The logo features the word "Brookfield" in a blue sans-serif font, with a red dot for the letter 'o'. Below it, the word "Connected" is written in a red sans-serif font. The letter 'C' in "Connected" is large and stylized, overlapping the 'B' in "Brookfield". The background consists of a light gray grid of lines.

Brookfield  
Connected

*Make the Connection*

# Brookfield's TOD Zoning

## *Introduction*



## TOD Zoning for Community and Economic Development

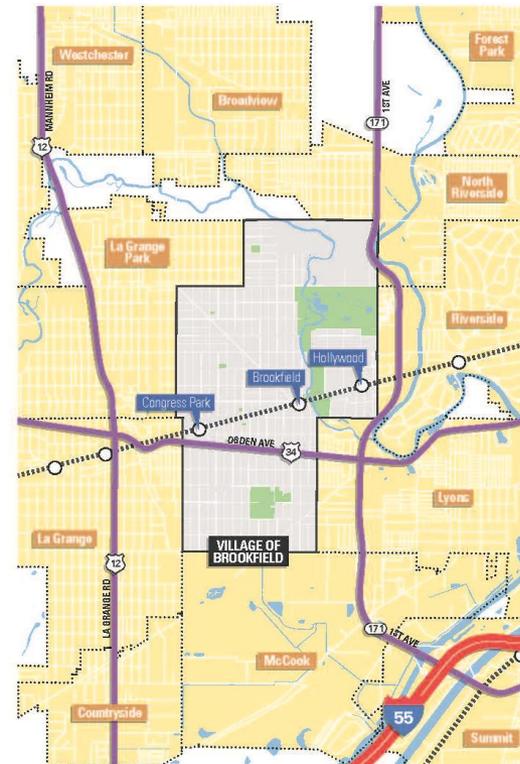
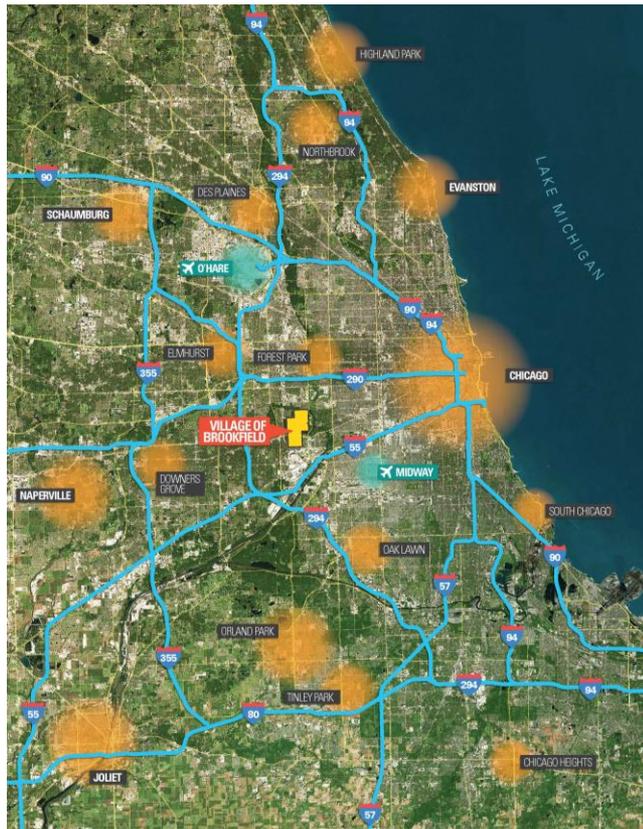
Speaker: Emily A. Egan, AICP, Village Planner

### Today's Agenda:

- Introduction to Brookfield
- Description of the TOD planning process
- Discussion of the zoning changes
- Review the development spurred by the zoning changes

