



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: Lake Vista Apartments
Address: 1440 and 1500 S. Indiana Avenue
City, State: Chicago, IL
EBI Project #: 171500084


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. 285. The Planned Development permits three residential structures for housing for elderly persons, recreational areas, off-street parking and related uses, including resident managers dwelling units and offices. A maximum of 286 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

(Continued from page 11066)

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

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 and R4 General Residence District symbols and indications as shown on Map No. 1-M in the area bounded by

W. Corcoran Place (Lake Street); a line 126 feet west of N. Mason Avenue; the alley next south of and parallel to W. Corcoran Place; the alley next west of and parallel to N. Mason Avenue; a line 241.2 feet south of W. Corcoran Place; and North Austin Boulevard,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 3-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. 3-G in the area bounded by

the alley 125 feet north of W. Division Street; the alley 125 feet west of N. Noble Street; W. Potomac Street; and N. Noble Street,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 3-I.

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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 3-I in the area bounded by

W. Rice Street; N. Western Avenue; W. Chicago Avenue; N. Campbell Avenue; the alley next north of W. Chicago Avenue; and the alley next west of N. Western Avenue,

to those of an B1-2 Local Retail 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. 4-E.

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 4-E in the area bounded by

PD 285

the alley next south of and parallel to E. 14th Street; S. Indiana Avenue; the northern right-of-way line of the St. Charles Air Line Railroad; and the alley next west of and parallel to S. Indiana Avenue, or the line thereof, if extended, where no alley exists,

to the designation of an R5 General Residence District which is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the R5 General Residence District symbols and indications herein above established 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.

[Planned Development printed on pages 11077 thru 11081 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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Reclassification of Area Shown on Map No. 4-E

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 4-E in the area bounded by

E. 18th Street; the alley next west of and parallel to S. Prairie Avenue; a line 75 feet south of E. 18th Street; S. Prairie Avenue; a line 399.1 feet south of E. 18th Street; the alley next west of and parallel to S. Prairie Avenue; a line 467.83 feet south of E. 18th Street; and S. Indiana Avenue,

to the designation of an Institutional 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.

[Planned Development printed on pages 11083 thru 11087 of this Journal]

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

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Reclassification of Area Shown on Map No. 4-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. 4-G in the area bounded by

a line 216 feet south of and parallel to W. 18th Street; S. Bishop Street; and the alley next west of S. Bishop Street,

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.

(Continued on page 11082)

