 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 8<sup>th</sup>, 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 11<sup>th</sup>, 2014 and April 24<sup>th</sup>, 2014;
5. Planning and Zoning Commission minutes from 2014;
6. Ordinances approved by the Village Board of Trustees on March 10<sup>th</sup>, 2014 and May 27<sup>th</sup>, 2014.

### DESCRIPTION

The applicant wishes to make minor design changes to the previously approved special use Planned Development on 8934 Fairview Avenue. The project is a nine unit multi-family residential building. Minor design modifications include increased side setback (from lot line to three feet), total building footprint reduced, and façade material changes.

### BACKGROUND

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

### ZONING

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

If this project were submitted at a later date, it would very likely be subject to the new zoning requirements pursuant to the Zoning Modernization initiative. The new zoning district developed out of the Zoning Modernization (ZM) project (anticipated for adoption in 2016) would be SA 4a General Mix. Building types permitted in this district would be the General Building and the Row Building type. The Row Building type has a proposed build-to zone of 10 to 20 feet.

### 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

Staff recommends approval of the minor design changes proposed in this modified Final PD. Since the previously approved Final PD the Village has engaged in research and consultation for the ZM project. The major elements of the ZM include form based-code, transit-oriented development, as well as expedited reviews for development.

This long term success of this project would be benefitted by conforming to setback and parking requirements proposed in the ZM project. It is reasonable to expect an increase in development in

the proposed new districts; therefore, the final PD that currently has a 41 foot setback would be out of date and out of character to the surrounding neighborhood.

Additionally, the project site is in a highly visible location. Because of that, the Village must prioritize this area for increasing standards of business retention and attraction, redevelopment, and high quality design.

The concerns about alley access and infrastructure posed by the applicant are valid. Staff suggests that the applicant work with staff to mitigate these concerns until a long term solution to the alley infrastructure can be reached.

### **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. Additionally, higher quality materials are expected to be used (e.g. exterior façade finishes). On the whole, the Final PD is in general conformity with the previously submitted and approved the 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. 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 and conditions were recommended before approval. These conditions should be reviewed and discussed in order to determine their significance to the protection of public interest. See recommendation section below.*

## RECOMMENDATIONS

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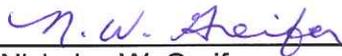
Based on the analysis above, Village staff believes that the special use Final PD application should be approved. If the Planning and Zoning Commission votes to recommend approval of the Final PD staff recommends including the following conditions of approval to be forwarded to the Village Board of Trustees:

- Decrease the front setback from 41 feet to a range of 10 to 20 feet;
- Relocate parking to the rear of the building;
- Applicant work with staff on an updated landscape plan.

Village staff believes that said conditions would strengthen the overall project, by increasing compatibility with adjacent uses, and harmonizing with the new ZM regulations likely to be adopted in 2016.

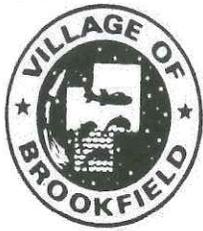
The Planning and Zoning Commission should discuss and determine whether the special use Final PD should be recommended to the Village Board of Trustees for approval, or approval with conditions. If Commissioners are in agreement with the staff findings they may adopt staff's findings or edit as necessary.

Staff Report Approved By:



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



Village of Brookfield  
 Planning and Zoning 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 Grossdale Properties, L.L.C.
- 3. Petitioner's Address 4745 Main St. Suite 205, Lisle, IL 60532
- 4. Phone Number 847.778.9626
- 5. Email Address Mikegatto@gmail.com
- 6. Fax Number \_\_\_\_\_
- 7. Owner of Record Name Grossdale Properties
- 8. Owner of Record Address 1805 Midwest Club Pkwy. Oak Brook, IL 60523

**Property Information:**

- 9. Common Street Address 8934 Fairview Ave.
- 10. Legal Description Lots 39,40 and 41 in block 19 in Grossdale, A subdivision of the south east 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? 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:

	Zoning District	Land Use
North	C3	commercial retail
South	C3	commercial office
East	C3	multi-use residential/office
West	C3	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? \_\_\_\_\_ Ordinance No. PC 14-04

19. Are there any additional variations requested at this time? If so, please describe:

20. Is the final planned development in general conformity with the previously approved preliminary planned development proposal? List any changes or modifications.

Side yard setback increased; Total building footprint reduced; Exterior materials replaced.  
See attached descriptive narrative.

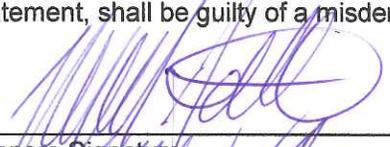
20. How are the additional intended variations justified by the virtue of the development's imaginative and creative design?

There are no additional variations being requested.

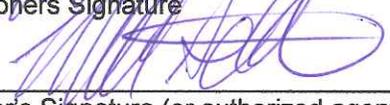
21. Are there any additional suggested conditions or restrictions to protect the public interest and adjacent areas, improve the development, and assure compliance with Ordinances?

There are no additional suggested conditions at this time.

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.

  
\_\_\_\_\_  
Petitioner's Signature

5/27/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner's Signature (or authorized agent)

5/27/16  
\_\_\_\_\_  
Date

## Amendments to the PD located at 8934 Fairview Ave.

Is the final planned development in general conformity with the previously approved preliminary planned development proposal? List any changes or modifications.

The planned development has been modified in the following ways:

### **The side yard setback has been increased from zero (0') feet to three (3') feet.**

This variation was originally sought in light of the fact, as the C-3 zoning district is a mixed-use district it has different standards for different land uses. In the case of a residential use, the ordinance asks for a 10% or 7.5 foot side yard, however if a commercial non-residential use were to be proposed, the ordinance indicates that no side yard is required. The proposed building is of such scale that all light and ventilation can be provided via fenestration along the north and south sides of the building and the sidewalls of the building can be designed and built without doors or windows. This approach protects both the rights of the tenants and owner of the proposed subject building from future new development or redevelopment which may build up to the common property line and also relieves the neighboring property owners from any obligations to provide a side yard to the proposed residential structure in order to safeguard resident's views, security and light and ventilation concerns. Although we have reduced the footprint of the building through applying efficient design practices, the project will still require a setback variation to three (3') feet.

### **The total area of the building has been reduced to accommodate a three (3') foot setback.**

The overall footprint has been modified to create a more efficient use of the land area. The development has been able to achieve the desired goals through the implementation of more proficient interior space plans.

### **The exterior design and materials have been modified.**

The exterior design has been modified to create a modern and more marketable building to accommodate the demands of the contemporary renter. The exterior elements have been changed from a monochromatic brick façade to a unique combination of masonry, masonry board, and wood elements. The development will greatly benefit from this update and increase the chances of creating a successful project.

## Response to Setback

Through the plan review process, we have had the opportunity to discuss different potential locations for the development as it relates to site placement. Based on these discussions we agreed upon the current site plan for the following reasons:

- Effects on neighboring property owners and future relationships
  - Our firm has met with the neighbors of the adjacent properties and has received their approval based on the building being located as far North on the site as possible. This was based on both qualitative and quantitative data offered by both parties.
  - Our firm has conducted a “Shadow Study” that shows the significant benefits to positioning the building as far North as possible. The neighbors have accepted that construction of a larger development next door will hinder light paths, but the mitigation of this is integral to their support of the project.
  - The neighbors to the West have also suggested that if the building was positioned further to the south, it would create a “tunnel” effect for their main entrance to their homes.
  
- Condition of Alley
  - In order to position the building further south, we would need to utilize the alleyway for access. This is a less than ideal situation for the high end product type our firm is aiming to deliver.
  - The condition of the alleyway itself is currently of poor condition, and in order to be a main thoroughfare for the building would need a significant and costly upgrade.
  
- Scale and intensity relative to adjacent properties
  - The project is located between a two-story townhouse development and a repurposed single family home.
  - The bulk of this new development will be much larger than the adjacent properties and allowing an increased setback will be able to alleviate the scaling from a single-family home to a 3-story multi-family building, then to a two story townhouse.

Standards for Approving Preliminary Planned Developments  
Property Located at 8932-8936 Fairview Avenue Brookfield, IL

I. How is the proposal compatible with the goals and objectives of the Brookfield 2020 Master Plan?

The petitioner's development team obtained and carefully reviewed the Brookfield 2020 Master Plan even before potential properties were identified. The development team understands and appreciates the fact that a successful development needs to meet the objectives of the developer/owner as well as of the host community.

The petitioner is of the opinion that the proposed multi-family development is compatible with and furthers the goals and objectives of the Village's Master Plan in the following ways.

On page 20 of the Master Plan, Goal 3 states, "Revitalization of the Eight Corners area and the Downtown/Brookfield Metra Station area as the Village's primary mixed-use pedestrian environments."

The proposed development furthers this goal by establishing a new multiple-family residential building on a currently vacant parcel of land that due to its excellent location is able to take full advantage of Brookfield Metra Station located within easy walking distance from the development site. The proposed building will add to the desired mutually reinforcing mix of commercial, retail, restaurant, entertainment and multi-family uses, which make up this neighborhood. The proposed building, although having only 9 dwelling units will add to the customer base of the existing and future businesses located adjacent to the Metra Station.

On page 20 of the Master Plan, Goal 4 states, "Develop aesthetically pleasing and functionally well-designed retail and commercial areas."

The petitioner clearly understands that the proposed development is neither retail nor is it commercial in nature, however there were several objectives stated under this goal, which the development team determined, should apply to this project. The objectives state that development should among other things "encourage high-quality site development amenities," and that "new development and redevelopment of private property is designed in scale with, and complimentary to, existing development." The petitioner shares the philosophy of these objectives and is of the opinion that the proposed site plan and building elevations clearly depict that the proposed building will once built, further these objectives.

On page 27 of the Master Plan, careful consideration was given to the section entitled

## Multi-Family Residential.

The petitioner is of the opinion that the proposed development furthers the objectives described under this section as follows. First, new multi-family residential development adds to the range of multi-family residential by adding to the stock of upscale dwellings and will do so by taking advantage of a desirable in-fill parcel within convenient walking distance to the Brookfield Metra Station.

The proposed development is being designed to be architecturally refined and will upon its completion to be pleasant and interesting in appearance. Specification for the proposed building call for quality building materials that will meet or exceed the Village's building and life safety code standards.

With respect to parking, the proposed building is being designed with 1.5 parking spaces per dwelling unit. Given the convenient location of the property to the Brookfield Metra Station, perhaps one parking space per dwelling unit would be adequate, however in order to both provide a quality living experience and to be competitive 1.5 spaces per unit is being proposed.

## 2. How does the proposal promote high standards in design, site planning and construction?

This standard is best responded to with the suggestion that the drawings do a far better job of illustrating that high standards of design and site planning have been achieved than can be described in text. That said, it was a key objective of the developer to construct a building that will have clean architectural lines, which will continue to be attractive and current well into the future. As this building will be built and held by the petitioner for some time into the future, the goal is to construct the building of course to the Village's life safety and building code standards, but beyond that to a standard which maximizes the longevity of the building and minimizes the need for repetitive maintenance due to the utilization of lesser cost materials.

The petitioner has approached the development of the proposed multi-family residence by first assembling a team of consultants including an architect, a land planner, a civil engineer, a general contractor, legal counsel and financial experts. The next step was to meet with the Village's Staff to determine what type of development is desired and what were the rules, regulations and guidelines governing new development. Finally, an appropriate parcel of land was secured which met the objectives of the Village and the needs and the goals of the petitioner. Every effort has been made to design a residential product, which would be appealing to future residents in terms of quality of construction, thoughtfulness of design, and desirability as to location.

3. How does the proposal provide a safe and desirable environment?

With respect to safety, the proposed residences are being designed so that they may be constructed consistent with current building and life safety codes. This includes the provision of a fire alarm and sprinklering system, a security access system and appropriate exterior lighting. Additionally, the dwelling units are being designed to be spacious with condominium quality finishes and appointments with each dwelling unit having its' own private exterior deck.

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

As this is a compact site at the edge of the Brookfield Station commercial area, the opportunities to provide open space and recreational opportunities are by nature very limited. For a project like this, active recreational and open space opportunities for the residents would most likely be satisfied either at public park lands or at private or semi-private recreational facilities. Nonetheless, occupants of this residence will each have their own private semi-enclosed deck or balcony area in order to enjoy the outside during the clement periods of the year. Additionally, the plan has been designed to provide attractive landscaping in the front yard area, alongside the parking areas and in foundation planting areas as such are depicted on the plans.

5. How does the proposal present creative and workable approach in land development?

The subject site is located within a C-3 Centralized Commercial District near the westerly section of the Brookfield Station area. As the C-3 zoning district is a mixed use zoning district which authorizes retail and service uses along with multiple family residential uses, consideration was given as to how best site a multiple family residential dwelling onto the subject land which would be compatible with both existing uses and potential future land uses that may be developed adjacent to the subject property.

The proposed building is to sited on the parcel with a setback of slightly more than 33 feet from the front property line and has a proposed rear yard of slightly more than 28 feet along the rear. There will be proposed sideyard setback of 3 feet. Also, as this building is to be an exclusively residential, a design approach was taken of elevating the lowest residential floor by a distance of 3.33 feet above front grade in order to provide a greater degree of privacy and security over what an at-grade or nearly at-grade first floor elevation would afforded.

6. How is the design compatible with adjacent properties and adjacent neighborhoods?

Every effort has been made to insure that the proposed development will fit in and will be an asset to the Village of Brookfield in general and to the specific site in specific. As previously noted careful consideration has been given to the fact that the subject site is zoned C-3 and accommodations were made to the likelihood that there might be non-residential buildings and uses neighboring the future building. The height of the building was limited to three stories, which appears to be consistent with both residential buildings and commercial buildings in the neighborhood. Additionally, off-street parking at the rate of 1.5 spaces per dwelling is being provided for the convenience of the residents.

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

Mention was made in previous sections regarding the attention given to the design and location of the proposed building in consideration of the mixed-use nature of the underlying C-3 zoning district. More from a land use perspective, the addition to premium multiple family residences in the proposed location is a supportive land use action to the commercial uses of the Brookfield Station business area. Additional population living within walking area of the retail, commercial and hospitality uses will present more potential patrons. Additionally, new development in any given geographic area tends to generate additional interest from the development community to also give consideration to possible additional development or to re-development.

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

The proposed planned development has three variations which are being sought in order for the development to be built as designed.

First, is a variation is being sought to permit residences on the first floor of the building. The C-3 zoning district specifies that multi-family residential dwellings are authorized as a special use above the first floor (Section 30-6.02 A. Uses), however the Comprehensive Plan recognizes that multiple family residences are a viable and desirable land use with the statement; "Upper residential units are permitted by right in this district, but first floor residential development requires planned development approval." (2020 Master Plan Page 57, under heading "Zoning") The proposed building is located some distance west of the store-front style buildings located on the north side of Fairview west of Grand, had been designed with a setback of approximately 33 feet and has been designed with a finished floor elevation of approximately 3.33 feet above grade in order to provide privacy as well as separation.