# Brookfield's TOD Zoning

## Introduction



# Brookfield's TOD Zoning

## Introduction



### Brookfield Statistics:

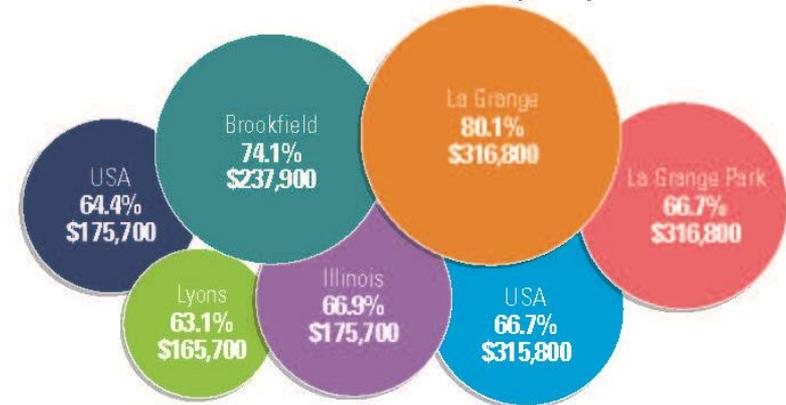
Total Square Miles: 3.1  
Population: 18,988

Figure 6  
Median Household Income



Source: US Census - American Community Survey 2010-2015 and RATIO

Figure 7  
% Owner-Occupied Housing Units & Median Home Value (2014)



Source: US Census - American Community Survey 2010-2015 and RATIO

# Brookfield's TOD Zoning Timeline



## Brookfield's "Zoning Modernization" Timeline

- Winter of 2015 Village receives grant from the RTA
- Spring of 2016 Steering Committee Formed
- Summer of 2016 Draft Amendments Reviewed
- January 2017 Adopted



# Brookfield's TOD Zoning Timeline



## Brookfield's "Zoning Modernization" Timeline

- Winter of 2015 Village receives grant from the RTA
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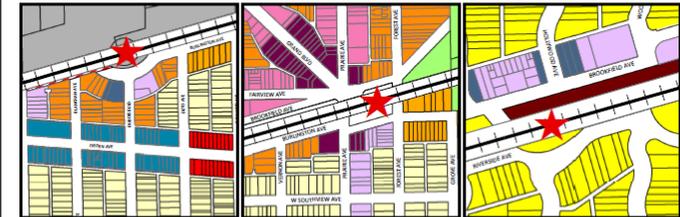
# Brookfield's TOD Zoning Timeline



## Brookfield's "Zoning Modernization" Timeline

- Winter of 2015 Village receives grant from the RTA
- Spring of 2016 Steering Committee Formed
- **Summer of 2016 Draft Amendments Reviewed**
- January 2017 Adopted

## Brookfield Town Hall Meeting Zoning Modernization Plan



Congress Park station area      Brookfield ("downtown") station area      Hollywood station area

The Village of Brookfield is proposing changes to the zoning regulations around its three Metra stations to help promote transit-oriented development and improve quality of life for residents.

Residents, developers and property owners are invited to a town hall meeting to learn about the proposed changes and provide feedback.

Brookfield's current zoning regulations, adopted in 1964, took the traditional approach of separating competing uses into districts such as residential and industrial. Instead of relying on traditional land use planning, the Village would place less emphasis on specific land uses and allow for mixing of uses in the same district, such as mixed-use commercial and residential buildings. The Village would place a greater emphasis on the end result: the design and materials of the buildings and the creation of attractive streetscapes for a pedestrian-friendly environment.

If you have questions or comments, please contact Village Planner Emily Egan at 708-485-7344 or [eegan@brookfieldil.gov](mailto:eegan@brookfieldil.gov).

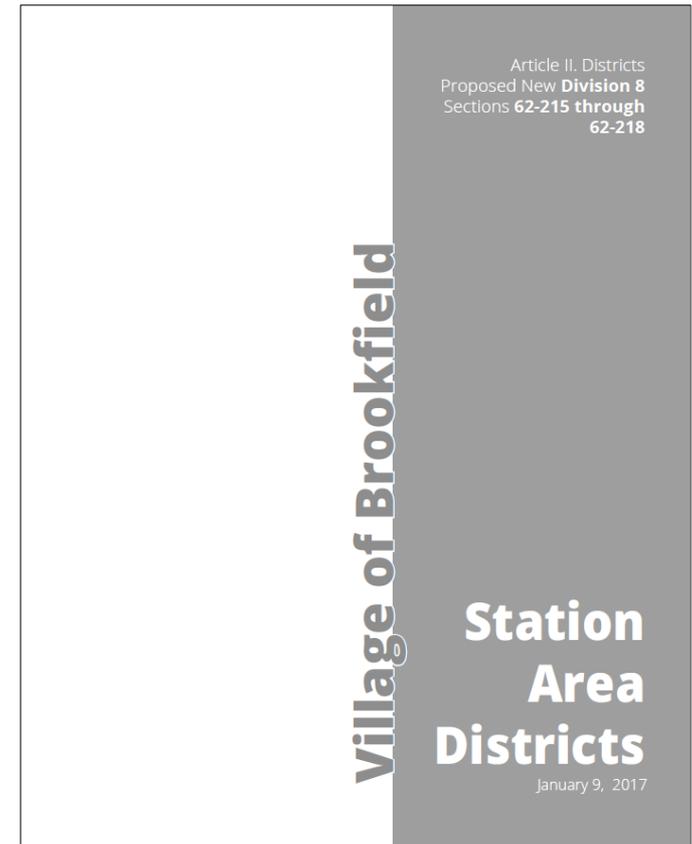
**4:30 p.m. to 6:30 p.m.**  
**Tuesday, July 12, 2016**  
**Brookfield Village Hall**  
**8820 Brookfield Ave.**