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT

No. 285

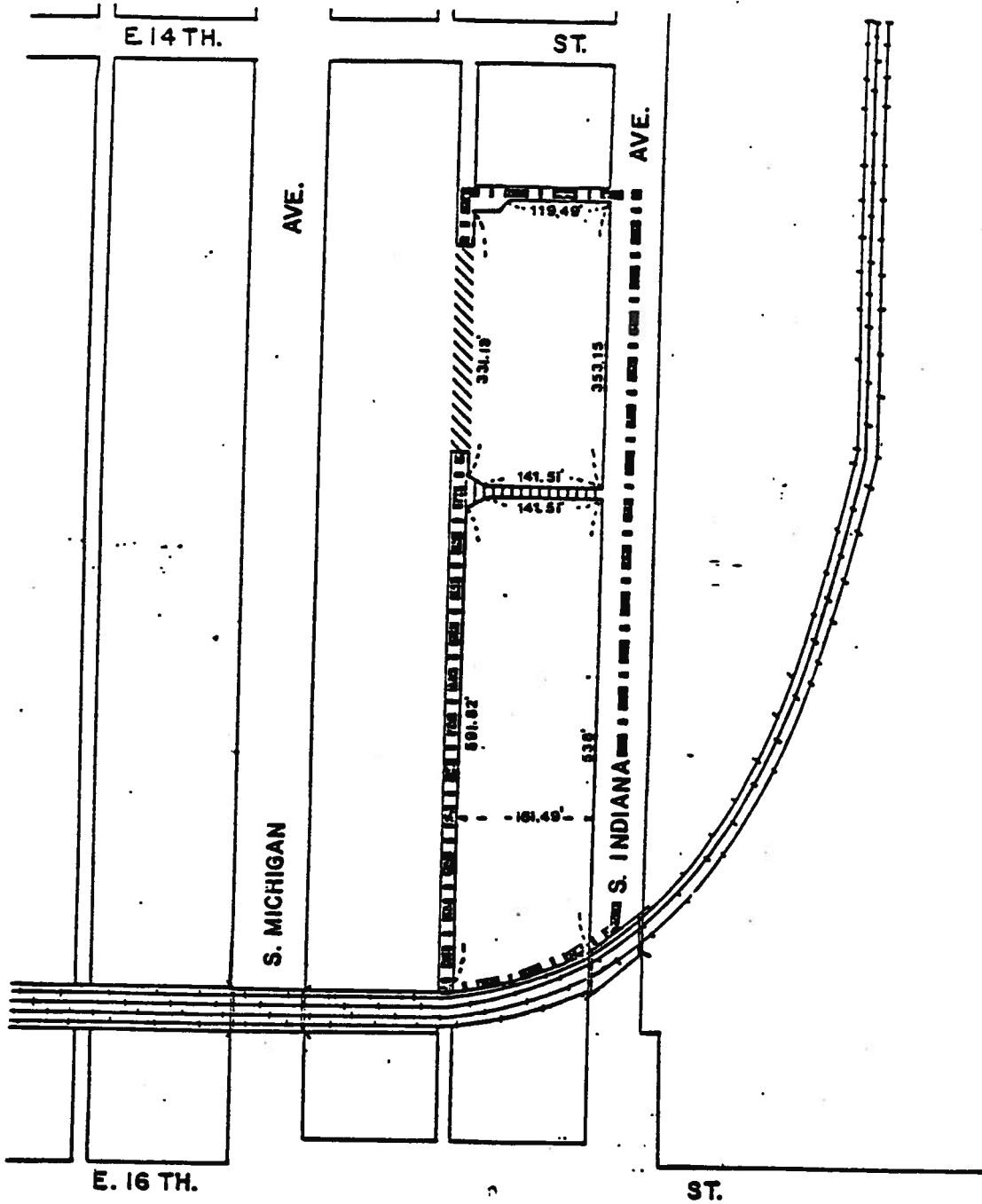
STATEMENTS

1. The area delineated herein as a "Residential Planned Development" is owned and controlled by Vepaca Foundation, an Illinois not-for-profit corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant, his successors, assignees or grantees.
3. Use of land will consist of three residential structures for housing for elderly persons, recreational areas, off-street parking and related uses, including resident managers dwelling units and offices.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant, his successors, assignees or grantees.
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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency; there shall be no parking within such paved areas.
