

ORDINANCE NO. CO-2018-16

**AN ORDINANCE APPROVING CERTAIN VARIATIONS
FOR THE DEVELOPMENT OF A MIXED USE BUILDING AND RELATED PARKING
LOCATED AT 800-820 SOUTH 5TH AVENUE, MAYWOOD, ILLINOIS
(INTERFAITH HOUSING DEVELOPMENT CORPORATION OF CHICAGO)**

WHEREAS, a petition (the "Petition") requesting six (6) zoning variations and related special permissions (collectively, the "Proposed Variations") related to the proposed construction and operation of a mixed use building and related parking on the now vacant parcel of land located at 800-820 South 5th Avenue, Maywood, Illinois (the "Subject Property"), has been filed with the Village of Maywood by Petitioner Perry Vietti, President, and on behalf of, Interfaith Housing Development Corporation ("Petitioner"); and

WHEREAS, the Petition has been referred to the Plan Commission/Zoning Board of Appeals (the "Plan Commission") of the Village for consideration, and has been processed in accordance with the Village of Maywood Zoning Code ("Zoning Code"); and

WHEREAS, the Subject Property is located in the C-2 Pedestrian-Oriented Commercial Zoning District and is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Proposed Variations should be granted on February 13, 2018, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form and manner required by applicable law was given of said public hearing, including by publication not more than thirty (30) calendar days nor less than fifteen (15) calendar days prior to the public hearing; and

WHEREAS, on February 13, 2018, the Plan Commission, on a vote of three (3) in favor, one (1) opposed, and one (1) abstention, voted to favorably recommend approval of the Proposed Variations to the Village President and Board of Trustees of the Village of Maywood, subject to certain recommendations and conditions; and

WHEREAS, the Plan Commission of this Village has reported its findings and recommendations regarding the Requested Variations to this Village President and Board of Trustees in a document entitled, "Findings of Fact and Recommendation of the Maywood Plan Commission", a copy of which is attached hereto as Exhibit "B". The Village President and Board of Trustees have duly considered the Findings of Fact and Recommendation of the Maywood Plan Commission as part of its approval of this Ordinance.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: The Petitioner's Proposed Variations are summarized as follows:

1. **Height Variation:** A variation to allow 59.00 foot building height at five (5) stories, which is a variation of 19.00 feet and two (2) stories from the allowed maximum height under the MZO of 40.00 feet and three (3) stories. (MZO Section 8.3 Bulk and Yard Regulations/Table 8.2 Commercial Zoning Districts Bulk and Yard Regulations).
2. **Lot Area per Dwelling Variation:** Variations from the minimum required lot area per dwelling unit of 1000.00 square feet to allow the one (1), two (2) and three (3) bedroom dwelling units to have lot areas from approximately 460.00 square feet per dwelling unit to approximately 1250.00 square feet per dwelling unit (MZO Section 8.3 Bulk and Yard Regulations/Table 8.2 Commercial Zoning Districts Bulk and Yard Regulations).
3. **Façade Elements Variation:** A variation allowing façade elements to repeat at 50-foot intervals rather than the maximum 25-foot intervals as required by the MZO. (MZO Section 8.4 Commercial District Design Standards, Section A3 Repetition of Façade Elements).
4. **Solar Panel Projection Variation:** A variation allowing rooftop solar panels to extend twelve (12.00) feet rather than five (5.00) feet in excess of the permitted building height. (MZO Section 12.4 Accessory Structures and Uses; Subsection L4 Solar Collectors).
5. **Sunshade/Awning and Canopy Setback Variation:** A variation to allow sunshades and entry canopy to extend thirty-six (36.00) inches into setback areas (MZO Section 12.5 Permitted Encroachments/Table 12-1 Permitted Encroachments).
6. **A reduction in on-site parking requirements and approval of related parking permissions and considerations** to allow sixty-four (64) total residential parking spaces (eighteen (18) on-site parking spaces and forty-six (46) on-street (Warren Avenue) diagonal parking spaces, and to allow the newly improved diagonal spaces on-street to count toward the parking requirement. (MZO Section 13.12 Required Off-Street Parking Spaces/Table 13-1 (Off-Street Parking Requirements)).

