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ZONING BOARD OF APPEALS OF THE CITY OF CHICAGO

Special Use **Public Hearing Packet**

Everything submitted in this packet will be made available for public inspection.

Contents

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p.4	Overview of Special Use Criteria	p.14-15	Photographs
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Information about the application

Address of the Subject Property	1	**ADDRESS** 4615 North Clifton Avenue		
Ward, Zoning District, & Neighborhood	2	**WARD** 46	**ZONING DISTRICT** C1-5	To find your zoning district, go to: https://gisapps.chicago.gov/ZoningMapWeb/
		NEIGHBORHOOD Uptown		
Name of person who submitted the application	3	**NAME** Katie Jahnke Dale		
The person who submitted the application is	4	☐ Self-Represented ☑ Applicant's Zoning Attorney ☐ Applicant's Principal Representative (if a legal entity)		

Information about the applicant

Full name of Applicant	5	**NAME** Cornerstone Community Outreach	
The Applicant is a(n)	6	**CHECK ONE** ☑ Individual *(if selected, skip to box #9)* ☐ Legal Entity	
Type of legal entity	7	☐ LLC ☐ Corporation ☐ Trust ☑ Nonprofit ☐ Other_____	
List the name(s) and title(s) of the Applicant's principal representative(s) present at the hearing.	8	**NAME(S)** • Andrew Winter • Patrick Thompson • •	**TITLE(S)** • Executive Director for Cornerston • Principal at Manske Architects • •

BACP, Building Code, Health, Safety Violations	**9**	Has the owner/operator of the proposed special use received notice of any violations in terms of business operations, building code, licensing, health, or safety within the last 24 months? ☐ **Yes** ☑ **No** **If yes, explain:**

BACKGROUND OF THE SUBJECT PROPERTY		
Property Type	**10**	**CHECK ONE** ☐ Vacant land *(If selected, skip to box #12)* ☑ Improved land (i.e. has existing building/structures/paving)
Description of improvements (e.g. Property contains a single-story commercial building & parking lot)	**11**	The property is currently improved with a five-story building that is owned and being renovated by Cornerstone Community Outreach. The Applicant will be operating the property as a Non-Congregate Shelter (NCS) for people experiencing homelessness and will include an outpatient medical office and community center. The intent of the proposed renovations is to improve the outcomes and reinforce the dignity of our residents by converting the existing
Building Exterior	**12**	**As it relates to the exterior of the building, the applicant will be:** ☐ reusing an existing building with no exterior modification ☑ modifying the exterior of an existing building ☐ constructing a new building
Descriptive Statement	**13**	(Copy and paste the descriptive statement from the *Official Denial of Zoning Certification* here) The Applicant seeks a Special Use to allow the renovation of an existing transitional shelter for an expansion from 230 to 255 beds with non-congegrate operations within an existing five-story building.

INSTRUCTIONS

- **Project Narrative.** In your own words, explain to the ZBA why you are seeking a special use. This is an opportunity to provide an overview of your business/organization, your plans and goals, what you hope to accomplish, etc. Page 5.

- **Proposed Findings of Fact.** Review the Special Use Criteria on page 4, then on pages 6-11 provide your answers to how this application meets each of the 5 Special Use criteria. All answers must be (1) fact-based; (2) based solely on the Applicant's and any additional witness's personal knowledge; and (3) **non-conclusory** *(i.e. must be able to explain why a conclusion was reached)*. At the bottom of each answer, list the names of the people (your witnesses) who contributed to the answer and any exhibits you relied on. Witnesses must certify the truthfulness of any answer they contributed to and must be present the day of the hearing and able to testify if asked by the ZBA. Witness certifications are located in *Exhibit A on page 13*.

- **Signature and Certification.** Applicants must certify the truthfulness and accuracy of their application. Page 12.

- **Witness Certification.** Any witnesses who you plan to have testify at the public hearing, must also swear to the truthfulness and accuracy of their contributions to the application. The signature page is part of Exhibit A on page 13.

- **Photographs.** Required photographs shall be attached as part of Exhibit B. Further instructions are on page 14.

- **Plans and Additional Evidence.** All additional evidence, including site plans, landscape plan, architectural drawings, etc. shall be attached as Exhibit C1, C2, C3, etc. and fill out *Table of Exhibits – C* accordingly on page 16.

- **Expert Reports (optional).** As there are circumstances where an expert witness might be helpful to bolster a case, parties may hire expert witnesses to testify in support of their position. However, no party is required to hire an expert witness. Any testimony by expert witnesses must be accompanied by a written report and a copy of their CV. **As it relates to the Special Use Approval Criteria, Reports must explain why a conclusion was reached.** Attach expert witness reports as Exhibit D1, D2, D3, etc. and fill out *Table of Exhibits – D* accordingly on page 17. Expert witnesses include but are not limited to certified real estate appraisers and land use planners.

- *Please note that all these requirements do not and are not intended to provide legal advice. If you have questions regarding this application, please consult a zoning attorney. The Zoning Board of Appeals and its staff cannot provide legal advice.*

OVERVIEW OF CRITERIA

Criteria for a Special Use. Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the Zoning Board of Appeals finds that the proposed use in its proposed location meets **all** of the following criteria:

(1) It complies with all applicable standards of the Chicago Zoning Ordinance

Facts you might consider: • Besides the requirement to apply for a special use, is there any other reason the proposed use would not comply with the Chicago Zoning Ordinance? If so, is it being addressed at the same hearing? (i.e. a variation application).
• How does the proposed use fit the bulk and density standards of the zoning district?

(2) It is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community

Facts you might consider:
Public Convenience: •What are the benefits to the public? •Do the benefits of granting the special use outweigh any adverse effects? • If there are adverse effects, would they be limited/restricted to a particular person/small group? •Will the community at least derive some benefit?
General Welfare: •Will the granting of the special use have a negative impact on health, safety, environment, property values of the community? •Would the special use contribute to or increase crime in the area? •Is there a proximity to sensitive land uses such as schools, youth centers, hospitals, senior housing, homeless shelters etc. which it would negatively impact?

(3) It is compatible with the character of the surrounding area in terms of site planning and building scale and project design

Facts you might consider: •Will the applicant be reusing an existing building? • Is building height, number of floors similar to those in the area? •Does the proposed use visually fit in with the surrounding area? •Would the special use negatively impact the aesthetics or balance of the neighborhood?

(4) It is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation

Facts you might consider: •What are the hours of operation for your establishment? •How do your hours of operation compare to the hours of operation of neighboring establishments in the area? •How is the lighting in the area? •What are your plans, if any, for outdoor lighting? •How would you characterize the noise of the surrounding area? Is it high/medium/low traffic (vehicle and/or pedestrian)? • Do you anticipate noise being a problem? If so why, and what would you do to limit it? If not, why not? •Will this use generate primarily pedestrian or vehicle traffic? If the special use will generate vehicle traffic, would it be out of character, excessive, or hazardous for the area? If the special use would generate excessive vehicle traffic, what are the plans to mitigate traffic? •Is there parking or a need for parking? If so, are there any plans for parking?

(5) It is designed to promote pedestrian safety and comfort

Facts you might consider: •Would plans interfere with pedestrian right of way? •Would plans interfere with a bus stop? • Is there an issue with the landscaping or anything else that might create blind spots or block sight lines for pedestrians? •What pedestrian-focused accommodations do you plan on making? (e.g. bike racks, outdoor seating, plans for ice/snow/debris removal) • What pedestrian-focused design features will the project have? (e.g. sufficient sidewalk space, minimizing falling/tripping hazards such as damaged/cracked/uneven surfaces, building entrances oriented toward the street, sidewalk width accommodates those with disabilities such as wheelchair users). •If building parking lot or drive-through, what are you doing to promote safe pedestrian crossing and reduce conflict points between vehicles and pedestrians?

Note: the "facts you might consider" under each criterion are provided to assist applicants and witnesses in providing comprehensive answers to the standards, but are by no means a required, exhaustive, or determinative list, and are not intended to be legal advice. If you are uncertain how to answer the criteria, please consult a zoning attorney.

PROJECT NARRATIVE

In your own words, explain why you are seeking a special use:

The Applicant, Cornerstone Community Outreach, seeks a modification of its existing special use permit to allow the renovation and modernization of The Sylvia Center, an existing transitional shelter operating within a six-story building. The proposed modification will authorize an expansion from 230 to 255 beds and permit fully non-congregate operations throughout the facility.

The proposed renovations will transition the facility from a congregate space—where residents share open sleeping areas—to a fully non-congregate shelter in which families and individuals have their own private rooms. This conversion is central to improving outcomes and reinforcing the dignity of residents by providing accessible, private accommodations with integrated health services.

The project is part of the Department of Family and Support Services' (DFSS) Shelter Infrastructure Initiative (SII) and is jointly funded by the Illinois Housing Development Authority, reflecting a coordinated public investment in modernizing shelter infrastructure across the city.

Unlike the current special use, which prescribes varied occupancy counts per floor, the renovated facility will feature a uniform residential layout across the upper floors (floors three through five). This even distribution of residents eliminates the patchwork restrictions of the existing permit and allows for a modest increase in bed capacity—from 230 to 255—that is permissible under the building code. The Applicant seeks zoning approval for this increase in total bed count, along with a reallocation and elaboration of the shelter program and its related accessory uses as they will be distributed throughout the renovated space.

The property is currently improved with a five-story building owned by Cornerstone Community Outreach that is undergoing renovation. Upon completion, the Applicant will operate the property as a Non-Congregate Shelter (NCS) for people experiencing homelessness, incorporating an outpatient medical office and community center. The proposed facility will contain 51 private, non-congregate sleeping units with a total capacity of 252 people.

The program is staffed and operates 24 hours per day, seven days per week, with three staff shifts per day. The facility will typically have 10 staff members on site at any given time, with the number of staff increasing slightly in proportion to the modest increase in residents. Case Managers will be maintained at a ratio of 1:30 residents per DFSS standards, and site security will remain on-site around the clock.

