



Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688
(708) 485-7344 • FAX (708) 485-4971
www.brookfieldil.gov

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TREE CITY U.S.A. Since 1981

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

AGENDA

January 28th, 2021 - 7:00 P.M.

Edward Barcal Hall - 8820 Brookfield Avenue
Brookfield, IL 60513

NOTICE OF PLAN COMMISSION MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order which suspends the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, the Planning and Zoning Commission will be participating in the meeting through a video and audio access using the virtual meeting platform, Zoom. One or more commissioners and essential members of the Village staff may be physically present in the Edward Barcal Hall chambers, but pursuant to Governor's Executive Order and Center for Disease Control guidelines, no more than ten people will be allowed in the Edward Barcal Hall chambers at any one time. Social distancing of six feet between each person will also be maintained. Anyone in excess of ten people will be asked to wait outside of the Edward Barcal Hall chambers until the agenda item for which the person or persons would like to speak about is being discussed or until the time for public comments.

Public comments can also be e-mailed in advance of the meeting to the Community and Economic Development Director, Michael Schwarz at mschwarz@brookfieldil.gov. Public comments received by the Community and Economic Development Director prior to 5:00 p.m. on the day of the meeting will be read aloud during the public comment portion of the meeting. Public comments may also be submitted using the "Survey Monkey" link on the posted Planning and Zoning Commission meeting agenda. Public comments received between 5:00 p.m. and the time that public comment is called on agenda of the meeting will be provided to the Planning and Zoning Commission as soon as practicable but may not be able to be read aloud at the meeting. Public comments will be read aloud in the order in which they were received. Written public comments will be limited to 2,500 characters each.

DETERMINATION THAT AN IN-PERSON MEETING OR A MEETING CONDUCTED UNDER THE OPEN MEETINGS ACT IS NOT PRACTICAL OR PRUDENT BECAUSE OF THE DECLARED DISASTER

WHEREAS, on January 8, 2021, the Governor of Illinois issued a Gubernatorial Disaster Proclamation declaring all counties in the State of Illinois as a disaster area due to the COVID-19 outbreak;

WHEREAS, Section 12 of the Gubernatorial Disaster Proclamation found that public health concerns at issue in the proclamation render in-person attendance of more than ten people at the regular meeting location not feasible; and

WHEREAS, on January 11, 2021, the corporate authorities of the Village of Brookfield approved Ordinance No. 21-10, *An Ordinance Extending the State of Emergency in the Village of Brookfield Due to the Coronavirus (COVID-19) Outbreak* that declared that a state of emergency and a disaster existed in the village.

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 granted through the front (South) entrance of the Village Hall.

THEREFORE, by the powers vested in me as the Chairman of the Planning and Zoning Commission of the Village of Brookfield and pursuant to the January 8, 2021 Gubernatorial Disaster Proclamation, Ordinance No. 21-10 extending the state of emergency in the Village of Brookfield and Section 7(e) of the Open Meetings Act, I hereby determine that an in-person Planning and Zoning Commission meeting or a meeting conducted under the Open Meetings Act is not practical or prudent because of the declared disaster.

NOTICE is hereby given that the January 28, 2021 Planning and Zoning Commission meeting shall be conducted pursuant to Section 7(e) of the Open Meetings Act and the alternative arrangements for conducting the Planning and Zoning Commission meeting are as follows:

Any interested member of the public may have access to contemporaneously hear all discussion, testimony, and roll call votes by connecting to the meeting utilizing the following telephone number (Not Applicable) or the following web-based link (via Zoom):

<https://zoom.us/j/93571481679?pwd=aWwvODQ3Q0VlaHdObHpIMloxZ2JOUT09>.

The Zoom meeting identification number is 935 7148 1679. The meeting password is 425877.

Charles Grund, Chairman of the Planning and Zoning Commission of the Village of Brookfield, Illinois

I. Call to Order

II. Roll Call

III. Public Hearings

Public Comments for any item below may be submitted online here:

<https://www.surveymonkey.com/r/PZ128>

PZC Case 21-01 – Special Use for a Curb Cut at 4302 Maple Avenue

PZC Case 21-02 – Variance and Special Use for Hollywood School Addition

PZC Case 21-03 – Variance for 3727 Sunnyside Avenue

PZC Case 21-04 – Special Use for Taut at 9219 Broadway Avenue

IV. New Business

Approval of Minutes

V. Old Business

VI. Staff Update

VII. Next Meeting

February 25th, 2021

VIII. Public Comment Public Comments of a general nature may be submitted online here:

<https://www.surveymonkey.com/r/PZ128>

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 granted 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, NOVEMBER 19th, 2020
IN THE BROOKFIELD VILLAGE HALL**

MEMBERS PRESENT: Interim Chairperson: Karen Ann Miller; Commissioners: Jennifer Hendricks, Todd Svoboda, Mark Weber, Chris Straka, Patrick Benjamin;

ALSO PRESENT: Elyse Vukelich, Village Planner; Michael Schwarz, Director of Community & Economic Development; Michael Garvey, Village Trustee;

On Thursday, December 17th, 2020, Interim Chairperson Miller called the meeting of the Planning and Zoning Commission to order at approximately 7:00 P.M. Chairperson Miller conducted the roll call. Interim Chairperson Miller, Commissioner Hendricks, and Commissioner Benjamin attended the meeting virtually.

Public Hearings

PZC Case 20-13 – Special Use for The Liven Room at 9207 Broadway Avenue

Motion to open the public hearing for PZC Case 20-13 by Commissioner Straka, seconded by Commissioner Svoboda. The motion carried 6-0.

Village Planner Elyse Vukelich gave a presentation on the proposed special use. The proposed business, called The Liven Room, is a proposed indoor assembly use in the C-3 Zoning District. The business would serve as an event rental space, and measures 1,100 square feet. The space would be rentable for small parties, temporary and pop-up retail shops, and networking events. An espresso bar will also be located on-site. There is no parking requirement for event rental spaces, so staff used the parking requirement for clubs/fraternal lodges. Though there is no on-site parking, The Liven Room can meet the requirements of the parking code through public parking credits. Vukelich stated that staff recommends approval of the special use.

Commissioner Hendricks asked if religious assembly is included under indoor assembly. Vukelich explained that it is, and that indoor assembly was a special use in the C-3 Zoning District prior to the 2019 text amendment that changed some of the uses from permitted to special uses. Commissioner Hendricks asked if this was similar to the special use permit for the Compassion Factory, across the street from 9207 Broadway. Vukelich said that it was the same use.

Commissioner Straka said that there were restrictions on that special use permit regarding gatherings and hours.

Commissioner Weber asked for more details regarding on-site alcohol consumption. Vukelich stated that the applicant does not plan to serve alcohol or have a bar on-site, but may consider requesting a BYOB liquor license. The applicant is aware they need approval from the Village Board for that. Commissioner Weber also asked about hours of operation. Vukelich said that the applicant will answer questions on that during the presentation.

Commissioner Svoboda asked if there were any restrictions on loading or un-loading in front of the business. He explained that with an event rental space, loading items out of a truck may be necessary at times. He wanted to know

whether this would take place in front on Broadway Avenue, or behind the business. Vukelich said there is space in the back that can be used for loading. She asked the applicant to elaborate on that during the presentation.

APPLICANT PRESENTATION:

Michelle Ficco of 9207 Broadway said that events will never go past 10:00 PM. She mentioned that the restaurant next door is open until 10:00 PM and anticipated possibly using them to cater certain events. Ms. Ficco said that loading is not a concern of hers. She also mentioned there is space in the back to bring in food.

Interim Chairperson Miller asked if people will ever need space to unload tables or chairs. Ms. Ficco said that the space is furnished and will not require additional furniture.

Commissioner Svoboda asked if the glazing on the windows would remain transparent. Ms. Ficco said that it would remain clear. They may have shades on windows in the case of an event that would prefer more privacy.

Commissioner Hendricks asked if the espresso bar would be open to the public. Ms. Ficco said that it will be open Monday through Friday, as long as there are no events scheduled during that time period. She explained that the espresso bar is not the main purpose of the space, but will be open to the public.

PUBLIC COMMENT:

None.

Commissioner Svoboda made a motion, seconded by Commissioner Benjamin, to close the public hearing. The motion carried 6-0.

COMMISSIONER DELIBERATION:

Commissioner Svoboda said that he was in favor of the special use so long as the owner of the business follows all rules and regulations.

Commissioner Straka agreed.

Commissioner Hendricks said that when the gallery across the street petitioned for a special use for indoor assembly, she felt they received more questions about revenue for sales tax. She also mentioned that restrictions on hours of operations were placed on the other business.

Commissioner Straka said that there were concerns about property taxes with the art gallery.

Interim Chairperson Miller said that it also seems like The Liven Room will offer the opportunity for pop-up businesses, which may provide some sales tax. Village Planner Elyse Vukelich said that pop-up retailers would still be required to pay sales tax in Brookfield.

Commissioner Hendricks asked if the special use would go along with the property if the space were purchased. Vukelich said that if someone bought the business, the special use would continue with it, but if someone bought the property and opened a new indoor assembly use, they would need to come before the Commission for approval.

Commissioner Benjamin thanked Keith Brennan, who currently owns the retail business in the space, operating in Brookfield. He likes the espresso bar idea, and feels supportive of the project.

Interim Chairperson Miller mentioned that she will also miss For The Birds, the existing business. She is happy to see the space not remain vacant. She is supportive of the project.

Commissioner Benjamin made a motion, seconded by Commissioner Svoboda, to approve PZC Case 20-13. The motion carried 6-0.

New Business

Approval of Minutes from November 19th, 2020 with amendments. Motion by Commissioner Straka, seconded by Commissioner Svoboda. Motion carries, 4-0, with Interim Chairperson Miller and Commissioner Benjamin abstaining.

Old Business

None.

Staff Update

Village Planner Elyse Vukelich gave an update on the Curb Cut Text Amendment, which was approved by the Village Board. She also mentioned that she presented the cases from the previous meeting at Committee of the Whole. She also mentioned that the Village Board approved an agreement with Hitchcock Design Group to begin design of the Kiwanis Park Canoe Launch.

Community Development Director Michael Schwarz gave an update on the Ogden Avenue Corridor Plan.

Next Meeting:

Scheduled for Thursday, January 28th, 2021.

Public Comment:

None.

Adjournment

At approximately 7:32 p.m. there was a motion made by Commissioner Hendricks to adjourn, seconded by Commissioner Benjamin. Motion carries, 6-0.

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

//e



Village of Brookfield

Planning and Zoning Commission Staff Report

TO: The Village of Brookfield's Planning and Zoning Commission
HEARING DATE: January 28th, 2021
FROM: The Village of Brookfield's Community Development Department
PREPARED BY: Elyse Vukelich, Village Planner

TITLE

PZC Case 21-01 – Special Use Permit for a Curb Cut at 4302 Maple Avenue; The applicant requests a special use permit for a new curb cut in a residential district.

GENERAL INFORMATION

APPLICANT: Stevan Vukanic, IMX Group LLC
10 Beach Avenue
LaGrange, IL 60526

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

PROPERTY INFORMATION

EXISTING ZONING: A-1 Single Family Residential District
EXISTING LAND USE: Single Family Home
PINs: 18-03-306-013-0000;

SURROUNDING ZONING AND LAND USES:

North: A-1 Single Family Residential; Single Family Home
South: A-1 Single Family Residential; Single Family Home
East: A-1 Single Family Residential; Single Family Home
West: A-1 Single Family Residential; Single Family Home

ANALYSIS

SUBMITTALS

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

1. Application for Public Hearing;
2. Certification of Legal Notice Published January 13th, 2020 in the *Riverside Brookfield Landmark*;
3. Signed Affidavit for the Mailed Letters to Surrounding Property Owners Indicating Public Hearing;

BACKGROUND

Until this year, new curb cuts in residential zoning districts were prohibited per Section 46-391 of the Village Code. On March 9th, 2020, the Village Board voted to approve Ordinance 2020-32, which amended this code section and created a special use process for new curb cuts in residential zoning districts.

On June 25th, 2020, the Planning and Zoning Commission denied a text amendment to codify this process into the zoning code. This text amendment was edited and presented again at the October 22nd, 2020 Planning and Zoning Commission meeting, and the Commission voted to recommend the text amendment for approval. The Village Board approved Ordinances 2020-83 and 2020-84 on November 23rd, 2020.

DISCUSSION

The applicant requests a special use to add a new a curb cut at 4302 Maple Avenue. The property is located on the southwest corner of Shields Avenue and Maple Avenue. The applicant purchased the property in 2019, and demolished the existing single-family home and garage. The property currently has alley access, and a curb cut adjacent to the alley off Shields Avenue.

Exhibit 1: Site Location and Aerial



Section 46-391 of the Village Code reads as follows:

Sec. 46-391. - New curb cuts for residential uses or districts.

(a) For all properties improved with residential uses or located in residential zoning districts as defined by the zoning provisions of this Code, and where an alley is available for access, a property owner may apply for a special use permit for a curb cut on a public street under the provisions of Chapter 62 of this Code.

(b) The Planning and Zoning Commission shall review the application and make a recommendation to the Village Board of Trustees, who shall either deny or grant, with or without modifications or conditions and in appropriate ordinance form, the request for the special use sought.

(c) If the special use for a curb cut is granted, an application for a building permit shall be made for construction of the curb cut. The building permit application shall be reviewed by the Village Manager or their designee.

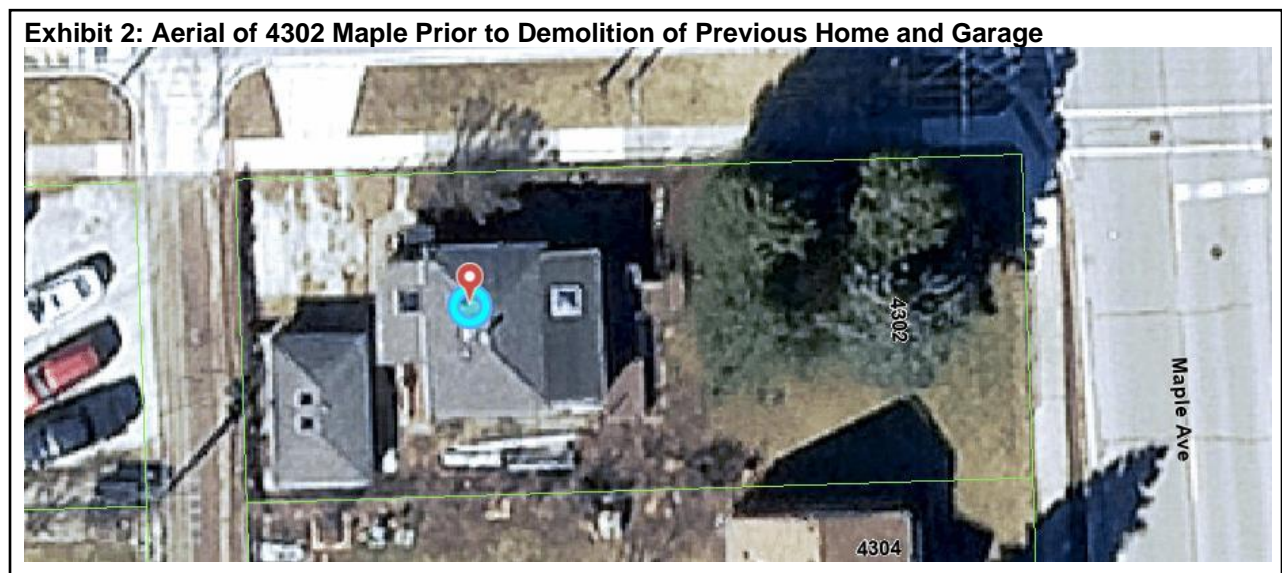
(d) Curb cuts shall measure no more than 16 feet in width at the roadway and must lead to a parking space that conforms to the requirements of Chapter 62 – Zoning.

In addition, the following is listed under Section 62-1.1 which regulates special uses in the A, A-1, A-2 and A-3 single-family residential districts:

(e) Curb cuts on public streets for residential structures (see Section 46-391).

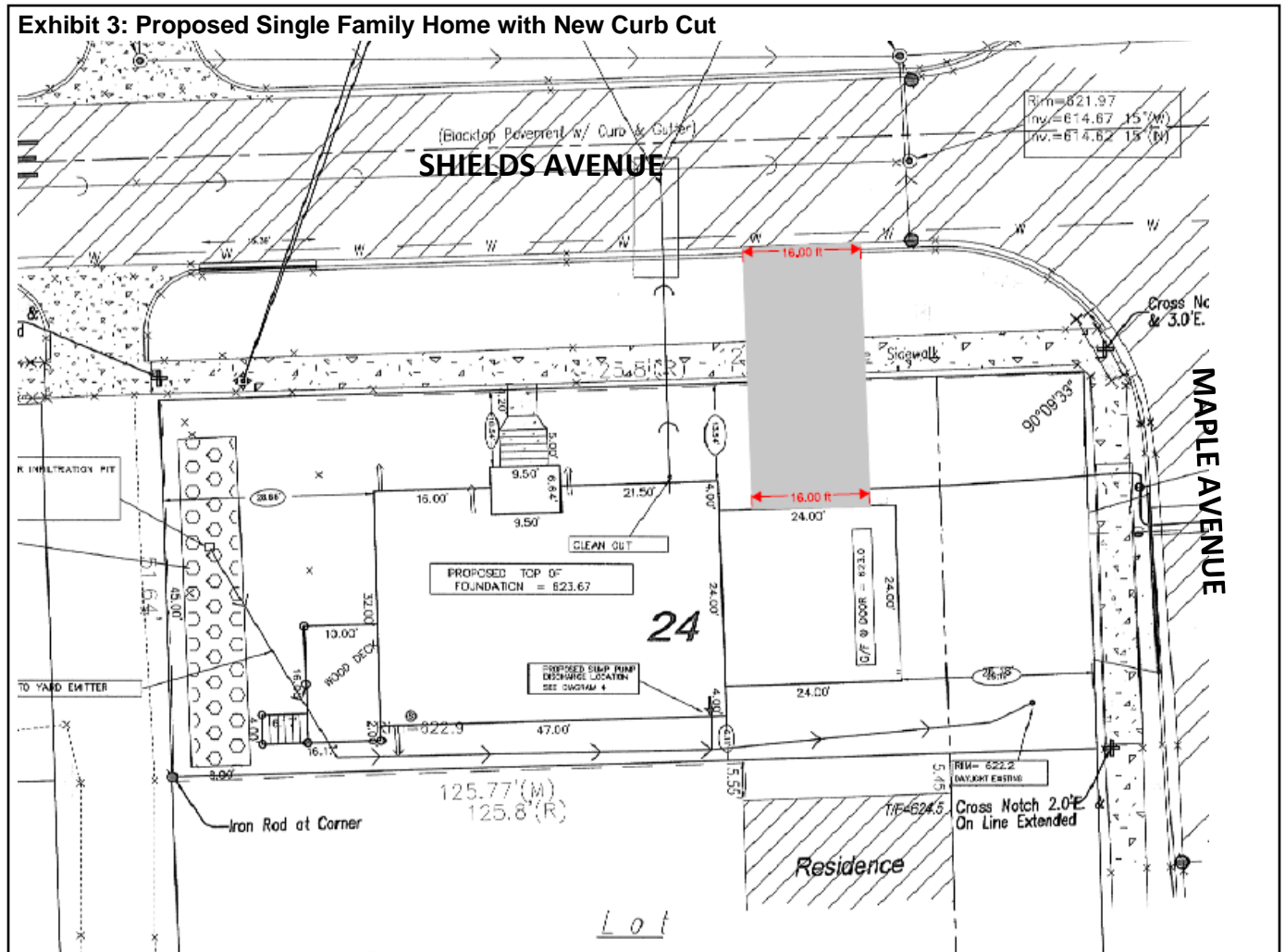
Therefore, any new curb cut, even if the property already has an existing curb cut, requires a special use permit.

Existing Curb Cut



The previous single-family home had a single car garage oriented towards Shields Avenue, and a curb cut off Shields Avenue. The previous home did not use the alley for access. The curb cut off Shields Avenue still exists, and measures 16 feet in width at the roadway. The curb cut tapers down to a width of 10.2 feet at the sidewalk.

Proposed Curb Cut



The applicant proposes to add a new curb cut off Shields Avenue. The proposed single-family home will have an attached garage located on the eastern side of the property. The applicant chose to include an attached garage on the eastern side of the property in order to maximize backyard space and privacy, while still meeting the setback requirements of the zoning code. The corner lot is bordered by streets and alleys on three sides of the property. The door of the garage will be oriented towards Shields Avenue, and there will be a distance of 21 feet between the garage and the northern property line. A car will be able to park in the driveway without blocking the sidewalk.

The curb cut will measure 16 feet at the roadway, which complies with the requirements of Section 46-391 of the Village Code. The applicant will be responsible for restoring the existing curb cut to a full height curb and parkway.

Impacts on Traffic

Initially, the applicant proposed locating the curb cut off of Maple Avenue. This placement was not recommended by the Police Department. They were specifically concerned with its proximity to the four-way stop at the intersection Maple and Shields. In addition, Maple is classified as a collector route and has heavier traffic. When the applicant proposed moving the curb cut to Shields Avenue, Village staff agreed that this placement would provide for better traffic flow. Staff also consulted with the Village Engineer, who agreed with the placement on Shields.

Character of the Street

During the public hearing on PZC Case 20-08, the text amendment to change new curb cuts from prohibited to a special use, there was a significant amount of discussion regarding the character of Brookfield's streets. Several Planning and Zoning Commissioners said that the character of the street, including the number and placement of existing curb cuts on the street, must be taken into consideration in granting a special use for a new curb cut.

