



Village of Brookfield

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www.brookfieldil.gov

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REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

February 25th, 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. Wayfinding signs
- b. Bike Brookfield event
- c. Tentative 2016 schedule
- d. Zoning Modernization project update

IV. Public Hearings

PZC Case No. 15-07 Brookfield Public Library special use Final Planned
Development Continued

V. New Business

VI. Old Business

- a. Approval of Minutes from January 28th, 2016
- b. Citizen Planner Training Workshop certificates

VII. Next Meeting

Thursday, March 24th 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, JANUARY 28TH, 2016
IN THE BROOKFIELD MUNICIPAL BUILDING

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

MEMBERS ABSENT: Commissioners: Jennifer Hendricks, Mark Weber.

ALSO PRESENT: Village Planner: Emily Egan. Representatives from Clarendon Hills and La Grange. Consultants: Laurie Marston, FAICP and Bob Sullivan, AICP.

On Thursday, January 28th, 2016, Chairman Charles Grund called the meeting of the Planning and Zoning Commission to order at 7:00 P.M. and asked for a roll call.

Staff Update

Village Planner, Emily Egan presented a staff update. The staff update included: Comprehensive Plan updates, Zoning Modernization plan updates, reminder of the Brookfield Public Library's public hearing in February, Community and Economic Development Department's bike event in the summer, Crain's article about home sales in Brookfield.

New Business

At the January 28th PZC meeting consultants, Laurie Marston and Bob Sullivan, led a training session for the PZC Commission. This training was provided by the Chicago Metropolitan Agency for Planning (CMAP), Chaddick Institute at DePaul University, and the American Planning Association - Illinois chapter.

The training reviewed a variety of topics including: the role of the PZC, history of planning and zoning, procedures for public meetings, how to document findings of fact, standards of review for variations, economic development, land use, the role of design in planning, and ethics.

One topic discussed during the meeting was the need for clear design guidelines for developers and business owners in Brookfield. The value added by good design and investment in public space is both economic and social.

Other topics discussed were: a program that requires police approval for renters, procedures for when there is a possible conflict of interest, the value added by Planned Developments.

The commission confirmed the meeting schedule for 2016. Regular meetings will be held on the fourth Thursday of the month at 7 p.m.

Old Business – Approval of Minutes

Motion by Commissioner Benjamin seconded by Commissioner Straka approve the Planning and Zoning Commission minutes of the November 19th, 2015. Upon roll call, the motion carried as follows: Ayes: Charles Grund, Karen Ann Miller, Todd Svoboda, Christopher Straka, and Patrick Benjamin.

Next Meeting:

Scheduled for Thursday, February 25th, 2016.

Adjournment

Motion by Commissioner Straka seconded by Commissioner Svoboda to close the Public Hearing. Upon roll call, the motion carried as follows: Ayes: Charles Grund, Karen Ann Miller, Todd Svoboda, Christopher Straka, and Patrick Benjamin.

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: February 25th, 2016

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

PREPARED BY: Emily Egan, Village Planner *EE*

TITLE

PZC 15-07 Continued – The Brookfield Public Library's Final Planned Development and Special Use; Submittal of the special use Final Planned Development from the Brookfield Public Library.

GENERAL INFORMATION

APPLICANT: Brookfield Public Library
3609 Grand Boulevard
Brookfield, IL 60513
C/O Kimberly Coughran

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: A-1 Single Family Residence District

EXISTING LAND USE: Brookfield Public Library and open space

PROPERTY SIZE: 14,992 S.F. for the Library's current site
18,749 S.F. for the open space site

PINs: 15-34-401-016-0000 through 15-34-401-021-0000 and 15-34-411-001-0000

SURROUNDING ZONING AND LAND USES:

North:	A-1 Single Family Residential District; Single Family Home
South:	A-1 Single Family Residential District; Single Family Home
East:	A-1 Single Family Residential District; Single Family Home
West:	A-1 Single Family Residential District; 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 Required Fees
2. Certification of Legal Notice Published February 3, 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. An Ordinance prepared by the Village of Brookfield's attorney after the Committee of the Whole meeting held on November 9th, 2015.
5. An Ordinance prepared by the Village of Brookfield's attorney after receiving a letter from the Brookfield Public Library representatives requesting amendments to three particular sections
6. The letter from the Brookfield Public Library's representatives requesting three amendments.
7. A matrix with additional information from the Brookfield Public Library's architect.

DESCRIPTION

On September 24th, 2015 the Brookfield Public Library ("BPL") submitted an application for a Final special use and Planned Development (PD). This Final PD application proposes a new two story building located on the currently empty site at 3541 Park Avenue. Additionally, it proposes a parking lot on the 3609 Grand Boulevard site which is currently the BPL site. The connection between these two sites is Lincoln Avenue and the plan therefore calls for a segment of Lincoln Avenue to be vacated. This proposed plan results in a library that will be 31,975 square feet with two stories and a basement. Currently, the BPL has 13,500 square feet.

The BPL has requested three revisions to the recommendations previously provided by the PZC (per submittal item number 5 referenced above).

BACKGROUND

The BPL acquired the site on 3541 Park Avenue on March 6th, 2012. On July 19th, 2012 the PZC reviewed a preliminary PD and special use application and voted 6-1 to approve it subject to the conditions noted in the initial staff report and further traffic analysis. A revised application was submitted on October 8th, 2012 and it was reviewed by the PZC on November 8th, 2012 as public hearing case No. PC 12-01. The Planning and Zoning Commission voted to conditionally approve the special use and preliminary PD by a vote of 4-1. The Committee of the Whole met on September 10th, 2012 to review and subsequently, the Village Board of Trustees voted to approve the special use and preliminary PD unanimously on December 10th, 2012.

Since 2012 the BPL has undergone minor revisions to the preliminary PD as well as a full engineering review. The engineering review has been completed and the Village Engineer recommends approval. The final PD application to be reviewed by the PZC on October 22nd, 2015 is the result of the minor revisions and changes requested from studies and public hearings within the last four years.

On September 24th, 2015 the Brookfield Public Library ("BPL") submitted an application for a Final special use and Planned Development (PD). This PD proposed a new two story building and parking lot requiring the vacation of a segment of Lincoln Avenue. The PZC reviewed the PD and made several recommendations for conditions of approval to the Village Board. They are as follows:

- a. The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram;
- b. The Petitioner shall install a sprinkler system to provide fire prevention (per the

- Village Code);
- c. Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;
- d. The Petitioner shall install a new KNOX box;
- e. The design of the building shall incorporate at least one (preferably two) emergency exits along the eastern side of the building;
- f. The Petitioner shall rename the Oak Avenue Extension as the Lincoln Avenue Extension;
- g. The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
- h. The three Autumn Blaze Maples located on the eastern side of Grand Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
- i. The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
- j. The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
- k. The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
- l. The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
- m. The Petitioner shall reduce the size of the tower and add transparent features to it;
- n. The Petitioner shall improve the sustainable technology and practices including:
 - i. Adding educational signage for all sustainable practices;
 - ii. Use recycled materials for carpet and furniture;
 - iii. Include a car charging station in the parking lot;
 - iv. Add an oak tree to the outdoor space;
 - v. Use local materials whenever possible;
 - vi. Divert construction waste from landfills.

At a Committee of the Whole (COW) meeting on November 9th, 2015 the Village Board met to review the Final PD submitted by the BPL and the recommendations for approval from the PZC.

Representatives from the BPL requested that the final PD be removed from the Board of Trustees agenda and that three of the recommendations provided by the PZC be revised. This discussion has been remanded back to the PZC to review the request before a vote by the Village Board occurs. The three recommendations that the BPL representatives have requested to be reviewed are:

1. The Petitioner shall reduce the size of the tower and add transparent features to it;
2. The Petitioner shall improve sustainable technology and practices including:
 - a. Adding educational signage for all sustainable practices;
 - b. Use recycled materials for carpet and furniture;
 - c. Include a car charging station in the parking lot;
 - d. Add an oak tree to the outdoor space;
 - e. Use local materials whenever possible;
 - f. (f) Divert construction waste from landfills.
3. Unless the Petitioner or a successor to the Petitioner substantially completed construction of the public improvements and has commenced construction of the uses approved in the Final Planned Development, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire twenty-four (24) months after the final action of approval by the corporate authorities. Upon written petition by the holder of the Final Planned

Development special use permit, and upon the finding of good cause by the corporate authorities prior to the expiration of the Final Planned Development special use permit, the corporate authorities may extend the permit for an additional period of twelve (12) months. There shall be no obligation upon the corporate authorities to extend such period.

ZONING

The BPL is located in the A-1 Single Family Residential District and is surrounded by A-1 Single Family Residential District zoning. Per Brookfield's Village Zoning Code, Planned Developments and Libraries are considered allowable as a special use in the A-1 District (Sec. 62-71).

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

Refer to Staff Report prepared for the PZC meeting on October 22nd, 2015.

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 from 38,600 to 31,975. This is largely due to the decrease in square feet on the northern end of the building. This reduction in square feet does not reduce library services, but allows for additional outdoor area. This also moves the library's building further away from the residential properties on the northern end of the site. This change is minor and is seen to be an improvement to the overall design.

Additional minor alterations include window placement to address privacy concerns for neighboring properties and an added Eco-Screen to mitigate summer heat. Additionally, stormwater management techniques have been changed from an underground vault system to an infiltration system. This is an enhancement in the stormwater management design because it better protects water quality while still ensuring the same level of service for stormwater management.