The Sylvia Center currently serves families and individuals experiencing homelessness who are referred to Cornerstone by DFSS. Residents may stay until they find permanent housing or move on for other reasons. The proposed renovation does not alter the population served; rather, it enhances the quality of shelter provided to the same community by replacing congregate dormitory conditions with private, non-congregate accommodations.

PROPOSED FINDINGS OF FACT

Instructions: Explain to the ZBA why or how your proposed special use meets the 5 standards below. Applicants may add addenda if they run out of room but must begin writing their answers on this form. *Please note that failure to submit clear and comprehensive answers may result in a delay of your hearing and/or dismissal or denial of your case.*

A (1). The proposed special use complies with all applicable standards of the Chicago Zoning Ordinance

Select and complete one of the following which best fits your application:

☑ The subject property is located in a C1-5 [insert zoning designation] zoning district. Since a(n) [insert proposed use] Transitional Shelter is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

OR

☐ The proposed use complies with all applicable standards of the Chicago Zoning Ordinance because:

List witnesses who contributed & exhibits relied on for a(1):
Patrick Thompson

A (2). The proposed special use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community. *Explain why/how:*

The proposed special use is in the interest of the <u>public convenience</u> because:
The proposed modification of the existing special use permit directly serves the public interest by advancing the City's commitment to providing dignified, effective shelter services for people experiencing homelessness. The renovation of The Sylvia Center from a congregate to a fully non-congregate facility represents a meaningful improvement in the quality of care available to families and individuals in crisis, aligning with citywide policy objectives and best practices in homeless services.

The project is undertaken as part of the Department of Family and Support Services' (DFSS) Shelter Infrastructure Initiative (SII) and is jointly funded by the Illinois Housing Development Authority. This joint public investment reflects the determination by multiple governmental bodies that modernizing shelter infrastructure is a matter of significant public concern and benefit. The conversion to 51 private, non-congregate sleeping units with integrated outpatient medical services and a community center will improve health outcomes, promote housing stability, and support residents' transition to permanent housing.

The proposed special use will not have a significant adverse impact on the <u>general welfare</u> of the neighborhood or community because:
The requested modification will not introduce a new use to the neighborhood. The Sylvia Center has operated as a shelter at this location under an existing special use permit, and the proposed renovation maintains that established use while improving the quality of operations. The surrounding neighborhood has coexisted with this facility, and the proposed changes do not alter the fundamental character of the use. This facility has been instated with this use since the approval of that certain special use application for 4615 N. Clifton Avenue by the Chicago Zoning Board of Appeals on July 18, 2003

List witnesses who contributed & exhibits relied on for a(2):
Andrew Winter; Patrick Thompson

A (3). The special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design. *Explain why/how:*

The special use is compatible with the surrounding area in terms of site planning, building scale, and design. By converting the existing layout into non-congregate units, the project maintains the character of the structure while enhancing the services provided within.

The development uses the existing building footprint and scale, avoiding major changes that could disrupt the neighborhood. Its design fits within the mixed-use nature of the area, respecting nearby commercial and residential uses. Overall, the project aligns with the community's character while meeting a need for transitional housing in the area.

List witnesses who contributed & exhibits relied on for a(3):

Patrick Thompson

A (4). The special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation. *Explain why/how:*

Because none of these changes are occurring outside of operations being improved, the special use will continue to be compatible with the surrounding area.

List witnesses who contributed & exhibits relied on for a(4):

Andrew Winter

A (5). The special use is designed to promote pedestrian safety and comfort. *Explain why/how:*

The special use is designed to promote pedestrian safety and comfort by maintaining the existing building footprint and avoiding major exterior changes that could disrupt sidewalk flow or visibility. The shelter's low traffic generation, due to limited vehicle use by residents and staff, reduces congestion and enhances pedestrian safety. Additionally, the site's proximity to multiple CTA bus lines encourages foot traffic and transit use, supporting a walkable, transit-oriented environment that aligns with the character of the surrounding area.

List witnesses who contributed & exhibits relied on for a(5):

Patrick Thompson

ADDITIONAL FINDINGS

☑ 1. This Special Use Application is for a General Special Use and requires no additional findings. If checked, proceed to the signature and certification on the page 12

☐ 2. This Special Use Application is for a non-general special use listed below (check all that apply):

- ☐ Special Use is located in a **Planned Manufacturing District (PMD)** under 17-13-0905-C.
- ☐ Special Use is a **Business Live/Work Unit** under 17-13-0905-E.
- ☐ Special Use is a **Freestanding Wireless Communication Facility** under 17-9-0118-D(2).
- ☐ Special Use is an **Indoor Event Venue** under 17-9-0130.1 & 17-13-0902-B(4).
- ☐ Special Use is a **Waste-Related Use** under 17-13-0905-B(1).
- ☐ Special Use is a **Sanitary Landfill** under 17-13-0905-B(1), (2), & (3).
- ☐ Special Use is a **Liquid Waste Handling Facility** under 17-13-0905-B(1) & (2).
- ☐ Special Use is a **Resource Recovery Facility** or **Incinerator** under 17-13-0905-B(1), (2), & (4).
- ☐ Special Use is a **Transfer Station** or **Reprocessable Construction/Demolition Material Facility** or **Hazardous Waste Treatment or Storage Facility** under 17-13-0902-B(2).

If any of the above are checked, complete and attach the *Findings of Fact Insert for Non-General Special Uses* (available on the ZBA website) behind this page.

- ☐ Special Use is a **Cannabis Business Establishment** under 17-13-0905-G.

If this special use is a cannabis business establishment, meaning an Adult Use Cannabis Dispensary, Medical Cannabis Dispensary, Cannabis Craft Grower, Cannabis Infuser, Cannabis Processor, Cannabis Cultivation Center, you must also complete the Cannabis Supplemental Packet.

APPLICANT SIGNATURE AND CERTIFICATION

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the above statements in the proposed Findings of Fact and statements on any documents, photos and/or drawings submitted herewith are true, correct, and complete as of the date signed to the best of my knowledge and belief.

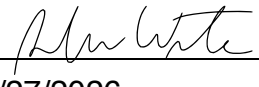
Print Name: Andrew Winter
APPLICANT (or if Legal Entity, APPLICANT'S PRINCIPAL REPRESENTATIVE)

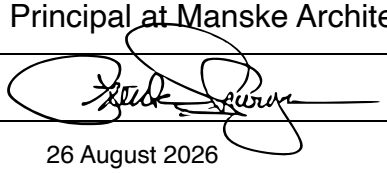
Signature: _____ Date: 8/27/2026
APPLICANT (or if Legal Entity, APPLICANT'S PRINCIPAL REPRESENTATIVE)

EXHIBIT A

WITNESS CERTIFICATIONS

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the above statements for which I contributed to in the proposed Findings of Fact and statements on any documents, photos and/or drawings I contributed to herewith are true, correct, and complete as of the date signed to the best of my knowledge and belief. I further certify that if asked by the ZBA to testify to or be cross-examined about my contributions for this application, I would be able to do so.

Witness Name	Andrew Winter
Title (if applicable)	Executive Director
Signature	
Date	08/27/2026

Witness Name	Patrick Thompson
Title (if applicable)	Principal at Manske Architects
Signature	
Date	26 August 2026

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

EXHIBIT B

PHOTOGRAPHS

Instructions: As part of the proposed findings of fact, you must include photographs of the subject property and surrounding area. **As a reminder, the ZBA does not conduct site visits or do independent research. All the ZBA is able to consider is the information you submit into the record (i.e. testimony, evidence, photographs, maps, plans, etc. that you provide in your application and proposed findings). Failure to provide a clear and comprehensive application may result in a delay of your hearing and/or a dismissal or denial of your case.**

Photo Specifications:

- The photos attached must show the property and neighborhood in its current condition.
- Every photograph must be labeled with an exhibit number, a description of the photo, and the date it was taken *(e.g. B1. View of the front of the subject property, 121 N. LaSalle, facing N. LaSalle St. – 6/08/2023)*
- Screenshots from Google Street View and other online photographs may not be submitted for the required photographs with a ground level view. However, for the overhead view (B11)*, Google Maps and other satellite imagery will be accepted.
- Exhibits B1-B11 are required, though applicants may provide additional photos.

Tips:

- Photos including neighboring properties should be taken from a location on public property (i.e. don't trespass).
- Panoramic photos may be helpful for showing the character of the neighborhood/surrounding area.
- If trying to make the case that there are other similarly situated properties in the area, it would be helpful to include photos of them and label them on a map in relation to your property.

Table of Exhibits – B

Exhibit Number	Description of the Exhibit.
B1	View of the front the property
B2	View of the front of the property also showing the neighboring property to the right
B3	View of the front of the property also showing the neighboring property to the left
B4	Across the way - standing at the front of the property, take a photo of what you see across the street from you *(standing with your back to the front of the property)*.
B5	Side views of the property (if applicable).
B6	View of the rear of the property.
B7	View of the rear of the property also showing the neighboring property to the right.
B8	View of the rear of the property also showing the neighboring property to the left.

B9	Rear across the way - view of the area that the rear of the property faces *(standing near the edge of your property with your back to the rear of your property, take a photo of the property directly across from you)*.
B10	Any photos that help demonstrate the character of the neighborhood.
B11	Overhead view* of the property and surrounding area (may use online photo/satellite map for this one). The property must be labeled and include the date accessed if using satellite imagery.

