

**ORDINANCE NO. CO-2021-28**

**AN ORDINANCE APPROVING VARIATIONS RELATED TO NEW BUILDING CONSTRUCTION ON PROPERTY AT 1910 SOUTH 5TH AVENUE AND 1927 SOUTH 5TH AVENUE, MAYWOOD, ILLINOIS; AND REZONING REQUEST AND RELATED VARIANCES RELATED TO NEW BUILDING CONSTRUCTION ON PROPERTY AT 1002-1010 SOUTH 6TH AVENUE, MAYWOOD, ILLINOIS (ACCESS HEALTH AND HOUSING, LLC/IFF)**

**WHEREAS**, a petition (the "Petition") requesting certain zoning variations related to the proposed construction of two three-unit buildings at 1910 South 5th Avenue and 1927 South 5th Avenue, Maywood, Illinois (the "5<sup>th</sup> Avenue Properties"), and certain zoning variations and a map amendment related to the proposed construction of two four-unit buildings, and a mixed-use building at 1002-1010 South 6th Avenue, Maywood, Illinois (the "6<sup>th</sup> Avenue Property," and, with the 5<sup>th</sup> Avenue Properties, the "Properties"), has been filed with the Village of Maywood by Petitioner Access Health and Housing, LLC/IFF (the "Petitioner"); and

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

**WHEREAS**, the 5<sup>th</sup> Avenue Properties are located in R-5 Residential Zoning District and the 6<sup>th</sup> Avenue Properties are located in the C-2 Pedestrian-Oriented Commercial Zoning District. The Properties are collectively legally described in Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, the Plan Commission held a public hearing on the question of whether the proposed zoning relief for the Properties should be granted on September 28, 2021, 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 September 28, 2021, the Plan Commission held a vote on whether the requested variations and map amendment should be recommended for approval to the Village President and Board of Trustees of the Village of Maywood. The requested variations were recommended for approval on a vote of six (6) in favor and zero (0) opposed and one (1) absent; and

**WHEREAS**, the Plan Commission of the Village has reported its findings and recommendations regarding the requested variations and map amendment to the Village President and Board of Trustees in a document entitled, "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”, 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 Recommendations 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: Incorporation.** 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: Proposed Variations and Map Amendment.** The Petitioner seeks variations related to construction of two three-unit buildings in the R-5 Residential Zoning District, on the 5<sup>th</sup> Avenue Properties located at 1910 South 5th Avenue and 1927 South 5th Avenue; and seeks a map amendment and variations related to the construction of two four-unit buildings, and a mixed-use building with at least two ground-floor units for commercial use, medical use or not-for-profit office use and two second floor residential units, on the 6<sup>th</sup> Avenue Properties located at 1002-1010 South 6th Avenue, Maywood, Illinois. The specific zoning requests are as follows:

- A. A zoning map amendment from C-2 Pedestrian-Oriented Commercial Zoning District to R-4 Multi-Family Residential Zoning District, to allow the construction of two four-unit buildings, for the property located at 1002-1010 South 6th Avenue, Lots 2 and 3 only.
- B. A variance from Table 7-2 to allow two four-unit buildings to encroach into the required front yard setback by 10 feet, where 25 feet are required, for the property located at 1002-10 South 6<sup>th</sup> Avenue, Lots 2 and 3 only. .
- C. A variance from Section 13.2 and Table 13-1 to allow a parking reduction of one (1) space where three (3) are required, at the 1910 and 1927 South 5th Avenue properties.
- D. A variance from Table 7-2 to allow construction of a three-unit building on a substandard lot measuring 35 feet, where a 50-foot width is required, at the 1910 South 5th Avenue property.
- E. A variance from Table 7-2 to allow construction of a three-unit building on a substandard lot measuring 39.51’ feet, where a 50-foot width is required, at the 1910 South 5th Avenue property.
- F. A variance from Section 13.7.C.2.a. to allow the construction of a driveway with a width of 10’6”, where a minimum of 12 feet are required, at the 1910 South 5th Avenue property.

G. A variance from Table 7-2 to allow the three-unit building to encroach into the required side yard setback by one (1) foot, where a 5-foot minimum side yard setback is required, at the 1910 South 5th Avenue property.