The Proposed Variations are further described in the Findings of Fact and Recommendation of the Maywood Plan Commission, which is attached hereto as **Exhibit "B"**.

SECTION 3: Approval of Findings of Fact and Recommendation. The President and Board of Trustees of the Village of Maywood approve and adopt the Findings of Fact and Recommendation of the Maywood Plan Commission, a copy of which is attached hereto as **Exhibit "B"**, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 4: Approval of Zoning Relief. The President and Board of Trustees, after considering and adopting the Findings of Fact and Recommendation of the Maywood Plan Commission and other matters properly before it, approve and grant the Proposed Variations as specified above, for the construction and operation of a mixed use building and related parking on the now vacant Subject Property in the C-2 Pedestrian-Oriented Commercial Zoning District, subject to their being an on-site manager and a doorman with a sign-in sheet or tracking system for monitoring entry and exit for guests.

In addition, the Board urges the Petitioner to make an effort to make the building more aesthetically pleasing as it prepares its final plans, as urged by the Plan Commission.

SECTION 5: Compliance. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 6: Severability. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by State law.

SECTION 8: Recordation. A certified copy of this Ordinance shall be recorded against title to the Subject Property by the Village, at the Petitioners' sole cost, with the Cook County Recorder of Deeds Office ("CCRD"). The Village will provide the Petitioners with a copy of the Ordinance after it is filed with the CCRD.

PASSED this 20th day of March, 2018, by the President and Board of Trustees of the Village of Maywood on a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington, M. Lightford and R. Rivers

NAYS: None

ABSENT: None

APPROVED by the Village President on the 20th day of March, 2018, and attested to by the Village Clerk this same day.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 11 TO 20, BOTH INCLUSIVE, IN BLOCK 114 IN MAYWOOD, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, THE WEST HALF OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14 ALL IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 800 to 820 S. 5TH AVENUE, MAYWOOD, ILLINOIS.

PINs: 15-11-351-008, -009, -010, -011 and -012.

EXHIBIT "B"

Findings of Fact and Recommendation of The Maywood Plan Commission

(attached)



**FINDINGS OF FACT AND RECOMMENDATIONS OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF MAYWOOD TO THE PRESIDENT AND
BOARD OF TRUSTEES**

**Case #18-001
February 13, 2018**

APPLICATION: PC/ZBA Case # 18-001 – A proposal for a 72-unit mixed-use, IHDC-managed housing development at 800 to 820 S. 5th Avenue in the Village of Maywood requiring zoning relief in the form of six (6) variations from requirements set forth in the Maywood Zoning Ordinance (MZO), Chapters 8, 12 and 13.

PROPERTY: 800 to 820 S. 5TH AVENUE, MAYWOOD, ILLINOIS.

PINs: 15-11-351-008, -009, -010, -011, and -012.

The affected parcels are legally described as follows:

LOTS 11 TO 20, BOTH INCLUSIVE, IN BLOCK 114 IN MAYWOOD, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, THE WEST HALF OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14 ALL IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PETITIONER: Mr. Perry B. Vietti, President of Interfaith Housing Development Corporation (IHDC) on behalf of IHDC

SUMMARY OF REQUEST AND RECOMMENDATION:

Mr. Perry B. Vietti, President of IHDC, has submitted to the Village of Maywood Community Development Department on behalf of IHDC a proposal for a 72-unit mixed-use, IHDC-managed housing development at 800 to 820 S. 5th Avenue in the Village of Maywood (Project). The project would be comprised of 72 affordable housing units in Studio, 1BR, 2BR and 3BR configurations, with ground floor retail, common areas, and on-site management offices.

The location is a currently vacant 33,125 square-foot Village-owned parcel of land located in the C-2 Pedestrian-Oriented Commercial Zoning District. The parcel is bounded to the north by Warren Avenue, to the south by School Street, and to the east by 5th Avenue. To the west, the parcel is bounded by an alley and the R-3 Two-Family Residential Zoning District.