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

The BPL Final PD provides benefits to the village based on the creative design that incorporates two separate sites with public/semi-public space. Further, the larger and more modern library design will improve library lending, library programming, and other services and it therefore the public benefit justifies the variations from the strict application of the zoning ordinance.

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 and additional conditions were recommended as conditions for approval. The three recommendations in contention should be reviewed and discussed in order to determine their significance to the protection of public interest.

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 the particular location is desirable to provide the Brookfield Public Library services. The services provided by the BPL is entirely within the interest of the public and enhance the general welfare of the zoning district and Village as a whole.

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.

Previously, different locations have been taken into consideration for a satellite library. There are no sites that a library would be approved by right for zoning currently within the Village of Brookfield. Therefore, this is an appropriate location given the land assembly already done by the BPL.

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.

The considerations under review for the tower massing and transparency could be considered an undesirable effect of this special use permit. Reviewing this and other concerns raised by the BPL and the PZC, further review should be done in order to determine if any action should be undertaken to reduce undesirable effects of granting this special use permit.

INCLUDED ATTACHMENTS

APPENDIX A

An Ordinance prepared by the Village of Brookfield’s attorney after the Committee of the Whole meeting held on November 9th, 2015.

APPENDIX B

An Ordinance prepared by the Village of Brookfield’s attorney after receiving a letter from the Brookfield Public Library representatives requesting amendments to three particular sections.

APPENDIX C

The letter from the Brookfield Public Library’s representatives requesting three amendments.

APPENDIX D

A matrix with additional information from the Brookfield Public Library’s architect.

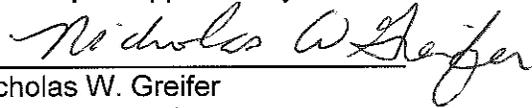
RECOMMENDATIONS

Based on the analysis above, Village staff believes that the BPL special use Final PD application should be either approved with the conditions recommended by the PZC at the October 22nd 2015 meeting or approved with a revised version of those conditions based on the request made by the BPL (per submittal 5 referenced above).

Village staff does recommend approval of the request to extend the twenty-four (24) months approval expiration date. Staff recommends that the extension be for forty-eight (48) months. Given that an additional twelve (12) month extension approved by the Village Manager is possible with upon written petitioner by the holder of the Final Planned Development special use permit.

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.

Staff Report Approved By:



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

APPENDIX A

An Ordinance prepared by the Village of Brookfield's attorney after the Committee of the Whole meeting held on November 9th, 2015.

ORDINANCE NO. 2015 - _____

**AN ORDINANCE TO APPROVE AND AUTHORIZE A
FINAL PLANNED DEVELOPMENT AND SPECIAL USE APPLICATION
FOR THE BROOKFIELD PUBLIC LIBRARY**

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THIS 9TH DAY OF NOVEMBER 2015

Published in pamphlet form by authority of the
corporate authorities of the Village of Brookfield,
Illinois, the 9th day of November 2015

ORDINANCE NO. 2015 - _____

**AN ORDINANCE TO APPROVE AND AUTHORIZE A
FINAL PLANNED DEVELOPMENT AND SPECIAL USE APPLICATION
FOR THE BROOKFIELD PUBLIC LIBRARY**

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of the Village of Brookfield, Illinois, the petitioner, Brookfield Public Library the owner of the real estate commonly known as 3609 Grand Boulevard, Brookfield, Illinois ("Subject Property"), has filed a Final Planned Development and Special Use Application for a planned development for a 31,975 square foot (reduced from a 38,600 square foot) public library facility (the "Final Planned Development");

WHEREAS, the Subject Property is presently zoned A-1 Single Family Residential District and abuts property on north, south, east and west sides presently zoned A-1 Single Family Residential District;

WHEREAS, all of the materials required by Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois have been timely submitted, the Final Planned Development and Special Use Application was reviewed by the village staff and Petitioner attended a planned development conference with the Village Manager, the Village Planner, the Village Engineer, and the Department Director;

WHEREAS, after due public notice having been published in the *Brookfield Landmark* on October 7, 2015, and otherwise made by the applicant in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, a public hearing was held on the Final Planned Development and Special Use

Application on October 22nd, at 7:00 p.m. before the Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required materials, took sworn testimony and accepted evidence pertaining to the Final Planned Development and Special Use for consideration of the requested Final Planned Development and Special Use Application, and all persons who desired to be heard on the matter were heard;

WHEREAS, based on the evidence presented at the public hearing, the Planning and Zoning Commission and made the following findings of fact:

1. The proposal is in general conformity with the previously approved preliminary planned development proposal. The minor changes include a reduction of the building area from 38,600 to 31,975 square feet. The reduction is largely due to the decrease in square footage on the northern end of the building. This reduction in square footage does not reduce library services, but allows for additional outdoor area. This also moves the library's building further away from the residential properties on the northern end of the site. This change is minor and is seen to be an improvement to the overall design because of the additional actively used open and green space. Additional minor alterations include window placement to address privacy concerns for neighboring properties and an added Eco-Screen to mitigate summer heat. Additionally, stormwater management techniques have been changed from an underground vault system to an infiltration system. This is an enhancement in the stormwater management design because it better protects water quality while still ensuring the same level of service for stormwater management. It should also be noted that that the Petitioner has made certain stormwater management enhancements in response to a new Stormwater Management Ordinance enacted between the approval of the preliminary Planned Development and the application for approval of the Final Planned Development (Ordinance 15-29 adopted in April 2015.);
2. 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 because it incorporates two separate sites with public/semi-public space. This additional space is greatly needed in the area as discussed in the Brookfield Open Space Plan. Further, the larger and more modern library design will improve library lending, library programming, and other services;

3. The proposal requires additional conditions to protect the public interest and adjacent areas, improve the development and ensure compliance with existing village ordinances including;
 - a. The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram;
 - b. The Petitioner shall install a sprinkler system to provide fire prevention (per the Village Code);
 - c. Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;
 - d. The Petitioner shall install a new KNOX box;
 - e. The design of the building shall incorporate at least one (preferably two) emergency exits along the eastern side of the building;
 - f. The Petitioner shall rename the Oak Avenue Extension to the Lincoln Avenue Extension;
 - g. The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
 - h. The three Autumn Blaze Maples located on the eastern side of Grand Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
 - i. The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
 - j. The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
 - k. The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
 - l. The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
 - m. The Petitioner shall reduce the size of the tower and add transparent features to it;
 - n. The Petitioner shall improve the sustainable technology and practices including:
 - i. Adding educational signage for all sustainable practices;
 - ii. Use recycled materials for carpet and furniture;
 - iii. Include a car charging station in the parking lot;
 - iv. Add an oak tree to the outdoor space;
 - v. Use local materials whenever possible;
 - vi. Divert construction waste from landfills.

WHEREAS, the Planning and Zoning Commission having duly considered the question of approval of the requested Final Planned Development and Special Use Application, based upon the foregoing findings of fact, found that the standards for the

Special Use Permit and Final Planned Development have been met and issued a written determination and recommendation that the proposed Special Use Permit and Final Planned Development be approved with conditions which recommendation is attached hereto as Exhibit "A" and made a part hereof;

WHEREAS, the corporate authorities of the village, having reviewed all materials relevant to the Special Use Permit and the Final Planned Development and the recommendations of Village Staff and the Planning and Zoning Commission, find that all requisite conditions for the approval of the Special Use Permit and the Final Planned Development have been met by the Petitioner and that it is in the best interests of the Village that the Special Use Permit and the Final Planned Development for the Subject Property be approved, subject to the conditions set forth in this ordinance.

NOW, THEREFORE, be it ordained by the Village President and the Board of Trustees of the Village of Brookfield, Cook County, Illinois as follows:

Section 1. The corporate authorities hereby incorporate the foregoing preamble clauses into this ordinance and make the findings as hereinabove set forth.

Section 2. The Subject Property is commonly known as 3609 Grand Boulevard and 3541 Park Avenue Brookfield, Illinois, and is legally described as follows:

Lots 38, 39, 40, 41, 42, 43, 44, 45 and 46 in Block 12 together with Lots 25, 26, 27, 28, 29 and 30 in Block 6 in Grossdale, being a subdivision of the southeast ¼ of Section 34, Township 39 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 3609 Grand Boulevard and 3541 Park Avenue, Brookfield,
Illinois 60513

Permanent Index Number: 15-34-401-016-0000 through 15-34-401-021-0000 and 15-34-411-001-0000

Section 3. The corporate authorities of the village hereby grant a Special Use Permit for a Planned Development for a 31,975 square foot public library facility and approve the Final Planned Development submitted by the Petitioner as set forth in Exhibit B attached hereto and made a part hereof subject to the conditions

- (1) That the Petitioner dedicate to the Village sufficient right-of-way for and construct, in compliance with Village standards, the extension of Oak Avenue between Lincoln Avenue and Grand Boulevard as depicted on the proposed plan attached hereto as Exhibit "B" and made a part hereof;
- (2) That the Village and the Petitioner are able to negotiate a mutually acceptable agreement to vacate the portion of the existing right-of-way of Lincoln Avenue between Oak Avenue and Grand Boulevard located on the Subject Property.
- (3) The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram attached hereto as Exhibit "C" and made a part hereof;
- (4) The Petitioner shall install a sprinkler system to provide fire prevention (per the Village Code);
- (5) Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;
- (6) The Petitioner shall install a new KNOX box;
- (7) The design of the building shall incorporate at least one (preferably two)

emergency exits along the eastern side of the building;

- (8) The Petitioner shall rename the Oak Avenue Extension to the Lincoln Avenue Extension;
- (9) The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
- (10) The three Autumn Blaze Maples located on the eastern side of Grand Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
- (11) The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
- (12) The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
- (13) The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
- (14) The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
- (15) The Petitioner shall reduce the size of the tower and add transparent features to it;
- (16) The Petitioner shall improve the sustainable technology and practices including:
 - (a) Adding educational signage for all sustainable practices;
 - (b) Use recycled materials for carpet and furniture;
 - (c) Include a car charging station in the parking lot;

- (d) Add an oak tree to the outdoor space;
- (e) Use local materials whenever possible;
- (f) Divert construction waste from landfills.