**SECTION 3: Approval of Findings of Fact and Recommendations.** The President and Board of Trustees of the Village of Maywood approve and adopt the Findings of Fact and Recommendations of the Maywood Plan Commission, a copy of which is attached hereto as **Exhibit "B"**, and incorporate such findings and recommendations 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 Recommendations of the Maywood Plan Commission and other matters properly before it, approve and grant the map amendment and proposed variations as specified in Section 2 above.

**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. Petitioner shall, as a condition of approval of this Ordinance, execute the ACKNOWLEDGMENT attached hereto and made a part hereof.

**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 in the manner provided by 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 Petitioner with a copy of the Ordinance after it is filed with the CCRD.

**PASSED** this 19<sup>th</sup> day of October, 2021, by the President and Board of Trustees of the Village of Maywood on a roll call vote as follows:

**AYES:** Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford, A. Peppers and I. Brandon

**NAYS:** None

**ABSENT:** None

**APPROVED** by the Village President on the 19<sup>th</sup> day of October, 2021, and attested to by the Village Clerk this same day.

---

Nathaniel George Booker, Village President

**ATTEST:**

---

Gwaine Dianne Williams, Village Clerk

This Ordinance was published by me in pamphlet form on the 20<sup>th</sup> day of October, 2021.

---

Gwaine Dianne Williams, Village Clerk

**Exhibit "A"**

**Legal Description of  
the Subject Property**

**THE SOUTH 35 FEET OF THE NORTH 70 FEET OF LOT 49 IN FRANK C. WOOD'S ADDITION TO MAYWOOD, A SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly Known As: 1910 South 5th Avenue, Maywood, IL 60153  
P.I.N.: 15-14-311-019**

**LOT 1 IN HAGLUND'S RESUBDIVISION OF THE SOUTH 1/2 OF LOT 6 IN BLOCK 5 IN STANNARD'S 1ST ADDITION TO MAYWOOD IN THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly Known As: 1927 South 5th Avenue, Maywood, IL 60153  
P.I.N.: 15-14-312-031**

**LOTS 16 THROUGH 20, BOTH INCLUSIVE, AND THE EAST ½ OF THE VACATED ALLEY WEST AND ADJOINING SAID LOTS IN BLOCK 129 IN MAYWOOD, A SUBDIVISION IN SECTIONS 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**Commonly Known As: 1002-1010 South 6th Avenue, Maywood, IL 60153  
P.I.N.: 15-14-102-009, 15-14-102-010, 15-14-102-011, 15-14-102-012, 15-14-102-013**



**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 #21-003  
September 28, 2021**

**APPLICATION:** PC/ZBA Case # 21-003 – For certain variations related to construction of two three-unit buildings in the R-5 Residential Zoning District, on the properties located at 1910 South 5th Avenue and 1927 South 5th Avenue; and for rezoning requests and related variances for the construction of two four-unit buildings, and a mixed-use building with at least two ground-floor units for commercial use, medical use or not-for-profit office use and two second floor residential units on the property located at 1002-1010 South 6th Avenue, Maywood, Illinois.

**PROPERTY:** Scattered sites consisting of currently vacant properties located at 1910 South 5th Avenue, 1927 South 5th Avenue, and 1002-1010 South 6<sup>th</sup> Avenue, Maywood, Illinois 60153 (collectively, the “Property”)

**PETITIONER:** IFF, d/b/a Access Health and Housing LLC

**SUMMARY OF REQUEST AND RECOMMENDATION:** The Petitioner is seeking variations related to construction of two three-unit buildings in the R-5 Residential Zoning District, on Property located at 1910 South 5<sup>th</sup> Avenue and 1927 South 5<sup>th</sup> Avenue; and rezoning requests and related variances for the construction of two four-unit buildings, and a mixed-use building with at least two ground-floor units for commercial use, medical use or not-for-profit office use and two second floor residential units on the property located at 1002-1010 South 6<sup>th</sup> Avenue, Maywood, Illinois. The specific zoning relief sought by Petitioner from the requirements set forth in the Maywood Zoning Ordinance (MZO), is as follows:

- A. A zoning map amendment from C-2 Pedestrian-Oriented Commercial Zoning District to R-4 Multi-Family Residential Zoning District, to allow the construction of two four-unit buildings, for the property located at 1002-1010 South 6<sup>th</sup> Avenue, Lots 2 and 3 only.
- B. A variance from Table 7-2 to allow two four-unit buildings to encroach into the required front yard setback by 10 feet, where 25 feet are required, for the property located at 1002-1010 South 6<sup>th</sup> Avenue, Lots 2 and 3 only.
- C. A variance from Section 13.2 and Table 13-1 to allow a parking reduction of one (1) space where three (3) are required, at the 1910 and 1927 South 5<sup>th</sup> Avenue properties.
- D. A variance from Table 7-2 to allow construction of a three-unit building on a substandard lot measuring 35 feet, where a 50-foot width is required, at the 1910 South 5<sup>th</sup> Avenue property.

