



Village of Brookfield

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HOME OF THE CHICAGO
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REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

March 24th, 2016 at 7:00 PM

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

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Staff Update**
 - a. Bike Brookfield event
- IV. Public Hearings**
- V. New Business**
 - a. Zoning Modernization around the three Metra stations
- VI. Old Business**
 - a. Approval of Minutes from February 25th, 2016
- VII. Next Meeting**

Thursday, April 28th 2016
- VIII. Public Comment (not related to agenda item V)**
- 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, FEBRUARY 25TH, 2016
IN THE BROOKFIELD MUNICIPAL BUILDING

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

MEMBERS ABSENT: None.

ALSO PRESENT: Village Planner: Emily Egan. Keith Sbiral, Village Manager. Brian Oberhauser acting as Trustee Liaison

On Thursday, February 25th, 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: Brookfield's Wayfinding Sign Plan, Bike Brookfield event, review of the PZC tentative 2016 outline, Zoning Modernization updates and March PZC presentation.

Motion to Open Public Hearing - PZC Case No. 15-07 Continued

Motion by Commissioner Straka, seconded by Commissioner Hendricks, to open the Public Hearing on PZC Case No. 15-07 Continued – Consideration of a Final Planned Development and Special Use application for the Brookfield Public Library. Upon roll call, the motion carried as follows: Ayes: Commissioners Miller, Benjamin, Hendricks, Svoboda, Straka, Weber and Grund.

Chairman Grund swore in the public and then called on the petitioner to present the case. Jennifer Perry, President of the Brookfield Public Library (BPL) Board of Trustees introduced Michael Mackey, the BPL architect. Michael Mackey gave a presentation on the change of language that was requested. He reviewed the tower specifications, the educational signage, recycled materials, car charging station, and the oak tree. Commissioner Miller pointed out that there is a Cook County ordinance that requires 70% of the construction debris to be diverted from landfills.

Jennifer Perry spoke about the request to extend the timeframe from approval to permit to be extended to five years.

Commissioner Miller spoke about the emissions related to the car charging station and stated that natural gas (a key fuel used for electricity generation) produces 30 and 70 percent less emissions compared to a normal gasoline based engine. Additionally, coal is less than 50 percent of the main sources of electricity. Commissioner Miller also stated that solar panels would be a preferred option for this PD.

Keith Sbiral stated that Brookfield bids out electricity and three of the past five years have been with companies that buy green offsets.

Emily Egan reviewed the staff report.

Public Comment

Jennifer Perry said that the technology was not adequate for the car charging station and that it was not a practical use of a parking space. Suzanne Williams stated that there were many other options for car charging stations and it was not appropriate for the BPL. Sam Fisher spoke in favor of the BPL. Steve Sullivan stated that the car charging station benefits were at best debatable. Linda Kampschroeder stated that there was not enough space for a car charging space. Barbar Brei spoke in favor of the BPL. Jeanne Sheehan spoke against the car charging station. Michelle Svendsen spoke in favor of the BPL. Paul Skeehan spoke in favor of the BPL. Sandra Baumgardner spoke in favor of the BPL.

Kim Coughran asked about next steps.

Close of Public Comment

Motion to close the public comment section of the public hearing by Commissioner Benjamin seconded by Commissioner Straka. Upon roll call, the motion carried as follows: Ayes: Miller, Benjamin, Hendricks, Svoboda, Straka, Weber, Grund.

Commissioners Deliberation

Chairman Grund explained the Planned Development process and stated the fact that the library is seeking several variations. The PZC is able to impose conditions that ensure that the public benefits are in proportion to the variations that are being granted.

Commissioner Benjamin believed the car charging station was not a critical recommendation. Commissioner Straka agreed and stated that a five year extension was within reason. Webber discussed the individual requests and stated that he would have preferred that the proposed revision elevation would have been available. Commissioner Miller agreed with the BPL's educational signage revision and explained the benefits of oak trees and the reason why that recommendation was made. Commissioner Miller also explained that the car charging station should be decided during planning stages because it is much more expensive to add the conduit in after construction. Commissioner Straka and Benjamin agreed.

Commissioner Hendricks thanked the public for their comments and stated that some of the requested revised language makes the recommendations less enforceable. Chairman Grund agreed and mentioned that the energy code for modern buildings would probably mean that the library would meet LEED certification.