# Brookfield's TOD Zoning Timeline

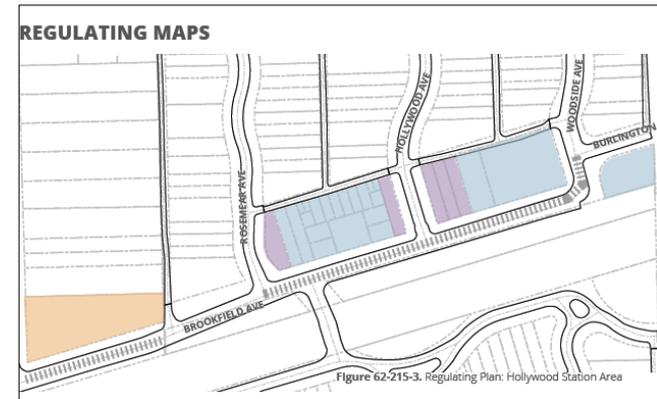
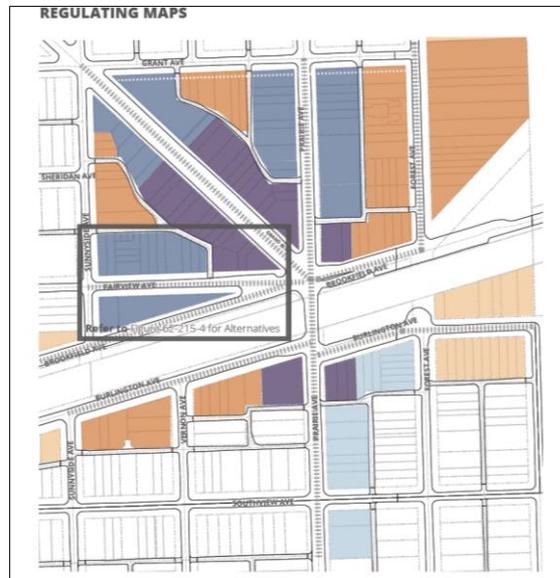
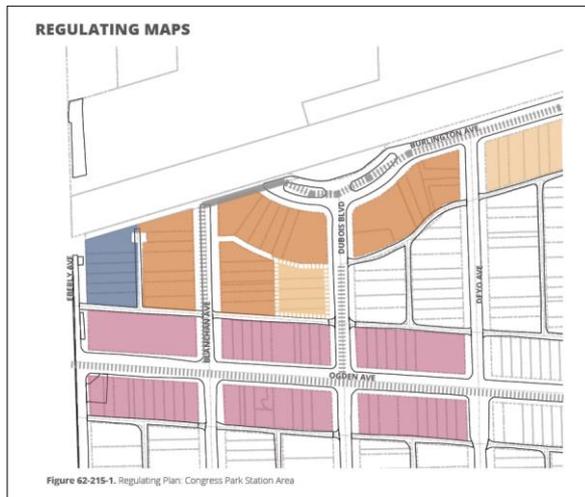


## Brookfield's "Zoning Modernization" Timeline

- Winter of 2015 Village receives grant from the RTA
- Spring of 2016 Steering Committee Formed
- Summer of 2016 Draft Amendments Reviewed
- **January 2017 Adopted**



# Brookfield's TOD Zoning Map and Text Amendments



# Brookfield's TOD Zoning

## Map and Text Amendments





# BROOKFIELD STATION AREAS

## NEW FORM-BASED ZONING 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.

		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

The table above outlines the Building Types permitted for **new construction and renovated structures** within each applicable District.