- E. A variance from Table 7-2 to allow construction of a three-unit building on a substandard lot measuring 39.51' feet, where a 50-foot width is required, at the 1927 South 5<sup>th</sup> Avenue property.
- F. A variance from Section 13.7.C.2.a. to allow the construction of a driveway with a width of 10'6", where a minimum of 12 feet are required, at the 1910 South 5<sup>th</sup> Avenue property.
- G. A variance from Table 7-2 to allow the three-unit building to encroach into the required side yard setback by one (1) foot, where a 5-foot minimum side yard setback is required, at the 1910 South 5<sup>th</sup> Avenue property.

Following a public hearing held on September 28, 2021, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the proposed zoning relief on a vote of 6-0 with one commissioner absent.

**BACKGROUND:** Petitioner is seeking to buy the currently vacant Property from the Village of Maywood, and to then construct the various buildings. Petitioner has entered into a Redevelopment Agreement with the Village. A precondition of the sale of the Property to Petitioner is approval of any necessary zoning relief. Petitioner has filed an application for a zoning map amendment and related variances to improve the Property with construction of mixed-use and residential buildings. The mixed-use building is proposed to contain two (2) ground-floor units for non-profit office use, medical use or commercial use, and two (2) residential units on the second floor. These four units are proposed to be located on the corner of 6th Avenue and Madison Street.

In addition to this mixed-use building, the developer proposes to construct two (2) multi-family residential housing buildings with four (4) units each on the lots to the south of the corner with a focus on veterans and residents with disabilities, all in substantial conformance with the site plan and building elevations submitted by the Developer. Collectively, the various buildings and other improvements on the Property are the "Project."

**PUBLIC HEARING:** At the public hearing held on September 28, 2021, Village staff and representative of Petitioner presented the Project to the PC/ZBA.

Nalini Johnson, Planner for the Village of Maywood, gave an overview of the Project and of the Village-owned parcels that Petitioner is requesting to purchase. She noted that staff has found the proposal to be complimentary to nearby uses, generally beneficial to the community, and a good project.

Representatives of Petitioner than provided an overview of the proposed Project using a powerpoint presentation.

The commissioners asked several questions, including questions regarding parking, building setbacks, adjacent properties, and the proposed non-residential uses at the 1002-1010 South 6<sup>th</sup> building. Petitioner responded to each of the questions. Petitioner has built in Maywood and nearby communities before, and has had no problems with parking at its existing locations. Many of their residents do not own cars. Petitioner actively manages the properties after they build them out, and any parking issues would be addressed if they arose. Lots 2 and 3 at 1002-1010 South 6th Avenue are presently zoned C-2 Pedestrian-Oriented Commercial Zoning District and are proposed to be rezoned to R-4 Multi-Family Residential Zoning District, consistent with the proposed multi-family use. Petitioner noted there is no front setback requirement in the C-2, that the setback becomes 25 feet when rezoned to R-4, and that Petitioner was proposing to split the difference with a 15-foot front setback. One of the non-residential uses on the ground floor spaces at 1002-1010 South 6<sup>th</sup> is likely to be a medical use. Given the small size of the unit, the use is likely to be a counseling or instructive type medical use, as opposed to a clinic.

**MOTION:** After the public hearing was closed by Chairperson Lira, the Commissioners discussed the proposed zoning relief.

Commissioners were complimentary of the existing buildings built and operated by Petitioner in the Village, and noted how well the properties are maintained. They were generally supportive of the Project.

**Commissioner Stelnicki made a motion to recommend for approval to the Board of Trustees the various items of zoning relief being requested by the Petitioner, seconded by Commissioner Dawson. The motion was carried by roll call vote as follows:**

**Ayes:** Chairperson Lira, Commissioners Dawson, Smith, Stelnicki, Vallow and Ratley (Commissioner Campbell was out of the room at the time of the vote).

