



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 20, 2020

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Chicago, IL 60601

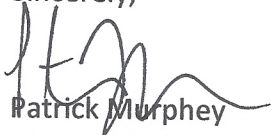
Re: **PD 251, Circle Park, 1111 S. Ashland Avenue**

Dear Ms. Faust:

The purpose of this letter is to satisfy IHDA's requirement for zoning verification in connection with financing for a proposed acquisition and renovation of the property. The proposed renovation will address deferred maintenance and capital needs of the property. The proposed work will not alter the size or shape of the buildings, unit count, setbacks, or parking; as such, the property will continue to conform to PD 251 upon completion.

Please be advised that the property located at 1111 S. Ashland Avenue is zoned Residential Planned Development No. 251. The Planned Development permits elevator housing for the elderly and walkup residential units, off street parking and loading facilities and related private recreation areas. A maximum of 418 dwelling units are permitted. We are not aware of any variances or special/conditional permits for this property. In regards to open building violations, please contact the Building Dept. for more information.

Sincerely,


Patrick Murphey
Zoning Administrator

PM:tm

C: Will Tippens



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 1, 2020

Director of Multifamily Housing
U.S. Department of Housing and Urban Development

Re: PD 251, Circle Park, 1111 S. Ashland Avenue

To whom it may concern:

In response to a recent request, it is our understanding that the above-referenced applicant has applied for financing of this property. To meet the financing requirements of the FHA loan program, information regarding the property's compliance with the local zoning ordinance is necessary.

Please be advised that the property located at 1111 S. Ashland Avenue is zoned Residential Planned Development No. 251. The Planned Development permits elevator housing for the elderly and walkup residential units, off street parking and loading facilities and related private recreation areas. A maximum of 418 dwelling units are permitted. We are not aware of any variances or special/conditional permits for this property. In regards to open building violations, please contact the Building Dept. for more information.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Will Tippens



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 21, 2015

Director of Multifamily Housing
U.S. Department of Housing and Urban Development

Re: Project Name: Circle Park
Address: 1111 S. Ashland Avenue
City, State: Chicago, IL
EBI Project #: 17150016

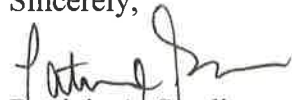
To whom it may concern:

In response to a recent request, it is our understanding that the above-referenced applicant has applied for financing of this property. To meet the financing requirements of the FHA loan program, information regarding the property's compliance with the local zoning ordinance is necessary.

Please be advised that the property located at 1111 S. Ashland Avenue is zoned Residential Planned Development No. 251. The Planned Development permits elevator housing for the elderly and walkup residential units, off street parking and loading facilities and related private recreation areas. A maximum of 418 dwelling units are permitted.

We are not aware of any outstanding zoning violations, variances or special/conditional permits for this property. If you have any questions or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Vicki Lozano, Main file

Cancellation of Warrants for Collection:

- BY ALDERMAN ROTT (1ST WARD):
Spertus College of Judaica, No. 618 S. Michigan Avenue—elevator inspection.
- BY ALDERMAN BLOOM (5TH WARD):
Catholic Theological Union, No. 5401 S. Cornell Avenue—boiler/fuel burning equipment inspection.
Chicago Child Care Society, No. 5467 S. University Avenue—elevator inspection.
La Rabida Children's Hospital and Research Center, E. 65th Street at Lake Michigan—boiler/fuel burning equipment and refrigeration inspections.
The Church Home, No. 5445 S. Ingleside Avenue—elevator and refrigeration inspections.
- BY ALDERMAN HUELS (11TH WARD):
Guardian Angel Day Nursery, No. 4600 S. McDowell Avenue—elevator inspection.
- BY ALDERMAN KELLEY (20TH WARD):
Drexel Home, Inc., No. 6140 S. Drexel Avenue—refrigeration inspection.
- BY ALDERMAN KUTA (FOR ALDERMAN HAGOPIAN 30TH WARD):
Symons YMCA, No. 3600 W. Fullerton Avenue—boiler/fuel burning equipment, elevator and unfired pressure vessel inspections.
- BY ALDERMAN GABINSKI (32ND WARD):
St. Elizabeth's Hospital, No. 1401 N. Claremont Avenue—elevator inspection.
- BY ALDERMAN MELL (33RD WARD):
Lutheran Day Nursery, Nos. 1802-1808 N. Fairfield Avenue—elevator inspection.