The Commissioners reviewed the requested changes individually. They collectively decided on approving the changes in language requested by the BPL except for: Item (16 C) – Install a conduit for a car charging station in the parking lot to potentially be used as a car charging station at a later date, (16 F) Divert 70 percent of construction and demolition debris by weight from landfills.

Approval to Recommend PZC Case No. 15-07 to the Village Board

Motion to approve the PZC Case No. 15-07 BPL special use and Final Planned Development continued with the recommendations as discussed by Commissioner Hendricks seconded by Commissioner Straka. Upon roll call, the motion carried as follows: Ayes: Charles Grund, Karen Ann Miller, Todd Svoboda, Christopher Straka, and Patrick Benjamin.

New Business

No new business.

Old Business

Approval of Minutes: Motion by Commissioner Benjamin seconded by Commissioner Straka to approve the minutes from January 28th, 2016. Upon roll call, the motion carried as follows: Ayes: Miller, Benjamin, Svoboda, Straka, Weber, Grund. Abstain: Hendricks.

Certificates issued to the Commissioners who completed the Citizen Planner Training.

Next Meeting:

Scheduled for Thursday, March 24th, 2016.

Adjournment

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

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

/s/

Article II. Districts
Proposed New **Division 8**
Sections **62-215 through**
62-218

Village of Brookfield

Summary of Station Area Districts

DRAFT March 17, 2016

Village of Brookfield

Village President
Kit P. Ketchmark

Funding Provider

Regional Transportation Authority
Technical Assistance Grant
for Transit Supportive Zoning
Regulations
Michael Horsting, Project Manager

Village Board Trustees

Nicole Gilhooley
David P. LeClere
Michael J. Garvey
Brian S. Oberhauser
Ryan P. Evans
Michelle D. Ryan

Brigid Weber

Village Clerk

Steering Committee

Kit P. Ketchmark, Village President
Michelle D. Ryan, Village Board Trustee

C.P. Hall, Retired Trustee
Chuck Grund, Planning & Zoning Commission Chair
Karen Miller, Planning & Zoning Commissioner
Dan Chopp
Ed Marcin
Scott Sanders

Village Staff

Keith Sbiral, Village Manager
Nicholas Greifer, Director of Community & Economic Development
Emily Egan, Village Planner, Project Manager

CODAMETRICS

INTENT

The regulations of the Station Areas districts are intended to promote pedestrian-oriented redevelopment around each of the station areas in the village core as well as to preserve the scale and character of the areas. The Station Area districts have been created and mapped to further the intents of the Village Master Plan in areas of change within the a walkable radius from each stations. Further, these districts are intended to:

Mixed-Use

To achieve a balanced pattern of development, provide for mixed-use development that encourages a high level of activity through the day and into the evening.

High Quality and Distinctive

To require high quality development that draws on the distinctive characteristics existing in the downtown.

Appropriate Scale

To achieve development that is appropriate in scale and intensity for downtown and adjacent neighborhoods.

Mix of Housing

To ensure that a mix of housing types and sizes can be developed to meet the needs of the entire community.

Sustainable Development

To promote sustainability goals, reductions in vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions through a focus on pedestrian-friendly design, transit-supportive development, and a mix of daily uses within a pedestrian-oriented center.

ORGANIZATION OF CODE

Section 62-215: Overview

A set of districts address the three mixed-use station areas of village: Congress Park Station Area, Brookfield Station Area, Hollywood Station Area. *These districts and primary frontages are mapped on the attached regulating plans.*¹

Section 62-216: Building Types

Five building types are defined for use in the Station Areas districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction and renovation of structures. The building types contain regulations that determine basic physical building elements such as build-to-zones, transparency levels, entrance location, and parking location.

Section 62-216: Uses

Use requirements for the station area districts are defined in Section 62-216 for each of the Station Areas districts. Uses may also be further limited by the building types based on location within the building. Refer to 62-216 Building Types under “Uses” in the tables per building type.

Section 62-217: General Design

Design requirements applicable to all building types are defined in this section.

¹ Note that the districts would be transferred to the Village’s Zoning Map after adoption of code. Primary frontage designations would remain on these maps. Also, note that all B District locations are not shown on the regulating maps. Locations currently zoned B district will retain that designation with the new requirements included herein.

