



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 16, 2020

Nicholas Ftikas
Law Offices of Samuel V. P. Banks
221 N. LaSalle St., 38th Floor
Chicago, Illinois 60601

Re: PD 248, Proposed Dunkin Donuts outlot at 3510 E. 118th St.


Dear Mr. Ftikas:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 248 ("PD 248"). Your client is seeking to develop a one-story Dunkin Donuts, as shown on the attached aerial site plan, and you are seeking clarification that a proposed drive-through lane is an allowed accessory use. You also asked if the proposed development would trigger any additional zoning relief and/or administrative approval, including but not limited to a parking reduction and/or a landscape adjustment.

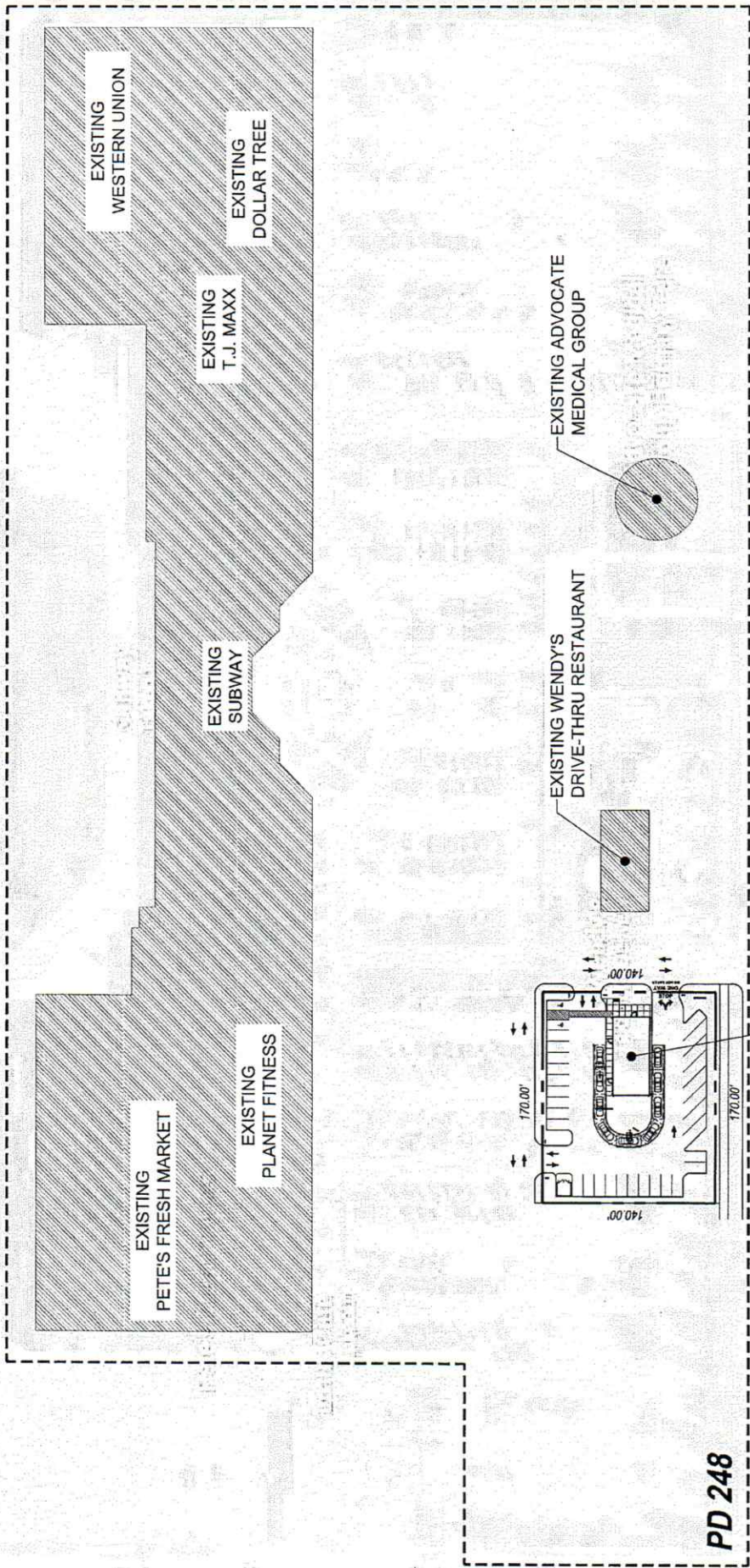
PD 248 permits a maximum floor area ratio ("FAR") of 0.30 and three free-standing buildings along 118th St. According to our records the existing FAR is 0.256 and there are currently two buildings (outlots) along 118th St. Pursuant to Statement no. 6 of the PD, the following uses are permitted: general merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity or permanent outdoor storage and auto service station uses). The underlying zoning of the PD is manufacturing, and a drive through facility requires special use approval in the M districts.