- BY ALDERMAN LAURINO (39TH WARD):
North Park College, various locations—boiler/fuel burning equipment and building inspections.
The Salvation Army (Booth Memorial Hospital), No. 5040 N. Pulaski Road—refrigeration inspection.
- BY ALDERMAN OBERMAN (43RD WARD):
Children's Memorial Hospital, No. 2300 Children's Plaza—elevators (3) and refrigeration (2) inspections.
- BY ALDERMAN CLEWIS (45TH WARD):
Daughters of St. Mary, No. 4200 N. Austin Avenue—mechanical ventilation inspection.
- BY ALDERMAN AXELROD (46TH WARD):
Louis A. Weiss Memorial Hospital, No. 4646 N. Marine Drive—refrigeration inspection.
- BY ALDERMAN SCHULTER (47TH WARD):
Bethany Methodist Hospital, No. 5025 N. Paulina Street—refrigeration inspection.
Sydney Forkosh Memorial Hospital, No. 2544 W. Montrose Avenue—boiler/fuel burning equipment, elevator, refrigeration and sign inspections.
- BY ALDERMAN STONE (50TH WARD):
Virginia Frank Child Development Center, No. 3033 W. Touhy Avenue—refrigeration inspection.
Jewish Community Center, No. 3003 W. Touhy Avenue—refrigeration inspection.

Cancellation of Existing Water Rates and for Exemption from Future Rates:

- BY ALDERMAN PUCINSKI (41ST WARD):
Resurrection Senior Citizens Homes, at various locations.

APPROVAL OF JOURNAL OF PROCEEDINGS.

PD 251

JOURNAL (December 12, 1980).

Alderman Vrdolyak moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held December 12, 1980 as follows:

Page 4539—by deleting the entire "Planned Development Use and Bulk Regulations and Data Business-Commercial Planned Development" and by inserting a new "Planned Development Use and Bulk Regulations and Data Business-Commercial Planned Development" in lieu thereof printed on page 5338 of this Journal.

The motion *Prevailed*.

JOURNAL (December 30, 1980).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Tuesday, December 30, 1980, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Correct* said printed Official Journal as follows:

Page 5229—by deleting the entire "Residential Planned Development Property Line Map and Right-of-Way Adjustment" and by inserting a new "Residential Planned Development Property Line Map and Right-of-Way Adjustment" in lieu thereof printed on page 5339 of this Journal.

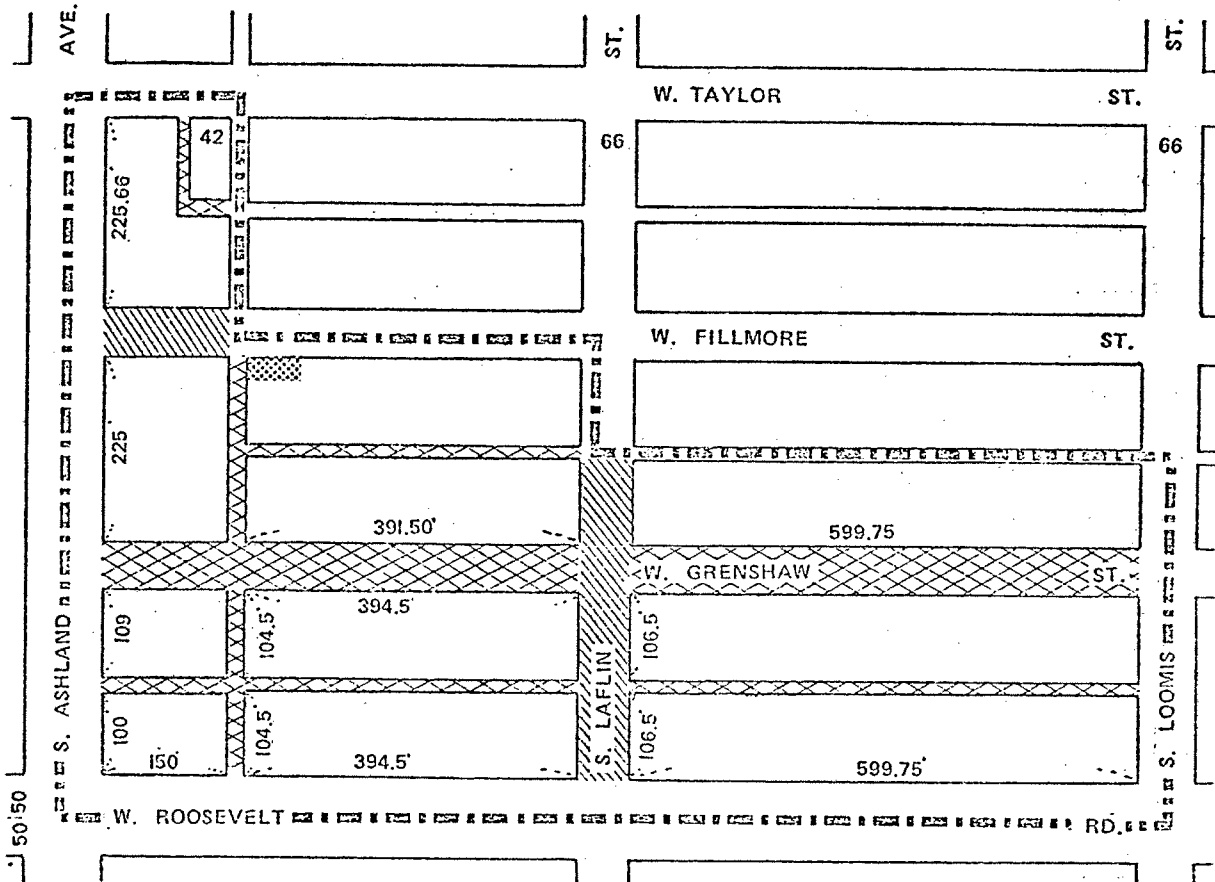
Page 5232—by deleting the entire "Preliminary Residential Planned Development Use and Bulk Regulations and Data" and by inserting a new "Residential Planned Development Use and Bulk Regulations and Data" in lieu thereof printed on page 5340 of this Journal.