DISTRICTS

The following districts are established for development within the station areas. These districts have been written for the specific geographic locations on which they are designated, considering the scale and context of the existing parcels. Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3 illustrate the locations for the districts.

SA 1: Core Mixed-Use District.

Intent. The SA 1 district applies to core lots intended to continue and enhance the scale and walkability of the existing mixed-use, main-street-style buildings.

Description. The SA 1 district is a mid-scale district that supports one to 6 story buildings that make up the core of the mixed use areas adjacent to the stations. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

SA 2: Neighborhood Mixed Use District

Intent. The SA 2 district applies mainly to corner lots outside the downtown area, intended to continue and enhance the scale and pedestrian-orientation of the existing mixed-use, main-street-style buildings at the Hollywood Station area and to create new similar scale buildings at the Congress Park Station area.

Description. The SA 2 district is a low-scale district that supports up to 3 story buildings, smaller in scale than the SA 1 buildings. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

SA 3: Corridor Mixed-Use District.

Intent. The corridor mixed-use district is intended to increase the pedestrian-orientation of shopping centers and commercial uses that are more automobile oriented, mainly along Ogden Avenue.

Description. The corridor mixed-use district is a lower scale, one to 3 story commercial district designed to serve the greater community. A wider range of commercial uses are permitted as well as more off-street parking location options.

SA 4a & 4b: General Mix District

Intent. The SA 4 District is a transitional district, intended to support the core with offices and residential uses at the edges of the core area and within the neighborhood station areas,.

Description. The SA 4 District is a mid-scale district that supports a mix of building heights: in SA 4a, heights range from 2 to 6 stories and, in SA 4b, heights range from 1 to 3 stories. The form of this area remains pedestrian-centered but allows for a looser mix of uses, including residential and office on the ground floor, and a variety of building forms.

SA 5: Residential Mix District

Intent. The SA 5 District is intended to allow for redevelopment of transit-supportive residential in the station areas, while respecting the scale of adjacent neighborhood residential.

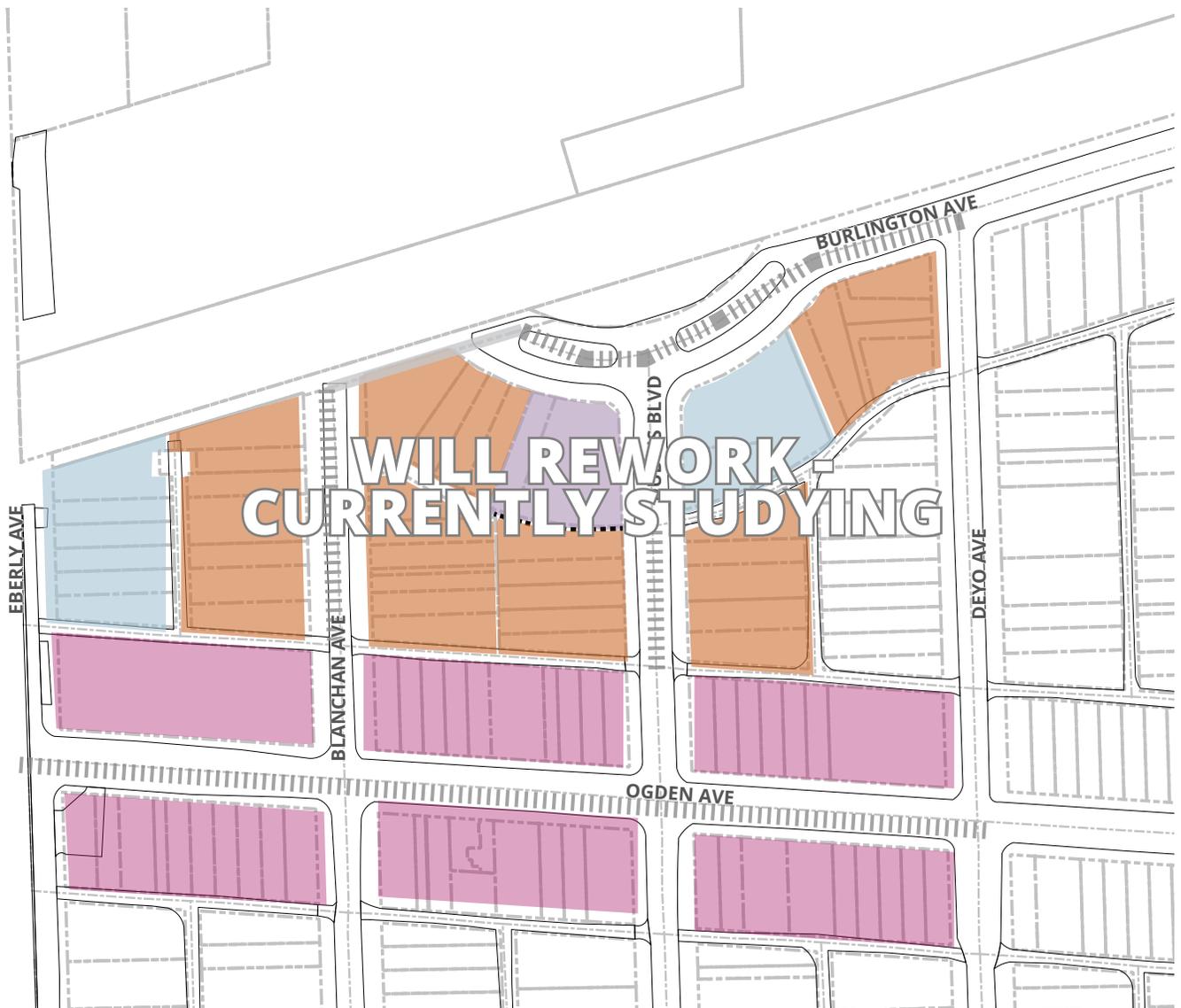
Description. The Residential Mix District is a low-scale mainly residential district of 2 to 6 stories within a mix of pedestrian-oriented building types, with parking located in the rear and entrances on the front facades.

