

ORDINANCE 2024 - 2

**AN ORDINANCE AMENDING SECTION 62-225 ENTITLED "OFF-STREET PARKING  
FACILITIES" OF CHAPTER 62 ENTITLED "ZONING" OF THE CODE OF  
ORDINANCES, VILLAGE OF BROOKFIELD, ILLINOIS**

PASSED AND APPROVED BY  
THE PRESIDENT AND BOARD OF TRUSTEES  
THIS 8<sup>TH</sup> DAY OF JANUARY 2024

Published in pamphlet form by authority  
of the corporate authorities of the  
Village of Brookfield, Illinois,  
the 8<sup>th</sup> day of January 2024

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**AN ORDINANCE AMENDING SECTION 62-225 ENTITLED “OFF-STREET PARKING FACILITIES” OF CHAPTER 62 ENTITLED “ZONING” OF THE CODE OF ORDINANCES, VILLAGE OF BROOKFIELD, ILLINOIS**

**WHEREAS**, pursuant to Division 13 of the Illinois Municipal Code (65 Illinois Compiled Statutes 5/11-13-1, *et seq.*), and the applicable provisions of Chapter 62 entitled “Zoning” of the Code of Ordinances of Brookfield, Illinois, the petitioner, the Village of Brookfield, Illinois (the “Village”), has filed an Application for Text Amendment requesting an amendment to Section 2-225 entitled “Control of off-street facilities” of Chapter 62 entitled “Zoning” of the Code of Ordinances of Brookfield, Illinois;

**WHEREAS**, after due public notice having been published in the *Riverside Brookfield Landmark* on November 1, 2023, fifteen (15) to thirty (30) days prior to the date of the hearing, a public hearing was held on the Application for Text Amendment on November 16, 2023, at 7:00 p.m. before the Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Application for Text Amendment materials, took sworn testimony and accepted evidence pertaining to the Application for Text Amendment for consideration of the requested amendment, and all persons who desired to be heard on the matter were heard;

**WHEREAS**, the Planning and Zoning Commission having duly considered the question of approval of the requested amendments made findings of fact, found that the standards for the amendments have been met and issued a written determination and recommendation that Section 2-225 entitled “Control of off-street facilities” of Chapter 62 entitled “Zoning” of the Code of Ordinances of Brookfield, Illinois, be amended; and

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

The proposed text amendment promotes and protects the public health, safety, morals, comfort, convenience and the general welfare of the people, because it expands the districts where off-site/remote parking facilities are allowed.

**WHEREAS**, the Planning and Zoning Commission determined that the following standards have been met and proved by the petitioner:

1. The proposed text amendment protects and promotes the health, safety, and general welfare of the community, protects and promotes the neighborhood character and sustainability;
2. The public good demands that the proposed text amendment be adopted; and
3. The proposed text amendment is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois; and

**WHEREAS**, the standards for the granting of the text amendment have been met and proved by the petitioner, and it is in the best interests of the Village that the text amendment be approved;

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and the Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

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

**Section 2:** Based on the evidence presented at the public hearing, the corporate authorities find that:

The proposed text amendment promotes and protects the public health, safety, morals, comfort, convenience and the general welfare of the people, because it expands the districts where off-site/remote parking facilities are allowed.



**Section 3:** Based on the evidence presented at the public hearing, the corporate authorities find that the following standards have been met and proved by the petitioner:

1. The proposed text amendment protects and promotes the health, safety and general welfare of the community, protects and promotes the neighborhood character and sustainability;
2. The public good demands that the proposed text amendment be adopted; and
3. The proposed text amendment is in harmony with the general purpose and intent of Chapter 62 entitled "Zoning" of the Code of Ordinances of Brookfield, Illinois.

**Section 4:** The corporate authorities hereby approve the following amendment to Section 62-225 entitled "Control of off-street facilities" of Division 1 entitled "Generally" of Article III entitled "Off-Street Parking and Loading" of Chapter 62 entitled "Zoning" of the Code of Ordinances, Village of Brookfield, Illinois, as amended, which is hereby further amended to read as follows:

**Sec. 62-225. - Control of off-street facilities.**

When required accessory off-street parking facilities are provided elsewhere than on the lot other than on which the principal building, structure or use is located, those parking facilities shall be in the same possession, either by deed or long-term lease, as the property occupied by such principal building, structure, or use. Any such off-site/remote parking facilities must be located within 1,000 feet of the main entrance of the principal building, structure or use being served, ~~and, except for~~ the C-1, C-2, C-3, C-4, I-1, and SA districts, ~~must be in the same block as that no public street lies between the off-street parking spaces and the principal building, structure or use being served.~~ The owner shall be bound by covenants ~~filed of~~ recorded ed in the office of the ~~county recorder of deeds~~ Cook County Clerk's Office, requiring the owner and his heirs and assigns to maintain the required number of parking spaces during the existence of the use of the principal building or structure.

**Section 5:** If any provision or portion of this ordinance or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or

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

**Section 6:** This ordinance shall be in full force and effect in pamphlet form as provided by law.

**ADOPTED** this 8<sup>th</sup> day of January 2024, pursuant to a roll call vote as follows:

AYES:


NAYS:

ABSENT:

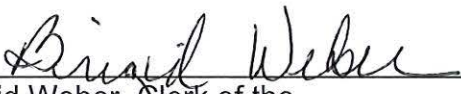
ABSTENTION:

Ayes: Trustees Narimatsu, Ketchmark, Gilhoolley, Cote, Kaluzny, Hendricks  
Nays  
Absent  
Abstention

**APPROVED** by me the 8<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Michael J. Garvey, President of the  
Village of Brookfield, Cook County, Illinois

ATTESTED and filed in my office,  
this 8<sup>th</sup> day of January 2024.

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