[ATTACH THE PHOTOGRAPH EXHIBITS BEHIND THIS PAGE]



B.1 - View of the front of the subject property, 4615 N. Clifton – 01/27/2026



B.2 - View of the front of the subject property, 4615 N. Clifton, showing neighboring building to right – 01/27/2026



B.3 - View of the front of the property, 4615 N. Clifton, also showing the neighboring property to the left – 08/28/2026



B.4 - Across the way, standing at the front of the property, 4615 N. Clifton – 08/28/2026



B.5 - Side view south of the subject property, 4615 N. Clifton – 12/18/2025



B.6 - View of the rear of the subject property, 4615 N. Clifton – 12/18/2025



B.7 - View of the rear of the property also showing the neighboring property to the right – 05/22/2026



B.8 - View of the rear of the subject property showing neighboring building to right – 05/22/2026



B.9 - Rear across the way from subject property, 4615 N. Clifton – 05/22/2026





B.10 - Character of the neighborhood – 08/28/2026





B.11 – Overhead View of the Property and Surrounding Area – 09/03/2026

EXHIBIT C
PLANS AND ADDITIONAL EVIDENCE

Checklist:
- ☑ Most recent Site Plan
- ☑ Most recent Landscape Plan,
- ☑ Building Elevations (provide heights and list materials used)
- ☑ Floor Plans
- ☑ Plat of Survey
- ☑ Legal description of the premises.

Table of Exhibits – C

Exhibits should be labeled C1, C2, C3…etc.

Exhibit Number	Description of the Exhibit.
C1	Site Plan, Landscape Plan, Building Elevations
C2	Plat of Survey
C3	Legal Description

[ATTACH ALL ADDITIONAL EXHIBITS (EXCEPT OPTIONAL EXPERT REPORTS) SUCH AS SITE PLANS AND ARCHITECTURAL DRAWINGS BEHIND THIS PAGE]

Exhibit C-1

Site Plan, Landscape Plan, Building Elevation

[See Attached]

Cornerstone Community Outreach
Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

Purpose

Seeking modification of existing special use permit which is restrictive of the number of occupants by floor in the course of renovations which will transition the existing shelter from a congregant space to a fully non-congregant shelter in which families have their own rooms. Unlike the current special use which outlines varied occupancy counts per floor, the renovated space will have the same layout across the upper residential floors three to five. The renovation will not only result in an even distribution of residents across the third through fifth floors but it would also allow for a modest increase in bed capacity under the building code, from 230 to 255. We are seeking zoning approval for the increase in the total bed count. A reallocation and elaboration of the shelter and it's related accessory program as it will be distributed throughout the space is described in detail herein.

Property Information

Site Address:	4615 N Clifton Ave., Chicago, IL
Zoning:	C1-5
CZO Occupancy Type:	Group Living: Transitional Shelter (17-17-0102-A (8))
Existing Special Use:	281-03-S
Building Construction:	I-B (Sprinklered)
Allowed FAR:	5.00
Existing FAR:	4.23
Proposed FAR:	4.30

Property Areas

Lot Area:	**13,694 SF**
(Basement	10,100 SF)*
First Floor	11,800 SF
Second Floor	10,650 SF
Third Floor	11,800 SF
Fourth Floor	11,800 SF
Fifth Floor	11,800 SF
Roof (6th Floor)	1,020 SF
Above Grade Square Footage:**	**58,870 SF**
Total Square Footage:	68,970 SF

* Excluded from FAR, the basement is more than 50% below grade per Z10, which reflects the basement floor to ceiling height of 7'-2", 3'-8" below grade vs. 3'-6" above grade.

** Basis of FAR

Sheet Index

Z00	Cover Sheet
Z01	Site Context Photographs
Z02	Site Plan
Z03	Site Security Plan
Z04	Parking Calculation
Z05	Public Transit Access
Z06	Basement Plan
Z07	1st Floor Plan
Z08	2nd Floor Plan
Z09	3rd-5th Floor Plan
Z10	Roof Plan
Z11	West Elevation (front)
Z12	South Elevation (side)
Z13	East Elevation (rear)
Z14	North Elevation (side)







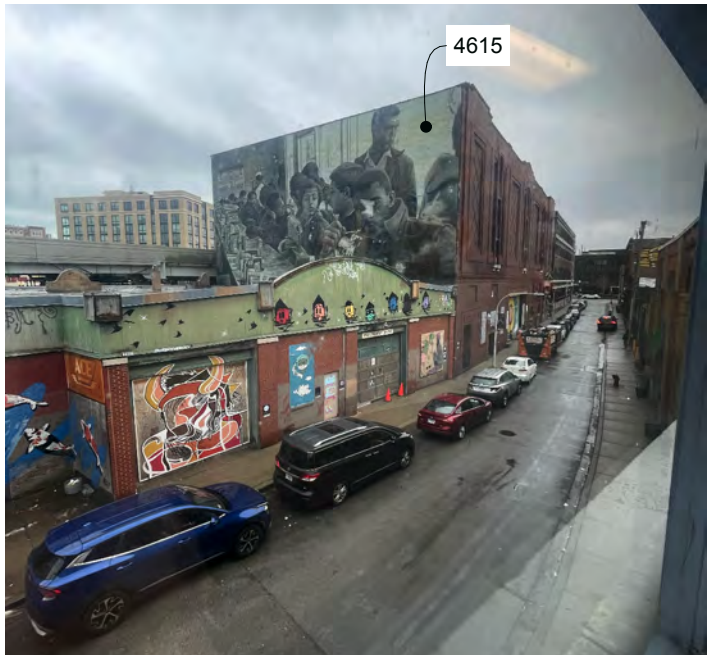
Existing screened trash compactor located at CCO Hannah Center, currently serving both buildings. The intent is that it shall continue to do so.

CCO Hannah Center

Project Site

Wilson CTA Station

Aerial View



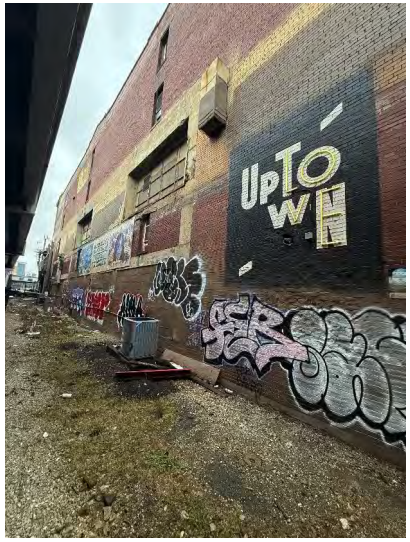
North & West Elevations,
Clifton Ave Looking South



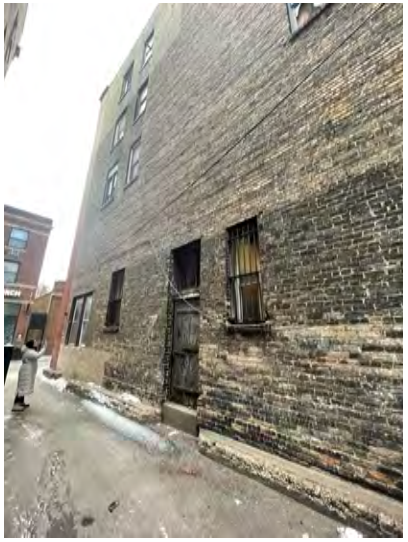
West Elevation,
South-West Building Corner



East Elevation,
Building beyond tracks as seen from Broadway



East Elevation
Looking South

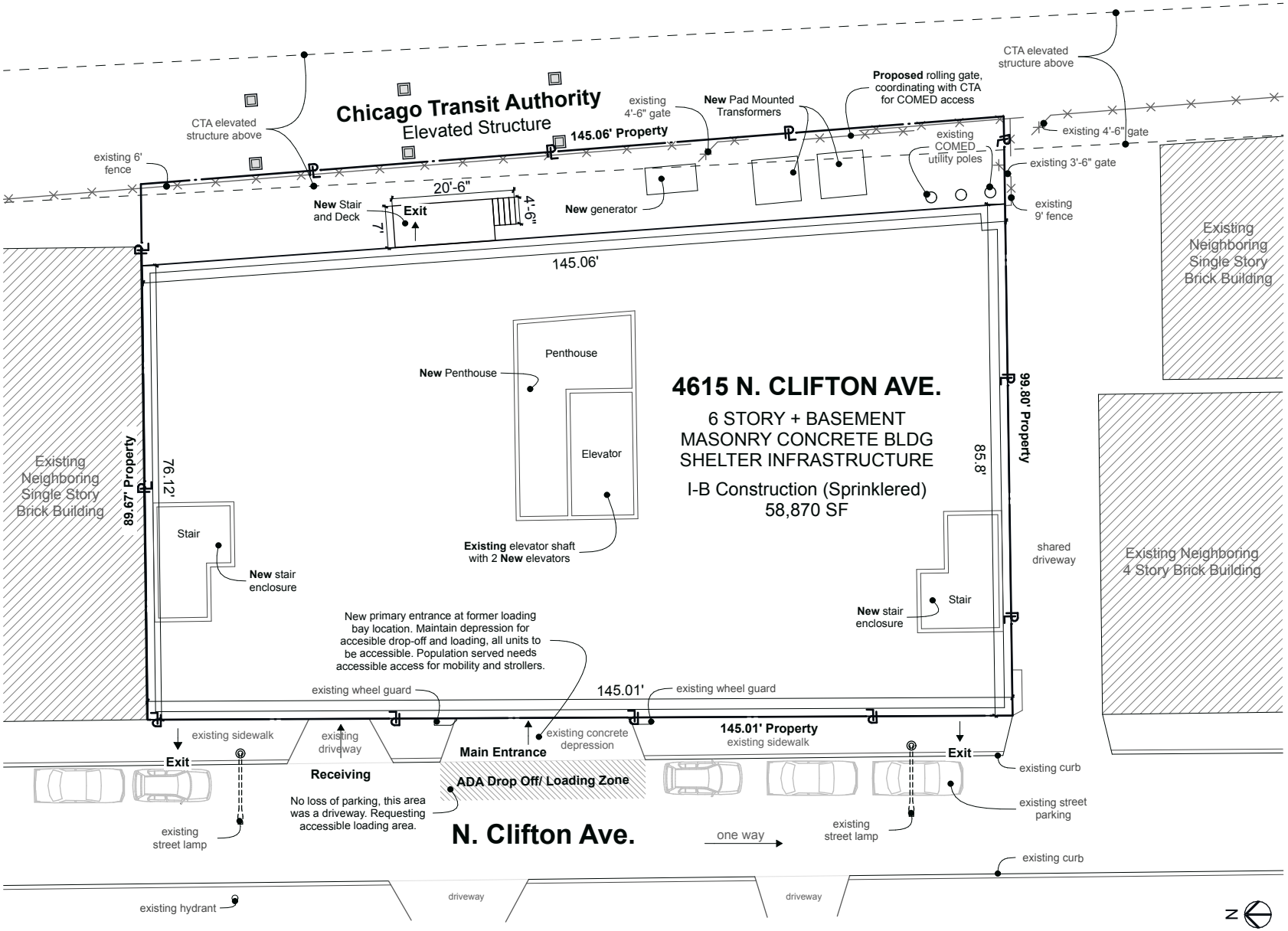


South Elevation
Looking West

MDT
manske • dieckmann • thompson
architecture • interiors

Cornerstone Community Outreach
Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