B: Residential District.

Intent. The B district is a low scale residential district serving as a transition between the Station Area (SA) districts and existing mainly single-family residential neighborhoods.

Description. The B district is a low-scale residential district with a maximum of 3 stories. The B district allows rowhouse and townhouse buildings as well as houses with surrounding yards. Parking located in the rear and entrances on the front facades.

REGULATING MAPS

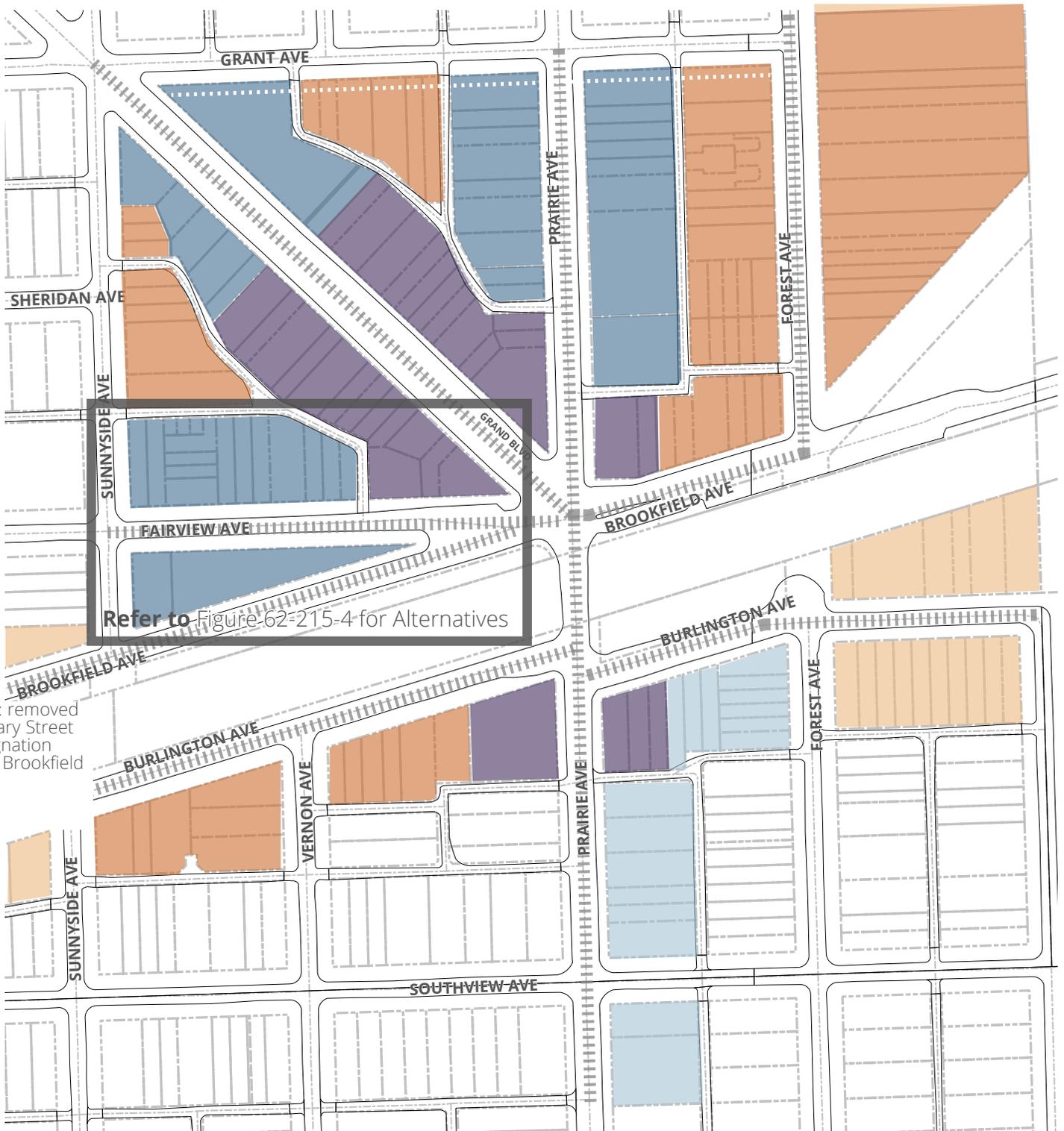


LEGEND

- SA 1: Core Mixed-Use
- SA 2: Neighborhood Mixed-Use
- SA 3: Corridor Mixed Use
- SA 4: General Mix
- SA 5: Residential Mix
- Required Storefront
- Primary Frontage Required
- New Street
- New Street - Alley

Figure 62-215-1. Regulating Plan: Congress Park Station Area

REGULATING MAPS



Note: removed Primary Street designation from Brookfield Ave.