A drive through facility is not an allowed accessory use and an amendment is required in order to add this use. Additionally, the parking may need to be reduced if the new overall amount will be less than the current minimum required. In regards to landscaping, the entire development/shopping center will need to comply with the Landscape Ordinance. According to our records, the existing development is currently not in compliance with the ornamental fence requirement along the rear property line and any missing or dying parkway trees will need to be replaced. Please contact Noah Szafranec to schedule an intake meeting to discuss your amendment application.

Sincerely,


Patrick Murphy
Zoning Administrator

C: Noah Szafranec, Ron Daye, Main file



PD 248



NICK SCARLATIS & ASSOCIATES, LTD.



5405 West 127th Street
 Crestwood, Illinois 60418
 tel 708.653.5200
 fax 708.653.5202
 email: nick@scarlatis.com

AERIAL SITE PLAN
 SCALE: 1" = 40'-0"

DUNKIN' COMBO
 3510 E 118TH ST
 CHICAGO, IL
 SCARLATIS JOB # 201911
 September 29, 2020



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 11, 2014

Jeff Gylling
Wendy's Company
40 Shuman Boulevard
Naperville IL

**Re: Administrative Relief request for Business Planned Development No. 248
East Side Plaza parking reduction, East 118th Street and South Avenue O**

Dear Mr. Gylling:

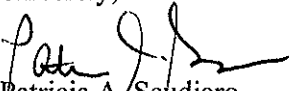
Please be advised that your request for a minor change to Business Planned Development No. 248 ("PD 248") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Wendy's Co. is a tenant of East Side Plaza which is owned by JD Real Estate and JD Real Estate has provided their consent for this request. You are requesting a parking reduction from 767 spaces to 717 spaces. PD 248, as amended on June 9, 1982, required a minimum of 860 parking spaces. On April 12, 2005, a minor change was granted to allow a parking reduction from 860 to 767 spaces. Wendy's is proposing to replace their existing restaurant at 3516 E. 118th Street and as a result of additional required landscaping, you are seeking to reduce your out lot parking from 46 to 33 spaces. Also, based on your overall PD Existing Parking exhibit, dated June 20, 2014, PD 248 currently has only 730 spaces rather than the required 767 spaces. As a result, you are seeking an overall reduction from 767 to 717 spaces.

With regard to your request, the Department of Planning and Development has determined that allowing a parking reduction 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 248, 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, Dan Waddell, 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 12, 2005

Mr. Petro Dremonas
JD Real Estate
4343 S. Pulaski
Chicago, Illinois 60632-4008

RE: Request for minor changes to Business Planned Development No. 248

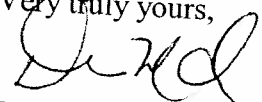

Dear Mr. Dremonas,

Please be advised that your request for minor changes to Business Planned Development No. 248, on behalf of the property located at 3554 East 118th Street, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 9 of the Planned Development.

Specifically, you requested a decrease in the minimum number of parking spaces from 860 to 767 and for a decrease in the landscape ordinance requirement of 294 interior trees. You propose 150 interior trees.

