

10/2/95

UNFINISHED BUSINESS

8639

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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. 28-C, 28-D and 30-D in the area bounded by:

the south line of Slip Number 8 of the Lake Calumet Anchorage Basin, as extended east to the center line of South Stony Island Avenue; South Stony Island Avenue; the north line of Slip Number 4 of the Lake Calumet Anchorage Basin, as extended east to the center line of South Stony Island Avenue, as measured along the north line of Slip Number 4 of the Lake Calumet Anchorage Basin; the south line of Slip Number 6 of the Lake Calumet Anchorage Basin; the east line of Slip Number 6 of the Lake Calumet Anchorage Basin; the north line of said Slip Number 6; and a line 1,340 feet east of the west line of South Stony Island Avenue, as measured along the south line of Slip Number 8 of the Lake Calumet Anchorage Basin,

to those of a Manufacturing-Waterway Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 referred to in this ordinance reads as follows:

Manufacturing-Waterway Planned Development. 591

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing-Waterway Planned Development (the "Planned Development") consists of approximately 1,270,578.50 square feet (29.17 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, Clean Harbors of Chicago, Inc..

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), other than applications for "minor changes" as that phrase is used in Section 11.11-3(c) of the Chicago Zoning Ordinance, shall be made or authorized by the owner of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Plan; an Existing Land-Use Map; and Site/Landscape Plan prepared by Clean Harbors Environmental Engineering, Inc. and

dated June 8, 1995 (the "Site/Landscape Plans"). Reduced copies of the Site/Landscape Plans are attached hereto and full sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted within the area delineated as a Planned Development:

all uses permitted in the M3-3 Heavy Manufacturing Zoning Classification, liquid waste handling facility, accessory parking and accessory uses.

6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction 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. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Department of Planning and Development. In addition, rail movements on site will be appropriately separated from the movements of motor vehicles.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:

- (A) height limitations as certified and approved by the Federal Aviation Administration; and
 - (B) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
 11. The improvements on the Property and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plans.
 12. The improvements on the Property shall be constructed, maintained and operated in accordance with all applicable federal, state and local environmental laws and regulations and all conditions included in permits issued for the facility pursuant to such laws and regulations.
 13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
 14. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

15. Unless substantial reuse of the existing improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). In addition, this Planned Development will expire if the City of Chicago Department of Environment has not issued a 1995 Operating Permit for the expanded facility within six (6) months after the effective date of this Planned Development. Furthermore, this Planned Development shall automatically expire if all activities of the Liquid Waste Handling Facility use, as regulated under the Operating Permit issued by the Chicago Department of Environment, cease for a continuous period of six (6) months or more. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to an M3-3 Heavy Manufacturing District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Plan; Existing Land-Use Map; and Site/Landscape Plan Drawings referred to in these Plan of Development Statements printed on pages 8645 through 8651 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Manufacturing-Waterway Planned Development No. 591

Bulk Regulations And Data Table.

Maximum Permitted F.A.R.:

0.3

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Rights-of-Way
1,392,889.6 square feet (31.98 acres)	=	1,270,578.5 square feet (29.17 acres)	+	122,311.1 square feet (2.81 acres)

Setbacks From Property Line:

In substantial conformance with the Site/Landscape Plans and the Plan of Development Statements.

Maximum Percentage of Site Coverage:

In substantial conformance with the Site/Landscape Plans.

Minimum Number of Off-Street Parking Spaces:

130.

Minimum Number of Off-Street Loading Berths:

3 berths.