Second, a variation is being sought to reduce the side yard setback on both the east and west side of the proposed building from 10% of the lot width or 7.5 feet each. This variation is being sought especially in light of the fact, as the C-3 zoning district is a mixed-use district it has different standards for different land uses. In the case of a residential use, the ordinance asks for a 10% or 7.5 foot side yard, however if a commercial non-residential use were to be proposed, the ordinance indicates that no side yard is required. The proposed building is of such scale that all light and ventilation can be provided via fenestration along the north and south sides of the building and the sidewalls of the building can be designed and built without doors or windows. This approach protects both the rights of the tenants and owner of the proposed subject building from future new development or redevelopment which may build up to the common property line and also relieves the neighboring property owners from any obligations to provide a side yard to the proposed residential structure in order to safeguard resident's views, security and light and ventilation concerns.

Finally, a variation is being sought from the parking requirement of 2 parking spaces per dwelling unit to 1.56 parking spaces per dwelling unit. The proposed 9 unit multi-family dwelling proposes to provide a total of 14 spaces, which includes one handicap, sized parking space.

The 2020 Master Plan recognizes that properties within the Brookfield Station area are desirable to transient oriented Downtown Chicago workers who do not need to depend on a car to travel back and forth to work. The 2020 Master Plan page 64, second column under the heading "Establish Parking Regulations Unique to a Mixed-Use, Transit -Oriented Area" states the following: "The current code requires two off-street parking spaces per residential unit regardless of the unit's size (number of bedrooms). One space per one- or two-bedroom unit is more appropriate. In a transit-oriented pedestrian friendly downtown, different standards should be applied than if the same square footage of development occurred elsewhere in the community."

The petitioner is in agreement that 2 spaces per dwelling unit is a bit excessive, however providing 1.56 spaces per dwelling provides for a few extra spaces to accommodate future residents who may start out riding the train to their employment in Downtown Chicago and then change employment which requires them to drive to an area not served by a mass transit service. The slightly greater number of spaces also permits some potential for a limited amount of off-street parking for guests.

9. How do any conditions offered allow the proposal to meet the intent, purpose, and standards established for the zoning district(s) in which it is located?

The stated purpose of the C-3 zoning district is as follows. "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 proposed 9-unit multiple-family residential clearly satisfies the intention of the C-3 districts objective of encouraging residential development. The close proximity of the subject site to the Brookfield Station will appeal to a substantial population of professionals who work in the downtown Chicago market area and will therefore take advantage of the commuter trains resulting in pedestrian movement between the proposed residences and the Brookfield Station. The additional people who will move into and become residents of this neighborhood will become customers and patrons of the restaurants, entertainment establishments, retail and service uses fulfilling the symbiotic relationship of a mixed use residential and commercial pedestrian oriented living environment.

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

The proposed development is being proposed in a manner that will be consistent with the building and life safety codes of the Village of Brookfield. It has been designed with appropriate site access for emergency services. The proposed site will have adequate off-street parking facilities for residents' use while being so located as to take advantage of the commuter railroad facilities that are within easy walking distance from the proposed building. Finally, this building if approved will add to the diversity of the housing stock of the Village of Brookfield.



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

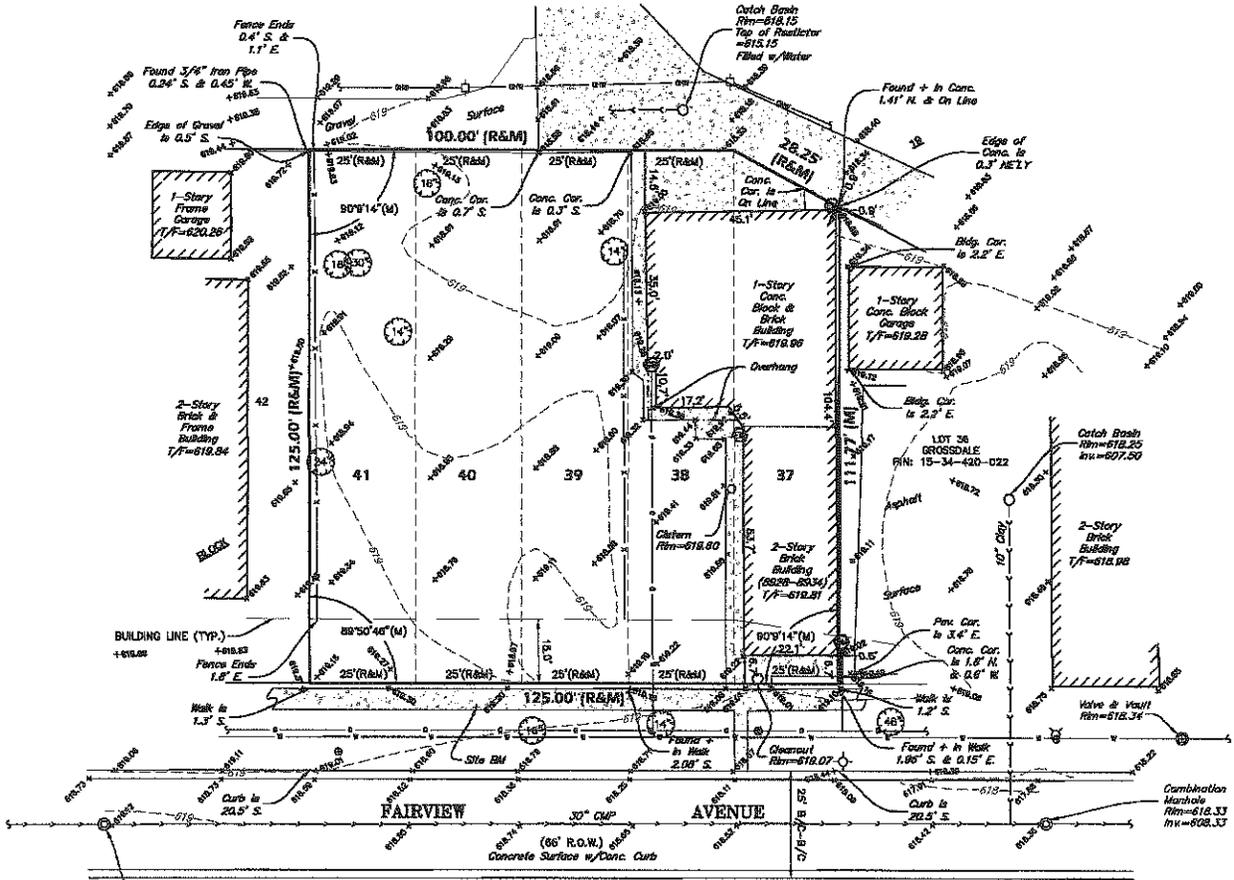
## SYMBOL LEGEND

○ - MANHOLE	⊗ - GAS METER	— - EXIST. CONTOURS
○ - CATCH BASIN	⊕ - ELECTRIC METER	— - COMBINATION SEWER
⊕ - WATER VALVE	○ - CLEANOUT STRUCTURE	— - STORM SEWER
△ - HYDRANT	— - FENCE LINE	— - WATERMAIN
⊕ - VALVE & VAULT	(R) - RECORD DATA	XXX - EXISTING ELEVATION
⊕ - BUFFALO BOX	(M) - MEASURED DATA	⊗ - DECIDUOUS TREE, LESS THAN 8" DIA. UNLESS OTHERWISE NOTED
⊕ - POWER POLE	— - OVERHEAD WIRES	□ - CONCRETE SURFACE
⊕ - STREET LIGHT	— - UNDERGROUND GAS LINE	

SCALE: 1"=20'



Location Map  
N.T.S.



## SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
5. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 1410 HW710225 DNP WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2013.
6. (R) = RECORD DATA  
(M) = MEASURED DATA
7. AREA OF SURVEY= 15,480 SQ. FT., OR 0.355 ACRES, MORE OR LESS.
8. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 170310047BJ WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

## BENCHMARKS

REFERENCE BENCHMARK #53  
ELEVATION = 820.72  
SITE BM - CUT CROSS IN WALK ON THE NORTH SIDE OF FAIRVIEW AVENUE APPROXIMATELY 39' EAST OF THE SOUTHWEST CORNER OF SITE.  
ELEVATION = 619.12

## PARCEL DESCRIPTIONS

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

## SURVEYOR'S CERTIFICATE

TO: FIRST NATIONAL BANK OF BROOKFIELD

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

DATED THIS 15TH DAY OF NOVEMBER, 2013.



IPLS No. 3483  
MY LICENSE EXPIRES 11/30/12

PROFESSIONAL DESIGN FIRM NO. 184-004198



PREPARED FOR: Davidduk  
JOB ADDRESS: 8028-8034 Fairview Avenue  
Brookfield, IL

Professional Land Surveying, Inc.  
3080 Ogden Avenue Suite 107  
Lisle, Illinois 60532  
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: SMR FLD. BK./PG. NO.: 105/78  
COMPLETION DATE: 11-18-13 JOB NO.: 138834  
REVISED: 12-11-13/SMR ADD TOPO INFO

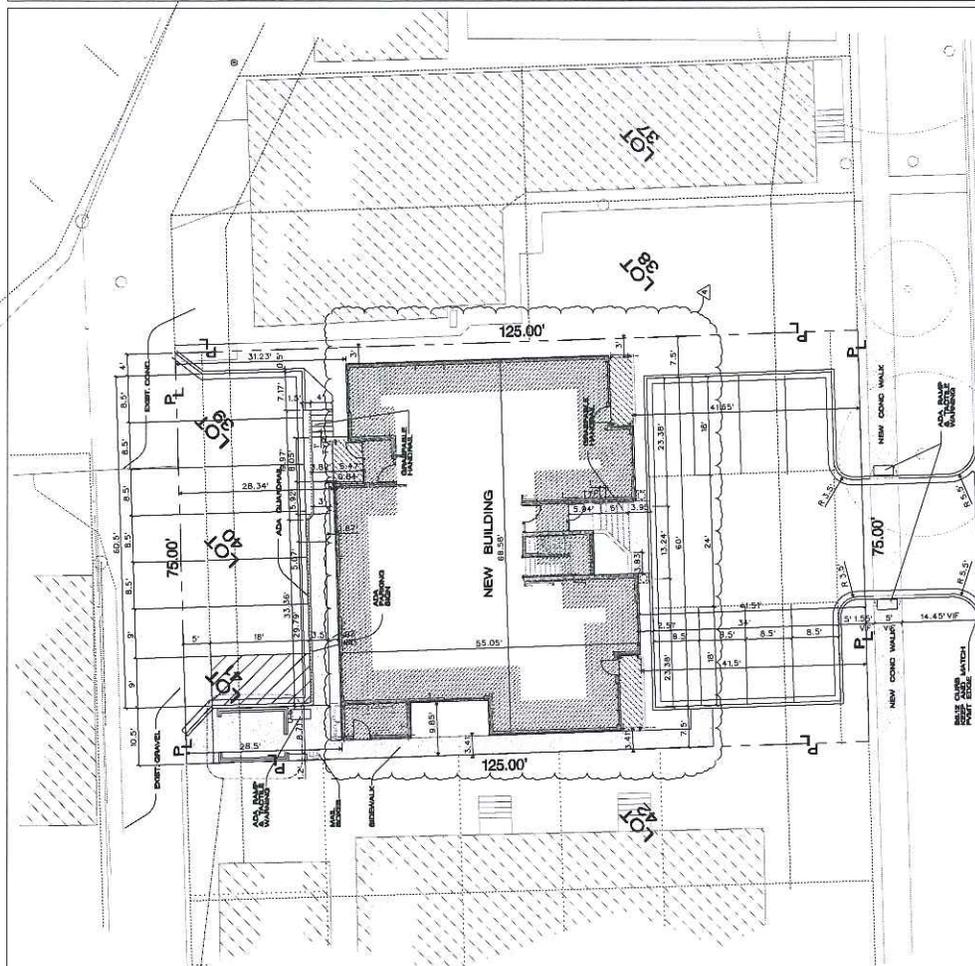


DEAN M. POZARYCKI, P.A.  
 ARCHITECT, 11. MILWAUKEE, WISCONSIN  
 ARCHITECTS & ENGINEERS  
 4758 MAIN STREET, CHICAGO, ILLINOIS 60630  
 CHICAGO, ILLINOIS 60630  
 (773) 327-1100  
 WWW.DMPA.COM

**CONTRACTOR IS CONTENDING BIDS**

**SIGNATURE APARTMENTS**  
 8934 FAIRVIEW AVENUE  
 BROOKFIELD, ILLINOIS  
 (LOT 9, 40, AND 41 OF BROOKFIELD SUBDIVISION)  
 R.M.G. REALTY GROUP  
 17729 BUSHFIELD RD., CHICAGO, ILLINOIS, IL

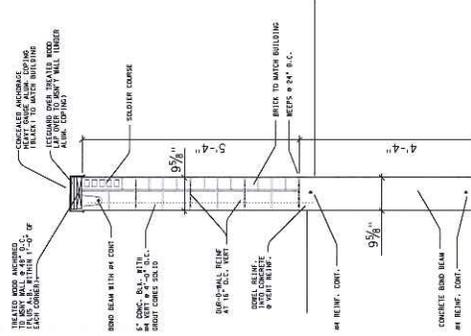
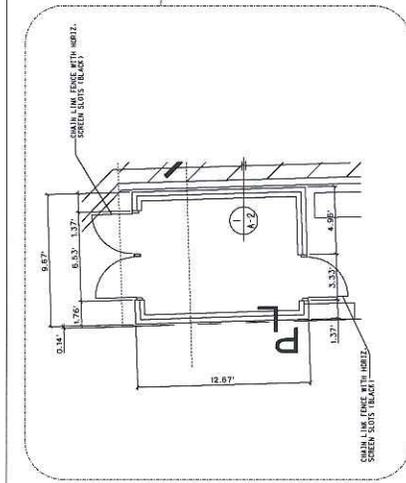
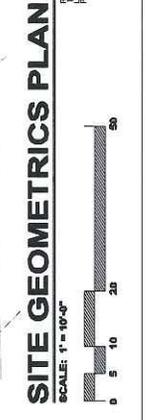
SHEET TITLE  
**SITE GEOMETRICS PLAN**  
 PROJECT NO. D-024-1-11  
 SHEET  
**A-2**  
 SHEET 2 OF 27 TOTAL SHEETS



**FAIRVIEW AVENUE**  
 66' RAW



REFER TO SHEET FOR ADDITIONAL INFORMATION  
 HEIGHT DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED  
 REFLECTED DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED



**REFUSE WALL DETAIL**  
 SCALE: 3/4" = 1'-0"

1  
 A-2



ALL LINE SIZES SHALL BE SHOWN UNLESS OTHERWISE NOTED.