The motion *Prevailed*.





Thereupon Alderman Vrdolyak moved to *Approve* said printed Official Journal as *Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED TO BE VACATED
-  PROPOSED TO BE CLOSED
-  PROPOSED TO BE DEDICATED



APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE : NOVEMBER 14, 1980
 REVISED : DECEMBER 11, 1980

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covering
Square ft.	Acres				
555,652*	12.75	Elevator, housing for elderly and walkup residential units, off-street parking and loading facilities and related private recreation areas	418	1.0	35.0%

Gross Site Area = Net Site Area + Area of Public Streets and Alleys

$$747,191 = 555,652 + 191,539$$

Maximum permitted F.A.R. for Total Net Site Area:

1.0

Maximum Number of Dwelling Units Per Acre of Total Net Site Area:

35

Minimum Number of Off-Street Parking Spaces:	100% for Walkup and Townhouse	298 Spaces
	Elderly Housing	36 Spaces
	TOTAL	334 Spaces

Minimum Number of Off-Street Loading Spaces:

2 Spaces

Minimum Setbacks:

Boundaries on Ashland Avenue, Roosevelt Road, Loomis Street
Fillmore Street, Laflin Street and Taylor Street - 10'
Boundaries on all alleys - 2'
Between Facing Building Walls w/windows - 18'

Maximum Percent of Land Covered:

35.0%

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Applicant: Department of Urban Renewal

Date: November 14, 1980

Revised: December 11, 1980

* Does Not Include Closed Streets

Reclassification of Area Shown on Map No. 1-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by rescinding the Business Planned Development as shown on Map No. 1-E for the area bounded by

E. Erie Street; a line 407.5 feet east of N. McClurg Court; a line 109.13 feet south of E. Erie Street; a line 507.5 feet east of N. McClurg Court; E. Ontario Street; and a line 245 feet east of N. McClurg Court

and establishing a Residential/Commercial Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 5222-5227 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 2-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Taylor Street; the alley next east of and parallel to S. Ashland Avenue; W. Fillmore Street; S. Laffin Street; the alley next south of and parallel to W. Fillmore Street; S. Loomis Street; W. Roosevelt Road; and S. Ashland Avenue

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5228-5232 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 5-H in the area bounded by

W. Medill Avenue; N. Leavitt Street; a line 72.31 feet south of and parallel to W. Medill Avenue; and the alley next west of N. Leavitt Street

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail and R3 General Residence District symbols and

indications as shown on Map No. 6-K in the area bounded by

a line 25 feet north of and parallel to the alley next north of W. 31st Street; the alley next west of S. Tripp Avenue; the alley next north of W. 31st Street; a line 32.51 feet west of S. Tripp Avenue; W. 31st Street; and S. Kildare Avenue

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 8-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 8-F in the area bounded by

W. 32nd Street; S. Canal Street; W. 33rd Street; and the alley next west of and parallel to S. Canal Street

to those of R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 9-G in area bounded by

W. Grace Street; N. Sheffield Avenue; a line 50 feet south of and parallel to W. Grace Street; and a line 120 feet West of and parallel to N. Sheffield Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted manufacturing District symbols and indications as shown on Map No. 9-J in area bounded by

W. Addison Street; a line 506.42 feet east of the alley next west of N. Kimball Avenue or the line thereof if extended where no alley exists; a line 383.38 feet south of the south line of W. Addison Street; a line 444.42 feet east of the line of the alley, if extended where no alley exists, next west of N. Kimball Avenue; a line 473.38 feet south of the south line of W. Addison Street; a line from a point 473.38 feet south of the south line of W.

