

March 25, 2021

Meghan E. Zedick  
Stafford, Owens, Piller, Murnane, Kelleher & Trombley PLLC  
One Cumberland Avenue  
PO Box 2947  
Plattsburgh, NY 12901

**Re: Opinion response for PD 153, 7546 S. Stony Island Ave.**

Dear Ms. Zedick:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 153 ("PD 153").

Pursuant to Statement Number 6 of PD 153, the following uses are permitted: supermarket, general merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of outdoor storage and auto service station uses).

A blood plasma donation center is classified as a Medical Service use and is therefore permitted within PD 153.

In regard to parking, pursuant to a minor change that was granted on April 6, 2005, the minimum no. of parking spaces required within PD 153 was reduced from 140 to 131 spaces.

In regard to building violations for the subject property, please contact the Building Dept. and in regard to business licensing requirements, please contact the Department of Business Affairs and Consumer Protection.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Main file



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

April 6, 2005

Mr. Paul E. Bennett, III  
Neal & Leroy, LLC, Attorneys at Law  
203 North LaSalle Street  
Suite 2300  
Chicago, IL 60601-1213

RE: Request for minor changes to Business Planned Development  
No. 153  
(East 76<sup>th</sup> Street/ South Stony Island Avenue)

Dear Mr. Bennett:

Please be advised that your request for minor changes to Business Planned Development No. 153, on behalf of Gendell Partners 76<sup>th</sup> & Stony Island, LLC, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance.

Specifically, you requested minor changes in the Planned Development to allow modification to the existing building on the site and development of an additional building on the site at the corner of South Stony Island Avenue and East 76<sup>th</sup> Street. That request was accompanied by the following exhibits:

1. Site Plan A0.2, dated October 30, 2004, prepared by Arcline Associates Ltd.;
2. Landscape Plan LP1, dated October 13, 2004, prepared by Daniel R. McCallum Associates, Inc.;
3. Exterior Elevations - Walgreen's A2.1, dated October 30, 2004, prepared by Arcline Associates Ltd.; and
4. Exterior Elevations - Staples E-1, dated September 21, 2004, prepared by Arcline Associated Ltd.

The Department has reviewed the request and the submitted materials and has determined that the proposed modifications would be appropriate. The modifications do not change the business-retail character of the Planned Development. The addition of a second building on the site does not exceed the permitted Floor Area Ratio

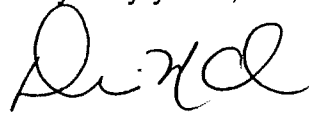



(F.A.R.) in the Planned Development (0.5), based on the Applicant's assurance that an approximately 10,100-square foot mezzanine in the existing building has been removed.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes to this Planned Development. Specifically, these minor changes are:

1. Statement No. 6: Drive-thru Facility is a Permitted Use;
2. Planned Development Use & Bulk Regulations & Data:
  - a. % of land coverage: as per Site Plan
  - b. Min. No. Parking Spaces: 131
  - c. Periphery setbacks at the property line: as per Site Plan;
  - d. Off-street loading spaces: 3, as per Site Plan
3. All buildings and site improvements shall be constructed in substantial conformance with the above referenced Site Plan, Landscape Plan, and Elevations.

Very truly yours,



Denise M. Casalino, P.E.  
Commissioner 

DMC:SRP:fwd

cc: Michael Marmo, Tom Smith, Judy Minor-Jackson, Planned Development files



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

April 23, 1997

Mr. John Saldarelli  
Vice President  
American Real Estate  
Holdings Limited Partnership  
100 South Bedford Road  
Mount Kisco, NY 10549

Re: Request for a minor change to Business  
Planned Development No. 153  
(South Stony Island Avenue/  
East 76th Street)

Dear Mr. Saldarelli:

Please be advised that your request for a minor change to Business Planned Development No. 153 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that the building setback from South Stony Island Avenue be reduced from 300 feet to 50 feet and that a drive-through facility be permitted for a proposed Boston Market restaurant. The new structure would be located in the southeast portion of the existing Goldblatt's parking lot and would utilize the existing parking lot driveways. The required setback of 300 feet reflects the current distance from the Stony Island Avenue property line to the Goldblatt's store which is situated on the western portion of the property.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. The proposed restaurant building, which would be constructed closer to the street than the existing building within the Planned Development, would provide a more active streetscape to Stony Island Avenue than the large existing surface parking lot. Further, the proposed drive-through operation would be compatible with other uses along Stony Island Avenue. As indicated on the submitted Site Plan, landscaping



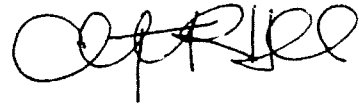
Please  
Recycle!



would be provided adjacent to the new restaurant building, around the garbage dumpster and within parkway areas along Stony Island Avenue and East 76th Street.

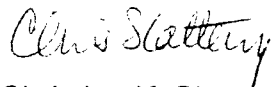
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Business Planned Development No. 153.

Sincerely,



Christopher R. Hill  
Acting Commissioner

Originated:



Christine K. Slattery  
Deputy Commissioner

cc: Philip Levin  
Michael A. Marmo  
Paul Woznicki

## APPROVAL OF JOURNAL OF PROCEEDINGS.

### JOURNAL (July 8, 1976).

✓  
 PD  
 153  
 The City Clerk submitted the printed Official Journal of Proceedings of the regular meeting held on Thursday, July 8, 1976, at 10:00 A.M., signed by him as such City Clerk.

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

Pages 3431 and 3436—by deleting in their entirety "Planned Development Use and Bulk Regulations and Data" and substituting the following in lieu thereof.

[The foregoing Plats printed on pages 3555-3556 of this Journal]

The question being put, the motion *Prevailed*.

Alderman Oberman moved to correct the Journal of the Proceedings of July 8, 1976, page 3367, right-hand column by deleting Chapter 7, Section 7-59, of the Municipal Code in its entirety and inserting in lieu thereof a substitute proposed ordinance.

Alderman Burke moved to Lay the Motion on the Table.

The Motion to *Lay on the Table Prevailed*.

Alderman Burke moved to *Approve* said printed Official Journal as *corrected* and to dispense with the reading thereof.

The motion to *Correct Prevailed*.

## UNFINISHED BUSINESS.

### Committee Report Concurred In—Proposed Ordinance to Amend Chapter 7 of Municipal Code (Section 7-59 "Bond Ordinance").

On motion of Alderman Bilandic the City Council took up for consideration the Report of the Committee on Finance (together with the ordinance) deferred and published in the Journal of the Proceedings of July 8, 1976, page 3367 which Report reads as follows:

CHICAGO, July 7, 1976.

To the President and Members of the City Council:

Your Committee on Finance to which was referred a communication dated June 9, 1976 from Alderman Simpson transmitting a proposed Ordinance Amending Chapter 7 of the Municipal Code of Chicago (Section 7-59 "Bond Ordinance") having had the same under advisement begs leave to report and recommend that Your Honorable Body *Do Not Pass* the proposed Ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,  
 (Signed) Michael A. Bilandic,  
 Chairman.

On motion of Alderman Bilandic the committee's recommendation was *Concurred In*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Wilinski, Adduci, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Cohen, Schullter, Stone—41.

Nays—Aldermen Cousins, Oberman, Simpson, Block—4.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

### Committee Report Concurred In—Proposed Ordinance to Amend Chapter 4 of Municipal Code for Creation of Ward Assemblies.

On motion of Alderman Bilandic the City Council took up for consideration the Report of the Committee on Finance (together with the ordinance) deferred and published in the Journal of the Proceedings of July 8, 1976, page 3369 which Report reads as follows:

CHICAGO, July 7, 1976.