The approval of the Final Planned Development includes variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
- 2) Section 62-75(a) - granting a reduction in the required front yard from twenty-five feet (25') to eight and eight-tenths feet (8.8');
- 3) Section 62-75(a) - granting a reduction in the required corner side yard from twenty percent (20%) of the average lot width, but not less than ten feet (10'), to four feet (4');
- 4) Section 62-75(a) - granting a reduction in the required corner rear yard from fifteen percent (15%) of the lot depth, being sixteen and seventy-five one hundredths feet (16.75'), but not greater than fifteen feet (15'), to ten feet (10');

These variations are based upon the following interpretations of the proposed Final Planned Development:

- 1) The Subject Property is considered a unified development lot; and
- 2) Park Avenue is considered the primary frontage, establishing the lot line along Park Avenue as the front lot line.

Section 4. Except as modified by the relief granted, all improvements to the Subject Property shall be constructed in compliance with all other provisions of the Zoning Ordinance.

Section 5. Unless the Petitioner or a successor to the Petitioner has substantially completed construction of the public improvements and has commenced construction of the uses approved in the Final Planned Development, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire twenty-four (24) months after the final action of approval by the corporate authorities. Upon written petition by the holder of the Final Planned Development special use permit, and upon the finding of good cause by the corporate authorities prior to the expiration of the Final Planned Development special use permit, the corporate authorities may extend the permit for an additional period of twelve (12) months. There shall be no obligation upon the corporate authorities to extend such period.

Section 6. If any provisions or portion of this ordinance or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions or portions of this ordinance; and, to that end, all provisions and portions of this ordinance are declared to be severable.

Section 7. All exhibits attached to this ordinance are hereby incorporated herein and made a part of the substance hereof.

Section 8: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 9th day of November 2015 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this 9th day of November 2015.

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

ATTESTED and filed in my office,
and published in pamphlet form
this 9th day of November 2015:

Brigid Weber, Clerk of the
Village of Brookfield, Cook County, Illinois

EXHIBIT A

DETERMINATION AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

From: Village of Brookfield Planning and Zoning Commission
To: President and Board of Trustees of the Village of Brookfield, Illinois
Re: PZC 15-07 3609 Grand Boulevard
Applicant: Brookfield Public Library

Special Use Application requesting approval of a Final Planned Development to construct a 31,975 square foot (reduced from a 38,600 square foot) public library facility including variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
 - 2) Section 62-75(a) - granting a reduction in the required front yard from twenty-five feet (25') to eight and eight-tenths feet (8.8');
 - 3) Section 62-75(a) - granting a reduction in the required corner side yard from twenty percent (20%) of the average lot width, but not less than ten feet (10'), to four feet (4');
 - 4) Section 62-75(a) - granting a reduction in the required corner rear yard from fifteen percent (15%) of the lot depth, being sixteen and seventy-five one hundredths feet (16.75'), but not greater than fifteen feet (15'), to ten feet (10');
- to be erected on the property commonly known as 3609 Grand Boulevard, Brookfield, Illinois.
-

Due public notice was published in the *Brookfield Landmark* on October 7, 2015, and otherwise made by the applicant in conformity with the requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois. A public hearing was held on the applicant's Special Use Application and Application for Approval of a Final Planned Development on Thursday, October 22, 2015 at 7:00 p.m. and before the Village of Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Special Use Application and

Final Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Special Use Application and the Final Planned Development Application for consideration of the requested special use and the Final Planned Development; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of approval of a special use to permit the construction of a 31,975 square foot (reduced from a 38,600 square foot) public library facility including variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
- 2) Section 62-75(a) - granting a reduction in the required front yard from twenty-five feet (25') to eight and eight-tenths feet (8.8');
- 3) Section 62-75(a) - granting a reduction in the required corner side yard from twenty percent (20%) of the average lot width, but not less than ten feet (10'), to four feet (4');
- 4) Section 62-75(a) - granting a reduction in the required corner rear yard from fifteen percent (15%) of the lot depth, being sixteen and seventy-five one hundredths feet (16.75'), but not greater than fifteen feet (15'), to ten feet (10');

to be erected on the property commonly known as 3609 Grand Boulevard, Brookfield, Illinois.

Based on the evidence presented at the hearing, the Planning and Zoning Commission makes the following findings of fact, which are summarized as follows:

1. The proposal is in general conformity with the previously approved preliminary planned development proposal. The minor changes include a reduction of the building area from 38,600 to 31,975 square feet. The reduction is largely due to the decrease in square footage on the northern end of the building. This reduction in square footage does not reduce library services, but allows for additional outdoor area. This also moves the library's building further away from the residential properties on the northern end of the site. This change is minor and is seen to be an improvement to the overall design because of the additional actively used open and green space. Additional minor alterations include window placement to address privacy concerns for neighboring properties and an added Eco-Screen to mitigate summer heat. Additionally, stormwater management techniques have been changed from an underground vault system to an infiltration system. This is an enhancement in the stormwater management design because it better protects water quality while still ensuring the same level of service for stormwater management. It should also be noted that that the Petitioner has made certain stormwater management enhancements in response to a new Stormwater Management Ordinance enacted between the approval of the preliminary Planned Development and the application for approval of the Final Planned Development (Ordinance 15-29 adopted in April 2015.);
2. 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 because it incorporates two separate sites with public/semi-public space. This additional space is greatly needed in the area as discussed in the Brookfield Open Space Plan. Further, the larger and more modern library design will improve library lending, library programming, and other services;
3. The proposal requires additional conditions to protect the public interest and adjacent areas, improve the development and ensure compliance with existing village ordinances including;
 - a. The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram;
 - b. The Petitioner shall install a sprinkler system to provide fire prevention (per the Village Code);
 - c. Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;
 - d. The Petitioner shall install a new KNOX box;
 - e. The design of the building shall incorporate at least one (preferably two) emergency exits along the eastern side of the building;
 - f. The Petitioner shall rename the Oak Avenue Extension to the Lincoln Avenue Extension;
 - g. The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
 - h. The three Autumn Blaze Maples located on the eastern side of Grand

- Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
- i. The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
 - j. The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
 - k. The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
 - l. The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
 - m. The Petitioner shall reduce the size of the tower and add transparent features to it;
 - n. The Petitioner shall improve the sustainable technology and practices including:
 - i. Adding educational signage for all sustainable practices;
 - ii. Use recycled materials for carpet and furniture;
 - iii. Include a car charging station in the parking lot;
 - iv. Add an oak tree to the outdoor space;
 - v. Use local materials whenever possible;
 - vi. Divert construction waste from landfills.

Based on the evidence presented at the hearing, the Planning and Zoning Commission the applicable standards have been met and proved by the applicant:

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested special use to permit the construction of a 31,975 square foot (reduced from a 38,600 square foot) public library facility including variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
- 2) Section 62-75(a) - granting a reduction in the required front yard from twenty-five feet (25') to eight and eight-tenths feet (8.8');

3) Section 62-75(a) - granting a reduction in the required corner side yard from twenty percent (20%) of the average lot width, but not less than ten feet (10'), to four feet (4');

4) Section 62-75(a) - granting a reduction in the required corner rear yard from fifteen percent (15%) of the lot depth, being sixteen and seventy-five one hundredths feet (16.75'), but not greater than fifteen feet (15'), to ten feet (10');

to be erected on the property commonly known as 3609 Grand Boulevard, Brookfield, Illinois provided that the following conditions are satisfied by the applicant:

(1) That the Petitioner dedicate to the Village sufficient right-of-way for and construct, in compliance with Village standards, the extension of Oak Avenue between Lincoln Avenue and Grand Boulevard as depicted on the proposed plan attached hereto as Exhibit "B":

(2) That the Village and the Petitioner are able to negotiate a mutually acceptable agreement to vacate the portion of the existing right-of-way of Lincoln Avenue between Oak Avenue and Grand Boulevard located on the Subject Property.

(3) The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram attached hereto as Exhibit "C";

(4) The Petitioner shall install a sprinkler system to provide fire prevention (per the Village Code);

(5) Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;

(6) The Petitioner shall install a new KNOX box;

- (7) The design of the building shall incorporate at least one (preferably two) emergency exits along the eastern side of the building;
- (8) The Petitioner shall rename the Oak Avenue Extension to the Lincoln Avenue Extension;
- (9) The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
- (10) The three Autumn Blaze Maples located on the eastern side of Grand Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
- (11) The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
- (12) The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
- (13) The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
- (14) The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
- (15) The Petitioner shall reduce the size of the tower and add transparent features to it;
- (16) The Petitioner shall improve the sustainable technology and practices including:
 - (a) Adding educational signage for all sustainable practices;
 - (b) Use recycled materials for carpet and furniture;

- (c) Include a car charging station in the parking lot;
- (d) Add an oak tree to the outdoor space;
- (e) Use local materials whenever possible;
- (f) Divert construction waste from landfills.

APPENDIX B

An Ordinance prepared by the Village of Brookfield's attorney after receiving a letter from the Brookfield Public Library representatives requesting amendments to three particular sections.