Site Context Photographs
Z01
9/15/26

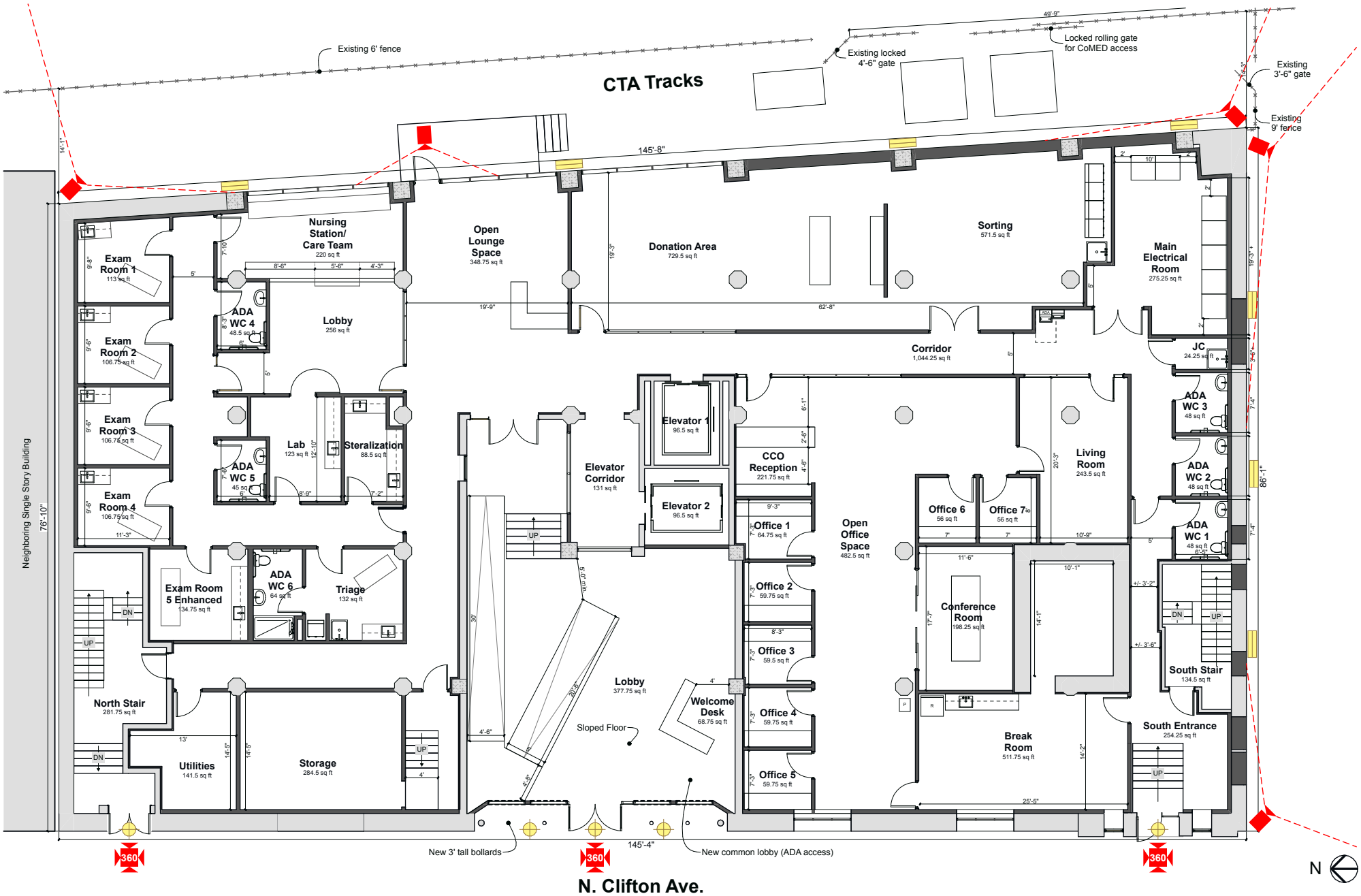


01 Site Plan
NOT TO SCALE

MDT
manske • dieckmann • thompson
architecture • interiors

Cornerstone Community Outreach
Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

Site Plan
Z02
9/15/26



1/16" = 1'-0"

MDT
manske • dieckmann • thompson
architecture • interiors

Key

- Security Camera
- Security 360 Camera
- Exterior Lighting

Cornerstone Community Outreach

Sylvia Center

4615 N Clifton Ave., Chicago, IL 60640

Site Security Plan

Z03

9/15/26

Parking Calculations & Considerations

Relevant Parking Group: 17-10-0207-Q Group Living

Group Q in C-5 requires no automotive parking spaces for the first 35,000SF of area and 1.33 spaces per 1000 SF beyond that, with bicycle parking as determined by DPD.

Calculation By Building Area

Floor Areas:

Basement (excluded) *Low head room area with mechanicals & inactive storage*	(10,100 SF)
First Floor *Transitional shelter 17-17-0102-A (8) with accessory Residential Support Services, 17-17-0104-Y*	11,800 SF
Second Floor *Low Head Room Mechanical Floor with inactive storage*	10,650 SF
Third Floor *Transitional Shelter 17-17-0102-A (8)*	11,800 SF
Fourth Floor *Transitional Shelter 17-17-0102-A (8)*	11,800 SF
Fifth Floor *Transitional Shelter 17-17-0102-A (8)*	11,800 SF
Roof (6th Floor) *Transitional Shelter 17-17-0102-A (8)*	1,020 SF
Total Applicable Area	58,870 SF
Applicable Area - 35,000SF (not counted under group Q) =	23,870 SF
13,220 SF Counted Area / 1000sf * 1.33 spaces =	32 spaces
Bicycle Parking:	16 spaces

Seeking 100% reduction of automotive parking spaces under Chicago Connected Communities Ordinance provisions:

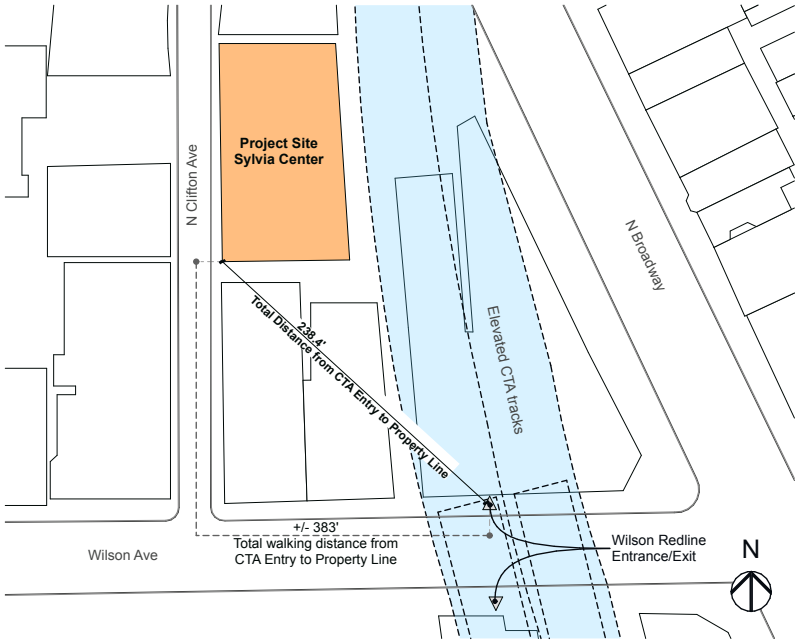
Parking Exemption: 17-10-0102-B (a) Transit Served Locations

a) *In all districts except D districts, minimum off-street automobile parking ratios may be reduced by up to 100% from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 2,640 feet of a CTA rail station entrance or exit or within 1320 feet of a CTA bus line corridor roadway segment listed in Table 17-17-0400-B*

Refer to sheet Z04 for transit proximity map with applicable lines noted.