# BROOKFIELD STATION AREAS

## NEW FORM-BASED ZONING DISTRICTS

### STOREFRONT BUILDING TYPE

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



### YARD BUILDING TYPE

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





# BROOKFIELD STATION AREAS

NEW FORM-BASED ZONING DISTRICTS



Brick with Metal Details



Two Brick Colors with Metal Panel Accents



NOT PERMITTED.  
Synthetic Stucco



NOT PERMITTED  
Concrete Masonry Units



Stone with Cast Stone Details



Glass Curtain Wall



NOT PERMITTED  
Plastic Panels



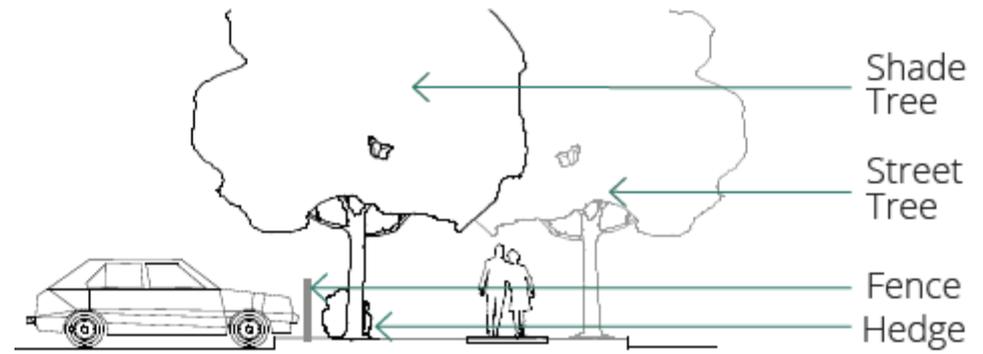
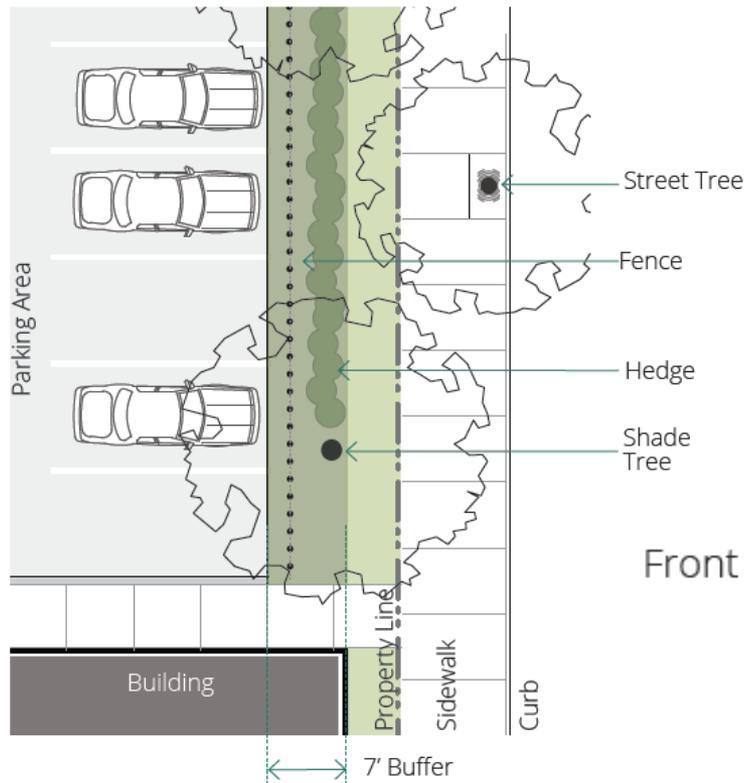
NOT PERMITTED  
Vinyl Siding

Figure 62-217-1. Major Materials.