**Nays:** None.

**Abstain:** None.

**6-0 motion carried.**

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

1. The strict application of the terms of the Zoning Ordinance will result in undue hardship.
  - The strict application of the Zoning Ordinance would result in an undue hardship for the Petitioner in the form of a financially unsustainable project. The zoning variations requested allow the Project to be feasible in Maywood. The redevelopment of these lots will eliminate some vacant, unsightly residential lots along 5<sup>th</sup> Avenue property, as well as some long-vacant property on 6<sup>th</sup> Avenue, providing high-quality and low density housing units targeted for veterans and residents with disabilities. The focus on renting to persons with disabilities and resulting handicapped parking spaces drives the need for parking relief, as the lots cannot accommodate the usual number of spaces while simultaneously providing accessible parking spaces.
2. The plight of the owner is due to unique circumstances and not applicable generally to other property within the same zoning classification.
  - The Project's focus on providing housing for people with disabilities and resulting need for accessible parking spaces and wheelchair access is unique and drives several of the variation requests. The reduced parking needs are unique to the Petitioner's targeted renters. The buildings are sized to accommodate the clearances needed by wheelchair users. The simultaneous redevelopment of a number of properties for the proposed uses is unique.
3. The variation, if granted, will not alter the essential character of the locality.
  - The requested zoning relief, including the reduction in parking, will not create a demand for additional street parking as the renters are unlikely to own their vehicles. The width of the existing platted lots were not created by the Petitioner. The driveway and setback variations will not be noticeable. The residential buildings at 1002 South 6<sup>th</sup> Avenue have been designed to blend in with the adjacent residential buildings, and gradually



stepping the buildings back from the adjacent commercial building will provide a transition into the surrounding neighborhood context.

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 particular physical surroundings shape or topographical conditions of the specific properties impose a particular hardship upon the Petitioner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out. The street blocks these lots are located on do not have a rear yard alley. Without an alley, a driveway must be accommodated in the width of the lot as well as the building footprint, setbacks, driveway, walkway, rear yard parking area and landscaping. Given the existing width and layout of the sites, the lack of an alley makes the layout very tight and has required the Petitioner to request the zoning relief.
5. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
  - These lots are being acquired from the Village of Maywood, who in turn acquired them following tax delinquencies or other reasons. The Petitioner had no involvement in the formation of the existing platted lots and no changes, other than the resubdivision of 1002-1010 South 6<sup>th</sup> Avenue, are being made to their boundaries as they currently exist. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
6. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
  - Granting of the variations will not be detrimental to the public welfare in the neighborhoods in which the properties are located. The Project presents an opportunity to add high-quality and low density rental housing to the community. The properties will be owned for the long term by Petitioner and will be managed by professional, hands-on property management team. Additionally, this Project will help eliminate otherwise unusable vacant land and return them to the tax rolls. It is anticipated that there will be adequate parking capacity on-site for each lot.
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 fire, endanger the public safety or impair property values within the neighborhood.
  - The Project and the requested zoning relief 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 buildings will be of the size, scale and dimensions of the other buildings on the block. The housing will include small apartments of one and two bedrooms. The building designs will comply with all code requirements, including fire codes. It is anticipated there will be adequate parking capacity on-site for each lot.
8. The proposed variation is consistent with the spirit and intent of the Village's Zoning Ordinance and the adopted Comprehensive Plan.
  - The Project and the requested zoning relief are consistent with the spirit and intent of the Village's Zoning Ordinance and adopted Comprehensive Plan. The Petitioner has

worked closely with the Village on ways to implement the goals of the comprehensive plan. This Project will help further those efforts by creating high quality rental housing on vacant land.

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.
  - Without the requested variations, these long-vacant sites would likely remain as vacant land. Therefore, the value of the properties 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.