Refer to sheet Z05 floor plan for bicycle room





02 Transit Adjacency Map
SCALE: 1/128"= 1'-0"



17-17-00102 B (a) - CTA Train Stations
CTA Red Line
CTA Brown Line
CTA Purple Line

17-17-0400 B - Bus Line Corridor Roadway Segments
Broadway Ave, Between Clark & Devon (#36)

17-17-0400 A - CTA & Pace Bus Routes Included
22 Clark
36 Broadway
78 Montrose
#148 Clarendon/Michigan Express
#151 Sheridan

N

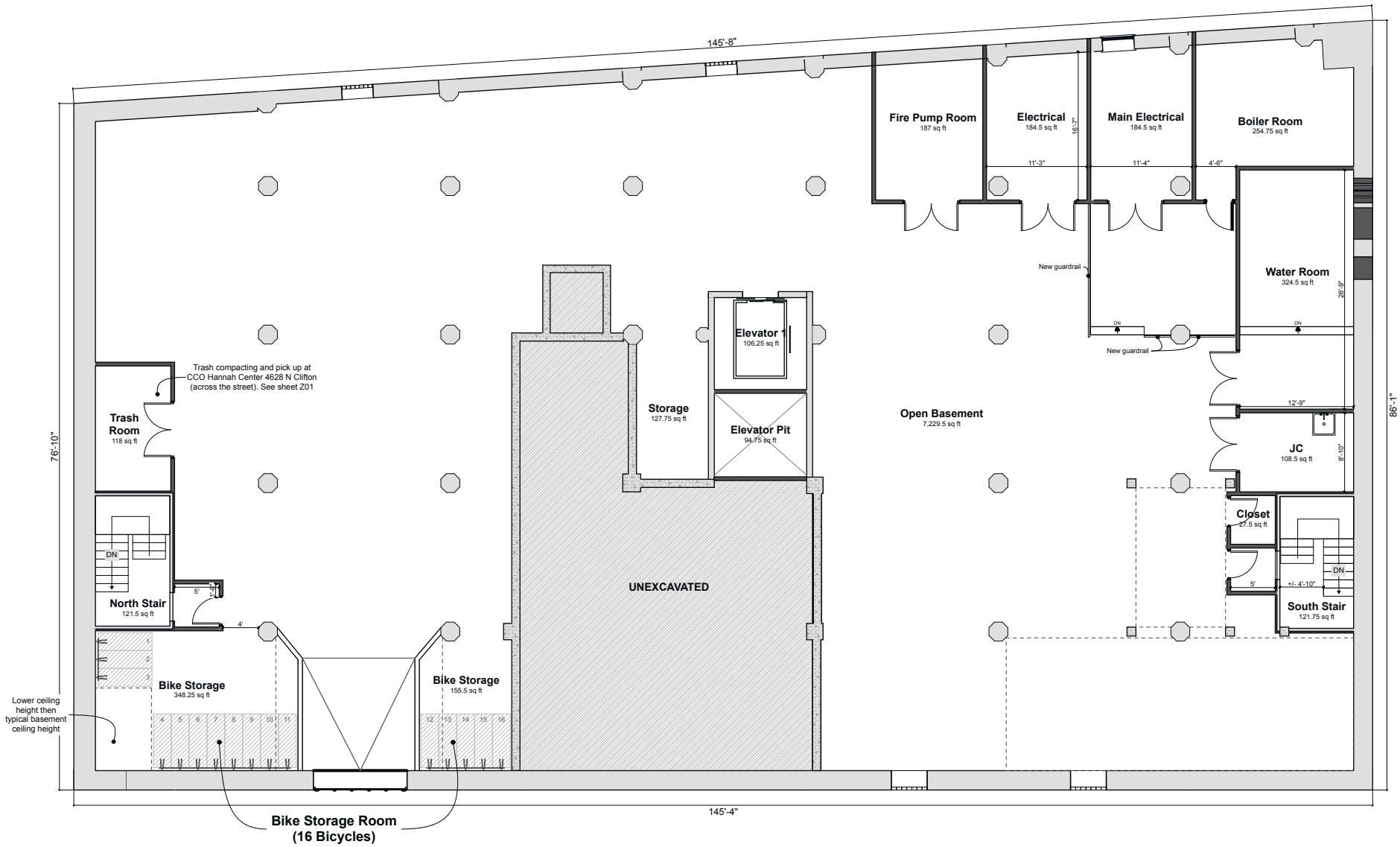
LICENSED ARCHITECT
JAMES PATRICK THOMPSON
1-011727
STATE OF ILLINOIS

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Cornerstone Community Outreach
Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

Public Transit Access
Z05
9/15/26

CTA Tracks



N. Clifton Ave.

N

1/16" = 1'-0"

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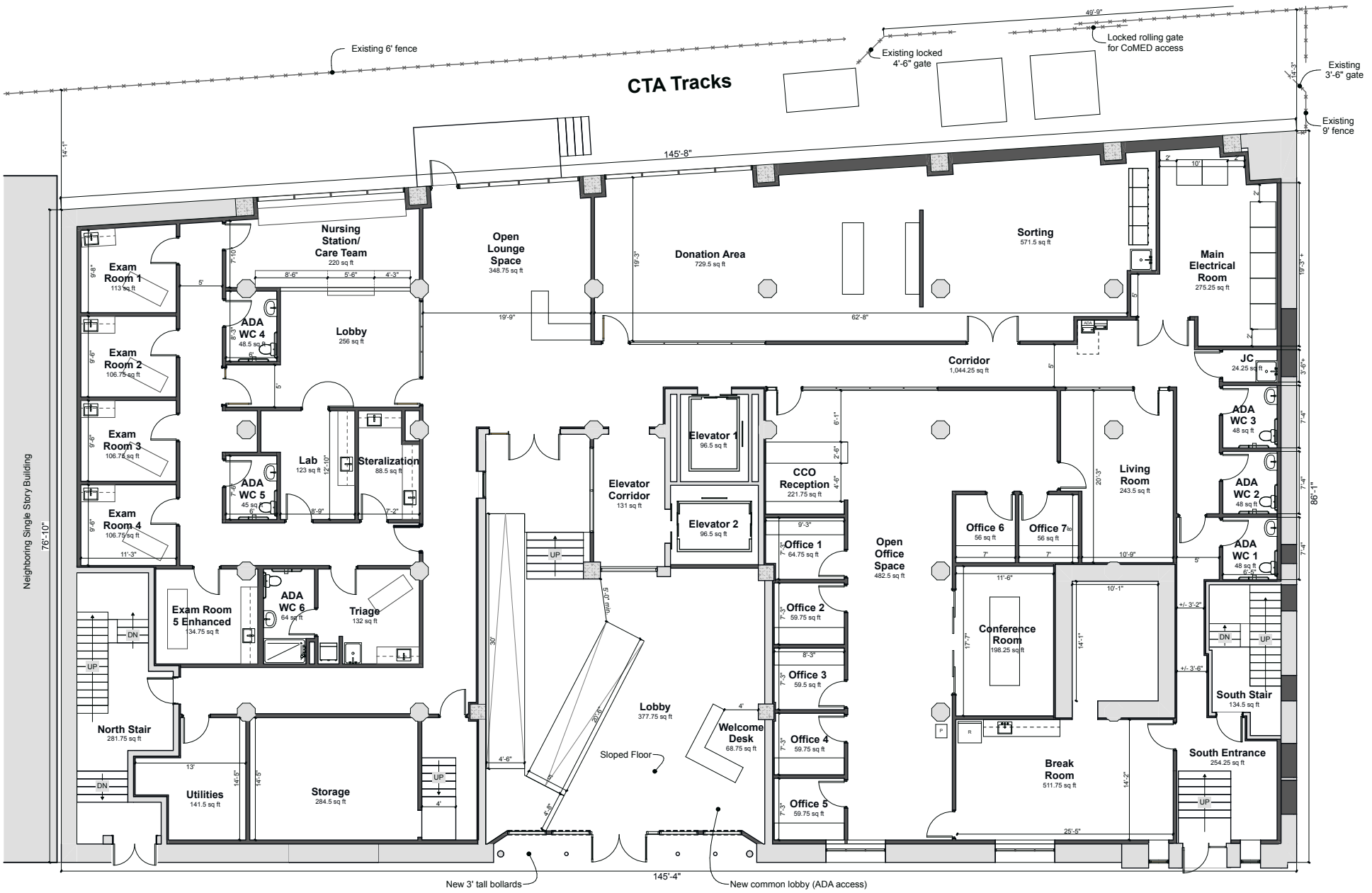
Sylvia Center

4615 N Clifton Ave., Chicago, IL 60640

Basement Plan

Z06

9/15/26



N. Clifton Ave.

N

1/16" = 1'-0"

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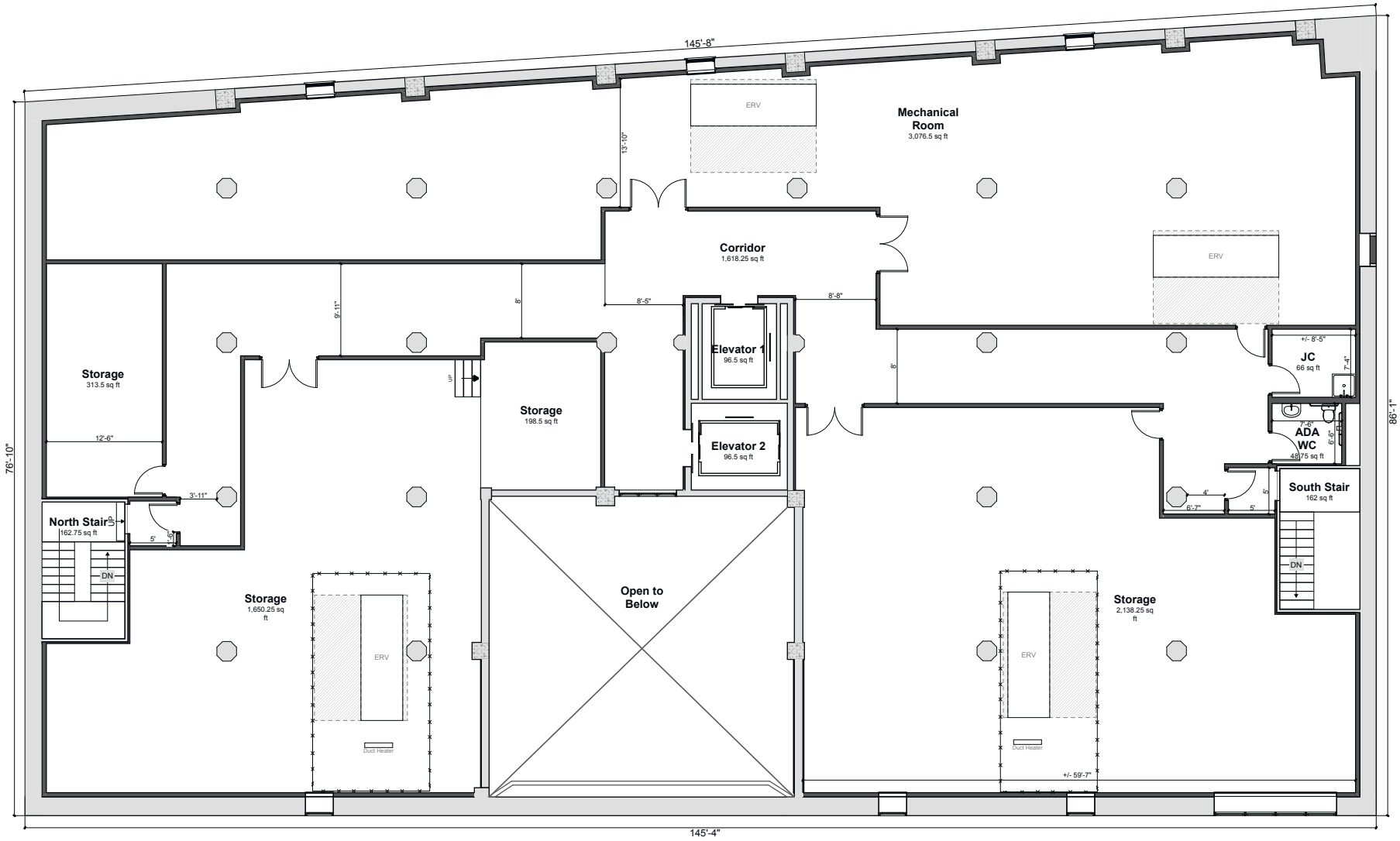
4615 N Clifton Ave., Chicago, IL 60640

