

# PD 8

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*Reclassification of Area Shown on Map No. 32-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 32-F in area bounded by

a line 290.77 feet north of and parallel to the extension of W. 129th Place west of S. Halsted Street; the alley next east of and parallel to S. Halsted Street; W. 129th Place; and S. Halsted Street

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.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map Nos. 30-C, 30-D and 32-C.**

On motion of Alderman Roti 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 October 10, 1979, page 1099, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

On motion of Alderman Roti the said proposed ordinance 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, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Washington, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuler, Volini, Orr, Stone—49.

*Nays*—None.

Alderman Natarus 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 Manufacturing Planned Development symbols and indications as shown on Map Nos. 30-C, 30-D and 32-C in the area bounded by

a line 300 feet southeast of and parallel to Slip No. 2 of the Chicago Regional Port District, Lake Calumet Harbor; extending northeast to a line 560 feet north of the center line of E. 122nd Street; the west line of Stony Island Avenue as extended; the north line of the Entrance Channel of Lake Calumet Harbor; and the east line of the Anchorage Basin of Lake Calumet Harbor

to the designation of a Manufacturing 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 hereof and to no others.

[Plan of Development printed on pages 1327-1330 of this Journal.]

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

On motion of Alderman Roti 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 October 24, 1979, page 1165, recommending that the City Council *Do Not Pass* four proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Roti 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, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Washington, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuler, Volini, Orr, Stone—49.

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

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

**Reclassification of Area Shown on Map No. 1-E.**

An Ordinance to classify as a Residential-Business Planned Development instead of a C3-6 Commercial-Manufacturing District, the area bounded by

E. Ohio Street; a line 432.66 feet east of N. St. Clair Street; E. Grand Avenue; a line 216.33 feet east of N. St. Clair Street; a line 100 feet south of E. Ohio Street; and a line 50 feet east of N. St. Clair Street (Map No. 1-E).

**Reclassification of Area Shown on Map No. 9-G.**

An Ordinance to classify as an R3 General Residence District instead of an R4 General Residence District, the area bounded by

the alley next north of and parallel to W. Grace Street; the right of way of the C.T.A.; W. Grace Street; and N. Sheffield Avenue (Map No. 9-G).

**Reclassification of Area Shown on Map No. 13-G.**

An Ordinance to classify as a B4-2 Restricted Service District instead of an R4 General Residence District, the area bounded by

a line 57 feet north of and parallel to W. Berwyn Avenue; the alley next east of and parallel to N. Ashland Avenue; W. Berwyn Avenue; and N. Ashland Avenue (Map No. 13-G).

**Reclassification of Area Shown on Map No. 13-I.**

An Ordinance to classify as an R2 Single Family Residence District instead of an R3 General Residence District, the area bounded by