Staff looked closely at how the placement of the curb cut off Shields Avenue would affect the character of the street. However, very few of the homes located on Shields Avenue are actually oriented towards Shields Avenue. Between Arthur and Maple, three out of four homes do not have front doors on Shields Avenue. This is typical of Brookfield's blocks – the streets that run north/south are significantly longer, so corner properties tend to be oriented towards those streets. Therefore, the placement of this curb cut on Shields Avenue will not affect an existing or consistent street wall or street character, because the houses are not oriented towards Shields Avenue. In addition, there is already an existing curb cut on this property off of Shields Avenue. The applicant is simply changing the location in order to preserve more backyard space and privacy on a corner lot.



DISCUSSION

Standards of Review for Special Uses

Chapter 62-Zoning, Article IX, of the Village of Brookfield's Code of Ordinances outlines the process and the standards of review for special uses. In developing its recommendation, the Planning and Zoning Commission shall determine the following (*applicant's answers below with staff comments 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;

The proposed curb cut is complete compatible and consistent with the property zoning classification of R1 [*sic*]. There are hundreds of curb cuts that exist in the residential zoning district which serve the function for general access driveways and garages. This holds true on both Maple and Shields Avenue.

If, and to what extent, the proposed special use at the particular location 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 curb cut is completely compatible with a residential use. In fact, the property is presently served by a curb cut on Shields. The curb cut was used to access the garage on the property before the petitioner demolished the house and garage. The house was in an extremely “poor and unsafe” condition, and the petitioner demolished the home in order to erect a new residential home. The petitioner does not seek a second curb cut to serve the property, but simply wants to move the location of curb cut farther east to accommodate the new garage location. Should the curb cut be granted, the petitioner shall restore the curb where the previous curb cut existed.

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;

As stated in question 20 [*reference to the application*], there is no real or substantial impact of any kind generated by the approval of this special use/curb cut. The property already had a curb cut on Shields. Petitioner simply seeks to move the curb cut further East. At the site of the new proposed curb cut, cars on Shields will be traveling at even a slower rate of speed in anticipation or the 4 way stop sign at Shields. One or two cars that may access the residential property cannot have any substantial impact on Shields or on Maple.

RECOMMENDATIONS

Staff recommends approval of the proposed special use permit with one condition:

- That the applicant restore the existing curb cut and apron to parkway and a full height curb in accordance with the Village’s guidelines

If Commissioners are in agreement with staff’s findings and recommendations, the Commission can vote to recommend approval of the proposed special use to the Village Board of Trustees.

If Commissioners vote to recommend approval, staff anticipates the Planning and Zoning Commission recommendation will be reviewed by the Committee of the Whole on February 8th, 2021 and by subsequent vote by the Village Board on February 22nd, 2021.



Village of Brookfield
Planning and Zoning Commission Application Packet

Special Use Permit Application

Applicant Information:

- 1. Name and Phone Number of contact person for application process STEVAN VUKANIC 630.209.4398
2. Petitioner's Name IMX GROUP LLC
3. Petitioner's Address 10 BEACH AVE. LAGRANGE, ILLINOIS 60526
4. Phone Number 630.209.4398
5. Email Address STEVAN.VUKANIC@IMXGROUPLLC.COM
6. Fax Number N/A
7. Owner of Record Name IMX GROUP LLC
8. Owner of Record Address 10 BEACH AVE. LAGRANGE, ILLINOIS 60526

Property Information:

- 9. Common Street Address 4302 MAPLE AVENUE, BROOKFIELD, IL 60513
10. Legal Description LOT 24 IN BLOCK 3 IN OLIVER SALINGER AND COMPANY'S BUNGALOW PARK SUBDIVISION, BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN

- 11. Permanent Tax Index Number 18-03-306-013-0000
12. When did the owner acquire the property? 11.20.2019

13. Is the petitioner in the process of purchasing/leasing the property? Yes ___ No X
If so, is the purchase/lease contingent on approval of the special use? Yes ___ No X

14. Is your property use presently (check one): Conforming X Non-conforming ___

15. If the property is a non-conforming use, please explain:

16. Surrounding Zoning and Land Use:

Table with 3 columns: Direction, Zoning District, Land Use. Rows: North (A1, SINGLE FAMILY RESIDENTIAL), South (A1, SINGLE FAMILY RESIDENTIAL), East (A1, SINGLE FAMILY RESIDENTIAL), West (A1, SINGLE FAMILY RESIDENTIAL)

Special Use Permit Application, continued

17. What is the Zoning Classification of the subject property? A1-SINGLE FAMILY RESIDENTIAL

18. What is the special use requested? REQUESTING A NEW CURB CUT ON SHIELDS AVE

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

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:

The proposed curb cut is completely compatible and consistent with the property zoning classification of R1. There are hundreds of curb cuts that exist in the residential zoning district which serve the function for general access driveways and garages. This holds true on both Maple and Shields Avenue.

20. Describe the proposed use's compatibility with existing uses on site and in the vicinity:

The curb cut is completely compatible with a residential use. In fact, the property is presently served by a curb cut on Shields. This curb cut was used to access the garage on the property before the petitioner demolished the house and garage. The house was in an extremely 'poor and unsafe' condition, and the petitioner demolished the home in order to erect a new residential home. The petitioner does not seek a second curb cut to serve the property, but simply wants to move the location of curb cut farther east to accommodate the new garage location. Should the curb cut be granted, the petitioner shall restore the curb where the previous curb cut existed.

21. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:

As stated in question 20, there is no real or substantial impact of any kind generated by the approval of this special use/ curb cut. The property already had a curb cut on Shields. Petitioner simply seeks to move the curb cut further East. At the site of the proposed new curb cut, cars on Shields will be traveling at even a slower rate of speed in anticipation of the 4 way stop sign at Shields. One or two cars that may access the residential property cannot have any substantial impact on Shields or on Maple.


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

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



Petitioners Signature

12.15.20
Date



Owner's Signature (or authorized agent)

12.15.20
Date

AFFIDAVIT OF OWNERSHIP AND TRUST DISCLOSURE

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, (print name) STEVAN VUKANIC, under oath, state that I am (check one):

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

commonly described as (full address): 4302 MAPLE AVE, BROOKFIELD, IL 60513

and that such property is owned by (print owner's name) IMX GROUP LLC as of this date.

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

I, _____, as trustee/beneficiary of
 _____ Trust Number _____,

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

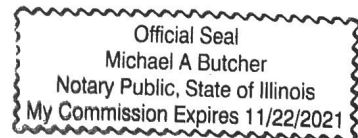
Name	Address	Interest

Stevan Vukanic
 (Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15 DAY OF December, 2020

Michael A. Butcher
 (Notary Public)



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

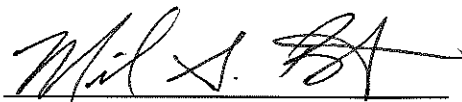
The undersigned petitioner, on oath states that the undersigned notified, in writing, the owners of all property within 250 feet, excluding rights of way, in each direction of the property to which his petition relates, by personal delivery or by mail; that a public hearing would be held to consider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

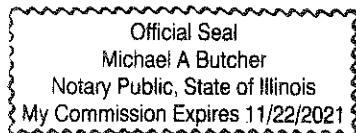
NIKO HARVEL
(Print Name)


(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12 DAY OF January, 2021


(Notary Public)





Village of Brookfield

Planning and Zoning Commission Staff Report

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

HEARING DATE: January 28th, 2021

FROM: The Village of Brookfield's Community Development Department

PREPARED BY: Elyse Vukelich, Village Planner

TITLE

PZC Case 21-02 – Special Use Permit and Variations for Hollywood Elementary School at 3423 and 3435 Hollywood Avenue; The applicant requests a special use permit to expand an existing school, and for joint parking facilities.

The applicant also requests zoning variations to exceed the maximum building coverage in the A Single-Family Residence District, to install a fence in the front yard setback, and to reduce the minimum parking requirements.

GENERAL INFORMATION

APPLICANT: Dr. Martha Ryan-Toye
3340 S. Harlem Ave.
Riverside, IL 60546

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

PROPERTY INFORMATION

EXISTING ZONING: A Single Family Residential
EXISTING LAND USE: Institutional - School
PINs: 15-35-104-016-0000 & 15-35-104-018-0000;

SURROUNDING ZONING AND LAND USES:

North: A Single Family Residential; School
South: A Single Family Residential; School
East: Village of Riverside; School
West: A Single Family Residential; Single Family Homes

ANALYSIS

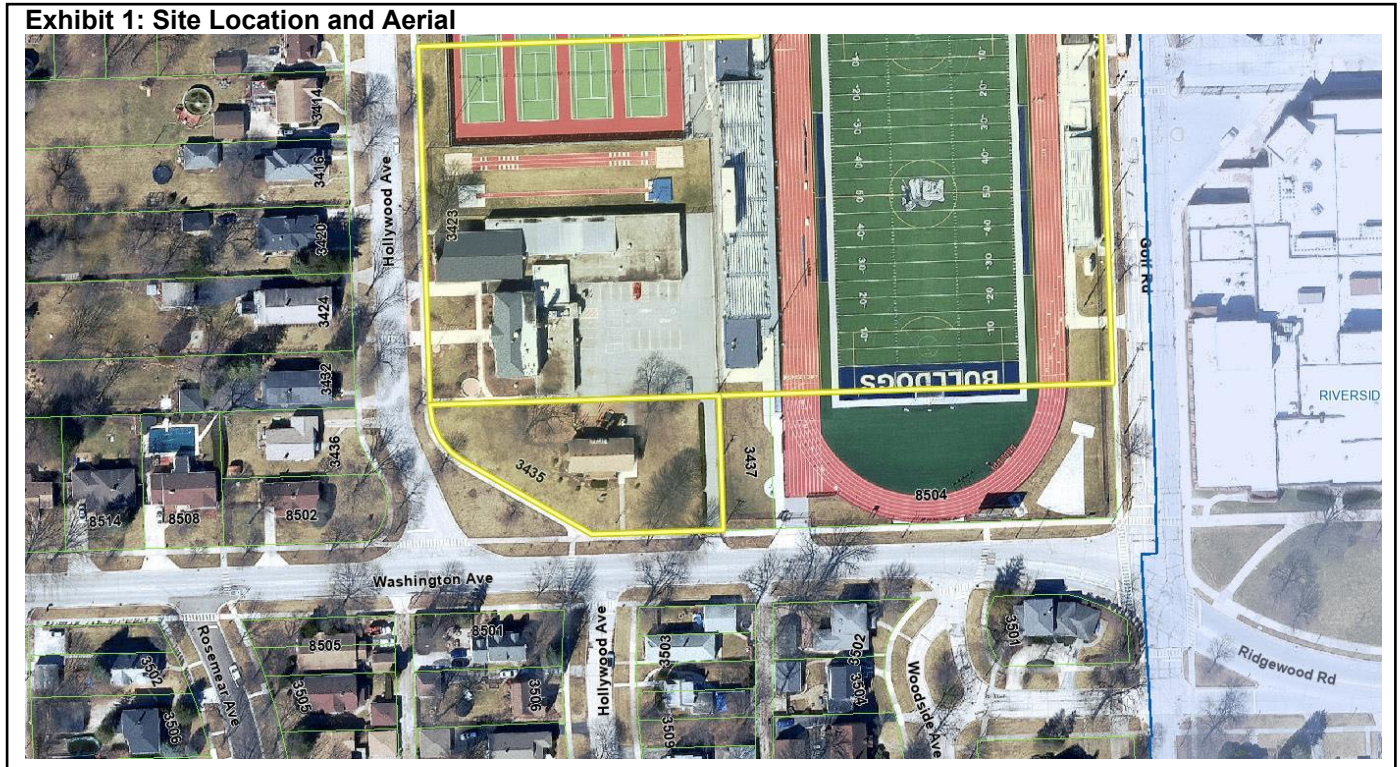
SUBMITTALS

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

1. Application for Public Hearing;
2. Certification of Legal Notice Published January 13th, 2020 in the *Riverside Brookfield Landmark*;
3. Signed Affidavit for the Mailed Letters to Surrounding Property Owners Indicating Public Hearing;

BACKGROUND

Hollywood Elementary School was built in 1929. In 1953, the school expanded by adding a gymnasium and additional classrooms. The last classroom addition took place in 1968. Since 1968, no significant changes have been made to the site. Currently, the existing school building measures 21,706 square feet. Hollywood Elementary School is a Kindergarten through 5th grade elementary school with 137 students. There are 17 full time employees, and there are currently 8 classrooms. Hollywood Elementary School's building and parking lot are located on at 3423 Hollywood Avenue, on a parcel (15-35-104-016-0000) that also contains Riverside Brookfield High School's athletic fields. Hollywood Elementary School's playground is currently located on the parcel to the south at 3435 Hollywood Avenue (15-35-104-018-0000), which is owned by the Hollywood Community Association. The only way to enter the school's parking lot is through a driveway off of Washington Avenue, located on the same parcel.



Hollywood Elementary School is proposing to add a 1,475 square foot multi-purpose room that will allow them to fully utilize the existing gymnasium for educational programming. The multi-purpose room will be used as a lunch room and a music classroom, which will free up other areas of the school. In addition, Hollywood Elementary School is also proposing to add new playground

areas, add a fence, and widen an existing driveway. They are requesting three variances and two special uses from the Village Code.

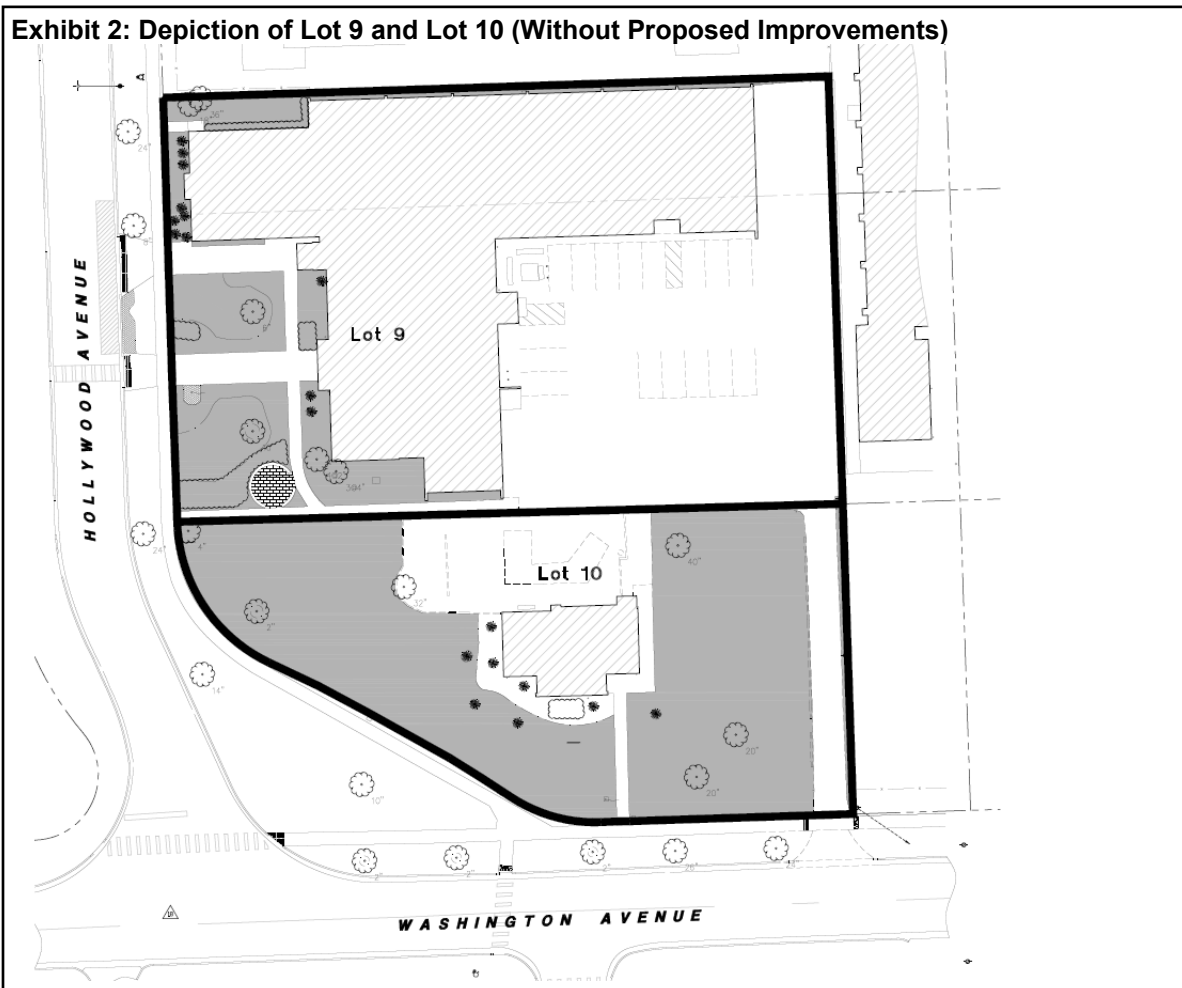
DISCUSSION – VARIATIONS

As part of this project, Hollywood School requests the following Variations:

1. Variance to exceed the maximum building coverage in the A Single-Family Residence District
2. Variance to reduce the number of required off-street parking spaces.
3. Variance to permit fencing in the front yard setback

As mentioned, Hollywood Elementary School's building and parking lot are located on one parcel along with Riverside Brookfield High School's athletic fields. Hollywood Elementary School's playground is located on another parcel, owned by the Hollywood Community Association. The Hollywood Community House is located on this parcel as well.

In evaluating how this project meets the zoning code, staff looked at the property that only concerns Hollywood Elementary School's facilities. Lot 9 is the portion of parcel 15-35-104-016-0000 that contains Hollywood Elementary School, and Lot 10 is the entirety of 15-35-104-018-0000. Lot 9 measures 41,382 square feet, and Lot 10 measures 23,958 square feet.



The proposed improvements to the site include a 1,475 square foot addition, which will be built over what is currently a parking lot. When looking at the confines of Lot 9, Hollywood Elementary School does not currently meet the requirements of the zoning code for building coverage. Section 62-75 of the Village Code limits building coverage on an interior lot in the A Single-Family Residence District to 30%. However, the property currently exceeds that requirement with 42.11% building coverage. The applicant is proposing to exceed the requirement by an additional 3.6%.

As shown in the applicant's greenspace exhibit, the project will not reduce the greenspace past the minimum 40% on either Lot 9 or Lot 10. Lot 9 currently has 16% greenspace, which does not meet the 40% minimum greenspace requirement. However, 3,920 square feet of greenspace will be added to the northeast corner of the property, bringing the percentage for Lot 9 up to 25%

Lot 10 currently has 71% greenspace. The proposed driveway widening and additional playground areas will decrease the greenspace to 62%, which still meets the requirement.

Exhibit 3: Table of Variances Requested

Variation Sought	Existing Conditions	Zoning Code Requirement	Proposed
Maximum Building Coverage	42.1%	30%	45.7%
Number of Parking Spaces	16	26	18 (8 on-site, and 10 at Brookfield Zoo)
Fence Location	N/A	Permitted in side or rear yards only	Located in the front yard

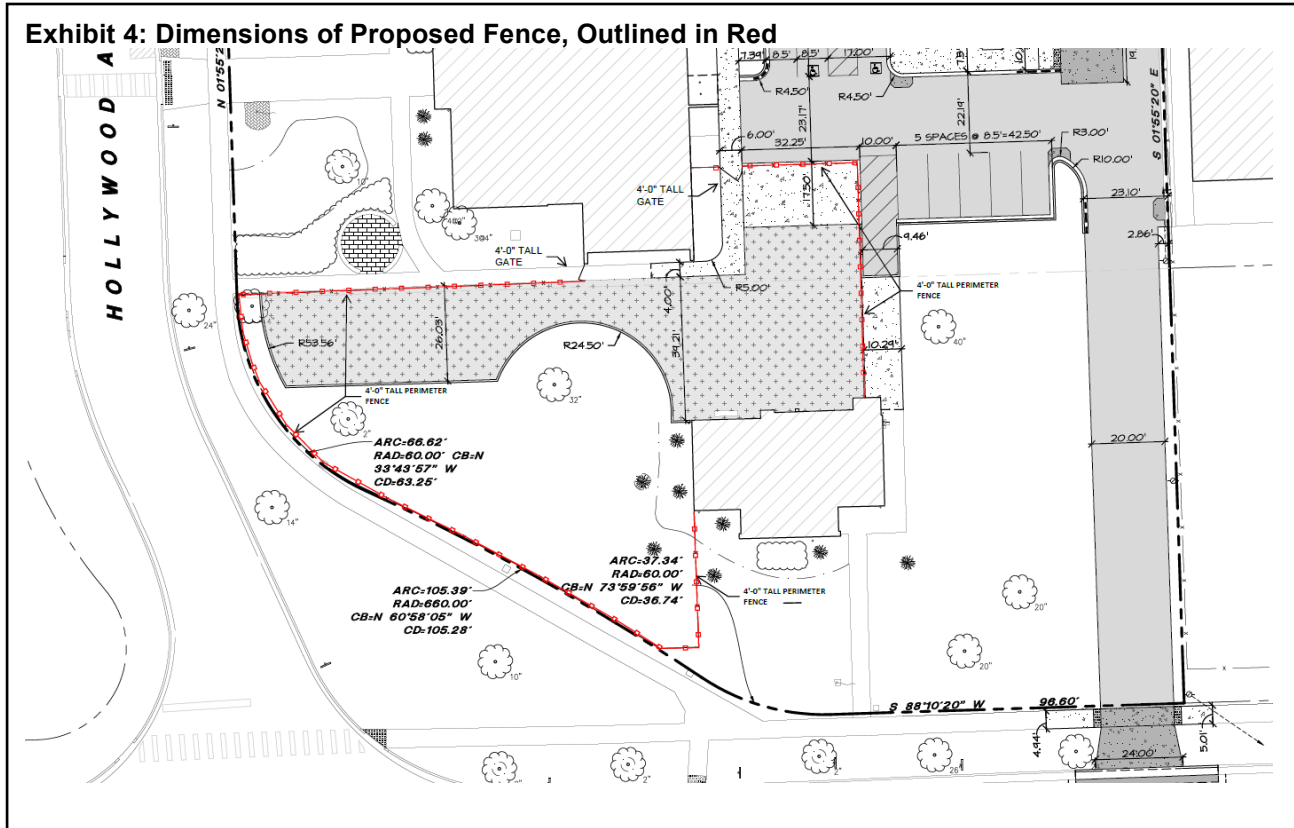
According to Section 62-290 of the Village Code, elementary schools require 1 parking space per employee, plus 1 space for each classroom to accommodate visitors and guests. Based on this requirement, Hollywood Elementary school requires **26 parking spaces**.