First Floor Plan

Z07

9/15/26

CTA Tracks



N. Clifton Ave.

N

1/16" = 1'-0"

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Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

Second Floor Plan
Z08
9/15/26



N. Clifton Ave.

Bed Count per Residential Floor

Total Adult Beds per Floor: 52
Total Youth Beds per Floor: 33
Total Beds per Floor: 85

Total Beds for Total Building: 255

Bed count based on CBC Table 14x-4-402.4

Table 14X-4-402.4:

Occupants over 11 years old	Minimum bedroom area (Sq. Ft.)	Recommended bedroom area (Sq. Ft.)
1-2	70	100
3	150	175
4	200	250
Each additional	Add 50	Add 75

N

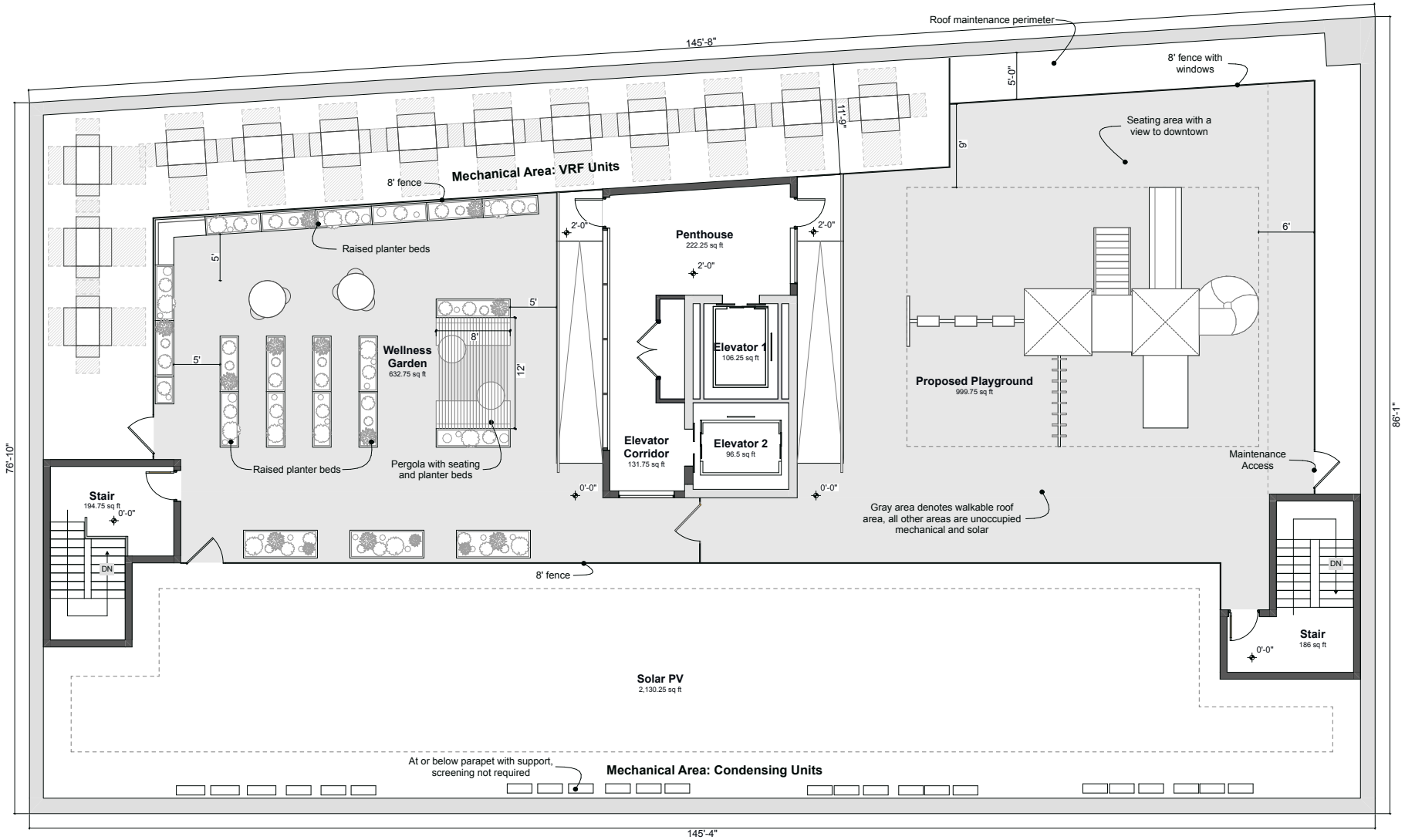
1/16" = 1'-0"

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Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

3rd through 5th Floor Plans
Z09
9/15/26

CTA Tracks



N

N. Clifton Ave.

1/16" = 1'-0"

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Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

Roof Plan
Z10
9/15/26

General Notes:

1. Overall exterior maintenance includes tuck pointing throughout and existing exterior openings infill to include steel stud construction or masonry.

2. Blue highlighted notes changes in material or appearance. Including new windows in new opening.

3. White highlighted windows note new windows in existing opening.

CTA Side

N. Clifton Ave



1/16" = 1'-0"

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Cornerstone Community Outreach

Sylvia Center

4615 N Clifton Ave., Chicago, IL 60640

West Elevation (front)

Z11

9/15/26

General Notes:

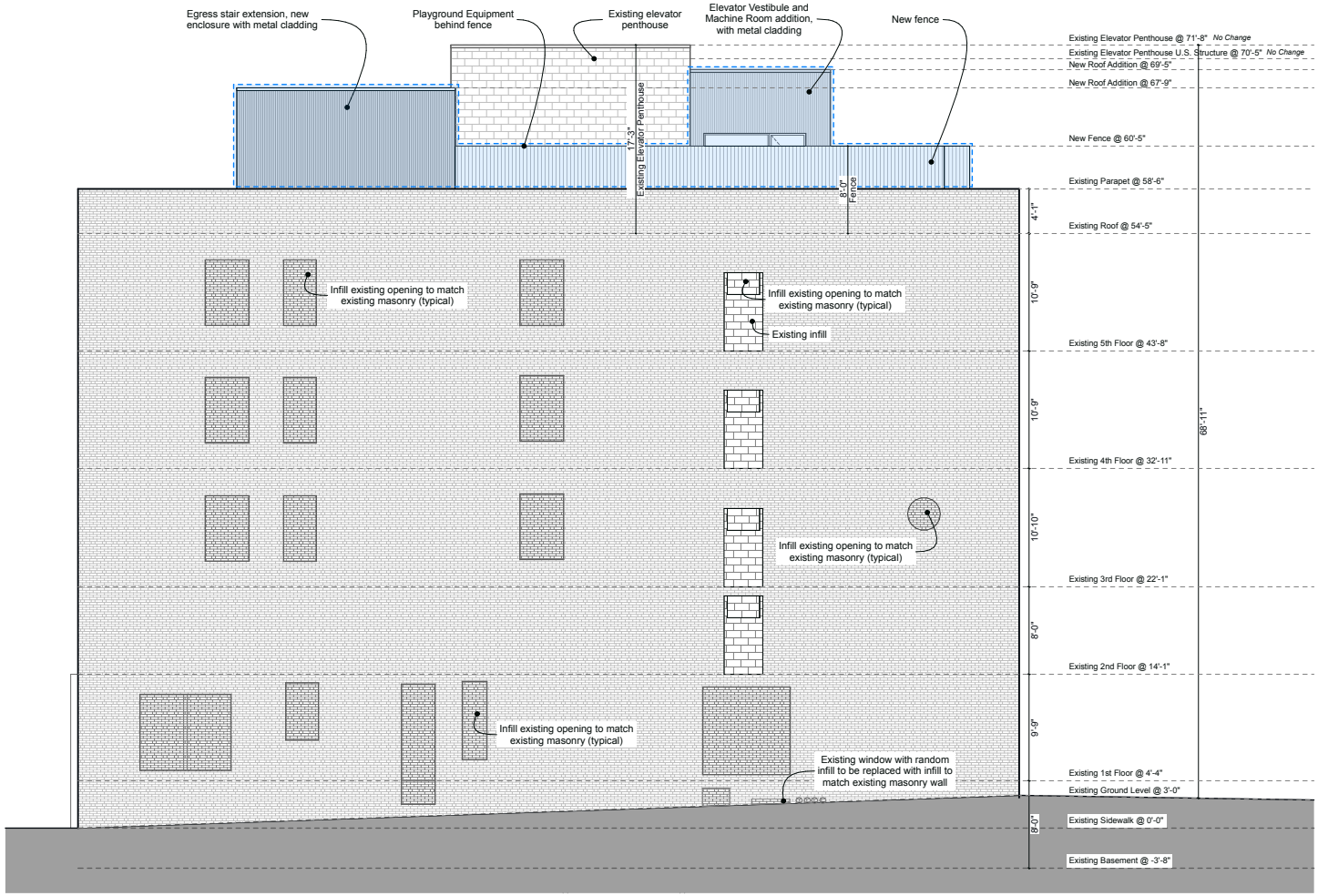
1. Overall exterior maintenance includes tuck pointing throughout and existing exterior openings infill to include steel stud construction or masonry.

