



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 30, 2016

Heidi Wang
Worn Jerabeck Wiltse Architects, P.C.
401 S. Superior St., Suite 400
Chicago, IL 60654

Re: Administrative Relief request for Planned Development No. 460, 1415 W. Foster Ave.

Dear Ms. Wang:

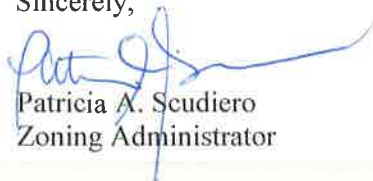
Please be advised that your request for a minor change to Residential Planned Development No. 460 ("PD 460"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the owner of all of the property within PD 460, United Methodist Homes and Services, is seeking administrative relief to allow for an open air, terrace addition to the existing skilled nursing/rehab facility at 1415 W. Foster Ave. Per the attached plans, the front setback will be reduced to 0 feet. There will also be some brick piers added between the existing ornamental metal fencing. A revised Site Plan, Floor Plans, and Elevations are also attached.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed terrace addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. It should also be noted that prior to the part of the building adjacent to the terrace being constructed in 1974, there was an existing portion of the building in the same location that had an elevated front porch/stair that also extended to the Foster Ave. property line in the exact location, and approximately the same size as the proposed terrace.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 460, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Main file

DATE: 08/20/2018

SITE PLAN LEGEND

	PROJECT LINE		EXISTING METAL STRUCTURE
	PROPERTY BOUNDARY		EXISTING ELECTRICAL PANEL
	EXISTING FOUNDATION		EXISTING LIGHT FIXTURE
	EXISTING WALL		EXISTING UTILITY POLE
	EXISTING WINDOW		EXISTING ELECTRICAL PANEL
	EXISTING DOOR		EXISTING LIGHT FIXTURE
	EXISTING STAIRCASE		EXISTING UTILITY POLE
	EXISTING RAMP		EXISTING ELECTRICAL PANEL
	EXISTING ELEVATION		EXISTING LIGHT FIXTURE
	EXISTING FOUNDATION		EXISTING UTILITY POLE
	EXISTING WALL		EXISTING ELECTRICAL PANEL
	EXISTING WINDOW		EXISTING LIGHT FIXTURE
	EXISTING DOOR		EXISTING UTILITY POLE
	EXISTING STAIRCASE		EXISTING ELECTRICAL PANEL
	EXISTING RAMP		EXISTING LIGHT FIXTURE
	EXISTING ELEVATION		EXISTING UTILITY POLE

WESLEY PLACE TERRACE ADDITION

1415 W. Foster
Chicago, IL 60640

**WORN HERABEK WILTSE
ARCHITECTS, P.C.**

1415 W. Foster, Suite 400, Chicago, IL 60640
Tel: 312.467.1415
www.wornherabekwiltse.com

GENERAL NOTES:

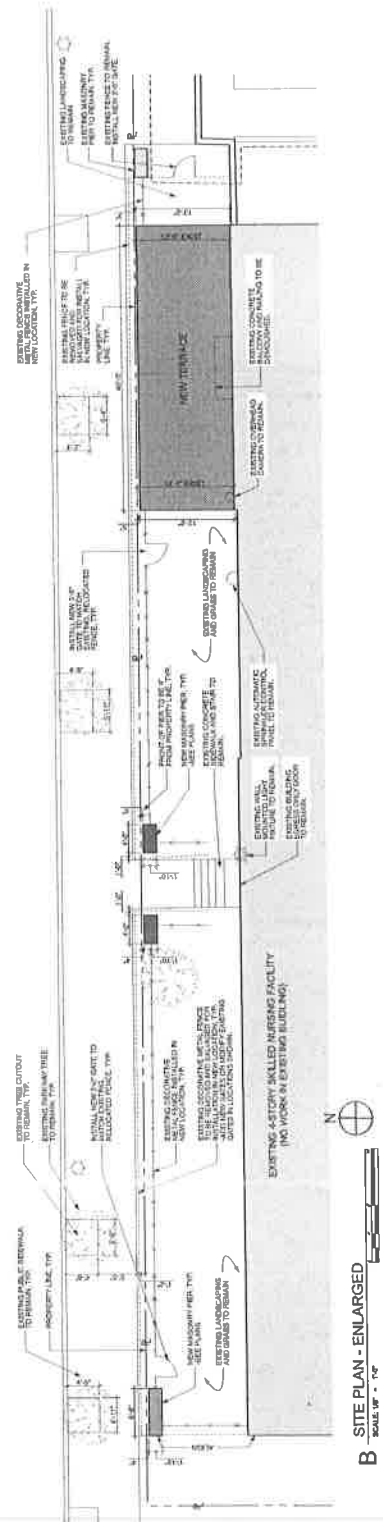
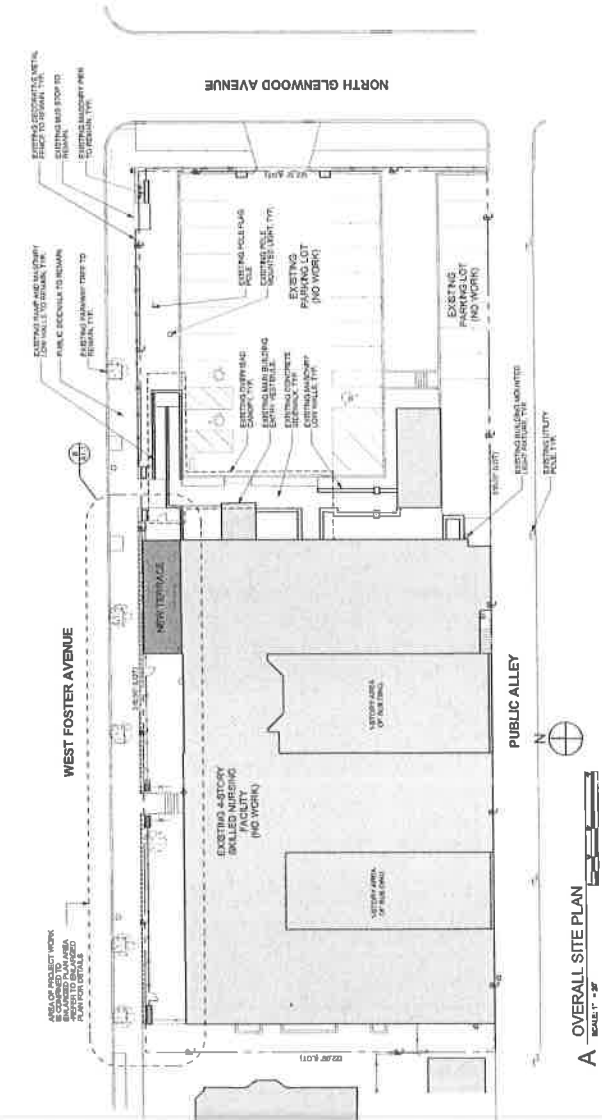
**NOT FOR
CONSTRUCTION**

© 2018 WORN HERABEK WILTSE ARCHITECTS, P.C.

DATE: 08/20/2018

SITE PLAN

PROJECT NUMBER	18764
DATE	08/20/18
SCALE	1/8" = 1'-0"
SHEET NUMBER	A1.1



(Continued from page 19148)

the alley next north of and parallel to West 31st Place; a line 93.2 feet east of and parallel to South Morgan Street; West 31st Place; South Morgan Street,

to those of a C1-4 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. 12-N.

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. 12-N in area bounded by

a line 76 feet north of and parallel to the alley next north of and parallel to West Archer Avenue; South Narragansett Avenue; the alley next north of and parallel to West Archer Avenue; the alley next west of and parallel to South Narragansett Avenue,

to those of a B4-1 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. 13-G
(As Amended).*

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

PD 460

10/26/88

UNFINISHED BUSINESS

19151 10328

PD NO 460. NO PLANS OR DEVS. PRINTED

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. 13-G in area bounded by

West Foster Avenue; North Glenwood Avenue; West Winona Street; a line 150 feet west of North Glenwood Avenue; the alley next north of and parallel to West Winona Street; and a line 310 feet west of North Glenwood Avenue,

to those of a Residential Planned Development, 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. 15-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 15-K in the area bounded by

West Devon Avenue; North Pulaski Road; a line 148 feet south of West Devon Avenue; the alley next west of and parallel to North Pulaski Road; the alley next south of and parallel to West Devon Avenue; and North Keystone Avenue,

to those of a C1-1 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. 15-0.