Currently, Hollywood Elementary School's parking lot has 16 parking spaces. With the proposed improvements, the parking lot will be reduced to 8 parking spaces. They have a signed agreement with Brookfield Zoo to rent 10 parking spaces from their southern parking lot. They will still be short of the Village requirement, but will actually increase the number of spaces their staff has access to currently.

Hollywood Elementary School is also proposing to install a fence around their new playground areas on Lot 10. Section 12-198.a of the Village Code states the following:

In residentially zoned districts, unless otherwise exempted, no fence or hedge shall be permitted in the required front setback established by the village zoning regulations nor in that side yard abutting a street right-of-way, except in that area located between the front of the primary habitable building and the rear lot line, where a fence or hedge shall be permitted;

The proposed fence will be located in what is considered the property's front yard, and requires a variance from this section of the code. The fence will be black powder coated steel to mimic wrought iron fencing. An elevation of the proposed fence is included in this packet.



CONDITIONS FOR APPROVAL OF VARIATIONS

The standards for variation review, section 62-760 of the Village Zoning Procedure, requires all of the following conditions to be met for approval of variations. (*Applicant's responses below*):

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

For Building Coverage Variance: At Lot 9, the existing building exceeds the maximum percentage of Building Coverage allowed by 12.11%. The proposed addition of Multi-purpose Lunchroom / Classroom will add an additional 3.3% building coverage. The existing school is a Special Use that is non-compliant in its existing condition within the Zone A Single-Family Residential District. The residential building coverage zoning requirements have created a hardship for this public use building by limiting the ability of the School District to provide an expanded footprint on the existing lot. This expanded footprint would be required to meet the growing program requirements of the district within the Hollywood / Brookfield Village community.

For Parking Variance: At Lot 9, The intent of the variance request is focused on being able to adequately provide parking for the elementary school staff, which Hollywood Elementary has 17 full time employees. The additional required 1 parking space per classroom is intended to be satisfied by either available street parking on Hollywood Avenue or by Village of Brookfield designated on-street staff parking request which is underway through a separate Village of Brookfield process.

For Fence Variance: At Lot 10, The intent of the variance request is focused on being able to enclose with fencing the proposed expanded playground at Hollywood Elementary

school to create a safe environment for students and staff. A hardship was created whereby the land-locked configuration of Hollywood Elementary does not allow for an expanded playground. The portion of Lot 10 that the Riverside School district leases allows space for an expanded playground, but unfortunately it is a corner lot creating an extended front yard setback

- 2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner.**

For Building Coverage Variance: These difficulties have not been created but are a function of the program requirements for Hollywood Elementary and the space required for these needs conflicting with the available space on the lot given the building coverage constraints. These program requirements and added features include safe and appropriately sized Multipurpose lunchroom and music classroom and an expanded playground allowing the current playground to be separated from parking.

For Parking Variance: These difficulties have not been created but are a function of the existing lot configuration and lot size at Hollywood Elementary, and the hardship created in order to meet the growing curriculum needs of the district and the goal of separating parking and play areas.

For Fence Variance: These difficulties have not been created but are a function of the existing lot configurations for Hollywood Elementary as well as the District 96's leased portion of land on Lot 10.

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

For Building Coverage Variance: Given the land-locked position that Hollywood Elementary School sits between the Riverside Brookfield High School and the Hollywood Citizen Association, there are no other means, other than the requested variance, by which the required expansion at Hollywood Elementary could take place.

For Parking Variance: Given the land-locked lot configuration of Hollywood Elementary School at Lot 9 there are no other means other than the requested variance by which the required expansion of the elementary school and playground could take place. The district has negotiated a long-term lease with the neighboring Hollywood Citizens Association to alleviate the space constraints of the play area, unfortunately this cannot alleviate the parking constraints.

For Fence Variance: Given the land-locked lot configuration of Hollywood Elementary School and the corner lot configuration of the Hollywood Citizens Association from which the district leases a portion of land, there are no other means other than the requested variance by which the required expansion of the playground and safe fencing enclosure could take place.

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

For Building Coverage Variance: Careful consideration has been given to protect the existing neighboring air and light qualities by ensuring the proposed coverage is of a size and proximity as to not impact height adjacencies and thus negatively impact light or air

to the occupants or abutting properties.

For Parking Variance: The requested variance will not impair neighboring air and light qualities. The proposed variance would have less vehicles in and around the Hollywood Elementary School and neighboring Hollywood Citizens Association thereby eliminating some potential congestion.

For Fence Variance: The requested variance will not impair neighboring air and light qualities. The proposed fencing would be a 4'-0" high open wrought-iron style fence which would not impact any light or air to the neighbors or occupants of Hollywood Elementary School.

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

For Building Coverage Variance: The proposed variance will not diminish the values of adjacent properties. This project seeks to improve to overall property values by increasing the educational value offerings by Riverside School District 96 and by providing an improved community asset in for of the new playground.

For Parking Variance: The requested variance will not diminish the values of adjacent properties. The proposed variance seeks to improve the overall quality of the neighborhood by replacing a portion of the required parking spaces with updated learning facilities and a Multi-purpose Room that has the potential to serve as an added community asset.

For Fence Variance: The requested variance will not diminish the values of adjacent properties. The proposed fence seeks to provide a safe and enclosed outdoor play area for students while being easily supervised by staff, as well as providing a community asset in form of the new playground.

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

For Building Coverage Variance: Great extents have been taken by District 96 to ensure that this variation will not increase the congestion of local public streets. The District has worked with Village of Brookfield to secure designated on-street parking spaces for staff during school days and hours, as well as working with the Brookfield Zoo to lease an additional 10 parking spaces at a neighboring lot. These strategies as well as on-site parking provided seeks to alleviate congestion on the adjoining streets.

For Parking Variance: The requested variance will not increase the congestion of local public streets. It proposes that the requested reduction in 8 off-street parking spaces will be supplemented by existing on-street parking either by Village of Brookfield designation or in its existing 2-hour parking format and so would not add any congestion to that area.

For Fence Variance: The requested variance will not increase the congestion of local public streets. As mentioned previously, District 96 would propose an open wrought-iron style fence to ensure that sight lines at the corner lot are not hindered and visibility is maintained at the intersection of Washington and Hollywood Avenue.

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

For Building Coverage Variance: The granting of this variance is in keeping with the general purpose and intent of this ordinance. The proposed addition and playground will keep the existing Special Use configuration within the neighborhood, maintain the existing proximity to residential neighbors, while providing added amenities to the community and seeking to minimize building coverage.

For Parking Variance: The granting of this variance is in keeping with the general purpose and intent of this ordinance by exceeding the required 17 staff parking spaces, with a total of 18 parking spaces and by utilizing the existing on-street parking for visitors thereby satisfying the remain 8 required off-street parking spaces (1 parking space / classroom) at Hollywood Elementary.

For Fence Variance: The granting of this variance is in keeping with the general purpose and intent of this ordinance by maintaining an open style rail and post design while providing a wrought-iron style in keeping with the historical nature of Hollywood Elementary and the Hollywood Citizens Association buildings.

DISCUSSION – SPECIAL USES

As part of this project, Hollywood School requests the following Special Uses:

1. Special Use to extend a non-conforming use into a parking area
2. Special Use for joint parking facilities

Extension of Non-Conforming Use

As mentioned, Hollywood Elementary School was built in 1929. According to a copy of Brookfield's Zoning Code from 1968, schools and colleges were a permitted use in the A Single-Family Residence District. There is no record of a special use for Hollywood Elementary School. Currently, Section 62-71.1 of the Village Code lists the following under special uses in the A, A-1, A-2, and A-3 single family districts:

- h. Schools, pre-collegiate, public and private, including gymnasiums, offices and facilities incidental thereto.

Therefore, Hollywood Elementary School is considered a non-conforming use in the A Single-Family Residence District because it never received a special use permit.

Section 62-389 of the Village Code, which governs non-conforming uses of land, states:

Sec. 62-389. - Extensions, expansions, enlargements, intensity.

A nonconforming use of land shall not be extended, enlarged or increased in intensity. Such prohibited extensions, expansions, enlargements or increase in intensity shall include, but not be limited to:

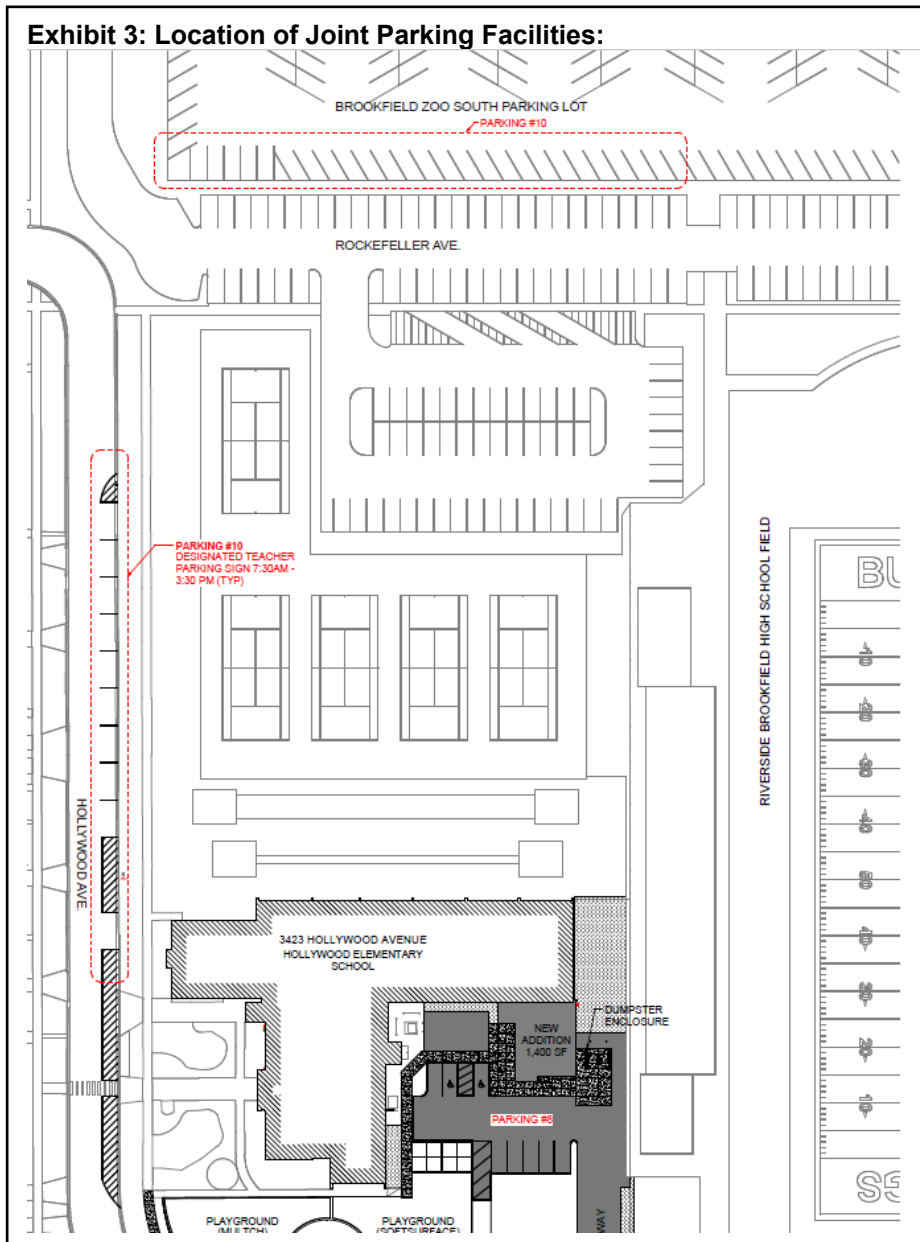
- (1) Construction of or alteration to an accessory building, structure or establishment of an accessory use, including parking or loading areas, even where such accessory building, structure or use is in conformity with all other provisions and terms of this chapter.
- (2) An extension of use to include a building, structure or land, including parking and loading areas, not occupied for the purpose of such use on the effective date of the

ordinance from which this chapter is derived or any amendment hereto which causes it to be nonconforming.

Based on the second example in this code section, Hollywood Elementary School needs a special use permit in order to build an addition in what is currently their parking area and to expand their playground area. This is solely because Hollywood Elementary School is considered a non-conforming use.

Joint Parking Facilities

Hollywood Elementary School is proposing to rent 10 parking spaces from the Brookfield Zoo. These spaces will be used by school faculty. The general location of the parking spaces is indicated on a site plan included in the packet, and the discussion has been that it will be the 10 spaces in the far southeast corner of the South Brookfield Zoo parking lot. An agreement between the Chicago Zoological Society and Hollywood Elementary School is included in the packet. The agreement's duration is for the 2021-2022 school year and is renewable at the start of each year.



According to Section 62-224 of the Village Code, joint parking facilities are considered a special use:

Sec. 62-224. - Joint parking facilities.

Joint or "shared" parking refers to the practice of two or more users who have need for parking at different times voluntarily agreeing to make use of some of all the same parking spaces. Joint parking is encouraged as a means of conserving scarce land resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving village appearance. Special use permit approval is required for approval of joint parking arrangements. Special use permit for joint off-street parking and/or loading facilities may be approved if the applicant demonstrates to the village's satisfaction that such combination of buildings, structures and/or use is of such a unique nature that the cumulative number of parking and/or loading spaces can be reduced. However, the granting of such a special use permit will require proof from the petitioner that no increased congestion in the public streets nor any other violation of the intent and purpose of this chapter will occur. The village may establish criteria and stipulations with the granting of any such special use permit to provide safeguards from building, structure or use changes which will create congestion upon the public streets or otherwise measurably degrade the health, safety, or the general welfare of the public. Such safeguards may include, but are not limited to, the holding of vacant land in retention for future parking space needs, voiding licenses for business operation in the village, establishment of a performance bond, or other such action. The burden of proof showing that a reduction in the number of parking and/or loading spaces as required by this chapter is solely the responsibility of the petitioner. Each such request shall be reviewed in light of its own merits.

Brookfield Zoo has approximately 840 vehicle parking spaces between its North and South parking lots, in addition to bus parking and shuttle bus services to off-site parking facilities. Brookfield Zoo's attendance numbers also vary from season to season, and Hollywood Elementary School is not in regular session during the summer. As detailed in the applicant's project summary, the Chicago Zoological Society determined that given their daily visitor numbers, in pandemic and non-pandemic times, the allocation of these 10 parking spaces during weekday school hours would not adversely affect the zoo's ability to accommodate their daily capacity of vehicles. Brookfield's Village Code does not outline a specific requirement for parking for zoos.

STANDARDS OF REVIEW FOR SPECIAL USES

Chapter 62-Zoning, Article IX, of the Village of Brookfield's Code of Ordinances outlines the process and the standards of review for special uses. In developing its recommendation, the Planning and Zoning Commission shall determine the following (*applicant's answers below with staff comments 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;

The intent and use of the Zone A Single Family Residential is to provide dedicated land area for the development of residential neighborhoods. The Special Use designation provides additional uses that will support and enhance, and diminish, the fabric of the neighborhood such as churches and schools. This neighborhood elementary school is compatible with that purpose.

If, and to what extent, the proposed special use at the particular location 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 existing use on site is currently an elementary school so the expansion of this school would maintain that compatibility. This will however require a Special Use from Section 62-389 of the Village Code to extend a non-conforming use into a parking and loading area. In the vicinity of the Hollywood Elementary School are single family residences that support and many attend Hollywood Elementary School.

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;

Hollywood Elementary has put in place a regimented pick-up and drop-off process in order to ensure that no stacking of cars happens on Hollywood Avenue and the adjoining Washington Avenue. Riverside School District 96 continues to work with the Village of Brookfield and the Brookfield Zoo to ensure adequate parking is available for the staff and visitors. Given the lack of available public parking in the area the district will be requesting a Special Use from Section 62-224 of the Village Code to share joint parking facilities with the Brookfield Zoo.

RECOMMENDATIONS

Staff recommends approval of the proposed variations and special use permits. If Commissioners are in agreement with staff's findings and recommendations, the Commission can vote to recommend approval of the proposed variations and special uses to the Village Board of Trustees.

If Commissioners vote to recommend approval, staff anticipates the Planning and Zoning Commission recommendation will be reviewed by the Committee of the Whole on February 8th, 2021 and by subsequent vote by the Village Board on February 22nd, 2021.



The Village of Brookfield
Planning and Zoning Commission Application

Zoning Variance Application

Applicant Information:

1. Name and Phone Number of contact person for application process	<u>Ryan Kelley, DLA Architects, m: 617-833-3855</u>
2. Petitioner's Name	<u>Dr. Martha Ryan-Toye</u>
3. Petitioner's Address	<u>3340 S. Harlem Ave. Riverside, IL. 60546</u>
4. Phone Number	<u>708-447-5007</u>
5. Email Address	<u>ryan-toyem@district96.org</u>
6. Fax Number	<u>708-447-3252</u>
7. Owner of Record Name	<u>Riverside School District 96</u>
8. Owner of Record Address	<u>3340 S. Harlem Ave. Riverside, IL. 60546</u>

Property Information:

9. Common Street Address	<u>Lot 9 - 3423 Hollywood Ave. Brookfield, IL. 60513,</u> <u>Lot 10 - 3437 Hollywood Ave. Brookfield, IL. 60513</u>
10. Legal Description	<u>_____</u> <u>_____</u> <u>_____</u>
11. Permanent Tax Index Number (PIN)	<u>Lot 9 - 15-35-104-016-0000</u> <u>Lot 10 - 15-35-104-018-0000</u>
12. When did the owner acquire the property?	<u>_____</u>

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

14. Is your property use presently (check one): Conforming Non-conforming

15. If the property is a non-conforming use, please explain: _____

Hollywood Elementary School is a permitted special use in a Zone - A Single Family Residential

District. Riverside School District 96 is the owner of Lot 9 and the lessee of a portion of Lot 10.

Lot 9 in it's existing condition does not comply with the maximum building coverage percentage

allowable for Zone A under Brookfield Zoning Ordinances.

16. Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	Zone A	Single Family Residential
South	Zone A	Single Family Residential
East	Zone A	Single Family Residential
West	Zone A	Single Family Residential

Zoning Variance Application, continued

17. What is the Zoning Classification of the subject property? Zone A - Permitted Special Use

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

- (1) Section 62- 75 Variance requested to Exceed Max. Building Coverage by an additional 3.3% over the existing condition.
- (2) Section 62- 290 Variance requested to Reduce the number of required off street parking space by 8.
- (3) Section 62- 13, 12-198 Variance requested to Permit fencing to continue into the front yard setback at Lot 10 around the newly proposed playground area.

19. What is the proposed use of or improvement to the property? Permitted Special Use - Elementary School

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

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

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

Martha Kipari TOYI 12/15/20
 Petitioners Signature Date

Martha Kipari TOYI 12/15/20
 Owner's Signature (or authorized agent) Date

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

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

2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner;
See attached appendix .

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

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

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

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

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



RE: Zoning Variance Application Appendix

Below are detailed requests for 3 variances for the proposed Hollywood Elementary Addition and Playground. As stated in Zoning Variance Application Riverside School District 96 is the owner of Lot 9 and the lessee of a portion of the land at Lot 10 owned by the Hollywood Citizens Association.

This is to serve as an appendix to the Zoning Variance Application and to demonstrate the existing hardships and the proposed adherence to the intent of the Village standards.

1. Variance from Municipal Code 62-75:

At Lot 9 a variance is requested to exceed the Zone A maximum Building Coverage required.

Required Max. building coverage Lot 9 = 30%

Existing Building Coverage Lot 9 = 42.11%

Proposed Max. building coverage Lot 9 = 45.7%

b)

1. At Lot 9, the existing building exceeds the maximum percentage of Building Coverage allowed by 12.11%. The proposed addition of Multi-purpose Lunchroom / Classroom will add an additional 3.3% building coverage. The existing school is a Special Use that is non-compliant in its existing condition within the Zone A Single-Family Residential District. The residential building coverage zoning requirements have created a hardship for this public use building by limiting the ability of the School District to provide an expanded footprint on the existing lot. This expanded footprint would be required to meet the growing program requirements of the district within the Hollywood / Brookfield Village community.
2. These difficulties have not been created but are a function of the program requirements for Hollywood Elementary and the space required for these needs conflicting with the available space on the lot given the building coverage constraints. These program requirements and added features include safe and appropriately sized Multipurpose lunchroom and music classroom and an expanded playground allowing the current playground to be separated from parking.
3. Given the land-locked position that Hollywood Elementary School sits between the Riverside Brookfield High School and the Hollywood Citizen Association, there are no other means, other than the requested variance,

by which the required expansion at Hollywood Elementary could take place.