W. Balmoral Avenue; the alley next east of W.

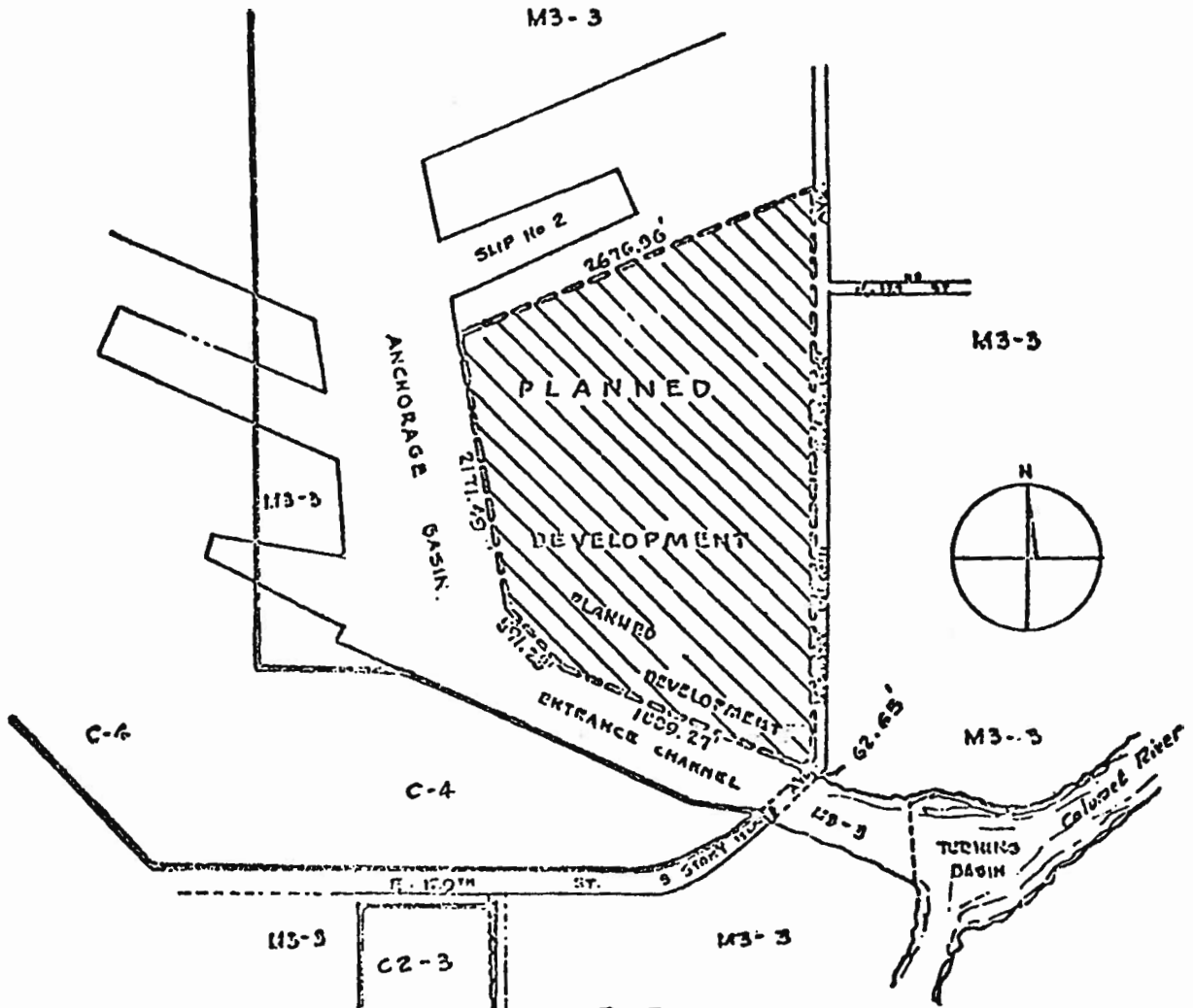
PLAN OF DEVELOPMENT  
MANUFACTURING PLANNED DEVELOPMENT NO. 8,  
AS AMENDED--STATEMENTS


1. The area delineated hereon as "Manufacturing Planned Development" is owned by the Chicago Regional Port District, a municipal corporation of the State of Illinois and is controlled by it and its lessees--Bulk Terminals Company, a Delaware corporation, and International Great Lakes Shipping Company, an Ohio corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the M2 General Manufacturing District of the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustments of public rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees.
5. Public service drives or any other public means of 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land in Sub-Area "A" will consist of the storage of flammable liquids above ground in tanks and auxiliary uses as provided for in Chapter 129.1-14 of the Municipal Code of Chicago. Use of land in Sub-Area "B" will consist of manufacturing uses in conformance with the performance standards as set forth in Sections 10.5 to 10.11 inclusive, of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance in conformity to the M3-3 zoning district of the Chicago Zoning Ordinance and all other applicable regulations governing capacity limits and safety clearances for flammable liquids tanks as provided for in the Municipal Code of Chicago (as related to Sub-Area "A") and the M2-3 zoning district of the Chicago Zoning Ordinance (as related to Sub-Area "B") and with regulations hereby made applicable thereto.
8. 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 Development and Planning.


Applicant:

Bulk Terminals Company  
Date: May 2, 1979

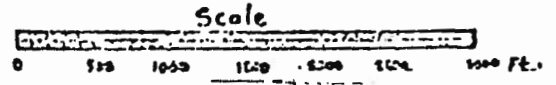
MANUFACTURING PLANNED DEVELOPMENT No. 8 AS AMENDED  
EXISTING ZONING  
AND  
PREFERENTIAL STREET SYSTEM