In order to proceed, the Project requires zoning relief in the form of six (6) variations from requirements set forth in the Maywood Zoning Ordinance (MZO), Chapters 8, 12 and 13, as follows: a height variation, lot area per dwelling unit variation, façade elements variation, a solar panel protection variation, and sunshade/awning and canopy setback variation, and a variation authorizing a reduction in on-site parking requirements, along with related special permissions related to parking.

Following a public hearing held on February 13, 2018 on the variances requested, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the variances on a vote of 3-1-1 with one commissioner absent.

PUBLIC HEARING: At the public hearing held on February 13, Village staff, Mr. Vietti, and Mr. Michael Busse of IHDC presented the project to the PC/ZBA.

Mr. Joshua Koonce (Village of Maywood) gave a presentation to the Commissioners; he described in detail what the project would entail. The proposal is for ground floor retail, common areas and on-site management offices. The residential part of the project would be on the 2nd to 5th floors and consist of studios, one-bedroom, two-bedroom and three-bedroom units. Staff has done extensive analysis on this project. The Comprehensive Plan shows clearly that residents would like to see this type of development in this area in the Village of Maywood. Residents would like to see vacant lots such as this re-developed into economic, viable assets to the Village of Maywood. He further explained that staff in the Community Development Department believes that the IHDC acquisition and build-out of this Village-owned vacant lot will bring some important development to the 5th Avenue corridor and that it does fit with the guidelines and goals of the Comprehensive Plan. He mentioned that about one block away from the structure sits the Maywood Phoenix Home which is one story taller than this proposal.

Mr. Koonce spoke about the parking relief being requested. Every studio and one-bedroom would require one parking space; every two-bedroom and three-bedroom units would require 1 ½ parking space; which means that the proposed building would require 84 parking spaces on site to satisfy our current zoning requirements. Mr. Koonce stated that in his professional opinion that this request for parking relief for this site should be considered, especially considering the proximity to the Maywood Metra Station.

Mr. Vietti presented on the overall mission and history of IHDC, explaining how they build affordable housing, what that means, and where their existing developments are located in the region. He explained that their rental affordable apartment buildings are typically for people at 60% and below the Area Median Income (AMI).

Mr. Vietti explained in detail the proposal including the building configuration, and the fact that he'd expect about 100 residents in total. He noted that the building would generate tax revenue for public services; the commercial space would generate public revenue for businesses and sales tax. He stated that affordable housing such as this project it is not off the tax rolls. All the buildings pay property taxes. It provides brand new housing for the community, with modern amenities; it would increase housing options for Maywood residents. He stated that having retail on the ground and residential above would bring shoppers to this area located on the 5th Avenue corridor. He also stated that the land is being purchased by their corporation for fair market value. He explained the parking plan and the landscaping layout.

Mr. Michael Busse elaborated in more detail the zoning variation requests. He explained how the additional story and height requested makes the building profitable and allows them to ensure a consistent return on the sizable investment – meaning they will remain a viable and vital part of the 5th Avenue corridor. He also detailed the parking proposal; he referenced their comprehensive parking study and comparable data from their other buildings indicated that a parking reduction is appropriate. . Mr. Busse also explained the relief they are seeking concerning setback requirements pertaining to the vertical sun shades on the building. Mr. Vietti closed the petitioner's presentation.

PUBLIC COMMENT: Public comment focused on the variations with the parking variances being a major focus. A concern regarding the amount of parking in the region was prevalent. Village staff indicated that the project represents an overall increase in parking on this corridor and at these specific intersections. The Village's process of issuing overnight on-street parking permits was explained. Mr. Vietti reiterated that, in the experience of IHDC, only about a third of their residents own cars.

Commissioner Dawson asked some questions about someone from IHDC being on site to deal with any problems. Ms. Mimms responded that there is a Resident Manager that resides in each building to take handle problems that might happen overnight. They would call the Property Manager or herself if an emergency were to happen during the night. Ms. Mimms stated that they have a very strict background check; good credit, income has to be verified, etc. The Property Manager and Ms. Mimms are on 24 hour call. The office will probably be open 9 to 5 during the week, then on Saturday mornings with limited hours.

