



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 28, 2002

Mr. James Dremonas  
JD Real Estate  
5724 South Kedzie Avenue  
Chicago, IL 60629

RE: Request for a minor change to Business Planned Development  
No. 224 (4744 South Kedzie Avenue)

Dear Mr. Dremonas:

Please be advised that your request for a minor change to Business  
Planned Development No. 224, has been considered by the  
Department of Planning and Development pursuant to Section 11.11-  
3(c) of Chicago Zoning Ordinance.

Specifically, you requested that the number of parking spaces be  
reduced from the required 275 spaces to 255 spaces resulting from a  
reconfiguration of the parking lot and the provision of landscaping  
along the periphery of the lot and the inclusion of landscaped islands,  
handicap parking spaces and shopping cart corrals.

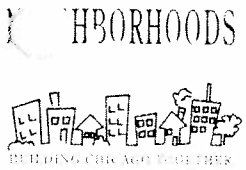
The proposed change would result in a more efficient and visually  
improved parking lot. The proposed number of spaces would be  
sufficient to serve the proposed grocery store on the site.

Accordingly, pursuant to the authority granted by the Chicago Zoning  
Ordinance, I hereby approve the requested minor change, but no  
other changes to this planned development. A Site Plan, dated  
October 5, 2001, is included as part of this minor change.

Very truly yours,

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Philip Levin, Michael Marmo, Ed Kus





December 18, 2001

City of Chicago  
Richard M. Daley, Mayor

Mr. James Dremonas  
JD Real Estate  
5724 South Kedzie Avenue  
Chicago, IL 60629

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

RE: Request for a minor change to Business Planned Development  
No. 224 (4744 South Kedzie Avenue)

21 North LaSalle Street  
Chicago, Illinois 60602  
312) 744-4190  
312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Dear Mr Dremonas:

Please be advised that your request for a minor change to Business  
Planned Development No. 224, has been considered by the  
Department of Planning and Development pursuant to Section 11.11-  
3(c) of Chicago Zoning Ordinance.

Specifically, you requested that the rear setback be reduced from 25  
feet to 19 feet in order to construct a loading dock on the west side of  
the existing grocery store. Reducing the rear setback to 19 feet, which  
is adjacent to a railroad embankment, would not impact the  
movement of service vehicles at the rear of the store.

Accordingly, pursuant to the authority granted by the Chicago Zoning  
Ordinance, I hereby approve the requested minor change, but no  
other changes to this planned development. A Site Plan, dated  
October 5, 2001, is included as part of this minor change.

Very truly yours,

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Philip Levin, Michael Marmo, Ed Kus





*Reclassification of Area Shown on Map No. 11-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 B3-2 General Retail District symbols and indications as shown on Map No. 11-K in the area bounded by

a line 130 feet north of and parallel to W. Irving Park Road; N. Pulaski Avenue; W. Irving Park Road; a line 156.4 feet west of and parallel to N. Pulaski Road; (Northwest Corner Irving Park Road and Pulaski Road)

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. 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 B4-1 Restricted Service District symbols and indications as shown on Map No. 11-L in the area bounded by

W. Leland Avenue; N. Milwaukee Avenue; a line 28' 6 $\frac{3}{4}$ " south of and parallel to W. Leland Avenue; and the alley next west of and parallel to N. Milwaukee 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. 11-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 R2 Single Family Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

a line 156.5 feet south of and parallel to W. Giddings Street; a line 263.2 feet west of and parallel to N. Austin Avenue; a line 311.5 feet south of and parallel to W. Giddings Street; and a line 480 feet east of and parallel to N. Melvina Street

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. 12-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 M2-2 General

Manufacturing District symbols and indications as shown on Map No. 12-J in the area bounded by

on the north by W. 47th Street; on the east by S. Kedzie Avenue; on the south by a line lying 410 feet south of and parallel to the south line of W. 47th Street (W. 47th Place, a private street); and on the west by a line lying 480 feet west of and parallel to the west line of S. Kedzie 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 2531 to 2535 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. 12-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 12-M in the area bounded by

