

Reclassification Of Area Shown On Map No. 32-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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 32-C in the area bounded by:

south shore line of entrance channel of Calumet River; turning basin of Calumet River; East 130th Street; Stony Island; and South Stony Island Avenue,

to the designation of a Manufacturing 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.

Plan of Development attached to this ordinance reads as follows:

*Manufacturing Planned Development No. 495
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as a Manufacturing Planned Development (the "Property") consists of approximately 31 acres, is commonly known as 12901 South Stony Island Avenue, and is bounded on the west by Stony Island Avenue, east and northeast by the Calumet River and on the northwest by Stony Island Avenue; and on the south by East 130th Street, as shown on the attached "Property Line and Planned Development Boundary Map".
2. Permitted uses for the Property shall include a private heliport and any other uses designated as permitted uses in the M3-3 Manufacturing District as of this date.

3. The Property is owned or controlled by National Material Limited Partnership, an Illinois limited partnership (the "Applicant").
4. All applicable official reviews, approvals or permits are required to be obtained by the owner or his successors, assignees or grantees.
5. Any dedication or vacation of streets or resubdivision of parcels shall require a separate submittal on behalf of the owner and approval by the City Council.
6. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
7. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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.
8. Identification and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
9. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations now in effect as established by the Departments of Planning, Aviation and Law and approved by the City Council.
10. Applicant and the City acknowledged that substantial public benefits may be designed and constructed in a manner which reflects a sensitivity to the existing developments on other properties in the vicinity. Accordingly, the applicant agrees that the proposed development of the Property will be undertaken in a manner and utilizing materials of a quality that will complement the existing buildings in the vicinity of the Property.
11. 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 the Department of Planning.
12. This Plan of Development, including the Existing Zoning and Preferential Street Map, the Boundary Map, the Generalized Land Use Plan, the Table of Use and Bulk Regulations and Data and all other exhibits hereto, all of which are attached

hereto and incorporated herein, shall be applicable to the Property and no other controls shall apply to the Property.

[Existing Zoning and Preferential Street Map, Boundary Map
and Generalized Land Use Plan printed on pages
6469 through 6471 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Planned Development

Use And Bulk Regulations And Data.

Net Site Area: Approximately 31.924 acres.

Gross Site Area: Approximately 33.834 acres.

Uses: Private heliport, permitted uses in the M3-3 Manufacturing District
on the date of this application.

Maximum Floor Area Ratio: 3.

Maximum Percentage of Land Coverage: 90%.

Minimum Number of Parking Spaces: One for each four employees, plus one for each
vehicle used in the conduct of the enterprise.

Minimum Number of Loading Spaces: Two.

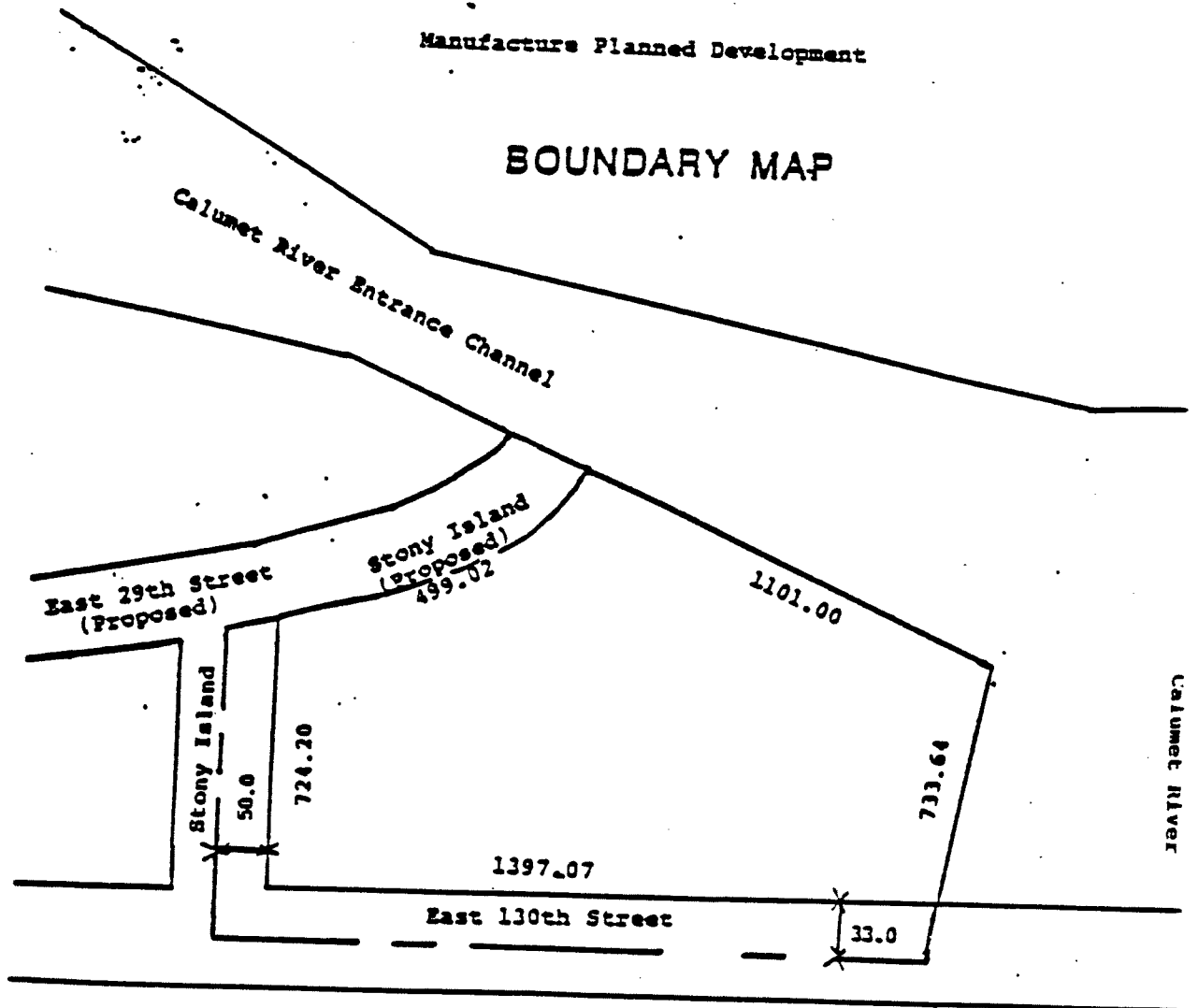
Maximum Height: None.

Minimum Setbacks: None.

Minimum Distances Between Buildings: None.

Manufacture Planned Development

BOUNDARY MAP



APPLICANT: National Material Limited Partnership

DATE: July 17, 1989

— — — — — **PROPERTY LINE**

- - - - - **PLANNED DEVELOPMENT BOUNDARY**



33.834 Acres
31.924 Acres

**GROSS AREA
NET AREA**