Figure 62-215-2. Regulating Plan: Brookfield Station Area

REGULATING MAPS

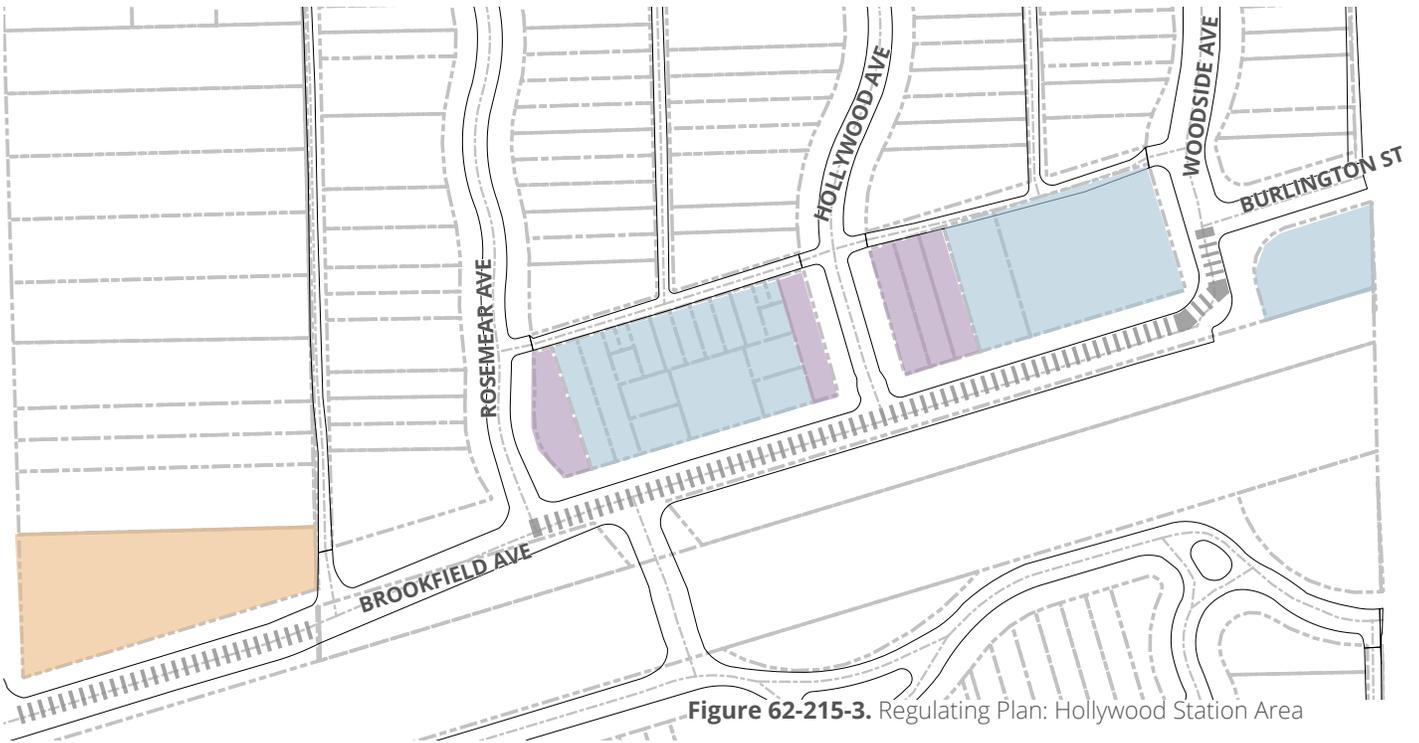
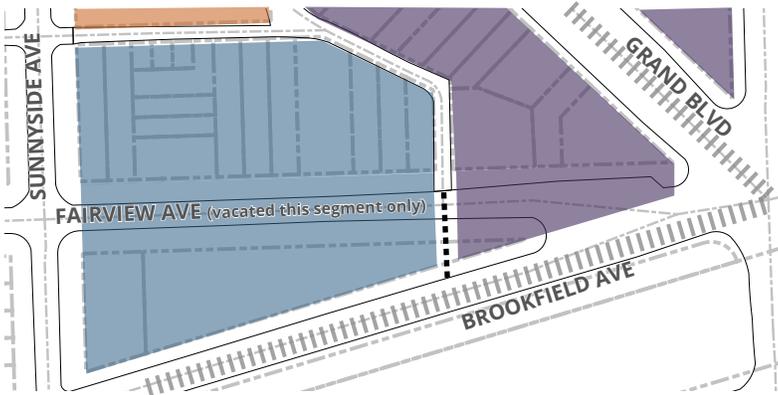
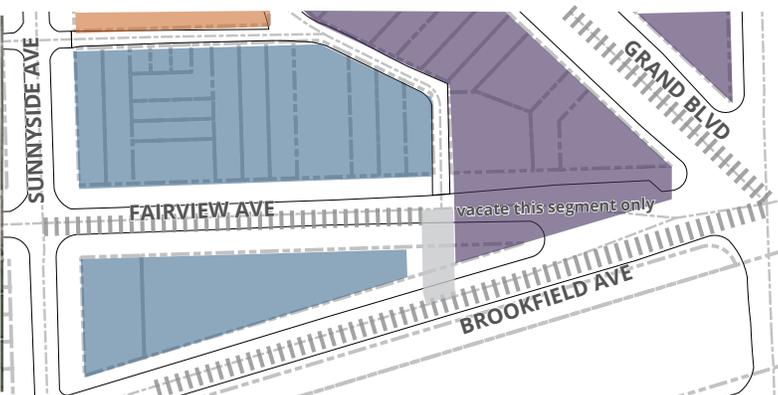


Figure 62-215-3. Regulating Plan: Hollywood Station Area



Alternative A: Vacation of Fairview Ave between Sunnyside Ave and Grand Blvd.



Alternative B: Vacation of a portion of Fairview Ave between Sunnyside Ave and Grand Blvd.

Figure 62-215-4. Inset Regulating Plans: Alternative at Brookfield Station Area

LEGEND

- SA 1: Core Mixed-Use
- SA 2: Neighborhood Mixed-Use
- SA 3: Corridor Mixed Use
- SA 4a: General Mix
- SA 4b: General Mix with reduced height
- SA 5: Residential Mix
- B District Revised (locations per existing zoning map, all locations not shown)
- Upper Story Stepback Required per Building Type
- Primary Frontage Required
- New Street
- New Street - Alley

BUILDING TYPES

Each building type shall be constructed only within its designated district(s) as defined by Figure 62-216-1. Building Types by District Table.