ORDINANCE NO. 2015 - _____

**AN ORDINANCE TO APPROVE AND AUTHORIZE A
FINAL PLANNED DEVELOPMENT AND SPECIAL USE APPLICATION
FOR THE BROOKFIELD PUBLIC LIBRARY**

**PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THIS 14TH DAY OF DECEMBER 2015**

Published in pamphlet form by authority of the
corporate authorities of the Village of Brookfield,
Illinois, the 14th day of December 2015

**AN ORDINANCE TO APPROVE AND AUTHORIZE A
FINAL PLANNED DEVELOPMENT AND SPECIAL USE APPLICATION
FOR THE BROOKFIELD PUBLIC LIBRARY**

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, et seq.), and the applicable provisions of Chapter 62 entitled "Zoning" of the Code of Ordinances of the Village of Brookfield, Illinois, the petitioner, Brookfield Public Library the owner of the real estate commonly known as 3609 Grand Boulevard, Brookfield, Illinois ("Subject Property"), has filed a Final Planned Development and Special Use Application for a planned development for a 31,975 square foot (reduced from a 38,600 square foot) public library facility (the "Final Planned Development");

WHEREAS, the Subject Property is presently zoned A-1 Single Family Residential District and abuts property on north, south, east and west sides presently zoned A-1 Single Family Residential District;

WHEREAS, all of the materials required by Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois have been timely submitted, the Final Planned Development and Special Use Application was reviewed by the village staff and Petitioner attended a planned development conference with the Village Manager, the Village Planner, the Village Engineer, and the Department Director;

WHEREAS, after due public notice having been published in the *Brookfield Landmark* on October 7, 2015, and otherwise made by the applicant in conformity with requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois, a public hearing was held on the Final Planned Development and Special Use

Application on October 22nd, at 7:00 p.m. before the Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required materials, took sworn testimony and accepted evidence pertaining to the Final Planned Development and Special Use for consideration of the requested Final Planned Development and Special Use Application, and all persons who desired to be heard on the matter were heard;

WHEREAS, based on the evidence presented at the public hearing, the Planning and Zoning Commission and made the following findings of fact:

1. The proposal is in general conformity with the previously approved preliminary planned development proposal. The minor changes include a reduction of the building area from 38,600 to 31,975 square feet. The reduction is largely due to the decrease in square footage on the northern end of the building. This reduction in square footage does not reduce library services, but allows for additional outdoor area. This also moves the library's building further away from the residential properties on the northern end of the site. This change is minor and is seen to be an improvement to the overall design because of the additional actively used open and green space. Additional minor alterations include window placement to address privacy concerns for neighboring properties and an added Eco-Screen to mitigate summer heat. Additionally, stormwater management techniques have been changed from an underground vault system to an infiltration system. This is an enhancement in the stormwater management design because it better protects water quality while still ensuring the same level of service for stormwater management. It should also be noted that that the Petitioner has made certain stormwater management enhancements in response to a new Stormwater Management Ordinance enacted between the approval of the preliminary Planned Development and the application for approval of the Final Planned Development (Ordinance 15-29 adopted in April 2015.);
2. 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 because it incorporates two separate sites with public/semi-public space. This additional space is greatly needed in the area as discussed in the Brookfield Open Space Plan. Further, the larger and more modern library design will improve library lending, library programming, and other services;

3. The proposal requires additional conditions to protect the public interest and adjacent areas, improve the development and ensure compliance with existing village ordinances including;
 - a. The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram;
 - b. The Petitioner shall install a sprinkler system to provide fire prevention (per the Village Code);
 - c. Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;
 - d. The Petitioner shall install a new KNOX box;
 - e. The design of the building shall incorporate at least one (preferably two) emergency exits along the eastern side of the building;
 - f. The Petitioner shall rename the Oak Avenue Extension to the Lincoln Avenue Extension;
 - g. The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
 - h. The three Autumn Blaze Maples located on the eastern side of Grand Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
 - i. The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
 - j. The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
 - k. The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
 - l. The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
 - m. The Petitioner shall reduce the size of the tower and add transparent features to it;
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 - i. Adding educational signage for all sustainable practices;
 - ii. Use recycled materials for carpet and furniture;
 - iii. Include a car charging station in the parking lot;
 - iv. Add an oak tree to the outdoor space;
 - v. Use local materials whenever possible;
 - vi. Divert construction waste from landfills.

WHEREAS, the Planning and Zoning Commission having duly considered the question of approval of the requested Final Planned Development and Special Use Application, based upon the foregoing findings of fact, found that the standards for the

Special Use Permit and Final Planned Development have been met and issued a written determination and recommendation that the proposed Special Use Permit and Final Planned Development be approved with conditions which recommendation is attached hereto as Exhibit "A" and made a part hereof;

WHEREAS, the corporate authorities of the village, having reviewed all materials relevant to the Special Use Permit and the Final Planned Development and the recommendations of Village Staff and the Planning and Zoning Commission, find that all requisite conditions for the approval of the Special Use Permit and the Final Planned Development have been met by the Petitioner and that it is in the best interests of the Village that the Special Use Permit and the Final Planned Development for the Subject Property be approved, subject to the conditions set forth in this ordinance.

NOW, THEREFORE, be it ordained by the Village President and the Board of Trustees of the Village of Brookfield, Cook County, Illinois as follows:

Section 1. The corporate authorities hereby incorporate the foregoing preamble clauses into this ordinance and make the findings as hereinabove set forth.

Section 2. The Subject Property is commonly known as 3609 Grand Boulevard and 3541 Park Avenue Brookfield, Illinois, and is legally described as follows:

Lots 38, 39, 40, 41, 42, 43, 44, 45 and 46 in Block 12 together with Lots 25, 26, 27, 28, 29 and 30 in Block 6 in Grossdale, being a subdivision of the southeast ¼ of Section 34, Township 39 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 3609 Grand Boulevard and 3541 Park Avenue, Brookfield,
Illinois 60513

Permanent Index Number: 15-34-401-016-0000 through 15-34-401-021-0000 and 15-34-411-001-0000

Section 3. The corporate authorities of the village hereby grant a Special Use Permit for a Planned Development for a 31,975 square foot public library facility and approve the Final Planned Development submitted by the Petitioner as set forth in Exhibit B attached hereto and made a part hereof subject to the conditions:

- (1) That the Petitioner dedicate to the Village sufficient right-of-way for and construct, in compliance with Village standards, the extension of Oak Avenue between Lincoln Avenue and Grand Boulevard as depicted on the proposed plan attached hereto as Exhibit "B" and made a part hereof;
- (2) That the Village and the Petitioner are able to negotiate a mutually acceptable agreement to vacate the portion of the existing right-of-way of Lincoln Avenue between Oak Avenue and Grand Boulevard located on the Subject Property.
- (3) The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram attached hereto as Exhibit "C" and made a part hereof;
- (4) The Petitioner shall install a sprinkler system to provide fire prevention (per the Village Code);
- (5) Parking shall be prohibited along northwestern end of the building along Park Avenue for fire truck access;
- (6) The Petitioner shall install a new KNOX box;
- (7) The design of the building shall incorporate at least one (preferably two)

emergency exits along the eastern side of the building;

- (8) The Petitioner shall rename the Oak Avenue Extension to the Lincoln Avenue Extension;
- (9) The Petitioner shall install the curb modification and simplification as requested by the Public Works Department;
- (10) The three Autumn Blaze Maples located on the eastern side of Grand Boulevard should include one different type of species in the middle as to avoid having two or more of the same type directly next to each other;
- (11) The Petitioner shall submit the plans for refuse containers to the Village for review of proper enclosure, placement and materials;
- (12) The Petitioner shall submit any signage not included on the Final Planned Development for review before permits are issued;
- (13) The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
- (14) The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
- (15) The Petitioner shall ~~reduce the size of~~minimize the tower height while allowing stair and elevator access to the roof and add ~~transparent transparency via typical glazing units as allowable by the Village's codes~~features to it;
- (16) The Petitioner shall improve the sustainable technology and practices including:
 - (a) Adding educational signage ~~for all~~and display that explains

- project sustainable practices;
- (b) Use high content recycled materials for carpet and indoor and outdoor furniture when practical;
- (c) ~~Include-Install~~ a car charging station in the parking lot if research proves it will have a positive carbon offset;
- (d) Add an oak tree to the outdoor space;
- (e) Use local materials (within 500 miles) whenever possible prudent;
- (f) Divert fifty percent (50%) of construction and demolition debris by weight waste from landfills.

The approval of the Final Planned Development includes variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
- 2) Section 62-75(a) - granting a reduction in the required front yard from twenty-five feet (25') to eight and eight-tenths feet (8.8');
- 3) Section 62-75(a) - granting a reduction in the required corner side yard from twenty percent (20%) of the average lot width, but not less than ten feet (10'), to four feet (4');
- 4) Section 62-75(a) - granting a reduction in the required corner rear yard from fifteen percent (15%) of the lot depth, being sixteen and seventy-five one hundredths feet (16.75'), but not greater than fifteen feet (15'), to ten feet (10');

These variations are based upon the following interpretations of the proposed Final Planned Development:

- 1) The Subject Property is considered a unified development lot; and
- 2) Park Avenue is considered the primary frontage, establishing the lot line along Park Avenue as the front lot line.

Section 4. Except as modified by the relief granted, all improvements to the Subject Property shall be constructed in compliance with all other provisions of the Zoning Ordinance.