There was further discussion regarding parking. Village staff commented that diagonal parking has been shown to calm traffic and make streets safer. Mr. Koonce stated that communities are now looking at parking in a different way. Community Development might be able facilitate an agreement between surrounding businesses, residents, and Auto Zone, for example, so that residents in that area could park there, since it is usually empty overnight.

Commissioner Lira had questions about the solar panels. Mr. Vietti stated that most of their buildings have gone "green"; one way is to have solar panels; most of the buildings have solar hot water systems.

A brief discussion took place about the architectural design and plans.

Commissioner Ratley initiated further discussion about affordable housing and Section 8 vouchers, with Mr. Vietti acknowledging that in Cook County, they must take Section 8 if qualified applicants apply. Mr. Vietti stated that regardless if a tenant is on Section 8 or not, it is on their own self interest to take care of the building and the tenants, since their income comes from the rent. There was further discussion about credit scores and qualified applicants. Ms. Mimms stated the minimum credit score for their tenants is 600.

Mr. Joe Wilson, co-owner of T & J's located at 718 S. 5th Avenue, stated that he understands that the Village needs to generate revenue and increase their tax base. He stated that he understands Maywood has the highest taxes in the western suburbs. However, he expressed his concerns about parking in the area and how it will affect his business and his banquet hall. He believes the parking situation will harm his business.

Mr. Mike Rogers, resident at 719 N. 5th Avenue was also sworn to speak during Public Comment. He voiced his concerns, questions and opinions concerning parking. He suggested that the Maywood Housing Authority might be willing to entertain renting their parking lot. He believes they should be approached about the matter. He stated that he does not know specifically what is being requested for zoning relief, but he does know it is very hard to work backwards; meaning that, whatever is done now, if it doesn't work it's really hard to go back and make changes later.

MOTION AND FINDINGS: After public comment was closed by Chairman Christian, the Chairman asked for more input from staff, and Mr. Koonce stated that he believes this project is very appropriate for this location and it meets the goals and objectives outlined in the Village of Maywood Comprehensive Plan.

Commissioner Ratley stated that the Commission could also make a recommendation that Maywood Housing Authority is contacted in regards to using their parking lot. Further discussion continued between the Commissioners concerning the parking spots, and all issues pertinent to the discussion. Mr. Koonce reminded the Commissioners that all spaces are considered public spaces. He noted that the Petitioner has stated that according to all the traffic studies done, they estimate that 30 parking spaces will be actually used. They are requesting a reduction from 84 to 48, plus the 17 parking spaces on the side. Overall in the whole project area there will be a significant increase in parking. He also reminded the Commissioners that more than likely there will not be a problem with overnight parking because it is still owned by Maywood, it is Maywood right of way and any cars parked there at night will need an overnight parking sticker. There should not be a lack of parking or a problem in this area. Mr. Myers stated that, as Mr. Koonce indicated, if staff sees a problem with parking, they will find a solution.

Commissioner Lira made a motion to recommend for approval to the Village of Maywood Board of Trustees the zoning variances requested by IHDC with additional PC/ZBA recommendations; the relief being sought is as follows:

1. **Height Variation:** A variation to allow 59.00 foot building height at five (5) stories, which is a variation of 19.00 feet and two (2) stories from the allowed maximum height under the MZO of 40.00 feet and three (3) stories. (MZO Section 8.3 Bulk and Yard Regulations/Table 8.2 Commercial Zoning Districts Bulk and Yard Regulations)
2. **Lot Area per Dwelling Variation:** Variations from the minimum required lot area per dwelling unit of 1000.00 square feet to allow the one (1), two (2) and three (3) bedroom dwelling units to have lot areas from approximately 460.00 square feet per dwelling unit to approximately 1250.00 square feet per dwelling unit (MZO Section 8.3 Bulk and Yard Regulations/Table 8.2 Commercial Zoning Districts Bulk and Yard Regulations)
3. **Façade Elements Variation:** A variation allowing façade elements to repeat at 50-foot intervals rather than the maximum 25-foot intervals as required by the MZO. (MZO Section 8.4 Commercial District Design Standards, Section A3 Repetition of Façade Elements)
4. **Solar Panel Projection Variation:** A variation allowing rooftop solar panels to extend twelve (12.00) feet rather than five (5.00) feet in excess of the permitted building height. (MZO Section 12.4 Accessory Structures and Uses; Subsection L4 Solar Collectors)
5. **Sunshade/Awning and Canopy Setback Variation:** A variation to allow sunshades and entry canopy to extend thirty-six (36.00) inches into setback areas (MZO Section 12.5 Permitted Encroachments/Table 12-1 Permitted Encroachments)
6. **A reduction in on-site parking requirements and approval of related parking permissions and considerations** to allow sixty-four (64) total residential parking spaces (eighteen (18) on-site parking spaces and forty-six (46) on-street (Warren Avenue) diagonal parking spaces, and to allow the newly improved diagonal spaces on-street to count toward the parking requirement. (MZO Section 13.12 Required Off-Street Parking Spaces/Table 13-1 (Off-Street Parking Requirements)