The Department has reviewed the request and has determined that the proposed changes would be appropriate and consistent with Section 17-13-0611 A of the Zoning Ordinance. Ninety-three parking spaces are being removed in order to accommodate the new trees and parking islands required by the Landscape Ordinance. Accordingly, I hereby approve the requested minor changes to Business Planned Development No. 248, but no other changes to this development.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner 

DMC: SRP: pas

cc: DPD Files, Mike Marmo



BUSINESS PLANNED DEVELOPMENTA2098
No. 248, As AmendedPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned by American National Bank and Trust Company, Trust Number 47874, pursuant to real estate purchase from Heritage/Pullman Trust and Savings Bank under Trust Agreement dated May 28, 1959 and known as Trust Number 5454, consummated on July 17, 1981, and shall be controlled by East Side Plaza Associates, an Illinois limited partnership, which partnership is the sole beneficiary of the land trust owning legal title.
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 Planning. Ingress and egress to such off-street facilities shall be from East 118th Street and South Avenue O.
3. All applicant official reviews, approvals or permits are required to be obtained by the purchasers or their successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way or consolidation or resub-division of parcels shall require a separate submittal on behalf of purchasers or their 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of 20 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: General merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent 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 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 business district classifications and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

APPLICANT: EAST SIDE PLAZA ASSOCIATES

DATE: March 30, 1982

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. 28-A.

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 Business Planned Development No. 248 symbols and indications as shown on Map No. 28-A in the area bounded by

E. 117th Street; S. Ewing Avenue; E. 118th Street; S. Avenue O; a line 245.82 feet north of and parallel to E. 118th Street; and a line 125 feet east of and parallel to S. Avenue O,

to the designation of a Business Planned Development, as amended, 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 11098 thru 11102 of this Journal]

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

—
**Chicago Zoning Ordinance Amended to Reclassify
Area Shown on Map No. 19-H.**

On motion of Alderman Barnett the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of May 27, 1982, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify the area shown on Map No. 19-H.

Alderman Barnett moved to *Pass* the said proposed ordinance. The motion *Prevailed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Shaw, Vrdolyak, Majerczyk, Madrzyk, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone--47.

Nays--None.

Alderman Burke was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

Reclassification of Area Shown on Map No. 19-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 B5-2 General Service District symbols and indications as shown on Map No. 19-H in the area bounded by

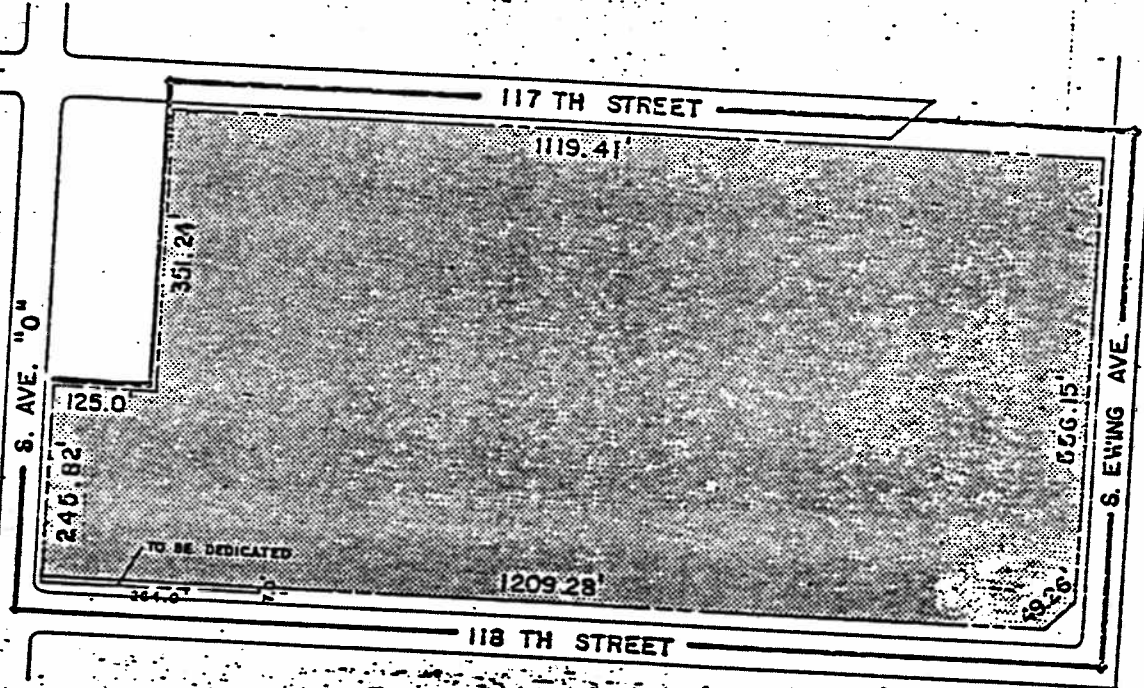
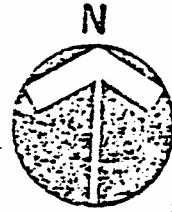
substantially W. Howard Street; a line 242.91 feet northeast and parallel to N. Clark Street; a line 364 feet south of W. Howard Street; N. Clark Street; as reflected on the official Plat of Survey by Certified Survey Co., identified as Order No. 82261 dated 1/27/82, revised 3/31/82 as order attached hereto and forming a part hereof,