8. Identification signs may be permitted subject to the review and approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
9. The height restriction of each building and any appurtenance attached thereto shall be subject to:
 - (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
10. The data contained herein concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property are made part of this Planned Development ordinance.
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as adopted by the Commissioner of the Department of Planning.




APPLICANT: Vepaca Foundation

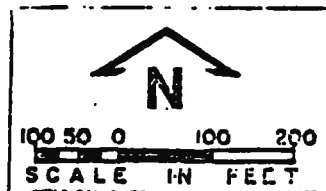
DATE: March 19, 1982

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



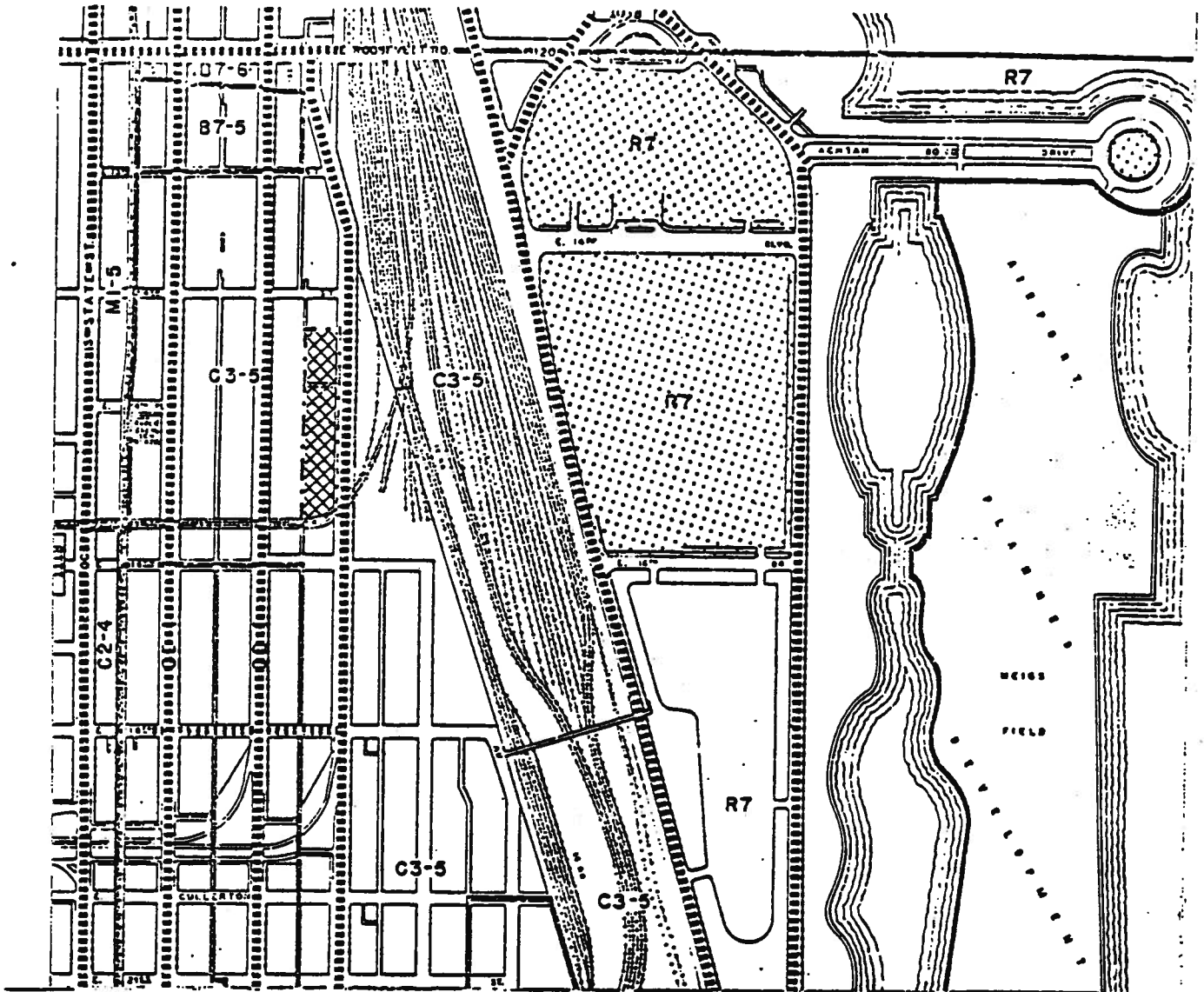
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ALLEY TO BE DEDICATED
-  ALLEY TO BE VACATED