4. Careful consideration has been given to protect the existing neighboring air and light qualities by ensuring the proposed coverage is of a size and proximity as to not impact height adjacencies and thus negatively impact light or air to the occupants or abutting properties.
5. The proposed variance will not diminish the values of adjacent properties. This project seeks to improve to overall property values by increasing the educational value offerings by Riverside School District 96 and by providing an improved community asset in for of the new playground.
6. Great extents have been taken by District 96 to ensure that this variation will not increase the congestion of local public streets. The District has worked with Village of Brookfield to secure designated on-street parking spaces for staff during school days and hours, as well as working with the Brookfield Zoo to lease an additional 10 parking spaces at a neighboring lot. These strategies as well as on-site parking provided seeks to alleviate congestion on the adjoining streets.
7. The granting of this variance is in keeping with the general purpose and intent of this ordinance. The proposed addition and playground will keep the existing Special Use configuration within the neighborhood, maintain the existing proximity to residential neighbors, while providing added amenities to the community and seeking to minimize building coverage.

2. Variation from Municipal Code 62-13, 12-198:

At Lot 10, a variance is requested to permit a 4'-0" tall open wrought-iron style fence to continue into the front yard set back at Lot 10 as shown on the attached Site Plan, enclosing the proposed playground at Hollywood Elementary School.

b)

1. At Lot 10, The intent of the variance request is focused on being able to enclose with fencing the proposed expanded playground at Hollywood Elementary school to create a safe environment for students and staff. A hardship was created whereby the land-locked configuration of Hollywood Elementary does not allow for an expanded playground. The portion of Lot 10 that the Riverside School district leases allows space for an expanded playground, but unfortunately it is a corner lot creating an extended front yard setback
2. These difficulties have not been created but are a function of the existing lot configurations for Hollywood Elementary as well as the District 96's leased portion of land on Lot 10.

3. Given the land-locked lot configuration of Hollywood Elementary School and the corner lot configuration of the Hollywood Citizens Association from which the district leases a portion of land, there are no other means other than the requested variance by which the required expansion of the playground and safe fencing enclosure could take place.
4. The requested variance will not impair neighboring air and light qualities. The proposed fencing would be a 4'-0" high open wrought-iron style fence which would not impact any light or air to the neighbors or occupants of Hollywood Elementary School.
5. The requested variance will not diminish the values of adjacent properties. The proposed fence seeks to provide a safe and enclosed outdoor play area for students while being easily supervised by staff, as well as providing a community asset in form of the new playground.
6. The requested variance will not increase the congestion of local public streets. As mentioned previously, District 96 would propose an open wrought-iron style fence to ensure that sight lines at the corner lot are not hindered and visibility is maintained at the intersection of Washington and Hollywood Avenue.
7. The granting of this variance is in keeping with the general purpose and intent of this ordinance by maintaining an open style rail and post design while providing a wrought-iron style in keeping with the historical nature of Hollywood Elementary and the Hollywood Citizens Association buildings.

3. Variation from Municipal Code 62-290:

At Lot 9, a variance is requested to permit the reduction of the number of off-street parking space from the required number of 26 parking spaces to 18 parking spaces at Hollywood Elementary School. In addition to this variance the School District is filing for a Special Use permit for Joint Parking Facilities with the Brookfield Zoo. The School District has leased 10 parking spaces in the neighboring Brookfield Zoo parking lot in order augment the proposed 8 parking spaces with the Hollywood Elementary Addition project.

b)

1. At Lot 9, The intent of the variance request is focused on being able to adequately provide parking for the elementary school staff, which Hollywood Elementary has 17 full time employees. The additional required 1 parking space per classroom is intended to be satisfied by either available street parking on Hollywood Avenue or by Village of Brookfield designated on-street staff parking request which is underway through a separate Village of Brookfield process.

2. These difficulties have not been created but are a function of the existing lot configuration and lot size at Hollywood Elementary, and the hardship created in order to meet the growing curriculum needs of the district and the goal of separating parking and play areas.
3. Given the land-locked lot configuration of Hollywood Elementary School at Lot 9 there are no other means other than the requested variance by which the required expansion of the elementary school and playground could take place. The district has negotiated a long-term lease with the neighboring Hollywood Citizens Association to alleviate the space constraints of the play area, unfortunately this cannot alleviate the parking constraints.
4. The requested variance will not impair neighboring air and light qualities. The proposed variance would have less vehicles in and around the Hollywood Elementary School and neighboring Hollywood Citizens Association thereby eliminating some potential congestion.
5. The requested variance will not diminish the values of adjacent properties. The proposed variance seeks to improve the overall quality of the neighborhood by replacing a portion of the required parking spaces with updated learning facilities and a Multi-purpose Room that has the potential to serve as an added community asset.
6. The requested variance will not increase the congestion of local public streets. It proposes that the requested reduction in 8 off-street parking spaces will be supplemented by *existing* on-street parking either by Village of Brookfield designation or in its existing 2-hour parking format and so would not add any congestion to that area.
7. The granting of this variance is in keeping with the general purpose and intent of this ordinance by exceeding the required 17 staff parking spaces, with a total of 18 parking spaces and by utilizing the existing on-street parking for visitors thereby satisfying the remain 8 required off-street parking spaces (1 parking space / classroom) at Hollywood Elementary.



December 17, 2020

Village of Brookfield
Planning and Zoning Department
Brookfield Village Hall
8820 Brookfield, IL 60513

RE: Request for Zoning Variance Project Summary – Hollywood Elementary

To Whom it may concern,

Riverside School District 96 has made it a district wide goal to separate parking and play areas at each of the schools within the district and to continue to provide expanded curriculum that meets the growing community and district goals. Hollywood Elementary is a K-5 single section elementary school with a student population of 137 students in normal non-pandemic times.

The 1,475 square foot Multipurpose Lunchroom / Music Room addition will allow Hollywood Elementary to fully utilize the existing gymnasium for educational programming and not lunch, as it is currently used. This Multi-purpose Room addition will also be utilized as a music classroom allowing other areas to fill to void of additional Itinerant break out space, that the school is currently lacking.

A variance is requested from **Municipal Code 62-75** Maximum Building Coverage. The existing building at Hollywood Elementary exceeds the maximum percentage of Building Coverage allowed by 12.11%. The proposed addition of Multi-purpose Lunchroom / Classroom will add an additional 3.3% building coverage.

The existing school is a Permitted Special Use that is non-compliant in its existing condition within the Zone A Single-Family Residential District. The residential building coverage have created a hardship for this public use building by limiting the ability of the School District to provide an expanded footprint on the existing lot that would meet the program requirements of the district for the growing community.

The parking lot and the playground at Hollywood are currently using the same asphalt area. While the district and the school have been able to manage this safely, this is not an ideal situation. Separating parking and play is a district-wide goal that this request and the related addition and playground project aims to achieve.

A second variance is being requested from **Municipal Code 62-13, 12-198** SetBack and Yard Exceptions prohibiting fence construction in the front yard setback.

The intent of the variance request is focused on being able to enclose with fencing the proposed expanded playground at Hollywood Elementary School to create a safe environment for students and staff. A hardship was created whereby the land-locked configuration of Hollywood Elementary does not allow for an expanded playground. The portion of Lot 10 that the Riverside School district leases allows space for an expanded playground, but unfortunately is a corner lot creating an extended front yard setback.

A third Variance is being requested being requested from **Municipal Code 62-290 Required Parking Spaces**. A reduction in the number of off-street parking space is being from the required number of 26 parking spaces to 18 parking spaces at Hollywood Elementary School. In addition to this variance the School District is filing for a Special Use permit for Joint Parking Facilities with the Brookfield Zoo. The School District has leased 10 parking spaces in the neighboring Brookfield Zoo parking lot in order augment the proposed 8 parking spaces with the Hollywood Elementary Addition project.

Thank you for your consideration. The school district looks forward to your input and discussion going forward on how best to achieve Riverside school district 96 overall goals in cooperation and compliance with the Village of Brookfield.

AFFIDAVIT OF OWNERSHIP AND TRUST DISCLOSURE

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, (print name) Dr. Martha Ryan-Toye, under oath, state that I am (check one):

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

commonly described as (full address): 3423 Hollywood Avenue, Brookfield, IL 60513

and that such property is owned by (print owner's name) Riverside School District 96 as of this date.

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

I, _____, as trustee/beneficiary of
_____ Trust Number _____,

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

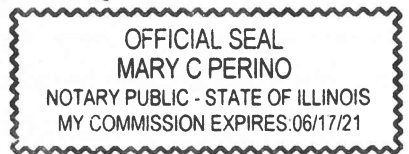
Name	Address	Interest

Martha Ryan-Toye
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16 DAY OF December, 2020

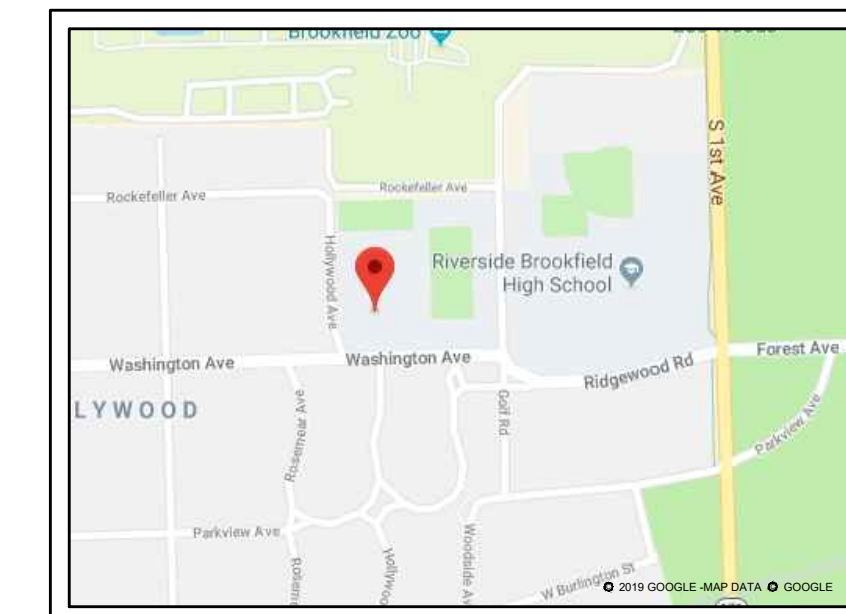
Mary C. Perino
(Notary Public)



BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 9, 10 AND THE SOUTH 45 FEET OF LOT 8 (EXCEPT THE EAST 45 FEET THEREOF) ALL IN BLOCK 1 IN THE SECOND ADDITION TO HOLLYWOOD IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- | | | | | | |
|---|---|----|---|----|---|
| 1 | RM=618.43' (STORM)
24" CONCRETE STRUCTURE
INV=618.43' (8" CPP SSE)
BOTTOM OF STRUCTURE=615.31' | 10 | RM=618.89' (STORM)
48" CONCRETE STRUCTURE
INV=618.89' (12" RCP N)
INV=614.96' (8" RCP E)
TOP OF WATER=615.00'
BOTTOM OF STRUCTURE=612.25' | 21 | RM=617.37' (COMBINATION SEWER)
48" CONCRETE STRUCTURE
INV=609.61' (15" PVC E)
INV=609.68' (12" PVC S)
INV=613.07' (8" PVC SW)
INV=609.44' (18" PVC W)
INV=613.17' (8" PVC NW) |
| 2 | RM=618.53' (STORM)
24" CONCRETE STRUCTURE
INV=618.53' (8" CPP SSE)
TOP OF WATER=615.00'
BOTTOM OF STRUCTURE=615.04' | 11 | RM=617.71' (STORM)
24" CONCRETE STRUCTURE
INV=615.52' (8" RCP ENE)
TOP OF WATER=615.56'
BOTTOM OF STRUCTURE=615.56' | 22 | RM=616.92' (WATER)
48" CONCRETE STRUCTURE
612.66' AT TOP OF 8" DIP N/S |
| 3 | RM=617.12' (STORM)
24" CONCRETE STRUCTURE
INV=614.93' (4" PVC WSW)
INV=614.91' (8" CPP N)
TOP OF WATER=614.86'
BOTTOM OF STRUCTURE=614.69' | 12 | RM=617.70' (SANITARY)
48" CONCRETE STRUCTURE
INV=615.32' (12" RCP W)
INV=611.93' (12" CLAY N)
BOTTOM OF STRUCTURE=611.93' | 23 | RM=616.88' (STORM)
24" CONCRETE STRUCTURE
INV=614.54' (8" CPP N)
INV=614.54' (12" CPP E)
INV=614.59' (6" CPP SE CAPPED) |
| 4 | RM=617.57' (STORM)
48" CONCRETE STRUCTURE
INV=615.02' (8" CPP NNE)
INV=613.56' (15" RCP N)
INV=613.71' (15" RCP S)
TOP OF WATER=613.56'
BOTTOM OF STRUCTURE=610.77' | 13 | RM=617.00' (STORM)
24" CONCRETE STRUCTURE
INV=614.62' (12" RCP S)
TOP OF WATER=615.54'
BOTTOM OF STRUCTURE=614.37' | 24 | RM=616.76' (STORM)
48" CONCRETE STRUCTURE
INV=613.86' (12" CPP NE)
INV=613.96' (12" CPP W) |
| 5 | RM=616.83' (STORM)
48" CONCRETE STRUCTURE
INV=614.84' (8" CPP NNW)
INV=614.12' (15" RCP N)
INV=614.03' (12" RCP S)
TOP OF WATER=613.72'
BOTTOM OF STRUCTURE=610.98' | 14 | RM=617.54' (STORM)
24" CONCRETE STRUCTURE
INV=615.20' (8" RCP W)
TOP OF WATER=615.17'
BOTTOM OF STRUCTURE=614.95' | 25 | RM=616.87' (STORM)
48" CONCRETE STRUCTURE
CONCRETE STORM TRAP
NO LINES FOUND
610.12' AT BOTTOM OF STRUCTURE |
| 6 | RM=616.90' (STORM)
48" CONCRETE STRUCTURE
INV=614.27' (12" RCP N/SE)
TOP OF WATER=613.44'
BOTTOM OF STRUCTURE=611.20' | 15 | RM=617.29' (STORM)
48" CONCRETE STRUCTURE
INV=613.44' (8" CLAY WITH SNORKEL S)
TOP OF WATER=613.44'
BOTTOM OF STRUCTURE=612.31' | 26 | RM=619.27' (STORM)
24" CONCRETE STRUCTURE
616.69' AT TOP OF 4" PVC PIPE NE/S
INV=617.02' (4" PVC E)
INV=616.43' (4" PVC VERTICAL)
INV=615.87' (6" CPP NW CAPPED) |
| 7 | RM=617.25' (STORM)
24" CONCRETE STRUCTURE
INV=614.70' (12" RCP NW)
INV=611.24' (12" CLAY N)
TOP OF WATER=612.07'
BOTTOM OF STRUCTURE=614.52' | 16 | RM=618.57' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=613.59' (6" DIP N/S)
BOTTOM OF STRUCTURE=612.30' | 27 | RM=617.70' (STORM)
48" CONCRETE STRUCTURE
MWRD STRUCTURE/UNABLE TO OPEN |
| 8 | RM=617.89' (STORM)
48" CONCRETE STRUCTURE
INV=612.49' (CPP W)
INV=612.95' (15" RCP S)
TOP OF WATER=612.07'
BOTTOM OF STRUCTURE=610.06' | 17 | RM=617.26' (COMBINATION)
48" CONCRETE STRUCTURE
INV=613.47' (8" PVC W)
INV=611.24' (12" CLAY N)
INV=613.63' (8" PVC ESE)
INV=611.38' (12" CLAY S)
BOTTOM OF STRUCTURE=611.24' | 28 | RM=617.25' (STORM)
48" CONCRETE STRUCTURE
INV=614.66' (8" CPP E)
INV=611.96' (18" CPP SE)
INV=613.71' (8" CPP SW)
OUT OF SCOPE OF WORK |
| 9 | RM=617.97' (STORM)
48" CONCRETE STRUCTURE
INV=615.05' (RCP WSW)
INV=613.57' (RCP W)
TOP OF WATER=614.97'
BOTTOM OF STRUCTURE=611.62' | 18 | RM=618.71' (COMBINATION)
48" CONCRETE STRUCTURE
INV=613.92' (8" PVC NW CAPPED) | 29 | RM=616.61' (STORM)
48" CONCRETE STRUCTURE
INV=613.31' (8" PVC E CAPPED) |



- NOTES:**
- SITE BENCHMARK #1 - RAILROAD SPIKE IN BASE OF UTILITY POLE LOCATED APPROXIMATELY 22' NORTH OF WASHINGTON AVENUE AND 2' EAST OF ASPHALT DRIVE AT THE EAST END OF TOPOGRAPHY, AS SHOWN. ELEVATION=619.55' (NAVD88)
 - SITE BENCHMARK #2 - ARROW BOLT ON HYDRANT ON THE EAST SIDE OF HOLLYWOOD AVENUE, 27.50' NW OF THE NW CORNER OF BUILDING AS SHOWN. ELEVATION=620.79' (NAVD88)
 - PERMANENT INDEX NUMBER (P.I.N. #): PART OF 15-35-104-016 & 15-35-104-018
 - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
 - PROPERTY AREA: 65,678.34 SQUARE FEET (1.51 ACRES)
 - FIELD WORK COMPLETED ON APRIL 3rd, 2019
 - SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREIN.
 - SURVEY PREPARED FOR: DLA ARCHITECTS, LTD.
 - BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
 - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 30th DAY OF APRIL A.D., 2019 AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC
Franjo L. Matich
FRANJO L. MATICH PLS #035-003556 EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000750-0015



WT GROUP
Engineering with Precision, Pace and Passion
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www.wtgroup.com
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WT Group
Engineering • Design • Consulting