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 B1-1 Local Retail District symbols and indications as shown on Map No. 15-0 in area bounded by

West Talcott Avenue; a line 205.69 feet east of North Canfield Avenue (as measured along the south line of West Talcott Avenue); a line 189.41 feet long starting at a point 205.69 feet east of North Canfield Avenue (as measured along the south line of West Talcott Avenue) to a point 110.57 feet east of North Canfield Avenue at a point 269.39 feet south of West Talcott Avenue (as measured along the east line of North Canfield Avenue); a line 269.39 feet south of West Talcott Avenue (as measured along the east line of North Canfield Avenue); North Canfield Avenue,

to those of a B2-1 Restricted 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. 16-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 16-K in area bounded by

West 64th Street; the public alley next east of and parallel to South Cicero Avenue; a line 336.21 feet south of and parallel to West 64th Street; South Cicero Avenue,

to those of a C2-1 General 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.

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. 13-B in the area bounded by:

West Foster Avenue; North Glenwood Avenue; West Winona Street; a line 150 feet West of North Glenwood Avenue; the Alley next North of and parallel to West Winona Street; and a line 310 feet West of North Glenwood 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.

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

**RESIDENTIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS**

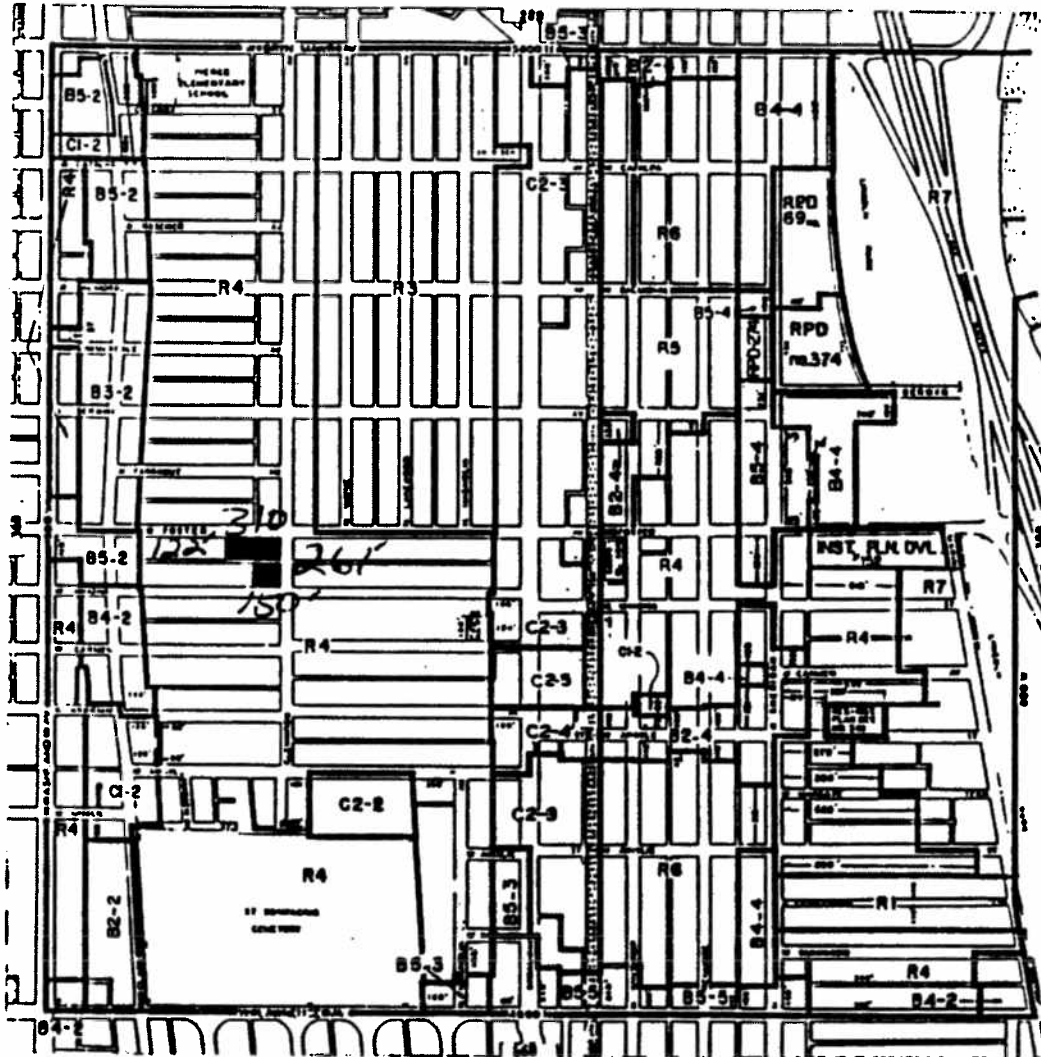