Section 5. Unless the Petitioner or a successor to the Petitioner ~~has substantially completed construction of the public improvements and~~ has commenced construction of the uses approved in the Final Planned Development within sixty (60) months after the final action of approval by the corporate authorities, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire ~~twenty-four~~sixty (2460) months after the final action of approval by the corporate authorities. ~~Upon written petition by the holder of the Final Planned Development special use permit, and upon the finding of good cause by the corporate authorities prior to the expiration of the Final Planned Development special use permit, the corporate authorities may extend the permit for an additional period of twelve (12) months. There shall be no obligation upon the corporate authorities to extend such period.~~

Section 6. If any provisions or portion of this ordinance or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or

validity of any other provisions or portions of this ordinance; and, to that end, all provisions and portions of this ordinance are declared to be severable.

Section 7. All exhibits attached to this ordinance are hereby incorporated herein and made a part of the substance hereof.

Section 8: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 14th day of December 2015 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this 14th day of December 2015.

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

ATTESTED and filed in my office,
and published in pamphlet form
this 14th day of December 2015:

Brigid Weber, Clerk of the
Village of Brookfield, Cook County, Illinois

EXHIBIT A

**DETERMINATION AND RECOMMENDATION OF THE
PLANNING AND ZONING COMMISSION**

From: Village of Brookfield Planning and Zoning Commission
To: President and Board of Trustees of the Village of Brookfield, Illinois
Re: **PZC 15-07 3609 Grand Boulevard**
Applicant: Brookfield Public Library

Special Use Application requesting approval of a Final Planned Development to construct a 31,975 square foot (reduced from a 38,600 square foot) public library facility including variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
- 2) Section 62-75(a) - granting a reduction in the required front yard from twenty-five feet (25') to eight and eight-tenths feet (8.8');
- 3) Section 62-75(a) - granting a reduction in the required corner side yard from twenty percent (20%) of the average lot width, but not less than ten feet (10'), to four feet (4');
- 4) Section 62-75(a) - granting a reduction in the required corner rear yard from fifteen percent (15%) of the lot depth, being sixteen and seventy-five one hundredths feet (16.75'), but not greater than fifteen feet (15'), to ten feet (10');

to be erected on the property commonly known as 3609 Grand Boulevard, Brookfield, Illinois.

Due public notice was published in the *Brookfield Landmark* on October 7, 2015, and otherwise made by the applicant in conformity with the requirements of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois. A public hearing was held on the applicant's Special Use Application and Application for Approval of a Final Planned Development on Thursday, October 22, 2015 at 7:00 p.m. and before the Village of Brookfield Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Special Use Application and

Final Planned Development Application materials, took sworn testimony and accepted evidence pertaining to the Special Use Application and the Final Planned Development Application for consideration of the requested special use and the Final Planned Development; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of approval of a special use to permit the construction of a 31,975 square foot (reduced from a 38,600 square foot) public library facility including variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
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to be erected on the property commonly known as 3609 Grand Boulevard, Brookfield, Illinois.

Based on the evidence presented at the hearing, the Planning and Zoning Commission makes the following findings of fact, which are summarized as follows:

1. The proposal is in general conformity with the previously approved preliminary planned development proposal. The minor changes include a reduction of the building area from 38,600 to 31,975 square feet. The reduction is largely due to the decrease in square footage on the northern end of the building. This reduction in square footage does not reduce library services, but allows for additional outdoor area. This also moves the library's building further away from the residential properties on the northern end of the site. This change is minor and is seen to be an improvement to the overall design because of the additional actively used open and green space. Additional minor alterations include window placement to address privacy concerns for neighboring properties and an added Eco-Screen to mitigate summer heat. Additionally, stormwater management techniques have been changed from an underground vault system to an infiltration system. This is an enhancement in the stormwater management design because it better protects water quality while still ensuring the same level of service for stormwater management. It should also be noted that the Petitioner has made certain stormwater management enhancements in response to a new Stormwater Management Ordinance enacted between the approval of the preliminary Planned Development and the application for approval of the Final Planned Development (Ordinance 15-29 adopted in April 2015.);
2. 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 because it incorporates two separate sites with public/semi-public space. This additional space is greatly needed in the area as discussed in the Brookfield Open Space Plan. Further, the larger and more modern library design will improve library lending, library programming, and other services;
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 - a. The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram;
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 - k. The Petitioner shall review and refine photometry plans and lighting design before final permits are issued;
 - l. The Petitioner shall ensure that sidewalks are located on site and are Americans with Disability Act (ADA) accessible;
 - m. The Petitioner shall reduce the size of the tower and add transparent features to it;
 - n. The Petitioner shall improve the sustainable technology and practices including:
 - i. Adding educational signage for all sustainable practices;
 - ii. Use recycled materials for carpet and furniture;
 - iii. Include a car charging station in the parking lot;
 - iv. Add an oak tree to the outdoor space;
 - v. Use local materials whenever possible;
 - vi. Divert construction waste from landfills.

Based on the evidence presented at the hearing, the Planning and Zoning Commission the applicable standards have been met and proved by the applicant:

The Village Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested special use to permit the construction of a 31,975 square foot (reduced from a 38,600 square foot) public library facility including variations to the following sections of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois:

- 1) Section 62-75(a) - granting an increase in the permitted stories of a structure from two and one-half (2 ½) to three (3) in an A-1 Single Family Residential District;
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to be erected on the property commonly known as 3609 Grand Boulevard, Brookfield, Illinois provided that the following conditions are satisfied by the applicant:

(1) That the Petitioner dedicate to the Village sufficient right-of-way for and construct, in compliance with Village standards, the extension of Oak Avenue between Lincoln Avenue and Grand Boulevard as depicted on the proposed plan attached hereto as Exhibit "B":

(2) That the Village and the Petitioner are able to negotiate a mutually acceptable agreement to vacate the portion of the existing right-of-way of Lincoln Avenue between Oak Avenue and Grand Boulevard located on the Subject Property.

(3) The Petitioner shall submit plans from utility companies for burial of powerlines as shown in the diagram attached hereto as Exhibit "C";

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 - (a) Adding educational signage for all sustainable practices;
 - (b) Use recycled materials for carpet and furniture;

- (c) Include a car charging station in the parking lot;
- (d) Add an oak tree to the outdoor space;
- (e) Use local materials whenever possible;
- (f) Divert construction waste from landfills.

APPENDIX C

The letter from the Brookfield Public Library's representatives requesting three amendments.

**Library's Requested Language Modifications to a Draft
Ordinance to Approve and Authorize a Final Planned
Development and Special Use Application
For the Brookfield Public Library**

Current Text Page 6:

(15) The Petitioner shall reduce the size of the tower and add transparent features to it.

Explanation for Requested Text Revision:

Tower Height-The height of the tower is a function of providing roof access via the stair and elevator and as currently designed, helps screen rooftop mechanical equipment. There is no desire on the part of the Library Board to make the tower any higher than necessary to accommodate the purely functional requirements of elevator and stair clearance. Any meaningful reduction from the current design height would eliminate stair and elevator access to the roof. As more detailed and coordinated drawings are developed, the architect will provide a tower with a height based on minimum stair and elevator clearance heights.

Tower Transparent Features-The Library Board would also like to add transparency to the tower. The tower contains a stair that is part of a code-required egress with exterior walls that must meet the requirements of a fire rated assembly. As such, the current design takes a conservative approach to this life safety concern as a number of codes and interpretation of codes may restrict the limits of standard glazing units in the tower walls. We would like the opportunity to meet with code officials/Authority Having Jurisdiction (AHJ) to explore how expanded transparency will be reviewed under their interpretation of applicable codes before fully agreeing to additional transparency.

Proposed Revised Language:

(15) The Petitioner shall minimize tower height while allowing stair and elevator access to the roof and add transparency via typical glazing units as allowable by code.

Current Text Page 6-7:

(16)-The Petitioner shall improve sustainable technology and practices including:

- (a) Adding educational signage for all sustainable practices;
- (b) Use recycled materials for carpet and furniture;
- (c) Include a car charging station in the parking lot;
- (d) Add an oak tree to the outdoor space;
- (e) Use local materials whenever possible;
- (f) Divert construction waste from landfills.

Explanation for Requested Text Revision:

- (a) There are a number of sustainable technologies that will be hidden from public view especially as concerns the mechanical, electrical and plumbing systems. The library prefers to include a central display that highlights all items and more local signage that explains major visible features such as storm water infiltration, eco-screen and trellis to mitigate heat gain, etc.
- (b) There are many carpet and furniture manufacturers that have products with recycled content that are appropriate for the project. However, the current language lacks specificity and we do not feel it is in the best interest of the project if we are limited to products containing 100% recycled material.
- (c) Testimony provided by a community member at the end of the COW meeting on November 9, 2015 questioned the inclusion of an EV (Electric Vehicle) charging station when the electricity supplied is provided by coal fired plants as in much of northern Illinois. We are suggesting additional research prior to inclusion. In relation to the use of EVs, the Sierra Club has stated:

"A caveat to consider is that when coal plants supply the majority of the power in a given area, electric vehicles may emit more CO₂ and SO₂ pollution than hybrid electric vehicles. Learn where your electricity comes from, what plans your state or community has for shifting to renewables, and whether you have options for switching to greener power."

- (d) The Library agrees to add an oak tree to the project to enhance an 'oak ecology'. We would like the opportunity to review the best location with our landscape architect and potential community use of the outdoor green area on the south side of the library with the needs of a growing and mature tree before determining a final location.
- (e) The use of local materials (500 miles is considered local under LEED) is something we encourage but must also take into consideration quality, availability, aesthetics, warranty, etc. A local product may be 'possible' but may not be in the best long-term interest of the project and Library.
- (f) The current language concerning construction debris lacks specificity. We are unsure if it means 100% or any percentage. The revised language suggest a reasonable level per LEED.