2. Blue highlighted notes changes in material or appearance. Including new windows in new opening.

3. White highlighted windows note new windows in existing opening.

CTA Side

N. Clifton Ave



1/16" = 1'-0"

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Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

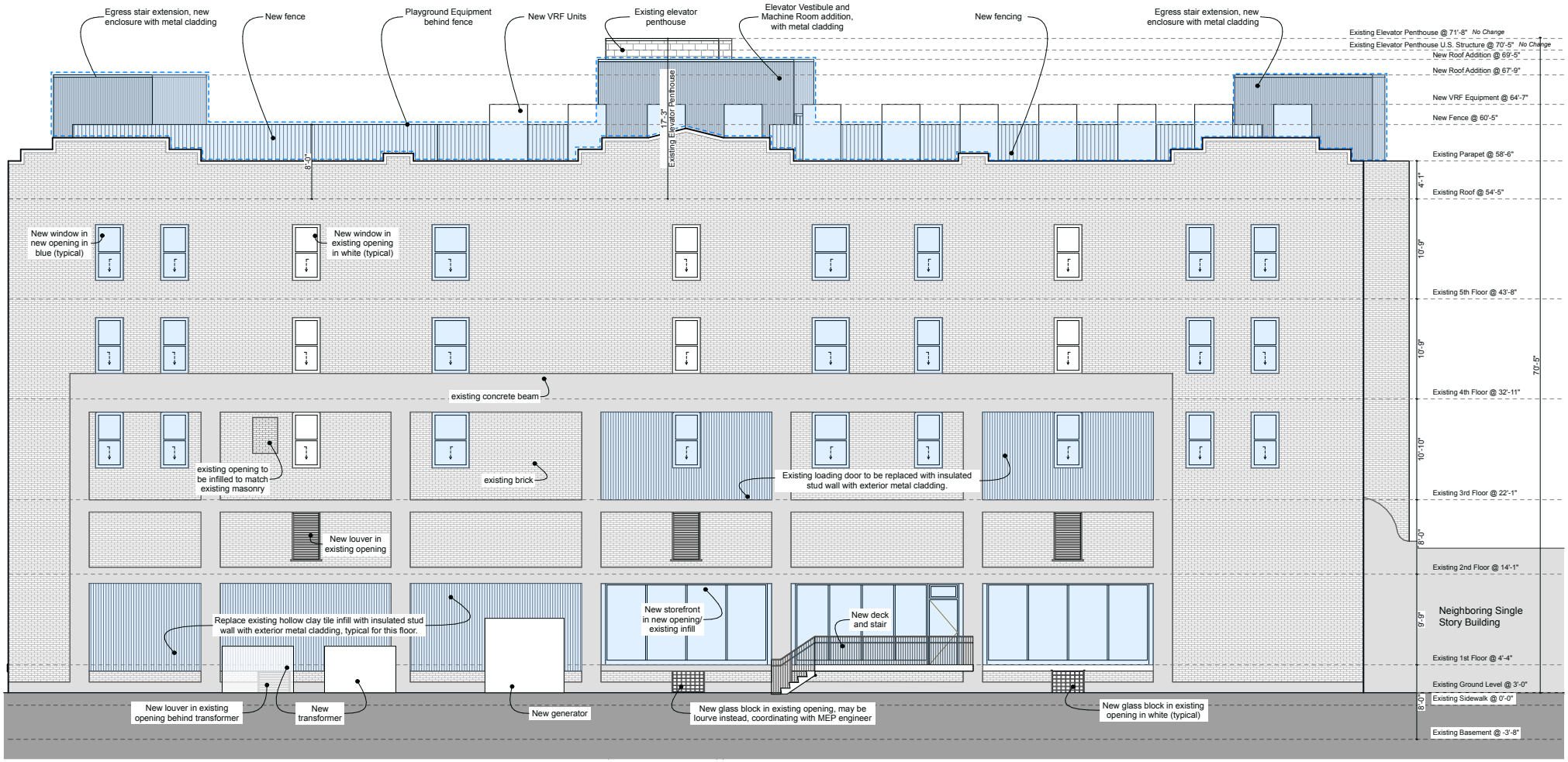
South Elevation (side)
Z12
9/15/26

General Notes:

1. Overall exterior maintenance includes tuck pointing throughout and existing exterior openings infill to include steel stud construction or masonry.

2. Blue highlighted notes changes in material or appearance. Including new windows in new opening.

3. White highlighted windows note new windows in existing opening.



1/16" = 1'-0"

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Cornerstone Community Outreach
Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

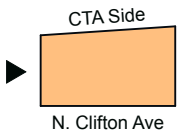
East Elevation (rear)
Z13
9/15/26

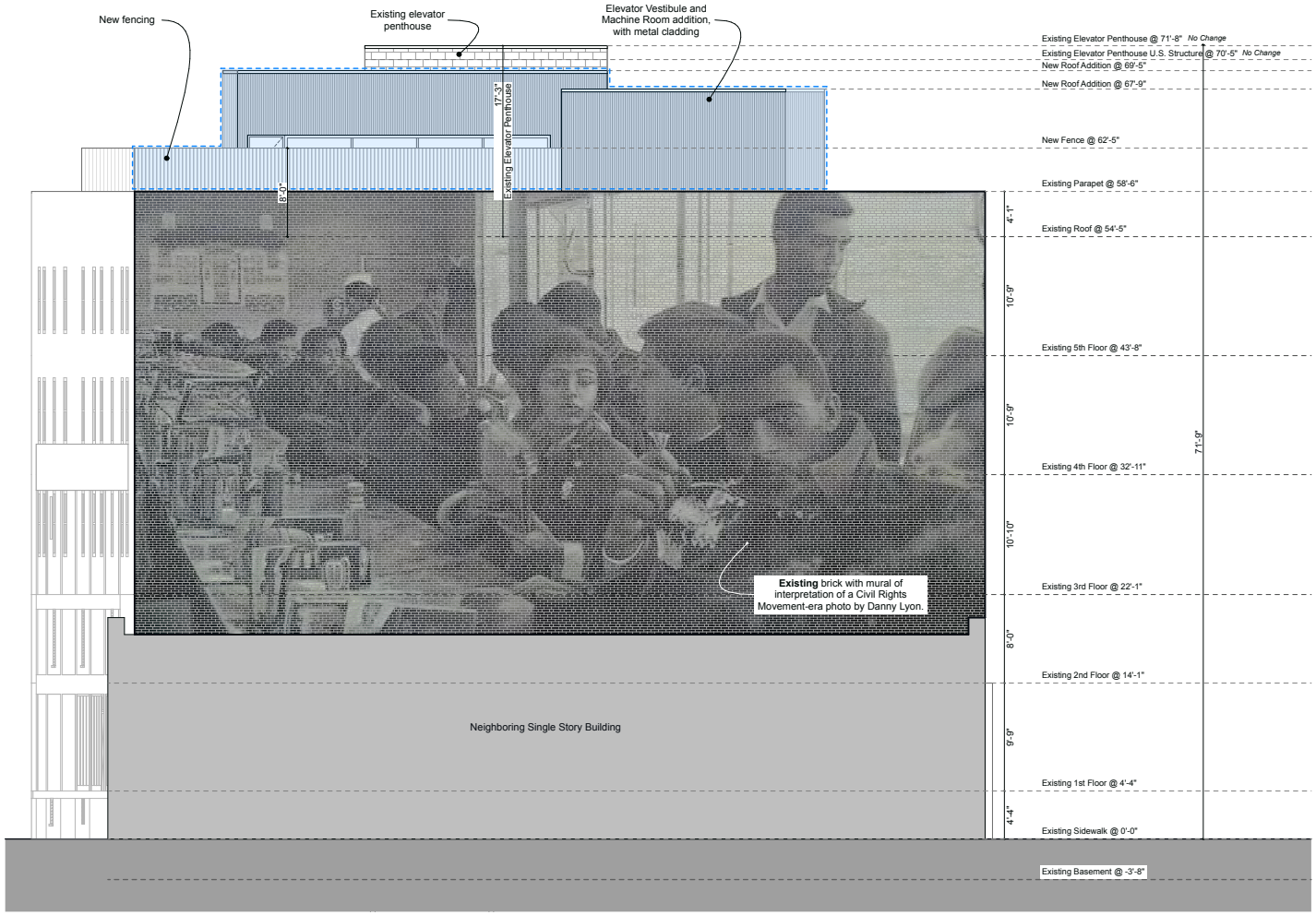
General Notes:

1. Overall exterior maintenance includes tuck pointing throughout and existing exterior openings infill to include steel stud construction or masonry.

2. Blue highlighted notes changes in material or appearance. Including new windows in new opening.

3. White highlighted windows note new windows in existing opening.





1/16" = 1'-0"

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Sylvia Center
4615 N Clifton Ave., Chicago, IL 60640

North Elevation (side)
Z14
9/15/26

Exhibit C-2

Plat of Survey

[See Attached]

SURVEY LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- Fence Line

ELEVATION REFERENCE DATUM

THE ELEVATIONS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED UPON CHICAGO CITY DATUM. THE SITE BENCHMARK SHOWN HEREON IS ALSO BASED ON CCD DATUM, WHICH IS THE SAME DATUM AS THE COUNTY BENCHMARKS LISTED.

SITE BENCHMARK: 1 **ELEVATION:** 9.36 (CCD)
RIM OF SEWER MANHOLE APPROXIMATELY 42' NORTH & 33' WEST OF THE SOUTHWEST CORNER OF THE SITE.

BENCHMARK: 192 **ELEVATION:** 8.21 (CCD)
3.6' WEST OF THE WEST LINE OF CLARENDON AVENUE & 10' NORTH OF THE SOUTH LINE OF LAKESIDE PLACE.