 PROPOSED MANUFACTURING PLANNED DEVELOPMENT, AS AMENDED

 ZONING DISTRICT

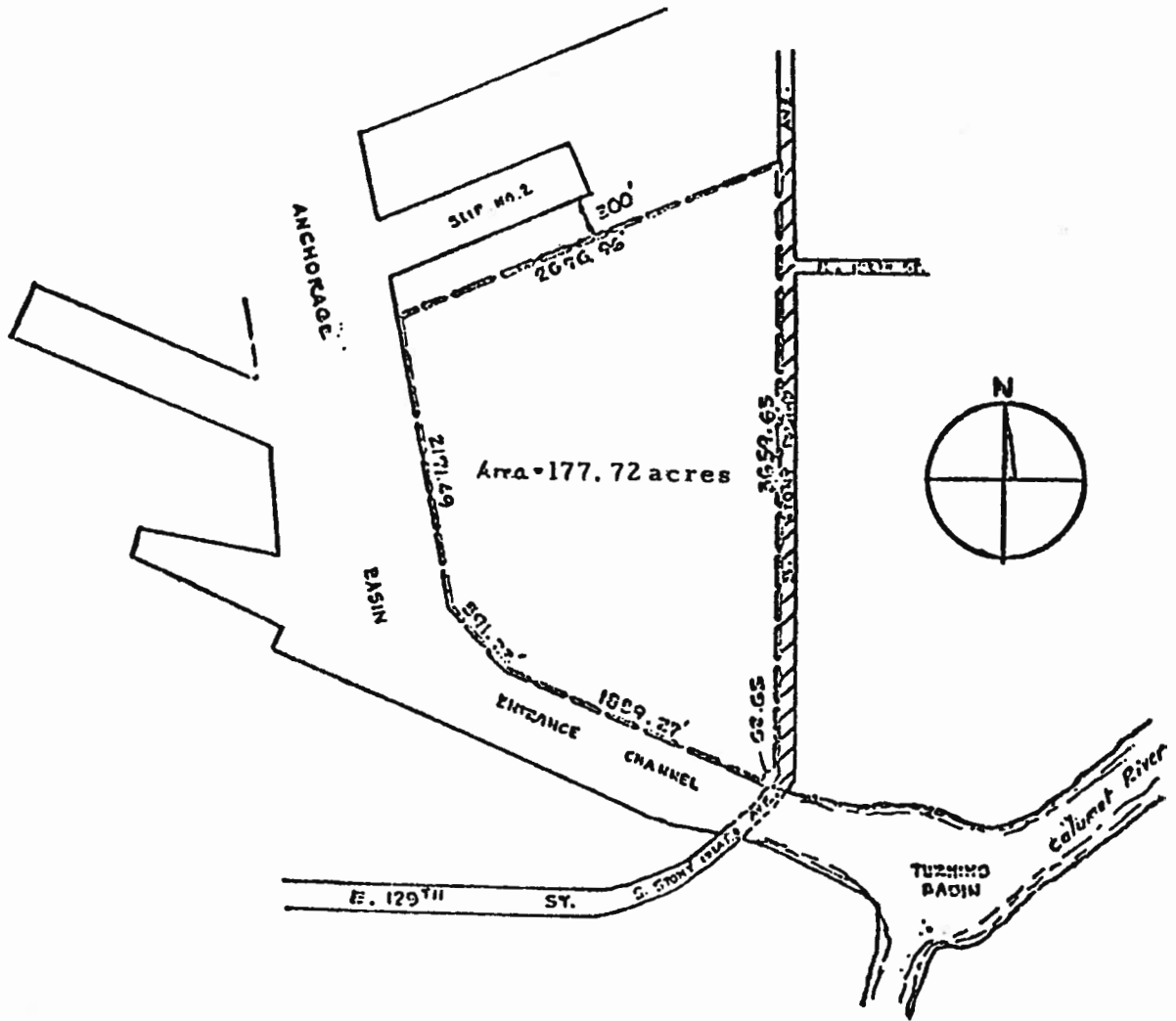
**LEGEND**





Applicant: Bulk Terminals Company

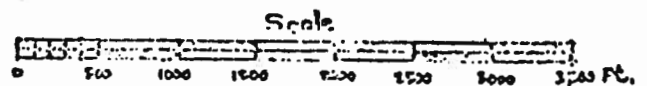
Date: May 2, 1979

MANUFACTURING PLANNED DEVELOPMENT NO. 8 AS AMENDED  
PROPERTY LINE MAP  
 AND  
RIGHT OF WAY ADJUSTMENT



LEGEND

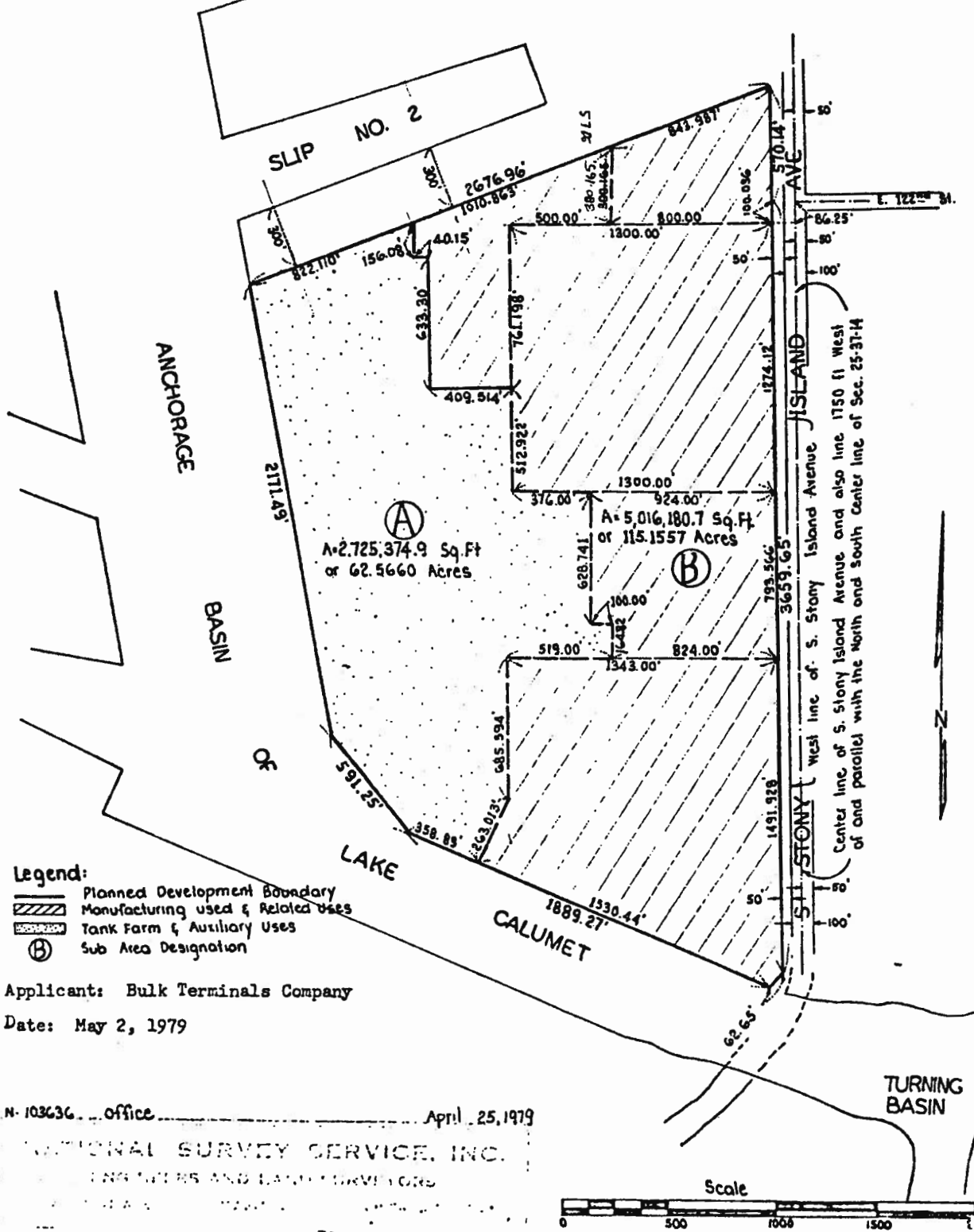
-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHT OF WAY HERETOFORE DEDICATED



Applicant: Bulk Terminals Company

Date: May 2, 1979

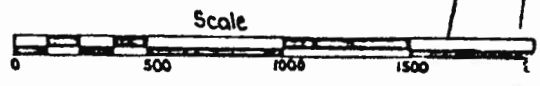
# MANUFACTURING PLANNED DEVELOPMENT NO. 8 AS AMENDED GENERALIZED LAND USE PLAN



**Legend:**  
 — Planned Development Boundary  
 ▨ Manufacturing used & Related Uses  
 ▩ Tank Farm & Auxiliary Uses  
 (A) Sub Area Designation