# BROOKFIELD STATION AREAS

NEW FORM-BASED ZONING DISTRICTS



# Brookfield's TOD Zoning

## New Developments



### New 9 Unit near the Brookfield Metra Station



# Brookfield's TOD Zoning

## *New Developments*



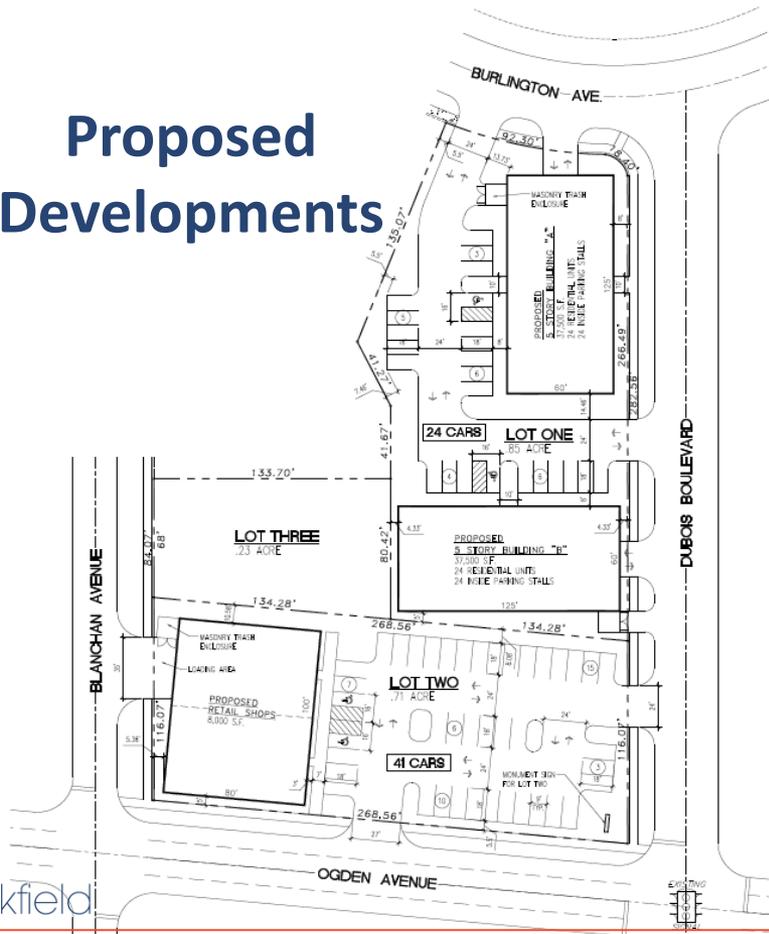
### New Mixed-Use Building near the Brookfield Metra