Additional PC/ZBA recommendations: The new development have an on-site manager, a doorman with a sign-in sheet or tracking system for monitoring entry and exit for guests, make an effort to make the building more aesthetically pleasing.

The motion was seconded by Commissioner Dawson. There was no further discussion. The motion was carried by roll call vote; vote by roll call as follows:

Ayes: Chairman Christian, Commissioners Dawson and Lira.

Nays: Commissioner Ratley

Abstain: Commissioner Vallow

The Abstention is counted with the Ayes.

3-1-1; Motion carried.

FINDINGS: The PC/ZBA makes the following findings as to the proposed variances:

1. **The strict application of the terms of this Zoning Ordinance will result in undue hardship.**
 - The strict application of the Zoning Ordinance to this particular lot, including application of the Village's on-site parking requirements, would result in a hardship in that for a project to be financially sustainable at this location, variations are necessary. The zoning variations

requested, including a reduction of parking spaces, an increase in height, and an increase in density, allow the project to be feasible in Maywood at this location. The additional dwelling units increase the operating revenue of the building just to the level that this building will be able to support itself, providing important affordable housing units to the community while redeveloping a long vacant parcel on the 5th Avenue commercial corridor.

2. **The plight of the owner is due to unique circumstances and not applicable generally to other property within the same zoning classification.**
 - Any mixed-use developer of this property, located at a long-vacant location on 5th Avenue, would face the same challenges within this zoning classification. A brand new building must achieve a certain size (economy of scale) in order for the building to be self-sustaining. Financial feasibility is even more difficult when mixing commercial and housing uses on the same site. Meeting on-site parking requirements at this site, for example, is extremely challenging absent development of prohibitively expensive underground parking.
3. **The variation, if granted, will not alter the essential character of the locality.**
 - Fifth Avenue is a primary commercial corridor of the Village, and it is important to facilitate human activity up and down the 5th Avenue commercial corridor. The proposed IHDC project alters the essential character of the locality but only for the better, by bringing human activity to a vacant site, as well as commercial activity in the first floor storefront. This development will add vitality to a prime commercial corridor and help to spur other activity, all in conformance with the Village's comprehensive plan for the area.
4. **The particular physical surroundings shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**
 - The physical constraints of this site on one of the Village's primary commercial corridors impose a hardship on owners hoping to create a viable mixed use development at the site.
5. **The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.**
 - The hardship or difficulty has not been created by any person with a proprietary interest in the subject property.
6. **The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.**
 - The granting of the variations will result in a net positive for the neighborhood. Overall parking will increase, and a well-run mixed-use development will contribute to the public welfare of the surrounding neighborhood. Neighborhood residents will have a place shop, and the neighborhood will feel safer due to the increased human activity on what is currently a vacant parcel.
7. **The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of the fire, endanger the public safety or impair property values within the neighborhood.**
 - The design of the proposed building right up to the curtain wall of the sidewalk was done in order to minimize the impact upon the single family homes to the west of the site. The green space in the back of this building will provide a buffer to the single family homes. Congestion is not an issue in this immediate area. Instead, the area suffers from a lack of activity. The building will be constructed of steel, concrete and masonry and will meet all fire safety code requirements of the Village of Maywood. The building will not increase the danger of fire nor will it endanger public safety in any way.
8. **The proposed variation is consistent with the spirit and intent of the Village's Zoning Ordinance and adopted Comprehensive Plan.**
 - The proposed project will activate a long-vacant lot, and create an infill development consistent with the Comprehensive Plan goal of bringing people and commercial activity to a primary commercial corridor of the Village. The commercial ground floor usage is suitable