1. The area delineated hereon as a "Residential Planned Development" is owned by United Methodist Homes & Services, an Illinois not-for-profit corporation. United Methodist Homes & Services has granted an option to purchase a part of the subject real estate to Winwood Apartments, Inc., an Illinois not-for-profit corporation, which is sponsored by United Methodist Homes & Services under an application for section 202 mortgage financing. Winwood Apartments, Inc. will develop the site south of the alley as provided in paragraph 2(b) below and in accordance with this Plan of Development.
2. The use of the land will consist of (a) an existing two and four story elderly convalescent care facility with 124 beds, 30 parking spaces, and one off-street loading dock; and (b) a to be constructed four-story elevator, 31-unit rental structure for persons aged 62 or older, 15 off-street parking spaces, loading, and recreational and open areas as authorized by this Plan of Development.
3. All applicable governmental reviews, approvals, or permits are required to be obtained by the Applicant or its successor, assigns, or grantees.
4. Any dedication or vacation 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 Applicant, its successors or assigns.
5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
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 may be permitted with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
8. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the Plan of Development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning.

APPLICANT: UNITED METHODIST HOMES & SERVICES,
an Illinois not-for-profit corporation
WINWOOD APARTMENTS, INC.,
an Illinois not-for-profit corporation

DATE: June 10, 1988

RESIDENTIAL PLANNED DEVELOPMENT

GENERAL LAND USE PLAN



RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-8 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

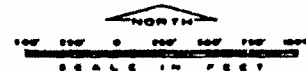
COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-6 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 HOVER FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