Minimum Setback of Structures from Edge of Waterway:

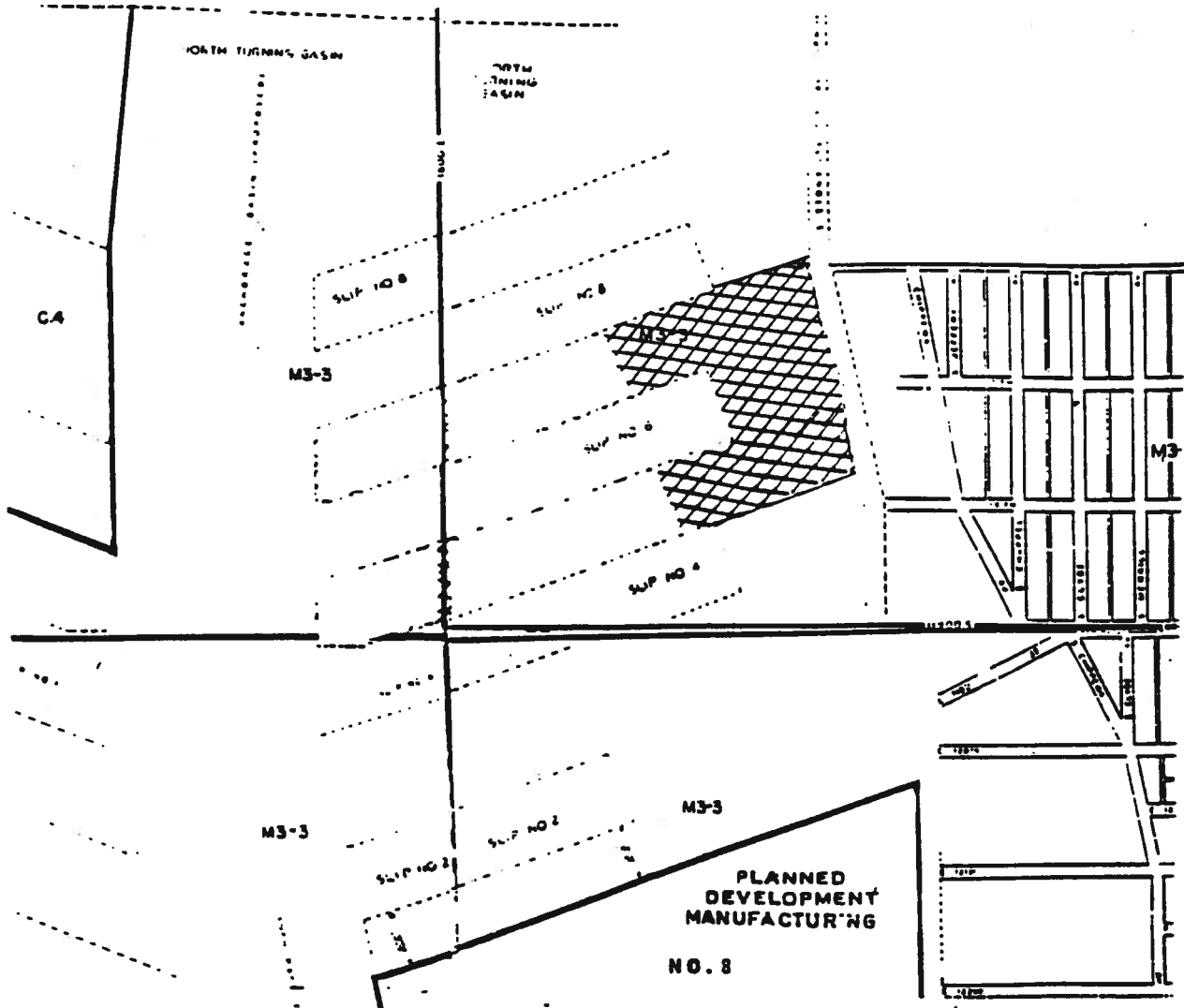
37 feet.

***Re-Referred* -- CHICAGO ZONING ORDINANCE AMENDED
TO RECLASSIFY AREA SHOWN ON
MAP NUMBER 3-H.**

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of September 13, 1995, pages 7292 and 7293, recommending that the City Council pass a proposed ordinance which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 3-H.

Alderman Banks moved to *Re-Refer* the said proposed ordinance to the Committee on Zoning. The motion *Prevailed* and the said proposed ordinance was *Re-Referred* to the Committee on Zoning.