ROOM NO.	ROOM NAME	FINISH	MARK	REMARKS
101	LOBBY	WOOD LAMINATE	NO	WOOD LAMINATE
102	RECEPTION	WOOD LAMINATE	NO	WOOD LAMINATE
103	OFFICE	WOOD LAMINATE	NO	WOOD LAMINATE
104	CONFERENCE	WOOD LAMINATE	NO	WOOD LAMINATE
105	RESTROOM	WOOD LAMINATE	NO	WOOD LAMINATE
106	CLUBHOUSE	WOOD LAMINATE	NO	WOOD LAMINATE
107	POOL	WOOD LAMINATE	NO	WOOD LAMINATE
108	SAUNA	WOOD LAMINATE	NO	WOOD LAMINATE
109	GYMNASIUM	WOOD LAMINATE	NO	WOOD LAMINATE
110	MEETING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
111	TRAINING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
112	RECEPTION	WOOD LAMINATE	NO	WOOD LAMINATE
113	OFFICE	WOOD LAMINATE	NO	WOOD LAMINATE
114	CONFERENCE	WOOD LAMINATE	NO	WOOD LAMINATE
115	RESTROOM	WOOD LAMINATE	NO	WOOD LAMINATE
116	CLUBHOUSE	WOOD LAMINATE	NO	WOOD LAMINATE
117	POOL	WOOD LAMINATE	NO	WOOD LAMINATE
118	SAUNA	WOOD LAMINATE	NO	WOOD LAMINATE
119	GYMNASIUM	WOOD LAMINATE	NO	WOOD LAMINATE
120	MEETING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
121	TRAINING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
122	RECEPTION	WOOD LAMINATE	NO	WOOD LAMINATE
123	OFFICE	WOOD LAMINATE	NO	WOOD LAMINATE
124	CONFERENCE	WOOD LAMINATE	NO	WOOD LAMINATE
125	RESTROOM	WOOD LAMINATE	NO	WOOD LAMINATE
126	CLUBHOUSE	WOOD LAMINATE	NO	WOOD LAMINATE
127	POOL	WOOD LAMINATE	NO	WOOD LAMINATE
128	SAUNA	WOOD LAMINATE	NO	WOOD LAMINATE
129	GYMNASIUM	WOOD LAMINATE	NO	WOOD LAMINATE
130	MEETING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
131	TRAINING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
132	RECEPTION	WOOD LAMINATE	NO	WOOD LAMINATE
133	OFFICE	WOOD LAMINATE	NO	WOOD LAMINATE
134	CONFERENCE	WOOD LAMINATE	NO	WOOD LAMINATE
135	RESTROOM	WOOD LAMINATE	NO	WOOD LAMINATE
136	CLUBHOUSE	WOOD LAMINATE	NO	WOOD LAMINATE
137	POOL	WOOD LAMINATE	NO	WOOD LAMINATE
138	SAUNA	WOOD LAMINATE	NO	WOOD LAMINATE
139	GYMNASIUM	WOOD LAMINATE	NO	WOOD LAMINATE
140	MEETING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
141	TRAINING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE
142	RECEPTION	WOOD LAMINATE	NO	WOOD LAMINATE
143	OFFICE	WOOD LAMINATE	NO	WOOD LAMINATE
144	CONFERENCE	WOOD LAMINATE	NO	WOOD LAMINATE
145	RESTROOM	WOOD LAMINATE	NO	WOOD LAMINATE
146	CLUBHOUSE	WOOD LAMINATE	NO	WOOD LAMINATE
147	POOL	WOOD LAMINATE	NO	WOOD LAMINATE
148	SAUNA	WOOD LAMINATE	NO	WOOD LAMINATE
149	GYMNASIUM	WOOD LAMINATE	NO	WOOD LAMINATE
150	MEETING ROOM	WOOD LAMINATE	NO	WOOD LAMINATE

ROOM	FINISH	MARK	REMARKS
101	WOOD LAMINATE	NO	WOOD LAMINATE
102	WOOD LAMINATE	NO	WOOD LAMINATE
103	WOOD LAMINATE	NO	WOOD LAMINATE
104	WOOD LAMINATE	NO	WOOD LAMINATE
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147	WOOD LAMINATE	NO	WOOD LAMINATE
148	WOOD LAMINATE	NO	WOOD LAMINATE
149	WOOD LAMINATE	NO	WOOD LAMINATE
150	WOOD LAMINATE	NO	WOOD LAMINATE

101 - LOBBY  
102 - RECEPTION  
103 - OFFICE  
104 - CONFERENCE  
105 - RESTROOM  
106 - CLUBHOUSE  
107 - POOL  
108 - SAUNA  
109 - GYMNASIUM  
110 - MEETING ROOM  
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145 - RESTROOM  
146 - CLUBHOUSE  
147 - POOL  
148 - SAUNA  
149 - GYMNASIUM  
150 - MEETING ROOM

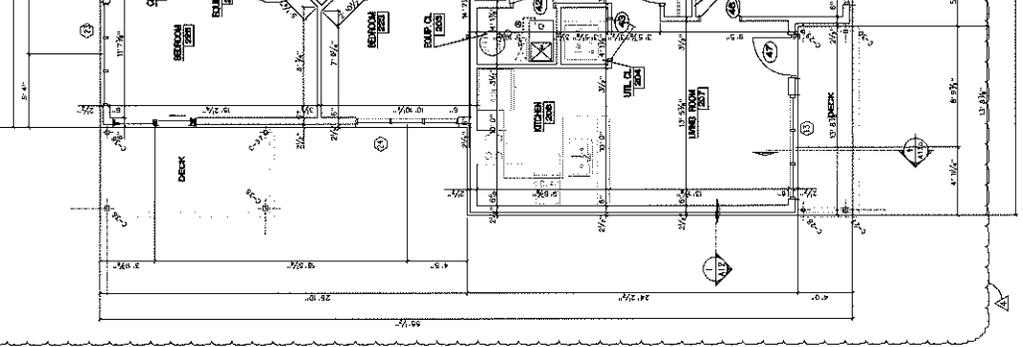
CONTRACTOR IS PENDING BIDS

SIGNATURE APARTMENTS  
1024 FAIRVIEW AVENUE  
BROOKFIELD, ILLINOIS  
R.M.G. REALTY GROUP

1024 FAIRVIEW AVENUE, BROOKFIELD, ILLINOIS 60089

SECOND FLOOR

SCALE: 1/8" = 1'-0"



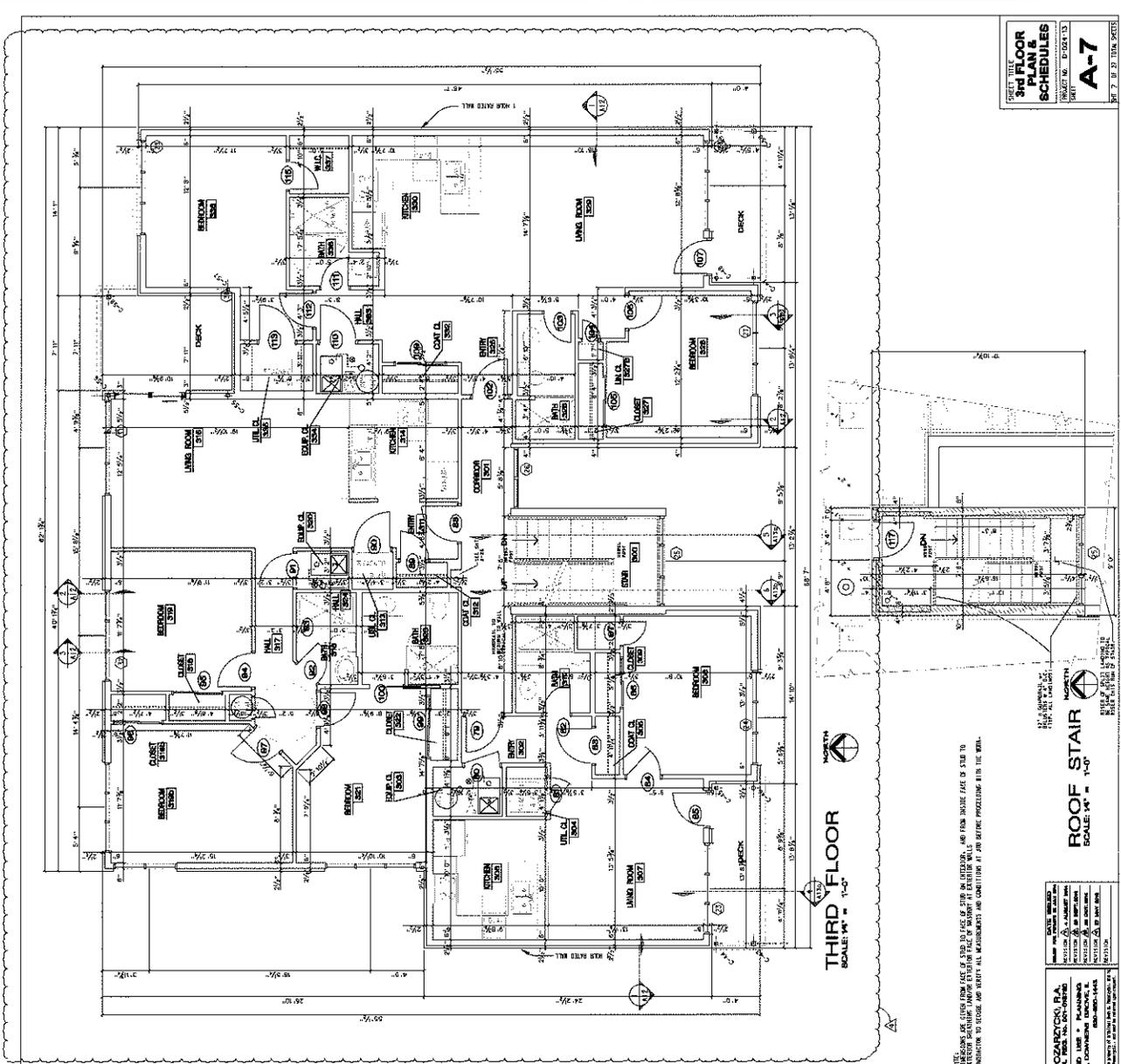
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS AT JOB BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS AT JOB BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS AT JOB BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS AT JOB BEFORE PROCEEDING WITH THE WORK.

PROJECT TITLE  
2ND FLOOR  
FINISH  
SCHEDULES  
SHEET  
A-6  
DATE: 8.27.04



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

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

NOTE: DIMENSIONS ARE GIVEN FROM FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN FROM INSIDE EDGE OF WALL TO CENTERLINE TO LOCATE AND VERIFY ALL MEASUREMENTS AND CONDITIONS AT ALL BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHALL BE SHOWN UNLESS OTHERWISE NOTED.

ROOM NO.	ROOM NAME	FINISH	REMARKS
101	3RD FLOOR HALL	1.00	1.00
102	3RD FLOOR HALL	1.00	1.00
103	3RD FLOOR HALL	1.00	1.00
104	3RD FLOOR HALL	1.00	1.00
105	3RD FLOOR HALL	1.00	1.00
106	3RD FLOOR HALL	1.00	1.00
107	3RD FLOOR HALL	1.00	1.00
108	3RD FLOOR HALL	1.00	1.00
109	3RD FLOOR HALL	1.00	1.00
110	3RD FLOOR HALL	1.00	1.00
111	3RD FLOOR HALL	1.00	1.00
112	3RD FLOOR HALL	1.00	1.00
113	3RD FLOOR HALL	1.00	1.00
114	3RD FLOOR HALL	1.00	1.00
115	3RD FLOOR HALL	1.00	1.00
116	3RD FLOOR HALL	1.00	1.00
117	3RD FLOOR HALL	1.00	1.00

ROOM	WALLS	CEILING	FLOOR	REMARKS
101	1.00	1.00	1.00	
102	1.00	1.00	1.00	
103	1.00	1.00	1.00	
104	1.00	1.00	1.00	
105	1.00	1.00	1.00	
106	1.00	1.00	1.00	
107	1.00	1.00	1.00	
108	1.00	1.00	1.00	
109	1.00	1.00	1.00	
110	1.00	1.00	1.00	
111	1.00	1.00	1.00	
112	1.00	1.00	1.00	
113	1.00	1.00	1.00	
114	1.00	1.00	1.00	
115	1.00	1.00	1.00	
116	1.00	1.00	1.00	
117	1.00	1.00	1.00	

LEGEND  
 P1 - 1/2" CONCRETE  
 P2 - 1/2" CONCRETE  
 P3 - 1/2" CONCRETE  
 P4 - 1/2" CONCRETE  
 P5 - 1/2" CONCRETE  
 P6 - 1/2" CONCRETE  
 P7 - 1/2" CONCRETE  
 P8 - 1/2" CONCRETE  
 P9 - 1/2" CONCRETE  
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 P96 - 1/2" CONCRETE  
 P97 - 1/2" CONCRETE  
 P98 - 1/2" CONCRETE  
 P99 - 1/2" CONCRETE  
 P100 - 1/2" CONCRETE

SEAN M. ROBERTSON, P.A.  
 ARCHITECTURE & LAND USE PLANNING  
 4008 MAIN STREET, COVINGTON, MISSISSIPPI 39426  
 (601) 544-1100

CONTRACTOR IS PENDING BIDS

SIGNATURE APARTMENTS  
 8024 FAIRVIEW AVENUE  
 BROADVIEW, ILLINOIS 60157  
 R.M.G. REALTY GROUP  
 170705 Bluffwood Rd., Colton, Tennessee, TN