Applicant: Bulk Terminals Company  
 Date: May 2, 1979

N-103636 Office April 25, 1979  
 NATIONAL SURVEY SERVICE, INC.  
 ENGINEERS AND LAND SURVEYORS



MANUFACTURING PLANNED DEVELOPMENT NO. 8, AS AMENDEDPLANNED DEVELOPMENT USE AND BULK REGULATIONS

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. % OF LAND COVERED
	SQ.FT.	ACRES			
A	2,725,374 .90	62.5660	Storage of Flammable Liquids Above Ground In Tanks and Auxiliary Uses.	0.5	.20
B	5,016,180 .70	115.1557	Manufacturing Uses And Related Uses.	3.0	40

GROSS SITE AREA = NET SITE AREA 177.72

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 3.0.  
(F.A.R. - FLOOR AREA RATIO)

Off-street parking requirements for proposed manufacturing uses shall be provided as authorized by the M 2 General Manufacturing District of the Chicago Zoning Ordinance.

Manufacturing uses within the Planned Development area shall be governed by performance standards as authorized under the M 2 General Manufacturing District of the Chicago Zoning Ordinance.

Applicant: Bulk Terminals Company

Date: May 2, 1979

**Reclassification of Area Shown on Map No. 24-E  
(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 M1-1 Restricted Manufacturing, all the M2-2 General Manufacturing and all the M3-5 Heavy Manufacturing District symbols and indications as shown on Map No. 24-E in the area bounded by

E. 95th Street; the west line of the right of way of the Illinois Central RR.; the north line of the right of way of the Calumet Expressway; a line 450 feet east of S. Dr. Martin Luther King, Jr. Drive; a line 493 feet north of the north line of the Calumet Expressway; and S. Dr. Martin Luther King, Jr. Drive,

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 Maps Nos. 30-C,  
30-D and 32-C (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 Manufacturing Planned Development symbols and indications as shown on Map Nos. 30-C, 30-D and 32-C in the area bounded by

a line 300 feet southeast of and parallel to Slip No. 2 of the Chicago Regional Port District, Lake Calumet Harbor; extending northeast to a line 560 feet north of the center line of East 122nd Street; the west line of Stony Island Avenue as extended; the north line of the Entrance Channel of Lake Calumet Harbor; and the east line of the Anchorage Basin of Lake Calumet Harbor,

to the designation of a Manufacturing 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 hereof and to no others.

[Plan of Development printed on pages  
2218 to 2222 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 Fitzpatrick 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 December 10, 1971, pages 1561-1563 (with the exception of area shown on Map No. 20-D), recommending that the City Council do not pass thirteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: *Sho' the proposed ordinance Pass, notwithstanding the Committee's adverse recommendations?*; 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—44.*

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

**Reclassification of Area Shown on Map No. 3-L.**

An ordinance to classify as a B4-1 Restricted Service District instead of a B3-2 General Retail District, the area bounded by

a line 105 feet north of W. Chicago Avenue; the alley next east of and parallel to N. Central Avenue; W. Chicago Avenue; and N. Central Avenue (Map No. 3-L).

**Reclassification of Area Shown on Map No. 5-J.**

An ordinance to classify as a C1-2 Restricted Commercial District instead of a B4-3 Restricted Service District, the area bounded by

W. Fullerton Avenue; a line 87.71 feet east of the alley next east of and parallel to N. Sawyer Avenue; a line 66 feet south of W. Fullerton Avenue; a line 94.71 feet east of the alley next east of and parallel to N. Sawyer Avenue; a line 116 feet south of W. Fullerton Avenue; and the alley next east of and parallel to N. Sawyer Avenue (Map No. 5-J).

**Reclassification of Area Shown on Map No. 6-J.**

An ordinance to classify as a B4-2 Restricted Service District instead of an R3 General Residence District, the area bounded by

a line 50 feet north of W. 27th Street; the alley next east of and parallel to S. Trumbull Avenue; a line 25 feet north of W. 27th Street; S. Trumbull Avenue; W. 27th Street and S. St. Louis Avenue (Map No. 6-J).

**Reclassification of Area Shown on Map No. 9-N.**

An ordinance to classify as an R4 General Residence District instead of an R2 Single Family Residence District, the area bounded by

W. Addison Street; N. Neenah Avenue; a line 62 feet south of W. Addison Street; and the alley next west of and parallel to N. Neenah Avenue (Map No. 9-N).