BUILDING TYPES BY DISTRICTS							
		DISTRICTS					
		SA 1: CORE MIX-USE	SA 2: NEIGHBORHOOD MIXED-USE	SA 3: CORRIDOR MIXED USE	SA 4: GENERAL MIX	SA 5: RESIDENTIAL MIX	B: RESIDENTIAL
BUILDING TYPES	STOREFRONT BUILDING	●	●	●			
	GENERAL BUILDING			●	●	●	
	ROW BUILDING				●	●	●
	YARD BUILDING						●
	CIVIC BUILDING	●	●	●	●	●	●

● = Permitted within district

Figure 62-216-1. Building Types by District Table

STOREFRONT BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Storefront building type.

Description & Intent

The Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all Primary streets with retail and service uses to provide activity. Upper story uses are highly flexible. Parking is in the rear and side yards, depending on the district.

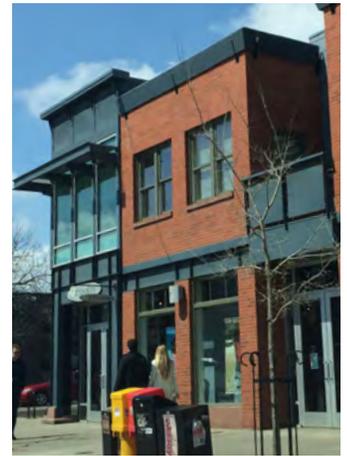


Figure 62-216-2. Illustrative Examples of Storefront Buildings. Note that each building image may not exhibit all of the requirements of the building type.

GENERAL BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the General building type.

Description & Intent

The General building type is a basic building that can accommodate a wide range of uses, from residential to office to light industrial. The General building type differs from the storefront by its lack of requirement for additional ground story glass and the more flexible ground story grade elevation requirements.



Figure 62-216-3. Illustrative Examples of General Buildings. Note that each building image may not exhibit all of the requirements of the building type.

ROW BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Row building type.

Description & Intent

The Row building type is similar to the General building, but is smaller in scale and divided into different vertical units each with separate entrances. Townhouses, rowhouses, or live-work units fit well into this building type.



Figure 62-216-4. Illustrative Examples of Row Buildings. Note that each building image may not exhibit all of the requirements of the building type.

YARD BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Yard building type.

Description & Intent

The Yard building is low scale building, surrounded by yard and landscape area, housing one to four family units, with requirements for a front stoop or porch and parking in the rear.



Figure 62-216-5. Illustrative Examples of Yard Buildings. Note that each building image may not exhibit all of the requirements of the building type.

CIVIC BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Civic building type.

Description & Intent

The Civic building type is the most flexible building, meant to allow for more iconic designs within the urban fabric of the area. This building type, however, is limited to civic and institutional uses.



Figure 62-216-6. Illustrative Examples of Civic Buildings. Note that each building image may not exhibit all of the requirements of the building type.

Sample Building Type Spread

. The following is an example of regulations provided for each buildinging type. This example is for the storefront building.

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 62-216-7 .				
1 Minimum Primary Frontage Build-to Zone Coverage	95% required	80% required	60% required	Refer to NOTE a for courtyard allowance.
2 Primary Frontage Build-to Zone	0' to 5'	0' to 15'	5' to 15'	
3 Non-primary Frontage Build-to Zone	0' to 10'	0' to 10'	0' to 20'	
4 Minimum Side Setback	0'; or minimum 5' if abutting other building type			
5 Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story; 0' if abutting an alley			
7 Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	75% 25% 10%	60% 40%	Refer to 62-215.G Definitions for semi-pervious coverage.
8 Surface or Accessory Parking	Rear yard only	Rear and limited side yard only	Rear, side yard; limited front & corner side yard	Refer to NOTE b for explanation of limited parking.
9 Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.X for screening requirements.
10 Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			Refer to NOTE c for driveway access where there is no alley.
2. HEIGHT Refer to Figure 62-216-8.				
10 Overall: Minimum Height Maximum Height	2 stories 6 stories	2 stories 3 stories	1 stories 3 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement.
11 Ground Story: Minimum Height Maximum Height	14' 18'	14' 16'	14' 22'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
12 Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