BENCHMARK: 317 **ELEVATION:** 20.86 (CCD)
44.8' NORTH OF THE NORTH LINE OF W. LAWRENCE AVENUE & 15.7' EAST OF THE WEST LINE OF N. PAULINA STREET

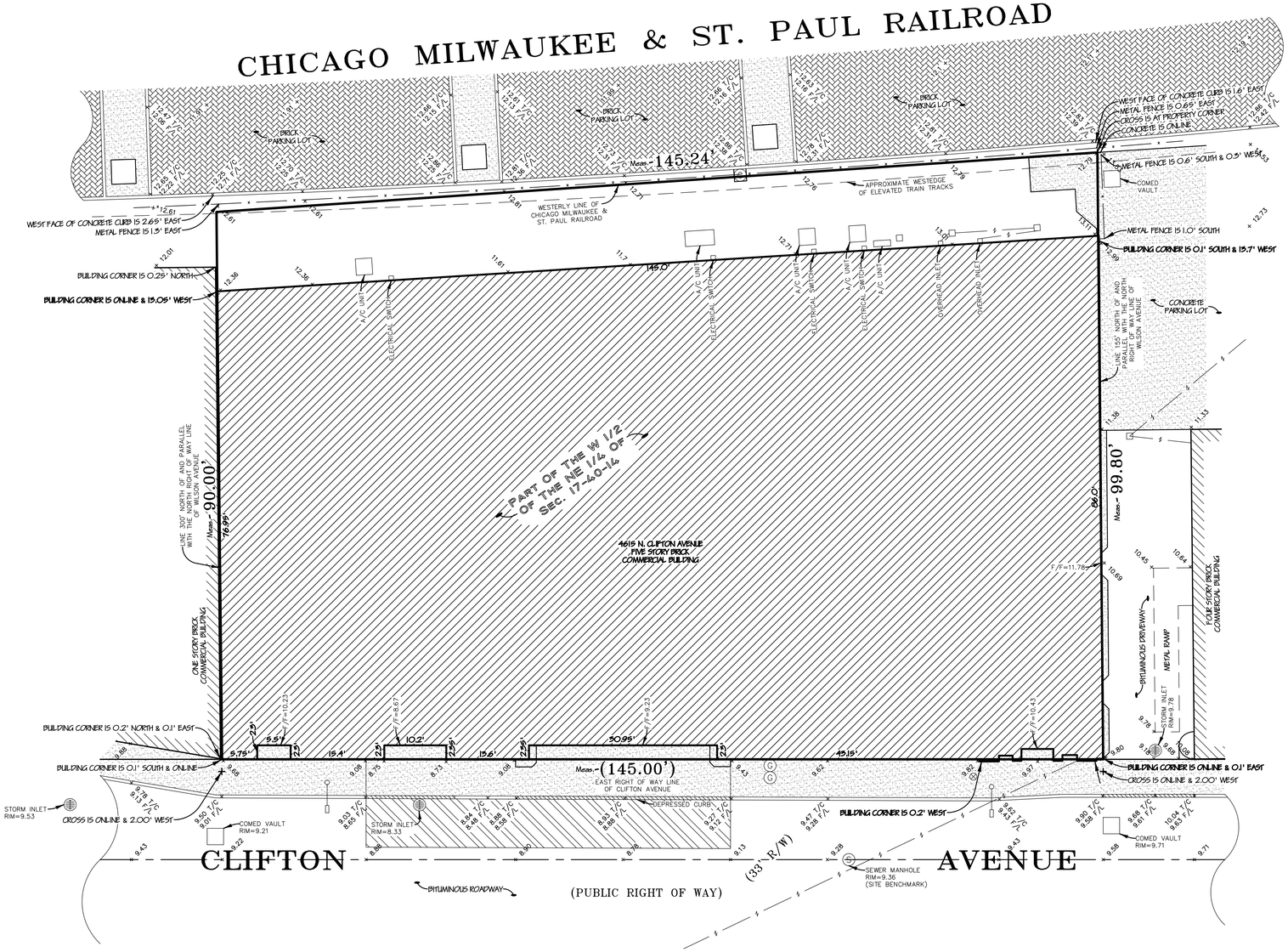
LEGAL DESCRIPTION

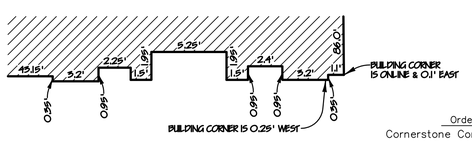
PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 300 FEET NORTH AND PARALLEL TO THE NORTH LINE OF WILSON AVENUE AND EAST OF THE EAST LINE OF CLIFTON AVENUE AND WEST OF THE WESTERLY LINE OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD AND NORTH OF THE NORTH LINE OF WILSON AVENUE MARKED "DEPOT GROUNDS" ON PLAT OF DERRING SUBDIVISION (EXCEPT THE SOUTH 155 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AREA OF SITE – 13,760 SQ.FT. 0.3159 ACRES
AREA OF BUILDING – 12,361 SQ.FT.

SCALE: 1"=10'

CARRADUS

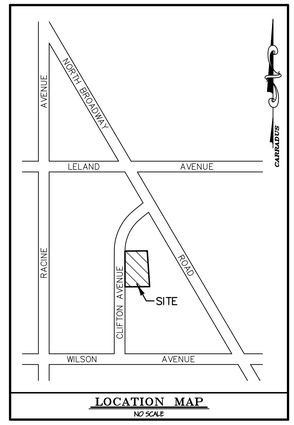




SOUTHWEST BUILDING CORNER DETAIL
SCALE: 1"=5'

UTILITY LEGEND

- UTILITY POLE & OVERHEAD WIRES
- SIGN
- LIGHT POLE
- UTILITY MANHOLE
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CURB INLET
- FIRE HYDRANT
- B-BOX
- STREET LIGHT



LOCATION MAP
NO SCALE

ELEVATIONS OF FLOORS (CCD)

TOP OF ELEVATOR SHAFT STUCTURE = 85.30'
ELEVATOR SHAFT ACCESS DOOR = 71.23'
ROOF TOP = 67.03'
FIFTH FLOOR = 56.08'
FOURTH FLOOR = 45.33'
THIRD FLOOR = 34.58'
SECOND FLOOR = 23.83'
FIRST FLOOR = 13.93'
BASEMENT FLOOR = 6.53'

NOTES:

1:) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.

2:) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.

3:) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.

4:) LEGAL DESCRIPTION AS SHOWN IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

5:) THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A CEMETERY.

6:) THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.

7:) NO EVIDENCE OF PROPOSED RIGHT OF WAY CHANGES HAS BEEN PROVIDED TO THIS OFFICE. NO EVIDENCE OF CHANGES IN THE RIGHT OF WAY WERE OBSERVED DURING THE COURSE OF PERFORMING THE FIELD WORK.

8:) NO EVIDENCE OF OFFSITE EASEMENTS OR SERVITUDES BASED ON THE RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED TO THIS OFFICE.

9:) NO PARKING SPACES DELINEATED ON SITE.

10:) THIS PROPERTY HAS DIRECT ACCESS TO AND FROM SITE TO CLIFTON AVENUE A PUBLIC RIGHT OF WAY.

11:) NO ZONING INFORMATION HAS BEEN PROVIDED BY THE CLIENT TO THIS OFFICE.

FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP AVAILABLE, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17031C0408K
EFFECTIVE DATE: SEPTEMBER 10, 2021
ZONE: X

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

CERTIFIED TO: CORNERSTONE COMMUNITY OUTREACH
IFF
.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 7(a), (b)(1), 8, 9, 11, 16, 17 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/10/26. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 10th DAY OF July, A.D. 2026.

BY Allen D Carradus, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551. MY LICENSE EXPIRES NOVEMBER 30, 2026

ALLEN D. CARRADUS
35-2551
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

P.I.N.: 14-17-208-003

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

LIST OF POSSIBLE ENCROACHMENTS

1.) THE SOUTHEAST CORNER OF THE BUILDING IS 0.1' SOUTH OF THE SOUTH PROPERTY LINE.
2.) THE BUILDING IS 0.25' WEST OF THE WEST PROPERTY LINE APPROXIMATLY 4' NORTH OF THE SOUTH PROPERTY LINE.
3.) THE BUILDING IS 0.2' WEST OF THE WEST PROPERTY LINE APPROXIMATLY 20' NORTH OF THE SOUTH PROPERTY LINE.

TITLE POLICY INFORMATION

NO CURRENT TITLE POLICY WAS PROVIDED TO THIS OFFICE TO BE USED IN PREPARATION OF THIS PLAT.

Ordered By:
Cornerstone Community Outreach
4615 N. Clifton Avenue
Chicago, Illinois 60640
(773) 858-0497

Date Of Field Work:	07/10/26	Drawn By:	CMG
Scale:	1" = 10'	Checked By:	EAC
Fld Bk Pg:	48-00	Approved:	ADC

Date: Revision:

ALTA/NSPS SURVEY
4615 N. CLIFTON AVENUE, CHICAGO
COOK COUNTY, ILLINOIS

Prepared For: CORNERSTONE COMMUNITY OUTREACH

Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream, ILLINOIS 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

Sheet 1 or 1

Project # 43910-AL

Exhibit C-3

Legal Description

[See Attached]

EXHIBIT D

OPTIONAL EXPERT REPORTS

Note: Pursuant to Rule 4.7 of the ZBA Rules of Procedure, as there are circumstances where an expert witness might be helpful to bolster a case, parties may hire expert witnesses to testify in support of their position. However, no party is required to hire an expert witness.

Each expert report must be accompanied by that expert's C.V.

Table of Exhibits – D

Exhibits should be labeled D1, D2, D3... etc.

Exhibit Number	Description of the Exhibit.

Certification

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the statements in my report are true, correct, and complete as of the date signed to the best of my knowledge and belief. I further certify that if asked by the ZBA to testify to or be cross-examined about my contributions for this application, I would be able to do so.

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

[ATTACH OPTIONAL EXPERT REPORTS BEHIND THIS PAGE]