(continued on page 5233)

PD
251

A1999

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT No. 251

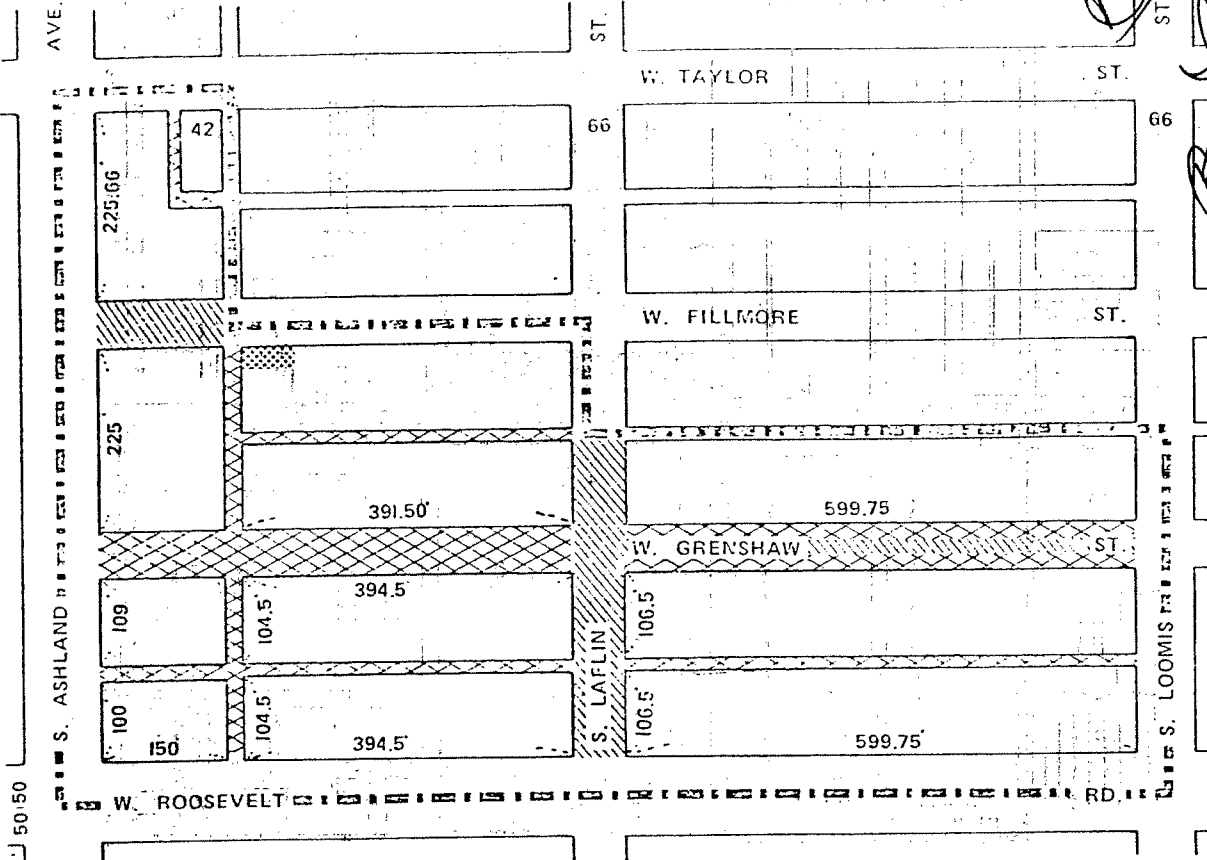
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of Near West Side Disposition Parcel MR35.
3. Use of land will consist of housing for elderly in an elevator apartment structure, townhouses, garden apartments, mid-rise family apartments, recreational uses, and off-street parking and loading.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification signs and business identification signs may be permitted within the area delineated as "Residential Planned Development," subject to the review and approval of the Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of the Department of Planning.