Existing Zoning Map.



Legend



Subject Property



Zoning Boundaries

Applicant:

Clean Harbors of Chicago, Inc.
11700-11800 S. Stony Island Ave., Chicago, IL 60617

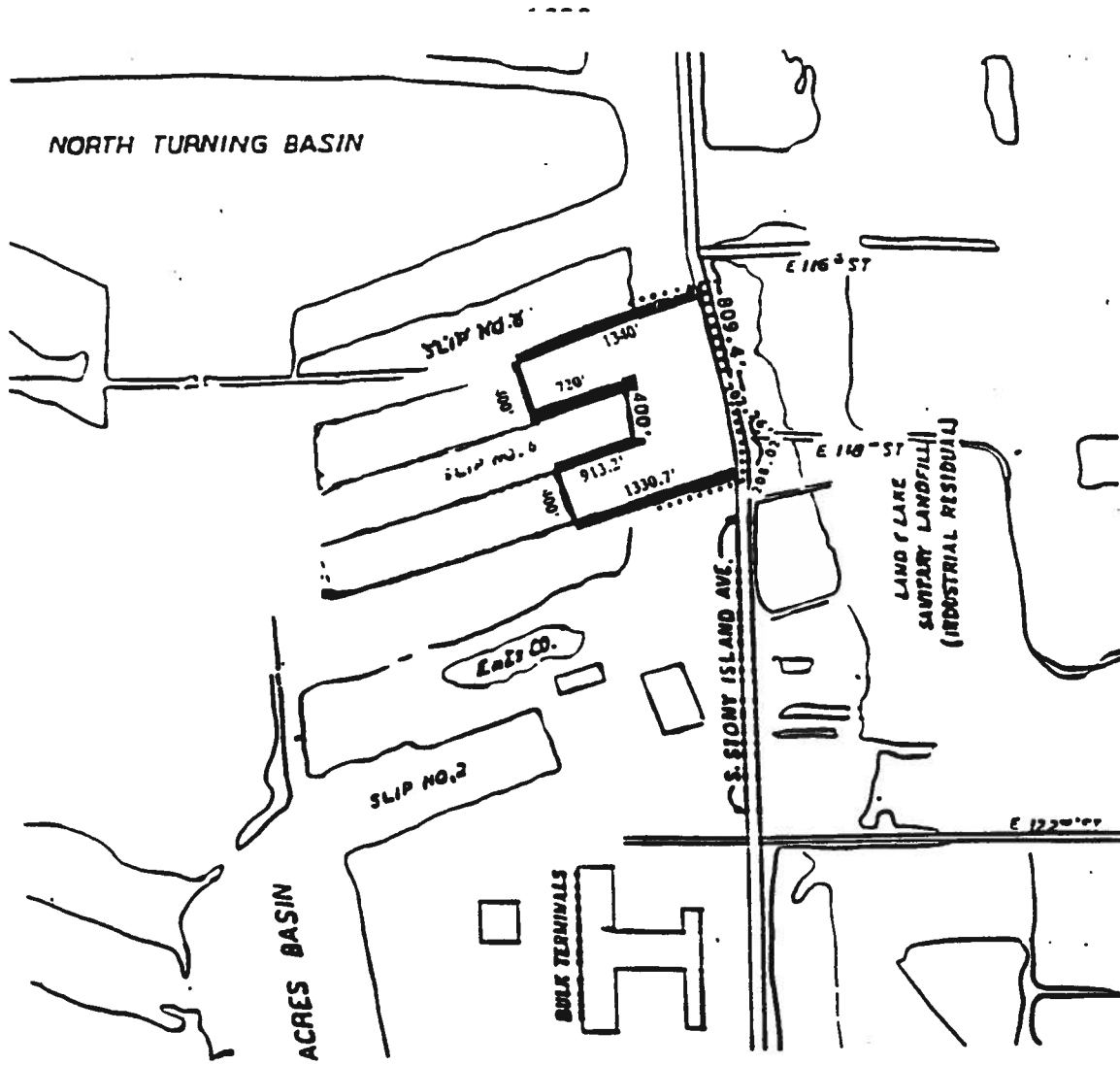
Date:

August 2, 1994

As Revised:

August 28, 1995

Planned Development Boundary And Property Line Map.