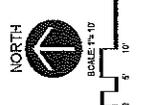
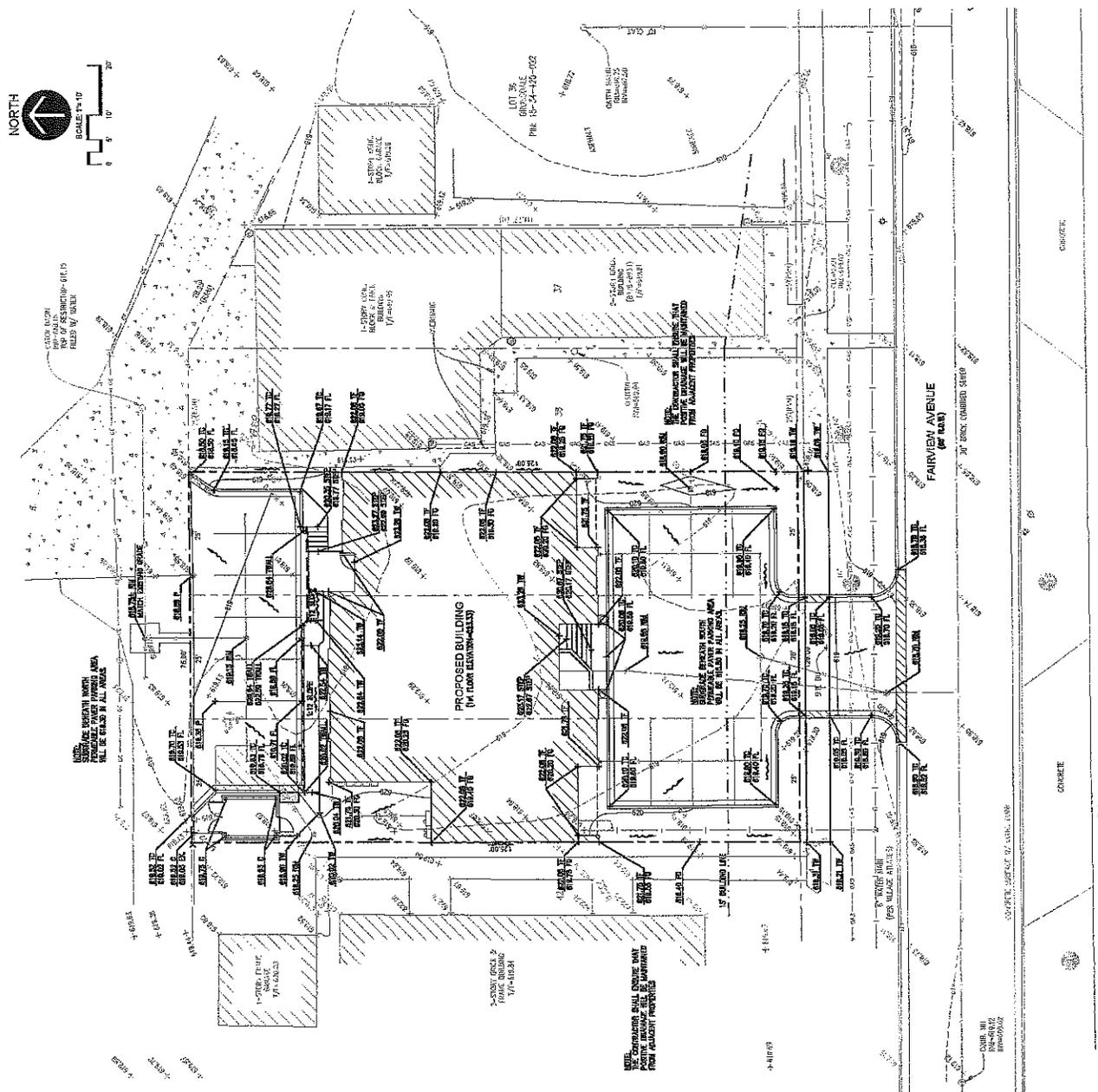




NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/24/14
2	REVISED PER COMMENTS	11/20/14
3	REVISED PER COMMENTS	02/25/15
4	REVISED PER COMMENTS	08/25/15
5	REVISED PER COMMENTS	02/12/15
6	REVISED PER COMMENTS	08/24/15
7	REVISED PER COMMENTS	08/24/15

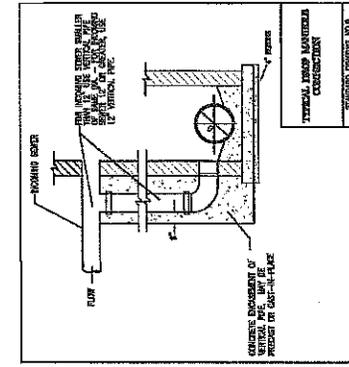
- INSTALLATION NOTES:**
1. BEFORE ANY FILL WORK BEGINS ON THE EXISTING GRADE, THE EXISTING GRADE SHALL BE COMPARED AS SHOWN IN THE "PROPOSED" SECTION OF THESE PLANS. ANY DISCREPANCIES BETWEEN THE EXISTING AND PROPOSED GRADES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  2. ALL EXISTING MATERIALS SHALL BE REMOVED AS SHOWN ON THESE PLANS. ALL EXISTING MATERIALS SHALL BE REMOVED TO THE PROPOSED FINISH GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO THE PROPOSED FINISH GRADE. ALL EXISTING MATERIALS SHALL BE REMOVED TO THE PROPOSED FINISH GRADE.
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- COMPLETION NOTES:**
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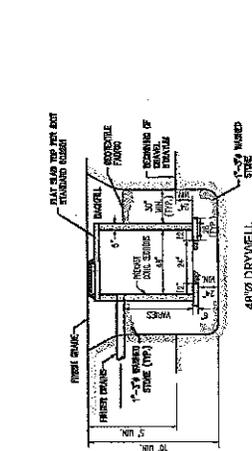
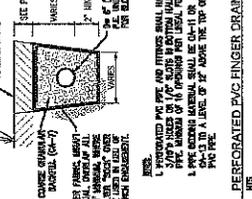
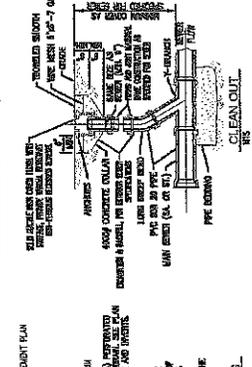




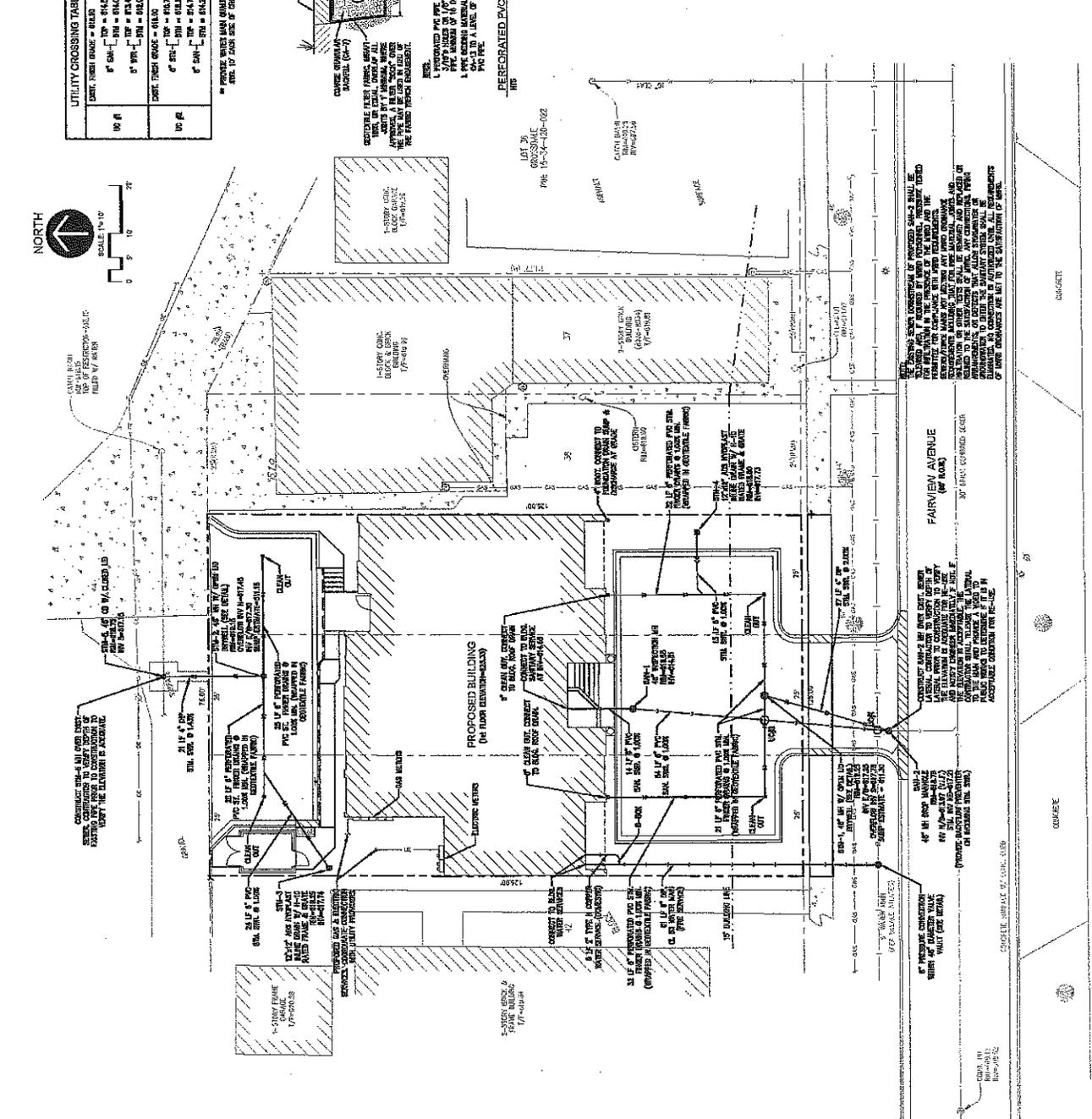
**UTILITY CROSSING TABLE**

TYPE	DEPTH	COVER	PROTECTIVE COVER
10" R	48"	2" MIN. CONC. OR 2" MIN. ASPHALT	1" MIN. CONC. OR 1" MIN. ASPHALT
10" R	48"	2" MIN. CONC. OR 2" MIN. ASPHALT	1" MIN. CONC. OR 1" MIN. ASPHALT
10" R	48"	2" MIN. CONC. OR 2" MIN. ASPHALT	1" MIN. CONC. OR 1" MIN. ASPHALT
10" R	48"	2" MIN. CONC. OR 2" MIN. ASPHALT	1" MIN. CONC. OR 1" MIN. ASPHALT
10" R	48"	2" MIN. CONC. OR 2" MIN. ASPHALT	1" MIN. CONC. OR 1" MIN. ASPHALT

PROVIDE WITH MIN. QUANTITY SAIL STR. TO EACH SIDE OF COVERING



- UTILITY NOTES**
- CONCRETE SHALL BE PCC PER CONTINGENT TO 40% GRADE, WITH 40% ASH (SEE SHEET 40) AND 40% PORTLAND CEMENT. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
  - ALL UTILITY MANHOLES AND SERVICE POINTS SHALL BE 48" DIA. MANHOLES SHALL BE CAST-IN-PLACE CONCRETE WITH 40% ASH (SEE SHEET 40) AND 40% PORTLAND CEMENT. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
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**WATER MAIN TESTING (INCLUDING FRESHWATER TESTING)**

ALL WATER MAINS SHALL BE TESTED TO THE DESIGN PRESSURE AND MAINTAINED AT THAT PRESSURE FOR A PERIOD OF 24 HOURS. THE TEST PRESSURE SHALL BE 150% OF THE DESIGN PRESSURE. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER.

**DISINFECTION**

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**METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES**

1. THE WORK SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES. THE WORK SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES.

**GENERAL NOTES**

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**PAVEMENT & CONCRETE CONSTRUCTION**

1. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES. THE PAVEMENT SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES.

**WATERMAIN CONSTRUCTION**

1. ALL WATER MAINS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES. THE WATER MAINS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES.

**SEWER CONSTRUCTION**

1. ALL SEWER MAINS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES. THE SEWER MAINS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES.

**STORM SEWER CONSTRUCTION**

1. ALL STORM SEWER MAINS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES. THE STORM SEWER MAINS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TYPICAL GENERAL NOTES.

**DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE**

1. ALL FLEXIBLE THERMOPLASTIC PIPE SHALL BE TESTED TO THE DESIGN PRESSURE AND MAINTAINED AT THAT PRESSURE FOR A PERIOD OF 24 HOURS. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER.

**SANITARY SEWER TESTS**

1. ALL SANITARY SEWER MAINS SHALL BE TESTED TO THE DESIGN PRESSURE AND MAINTAINED AT THAT PRESSURE FOR A PERIOD OF 24 HOURS. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER.

**CONCRETE TESTING**

1. ALL CONCRETE SHALL BE TESTED TO THE DESIGN STRENGTH AND MAINTAINED AT THAT STRENGTH FOR A PERIOD OF 28 DAYS. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER.

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**STORM SEWER CONSTRUCTION**

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**PUBLIC NOTICES**

**LEGAL NOTICE  
VILLAGE OF BROOKFIELD  
NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING  
COMMISSION**

**June 23rd, 2016**

**7:00 pm Regular Meeting**

The Village of Brookfield's Planning and Zoning Commission will hold a public hearing on Thursday, June 23rd, 2016 in Edward Barca Hall located at 8820 Brookfield Avenue, Brookfield, Illinois for the purpose of considering and hearing a request for the continued planned development application regarding a property located at 8934 Fairview Ave, Brookfield, Illinois 60513 (PINs 15-34-420-017 and 15-34-420-019).

Legal Description: 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.

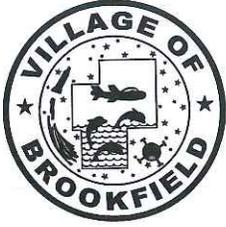
Application materials may be viewed at the Village of Brookfield Village Hall. Comments, if any, should be provided in writing prior to the date of the public hearing to: Village of Brookfield, Planning and Zoning Commission c/o Emily Egan, 8820 Brookfield Avenue, Brookfield, IL 60513, or in person during the public hearing. Please reference "PZC Case 16-01 - 8934 Fairview Ave."

Individuals with disabilities 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 granted through the front (south) entrance of Village Hall.

By Order of Chuck Grund, Planning and Zoning Commission Chairman.

Published in RB Landmark  
6/8/2016





# Village of Brookfield

## Planning and Zoning Commission Staff Report

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

**HEARING DATE:** June 23<sup>rd</sup>, 2016

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

**PREPARED BY:** Emily Egan, Village Planner; Research provided by Michael Sewall, CEDD Intern

### TITLE

**PZC 16-02 – 3617 Prairie Avenue Variations;** Momentum Holdings LLC (DBA Momentum Development Group) seeking variations for two proposed single family homes generally located on the east side of Prairie Avenue between Lincoln Avenue and Grant Avenue.

### GENERAL INFORMATION

**APPLICANT:** Rahul Bhangare: Momentum Holdings, LLC  
1658 Milwaukee Avenue  
Chicago, IL 60647

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

### PROPERTY INFORMATION

**EXISTING ZONING:** A-1 Single Family Residence District  
**EXISTING LAND USE:** Single Family Home and Detached Garage and Shed  
**PROPERTY SIZE:** 9408.75 Square Feet  
**PINs:** 15-34-414-006, 15-34-414-007, 15-34-414-008  
**SURROUNDING ZONING AND LAND USES:**  
North: A-1 Single Family Residence District; Single Family Home  
South: A-1 Single Family Residence District; Single Family Home  
East: A-1 Single Family Residence District; Alley/Duplex  
West: A-1 Single Family Residence District; ROW/Single Family Home

## 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 Open Meetings Act Requirements
2. Certification of Legal Notice Published June 8<sup>th</sup>, 2016 in the *Riverside Brookfield Landmark*
3. Affidavit of mailed notice to property owners within 250 feet of the property indicating the public hearing Letters to Surrounding Property Owners indicating Public Hearing
4. Petitioner Project Submittal Including:
  - a. Petitioner's application
    - i) Plot Plan
    - ii) Elevations
    - iii) Exhibits A and B
  - b. Proof of ownership in the form of a deed
  - c. Plat of Survey for current site

### DESCRIPTION

The applicant requests three variations of Section 62-75 and 62-12 of the Village of Brookfield Zoning Code. The three variations requested are described in the table below.