To the President and Members of the City Council:

Your Committee on Finance to which was referred a communication dated June 9, 1976 from Alderman Simpson transmitting a

(continued on page 3555)

As Amended May 13, 1976

## BUSINESS PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; DATA

NET SITE AREA Sq. Ft. Acres	GENERAL DESCRIPTION OF LAND USE	F.A.R.	% OF LAND COVERAGE	MIN. NO. OF PARKING SPACES
139,072 3.19	Supermarket, general merchandise uses, retail and service type business uses, parking and related uses.*	0.5	45	140

\* (Exclusive of any principal activity of outdoor storage and auto service station uses.)

Gross Site Area = Net Site Area: 3.19 acres + Area in Public Right-of-way:  
1.87 acres = 5.06 acres

Number of off-street loading spaces: in accord with B5-1 zoning classification

Periphery setbacks at property lines:

north - 0'  
east - 300'  
south - 0'  
west - 20'

"Note: Wherever the boundaries of the Planned Development face a residential district, adequate screening in the form of landscaping or fencing shall be provided. The design of this screening shall be subject to the approval of the Commissioner of Development and Planning."

APPLICANT: National Tea Company

DATE: April 6, 1976

*Reclassification of Area Shown on Map No. 11-L.*

*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 B5-2 General Service District symbols and indications as shown on Map No. 11-L in the area bounded by

W. Warner Avenue; the alley next west of and parallel to N. Milwaukee Avenue; W. Belle Plaine Avenue; and N. Dickinson Avenue,

to those of an R3 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. 13-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 R7 General Residential District symbols and indications as shown on Map No. 13-G in the area bounded by

W. Foster Avenue; N. Marine Drive; the alley next south of and parallel to W. Foster Avenue, or the line thereof if extended easterly where no alley exists; and the alley next east of and parallel to N. Sheridan Road,

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

[Plan of Development printed on pages 3427-3431 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. 16-D.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended to change all of the B4-3 Restricted Service District symbols and indications as shown on Map No. 16-D in the area bounded by

E. 63rd Street; S. Dorchester Avenue; the alley next south of and parallel to E. 63rd Street; and S. Kenwood Avenue

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 force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 18-D.*

*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 B5-1, General Service District symbols and indications as shown on Map No. 18-D in the area bounded by

E. 75th Place; S. Stony Island Avenue; E. 76th Street; and S. Blackstone Avenue

to the designation of a Business 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 3432-3436 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. 18-D.*

*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. 18-D in the area bounded by

E. 75th Place; S. Stony Island Avenue; E. 76th Street; and S. Blackstone Avenue

to those of a B5-1, General 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. 20-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 C2-2 General Commercial District symbols and indications as shown on Map No. 20-G in the area bounded by

a line 248.75 feet south of and parallel to W. 81st Street; S. Racine Avenue; a line 348.75 feet south of and parallel to W. 81st Street; and the alley next west of and parallel to S. Racine Avenue

to those of an R3 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.