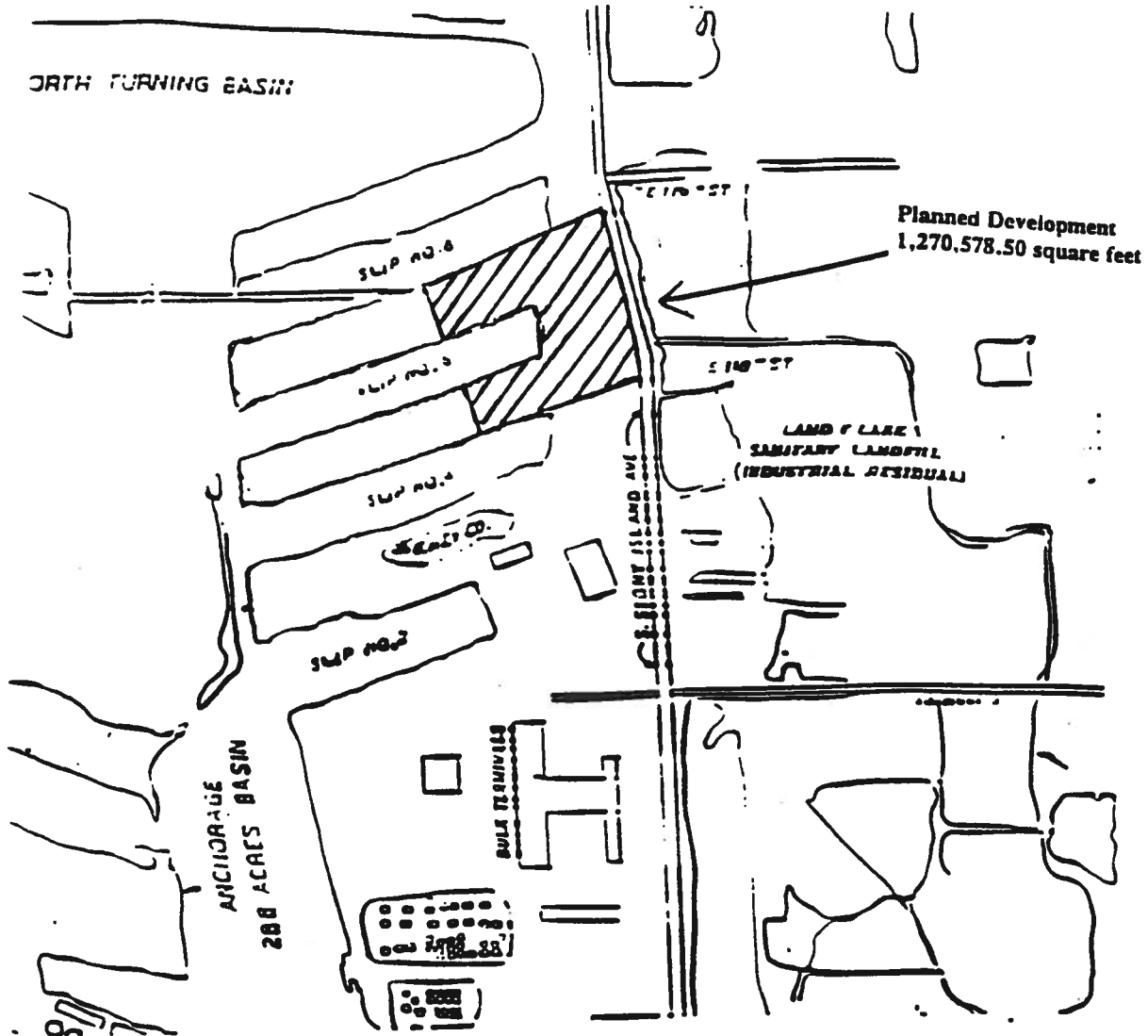


Legend

- Planned Development Boundary
- Property Line

Applicant: Clean Harbors of Chicago, Inc.
 11700-11800 S. Stony Island Ave., Chicago, IL 60617
 Date: August 2, 1994
 As Revised: August 28, 1995

Generalized Land-Use Plan.