HOLLYWOOD COMMUNITY HOUSE
3435 HOLLYWOOD AVENUE
BROOKFIELD, ILLINOIS

ISSUE

TO: DATE: 4/30/19

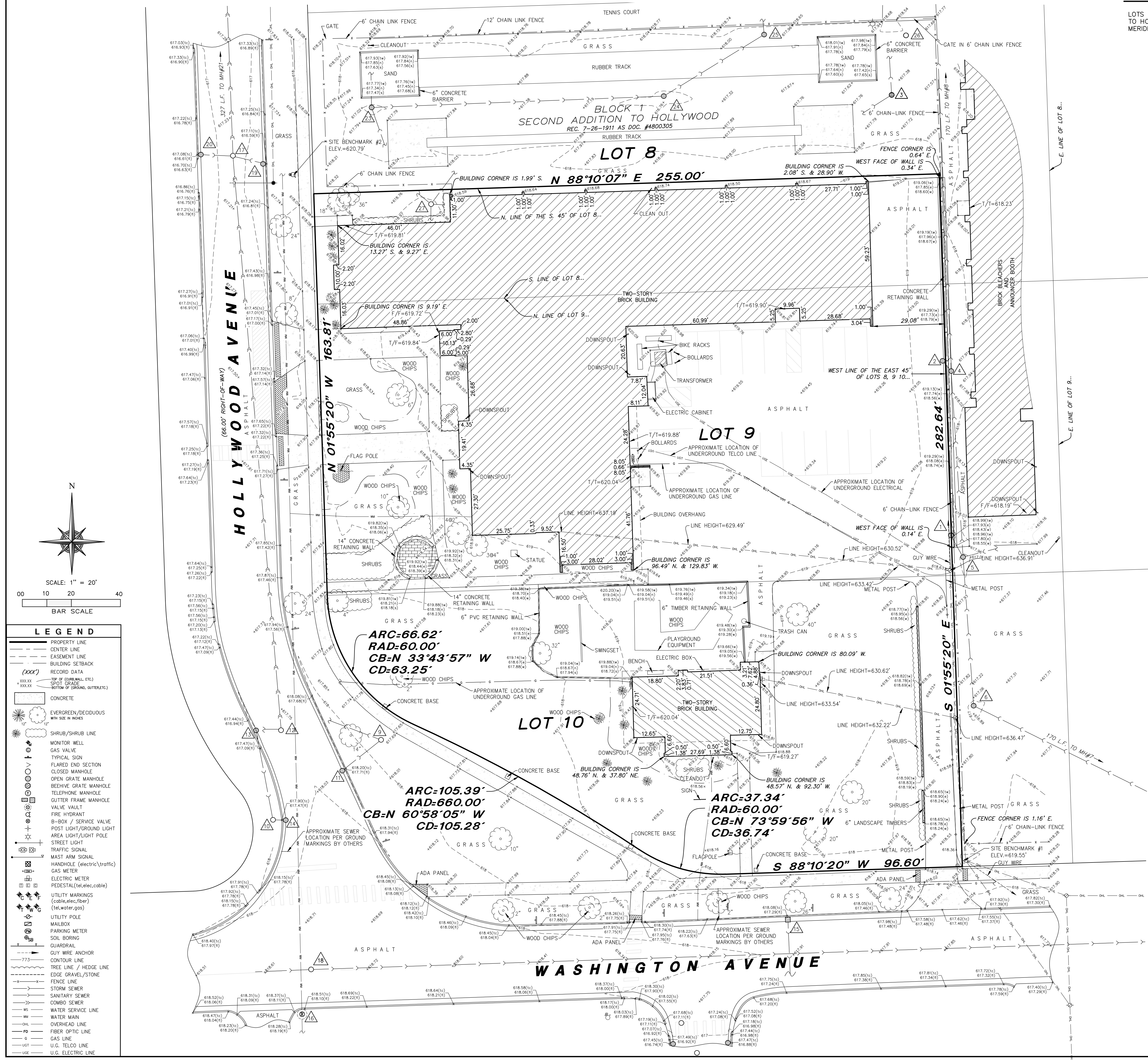
CLIENT: DATE: 4/30/19

CHECK/FIRM

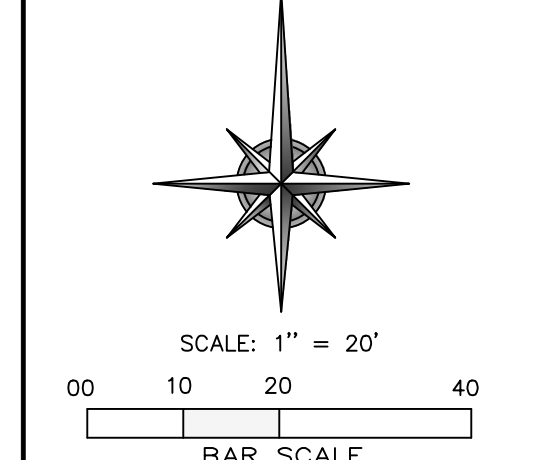
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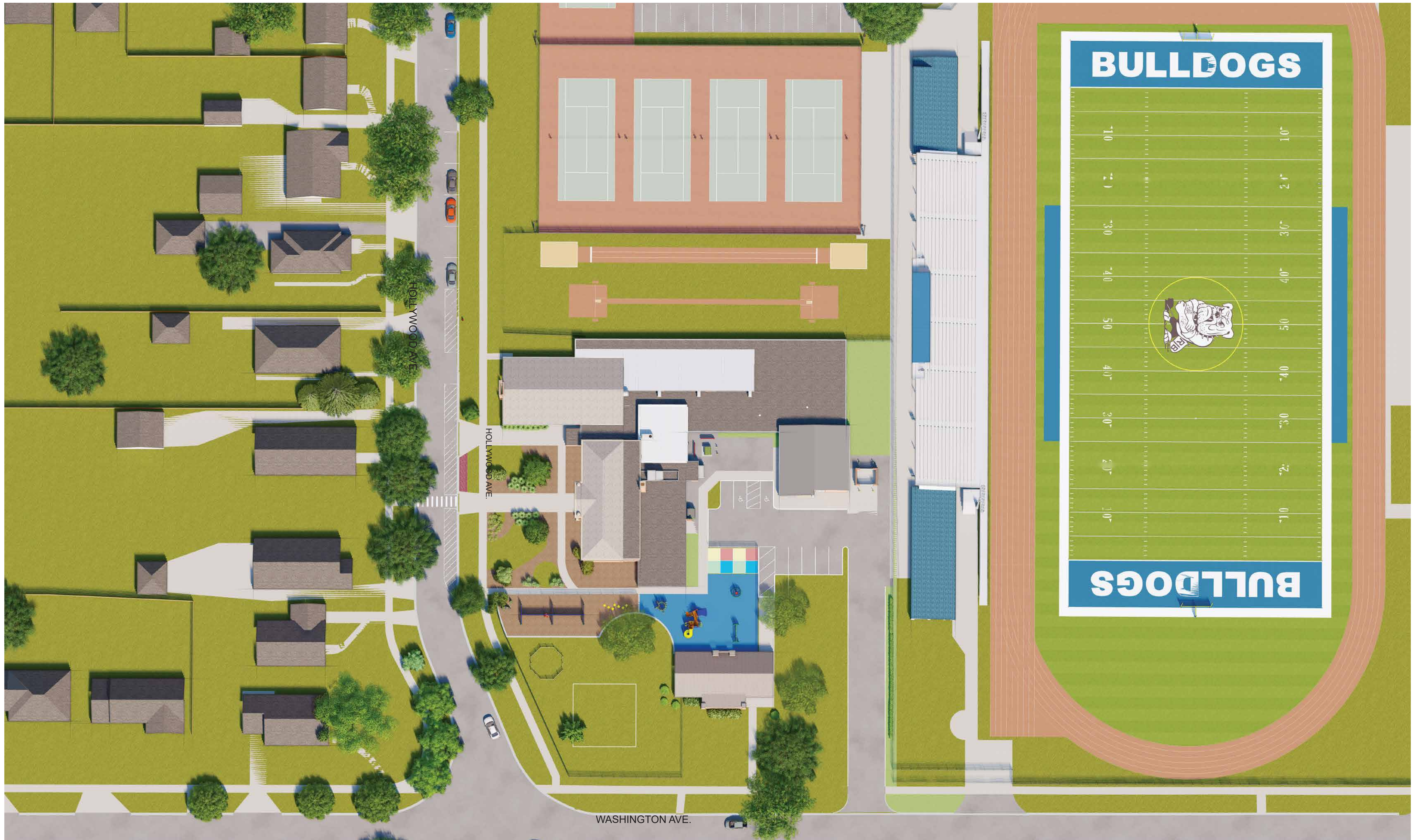
JOB: 1911171C

SUR-1
SHEET 1 OF 1
BOUNDARY & TOPOGRAPHIC SURVEY



- LEGEND**
- PROPERTY LINE
 - CENTER LINE
 - EASEMENT LINE
 - BUILDING SETBACK
 - RECORD DATA
 - TOP OF CURB WALL (C)
 - SPOT GRADE
 - BOTTOM OF (GRASS, UTILITIES)
 - CONCRETE
 - EVERGREEN/DECIDUOUS WITH SIZE IN INCHES
 - SHRUBS/SHRUB LINE
 - MONITOR WELL
 - GAS VALVE
 - TYPICAL SIGN
 - FLARED END SECTION
 - CLOSED MANHOLE
 - OPEN GRATE MANHOLE
 - BEEHIVE GRATE MANHOLE
 - TELEPHONE MANHOLE
 - GUTTER FRAME MANHOLE
 - VALVE VAULT
 - FIRE HYDRANT
 - B-BOX / SERVICE VALVE
 - POST LIGHT/GROUND LIGHT
 - AREA LIGHT/STREET POLE
 - STREET LIGHT
 - TRAFFIC SIGNAL
 - MAST ARM SIGNAL
 - HANDHOLE (electric/traffic)
 - GAS METER
 - ELECTRIC METER
 - PEDESTAL (tel, elec, cable)
 - UTILITY MARKINGS (cable, elec, fiber)
 - (tel, water, gas)
 - UTILITY POLE
 - MAILBOX
 - PARKING METER
 - SOIL BORING
 - QUADRANT
 - GUY WIRE ANCHOR
 - CONTOUR LINE
 - TREE LINE / HEDGE LINE
 - EDGE GRAVEL/STONE
 - FENCE LINE
 - STORM SEWER
 - SANITARY SEWER
 - COMBO SEWER
 - WATER SERVICE LINE
 - WATER MAIN
 - OVERHEAD LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - U.G. TELCO LINE
 - U.G. ELECTRIC LINE





HOLLYWOOD ELEMENTARY SCHOOL ADDITION & RENOVATION

RIVERSIDE SCHOOL DISTRICT 96
17 NOVEMBER, 2020





HOLLYWOOD ELEMENTARY SCHOOL ADDITION & RENOVATION

RIVERSIDE SCHOOL DISTRICT 96
17 NOVEMBER, 2020





RENDERING - DRIVEWAY VIEW FROM SOUTH
HOLLYWOOD ELEMENTARY SCHOOL

RIVERSIDE SCHOOL DISTRICT 96

OCTOBER 23, 2019

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ARCHITECTS

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RENDERING - PLAYGROUND VIEW FROM WEST
HOLLYWOOD ELEMENTARY SCHOOL

RIVERSIDE SCHOOL DISTRICT 96

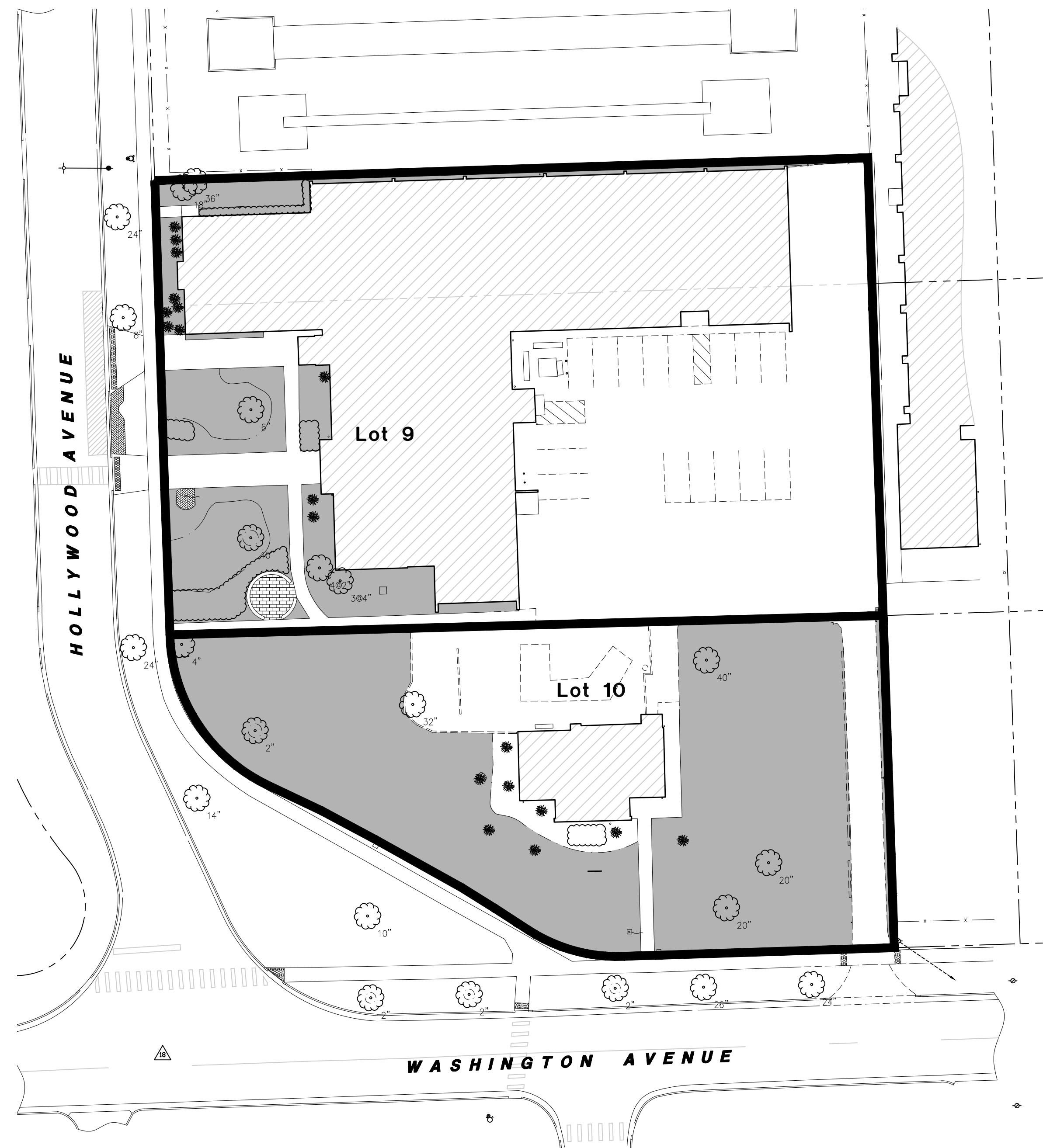
OCTOBER 23, 2019

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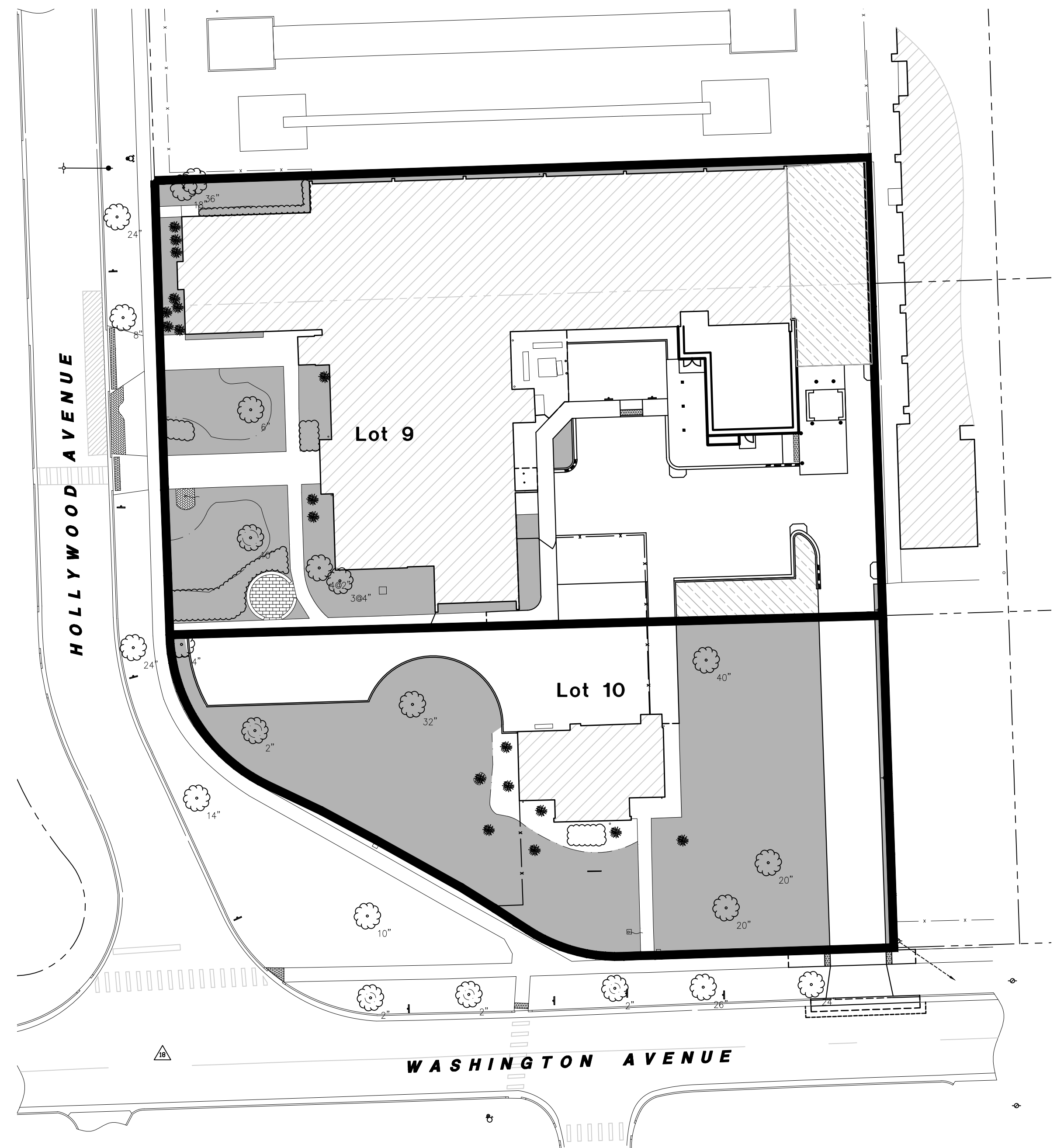


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EXISTING CONDITION



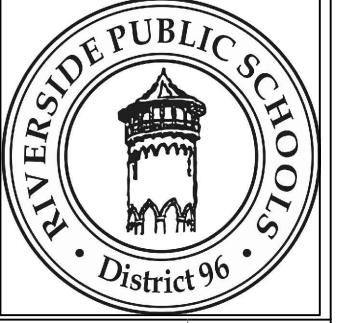
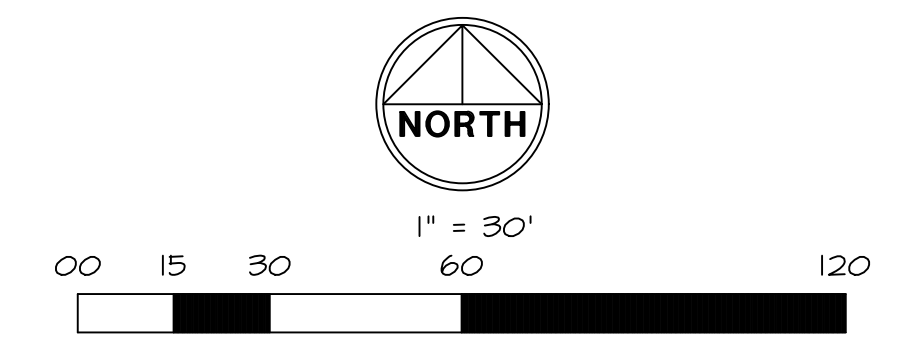
PROPOSED CONDITION

	TOTAL AREA Acreage	EXISTING CONDITIONS		GREENSPACE Percentage	PROPOSED CONDITIONS		GREENSPACE Percentage
		Impervious Acreage	Pervious Acreage		Impervious Acreage	Pervious Acreage	
Lot 9	0.95	0.8	0.15	16%	0.71	0.24	25%
Lot 10	0.55	0.16	0.39	71%	0.21	0.34	62%

	TOTAL AREA Acreage	EXISTING CONDITIONS		PROPOSED CONDITIONS	
		BUILDING Acreage	COVERAGE Percentage	BUILDING Acreage	COVERAGE Percentage
Lot 9	0.95	0.400	42.11%	0.432	45.47%
Lot 10	0.55	0.036	6.55%	0.036	6.55%

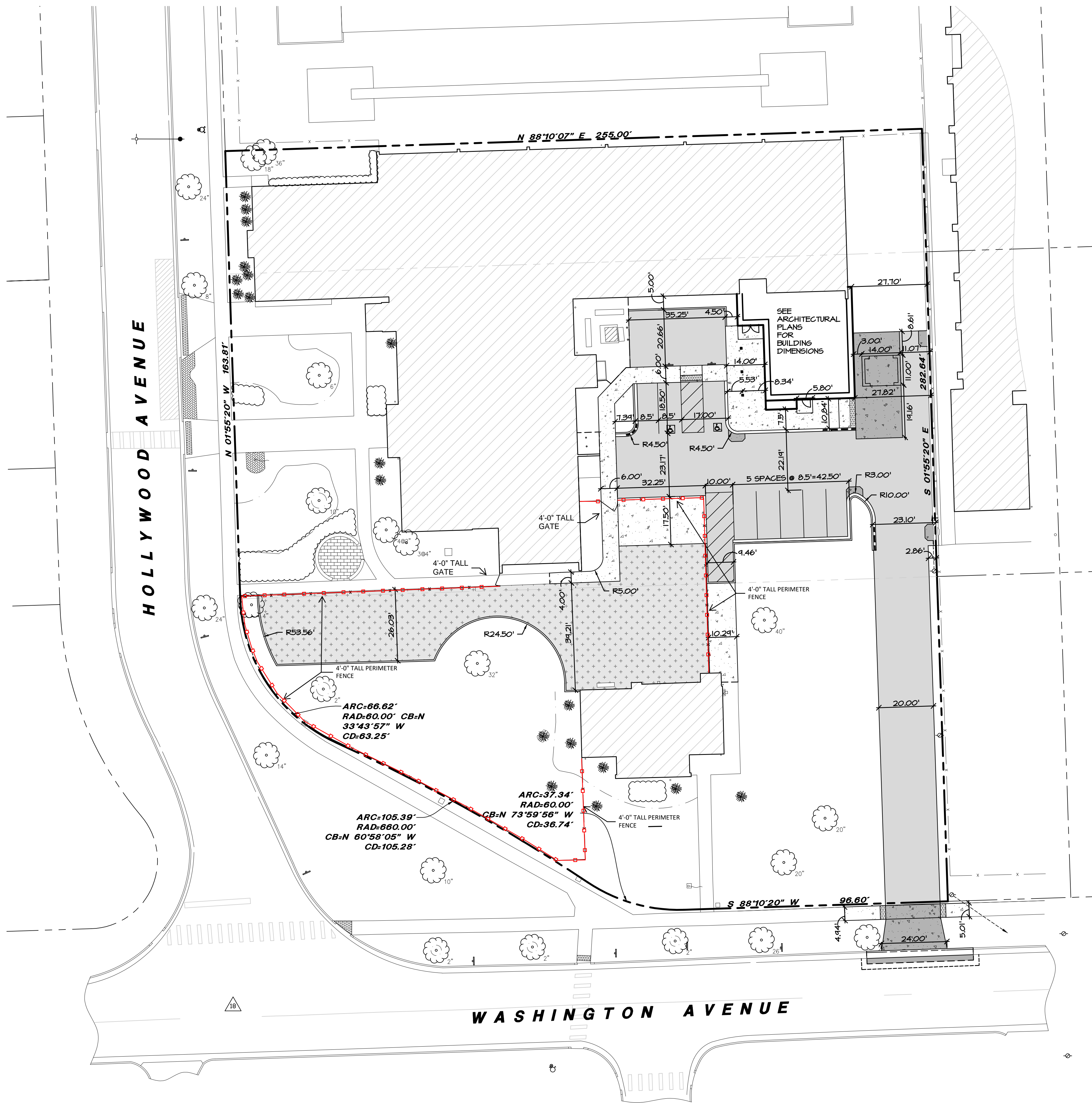
HATCH LEGEND

- PERVIOUS AREA
- NEW PERVIOUS AREA THAT WAS PREVIOUSLY IMPERVIOUS



MARK	DATE
BID SET	11.22.2019
PERMIT	1.08.2021

PROJECT No.	2019.039
DATE	NOVEMBER 22, 2019

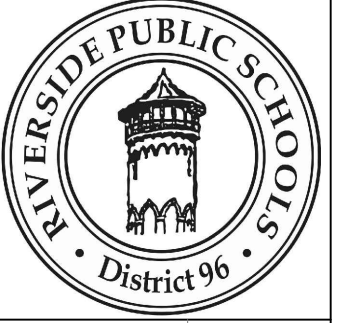


HATCH LEGEND

- NEW ASPHALT PAVEMENT
- NEW ROADWAY PAVEMENT TO MATCH EXISTING CROSS SECTION
- NEW 5' CONCRETE SIDEWALK
- NEW 8' CONCRETE PAVEMENT
- ENGINEERED WOOD FIBER

SITE GEOMETRIC NOTES:

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 4-30-19, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE (ARCHITECTURAL) PLANS.
- D. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- G. CONTRACTOR SHALL CONTACT JULLIE (811 OR 1-800-842-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS.