**Reclassification of Area Shown on Map No. 12-E.**

An ordinance to classify as a C2-3 General Commercial District instead of an R5 General Residence District, the area bounded by

a line 191.87 feet south of E. 48th Street; a line 125.015 feet east of S. Evans Avenue; a line 284.80 feet south of E. 48th Street; and S. Evans Avenue (Map No. 12-E).

(Continued on page 2223)

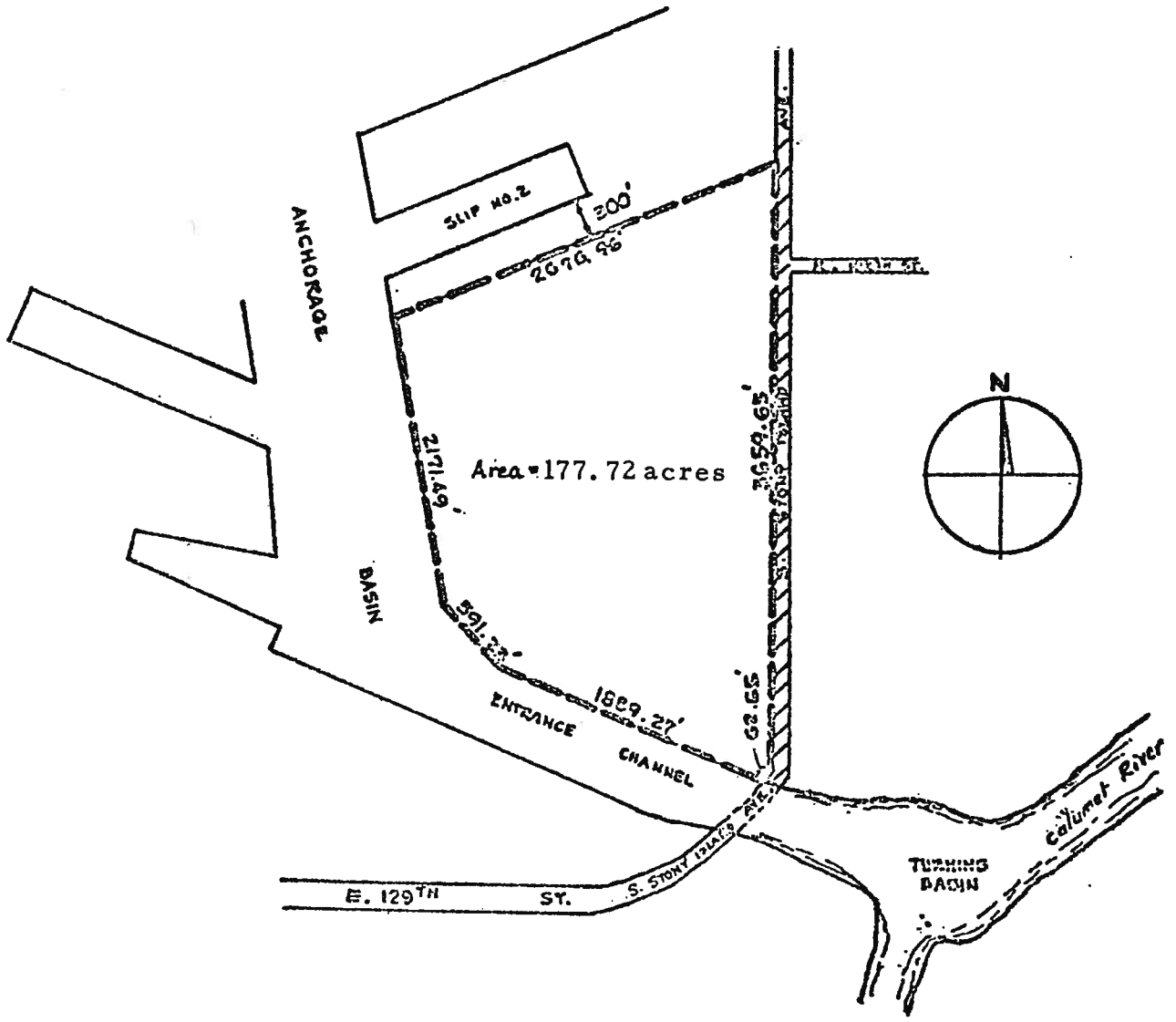
PLAN OF DEVELOPMENT  
MANUFACTURING PLANNED DEVELOPMENT NO. 8,  
AS AMENDED--STATEMENTS