*Journal
Correction
1-13-81
PP. 5337*

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT

*Delete
Insert
PP 5339
1-13-81
Journal*

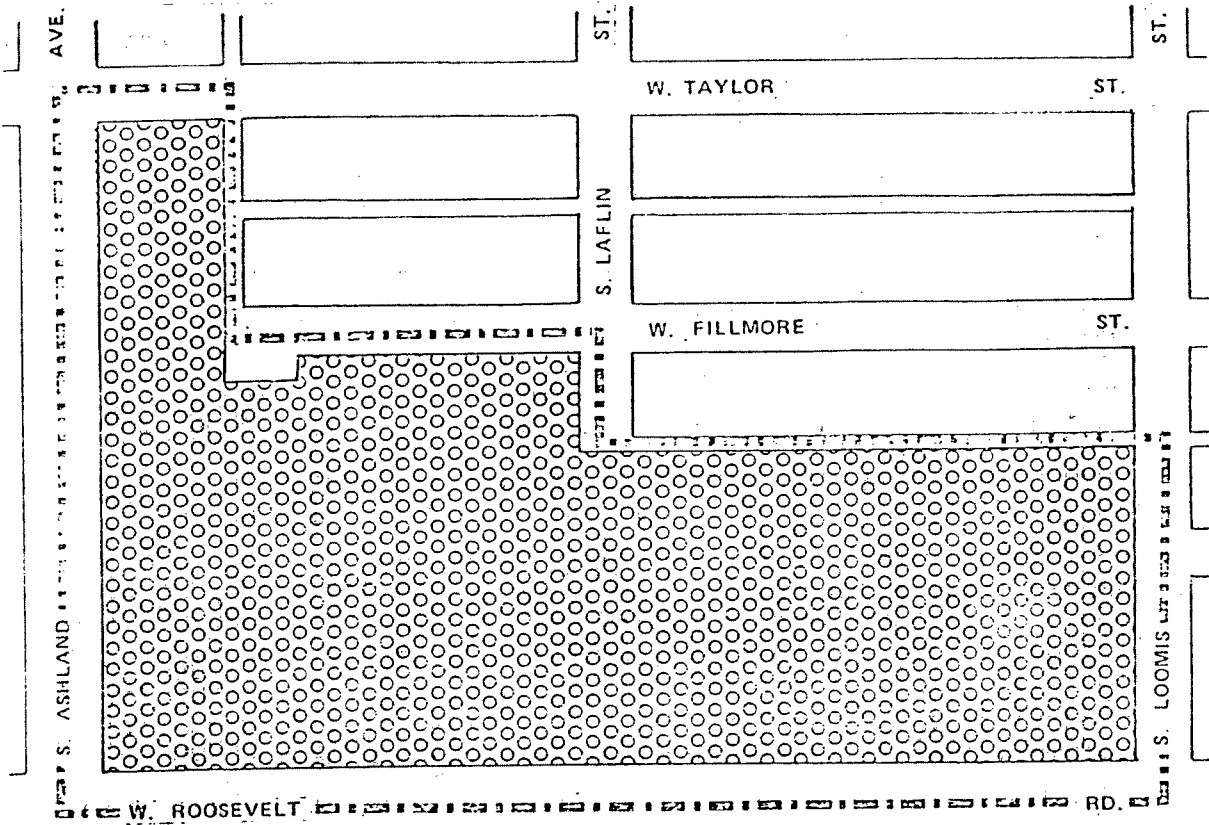


LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED TO BE VACATED
-  PROPOSED TO BE CLOSED
-  PROPOSED TO BE DEDICATED

APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
DATE : NOVEMBER 14, 1980

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND

PLANNED DEVELOPMENT BOUNDARY



TOWNHOUSES, GARDEN APTS., MIDRISE FAMILY APTS.,
HI-RISE HOUSING FOR THE ELDERLY, AND OFF-STREET PARKING.



100 50 0 100 200
SCALE IN FEET

APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
DATE: NOVEMBER 14, 1980

PRELIMINARY
RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area	Maximum % of Land Covered
Sq. Ft.	Acres				
537,658*	12.34*	Elevator, housing for elderly and walkup residential units, off-street parking and loading facilities and related private recreation areas.	419	1.0	48%

Gross Site Area = Net Site Area + Area of Public Streets and Alleys
747,191 537,658 209,533

Maximum Permitted F.A.R. for total Net Site Area: 1.0

Maximum Number of Dwelling Units per acre of Total Net Site Area: 35

Minimum Number of Off-street Parking Spaces:
100% for Walkup and Townhouse 298 Spaces
Elderly Housing 36 Spaces
334 Spaces

Minimum Number of Off-street Loading Spaces: 2 Spaces

Minimum Setbacks:

Boundaries on Ashland Avenue, Roosevelt Road,
Loomis Street, Fillmore Street, Laflin Street,
and Taylor Street - 10'

Boundaries on all alleys - 2'

Between Facing Building Walls w/windows - 18'

Maximum Percent of Land Covered: 48%

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

Journal Correction
1-13-81
5337
Insert
Page 534b
of 1-13-81
Journal