APPLICANT: VEPACA FOUNDATION
 DATE: MARCH 19, 1982

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING & PREFERENTIAL STREET SYSTEM MAP



LEGEND



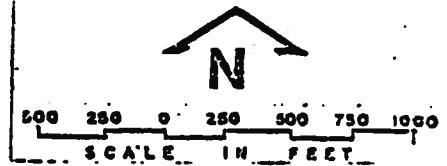
RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY



PREFERENTIAL STREET SYSTEM

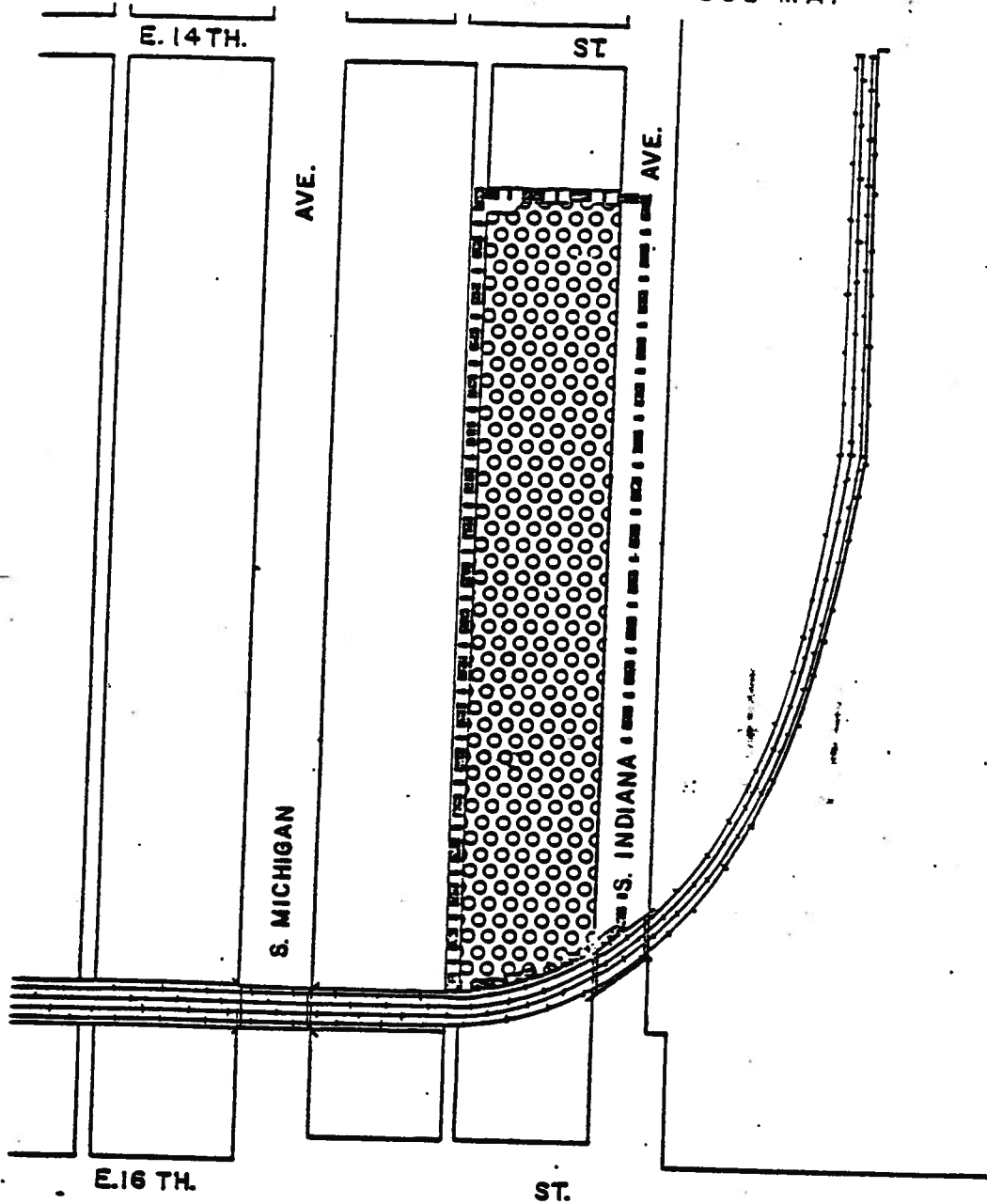


PUBLIC & QUASI - PUBLIC FACILITIES



APPLICANT: VEPACA FOUNDATION
DATE: MARCH 19, 1982

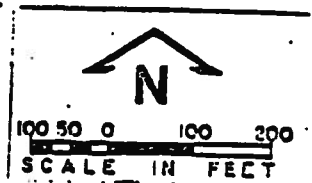
RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE MAP



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY

⊙ ⊙ ⊙
⊙ ⊙ ⊙
⊙ ⊙ ⊙
⊙ ⊙ ⊙
⊙ ⊙ ⊙
THREE RESIDENTIAL STRUCTURES CONTAINING HOUSING FOR ELDERLY PERSONS WITH RELATED USES, RECREATIONAL USES, OFF-STREET PARKING, RESIDENT MANAGERS DWELLING UNIT, AND MANAGEMENT OFFICES



APPLICANT: VEPACA FOUNDATION
DATE: MARCH 19, 1982

RESIDENTIAL PLANNED DEVELOPMENTPLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>NO. OF D.U.'S</u>	<u>MAXIMUM</u>	
<u>Sq. Ft.</u>	<u>Acres</u>			<u>F.A.R.</u>	<u>% OF LAND COVERED</u>
154,954.1	3.5572	Three residential structures containing housing for elderly persons and related uses, recreational uses, off-street parking and resident managers dwelling unit and management offices.	286	2.2	20.0

GROSS SITE AREA = NET SITE AREA INCLUDING ALLEY TO BE VACATED +
223,909 154,954.1 sq. ft.

AREA OF PUBLIC STREETS AND ALLEYS
55,942

MAXIMUM NUMBER OF D.U.'S: 286

MAXIMUM F.A.R. FOR TOTAL AREA: 2.2

MINIMUM NUMBER OF PARKING SPACES: 73

MINIMUM PERIPHERAL SETBACKS:

North Boundary 0'
South Boundary 295'
West Boundary 0'
Indiana Avenue 0'

MAXIMUM PERCENTAGE OF LAND COVERED: 20.0%

APPLICANT: Vepaca Foundation

DATE: March 19, 1982

(Continued from page 11076)

Reclassification of Area Shown on Map No. 5-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 99.80 feet northeasterly of and parallel to N. Maud Avenue; N. Seminary Avenue; N. Maud Avenue; and a line 155.56 feet and perpendicular to N. Maud Avenue northwesterly and starting at N. Seminary Avenue as measured along N. Maud 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. 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

a line 50 feet north of and parallel to W. 35th Street, the alley next east of and parallel to S. Wallace Street, W. 35th Street and S. Wallace Street,

to those of a B4-2 Restricted Service 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-O
(As Amended).*

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 R2 Single-Family Residence District symbols and indications as shown on Map No. 9-O in the area bounded by

a line 125.00 feet north of and parallel to W. Addison Street; a line 360 feet east of and parallel to N. Pacific Avenue; W. Addison Street; and N. Pacific Avenue,

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

(Continued on page 11088)