(Continued on page 11103)

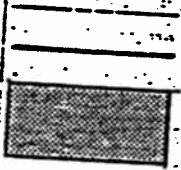
BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

SCALE: 1" = 200'-0"



LEGEND:



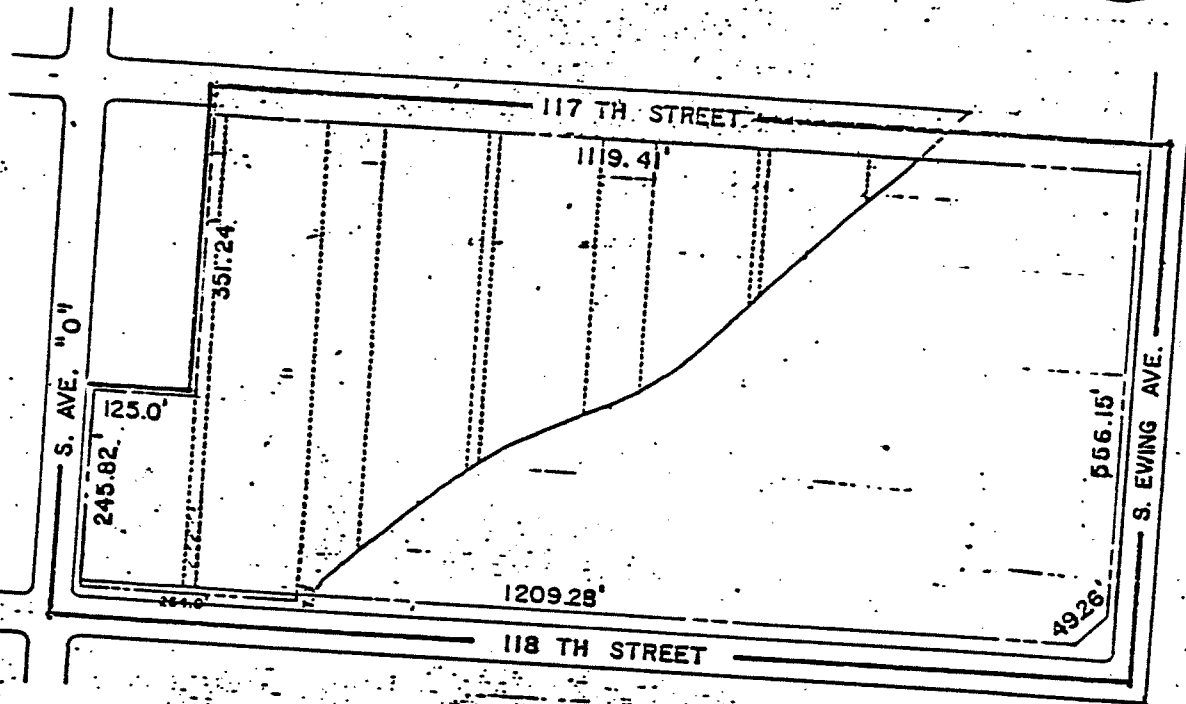
- PROPERTY LINE
- PLANNED DEVELOPMENT
- GENERAL MERCHANDISE, SUPER MARKET USES,
RETAIL & SERVICE TYPE BUSINESS USES,
PARKING & RELATED USES