Proposed Revised Language:

Page 15-16 (16)-The Petitioner shall improve sustainable technology and practices including:

- (a) Adding educational signage and display that explains project sustainable practices;
- (b) Use high content recycled materials for carpet, indoor and outdoor furniture when practical;
- (c) Install a car charging station in the parking lot if research proves it will have a positive carbon offset;
- (d) Add an oak tree to the landscape plan;
- (e) Use local materials (within 500 miles) when prudent;
- (f) Divert 50% of construction and demolition debris by weight from landfills.

Current Text Page 8

Section 5. Unless the Petitioner or a successor to the Petitioner substantially completed construction of the public improvements and has commenced construction of the uses approved in the Final Planned Development, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire twenty-four (24) months after the final action of approval by the corporate authorities. Upon written petition by the holder of the Final Planned Development special use permit, and upon the finding of good cause by the corporate authorities prior to the expiration of the Final Planned Development special use permit, the corporate authorities may extend the permit for an additional period of twelve (12) months. There shall be no obligation upon the corporate authorities to extend such period.

Explanation for Requested Text Revision:

The Library proposes a 60 month expiration period after approval by corporate authorities. This five year period (similar to the preliminary Planned Development) was requested by Library Board President Jennifer Perry in meetings with staff in the spring of 2015 and agreed to by Village Manager Keith Sbiral.

Proposed Revised Language:

Section 5. Unless the Petitioner or a successor to the Petitioner has commenced construction of the uses approved in the Final Planned Development within sixty (60) months after the final action of approval of the corporate authorities, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire sixty (60) months after the final action of approval by the corporate authorities.

APPENDIX D

A matrix with additional information from the Brookfield Public Library's architect.

Library's requested language modifications to a draft Ordinance to Approve and Authorize a Final Planned Development and Special Use Application For the Brookfield Public Library

Issue-Stair/Elevator Tower

Current text page 6:

(15) The Petitioner shall reduce the size of the tower and add transparent features to it.

reduce the size of the tower

add transparent features

Explanation for requested text revision:

The height of the tower is a function of providing roof access via the stair and elevator and as currently designed, helps screen rooftop mechanical equipment. There is no desire on the part of the Library Board to make the tower any higher than necessary to accommodate the purely functional requirements of elevator and stair clearance. Any meaningful reduction from the current design height would eliminate stair and elevator access to the roof. As more detailed and coordinated drawings are developed, the architect will provide a tower with a height based on minimum stair and elevator clearance heights.

The Library Board would also like to add transparency to the tower. The tower contains a stair that is part of a code-required egress with exterior walls that must meet the requirements of a fire rated assembly. As such, the current design takes a conservative approach to this life safety concern as a number of codes and interpretation of codes may restrict the limits of standard glazing units in the tower walls. We would like the opportunity to meet with code officials/Authority Having Jurisdiction (AHJ) to explore how expanded transparency will be reviewed under their interpretation of applicable codes before fully agreeing to additional transparency.

Supporting Information

Preliminary PD Submittal: 46'
 Final PD Submittal: 44'
 See Exhibit A-Elevator Tower Section
 See Exhibit B-Kone Elevator info on overrun +13' required.

Depending on the code interpretation, the exterior wall of the south stair tower could either have no fire rating requirement or a 2 hr rating. This has to do with whether the enclosed area at roof level is viewed as a 4th story or only as roof access. (Code language: "Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories.") Since there is no occupant loading from the roof level, we feel that this should not be designated a 'story'. The current design has taken a conservative approach to the tower design with respect to glazing. Additional transparency is desired and will be added if the code review allows.

Proposed revised language:

(15) The Petitioner shall minimize tower height while allowing stair and elevator access to the roof and add transparency via typical glazing units as allowable by code.

Issue-Sustainable Technology and Practices

Current text page 6-7:

(16)-The Petitioner shall improve sustainable technology and practices including:

- (a) Adding educational signage for all sustainable practices;

Explanation for requested text revision:

(a) There are a number of sustainable technologies that will be hidden from public view especially as concerns the mechanical, electrical and plumbing systems. The library prefers to include a central display that highlights all items and more local signage that explains major visible features such as storm water infiltration, eco-screen and trellis to mitigate heat gain, etc.

Supporting Information

A centralized display may better explain any interconnected sustainable strategies and highlight strategies that may not be apparent to people that do not visit all spaces in and around the library. Local signage can focus on visual features and impact.

(b) Use recycled materials for carpet and furniture;

(b) There are many carpet and furniture manufacturers that have products with recycled content that are appropriate for the project. However, the current language lacks specificity and we do not feel it is in the best interest of the project if we are limited to products containing 100% recycled material.

Note: Flooring and Furniture selection will be made during the next phase (Design Development) of the project.

Flooring: Most major flooring manufactures include recycled content for many types of flooring (carpet, rubber, vinyl). We have also specified rapidly renewable materials (bamboo, cork, linoleum where appropriate) for past library projects. In previous discussion with the library, they are unhappy with the past performance of carpet and want to look at alternative materials for general flooring.

Library furniture: shelving and many components of modular furniture are typically manufactured from recycled steel.

Fabric: selection of fabrics will consider the use of chemicals, renewable fibers, animal by-products and whether part or all of the fabric is biodegradable. Sustainable fibers include both plant and animal fibers.

Exterior Bench: We will revise our selection of exterior bench slats to a component made from recycled material.

(c) Include a car charging station in the parking lot;

(c) Testimony provided by a community member at the end of the COW meeting on November 9, 2015 questioned the inclusion of an EV (Electric Vehicle) charging station when the electricity supplied is provided by coal fired plants as in much of northern Illinois. In relation to the use of EVs, the Sierra Club has stated: *"A caveat to consider is that when coal plants supply the majority of the power in a given area, electric vehicles may emit more CO2 and SO2 pollution than hybrid electric vehicles. Learn where your electricity comes from, what plans your state or community has for shifting to renewables, and whether you have options for switching to greener power."*

Breakdown of ComEd supplied electricity for Illinois for 12 months ending 9.30.15-see Exhibit 'C':

Coal-fired Power = 38%

Nuclear Power = 35%

Natural Gas-fired power = 21%

Renewable Energy:

Wind, Biomass and Hydro power = 5%

Solar Power = 0%

(Note: IL ranks 4 in yearly US Carbon Dioxide Emissions with 230 million metric tons.)

Coal, Nuclear and Natural Gas all have negative environmental impact; carbon emissions from coal, limited, non-renewable supply of uranium and waste storage from nuclear power and methane from natural gas (a more potent greenhouse gas than carbon).

Oak trees have a tap root that grows down rather than out and are not prolific shade providers. They also grow very slowly-less than two feet per year.

(d) Add an oak tree to the outdoor space;

(d) The Library agrees to add an oak tree to the project to enhance an 'oak ecology'. We would like the opportunity to review the best location with our landscape architect and potential community use of the outdoor green area on the south side of the library with the needs of a growing and mature tree before determining a final location.

(e) Use local materials whenever possible;

(e) The use of local materials (500 miles is considered local under LEED) is something we encourage but must also take into consideration quality, availability, aesthetics, warranty, etc. A local product may be 'possible' but may not be in the best long-term interest of the project and Library.

Final specification of materials will be developed in the next two architectural phases-Design Development and Construction Documents. We want some leeway in what we consider the intelligent, selective use of 'local' materials that meet all requirements for aesthetics and longevity.

(f) Divert construction waste from landfills.

(f) The current language concerning construction debris lacks specificity. We are unsure if it means 100% or any percentage. The revised language suggest a reasonable level per LEED.

Diversion of 50% of materials by weight is the requirement for a LEED project and our proposal for this project.

Proposed revised language: Page 15-16

(16)-The Petitioner shall improve sustainable technology and practices including:

- (a) Adding educational signage and display that explains project sustainable practices;
- (b) Use high content recycled materials for carpet, indoor and outdoor furniture when practical;
- (c) Install a car charging station in the parking lot if research proves it will have a positive carbon offset;
- (d) Add an oak tree to the landscape plan;
- (e) Use local materials (within 500 miles) when prudent;
- (f) Divert 50% of construction and demolition debris by weight from landfills.

Issue-Time Extension

Current text page 8:

Section 5. Unless the Petitioner or a successor to the Petitioner substantially completed construction of the public improvements and has commenced construction of the uses approved in the Final Planned Development, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire twenty-four (24) months after the final action of approval by the corporate authorities. Upon written petition by the holder of the Final Planned Development special use permit, and upon the finding of good cause by the corporate authorities prior to the expiration of the Final Planned Development special use permit, the corporate authorities may extend the permit for an additional period of twelve (12) months. There shall be no obligation upon the corporate authorities to extend such period.

Explanation for requested text revision:

The Library proposes a 60 month expiration period after approval by corporate authorities. This five year period (similar to the preliminary Planned Development) was requested by Library Board President Jennifer Perry in meetings with staff in the spring of 2015 and agreed to by Village Manager Keith Sbiral.

Supporting Information

Meeting Minutes from 5.13.15 Village Staff and Library Meeting (Note: JP refers to Jennifer Perry, Library Board President and KS refers to Keith Sbiral, Brookfield Village Manager)
P. Other issues, comments or questions: JP asked if the 5 year limit on the project timeline limited in the original Ordinance could be reviewed and extended in the event the library was not able to pass a referendum but did not want to abandon the project. KS felt this could be accomplished.