# Brookfield's TOD Zoning New Developments



## Proposed Developments

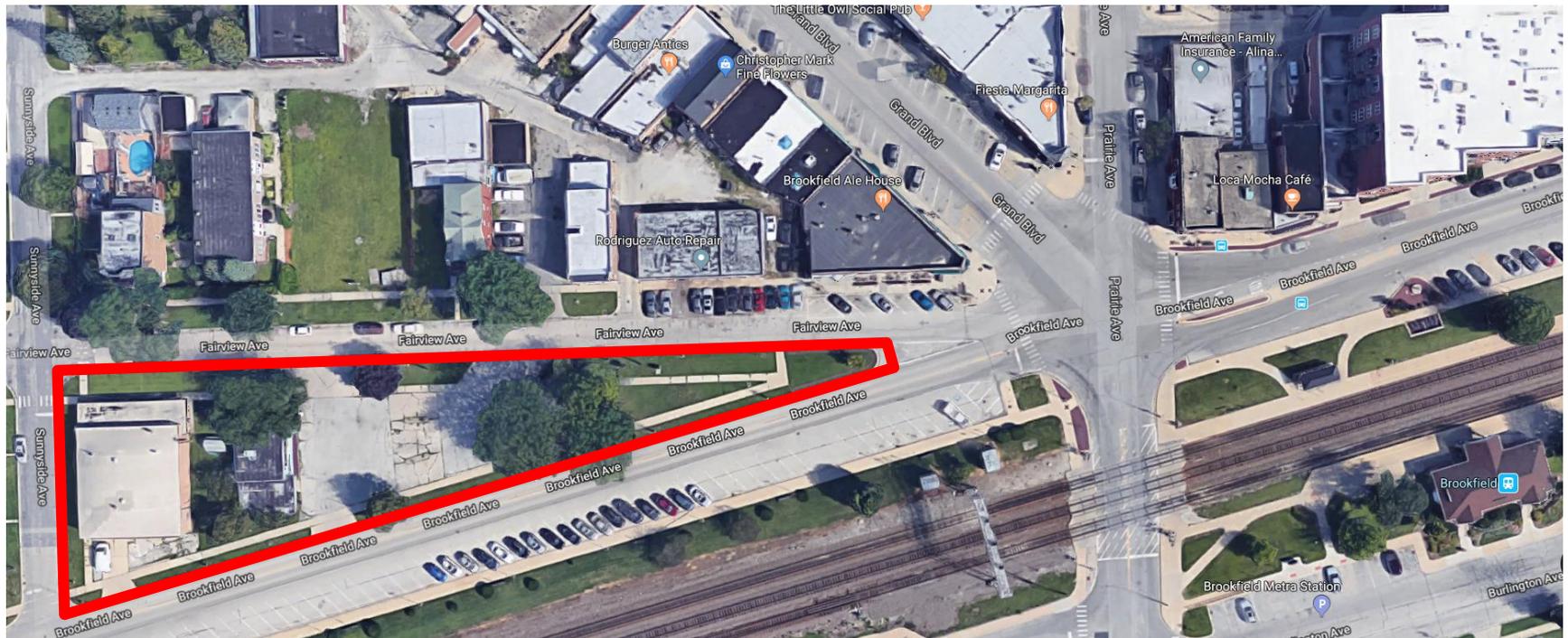


# Brookfield's TOD Zoning

## New Developments



### Proposed Developments



# Brookfield's TOD Zoning

## New Developments

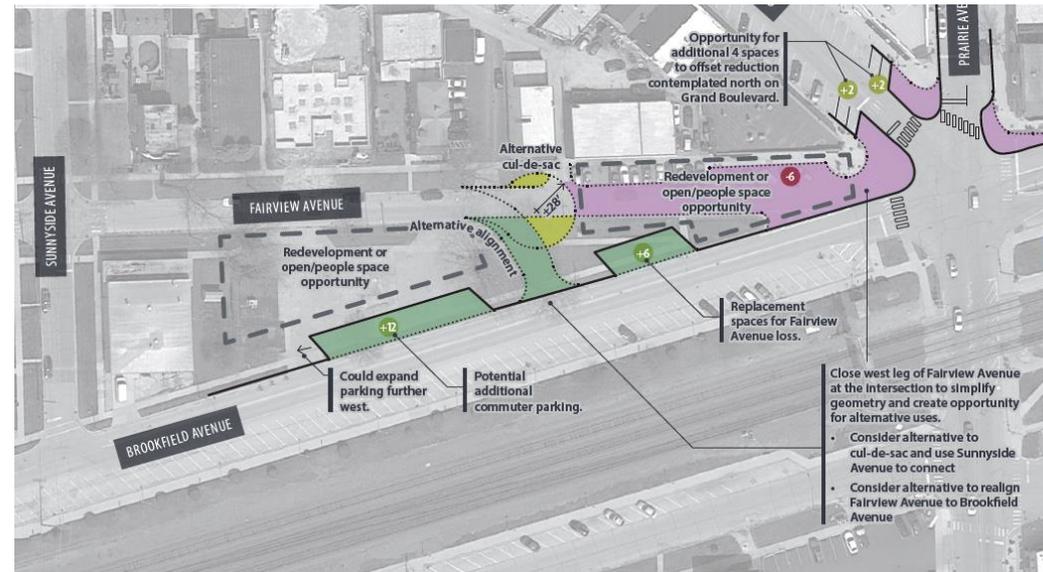


Alternative A: Vacation of Fairview Ave between Sunnyside Ave and Grand Blvd.



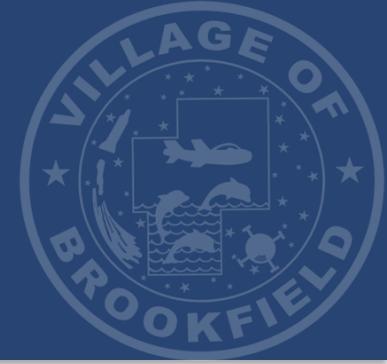
Alternative B: Vacation of a portion of Fairview Ave between Sunnyside Ave and Grand Blvd.

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



# CONNECTING IS EASY

## *Village Staff*



The images in this presentation are from the Village's zoning code and the newly adopted Comprehensive Plan a community effort with financial support from CMAP and professional services by RATIO, Inc.

### **Contact us with questions.**

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708-485-7344

#### **Nick Greifer**

Director of Community & Economic Development

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#### **Emily Egan, Village Planner**

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708-485-1445