APPLICANT: EAST SIDE PLAZA ASSOCIATES
 DATE: MARCH 30, 1982

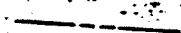


BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

SCALE: 1" = 200' - 0"



LEGEND:

-  PROPERTY LINE
-  PLANNED DEVELOPMENT
-  EXISTING ALLEYS & STREETS TO BE VACATED

APPLICANT: EAST SIDE PLAZA ASSOCIATES

DATE: March 30, 1982

BUSINESS PLANNED DEVELOPMENT
 USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	P.A.R.	% of Land Coverage
Sq. Ft.	Acres			
692,604	15.9	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*	.30	28.75%

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

Gross Site Area = Net Site Area: 15.9 Acres (which includes public streets and alleys to be vacated) + Area in Public Right-of-Way
 1.84 Acres = 17.74 Acres

Number of off-street loading spaces: Per requirements of B4
 Restricted Service District

Minimum Number of Parking Spaces: 860

Periphery Setbacks at Property Lines:

- Along East 118th Street (Main Shopping Center) : : : : : 330' *
- Along South Ewing Avenue 20'
- Along South Avenue O 160'
- Along East 117th Street 30'
- * Potential Future uses involving 3 free-standing
 buildings - along east 118th Street 18' at certain
 points;
 generally 330'

APPLICANT: EAST SIDE PLAZA ASSOCIATES

DATE: March 30, 1982

Reclassification of Area Shown on Map No. 28-A.

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. 28-A in the area bounded by

E. 117th Street; S. Ewing Avenue; E. 118th Street; S. Avenue O; and a line 245.82 feet north of and parallel to E. 118th Street; and a line 125 feet east of and parallel to S. Avenue O

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 4497-4502 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1980, pages 4336-4337, recommending that the City Council pass two proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and each of the two proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schullter, Volini, Orr, Stone—48.

Nays—None.

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

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 3-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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in area bounded by

W. Goethe Street; a line 100 feet east of and parallel to N. Wells Street; a line 66 feet south of and parallel to W. Goethe Street; and N. Wells 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 force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 18-C.

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 Institutional Planned Development No. 88, R4 General Residence District, and C2-2, General Commercial District symbols and indications as shown on Map No. 18-C in the area bounded by

E. 75th Street; a line 100 feet east of S. Stony Island Avenue; the alley next south of and parallel to E. 75th Street; a line 104 feet 7³/₄ inches west of S. Cornell Avenue; E. 75th Street; S. Cornell Avenue; the alley next south of and parallel to E. 75th Street; a line 54 feet 7³/₄ inches west of S. East End Avenue; E. 75th Street; S. East End Avenue; a line 60 feet south of the alley next south of and parallel to E. 75th Street; the alley next east of and parallel to S. Cornell Avenue; a line 120 feet 8 inches south of E. 76th Street; S. Cornell Avenue; E. 76th Street; the alley next west of and parallel to S. Cornell Avenue; E. 77th Street; and S. Stony Island Avenue

to the designation of Institutional Planned Development No. 88, as amended, 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 hereof and to no others.

[Plan of Development printed on pages 4503-4507 of this Journal]

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

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (*Adverse Committee Recommendations*).

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1980, page 4337, recommending that the City Council *Do Not Pass* proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*" and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas—None.

Nays—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schullter, Volini, Orr, Stone—48.