1. The area delineated hereon as "Manufacturing Planned Development" is owned by the Chicago Regional Port District, a municipal corporation of the State of Illinois and is controlled by it and its lessees--Bulk Terminals Company, a Delaware corporation, and International Great Lakes Shipping Company, an Ohio Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the M2 General Manufacturing District of the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustments of public rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees.
5. Public service drives or any other public means of 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land in Sub-Area "A" will consist of the storage of flammable liquids above ground in tanks and auxiliary uses as provided for in Chapter 60-52 of the Municipal Code of Chicago. Use of land in Sub-Area "B" will consist of manufacturing uses in conformance with the performance standards as set forth in Sections 10.5 to 10.11 inclusive, of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance in conformity to the M3-3 zoning district of the Chicago Zoning Ordinance and all other applicable regulations governing capacity limits and safety clearances for flammable liquids tanks as provided for in the Municipal Code of Chicago (as related to Sub-Area "A") and the M2-3 zoning district of the Chicago Zoning Ordinance (as related to Sub-Area "B") and with regulations hereby made applicable thereto.
8. 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 Development and Planning.



Applicant:

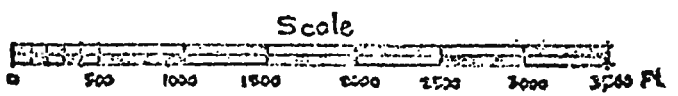
Bulk Terminals Company  
Date: April 15, 1971

MANUFACTURING PLANNED DEVELOPMENT NO. 8 AS AMENDED  
PROPERTY LINE MAP  
 AND  
RIGHT OF WAY ADJUSTMENT



LEGEND

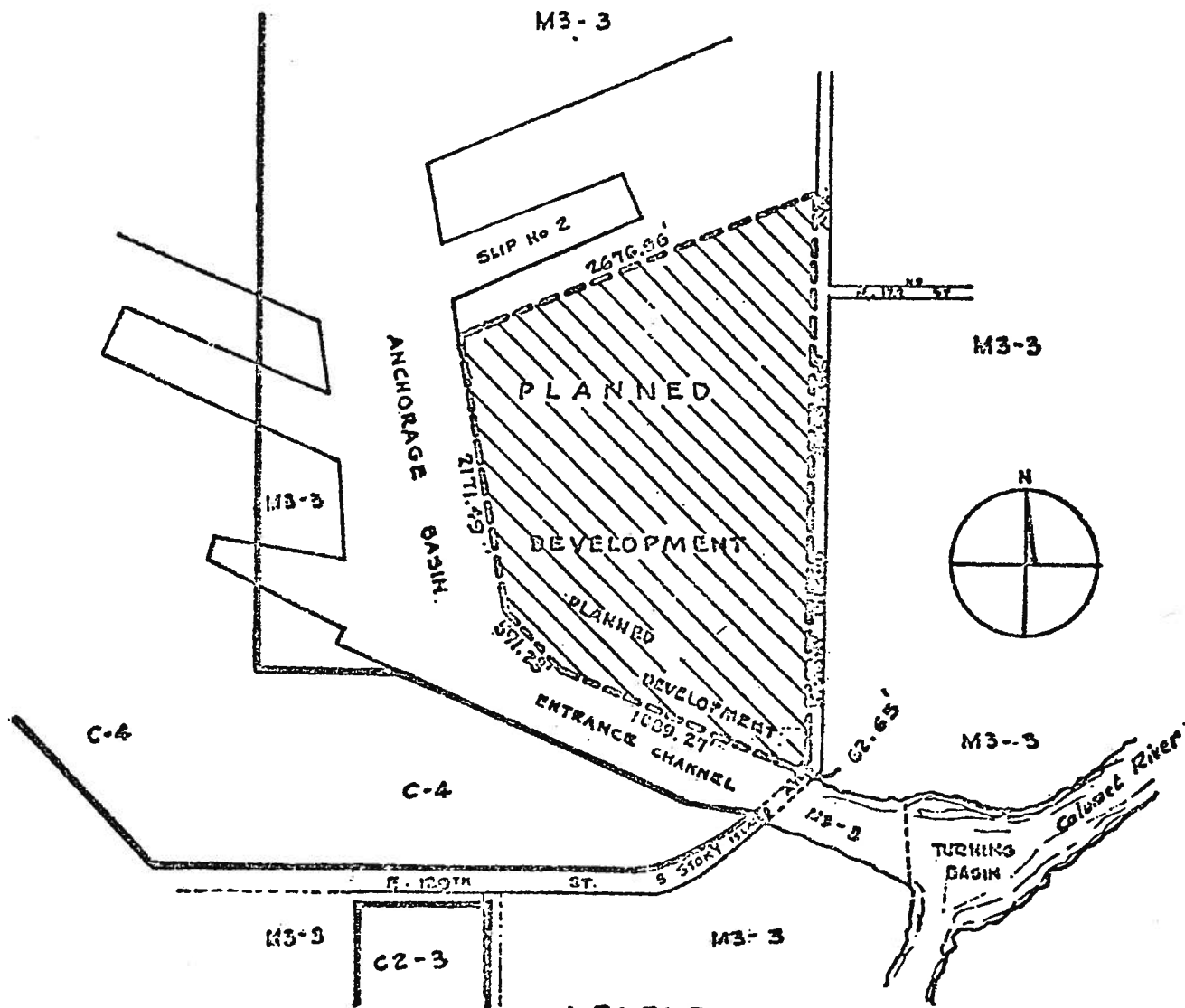
-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHT OF WAY HERETOFORE DEDICATED