Legend



Subject Property

Applicant:

Clean Harbors of Chicago, Inc.
11700-11800 S. Stony Island Ave., Chicago, IL 60617

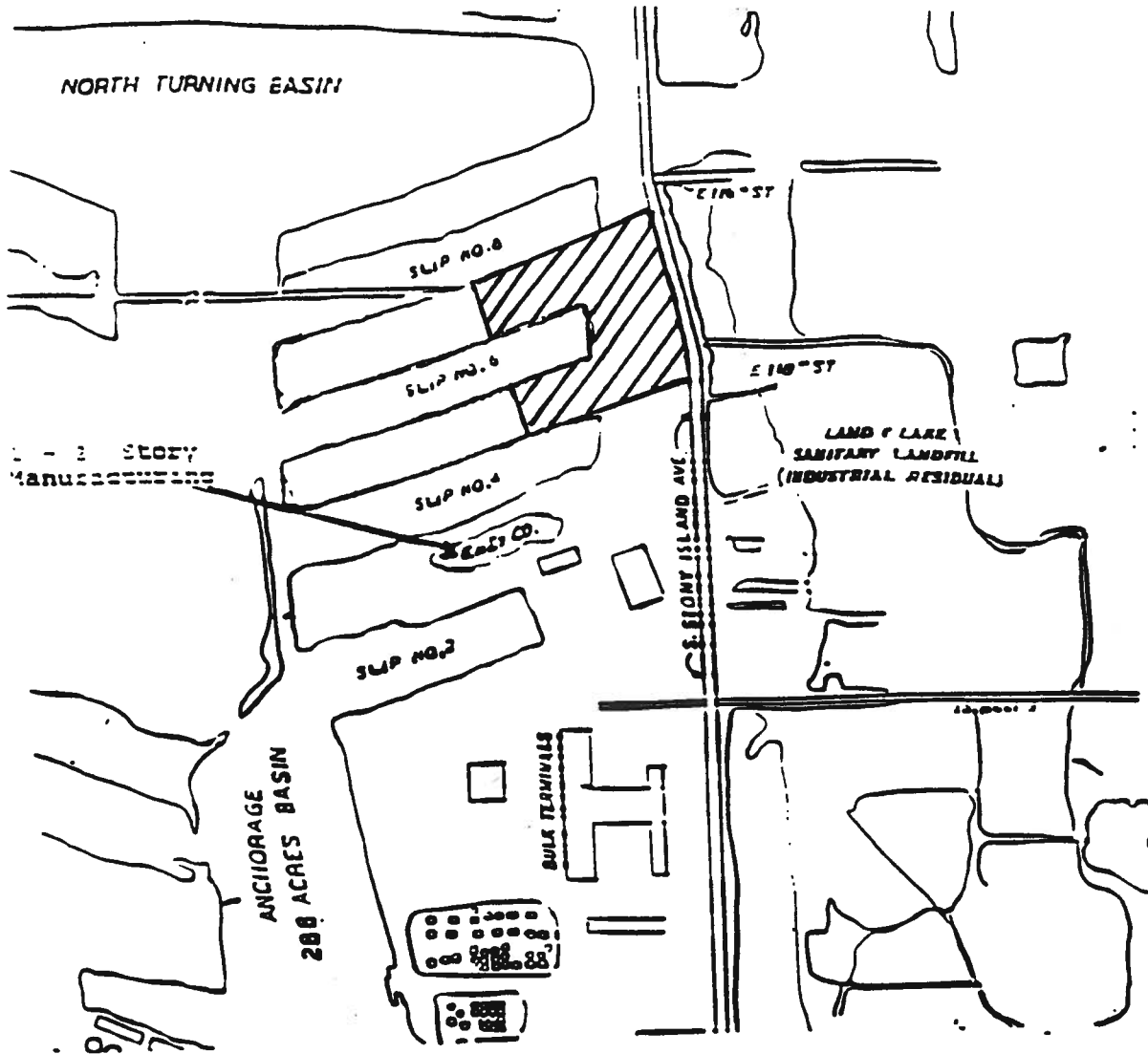
Date:

August 2, 1994

As Revised:

August 28, 1995

Existing Land-Use Map.



Legend



Subject Property

Applicant:

Clean Harbors of Chicago, Inc.
11700-11800 S. Stony Island Ave., Chicago, IL 60617

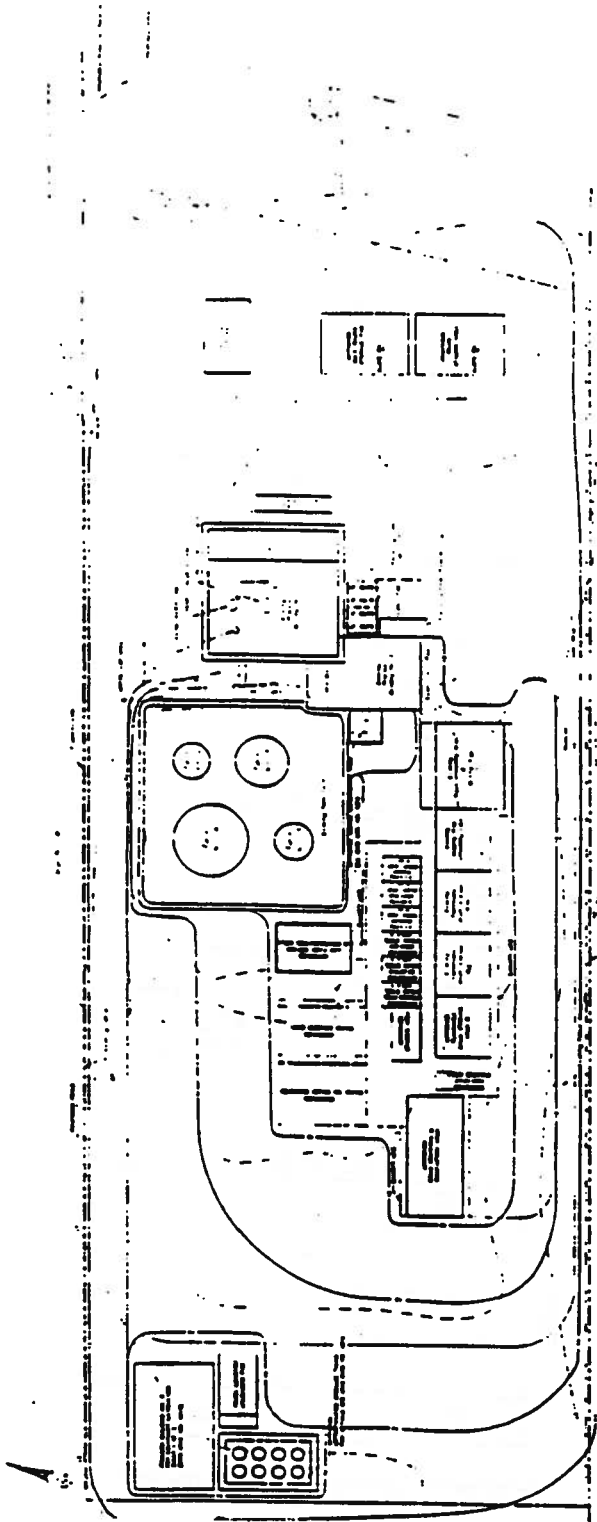
Date:

August 2, 1994

As Revised:

August 28, 1995

Site/Landscape Plan.
(Page 1 of 3)



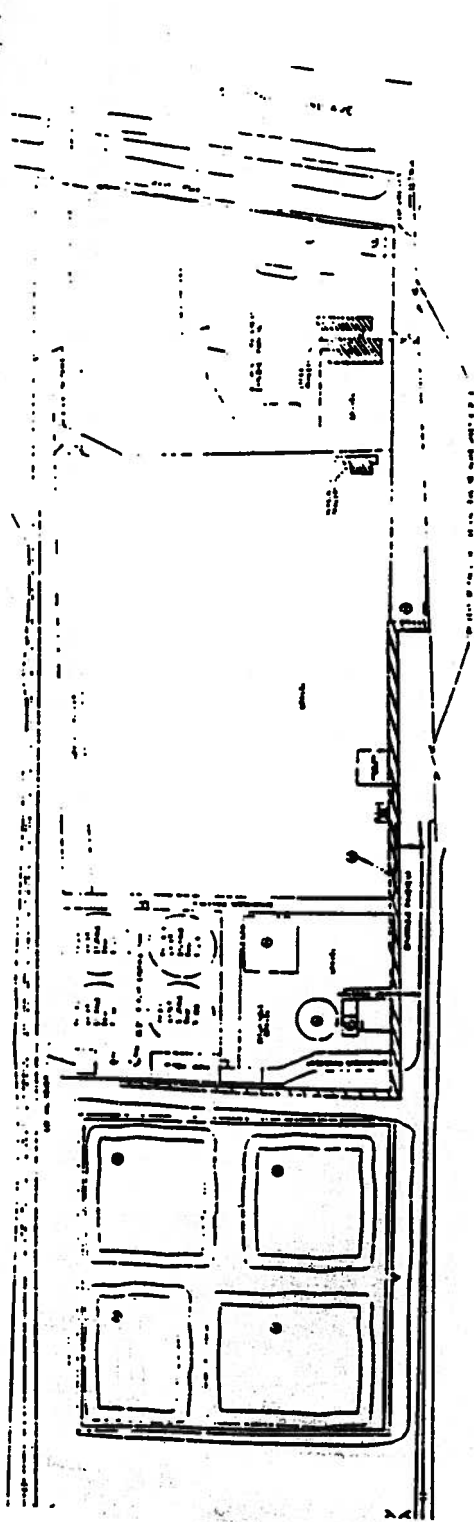
CLEAN HARBORS OF CHICAGO

SHEET 1 OF 3
JUNE 8, 1995

Notes

- Existing landscaping, including natural vegetation along Stony Island Ave., to remain.

Site/Landscape Plan.
(Page 3 of 3)



CLEAN HARBORS OF CHICAGO

SHEET 3 OF 3
JUN 8, 1995

- Notes**
- Existing landscaping, including natural vegetation along Stony Island Ave., to remain.
 - 2 1/2" caliper trees to be installed in parking lot islands, where missing.

LEGEND

1. All new work
 2. Existing work
 3. Existing work to be removed
 4. Existing work to be retained
 5. Existing work to be replaced
 6. Existing work to be modified
 7. Existing work to be relocated
 8. Existing work to be demolished
 9. Existing work to be reconstructed
 10. Existing work to be repaired
 11. Existing work to be finished
 12. Existing work to be painted
 13. Existing work to be stained
 14. Existing work to be polished
 15. Existing work to be buffed
 16. Existing work to be waxed
 17. Existing work to be oiled
 18. Existing work to be greased
 19. Existing work to be lubricated
 20. Existing work to be cleaned
 21. Existing work to be degreased
 22. Existing work to be descaled
 23. Existing work to be deacidified
 24. Existing work to be deionized
 25. Existing work to be demineralized
 26. Existing work to be demineralized
 27. Existing work to be demineralized
 28. Existing work to be demineralized
 29. Existing work to be demineralized
 30. Existing work to be demineralized