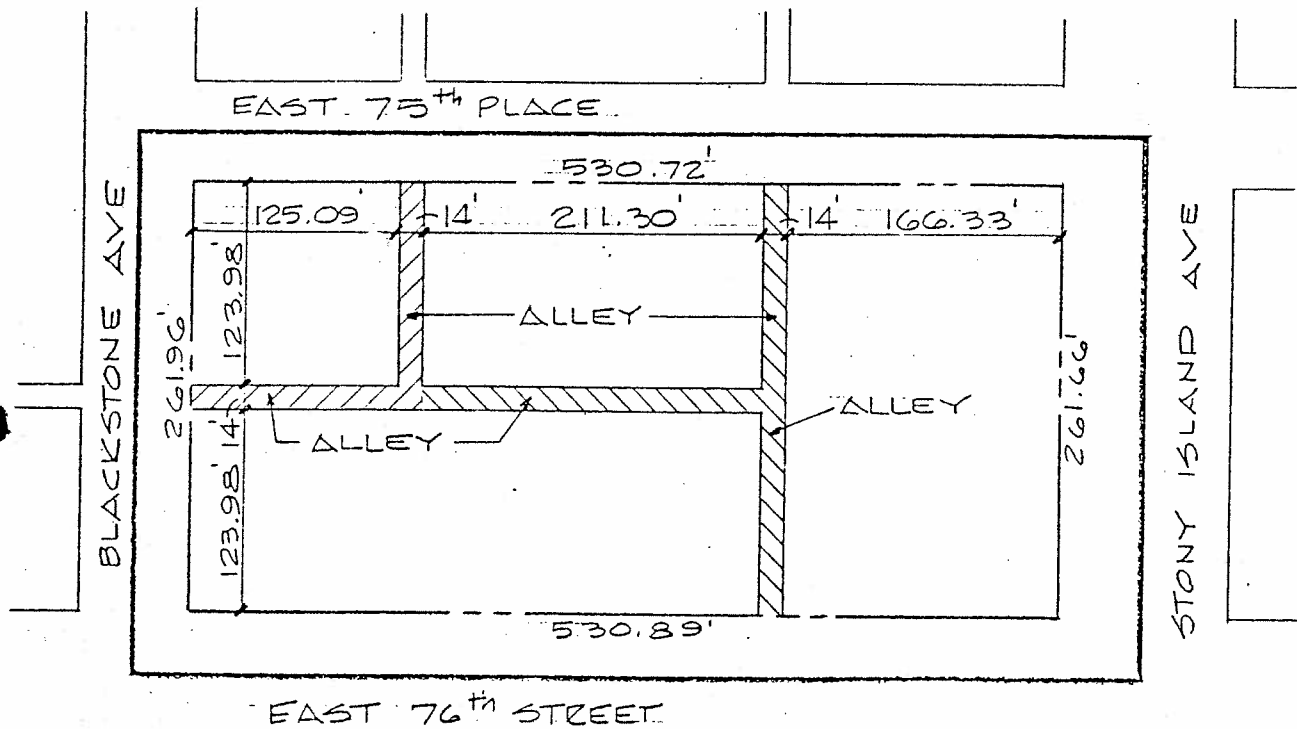
## BUSINESS PLANNED DEVELOPMENT #153

## PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Business Planned Development" is controlled by National Tea Co. to wit; owning the parcel of property commonly known as 7541 South Blackstone Street, and having options to purchase the remaining parcels with the designated boundaries which options are executed and recorded in the Recorder's Office of Cook County, Illinois, and made available upon request.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Ingress and egress to such off-street facilities shall be only from E. 75th Place, S. Stony Island Avenue, and E. 76th Street.
3. All applicable official reviews, approvals or permits are required to be obtained by the National Tea Co., or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments or rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the National Tea Co., or its successors, assignees or grantees.
5. Any 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 within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: supermarket, general merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of outdoor storage and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the B5-1 General Service District classification and 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 Developments", as promulgated by the Commissioner of Development and Planning.

BUSINESS PLANNED DEVELOPMENT  
PROPERTY LINE MAP & RIGHT-OF-WAY  
ADJUSTMENTS



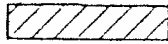
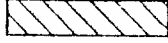


NORTH



SCALE 1"=100'