S. Archer Avenue; S. Meade Avenue; the alley next south of and parallel to S. Archer Avenue; and a line 760 feet west of and parallel to S. Meade Avenue

to those of a B3-1 General 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 Nos. 14-J and 14-K (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 B4-1 Restricted Service District and C1-1 Restricted Commercial District symbols and indications as shown on Map Nos. 14-J and 14-K in the area bounded by

W. 59th Street; the alley next east of and parallel to S. Pulaski Road; the alley next south of and parallel to W. 60th Place; S. Pulaski Road; W. 61st Street; the alley next east of and parallel to S. Pulaski Road; the alley next north of and parallel to W. 63rd Street; the alley next west of and parallel to S. Pulaski Road; W. 60th Street; and S. Pulaski Road

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.

## BUSINESS PLANNED DEVELOPMENT #224

STATEMENTS

1. The area delineated herein as the "Business Planned Development" is presently controlled by Seymour Taxman, as sole beneficiary and holder of Power of Direction under Exchange National Bank Trust #35983 pursuant to a certain real estate contract dated September 27, 1979, by and between Seymour Taxman, as aforesaid, and Henry Bosch Company, an Illinois Corporation. The contract will be made available upon request.
2. Off-street parking and 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 Planning, City and Community Development. Ingress and egress to such off-street facilities shall be via 47th Street, Kedzie Avenue and 47th Place.
3. All applicable official reviews, approvals or permits as are required shall be obtained by Seymour Taxman, or his successors, assignees or grantees.
4. Dedication or vacation of streets, alleys and easements or adjustments to rights-of-way or consolidation or resub-division shall require a separate submittal on behalf of Seymour Taxman, or his successors, assignees or grantees.
5. The following uses shall be permitted within the area delineated herein as the Business Planned Development: supermarket, drug store, together with parking and related uses (all exclusive of any principal activity of outdoor storage, auto service station uses and drive-in restaurant facilities.
6. Any and all service drives or other ingress or egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, with a minimum width of 24 feet to provide ingress and egress for emergency vehicles. Within such areas, no parking shall be permitted.
7. Signs within the Business Planned Development shall be subject to review and approval of the Department of Buildings and the Department of Planning, City and Community Development.
8. The information contained on the tables and maps attached hereto as exhibits provide data concerning the generalized plan of land use of the subject area. Such exhibits demonstrate that the development shall be in general compliance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development herein expressed, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning, City and Community Development.

