

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**

I, Gary Woll, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT  
FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 902 S. 3<sup>RD</sup> AVENUE  
(HISTORIC MAYWOOD MANOR, LLC)**

which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 5<sup>th</sup> day of February, 2013, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 5<sup>th</sup> day of February, 2013.

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:

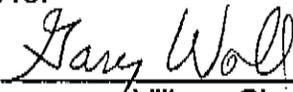
**AYES:** Mayor Henderson Yarbrough Sr., Trustee(s) A. Jaycox, D. Flowers, M. Lightford  
and R. Rivers

**NAYS:** Trustee E. Perkins

**ABSENT:** Trustee G. Guzman

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 5<sup>th</sup> day of February, 2013.

  
\_\_\_\_\_  
Village Clerk

[SEAL]



**ORDINANCE NO. CO-2013-06**

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT  
FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 902 S. 3<sup>RD</sup> AVENUE  
(HISTORIC MAYWOOD MANOR, LLC)**

**WHEREAS**, a petition for the granting of a Planned Unit Development pursuant to the Village of Maywood Zoning Ordinance ("Zoning Code") relative to redevelopment of the multi-family residential site at 902 S. 3<sup>rd</sup> Avenue, Maywood, Illinois (the "Subject Property") has been filed with the Village of Maywood by Petitioner Court Group, Inc., whose successor in interest is now Historic Maywood Manor, LLC ("Petitioner"); and

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

**WHEREAS**, the Subject Property is 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 requested Planned Unit Development should be granted on February 28, 2012, at which time all persons present were afforded an opportunity to be heard; and

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

**WHEREAS**, on February 28, 2012, the Plan Commission voted to favorably recommend the requested Planned Unit Development to the Village President and Board of Trustees of the Village of Maywood, subject to certain conditions; and

**WHEREAS**, the Plan Commission of this Village has reported its findings and recommendations regarding the Planned Unit Development to this Village President and Board of Trustees, and this Village President and Board of Trustees has duly considered said report and findings and recommendations.

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

**SECTION 1:** Petitioner desires to redevelop the existing fire-damaged building on the Subject Property as a four-unit residential dwelling, as well as construct two additional buildings on the Subject Property with five additional residential units. The Subject Property is located in the R-2 Single Family Residential Zoning District. Petitioner seeks relief from various regulations within the Zoning Code, as detailed in the Findings of Fact attached hereto and made a part hereof as **Exhibit B**.

**SECTION 2:** The President and Board of Trustees of the Village of Maywood approve and adopt the findings of fact and recommendation of the 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 3:** The President and Board of Trustees, after considering and adopting the findings and recommendation of the Plan Commission and other matters properly before it, hereby grants the requested Planned Unit Development for redevelopment of the Subject Property for multi-family residential use, including the following exceptions from various District Regulations in the Village of Maywood Zoning Ordinance, subject to the conditions set forth in Section 4:

1. Allow multi-family use in an R-2 Single-Family Residential Zoning District in the form of a four-unit multi-family dwelling and a five-unit townhome covered-complex on the property;
2. Allow up to 50% maximum building coverage rather than the 35% maximum allowed in an R-2 Single-Family Residential Zoning District (Table 7-2);
3. Allow up to 70% maximum impervious surface coverage rather than the 50% maximum allowed in an R-2 Single-Family Residential Zoning District (Table 7-2), and incorporation into the project plans of permeable paver blocks capable of providing a minimum of 5% drainage;
4. Allow a sixteen-foot rear yard setback rather than the thirty feet required by the Zoning Ordinance (Table 7-2);
5. Allowing two principal buildings on a single zoning lot as part of a PUD rather than the one generally allowed under the Zoning Ordinance (Section 12.2);
6. Allowing mechanical equipment on the north sides of the principal structures in a location visible from the street on the north side of the principal buildings with appropriate screening provided in the form of landscaping or otherwise (Section 12.4.G.);
7. Allowing a driveway width of 18 feet rather than the 24 feet required by the Zoning Ordinance; and
8. Allowing a total of nine, off-street parking spaces rather than the total of fourteen required by the Zoning Ordinance (Table 13-1).

**SECTION 4:** The approval of the Planned Unit Development, with the exceptions set forth above, is subject to compliance by Petitioner with the following conditions:

1. Placement and planting of low profile, slow growth foliage and plantings which will allow residents to have clear views of the property and police officers in passing vehicles the ability to observe conditions from passing squad cars;
2. Incorporation of a residential fire sprinkler system and direct alarm connection into the project design; and
3. Adequate drainage being provided in final project design.

**SECTION 5:** Before Petitioner can legally occupy the Subject Property for the proposed Planned Unit Development, Petitioner is required to execute the acknowledgment page attached to this Ordinance and to pay the applicable recording fee, so that this Ordinance may be recorded against the Subject Property.

**SECTION 6:** 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 the immediate rescission by the President and Board of Trustees of the approvals made in this Ordinance.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

**PASSED** this 5<sup>th</sup> day of February, 2013, by the Corporate Authorities of the Village of Maywood on a roll call vote as follows:

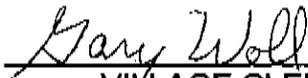
**AYES:** Mayor Henderson Yarbrough Sr., Trustee(s) A. Jaycox, D. Flowers, M. Lightford  
and R. Rivers

**NAYS:** Trustee E. Perkins

**ABSENT:** Trustee G. Guzman

**APPROVED** by the Village President on the 5<sup>th</sup> day of February, 2013, and attested to by the Village Clerk this same day.

**ATTEST:**

  
\_\_\_\_\_  
VILLAGE CLERK

  
\_\_\_\_\_  
VILLAGE PRESIDENT



**EXHIBIT A**

**Legal Description**

**LOTS 16, 17, 18, 19 AND 20 IN BLOCK 121 IN MAYWOOD, A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 2, AND THE WEST ½ OF SECTION 11 AND THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Address of Real Estate: 902 S. 3rd Avenue, Maywood, Illinois 60153**

**Property Identification No: 15-11-361-008-0000**

**EXHIBIT B**

**FINDINGS OF FACT OF THE PLAN COMMISSION -**

**902 S. 3<sup>rd</sup> AVENUE, MAYWOOD, ILLINOIS**