Variation Type	Village Code	Proposed Project	Difference
Lot Width and Street Frontage	50 Feet	37.5 Feet	-12.5 Feet
Lot Square Feet	6,200 Square Feet	4,687 Square Feet	-1,513 Square Feet
Maximum Building Coverage	35% of the Lot or 3,281 Square Feet	44% of the Lot* or 2,067 Square Feet	9% or 853 Square Feet

\*The application shows 36% building coverage, but that calculation did not include the garage so the correct building coverage percentage would be 44%.

It should be noted that the applicant has not requested a variation for the 40% green or open space requirement. This results in the same amount of green/open space for the proposed project as would be permitted if only one single family home were to be constructed per the Village Code.

Ultimately, if the applicant's variations are approved two single family homes and detached garages would be permitted on a 75' by 125.45' lot that would otherwise only allow one single family home.

### BACKGROUND

The applicant began discussions with Village staff in April 2016 in regards to the Village's Zoning Code. The site was purchased by the applicant on May 11<sup>th</sup>, 2016 with the intention of building in accordance with either new proposed zoning districts (anticipated for adoption in the summer of 2016), or application for the variations necessary to build two single-family homes on the lot. The new zoning districts under consideration are part of the Village's Zoning Modernization initiative.

### PUBLIC COMMENT

No public comments that pertain to the variation 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 after the writing of this report will be presented at the Planning and Zoning Commission public hearing on June 23<sup>rd</sup>, 2016.

### DISCUSSION

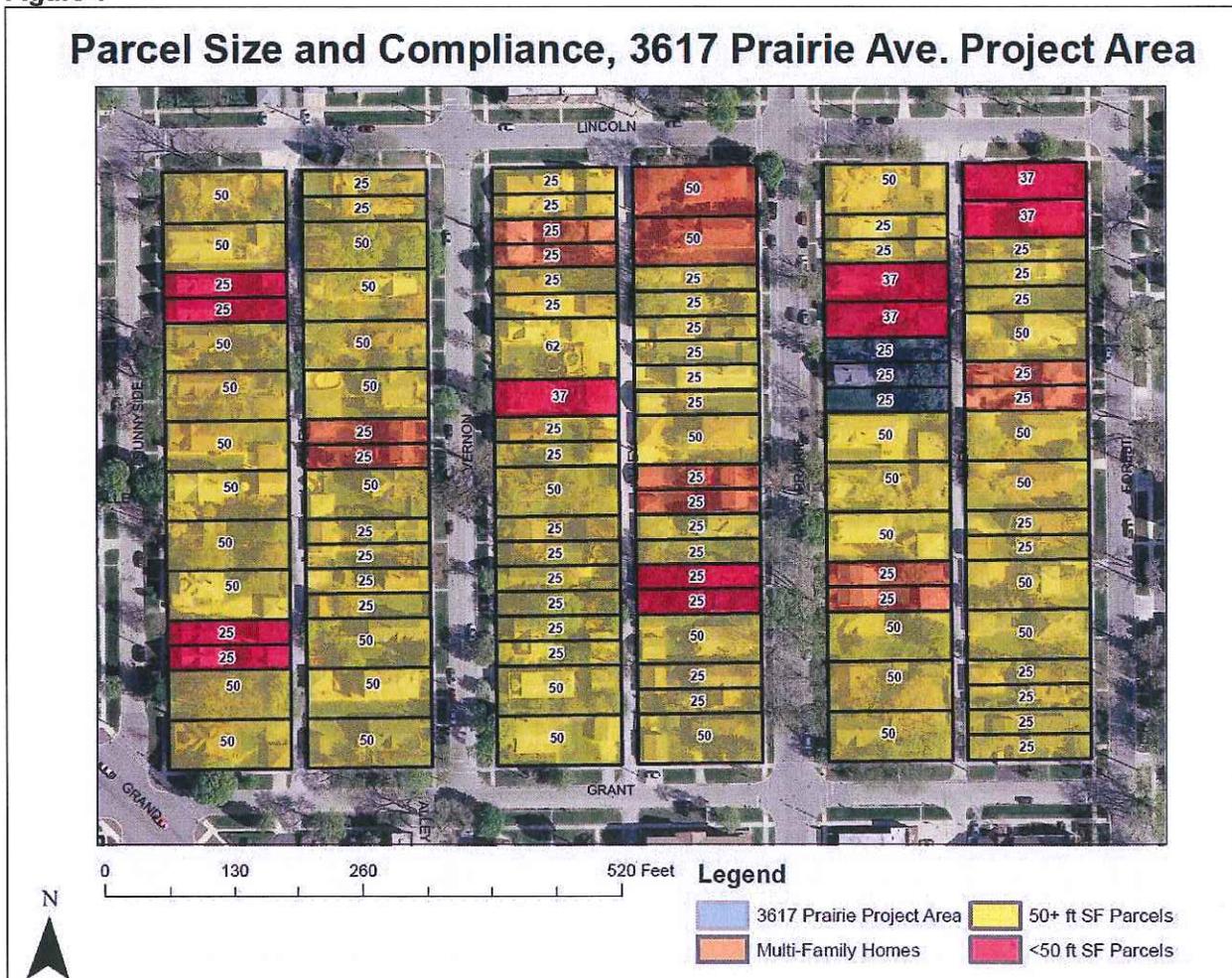
Brookfield's 2020 Master Plan vision statement explains that the Downtown area should be a model

transit-oriented development, and represents the best of what mixed-use, pedestrian environment near a Metra station should be (p. 13). Because of the proposed project's proximity to the Brookfield Metra station, it has been reviewed with this vision in mind. The proposed project site is located within 0.25 miles of the Brookfield Metra station. Studies suggest that this distance is considered walkable in North America. This would indicate that potential future residents on this site would have greater opportunity to commute by walking to the train station. Supporting development projects that are walkable would reduce the Village's Vehicle Miles Traveled (VMT) and work toward improving the Village's air quality.

Additionally, the proposed project would maintain and protect the predominantly single family residential character of the Village as stated in the Village's *2020 Master Plan* within the Housing and Residential Land-Use Objectives (p.18). Another objective in this topic area is to "Encourage new development and infill development which is complementary to the scale and character of surrounding residential uses" (p. 19). This project would be complementary to the scale and character of the surrounding residential uses.

Figure 1 below identifies the proposed project site and the surrounding lots. The lots shown in red are parcels that do not meet the 50 foot frontage and street width requirement. On the proposed project block there are two 37 foot wide lots directly north of the proposed project as well as two on the east side of the alley. Additionally, there are four multi-family structures on proposed project's block. The existing higher density uses indicates that although the lot width and street frontage are not conforming to the Village Code, the proposed project it is not out of character for the surrounding neighborhood.

Figure 1



The Village of Brookfield wishes to preserve and improve the available housing stock. By calling for high quality materials and well-designed contemporary residential units the Village is better positioned to protect and preserve the housing stock for current and future residents.

The proposed project is not within the FEMA designated flood zone, but is located within one block of it. The Village of Brookfield requires any new residential construction to be reviewed by the Village Engineer for stormwater management. The proposed project would be engineered according to the Village's Stormwater Ordinance adopted in 2015. Discussion and consideration should be given to how the developer might provide stormwater mitigation that would proportionally offset the variation seeking to an increase in building coverage.

### **CONDITIONS FOR APPROVAL OF VARIATIONS**

The standards for variation review, section 62-760 of the Village Zoning Procedure, requires all of the following conditions to be met for approval of variations. (Staff review in italics):

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

*The three 25' lots were planned at a time before the Village Code was adopted. There are no adjacent lots that the applicant could acquire in order to create two conforming lots.*

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 lot was purchased as is with limited width and street frontage. The lots were not reduced in width or square footage by unpermitted acts of prior owners. The first two variations, lot width and minimum square footage are the result of lot itself. Inadequately sized parcels do not allow efficient use of land or full extent of use. It may be argued that the third hardship, building coverage, is self-imposed due to the desire to build two homes with 400 square foot detached garages instead of one single family home. However, the majority of the additional building coverage is due to the detached garage and Section 62-17 (C)c. of the Village Code indicates had these garages been existing, they would have been allowed to be improved to meet on-site parking requirements without a variation. Therefore, staff understands the proposed project to include two out of three variations as not being self-created or self-imposed.*

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.

*Because the property is surrounded by privately owned lots with single family homes, the owner of the property is unable to purchase or annex additional yard to add to this property in order to make it compliant with the Village Code. A reasonable use of the property would be single family homes on lots smaller than those currently allowed by the code, but that conform to the surrounding area.*

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

*The proposed project conforms to the Village's side yard setback, height, and green space requirements. Therefore, proposed project would not impair the supply of light or air to*

*adjacent properties.*

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

*The variations sought do not diminish the values of adjacent properties. It is likely that, as the applicant has suggested, adjacent properties would see higher property values as a result of high-quality new construction homes. It is possible that the proposed new and modern residential building would be beneficial to the block and the Village overall. The proposed project is consistent with the other homes on the block.*

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

*The previous use for the project site was a single family home, whereas the proposed project would result in two single family homes. However, the potential increased congestion would not be unreasonable, for several reasons. First, the walkability of the site as discussed previously would encourage modes of transportation that are not automobile dependent. Second, the block east of the property is zoned B Multiple-Family Residential District and has a higher intensity of and density than the proposed project. Furthermore, Figure 1 shows the immediate surrounding areas and the legal non-conforming buildings that are duplexes and multiple family units. On balance, the proposed project is consistent with the other homes in the block.*

*Additionally, the proposed plot plan would provide alley access to the garages, which provides a greater pedestrian protection and safety along the sidewalk.*

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

*The general purpose and intent of the Village Code as it pertains to this application is to protect the neighborhood character, health, safety, and welfare of the area. If the proposed variations were to be approved, the project would maintain the harmony of neighborhood as well improve the health safety and welfare.*

## RECOMMENDATIONS

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Based on the analysis above, staff believes that the request for variation meets all seven requirements for granting a variation. These variation requests are site specific and are considered within the context of the area, the *2020 Master Plan*, and the intent of the Zoning Code. It should be noted that the Illinois State Statute states that variances do not set precedents for review of future variance requests.

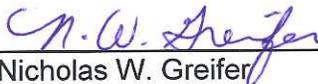
The Planning and Zoning Commission should use the standards of review found in Section 62-760 of the Village Code to consider the following staff suggestions for conditions before recommending approval. If the Plan and Zoning Commission votes to recommend approval of the proposed variations, staff recommends including the following conditions of approval to be forwarded to the Village Board of Trustees

- The applicant commit to two high-quality materials for 70 percent of the façade (not counting doors or windows) facing Prairie Avenue such as: stone, brick, or fiber cement board;
- The applicant commit to not using vinyl siding;
- The applicant commit to stormwater mitigation proportional to the increase in building coverage sought by the variation; one option would be to have the applicant provide 75% funding for an off-site rain garden or other means of stormwater management – above and beyond the on-site storage.

Village staff believes using high quality materials while not allowing vinyl siding would advance *2020 Master Plan* objectives for high quality residential housing in the Village and at the same time would be consistent with the concepts contained in the Zoning Modernization initiatives (which explicitly calls for high quality finishes on residential housing in walking distance of the train station). Further, stormwater mitigation would support the objectives of the Stormwater Ordinance adopted in 2015 while offsetting the impact of replacing a single-family structure with two such buildings.

If Commissioners are in agreement with the staff findings they may adopt staff's findings or edit as necessary.

Staff Report Approved By:



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



The Village of Brookfield  
Planning and Zoning Commission Application

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# Zoning Variance Application

### Applicant Information:

1. Name and Phone Number of contact person for application process RAHUL BHANGARE 630-660-4021
2. Petitioner's Name MOMENTUM HOLDINGS LLC (DBA MOMENTUM DEVELOPMENT GROUP)
3. Petitioner's Address 1658 MILWAUKEE AVE #100-8546 CHICAGO, IL 60647
4. Phone Number 630-414-3433
5. Email Address RAHUL@MOMENTUMDG.COM
6. Fax Number \_\_\_\_\_
7. Owner of Record Name MOMENTUM HOLDINGS LLC
8. Owner of Record Address 1658 MILWAUKEE AVE #100-8546 CHICAGO, IL 60647

### Property Information:

9. Common Street Address 3617 PRAIRIE AVE BROOKFIELD, IL 60513
10. Legal Description LOTS 39,40, AND 41 IN BLOCK 15 IN GROSSDALE, A SUBDIVISION IN THE SOUTH EAST 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) 15-34-414-006-0000 / 15-34-414-007-0000 / 15-34-414-008-0000
12. When did the owner acquire the property? MAY 20, 2016

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

	Zoning District	Land Use
North	A-1	SFR
South	A-1	SFR
East	A-1	SFR
West	A-1	SFR

**Zoning Variance Application, continued**

17. What is the Zoning Classification of the subject property? A-1

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

(1) Section 62-75 \_\_\_\_\_ Variance requested to TOTAL LOT AREA OF 4,687 SQ FT

(2) Section 62-75 \_\_\_\_\_ Variance requested to LOT WIDTH TO 37.5 FT

(3) Section 62-75 \_\_\_\_\_ Variance requested to MAXIMUM BUILDING COVERAGE 36%

19. What is the proposed use of or improvement to the property? PLEASE SEE EXHIBIT A

20. Is the building for (Check one): Personal Use \_\_\_ Rental \_\_\_ Resale x

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

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

Rahul Bhargava \_\_\_\_\_ 5/26/16  
 Petitioners Signature Date

Rahul Bhargava \_\_\_\_\_ 5/26/16  
 Owner's Signature (or authorized agent) Date

**STANDARDS FOR GRANTING ZONING VARIANCES**  
**The Village of Brookfield's Zoning Code (Chapter 62, Section 62-760)**

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

SEE EXHIBIT B

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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;

SEE EXHIBIT B

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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;