Proposed revised language:

Section 5. Unless the Petitioner or a successor to the Petitioner has commenced construction of the uses approved in the Final Planned Development within sixty (60) months after the final action of approval of the corporate authorities, the special use permit issued for the Final Planned Development shall automatically, and with no further action by the corporate authorities, expire sixty (60) months after the final action of approval by the corporate authorities.

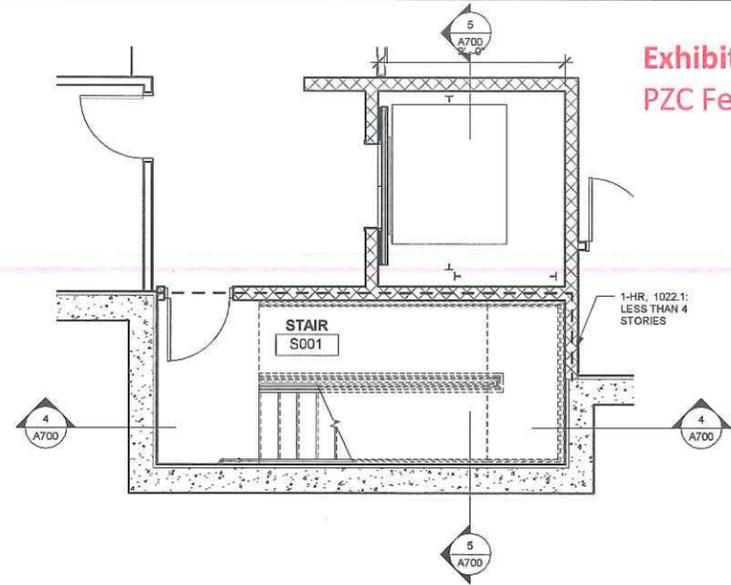


Exhibit 'A' Stair Tower Section
PZC Feb 25, 2016 Brookfield Public Library Final PD Ordinance Language

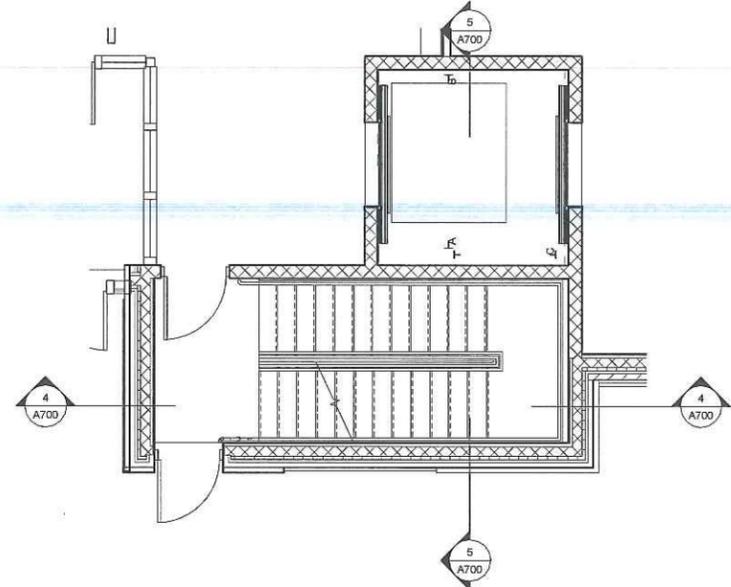
10.28.2015: BUILDING CODE - ICC INTERNATIONAL BUILDING CODE 2015
 VILLAGE OF BROOKFIELD AMENDMENTS
 CHICAGO ELECTRICAL CODE
 ILLINOIS STATE PLUMBING CODE
 ICC INTERNATIONAL FIRE CODE 2015, AS AMENDED LIFE SAFETY CODE 2000 & NFPA 101
 ASSEMBLY GROUP A3, TYPE OF CONSTRUCTION II-B



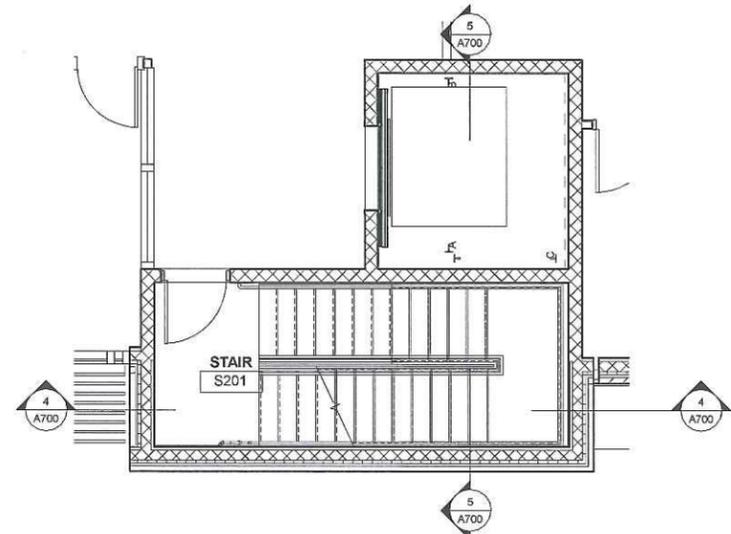
223 W Jackson Blvd | Suite 1200
 Chicago, Illinois 60606
 ph:312.253.3400 fx: 312.253.3401



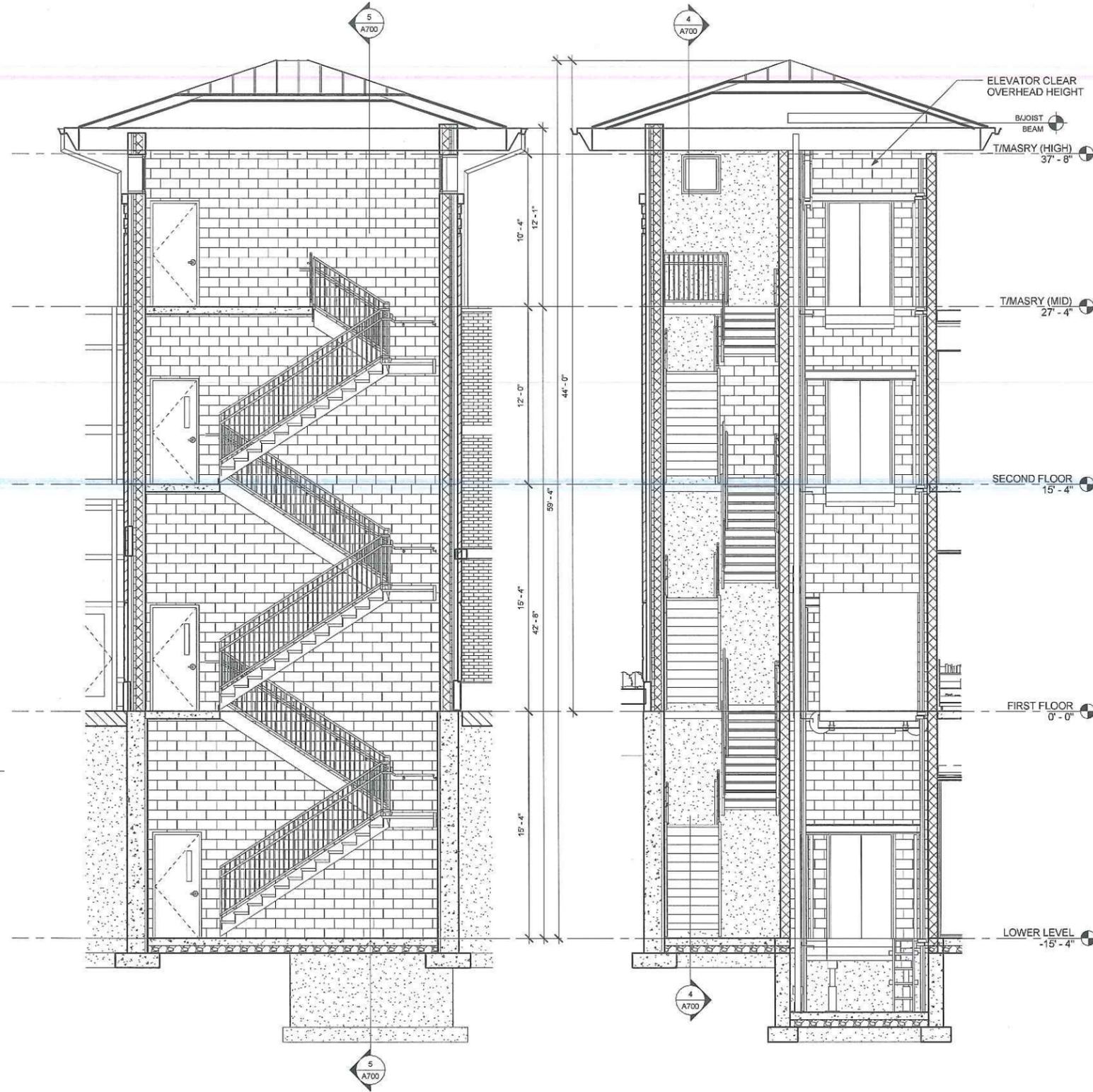
1 ENLARGED PLAN - STAIR S001
 1/4" = 1'-0"



2 ENLARGED PLAN - STAIR S101
 1/4" = 1'-0"



3 ENLARGED PLAN - STAIR S201
 1/4" = 1'-0"



4 STAIR SECTION 1
 1/4" = 1'-0"

5 STAIR SECTION 2
 1/4" = 1'-0"

New Library Building

For



At:
 3609 Grand Blvd.
 Brookfield, IL 60513

PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION

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 NO. ISSUED FOR: DATE

VERTICAL CIRCULATION

Project: 14074

A700

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KONE EcoSpace™

Planning guide:

MAX TRAVEL⁽⁸⁾
150 ft. (45.7 m)

MAX LANDINGS⁽⁸⁾
15

SPEED^(8,9,10)
150, 200, 350 fpm
(.75, 1.0, 1.78 m/s)

CAR HEIGHT ^F
8, 9 or 10 ft.
(2438, 2743 or 3048 mm)

ENTRANCE HEIGHT ^G
7, 8 or 9 ft.
(2134, 2438 or 2743 mm)

			A	A SEISMIC	B	C	D	E		
	CAPACITY lbs. (kg)	OPENING TYPE	HOISTWAY WIDTH (mm)	HOISTWAY WIDTH (mm)	HOISTWAY DEPTH (mm)	INTERIOR WIDTH (mm)	INTERIOR DEPTH (mm)	DOOR WIDTH (mm)		
Front Opening	PASSENGER	2000 (907)	SSP	7'-4" (2235)	7'-8" (2337)	5'-9" (1753)	5'-8" (1727)	4'-3" (1295)	3'-0" (914)	
		2500 (1134)	SSP-CO	8'-4" (2540)	8'-8" (2642)	5'-9" (1753)	6'-8" (2032)	4'-3" (1295)	3'-6" (1067)	
		3000 (1361)	SSP-CO	8'-6" (2591)	8'-8" (2642)	6'-3" (1905)	6'-8" (2032)	5'-0" (1524)	3'-6" (1067)	
		3500 (1588)	SSP-CO	8'-6" (2591)	8'-8" (2642)	6'-11" (2108)	6'-8" (2032)	5'-6 3/8" (1681)	3'-6" (1067)	
		4000 (1814)	CO	9'-4" (2845)	9'-4" (2845)	6'-11" (2108)	7'-5 3/8" (2281)	5'-6 3/8" (1681)	4'-0" (1219)	
	SERVICE	4000 (1814)	2SP	7'-4" (2235)	7'-4" (2235)	9'-2" (2794)	5'-6 1/8" (1681)	7'-7 7/8" (2323)	4'-0" (1219)	
		4500 (2041)	2SP	7'-4" (2235)	7'-4" (2235)	9'-8" (2946)	5'-6 1/8" (1681)	8'-1 1/8" (2473)	4'-0" (1219)	
		5000 (2268)	2SP	7'-4" (2235)	7'-4" (2235)	10'-2 1/4" (3105)	5'-6 1/8" (1681)	8'-9 3/8" (2672)	4'-0" (1219)	
Front & Reverse Opening	PASSENGER	2000 (907)	SSP	7'-4" (2235)	7'-8" (2337)	6'-3 1/4" (1911)	5'-8" (1727)	4'-3" (1295)	3'-0" (914)	
		2500 (1134)	SSP-CO	8'-4" (2540)	8'-8" (2642)	6'-3 1/4" (1911)	6'-8" (2032)	4'-3" (1295)	3'-6" (1067)	
		3000 (1361)	SSP-CO	8'-6" (2591)	8'-8" (2642)	6'-11" (2108)	6'-8" (2032)	5'-0" (1524)	3'-6" (1067)	
		3500 (1588)	SSP-CO	8'-6" (2591)	8'-8" (2642)	7'-5 1/4" (2267)	6'-8" (2032)	5'-6 3/8" (1681)	3'-6" (1067)	
		4000 (1814)	CO	9'-4" (2845)	9'-4" (2845)	7'-5 1/4" (2267)	7'-5 3/8" (2281)	5'-6 3/8" (1681)	4'-0" (1219)	
	SERVICE	4000 (1814)	2SP	7'-4" (2235)	7'-4" (2235)	10'-1 1/2" (3086)	5'-6 1/8" (1681)	7'-7 7/8" (2323)	4'-0" (1219)	
		4500 (2041)	2SP	7'-4" (2235)	7'-4" (2235)	10'-7 1/2" (3238)	5'-6 1/8" (1681)	8'-1 1/8" (2473)	4'-0" (1219)	
		5000 (2268)	2SP	7'-4" (2235)	7'-4" (2235)	11'-3 1/4" (3435)	5'-6 1/8" (1681)	8'-9 3/8" (2672)	4'-0" (1219)	
Control Space	CAPACITY lbs. (kg)		CONTROLLER SPACE		WIDTH (mm)	DEPTH (mm)	DOOR WIDTH (mm)			
	2000 to 5000 (907 to 2268)		integral or remote closet		4'-0" (1219)	1'-8" (508)	3'-6" (1067)			
	2000 to 5000 (907 to 2268)		adjacent room		5'-0" (1524)	dimension (B)	3'-0" (914)			

Clear Overhead ^H and Pit Depth ^I						
CAPACITY LBS. (kg)	150 FPM (.75 m/s)		200 FPM (1.00 m/s)		350 FPM (1.78 m/s)	
	Pit Depth (mm)	Clear Overhead (mm)	Pit Depth (mm)	Clear Overhead (mm)	Pit Depth (mm)	Clear Overhead (mm)
2000 to 3500 (907 to 1588)	5'-0" (1524)	13'-0" (3962)	5'-0" (1524)	13'-1" (3988)	5'-6" (1676)	13'-4" (4064)
4000 to 5000 (1814 to 2268)	5'-0" (1524)	13'-0" (3962)	-	-	-	-

Notes

- (1) A hoist beam (by KONE) is required for installation (by others). Dimension ^H reflects clear under hoist beam.
- (2) If an EBD (Emergency Battery Device) is required, please contact your KONE Sales Professional for further detail regarding dimensions ^H, ^I and ^L.
- (3) The published hoistway ^A dimensions represent the minimum clear inside requirements. Construction efficiencies can be realized by increasing these dimensions by up to 2" (51 mm).
- (4) For pit depths less than 5'-0" (1524 mm) please contact a KONE Sales Professional.
- (5) If occupied space exists below the hoistway, consult your KONE Sales Professional.
- (6) All dimensions are based on an 8'-0" (2438 mm) cab with a 7'-0" (2134 mm) door. Alternate car and door heights are available, but will affect dimension ^H.
- (7) Contact your local KONE Sales Professional regarding local code variations when utilizing the integrated, integral and remote closet options.
- (8) 150 fpm (.75 m/s) only available up to 85 ft. (25 m) of travel and 10 landings. 200 fpm (1.00 m/s) available up to 100 ft. (30.5 m) of travel and 12 landings.
- (9) 150 fpm (.75m/s) is maximum speed available for capacities greater than 3,500 lbs. (1588 kg).
- (10) 200 fpm (1.0 m/s) is maximum speed available for Integrated Control Solution.

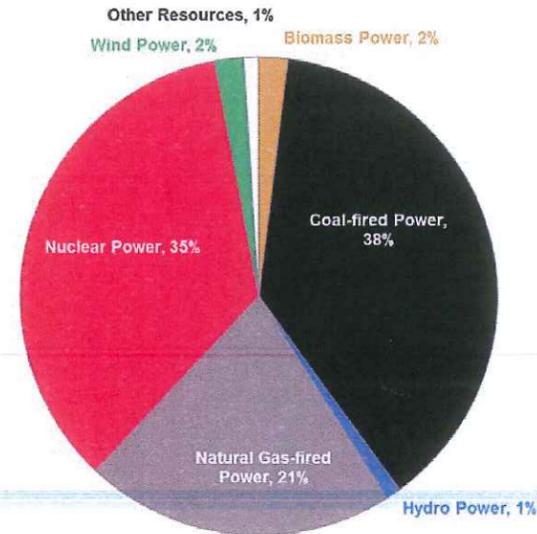
Visit www.kone.us for the latest project-specific details, CAD drawings, specifications, electrical data, reaction loads and building access requirements.

Exhibit 'C' Illinois Electricity Sources
PZC February 25, 2016 Brookfield Public Library Final PD Ordinance Language
Environmental Disclosure Statement



The disclosure of this information is required under Section 16-127 of the Electric Service Customer Choice and Rate Relief Law of 1997 and the rules of the Illinois Commerce Commission, 83 Ill Admn. Code 421. The information in this statement shows the breakdown of the different sources of electricity supplied to ComEd customers who have not chosen another retail electric supplier and the estimated amounts of emissions and nuclear waste produced for the period noted.

SOURCES OF ELECTRICITY FOR THE 12 MONTHS ENDING September 30, 2015



Sources ¹ of Electricity Supplied For the 12 months ending September 30, 2015	% of Total
Biomass Power	2%
Coal-fired Power	38%
Hydro Power	1%
Natural Gas-fired Power	21%
Nuclear Power	35%
Oil-fired Power	0%
Solar Power	0%
Wind Power	2%
Other Resources	1%
Unknown Resources purchased from other companies	0%
TOTAL	100%

Average Amounts of Emissions ² and Amount of Nuclear Waste ³ per 1000 kilowatt-hours Produced from Known Sources for the 12 months ending September 30, 2015	
Carbon dioxide	1052.10 lbs.
Nitrogen oxides	0.81 lbs.
Sulfur dioxide	1.83 lbs.
High level nuclear waste	0.006 lbs
Low level nuclear waste	0.0003 cubic feet

¹ These figures constitute the aggregation of information provided by ComEd's wholesale energy suppliers, most of whom have indicated that their source is the "PJM system mix".

² The source for the baseline emissions data for the portion of the emissions that are associated with PJM system mix is PJM Environmental Information Services, Inc. (www.pjm-eis.com).

³ Nuclear Waste rates were calculated based on net generation and quantities of waste at the nuclear stations that were previously owned by ComEd.