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

(continued on page 4508)

BUSINESS PLANNED DEVELOPMENT No 248PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned by Heritage/Pullman Trust and Savings Bank under Trust Agreement dated May 28, 1959 and known as Trust Number 5454 and shall be controlled by Harold A. Lusk and Seymour Taxman, the owners of the entire beneficial interest of American National Bank and Trust Company Trust Number 47874, pursuant to purchase agreement dated October 19, 1979.
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 Planning. Ingress and egress to such off-street facilities shall be from East 118th Street and South Avenue O.
3. All applicant official reviews, approvals or permits are required to be obtained by the purchasers or their successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of purchasers or their 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

APPLICANT: HAROLD A. LUSK

DATE: September 3, 1980

6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent 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 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 business district classifications and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

APPLICANT: HAROLD A. LUSK

DATE: September 3, 1980

December 4, 1980

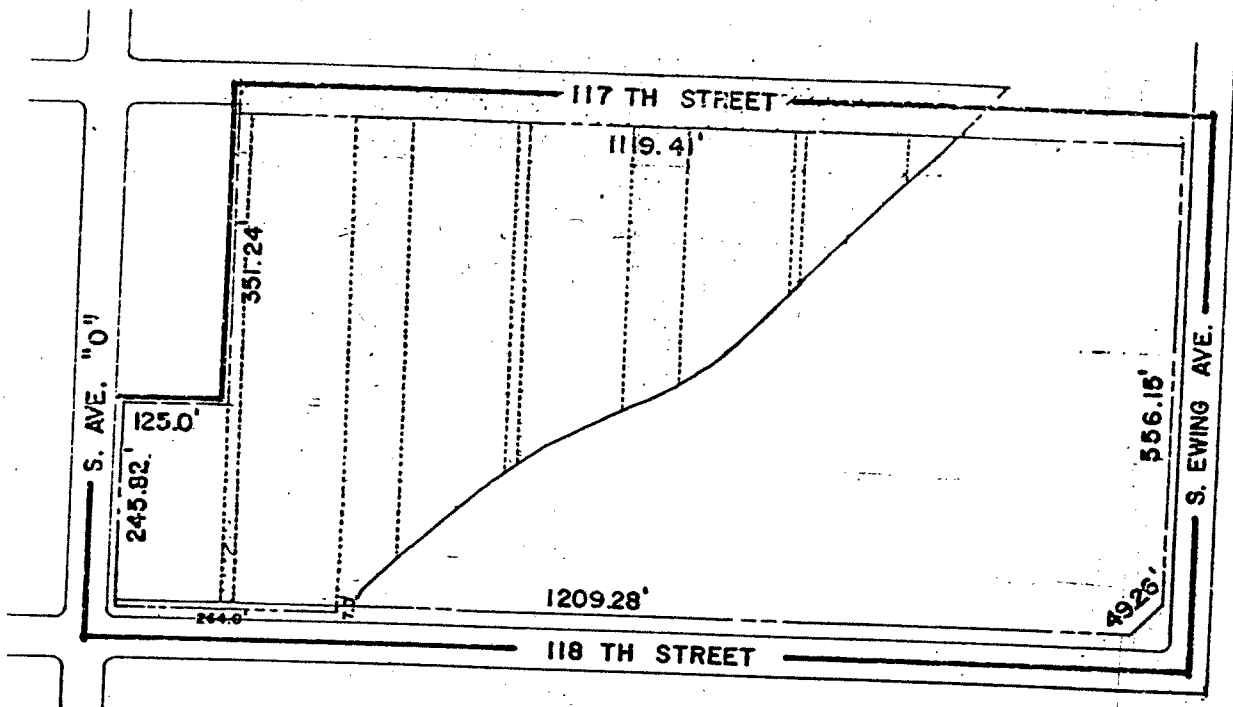
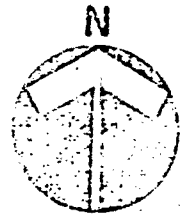
UNFINISHED BUSINESS

4499

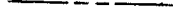

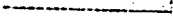
BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

SCALE: 1" = 200' - 0"