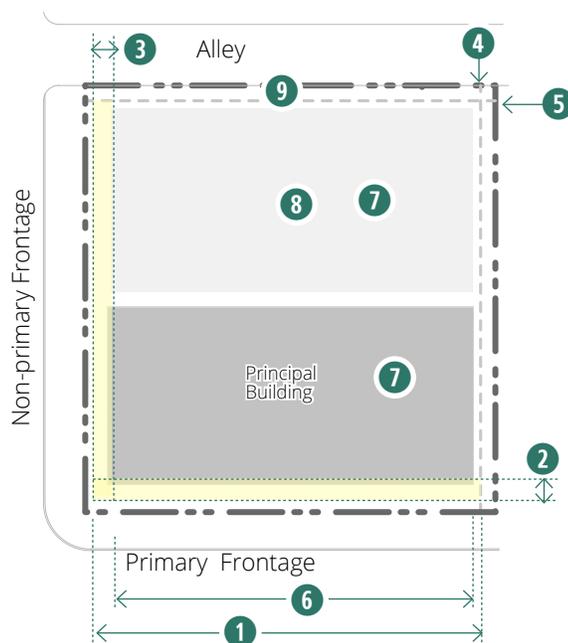


Figure 62-216-7. Storefront Building: Building Siting

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to Figure 62-216-8.				
13 Primary Frontage Ground Story				Refer to Chapter 62-216.J for permitted uses per zoning district.
14 Non-primary Frontage, All Upper Stories, & Basement				
15 Parking within Building				Refer to Occupied Building Space requirement below.
16 Required Occupied Building Space				Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 62-216-9.				
17 Primary Frontage Ground Story Facade Transparency				Note that 62-216.A.8 requires this treatment to turn corners. Refer to 62-216.G.4 for information on measuring transparency.
18 Required Transparency Street Facades & Facades Visible from the Street				Refer to 62-216.E for information on measuring transparency.
19 Entrance Location & Number				Refer to 62-216.G. for Principal Entryway requirements.
20 Entryway Configuration				Refer to 62-216.G. for Principal Entryway requirements.
21 Entrance/Ground Story Elevation				
22 Ground Story Vertical Facade Divisions				Refer to 62-215.G. Definitions for Expression Line.
23 Horizontal Facade Divisions				
24 Permitted Cap Types				Refer to 62-216.G. for definition of Cap Types, including Towers, and other cap requirements.

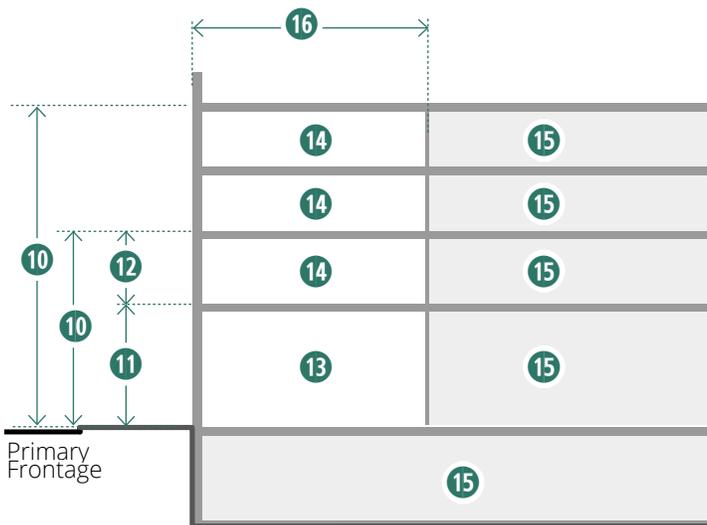


Figure 62-216-8. Storefront Building Section: Height & Use Requirements

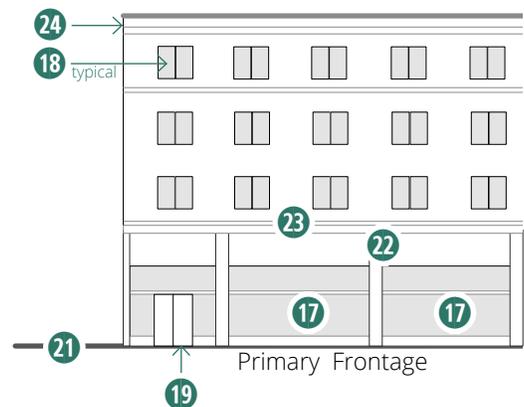


Figure 62-216-9. Storefront Building Elevation: Facade Design Requirements