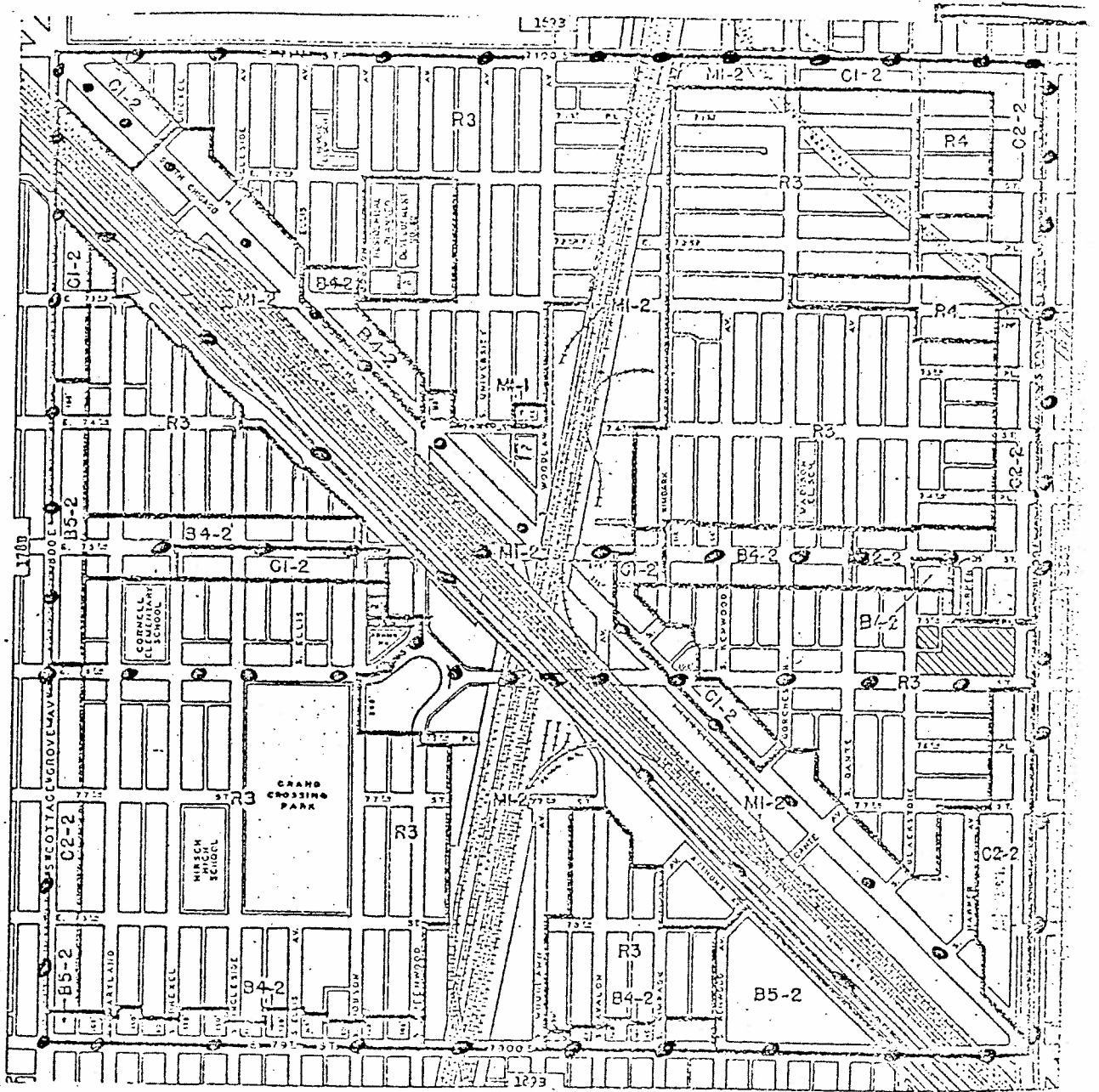
LEGEND:

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY
-  PUBLIC RIGHT-OF-WAY HERETOFORE VACATED BY CITY COUNCIL

APPLICANT, NATIONAL TEA CO.