MARK	DATE
BID SET	11.22.2019
PERMIT	1.08.2021

PROJECT No.	2019.039
DATE	NOVEMBER 22, 2019
SHEET TITLE	

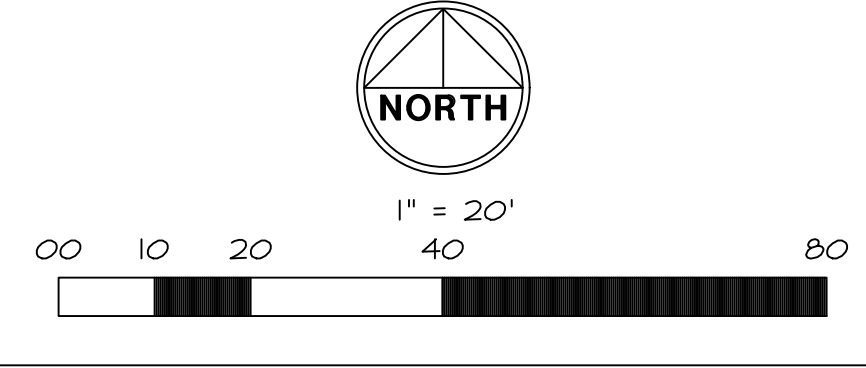
SITE GEOMETRIC PLAN

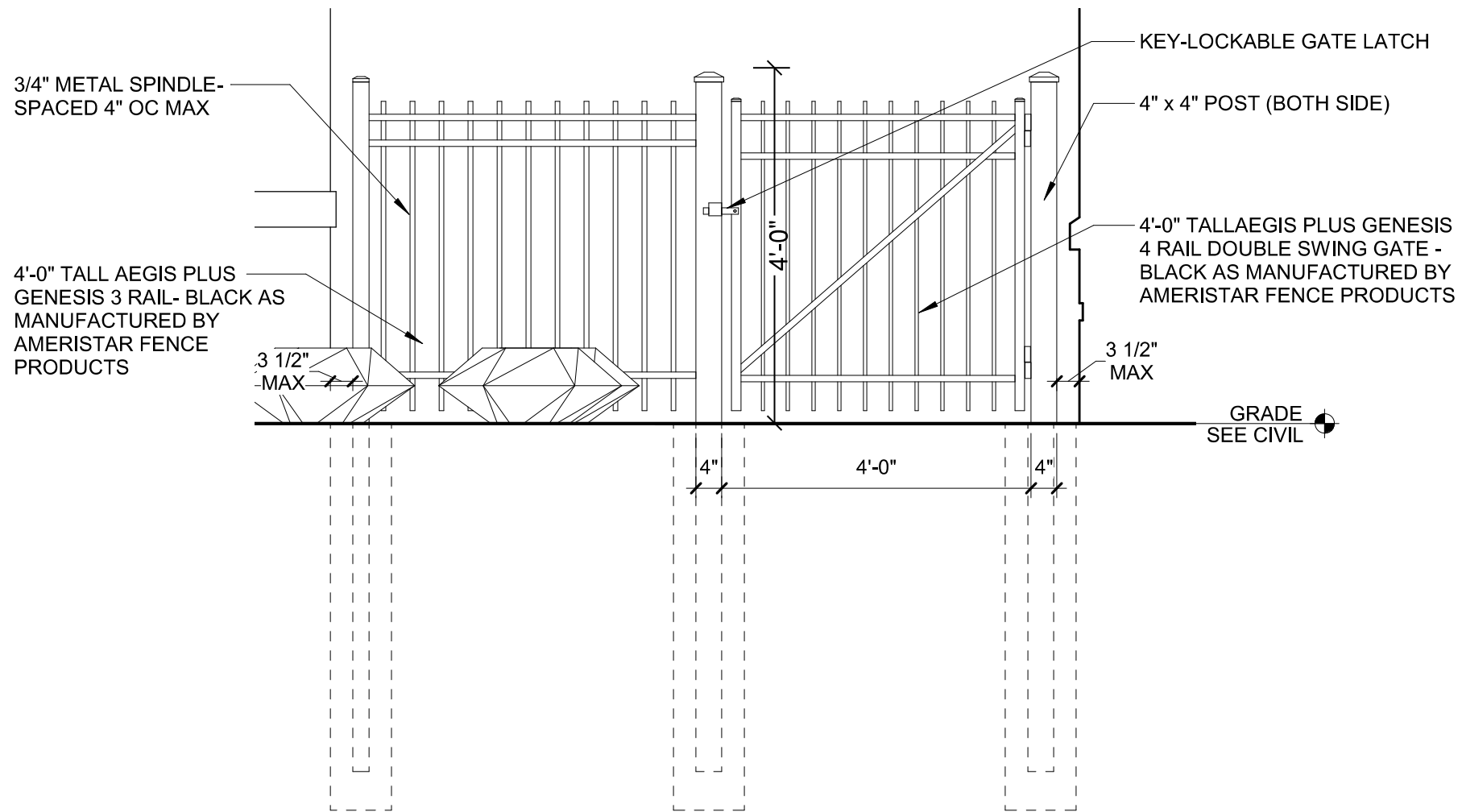
SHEET: **C-2.0-H**

W-T JOB NUMBER-1912503C

WT Group
Engineering • Design • Consulting

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11 ELEVATION
1/2" = 1'-0"





Village of Brookfield
 Planning and Zoning Commission Application Packet

Special Use Permit Application

Applicant Information:

- 1. Name and Phone Number of contact person for application process Ryan Kelley, DLA Architects, m: 617-833-3855
- 2. Petitioner's Name Dr. Martha Ryan-Toye
- 3. Petitioner's Address 3340 S. Harlem Ave. Riverside, IL. 60546
- 4. Phone Number 708-447-5007
- 5. Email Address ryan-toyem@district96.org
- 6. Fax Number 708-447-3252
- 7. Owner of Record Name Riverside School District 96
- 8. Owner of Record Address 3340 S. Harlem Ave. Riverside, IL. 60546

Property Information:

- 9. Common Street Address Lot 9 - 3423 Hollywood Ave. Brookfield, IL. 60513,
Lot 10 - 3437 Hollywood Ave. Brookfield, IL. 60513
- 10. Legal Description _____

- 11. Permanent Tax Index Number Lot 9 - 15-35-104-016-0000, Lot 10 - 15-35-104-018-0000
- 12. When did the owner acquire the property? _____

13. Is the petitioner in the process of purchasing/leasing the property? Yes ___ No
 If so, is the purchase/lease contingent on approval of the special use? Yes ___ No ___

14. Is your property use presently (check one): Conforming ___ Non-conforming

15. If the property is a non-conforming use, please explain: _____

Hollywood Elementary School is a permitted special use in a Zone - A Single Family Residential

District. Riverside School District 96 is the owner of Lot 9 and the lessee of a portion of Lot 10.

Lot 9 in it's existing condition does not comply with the maximum building coverage percentage allowable for Zone A under Brookfield Zoning Ordinances.

16. Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	Zone A	Single Family Residential
South	Zone A	Single Family Residential
East	Zone A	Single Family Residential
West	Zone A	Single Family Residential

Special Use Permit Application, continued

17. What is the Zoning Classification of the subject property? Zone A - Permitted Special Use

18. What is the special use requested? Section 62-389: Extend a Non-conforming use into parking / loading area
Section 62-224: Joint Parking Facilities (see attached Conditions for Approval)
Conditions for Approval (attach a separate sheet if necessary):

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:

The intent and use of the Zone A Single Family Residential is to provide dedicated land area for the development of residential neighborhoods. The Special Use designation provide additional uses that will support and enhance, and diminish, the fabric of the neighborhood such as churches and schools. This neighborhood elementary school is compatible with that purpose.

20. Describe the proposed use's compatibility with existing uses on site and in the vicinity:

The existing use on site is currently an elementary school so the expansion of this school would maintain that compatibility. This will however require a Special Use from section 62-389 of the Village Code to extend a non-conforming use into a parking and loading area. In the vicinity of the Hollywood Elementary school are single family residences that support and many attend Hollywood elementary school.

21. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:

Hollywood Elementary has put in place a regimented pick-up and drop-off process in order to ensure that no stacking of cars happens on Hollywood Avenue and the adjoining Washington Avenue. Riverside School District 96 continues to work with the Village of Brookfield and the Brookfield Zoo to ensure adequate parking is available for the staff and visitors. Given the lack of available public parking in the area the district will be requesting a Special Use from section 62-224 of the Village Code to share joint parking facilities with the Brookfield Zoo.

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

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

Matthew Ryan Toye
Petitioners Signature

12/16/20
Date

Matthew Ryan Toye
Owner's Signature (or authorized agent)

12/16/20
Date

Special Use Permit Application, continued

17. What is the Zoning Classification of the subject property? Zone A - Permitted Special Use

18. What is the special use requested? Section 62-224: Joint Parking Facilities

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

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:

The intent and use of the Zone A Single Family Residential is to provide dedicated land area for the development of residential neighborhoods. With regards to off street parking requirement, the intent is to alleviate vehicular congestion in residential neighborhoods by requiring on-site parking for Permitted Special Uses. This request maintains that intent in that the agreement with Brookfield Zoo and the Chicago Zoological Society allows for 10 parking spaces off street at the South parking of Brookfield Zoo to compensate what is required on site at Hollywood Elementary School.

20. Describe the proposed use's compatibility with existing uses on site and in the vicinity:

The existing use on site is currently an elementary school so the expansion of this school would maintain that compatibility. The existing use of the proposed Joint Parking Facility is currently overflow parking for the Brookfield Zoo. The agreement between the District 96 and the Brookfield Zoo to lease 10 parking spaces would not displace any of the current parking for the zoo in that this is deemed an overflow lot for special events.

21. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:

Riverside School District 96 continues to work with the Village of Brookfield and the Brookfield Zoo to ensure adequate parking is available for the staff and visitors. Given the lack of available public parking in the area this request for a Special Use from section 62-224 of the Village Code to share joint parking facilities with the Brookfield Zoo is meant to address any impacts that the granting of the special use might incur on the neighborhood. A lease agreement has been finalized between District 96 and Brookfield Zoo for 10 parking spaces and will help alleviate any added vehicular congestion on the roadways neighboring Hollywood Elementary.

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

Petitioners Signature

Date

Owner's Signature (or authorized agent)

Date

AFFIDAVIT OF OWNERSHIP AND TRUST DISCLOSURE

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, (print name) Dr. Martha Ryan-Toye, under oath, state that I am (check one):

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

commonly described as (full address): 3423 Hollywood Avenue, Brookfield, IL 60513

and that such property is owned by (print owner's name) Riverside School District 96 as of this date.

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

I, _____, as trustee/beneficiary of
_____ Trust Number _____,

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

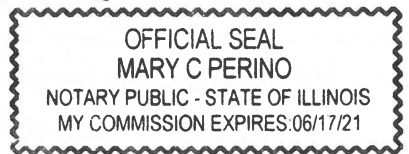
Name	Address	Interest

Martha Ryan-Toye
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16 DAY OF December, 2020

Mary C. Perino
(Notary Public)



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

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

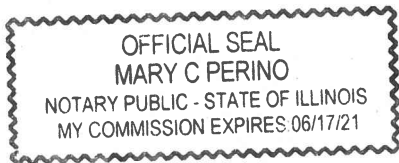
Martha Ryan-Toy
(Print Name)

Martha Ryan Toy
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16 DAY OF December, 2020

Mary C. Perino
(Notary Public)





January 7, 2021

Village of Brookfield
Planning and Zoning Department
Brookfield Village Hall
8820 Brookfield, IL 60513

RE: Request for Special Use Project Summary – Hollywood Elementary

To Whom it may concern,

Riverside School District 96 has made it a district wide goal to separate parking and play areas at each of the schools within the district and to continue to provide expanded curriculum that meets the growing community and district goals. Hollywood Elementary is a K-5 single section elementary school with a student population of 137 students in normal non-pandemic times.

The 1,475 square foot Multipurpose Lunchroom / Music Room addition will allow Hollywood Elementary to fully utilize the existing gymnasium for educational programming and not lunch, as it is currently used. This Multi-purpose Room addition will also be utilized as a music classroom allowing other areas to fill a void of additional itinerant break out space that the school is currently lacking.

Riverside School District 96 is requesting 2 Special Use permits in conjunction with the Hollywood Elementary Addition and Playground project. The first request is a Special Use to extend a non-conforming use into a parking and loading area detailed in Brookfield Village **Municipal Code Section 62-389**. The second request is a Special Use for joint parking facilities detailed in **Municipal Code Section 62-224**.

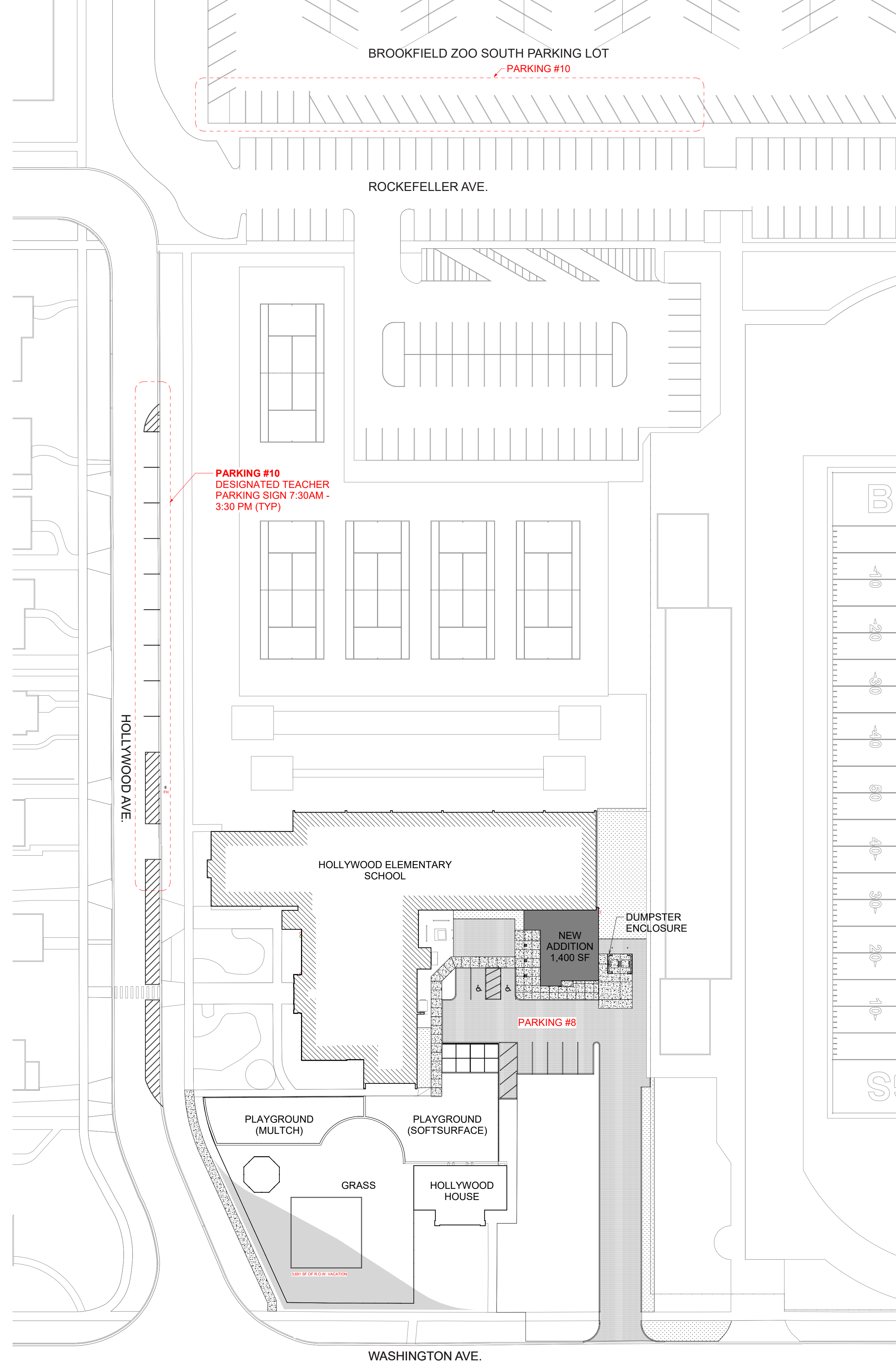
A Special Use to extend a non-conforming use into a parking and loading area is being requested in order to allow Hollywood Elementary to expand its building footprint in order to meet the growing curriculum needs of the community. A hardship has been created for the elementary school due to the land-locked configuration of the existing site. The directly abutting properties to the West and East of Hollywood Elementary, the abutting frontage of Hollywood Avenue, and abutting Riverside Brookfield Stadium to the North have deemed the expansion of the existing school building not permissible.

Riverside School District 96 has signed a lease with the Brookfield Zoo for 10 additional parking spaces and has been working with the Village of Brookfield to request additional designated on-street parking spaces to offset off-street parking that would otherwise be impacted by the request of this Special Use.

A Special Use for joint parking facilities is being request in order to allow for the expansion of the Hollywood Elementary building footprint. A hardship exists whereby the only means to expand the existing school is to impact the existing parking and loading area as detailed above. In contrast, to meet the **Municipal Code 62-290** for off-street parking required for an elementary school the District is submitting this request to allow the lease of 10 parking spaces at neighboring Brookfield Zoo to be counted toward Hollywood Elementary School's off-street parking requirement.

Brookfield Zoo has approximately 840 vehicle parking spaces between its North and South parking lots, in addition to bus parking and shuttle bus services to off-site parking facilities. Upon negotiation and execution of the lease it was deemed by the Chicago Zoological Society that given their daily visitor numbers, in pandemic and non-pandemic times, that the allocation of these 10 parking spaces during weekday school hours would not adversely affect the zoo's ability to accommodate their daily capacity of vehicles.

Thank you for your consideration. The school district looks forward to your input and discussion going forward on how best to achieve Riverside school district 96 overall goals in cooperation and compliance with the Village of Brookfield.



HOLLYWOOD ELEMENTARY SCHOOL ADDITION & RENOVATION

RIVERSIDE SCHOOL DISTRICT 96
17 NOVEMBER, 2020



October 19, 2020

Martha Ryan-Toye, Ed.D.
Superintendent of Schools
Riverside School District 96
3340 S. Harlem Avenue
Riverside, IL 60546

Dear Ms. Ryan-Toye:

This letter is being sent to establish an Agreement between our institutions for the 2021-2022 school year covering operating parameters and payment schedules to the Chicago Zoological Society for the use of up to ten (10) parking spaces in the Brookfield Zoo Main South Parking Lot for Hollywood Elementary School teacher parking.

The Chicago Zoological Society will permit the use of up to ten (10) parking spaces for Hollywood Elementary School teacher parking beginning August 16, 2021 through June 1, 2022 (inclusive) in the Brookfield Zoo Main South Parking Lot. Hollywood Elementary School teachers are required to adhere to the following parameters when utilizing teacher parking spaces.

- Teachers must show appropriate Hollywood Elementary School identification to gain access to the parking lot in the morning or upon request from Brookfield Zoo staff.
- Teachers must display the appropriate designated parking placard in their vehicle in a manner that is clearly visible to Brookfield Zoo personnel when occupying a parking space.
- Parking is permitted on school days only. Holiday and weekend parking is not allowed.
- All teachers must remove their vehicle from the parking lot by 5:00 pm each day.
- Access to teacher parking does not include access to the Brookfield Zoo itself.

The Chicago Zoological Society reserves the right to suspend parking privileges for any teacher who acts unruly, disrespects Brookfield Zoo staff, drives negligently or recklessly, disregards applicable traffic laws or otherwise causes a situation putting people in danger or damaging zoo

property (these matters will be handled on a case by case basis in consultation with Senior Administrators at Hollywood Elementary School).

Prior to use of the lot, Hollywood Elementary School Administration will provide the Brookfield Zoo Police Department with a roster of teacher vehicle license plates, to also include the placard number for each vehicle and the teacher's name, address and phone number (please send this information to the Brookfield Zoo Chief of Police or his/her designee).

The Hollywood Elementary School Administration will collect a fee of ten dollars (\$10.00) per month for use of each parking space during the school year. The Chicago Zoological Society will receive complete remittance of all parking fees collected from the Hollywood Elementary School Administration no later than August 1, 2021.

Prior to the start of the 2021 school year, the Chicago Zoological Society agrees to consider plans provided by the Hollywood Elementary School for the construction of a pedestrian gate at the South West corner of the Main South Parking Lot to allow for more convenient teacher access to the lot. Construction of the gate will be funded by the Hollywood Elementary School. The decision to proceed with the construction of a gate will be made by the Chicago Zoological Society.

By agreement, the Hollywood Elementary School Administration may request and the Chicago Zoological Society may extend the time period for use of the parking lot on either end of the designated time period due to special circumstances. These requests will be considered by the Chicago Zoological Society and approved or denied on a case by case basis. The fee will remain at a rate of ten dollars (\$10.00) per month for use of each parking space requested, up to ten (10) spaces.

The Hollywood Elementary School and Riverside School District 96 agree to indemnify and hold harmless the Chicago Zoological Society, its Officers, Directors, Trustees, Agents and Employees and the Forest Preserve District of Cook County from and against any and all damages, losses, claims, and costs including without limitation legal fees and expenses from any individuals or entities utilizing the aforementioned Main South Lot Parking Lot spaces for activities associated with Hollywood Elementary School.

Both parties agree and understand that the conditions stated within the confines of this document represent the complete agreement to utilize up to ten (10) Main South Parking Lot spaces and unless stated in this document, any other conditions are not a material part of this agreement. It is further agreed to and understood that any changes in the aforementioned parking use fee or material conditions of this Agreement by the Hollywood Elementary School Administration will cause a notification of such change to be sent in writing to:

Chicago Zoological Society – Brookfield Zoo
Attn: Chief Financial Officer
3300 Golf Road
Brookfield, Illinois 60513

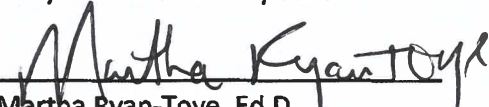
The Chicago Zoological Society reserves the right upon receiving such notification to renegotiate this Agreement including the remittance schedule.