The PC/ZBA makes the following Findings as to the proposed map amendment:

1. The compatibility of the proposed map amendment with existing uses of property within the general area of the property in question.
  - The zoning of Lot 1 at 1002 South 6<sup>th</sup> Avenue is not proposed to change and is consistent with the proposed mixed use. The proposed map amendment for Lots 2 and 3 at 1002 - 1010 South 6<sup>th</sup> Avenue will allow the development of the proposed multi-family uses and is consistent with the neighboring properties to the south, east and west.
2. The compatibility of the proposed map amendment with the zoning classification of property within the general area of the property in question.
  - The zoning of the mixed use building on Lot 1 at 1002 South 6<sup>th</sup> Avenue will remain C-2 consistent with other zoning along Madison, while the rezoning of Lots 2 and 3 to R-4 Multi-Family Residential Zoning District at that location will match the adjacent residential zoning district.
3. The suitability of the property in question for the uses permitted under the existing zoning classification.
  - The proposed multi-family uses are consistent with the proposed R-4 Multi-Family Zoning District designation of Lots 2 and 3 at 1002-1010 South 6<sup>th</sup> Avenue, and are appropriate for the neighborhood and these lots.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
  - Other than the type of in-fill development proposed here, the area is fully developed. The proposed map amendments are consistent with adjacent residential uses.

**RECOMMENDATION:** Based upon the foregoing Findings, the Plan Commission/Zoning Board of Appeals, by a vote of 6-0, recommends to the President and Board of Trustees that the following requested zoning relief be approved:

- A. A zoning map amendment from C-2 Pedestrian-Oriented Commercial Zoning District to R-4 Multi-Family Residential Zoning District, to allow the construction of two four-unit buildings, for the property located at 1002-1010 South 6<sup>th</sup> Avenue, Lots 2 and 3 only.
- B. A variance from Table 7-2 to allow two four-unit buildings to encroach into the required front yard setback by 10 feet, where 25 feet are required, for the property located at 1002-1010 South 6<sup>th</sup> Avenue, Lots 2 and 3 only.

- C. A variance from Section 13.2 and Table 13-1 to allow a parking reduction of one (1) space where three (3) are required, at the 1910 and 1927 South 5<sup>th</sup> Avenue properties.
- D. A variance from Table 7-2 to allow construction of a three-unit building on a substandard lot measuring 35 feet, where a 50-foot width is required, at the 1910 South 5<sup>th</sup> Avenue property.
- E. A variance from Table 7-2 to allow construction of a three-unit building on a substandard lot measuring 39.51' feet, where a 50-foot width is required, at the 1927 South 5<sup>th</sup> Avenue property.
- F. A variance from Section 13.7.C.2.a. to allow the construction of a driveway with a width of 10'6", where a minimum of 12 feet are required, at the 1910 South 5<sup>th</sup> Avenue property.
- G. A variance from Table 7-2 to allow the three-unit building to encroach into the required side yard setback by one (1) foot, where a 5-foot minimum side yard setback is required, at the 1910 South 5<sup>th</sup> Avenue property.

Signed: \_\_\_\_\_

Sara Lira, Chairperson  
Plan Commission/Zoning Board of Appeals  
Village of Maywood

**ACKNOWLEDGMENT BY DEVELOPER/PETITIONER**

I, as authorized agent/manager of the Developer/Petitioner under the Petitioner Application for Map Amendment and Variations related to the Subject Property located at 1002-1010 South 6<sup>th</sup> Avenue, 1905 South 5<sup>th</sup> Avenue and 1927 South 5<sup>th</sup> Avenue, Maywood, Illinois, certify that I have read and fully understand each and every term, provision and condition contained in the foregoing Ordinance granting the map amendment and variations relative to construction and operation of the above-described Project at the Subject Property and, on behalf of Developer/Petitioner, voluntarily accept and agree to be bound by same.

Access Health & Housing, LLC/IFF

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_, 2021.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**  
**ORDINANCE NO. CO-2021-28**

I, Gwaine Dianne Williams, 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:

**AN ORDINANCE APPROVING VARIATIONS RELATED TO NEW BUILDING CONTRUCTION ON PROPERTY AT 1910 SOUTH 5TH AVENUE AND 1927 SOUTH 5TH AVENUE, MAYWOOD, ILLINOIS; AND REZONING REQUEST AND RELATED VARIANCES RELATED TO NEW BUILDING CONSTRUCTION ON PROPERTY AT 1002-1010 SOUTH 6TH AVENUE, MAYWOOD, ILLINOIS (ACCESS HEALTH AND HOUSING, LLC/IFF)**

which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 19<sup>th</sup> day of October, 2021, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 19<sup>th</sup> day of October, 2021.

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 Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford, A. Peppers and I. Brandon

**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 20<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Gwaine Diane Williams, Village Clerk

[SEAL]