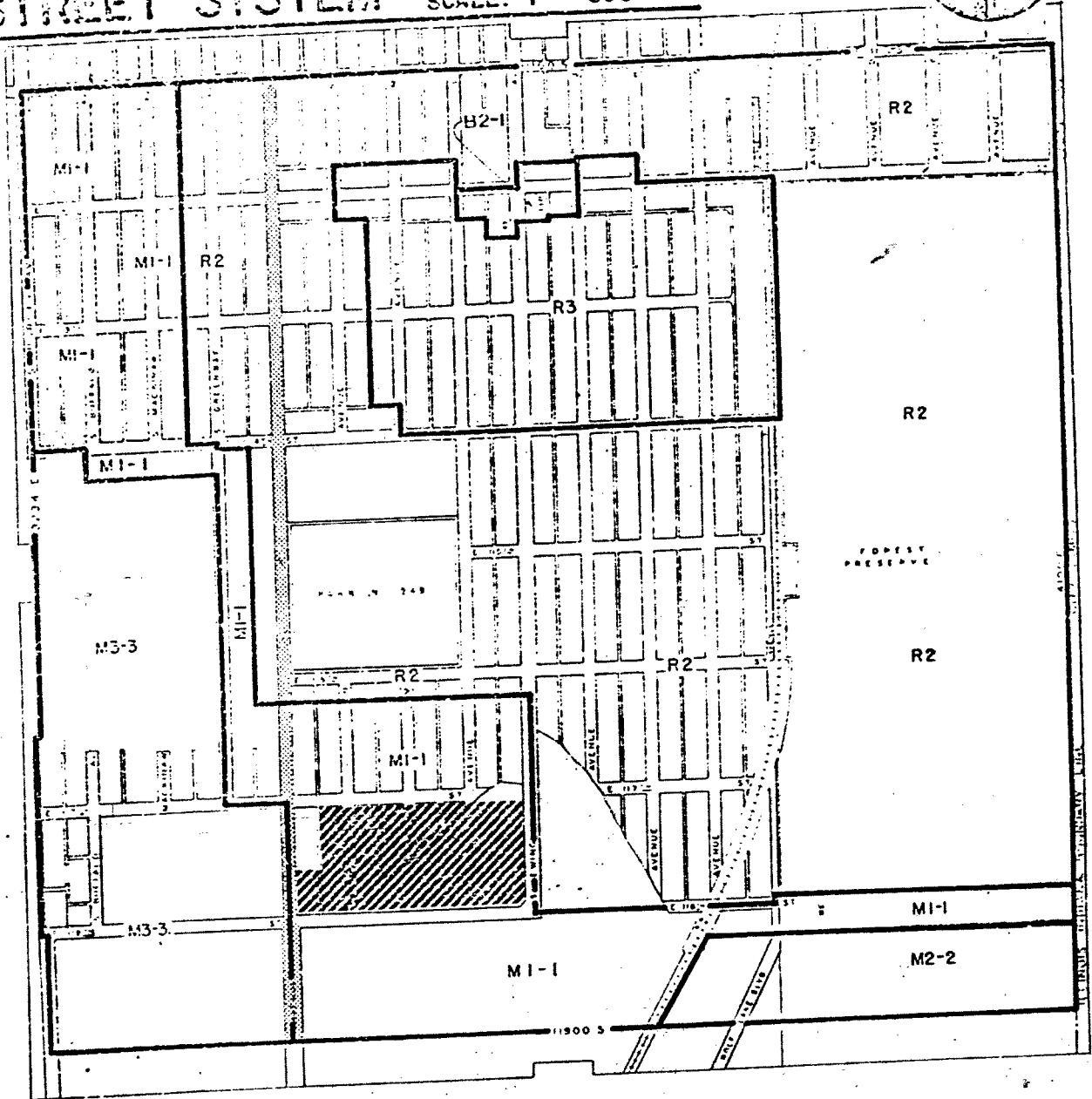
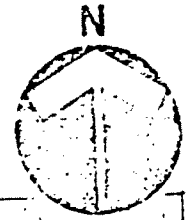
LEGEND :

-  PROPERTY LINE
-  PLANNED DEVELOPMENT
-  EXISTING ALLEYS & STREETS TO BE VACATED

APPLICANT: HAROLD A. LUSK, JR.
DATE 9-3-80

BUSINESS PLANNED DEVELOPMENT EXISTING & PREFERENTIAL STREET SYSTEM

SCALE: 1" = 800' - 0"



LEGEND :