The duration of this Agreement is for the 2021-2022 school year and is renewable by mutual agreement of both parties prior to the start of each subsequent school year.

Included are two (2) copies of this letter with original signatures on both copies. If this agreement meets with approval, please indicate approval on one of the copies and return to the address above.

Thank you for your cooperation.

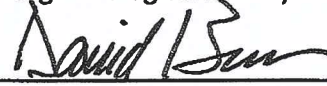
Hollywood Elementary School



Martha Ryan-Toye, Ed.D.
Superintendent of Schools
Riverside School District 96
Hollywood Elementary School

Date: 10-21-20

Chicago Zoological Society



David Burns
Chief Financial Officer
Chicago Zoological Society
Brookfield Zoo

Date: 10-19-2020

cc: Mr. Michael Pendola - Brookfield Zoo Chief of Police



Village of Brookfield

Planning and Zoning Commission Staff Report

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

HEARING DATE: January 28th, 2021

FROM: The Village of Brookfield's Community Development Department

PREPARED BY: Elyse Vukelich, Village Planner

TITLE

PZC Case 21-03 – Variations for 3727 Sunnyside Avenue; The applicant requests variations from the Village Code in order to construct a 9 unit multi-family building.

GENERAL INFORMATION

APPLICANT: **Michael Gatto**
4745 Main St. Suite 102
Lisle, IL 60532

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

PROPERTY INFORMATION

EXISTING ZONING: SA 5 Residential Mix
EXISTING LAND USE: Single Family Home
PINs: 15-34-420-011-0000

SURROUNDING ZONING AND LAND USES:

North:	SA 5 Residential Mix; Multi-Family Residential
South:	SA 4a General Mix; Single Family Home
East:	SA 1 Core Mixed-Use; Commercial
West:	A-1 Single Family Residential; Single Family Home

ANALYSIS

SUBMITTALS

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

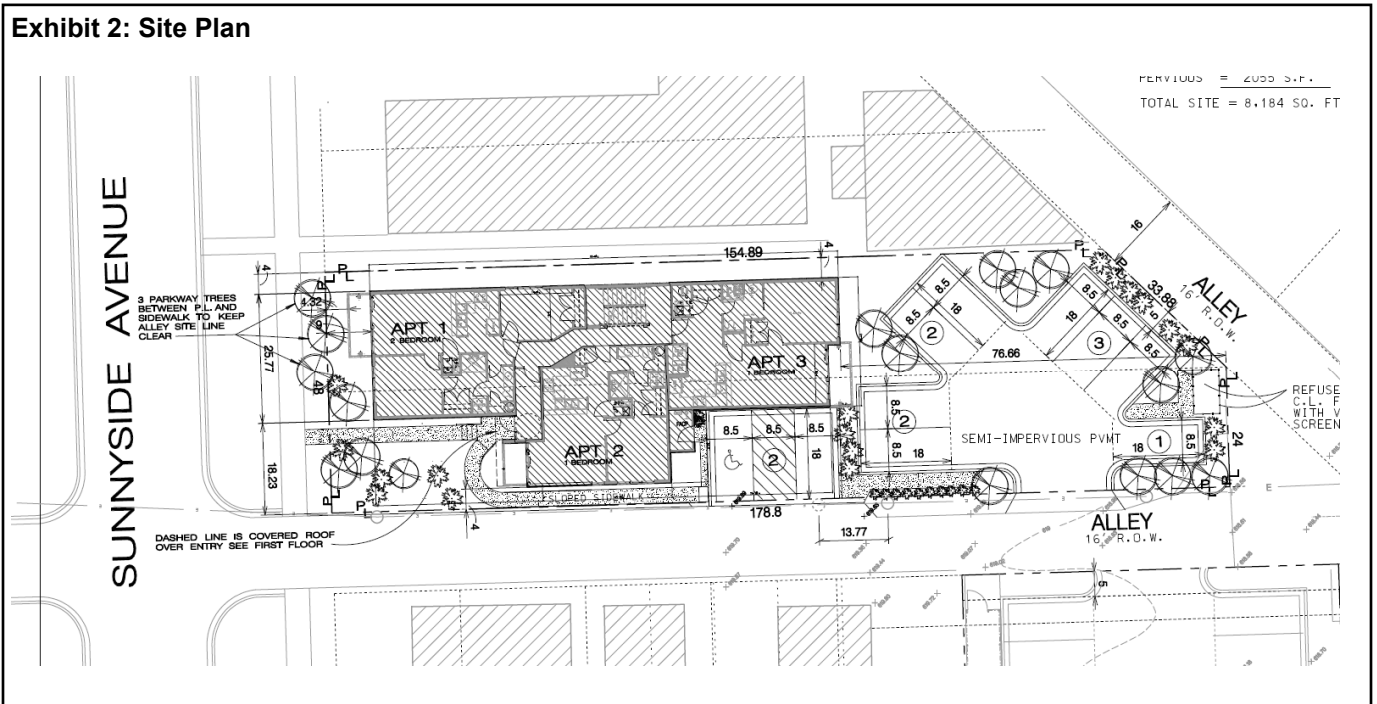
1. Application for Public Hearing;
2. Certification of Legal Notice Published January 13th, 2020 in the *Riverside Brookfield Landmark*;
3. Signed Affidavit for the Mailed Letters to Surrounding Property Owners Indicating Public Hearing;

DISCUSSION

The applicant requests two variations from the Village Code in order to construct a three story, nine unit apartment building on the property at 3727 Sunnyside Avenue. The site is zoned SA 5 Residential Mix, and currently contains a single-family home, which the applicant is proposing to demolish. The property measures 8,184 square feet, and is bordered by an alley to the south and east.

Exhibit 1: Site Location and Aerial





This property is located in the SA 5 Residential Mix District, which “is intended to allow for redevelopment of transit-supportive residential in the station areas, while respecting the scale of adjacent neighborhood residential.” Section 62-215.D of the Village Code describes the district as “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.”

The proposed building follows the requirements of the General Building type within the Station Area Districts, which is permitted in the SA 5 District. The project met all but two of the building siting requirements listed for General Building types in Section 62-216.C.2 of the Village Code, including the maximum impervious coverage and semi-pervious coverage requirements. As shown on the site plan, the property will be 48% impervious, 27% semi-pervious, and 25% pervious. This building type is allowed to go as high as 75% impervious and 15% semi-pervious in the SA 5 zoning district.

The materials on the façade will consist of a wood composite material affixed to a rain screen system for the exterior siding. This is a permitted material. The applicant has included an example of what this will look like in the submitted materials.

The project did receive two minor exceptions from the Village Manager for reducing the minimum primary frontage build-to-zone from 10 feet to 9 feet, and the side yard setback from 5 feet to 4 feet. This is a process detailed in the Development Approval Process outline in Section 62-215.E of the Village Code.

Exhibit 3: Table of Variances Requested

Variation Sought	Zoning Code Requirement	Proposed	Difference
Minimum Primary Frontage Build-to-Zone Coverage	80% (38.4 feet of coverage)	53% (25.77 feet of coverage)	27%
Location of Parking Spaces	Rear yard only	2 parking spaces located in the side yard	N/A

The requested variations are to reduce the minimum primary build-to-zone coverage from 80% to 53%, and to locate parking in the side yard.

The build-to-zone is defined as “an area in which the front or corner façade of a building shall be placed.” Rather than a setback, which dictates a strict distance from a property line, a build-to-zone allows for a zone in which the building can be placed. Primary frontage Build-to-zone coverage is the percentage of the primary frontage that is covered by a building. A high build-to-zone coverage would result in a property that has very few gaps or open areas within the build-to-zone.

In the SA 5 zoning district, the required primary frontage build-to-zone coverage is 80%, which would result in a building that measures 38.4 feet long within the build-to-zone. The proposed building only has a building length of 25.77 feet, and then the remainder of the façade is set back much further. The primary motivation of the applicant to set the building so far back was to create a more pleasant, landscaped entryway, since the property borders an alley.

In addition, surface or accessory parking is only permitted in the rear yard. On a lot as narrow as 48 feet, this poses challenges to locate all parking for all nine units in the rear yard. The applicant has two parking spaces including an ADA space located in the side yard. The parking only borders an alley, and will actually be completely screened by the building.

The parking requirement for a nine unit building in this district is 12 parking spaces. The applicant is able to provide 10 parking spaces on-site, and will provide 12 bike parking spaces. According to Section 62-291 of the Village Code, “each six long-term bicycle parking spaces is credit as one motor vehicle space.” Therefore, the proposed development meets the parking requirements of the Village Code.

CONDITIONS FOR APPROVAL OF VARIATIONS

The standards for variation review, section 62-760 of the Village Zoning Procedure, requires all of the following conditions to be met for approval of variations. (*Applicant’s responses below*):

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

The lot is an irregular shaped parcel that is bound on one side by a vehicular alley.

- 2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner.**

The hardship is not self-created or self-imposed, but due to the irregular shape of the lot and adjacent alley.

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

The lot shape can not be changed.

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

The variation will not impact light or air. It will only increase.

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

The variation will not diminish the values of adjacent properties.

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

The project as proposed is significantly less dense than allowed by right. The variation will not unreasonably increase congestion or endanger public safety.

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

The project meets the intent and purpose of the ordinance and is consistent with themes touched on in the comprehensive plan.

RECOMMENDATIONS

Staff recommends approval of the proposed variations. If Commissioners are in agreement with staff's findings and recommendations, the Commission can vote to recommend approval of the proposed variations to the Village Board of Trustees.

If Commissioners vote to recommend approval, staff anticipates the Planning and Zoning Commission recommendation will be reviewed by the Committee of the Whole on February 8th, 2021 and by subsequent vote by the Village Board on February 22nd, 2021.



The Village of Brookfield
Planning and Zoning Commission Application

Zoning Variance Application

Applicant Information:

1. Name and Phone Number of contact person for application process Michael Gatto 847.778.9626
2. Petitioner's Name 3727 Sunnyside LLC
3. Petitioner's Address 4745 Main St. Suite 102 Lisle, IL 60532
4. Phone Number 847.778.9626
5. Email Address mikegatto@gmail.com
6. Fax Number _____
7. Owner of Record Name Steve Campbell
8. Owner of Record Address 3727 Sunnyside Ave. Brookfield, IL

Property Information:

9. Common Street Address 3727 Sunnyside Ave. Brookfield, IL 60513
10. Legal Description Lots 47 and 48 in block 19 in Grossdale, A subdivision of the southeast 1/4 of section 34, Township 39 North, Range 12 east of the third principal meridian, in cook county, Illinois
11. Permanent Tax Index Number (PIN) 15-34-420-011
12. When did the owner acquire the property? Contract Purchaser
13. Is the petitioner in the process of purchasing the property? Yes X No _____
If so, is the purchase contingent on approval of variation? Yes _____ No X
14. Is your property use presently (check one): Conforming X Non-conforming _____
15. If the property is a non-conforming use, please explain: _____

16. Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	SA5	MultiFamily
South	SA4A	Single Family
East	SA1	Retail Business
West	A-1	Single Family

Zoning Variance Application, continued

17. What is the Zoning Classification of the subject property? SA 5

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

(1) Section 62-216.2.1 Variance requested to Reduce minimum primary frontage coverage

(2) Section 62-216.2.7 Variance requested to Allow parking entrance off the side yard

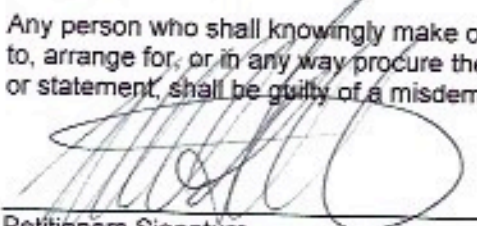
(3) Section 62-_____ Variance requested to _____

19. What is the proposed use of or improvement to the property? 9 Apartment Units

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

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

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


Petitioners Signature

12/17/20
Date

Owner's Signature (or authorized agent)

Date

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

1. The hardship alleged as the basis for the variation must be derived from difficulties pertaining to the property itself which prevent full use of the property of the same extent other properties in close proximity in the same zoning district can be used;
The lot is an irregular shaped parcel that is bound on one side by a vehicular alley.

2. The hardship alleged as the basis for a variation must not be self-created or self-imposed by the applicant or his agent nor by unauthorized and unpermitted acts of any prior owner;
The hardship is not self-created or self imposed, but due to the irregular shape of the lot and the adjacent alley

3. That there is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the property;
The lot shape can not be changed

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

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

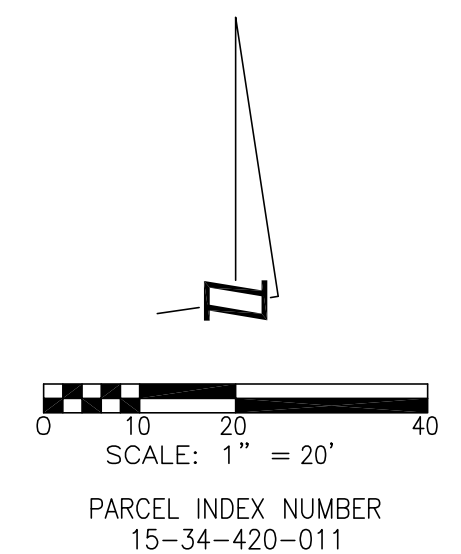
6. That the variation sought will not unreasonably increase congestion in the public streets or otherwise endanger public safety;
The project as proposed is significantly less dense than allowed by right. The variation will not unreasonably increase congestion or endanger public safety

7. That the variation is in harmony with the general purpose and intent of this ordinance.
This project meets the intent and purpose of the ordinance and is consistent with the themes touched on in the comprehensive plan

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
 LISLE, ILLINOIS 60532
 PHONE: 630-778-1757
 PROF. DESIGN FIRM # 184-004196
 E-MAIL: info@plslisle.com



SETBACKS	
3700 GRANT	12.3'
3715 SUNNYSIDE	12.3'
3723 SUNNYSIDE	12.9'
3727 SUNNYSIDE	110.0'
8944 FAIRVIEW (GARAGE)	15.5'

BENCHMARK
 COOK COUNTY BM ME1716 - BRONZE DISK SET IN A CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 55TH STREET AND WOLF ROAD.

ELEVATION = 662.19 (NAVD 88)

PLS1 01 - NGS OPUS PID BBD17: CUT CROSS IN TOP OF CURB AT NOSE OF NORTHERLY CURB ISLAND BETWEEN 3080 AND 3060 OGDEN AVE IN LISLE, ILLINOIS.

ELEVATION = 733.51 (NAVD 88)

SITE BENCHMARK:

CROSS CUT IN TOP OF CONCRETE CURB, NEAR NORTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 619.77

LEGAL DESCRIPTION

LOTS 47 AND 48 IN BLOCK 19 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

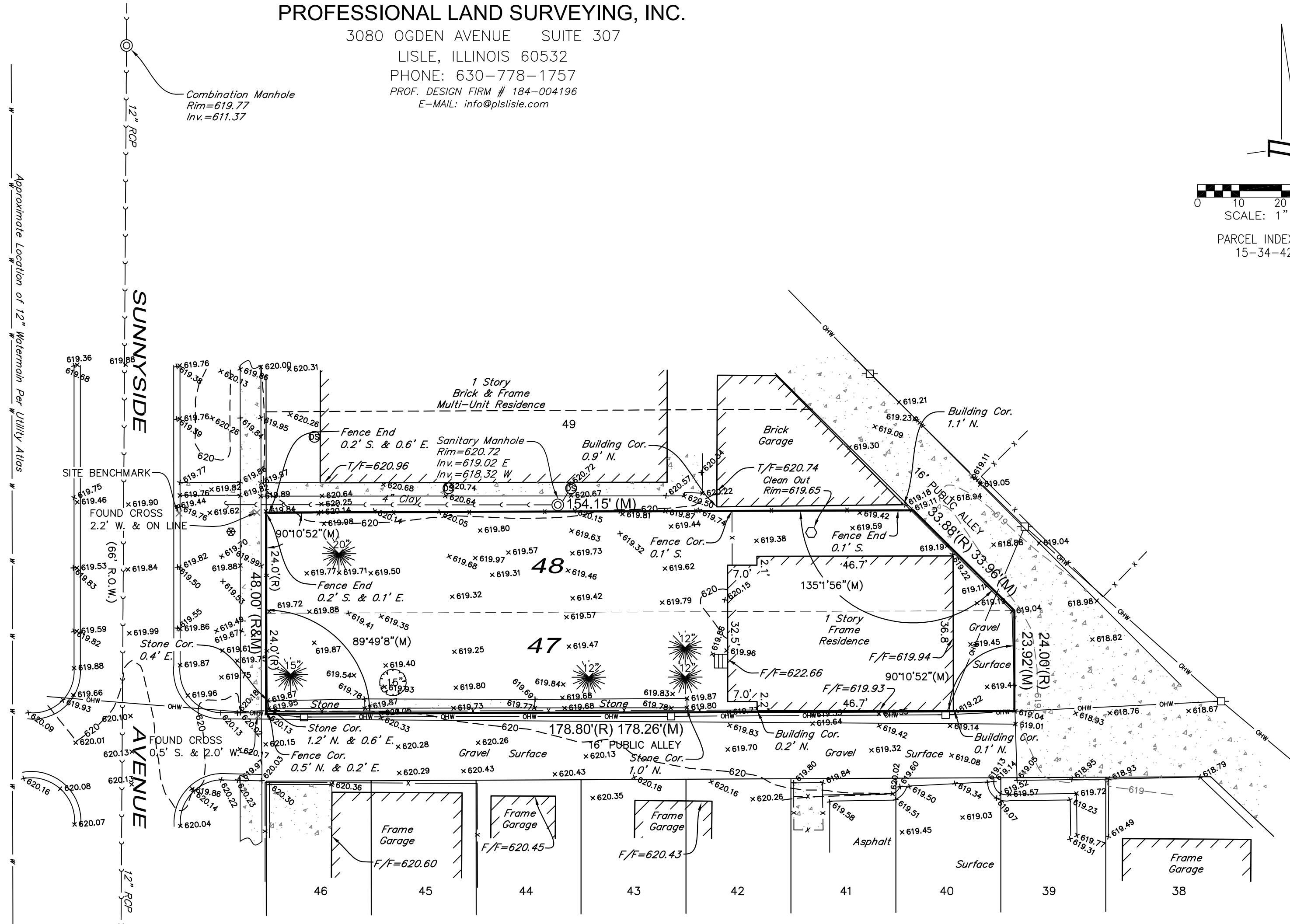
(PLAT RECORDED 6/22/1889 AS DOCUMENT 1119370)

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GATTO
 ADDRESS: 3727 SUNNYSIDE AVENUE, BROOKFIELD, ILLINOIS
 BOOK & PG. FILE: _____ DATE: 2/25/2020 JOB NO: 2017945
 DRAWN BY: JHH CHECK BY: GLK
 REVISED: _____

DRAWING PATH: U:\Land Projects 3\17000-17999\17900-17999\17945_Topo\dwg\17945_Topo.dwg



SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCHBASIN
- - INLET
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊕ - VALVE & VAULT
- ⊕ - POWER POLE
- ⊕ - BUFFALO BOX
- *** - FENCE LINE
- ⊕ - UTILITY POLE W/GUY
- ⊕ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊕ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- (R) - RECORD DATA
- (M) - MEASURED DATA
- T/F - TOP OF FOUNDATION
- F/F - FINISHED FLOOR
- B/S - BOTTOM OF SIDING
- EXIST. CONTOURS
- xxx.xx - EXISTING ELEVATION
- > SANITARY SEWER
- > STORM SEWER
- W- WATERMAIN
- OHW- OVERHEAD WIRES
- ⊕ - DOWNSPOUT
- ⊕ - DOWNSPOUT WITH FLOW DIRECTION
- ⊕ - CONCRETE SURFACE

SURVEYED AREA: 8,254 ± SQ. FT.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED THIS 19TH DAY OF FEBRUARY, 2020.