for the present C-2 zoning, and the Comprehensive Plan encourages multi-family residential uses along the 5th Avenue corridor. The proposed project is convenient to transit, including the 331 Pace Bus which runs on 5th Avenue and the Maywood Metra Station which is just over a half mile to the north. The proposed masonry and stone construction is appropriate to the history and surrounding character of the 5th Avenue corridor. The bulk of the building is appropriate for the corridor, and will act to buffer the adjacent residential district to the west from traffic on 5th Avenue. The height and bulk of the proposed project is consistent with that of the Maywood Phoenix Homes, located a block and a half south of the Subject Property.

9. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

It is likely this long-vacant property will continue to remain vacant and unused unless zoning relief is granted. Given the site constraints, it is unlikely a developer can create a financially feasible project without Village relief from height, density and parking requirements.

RECOMMENDATION: Based upon the foregoing Findings, the Plan Commission/Zoning Board of Appeals, by a vote of 3-1-1, recommends to the President and Board of Trustees that the following requested variations be approved:

1. **Height Variation:** A variation to allow 59.00 foot building height at five (5) stories, which is a variation of 19.00 feet and two (2) stories from the allowed maximum height under the MZO of 40.00 feet and three (3) stories. (MZO Section 8.3 Bulk and Yard Regulations/Table 8.2 Commercial Zoning Districts Bulk and Yard Regulations)
2. **Lot Area per Dwelling Variation:** Variations from the minimum required lot area per dwelling unit of 1000.00 square feet to allow the one (1), two (2) and three (3) bedroom dwelling units to have lot areas from approximately 460.00 square feet per dwelling unit to approximately 1250.00 square feet per dwelling unit (MZO Section 8.3 Bulk and Yard Regulations/Table 8.2 Commercial Zoning Districts Bulk and Yard Regulations)
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4. **Solar Panel Projection Variation:** A variation allowing rooftop solar panels to extend twelve (12.00) feet rather than five (5.00) feet in excess of the permitted building height. (MZO Section 12.4 Accessory Structures and Uses; Subsection L4 Solar Collectors)
5. **Sunshade/Awning and Canopy Setback Variation:** A variation to allow sunshades and entry canopy to extend thirty-six (36.00) inches into setback areas (MZO Section 12.5 Permitted Encroachments/Table 12-1 Permitted Encroachments)
6. **A reduction in on-site parking requirements and approval of related parking permissions and considerations** to allow sixty-four (64) total residential parking spaces (eighteen (18) on-site parking spaces and forty-six (46) on-street (Warren Avenue) diagonal parking spaces, and to allow the newly improved diagonal spaces on-street to count toward the parking requirement. (MZO Section 13.12 Required Off-Street Parking Spaces/Table 13-1 (Off-Street Parking Requirements)

The recommendation on the foregoing variations is subject to the following additional recommended conditions: The new development have an on-site manager and a doorman with a sign-in sheet or tracking system for monitoring entry and exit for guests. In addition, the Plan Commission recommends that the developer make an effort to make the building more aesthetically pleasing.

Signed: _____

Clifford Christian, Chairman
Plan Commission/Zoning Board of Appeals
Village of Maywood

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE CO-2018-16

**AN ORDINANCE APPROVING CERTAIN VARIATIONS
FOR THE DEVELOPMENT OF A MIXED USE BUILDING AND RELATED PARKING
LOCATED AT 800-820 SOUTH 5TH AVENUE, MAYWOOD, ILLINOIS
(INTERFAITH HOUSING DEVELOPMENT CORPORATION OF CHICAGO)**

which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 20TH day of March, 2018, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 20th day of March, 2018.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

AYES: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington, M. Lightford and R. Rivers

NAYS: None

ABSENT: None

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 21st day of March, 2018.

[SEAL]

Viola Mims, Village Clerk