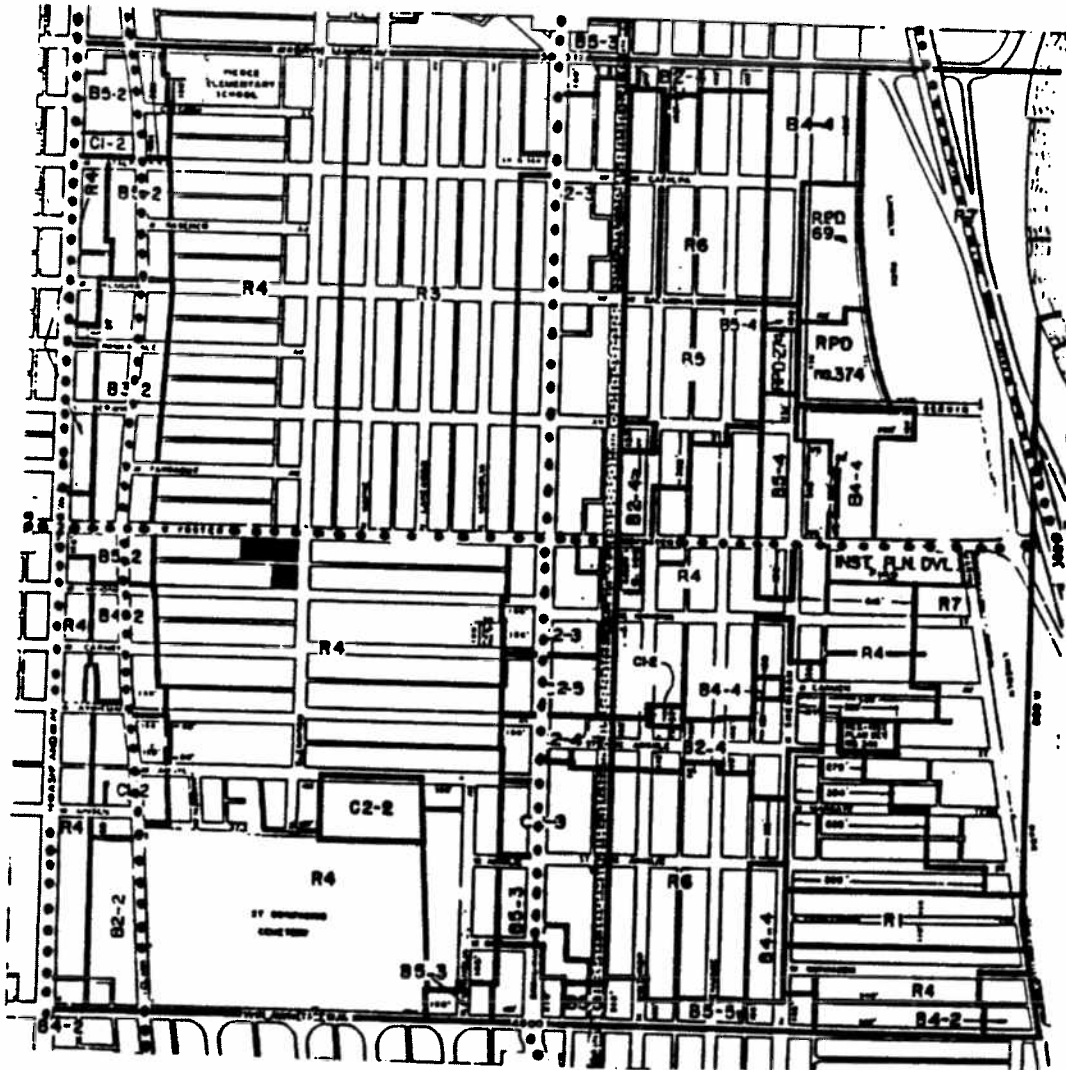
122.1 **310 feet**
 feet **261**
150
feet
PLANNED DEVELOPMENT:
150⁺ STORY APARTMENT BUILDING,
HOUSING FOR THE ELDERLY
OFF STREET PARKING, LOADING,
AND OPEN AREAS



RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING

PREFERENTIAL STREET SYSTEM



..... PREFERENTIAL STREET SYSTEM

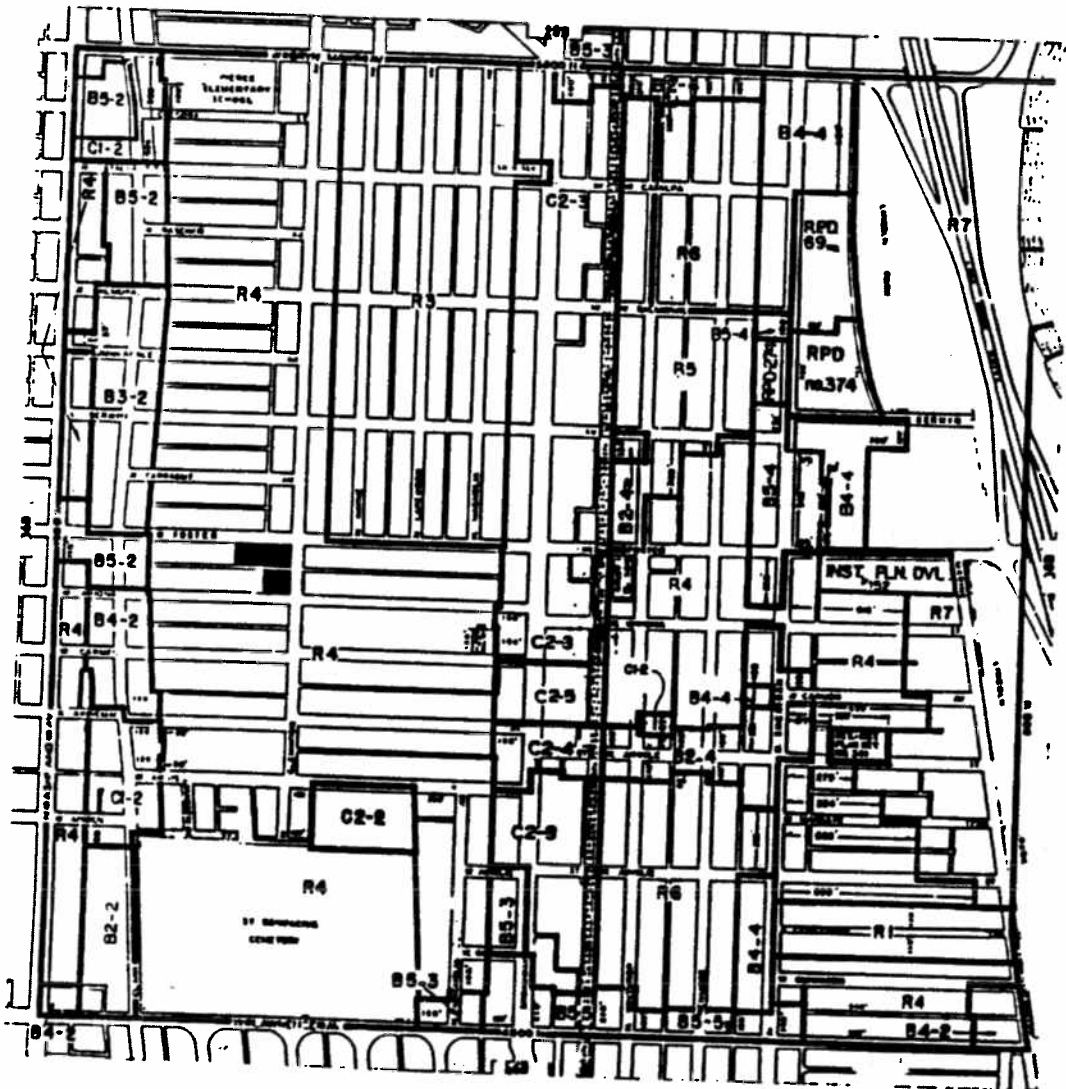


RESIDENTIAL PLANNED DEVELOPMENT



RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP



PLANNED DEVELOPMENT BOUNDARY



RESIDENTIAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF LAND COVERED
Square Feet	Acres	Existing: 2 and 4 story elderly convalescent care; To be constructed: 4-story elevator rental building (housing for elderly), off-street parking, loading, passive, recreational and open areas	124 beds/ 31 units	0.85	30%

1.36 ACRES GROSS SITE AREA = 1.28 ACRES NET SITE + 0.08 ACRES PUBLIC STREETS AND ALLEYS AREA.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.85

MINIMUM NUMBER OFF-STREET PARKING SPACES: 30 spaces north of alley (existing)
 15 spaces south of alley

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 1 space north of alley (existing)
 1 space south of alley

MINIMUM GROUND LEVEL SET-BACKS: North of alley - as existing
 South of alley: 45.0 ft. north
 14.0 ft. east
 14.0 ft. south
 23.0 ft. west

SET-BACK 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.

APPLICANT: UNITED METHODIST HOMES & SERVICES,
 an Illinois not-for-profit corporation
 WINWOOD APARTMENTS, INC., and
 Illinois not-for-profit corporation

DATE: June 10, 1988