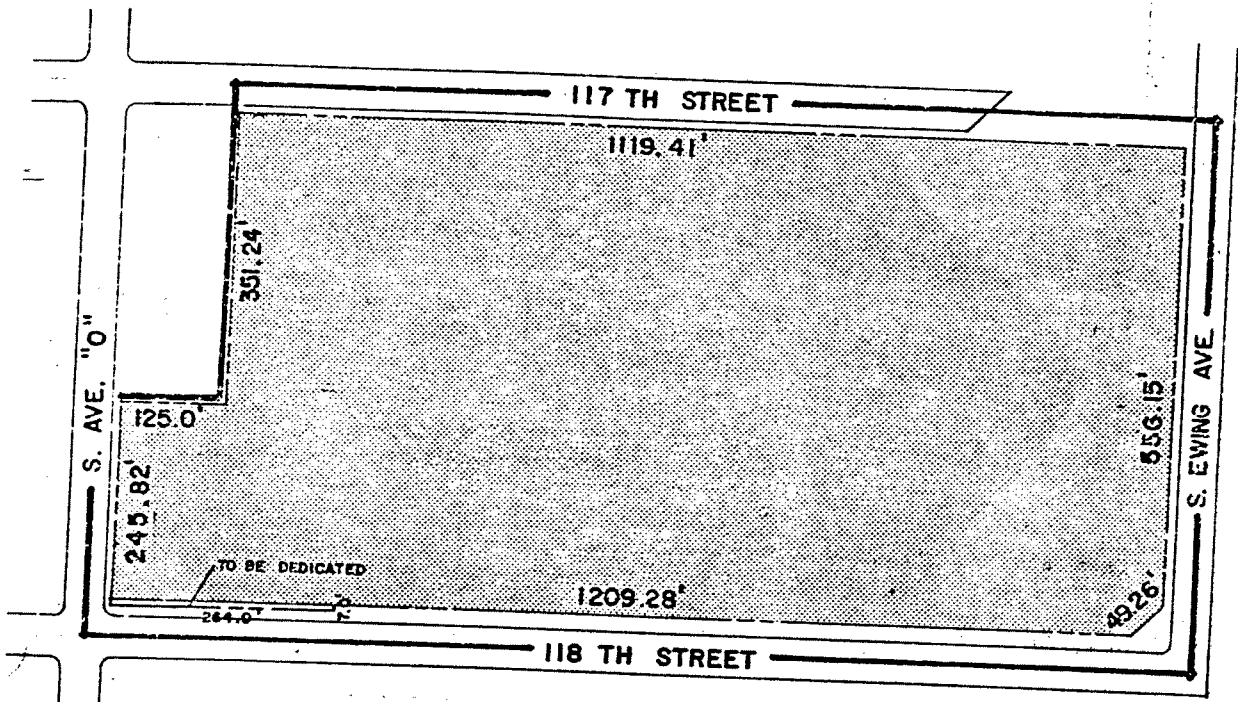
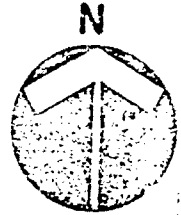
PLANNED DEVELOPMENT
PREFERENTIAL STREETS

APPLICANT: HAROLD A. LUSK, JR.
DATE: 9-3-80

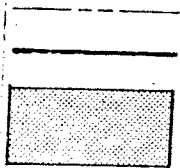
BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

SCALE: 1" = 200' - 0"



LEGEND :



- PROPERTY LINE
- PLANNED DEVELOPMENT
- GENERAL MERCHANDISE, SUPER MARKET USES,
RETAIL & SERVICE TYPE BUSINESS USES,
PARKING & RELATED USES.

APPLICANT: HAROLD A. LUSK, JR.
 DATE: 9-3-80

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			
692,604	15.9	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses *	.30	28%

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

Gross Site Area = Net Site Area: 15.9 Acres (which includes public streets and alleys to be vacated) + Area in Public Right-of-Way
 1.84 Acres = 17.74 Acres

Number of off-street loading spaces: Per requirements of B4
 Restricted Service District

Minimum Number of Parking Spaces : 900

Periphery Setbacks at Property Lines:

Along East 118th Street 340'
 Along South Ewing Avenue 45'
 Along South Avenue O 175'
 Along East 117th Street 30'

APPLICANT: HAROLD A. LUSK

DATE: September 3, 1980