SEE EXHIBIT B

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

SEE EXHIBIT B

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

SEE EXHIBIT B

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

SEE EXHIBIT B

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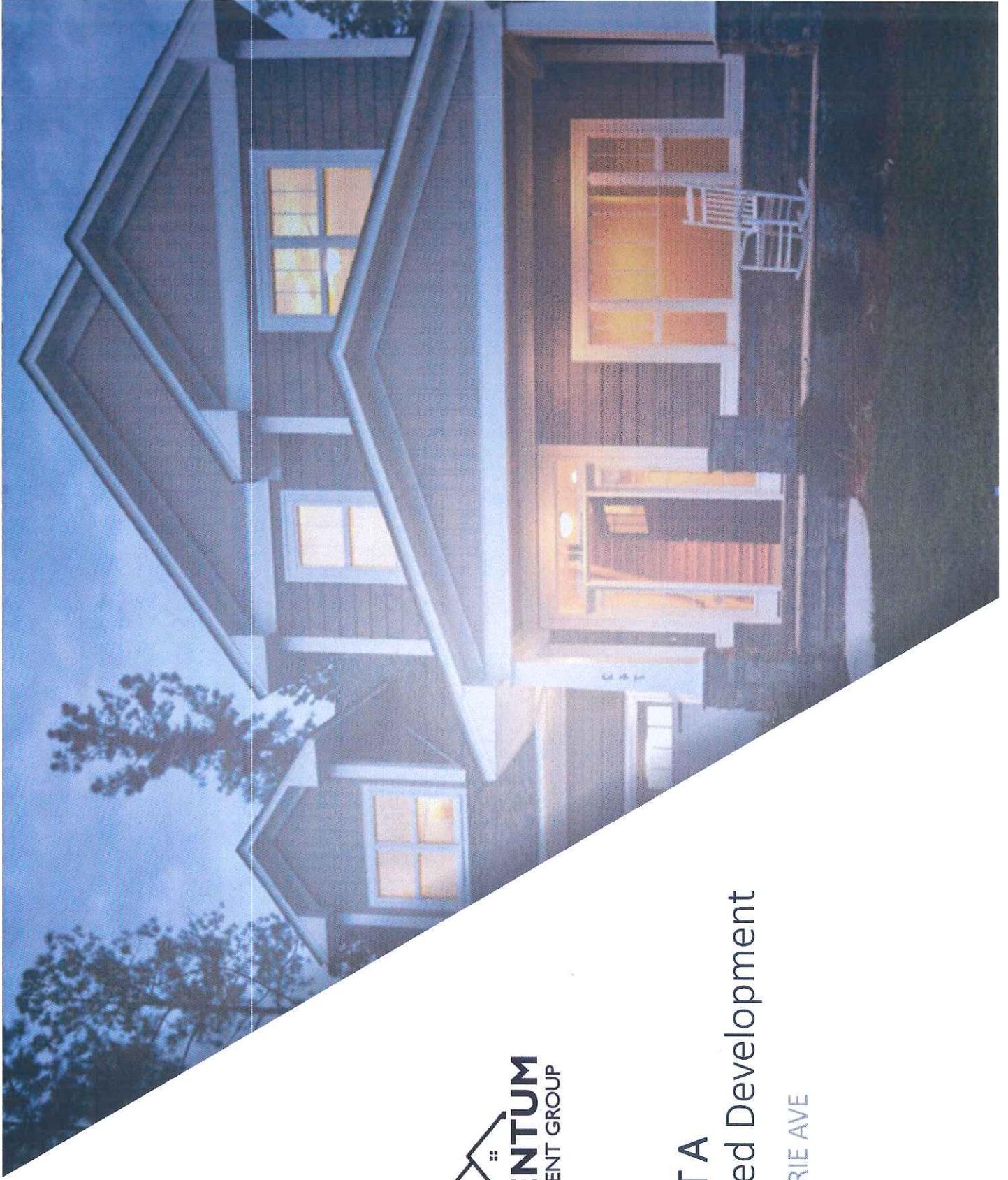
7. That the variation is in harmony with the general purpose and intent of this ordinance.

SEE EXHIBIT B

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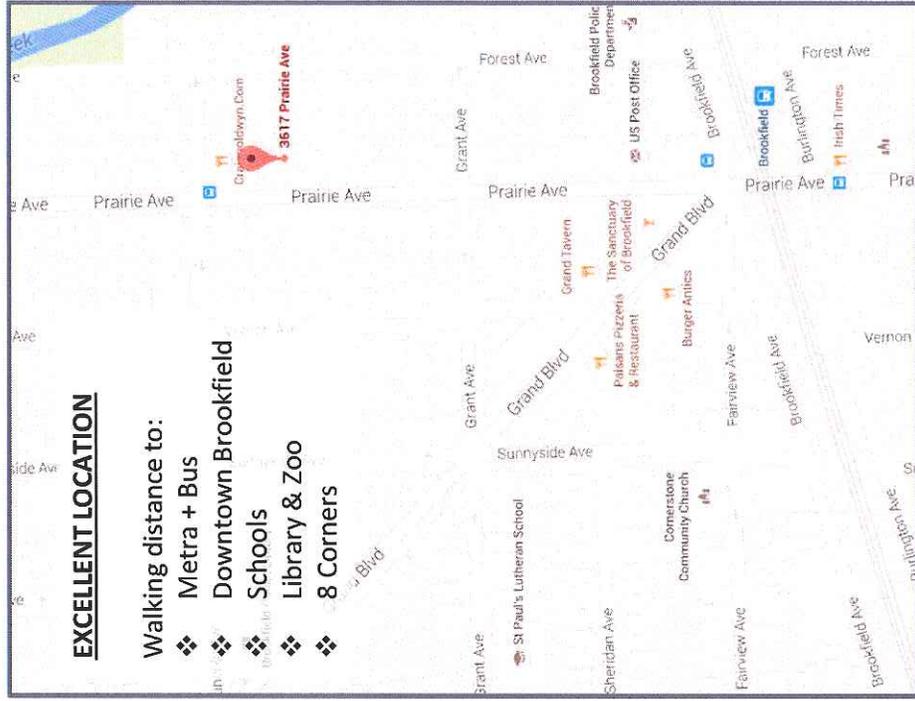
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**EXHIBIT A**  
Proposed Development  
3617 PRAIRIE AVE

# Development Site

- Three 25' x 125' lots
- Current structures
  - Dilapidated SF house
  - Detached 1-car garage

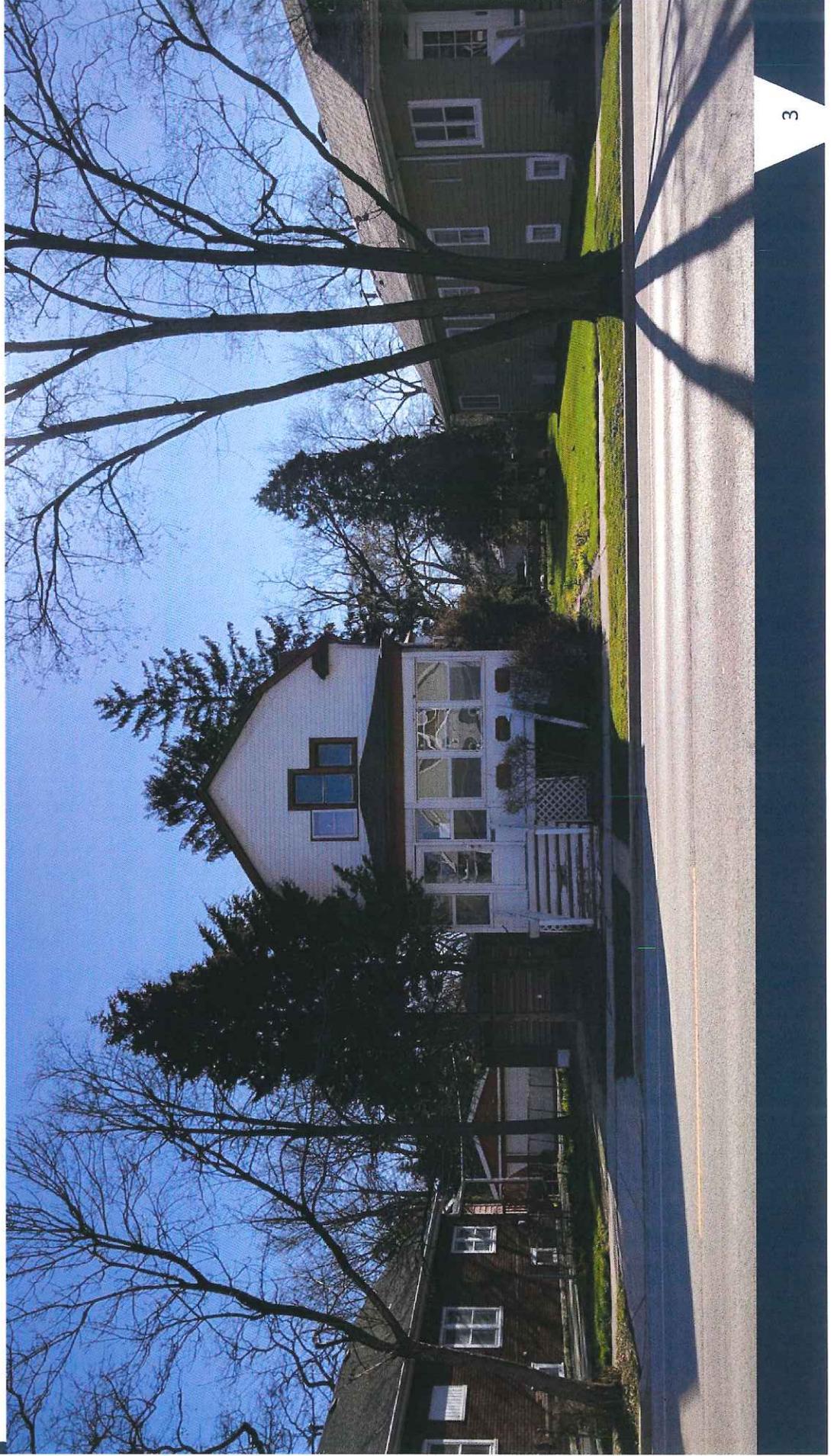


## EXCELLENT LOCATION

Walking distance to:

- ❖ Metra + Bus
- ❖ Downtown Brookfield
- ❖ Schools
- ❖ Library & Zoo
- ❖ 8 Corners

# Current Structures

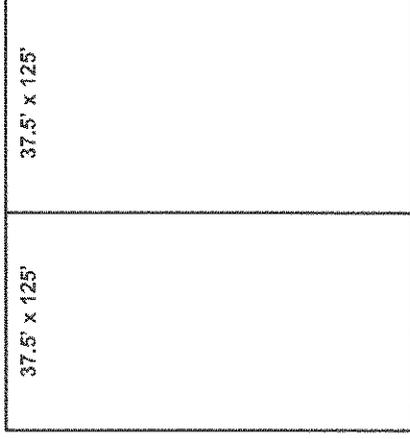
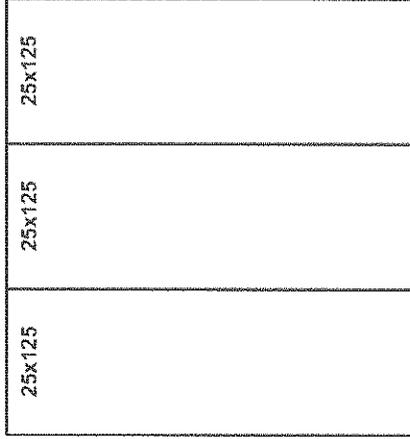


# Proposed Development

## As-Is

## Plan

- |   | As-Is                | Plan                                       | Features                             |
|---|----------------------|--|--------------------------------------|
| • | 3 lots 25' x 125'    | • Consolidate into two 37.5' x 125' lots   | ✓ Traditional Architecture           |
| • | 1 SF home built 1920 | • Two new construction single family homes | ✓ 4 Bedroom / 3.5 Bathroom           |
| • | 1 Detached garage    | • Green design/materials                   | ✓ 3,000+ square feet of living space |
|   |                      |  | ✓ Detached 2-car garage              |
|   |                      |  | ✓ EnergySTAR® certification          |
|   |                      |  | ✓ Pricing from \$449,000             |