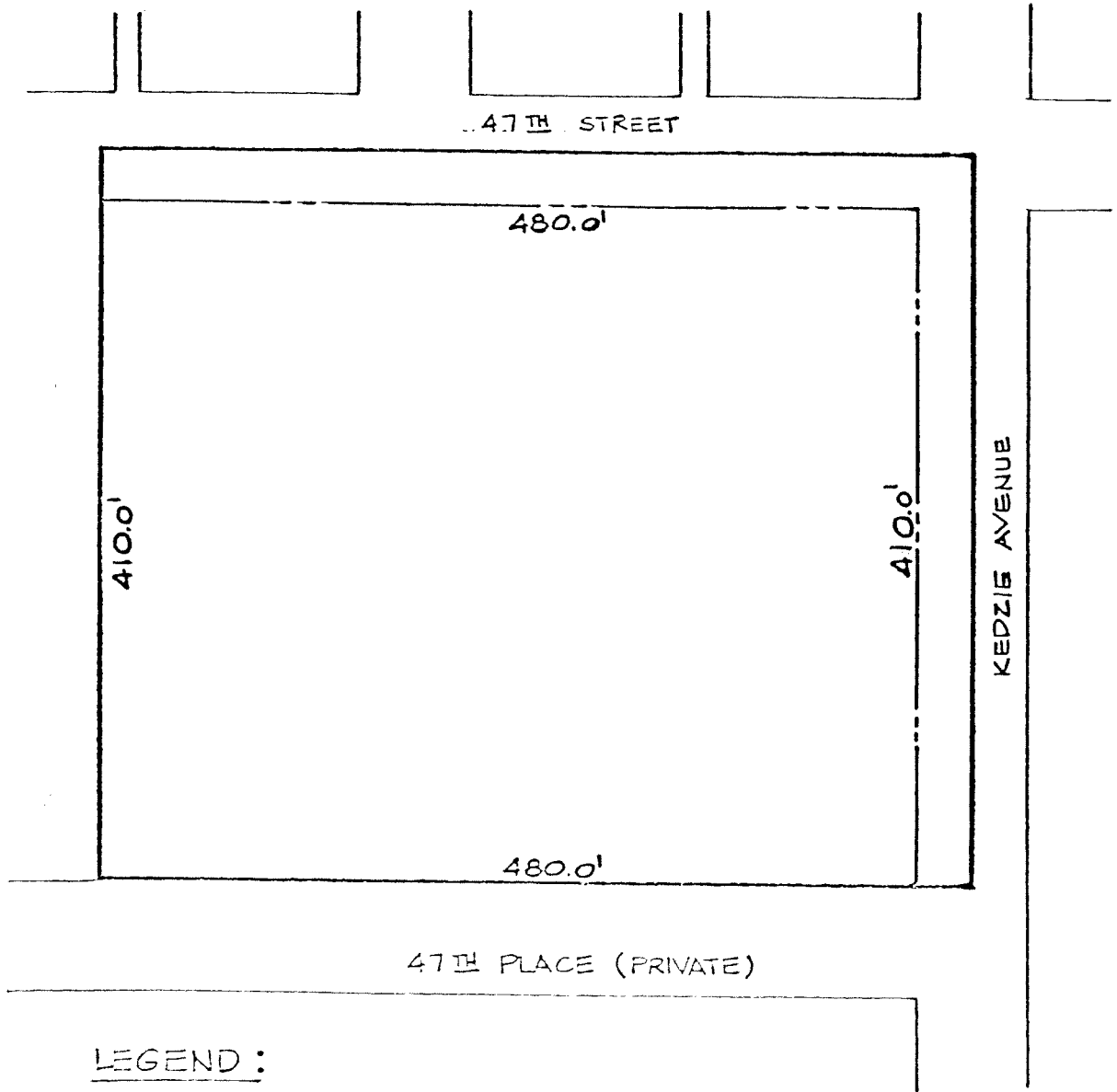
APPLICANT: Exchange National Bank under  
Land Trust #35983 by  
Seymour Taxman, Sole Beneficiary  
with Power of Direction

DATE: November 5, 1979  
REVISED: December 13, 1979

DATE: NOVEMBER 6, 1979

# BUSINESS PLANNED DEVELOPMENT

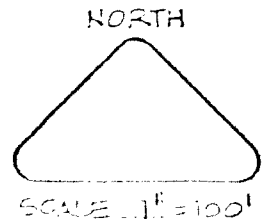
APPLICANT: EXCHANGE NATIONAL BANK UNDER LAND TRUST # 33983,  
BY SEYMOUR TAXMAN, SOLE BENEFICIARY WITH  
POWER OF DIRECTION



LEGEND:

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT

## PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

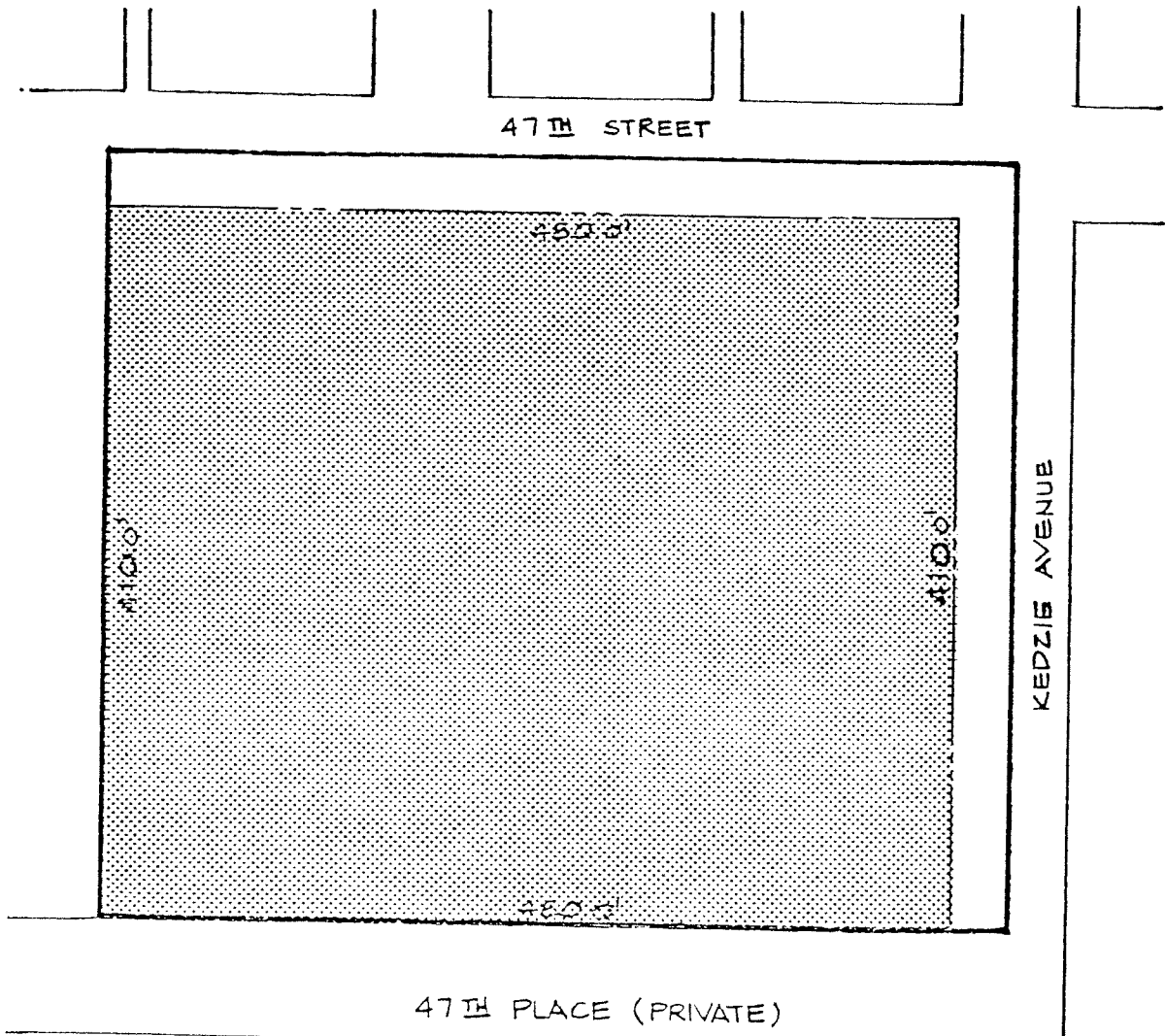




DATE: NOVEMBER 6, 1979

# BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

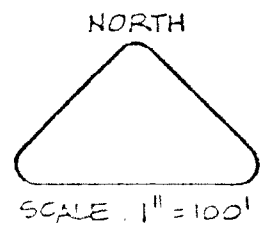
APPLICANT: EXCHANGE NATIONAL BANK UNDER LAND TRUST # 35983,  
BY SEYMOUR TAXMAN, SOLE BENEFICIARY WITH  
POWER OF DIRECTION



### LEGEND:

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

\* NOTE  
PLANNED DEVELOPMENT USE  
& BULK REGULATIONS DATA



BUSINESS PLANNED DEVELOPMENT  
USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	F.A.R.	% OF LAND COVERAGE
Sq. Ft.	Acres			
196,800	4.49	Supermarket, drug store, parking and related uses (exclusive of any principal activity of outdoor storage, auto service station uses, and drive-in restaurant facilities).	0.45	40

Gross Site Area = Net Site Area: 4.49 Acres + Area in Public Right-of-way .99 Acres = 5.48 Acres

Minimum Number of Parking Spaces: 275

Number of Off-street Loading Spaces: 3

Periphery Setbacks at Property Lines:

- Along 47th Street. . . . . 65'
- Along Kedzie Avenue. . . . . 235'
- Along 47th Place . . . . . 0'
- Along west lot line. . . . . 25'

APPLICANT: Exchange National Bank under Land Trust #35983 by Seymour Taxman, Sole Beneficiary with Power of Direction

DATE: November 5, 1979  
REVISED: December 13, 1979