IPLS No. 3483
 MY LICENSE EXPIRES 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

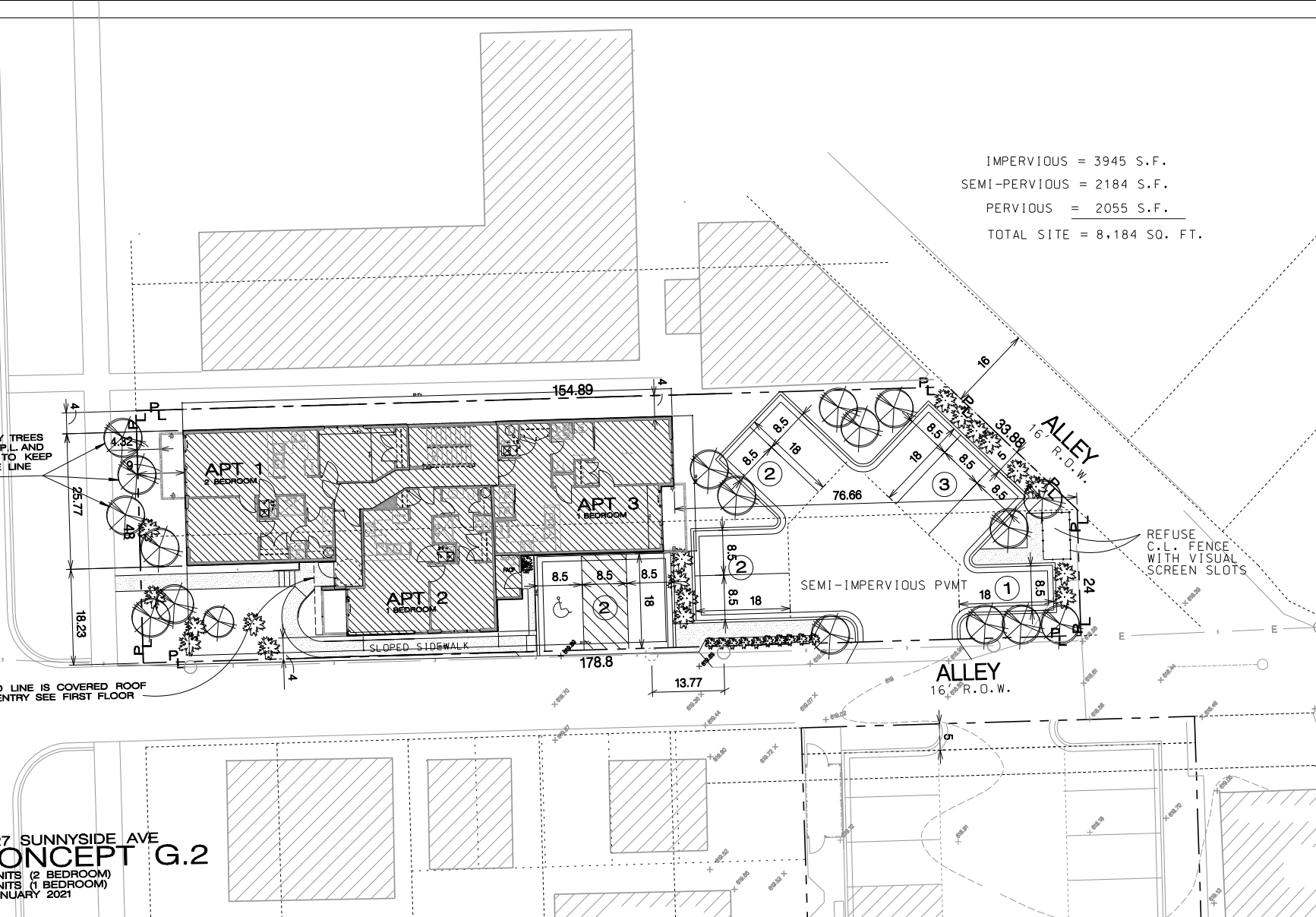
SUNNYSIDE AVENUE

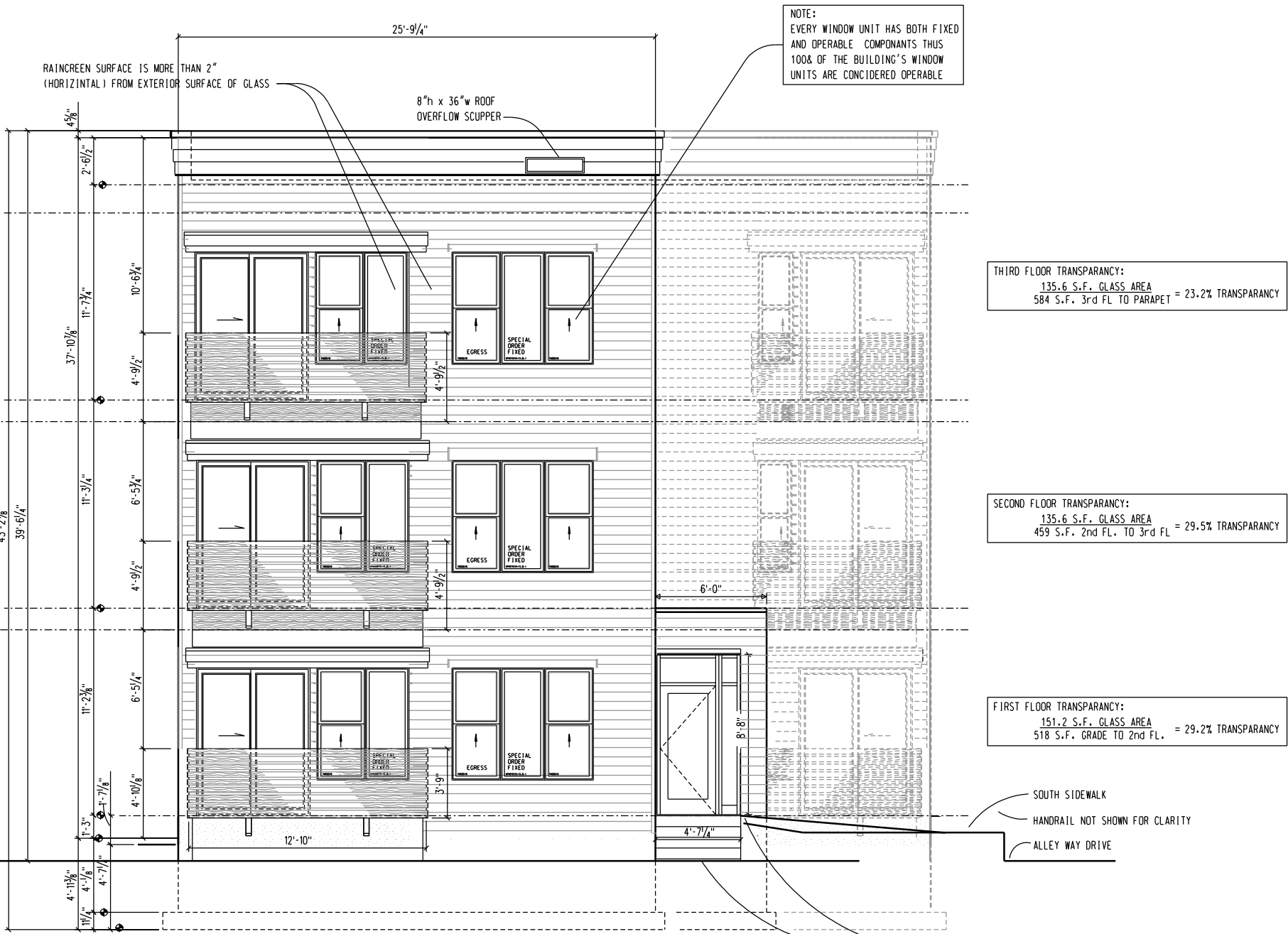
3 PARKWAY TREES BETWEEN P.L. AND SIDEWALK TO KEEP ALLEY SITE LINE CLEAR

DASHED LINE IS COVERED ROOF OVER ENTRY SEE FIRST FLOOR

3727 SUNNYSIDE AVE
CONCEPT G.2
 3 UNITS (2 BEDROOM)
 6 UNITS (1 BEDROOM)
 5 JANUARY 2021

IMPERVIOUS = 3945 S.F.
 SEMI-PERVIOUS = 2184 S.F.
 PERVIOUS = 2055 S.F.
 TOTAL SITE = 8,184 SQ. FT.





NOTE:
 EVERY WINDOW UNIT HAS BOTH FIXED
 AND OPERABLE COMPONENTS THUS
 100% OF THE BUILDING'S WINDOW
 UNITS ARE CONSIDERED OPERABLE

THIRD FLOOR TRANSPARENCY:
 135.6 S.F. GLASS AREA
 584 S.F. 3rd FL TO PARAPET = 23.2% TRANSPARENCY

SECOND FLOOR TRANSPARENCY:
 135.6 S.F. GLASS AREA
 459 S.F. 2nd FL. TO 3rd FL = 29.5% TRANSPARENCY

FIRST FLOOR TRANSPARENCY:
 151.2 S.F. GLASS AREA
 518 S.F. GRADE TO 2nd FL. = 29.2% TRANSPARENCY

SUNNY SIDE WEST ELEV = 1018.4 SQ. FT.
 BALCONIES = 171 SQ. FT.
 THUS: BALCONIES ARE 16.9% OF FRONT ELEV.

BUILDING CODE LIMITS HEIGHT OF STEP RISERS TO NOT GREATER THAN 7" EACH THUS SUNNYSIDE
 STOOP IS APPROXIMATELY 2'-4" (OR LESS) THAN SUNNYSIDE'S SIDEWALK. AND THE ALLEY SIDE
 APPROACH IS REQUIRED TO BE A.D.A. ACCESSIBLE AND THE ACCESSIBILITY CODE LIMITS THE
 SOUTH SIDE STOOP NOT GREATER THAN 1/2" TRANSITION TO STOOP

- SOUTH SIDEWALK
- HANDRAIL NOT SHOWN FOR CLARITY
- ALLEY WAY DRIVE

WEST (SUNNY SIDE) ELEVATION

CONCEPT G-2

6 JANUARY 2021



AFFADAVIT OF OWNERSHIP

COUNTY OF LAKE)
) SS

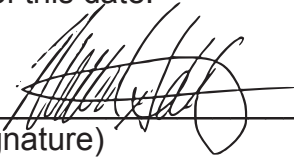
STATE OF ILLINOIS)

I, (print name) Michael Gatto, under oath, state that I am (check one):

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

commonly described as (full address):3727 Sunnyside Ave. Brookfield IL

and that such property is owned by (print owner's name) 3727 Sunnyside LLC
as of this date.



(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

22 DAY OF January, 2021



(Notary Public)



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

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

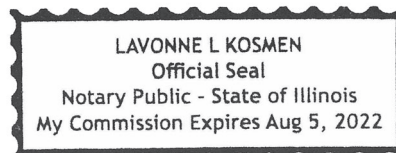
Michael Gatto
(Print Name)


(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

22 DAY OF January, 2021


(Notary Public)





Village of Brookfield

Planning and Zoning Commission Staff Report

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

HEARING DATE: January 28th, 2021

FROM: The Village of Brookfield's Community Development Department

PREPARED BY: Elyse Vukelich, Village Planner

TITLE

PZC Case 21-04 – Special Use Permit for Taut at 9219 Broadway Avenue; The applicant requests a special use permit to operate a studio, artist or instructional service.

GENERAL INFORMATION

APPLICANT: Tina Shelley
3426 Arden Ave. #2
Brookfield, IL 60513

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

PROPERTY INFORMATION

EXISTING ZONING: C-3 Centralized Commercial District
EXISTING LAND USE: Vacant
PINs: 15-34-307-005-0000 & 15-34-307-006-0000;

SURROUNDING ZONING AND LAND USES:

North: C-3 Centralized Commercial; Commercial
South: A Single Family Residential; School
East: C-1 Centralized Commercial; Commercial
West: C-1 Centralized Commercial; Commercial

ANALYSIS

SUBMITTALS

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

1. Application for Public Hearing;
2. Certification of Legal Notice Published January 13th, 2020 in the *Riverside Brookfield Landmark*;
3. Signed Affidavit for the Mailed Letters to Surrounding Property Owners Indicating Public Hearing;

DISCUSSION

The applicant proposes to open Taut, a pilates studio at 9219 Broadway Avenue. The space is currently vacant. On March 23rd, 2020 the Village Board of Trustees approved Ordinance 2020-35, which authorized a Special Use for Alphabet Daycare to operate a daycare at this location. They were unable to open due to COVID-19, and the space has remained vacant.

Exhibit 1: Site Location and Aerial



Section 62-25 of the Village Code describes studio, artist or instructional service uses as:

Studio, artist or instructional service. Uses in an enclosed building that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.

Studio, artist or instructional services were a permitted use in the C-3 Zoning District until April 22nd, 2019, when the Village Board approved Ordinance 2019-18, which was the result of PZC Case 18-12, C-3 Text Amendment. Under that Text Amendment, studio, artist or instructional services became a special use.

The space at 9219 Broadway measures 1,100 square feet. Taut will offer 45-minute classes on Monday through Thursday at 7:00 AM, 9:00 AM, 11:00 AM, 2:00 PM, 4:00 PM and 6:00 PM. On Fridays, classes will take place at 7:00 AM, 9:00 AM and 11:00 AM. On Saturday and Sunday, classes will take place at 8:00 AM, 10:30 AM and 12:00 PM. If interest is high, the applicant may add additional classes in the future. Participants will reserve space in the class in advance.

The workout utilizes reformer machines, and there will only be six machines in the space. Therefore, there will only be six participants in each class. The machines measure 10 feet by 3 feet. The applicant will be the only employee of the business at this time.

Parking

Section 62-290 of the Village Code, which regulates parking, has a requirement of "1.0 spaces for each 200 square feet of gross floor area" for health clubs. Taut will require 6 parking spaces (1,100 SF / 200 = 5.5 ~ 6).

The applicant will have three designated parking spaces in the parking lot adjacent to the building. The remaining three spaces can be accounted for by public parking credits.

Section 62-291(d) of the Village Code specifies that nonresidential uses may receive credit for public parking spaces nearby, so long as they meet the following requirements:

- (1) The nearest pedestrian entrance to the public parking lot or garage must be located within 1,000 feet of the lot on which the subject use is located;
- (2) The parking facility must be open to the general public from at least 8:00 a.m. to 8:00 p.m.;
- (3) Minimum parking requirements may be reduced by one parking space for every four parking spaces within the public parking lot or garage, not to exceed a total reduction of more than 25 spaces.

The public parking on Broadway can account for this difference. A minimum of 12 parking spaces would need to be located within 1,000 feet to complete the required parking count. There are significantly more than 12 parking spaces within 1,000 feet of 9219 Broadway. Therefore, Taut will meet the parking requirements of the Village Code.

DISCUSSION

Standards of Review for Special Uses

Chapter 62-Zoning, Article IX, of the Village of Brookfield's Code of Ordinances outlines the process and the standards of review for special uses. In developing its recommendation, the Planning and Zoning Commission shall determine the following (*applicant's answers below with staff comments 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;

The studio which offers personal improvement services to both the body and mind would create no adverse effects to community. There will be six participants maximum at any given time with one guide. So, seven people in total in a given hour.

If, and to what extent, the proposed special use at the particular location 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;

This would create no traffic impact with only seven clients at a time. The property has dedicated parking spaces, so no impact on public safety.

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;

There will be no impact on neighboring properties.

RECOMMENDATIONS

Staff recommends approval of the proposed special use permit. If Commissioners are in agreement with staff's findings and recommendations, the Commission can vote to recommend approval of the proposed special use to the Village Board of Trustees.

If Commissioners vote to recommend approval, staff anticipates the Planning and Zoning Commission recommendation will be reviewed by the Committee of the Whole on February 8th, 2021 and by subsequent vote by the Village Board on February 22nd, 2021.



Village of Brookfield
 Planning and Zoning Commission Application Packet

Special Use Permit Application

Applicant Information:

- 1. Name and Phone Number of contact person for application process Tina Shelley 323-896-2111
- 2. Petitioner's Name same as above
- 3. Petitioner's Address 3426 Arden Ave #2 Brookfield, IL 60513
- 4. Phone Number 323.896.2111
- 5. Email Address tina.shelley1@mac.com
- 6. Fax Number _____
- 7. Owner of Record Name Giovanni (John) Rende
- 8. Owner of Record Address 3700 Prans Ave, Brookfield, IL 60513

Property Information:

- 9. Common Street Address 9219 Broadway
- 10. Legal Description see plat of survey
- 11. Permanent Tax Index Number 15-34-307-005-0000
- 12. When did the owner acquire the property? Rende?

13. Is the petitioner in the process of purchasing leasing the property? Yes X No _____
 If so, is the purchase/lease contingent on approval of the special use? Yes X No _____

14. Is your property use presently (check one): Conforming X Non-conforming _____

15. If the property is a non-conforming use, please explain: _____

16. Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	<u>C3</u> commercial	commercial
South	<u>A</u> single family	school
East	<u>A</u> single family	school / commercial
West	<u>C3</u> commercial	commercial

Special Use Permit Application, continued

17. What is the Zoning Classification of the subject property? C3

18. What is the special use requested? studio artist or instructional service

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

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:

The studio which offers personal improvement services to both the body and mind would create no adverse effects to community. There will be participants maximum at any given time with 1 guide. So 7 people total in a given hour.

20. Describe the proposed use's compatibility with existing uses on site and in the vicinity:

This would create no traffic impact with only 7 clients at a time. This property has dedicated parking spaces, so no impact on public parking.

21. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:

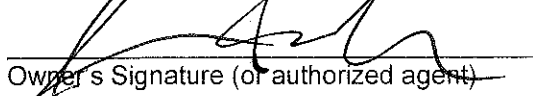
There will be no impact on neighboring properties.

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

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


Petitioners Signature

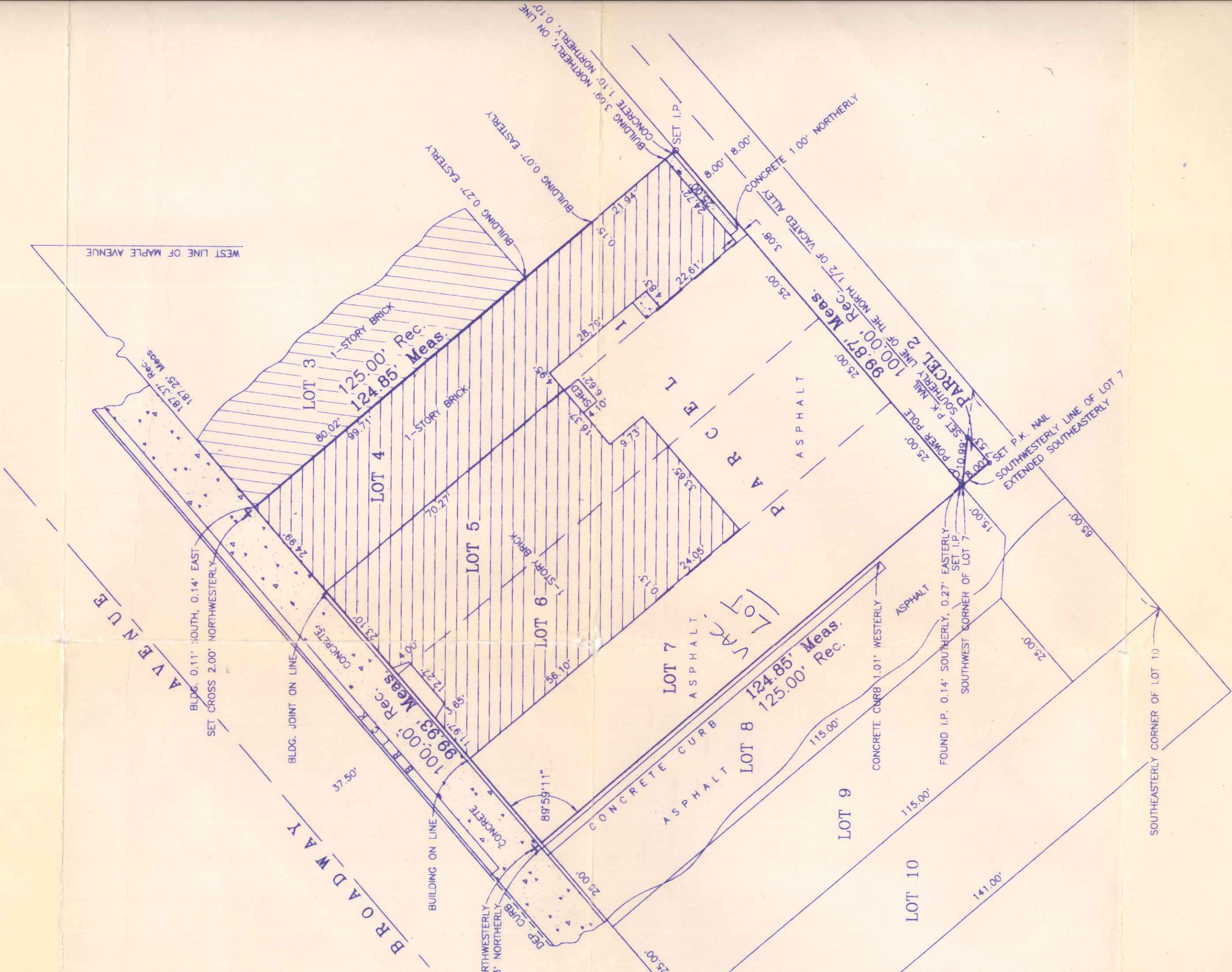
12/11/2020
Date


Owner's Signature (or authorized agent)

12-11-20
Date

PARCEL 2: THAT PART OF THE 16 FEET VACATED ALLEY LYING SOUTHEASTERLY OF LOT 7 IN BLOCK 1 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 7 EXTENDED SOUTHEASTERLY TO THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID ALLEY; LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID ALLEY AND LYING SOUTHWESTERLY OF A LINE DRAWN FROM THE SOUTHWESTERLY CORNER OF SAID LOT 7 TO A POINT IN THE SOUTHERLY LINE OF SAID ALLEY 65 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LOT 10 IN BLOCK 1, ALL IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 9219 BROADWAY AVENUE



DISCREPANCY
OR USE IN
FURNISHED,
NOT
RESTRICTIONS

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS ILLINOIS LICENSED P.
LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SUR
PROPERTY DESCRIBED IN THE PARTIAL TO THE PLAT

AFFIDAVIT OF OWNERSHIP AND TRUST DISCLOSURE

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, (print name) JOHN RENDE, under oath, state that I am (check one):

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

commonly described as (full address): 9217+9219 BROADWAY AVE. BROOKFIELD, IL 6051

and that such property is owned by (print owner's name) JOHN RENDE as of this date.

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

I, JOHN RENDE, as trustee/beneficiary of

CHICAGO TITLE LAND TRUST Co Trust Number 9098,

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

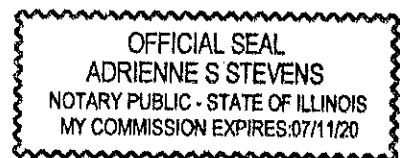
Name	Address	Interest

(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

22nd DAY OF January, 2020

Adrienne S. Stevens
(Notary Public)



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

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

Ther Shelley
(Print Name)

Ther M Shelley
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13TH DAY OF JANUARY, 2021

Donna M. Walker
(Notary Public)

OFFICIAL SEAL
DONNA M. WALKER
Notary Public-State of Illinois
My Commission Expires July 03, 2021