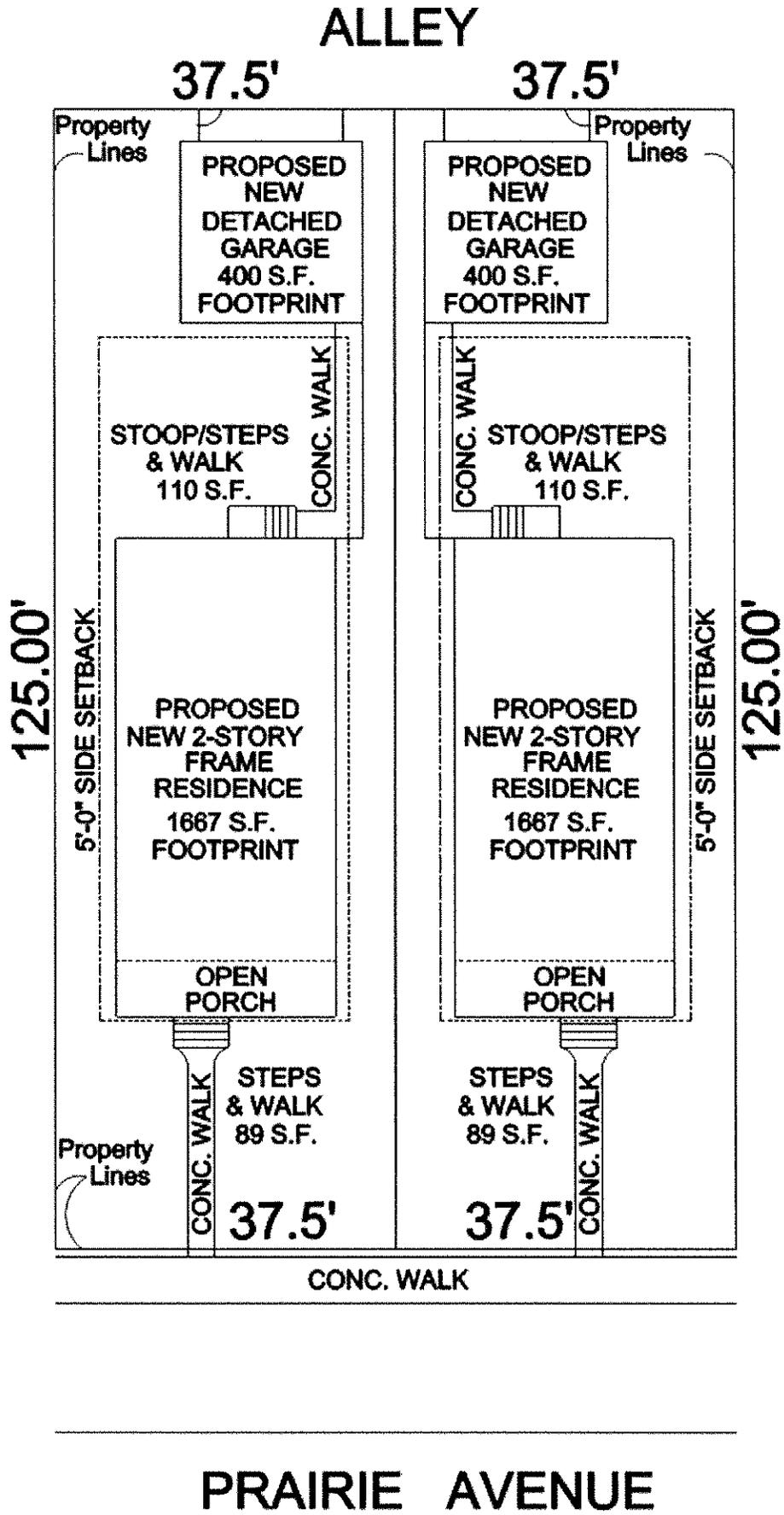


# Front Elevations

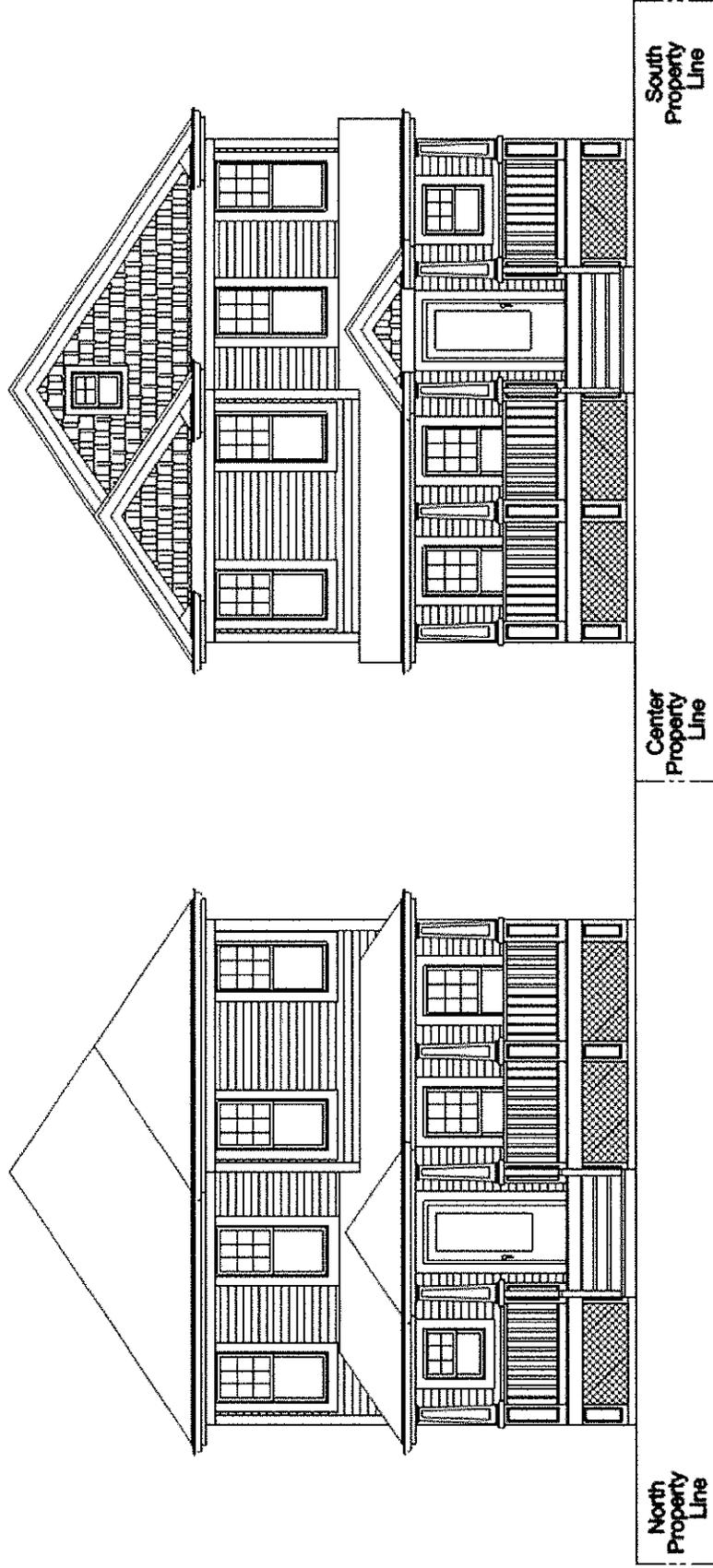


# Plot Plan

**Square Footage**  
 Each lot area = 4,687.5 sq. ft.  
 Maximum building coverage = 4,687.5 x 30% = 1,406.2 sq. ft.  
 Green or Open Space = 4,687.5 x 40% = 1,875 sq. ft.  
 Proposed Building Coverage: 1,667 sq. ft. > 1,406.2 sq. ft. (Variance)  
 Proposed Green or Open Space = 1,866 sq. ft. < 1,875 sq. ft. (OK)



# Front Elevations



# Clear Benefits

Community	Village
✓ Use of green design and materials/EnergySTAR certification	✓ Supports density goals of the Community & Economic Development Dept.
✓ Elevated property values for adjacent properties	✓ Consistent with Zoning Modernization goals near downtown – just ½ block from current boundary. If the property was within the boundary, we would not require a variance.
✓ Removal of blighted building which potentially threatens public safety	✓ Development would maintain the existing character of the block (multi-family & single family)
✓ Strict adherence to effective storm water management practices	✓ Efficient use of transit-oriented parcels
✓ Decreased congestion on due to 1) removal of existing driveway and 2) targeted to buyer that utilizes commuter rail	

# Demonstrated Demand

				
Address	4147 Park Ave	3441 Vernon Ave	3417 Park Ave	3419 Vernon Ave
LP/SP	\$461,000	\$463,000	\$484,900	\$468,800
Status	SOLD	SOLD	PENDING	SOLD
Lot Dimensions	31' x 107'	30' x 125'	30' x 125'	30' x 125'

## EXHIBIT B

### STANDARDS FOR GRANTING ZONING VARIANCES The Village of Brookfield's Zoning Code (Chapter 62, Section 62-760)

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

We are not able to maximize the use or value of the land by only building one structure. We are unable to fully utilize the space to the same extent of properties in close proximity within the same zoning district. Our neighbors to the north (3609 and 3613 Prairie) both have lots that are 37.5' x 125'. Additionally, four other structures in close proximity on the block have greater density by virtue of being multi-family. While we do not seek a multi-family use, we are pursuing a modest increase in density relative to the current use of the site under contract.

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 hardship has not been self-created or self-imposed.

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

The only means to remedy the hardship (inability to maximize the use and value of the land) is to build two structures. It is evident that building one SFR on such a large lot would not be consistent with the character of the block. In addition, it would be less economically beneficial to the property owner, surrounding neighbors, and the village.

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

We are maintaining the 5' side setback requirement in our proposed design, thus light and air flow should not be hindered. In addition, the side setbacks of neighboring properties to the north and south are larger than 5', allowing for increased air and light supply.

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

The variance will greatly improve the value of adjacent property. The two high quality, modern, and efficient homes we plan to build have an estimated market value of greater than \$425,000 each. To put this into perspective, the tax EMV for 3623 Prairie (southern neighbor) is \$238,350 and 3613 Prairie (north neighbor) is \$189,010. As a result, the proposed project would actually increase the values of adjacent and nearby properties (by pulling up average home values).

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

This variance will not increase, but decrease congestion. Currently there is a driveway with access to Prairie Avenue on the property. We plan to remove this driveway and build detached garages with alley access, thereby reducing the need for vehicles to slow traffic on Prairie Ave to access the property. Additionally, the proposed project would remove a blighted building which potentially threatens public safety. Furthermore, since it is an example a transit-oriented development — walking time 4 minutes to the train station, with a major targeted buyer being commuters who use train service in easy walking distance — it would likely further ease congestion.

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

Constructing two SFRs on these parcels would be in line with the goals of the village's zoning modernization initiative. It is also consistent with the character of the block currently, which features 4 multi-family structures interspersed among single family homes. Overall, this block can be considered a transitional residential area with modestly higher densities (relative to blocks further from the train station). The proposal would maintain that degree of density.

MAIL TO:

Momentum Holdings LLC

1658 Milwaukee Ave #100-8546

Chicago, IL 60647

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this 11 day of May, 2016., between **Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas , TX 75265-0043)**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Momentum Holdings LLC, (1658 Milwaukee Avenue, #100-8546, Chicago, IL 60647)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

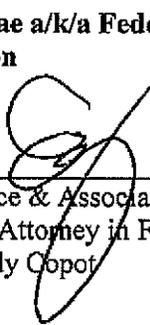
The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 15-34-414-006-0000 & 007 & 008

PROPERTY ADDRESS(ES): 3617 Prairie Avenue, Brookfield, IL, 60513

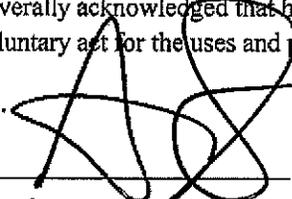
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$169,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$169,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

**Fannie Mae a/k/a Federal National Mortgage Association**

By:   
Pierce & Associates, P.C.  
As Attorney in Fact  
Eddy Copot

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, Amanda K. Griffin the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eddy Copot, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 11 day of May, 2016. 

My commission expires

6/20/18  
NOTARY PUBLIC

This Instrument was prepared by  
Janet Keating/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602

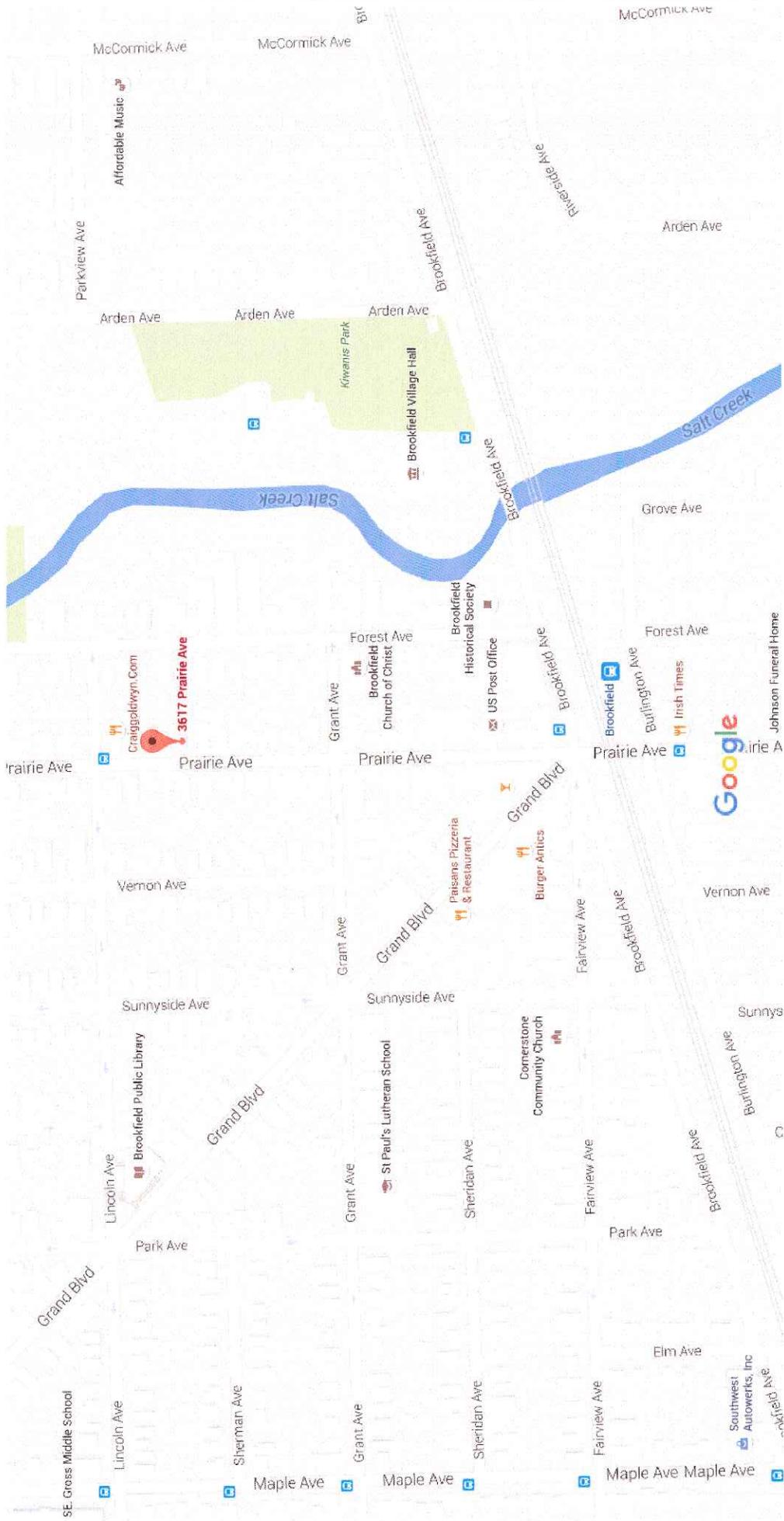


PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Momentum Holdings LLC  
1658 Milwaukee Ave #100-8546  
Chicago, IL 60647

## **EXHIBIT A**

LOTS 39, 40 AND 41 IN BLOCK 15 IN GROSSDALE, A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# 3617 Prairie Ave



Map data ©2016 Google

200 ft

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

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

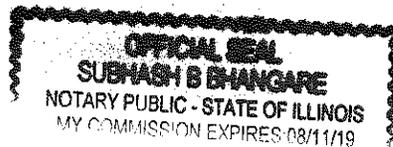
Rahul Bhargava  
(Print Name)

[Handwritten Signature]  
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

1<sup>st</sup> DAY OF June, 2016

Subhash B. Bhargava  
(Notary Public)



## **PUBLIC NOTICES**

**LEGAL NOTICE  
VILLAGE OF BROOKFIELD  
NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING  
COMMISSION  
June 23rd, 2016**

**7:00 pm Regular Meeting**

The Village of Brookfield's Planning and Zoning Commission will hold a public hearing on Thursday, June 23rd, 2016 in Edward Barcal Hall located at 8820 Brookfield Avenue, Brookfield, Illinois for the purpose of considering and hearing a request for a variation application regarding a property located at 3617 Prairie Avenue, Brookfield, Illinois 60513 (PINs 15-34-414-006-0000, 15-34-414-007-0000, 15-34-414-008-0000).

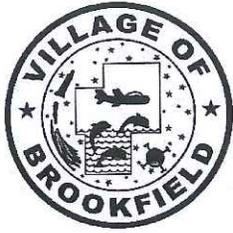
Legal Description: Lots 39, 40 and 41 in Block 15 in Grossdale, a subdivision in the southeast ¼ of section 34, township 39 north, range 12, east of the third principal meridian in cook county, Illinois.

Application materials may be viewed at the Village of Brookfield Village Hall. Comments, if any, should be provided in writing prior to the date of the public hearing to: Village of Brookfield, Planning and Zoning Commission c/o Emily Egan, 8820 Brookfield Avenue, Brookfield, IL 60513, or in person during the public hearing. Please reference "PZC Case 16-02 - 3617 Prairie Ave."

Individuals with disabilities 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 granted through the front (south) entrance of Village Hall.

By Order of Chuck Grund, Planning and Zoning Commission Chairman.

Published in RB Landmark  
6/2/2016



# Village of Brookfield

## Planning and Zoning Commission Staff Report

**TO:** Village of Brookfield Planning and Zoning Commission

**HEARING DATE:** June 23<sup>rd</sup>, 2016

**FROM:** Community & Economic Development Department (CEDD)

**PREPARED BY:** Emily Egan, *EE* Village Planner and Michael Sewall, *MS* CEDD Intern

### TITLE

**PZC 16-03 – 9118 W. 47<sup>th</sup> St.;** Willow Farm Properties, Inc., requests a Special Use permit according to Section 62-128 of the Village Code to allow for automobile sales in an outdoor lot on the property.