DATE: APRIL 6, 1976

# EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



PLANNED DEVELOPMENT



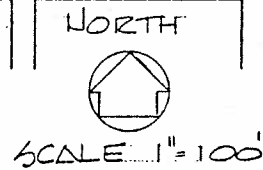
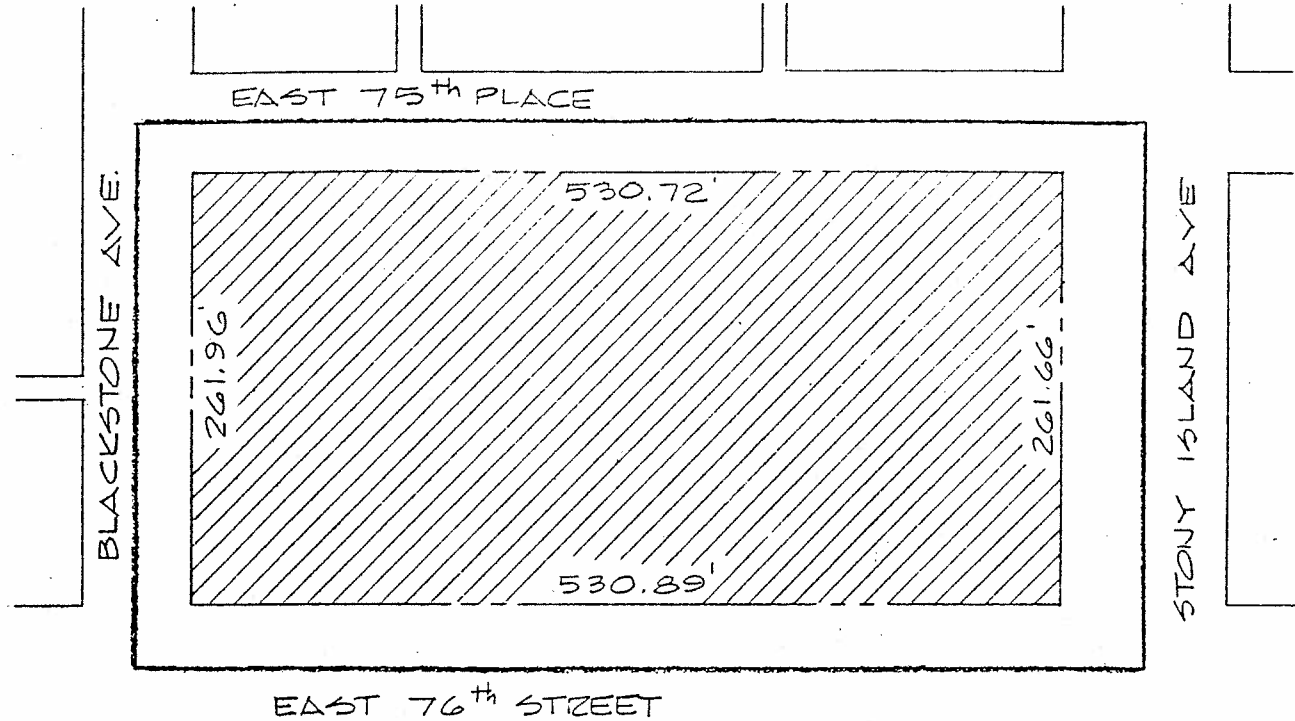
PREFERENTIAL STREETS

APPLICANT: NATIONAL TEA CO.




DATE: APRIL 6, 1976

# BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  SUPERMARKET, GENERAL MERCHANDISE USES, RETAIL & SERVICE TYPE BUSINESS USES, PARKING & RELATED USES. \*

\* NOTE

PLANNED DEVELOPMENT USE  
& BULK REGULATIONS DATA

APPLICANT: NATIONAL TEA CO.

DATE: APRIL 6, 1976

*These Bulk Regs & Data  
Void - See Correction Printed  
8-3-76*

## BUSINESS PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	F.A.R.	% OF LAND COVERAGE	MIN. NO. OF PARKING SPACES
Sq. Ft. Acres				
139,072 3.19	Supermarket, general merchandise uses, retail and service type business uses, parking and related uses*	0.5	45	140

\* (Exclusive of any principal activity of outdoor storage and auto service station uses)

Gross Site area=Net Site Area: 3.19 acres + Area in Public Right-of-Way:  
1.87 acres = 5.06 acres

Number of off-street loading spaces: in accord with B5-1 zoning classification

Periphery setbacks)at property lines:

north - 10'  
east - 300'  
south - 0'  
west - 20'

\*\* For the purpose of this Planned Development, the off-street loading area is located between the physical structure of such development and the west property line. Said loading area shall be effectively screened from the existing residential area along S. Blackstone Avenue.

APPLICANT: National Tea Co.

Date: April 6, 1976