### GENERAL INFORMATION

**APPLICANT:** Andrew Sansone  
Detail Unlimited  
Willow Farm Properties, Inc. (property owner)  
9118 W. 47<sup>th</sup> St.  
Brookfield, IL 60513

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

### PROPERTY INFORMATION

**EXISTING ZONING:** I-1 General Light Industrial District  
**EXISTING LAND USE:** Automobile detailing, truck parking  
**PROPERTY SIZE:** 10,000 S.F.  
**PINs:** 18-03-424-021 and 18-03-424-022  
**SURROUNDING ZONING AND LAND USES:**  
North: I-1 General Light Industrial District; Landscape business  
South: I-1 General Light Industrial District; Quarry operation (in McCook)  
East: I-1 General Light Industrial District; Industrial gas sales  
West: I-1 General Light Industrial District; Car wash equipment company

## ANALYSIS

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### 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 8<sup>th</sup>, 2016 in the *Riverside Brookfield Landmark*
3. Affidavit of mailed notice to property owners within 250 feet of the property indicating a Public Hearing
4. Proof of ownership and trust disclosure
5. Location map
6. Certified and current plat of survey

### DESCRIPTION

The applicant requests a Special Use Amendment in accordance with Section 62-128, to allow the buying and selling of used automobiles on an existing outdoor lot. The applicant would like to sell 5 to 10 cars in the lot, which already houses parked cars for an automobile detailing business and parked trucks in rented spaces. The only modification to the property would be removing a 45-foot section of the fence along Elm Avenue to increase visibility of the cars for sale. No change in signage would occur. According to Section 62-290 of the Village Code, the business is required to provide 1 parking space per employee plus 1 parking space per company vehicle.

### BACKGROUND

The applicant has owned the property since the 1950s. The property currently operates a car detailing business and rents parking spaces to truck drivers. There is also an online hardware sales store. In total, there are 26 painted parking spaces on the property with additional room for parking that is not painted.

### ZONING

The property is currently zoned I-1 General Light Industrial District. Section 62-127 of the Village Code states that this district "provides a location which affords access only to primary thoroughfares and proximate access to the interstate system allowing for industrial and manufacturing and kindred support operations requiring direct access moderate motor vehicle use".

Within one block but not adjacent to the property there is B Multiple-Family Residential District zoning.

### PUBLIC COMMENT

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

### DISCUSSION

Village Staff discussed the available on-site parking and whether the additional spaces (5-10) dedicated to cars for sale would push employee parking to the street. In total, there are about 26 spots available on site that are currently used for employee parking or cars being repaired by Detail Unlimited, and some of the spaces are rented to truck drivers. The applicant stated that the spots that are rented could be used for the cars that are for sale if the space was needed.

Also discussed was the portion of the fence that is planned to be removed on the west side of

the property facing Elm Street. The applicant wishes to maintain the longer portion of the fence along 47<sup>th</sup> Street, but wants to remove part of the fence to increase visibility of the cars for sale. That portion of the fence is directly across the street from another industrial use, a car wash equipment company.

Finally, an additional use of the property to sell cars could bring additional traffic to the area. Because 47<sup>th</sup> Street already carries a heavy volume of traffic and the property proposes selling only 5-10 cars at a time, the impact would likely be minimal but should be considered.

#### **CONDITIONS FOR APPROVAL OF SPECIAL USE**

A special use permit should be approved by the Planning and Zoning Commission by considering the following criteria. (Village staff comments are in italics.)

If, and to what extent the proposed special use at the particular location is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole.

*The proposed special use at this location would provide for the general welfare of the industrial zoning district by generating a new source of economic activity. According to the 2020 Master Plan, properties fronting 47th Street west of Plainfield Road should consist of light industrial and commercial service uses, including auto-oriented services.*

If, and to what extent, the availability of locations for such use at other sites which may permit the requested special use as a “use of right” and which may be appropriate.

*Automobile sales with an outdoor lot are only permitted by right in the C-1 General Commercial zoning district, however automobile repair is not permitted in that zoning district under any circumstances. For Detail Unlimited to maintain its detailing business while adding this special use, there are no other zoning districts or locations where this would be more appropriate.*

Whether due to any unique or unusual circumstances, any, special conditions, limitations, controls or other mechanisms should be undertaken to lessen or preclude any undesirable effects of granting the special use.

*Removing a portion of the fence to allow visibility of automobiles for sale could be considered an undesirable effect of granting the special use. However, the property immediately across the street of the portion of the fence is not residential; there is a car wash equipment company.*

**INCLUDED ATTACHMENTS**

Images of 9118 W. 47<sup>th</sup> St. are included below.

Fig. 1 9118 W. 47<sup>th</sup> St. eastern section



View from interior parking lot facing Elm Avenue.

Fig. 2 9118 W. 47<sup>th</sup> St. eastern section



View from interior parking lot facing 47<sup>th</sup> Street.

Fig. 3 9118 W. 47<sup>th</sup> Street eastern section



View from interior parking lot facing additional parking north of 47<sup>th</sup> Street.

Fig. 4 9118 W. 47<sup>th</sup> St. western section



View of property from Elm Avenue looking east.

Fig. 5 9118 W. 47<sup>th</sup> Street western section



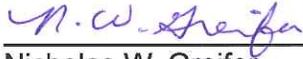
View of property from Elm Avenue looking southeast.

## RECOMMENDATIONS

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Based on the analysis above, Village staff believes the request meets all of the standards for granting a special use and recommends its approval.

Staff Report Approved By:



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



Village of Brookfield  
 Planning and Zoning Commission Application Packet

# Special Use Permit Application

**Applicant Information:**

- 1. Name and Phone Number of contact person for application process Andrew Sansone 708-308-8791
- 2. Petitioner's Name Andrew Sansone
- 3. Petitioner's Address 9118 W. 47th Street, Brookfield IL 60513
- 4. Phone Number 708-387-2003
- 5. Email Address detailunlimited@live.com
- 6. Fax Number 708-387-9311
- 7. Owner of Record Name Willow Farm Properties, Inc.
- 8. Owner of Record Address 9100 W. Plainfield Rd Brookfield, IL

**Property Information:**

- 9. Common Street Address 9118 W. 47th Street
- 10. Legal Description See plat of survey
- 11. Permanent Tax Index Number 18-03-424-021      18-03-424-022
- 12. When did the owner acquire the property? ± 1950's
- 13. Is the petitioner in the process of purchasing/leasing the property? Yes \_\_\_ No   
 If so, is the purchase/lease contingent on approval of the special use? Yes \_\_\_ No
- 14. Is your property use presently (check one): Conforming  Non-conforming \_\_\_
- 15. If the property is a non-conforming use, please explain: NO

**16. Surrounding Zoning and Land Use:**

	Zoning District	Land Use
North	<u>Industrial</u>	<u>Landscaping Business</u>
South	<u>"</u>	<u>Quarry operation</u>
East	<u>"</u>	<u>Industrial Gas Sales</u>
West	<u>"</u>	<u>Car Wash Equipment Company</u>

**Special Use Permit Application, continued**

17. What is the Zoning Classification of the subject property? Industrial

18. What is the special use requested? Buying and selling used cars.

Conditions for Approval (attach a separate sheet if necessary):

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:  
Our facility is about 10,000 square feet.  
We would like to sell about 5 to 10 cars in our lot.

20. Describe the proposed use's compatibility with existing uses on site and in the vicinity:  
Besides Detail Unlimited we also share our lot with Truck drivers  
Parking their trucks along side the fence. There is also a small  
online hardware sale store next to us.

21. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:  
The only modification to the area we would be changing is the  
fence. Right now we have a closed fence which we would make  
it open and see through so people can see the cars we  
are selling.

Please note that additional information may be required upon staff review.

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.

Andrew Samson 5-25-16  
Petitioners Signature Date

D. P. Chopp 5-20-16  
Owner's Signature (or authorized agent) Date  
Daniel P. Chopp  
Property Manager  
Willow Farm Properties, Inc

**AFFIDAVIT OF OWNERSHIP AND TRUST DISCLOSURE**

COUNTY OF Cook )  
 ) SS

STATE OF ILLINOIS )

I, (print name) Daniel P. Chopp, under oath, state that I am (check one):

- the sole owner of the property
- an owner of the property
- an authorized officer for the owner of the property

commonly described as (full address): 9118 W. 47th Street

and that such property is owned by (print owner's name) W. Law Farm Properties Inc as of this date.

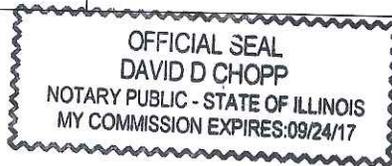
Further, the property to which this application relates is/is not the subject of a land trust as defined in Section 765 ILCS 405 of the Illinois Compiled Statutes, "The Land Trust Beneficial Interest Disclosure Act." If the foregoing statement was completed in the affirmative, the following statement shall be completed and verified:

I, N.A., as trustee/beneficiary of  
N.A. Trust Number N.A.

pursuant to Section 765 ILCS 405 of the Illinois Compiled Statutes, being first duly sworn, hereby state and represent that the person/persons, Body/Bodies Politic, corporation/corporations or other entity/entities below designated is/are the beneficiary/beneficiaries of said land trust, that the beneficiary/beneficiaries designated by a checkmark hold/holds the power of direction created therein, and that no beneficiary holds a beneficial interest as nominee for a person, Body Politic, corporation or other entity not named herein.

Name	Address	Interest
<u>N.A.</u>		

D. P. Chopp  
(Signature)



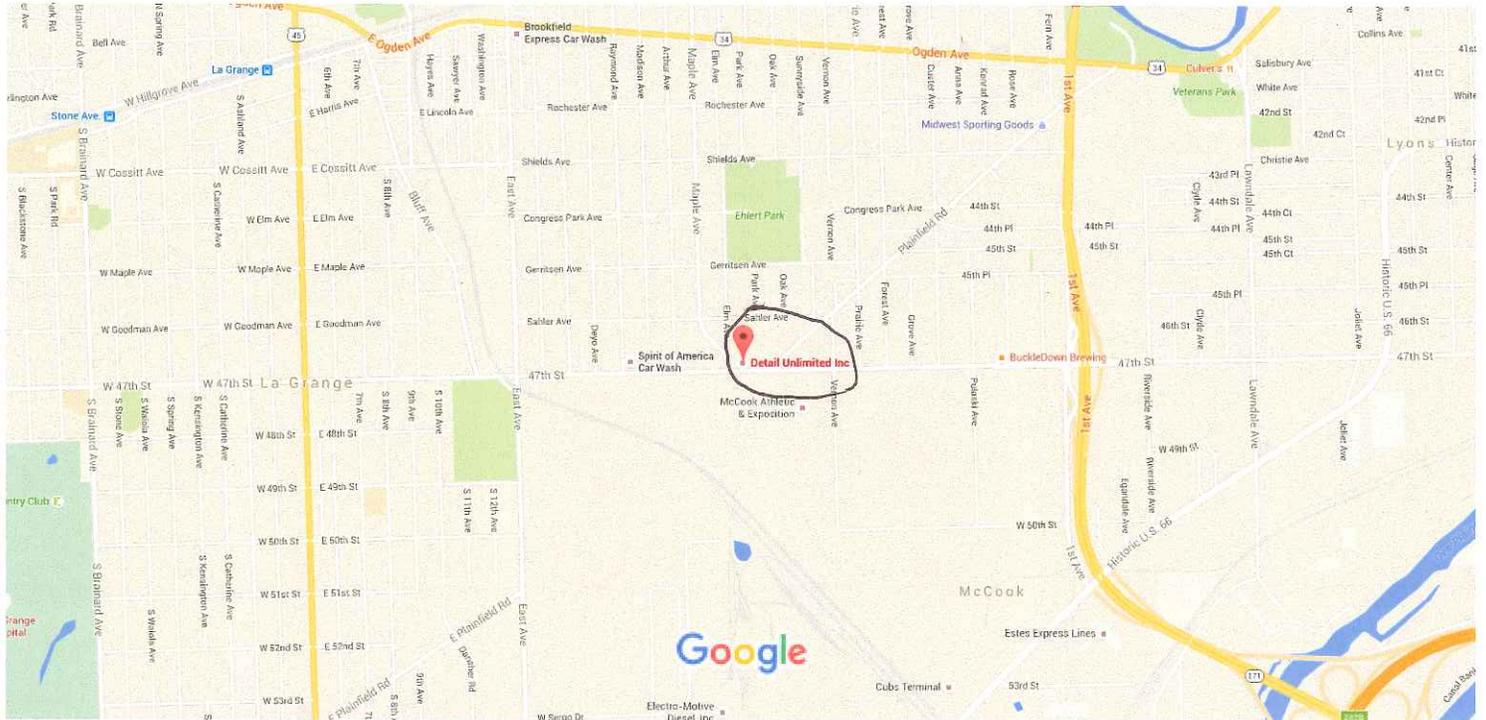
SUBSCRIBED AND SWORN TO BEFORE ME THIS

20 DAY OF May, 2016

David D. Chopp  
(Notary Public)



# Google Maps Detail Unlimited Inc



Map data ©2016 Google 1000 ft



## Detail Unlimited Inc

1 review

Car Wash

📍 9118 47th St, Brookfield, IL 60513

🌐 detail-unlimited.com

☎️ (708) 387-2003

Add missing information ⓘ

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

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

Andrew Sansone  
(Print Name)

Andrew Sansone  
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

27<sup>th</sup> DAY OF May, 2016

Loraine Bicek  
(Notary Public)



## **PUBLIC NOTICES**

**LEGAL NOTICE  
VILLAGE OF BROOKFIELD  
NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING  
COMMISSION  
June 23rd, 2016**

**7:00 pm Regular Meeting**

The Village of Brookfield's Planning and Zoning Commission will hold a public hearing on Thursday, June 23rd, 2016 in Edward Barca Hall located at 8820 Brookfield Avenue, Brookfield, Illinois for the purpose of considering and hearing a request for a special use application regarding a property located at 9118 W. 47th Street, Brookfield, Illinois 60513 (PINs 18-03-424-021 and 18-03-424-022).

Legal Description: The west 275 feet of lots 15 and 16 together with the north half of the vacated alley lying south of the adjacent to the said west 275 feet of the lot 16 and also lots 17, 18, 19 and 20 together with the south half of the vacated alley lying north of the adjacent to said lots 17, 18, 19 and 20 in block 12 in Oliver Sallinger and company's bungalow park in subdivision in section 3 Township 38 north, range 12 east of the third principal meridian.

Application materials may be viewed at the Village of Brookfield Village Hall. Comments, if any, should be provided in writing prior to the date of the public hearing to: Village of Brookfield, Planning and Zoning Commission c/o Emily Egan, 8820 Brookfield Avenue, Brookfield, IL 60513, or in person during the public hearing. Please reference "PZC Case 16-03 - 9118 W. 47th St."

Individuals with disabilities 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 granted through the front (south) entrance of Village Hall.

By Order of Chuck Grund, Planning and Zoning Commission Chairman.

Published in RB Landmark  
6/22/16