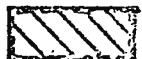
Applicant: Bulk Terminals Company

Date: April 15, 1971

MANUFACTURING PLANNED DEVELOPMENT No 8 AS AMENDED  
EXISTING ZONING  
AND  
PREFERENTIAL STREET SYSTEM

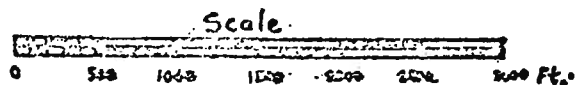


**LEGEND**



PROPOSED MANUFACTURING PLANNED DEVELOPMENT, AS AMENDED

———— ZONING DISTRICT



Applicant: Bulk Terminals Company

Date: April 15, 1971



MANUFACTURING PLANNED DEVELOPMENT NO. 8, AS AMENDEDPLANNED DEVELOPMENT USE AND BULK REGULATIONS

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. % OF LAND COVERED
	SQ.FT.	ACRES			
A	3,238,250.4	74.34	Storage of Flammable Liquids Above Ground In Tanks and Auxiliary Uses.	0.5	20
B	4,503,232.8	103.38	Manufacturing Uses And Related Uses.	3.0	40

GROSS SITE AREA = NET SITE AREA 177.72

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 3.0.  
(F.A.R. = FLOOR AREA RATIO)

Off-street parking requirements for proposed manufacturing uses shall be provided as authorized by the M 2 General Manufacturing District of the Chicago Zoning Ordinance.

Manufacturing uses within the Planned Development area shall be governed by performance standards as authorized under the M 2 General Manufacturing District of the Chicago Zoning Ordinance.

Applicant: Bulk Terminals Company

Date:

APRIL 15, 1971

Bilandic, Swinarski, Staszczuk, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, Keane, Gabin-ski, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Fried, McCutcheon, Singer, Kerwin, Hoellen, Wigoda—43.

*Nays*—None.

Alderman Marzullo 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 Planned Development symbols and indications as shown on Map Nos. 30-C, 30-D and 32-C in the area bounded by

a line 300 feet southeast of and parallel to Slip No. 2 of the Chicago Regional Port District, Lake Calumet Harbor; extending northeast to a line 560 feet north of the center line of East 122nd Street; the west line of Stony Island Avenue as extended; the north line of the Entrance Channel of Lake Calumet Harbor; and the east line of the Anchorage Basin of Lake Calumet Harbor,

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 hereof and to no others.

PLAN OF DEVELOPMENT  
MANUFACTURING PLANNED DEVELOPMENT No. 8,  
AS AMENDED—STATEMENTS

1. The area delineated hereon as "Manufacturing Planned Development" is owned by the Chicago Regional Port District, a municipal corporation of the State of Illinois and is controlled by it and its lessees—Bulk Terminals Company, a Delaware corporation, and International Great Lakes Shipping Company, an Ohio Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the M2 General Manufacturing District of the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustments of public rights of way or consolidation or subdivision of parcels shall require a separate submittal on behalf of the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees.
5. Public service drives or any other public means of 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

6. Use of land in Sub-Area "A" will consist of the storage of flammable liquids above ground in tanks and auxiliary uses as provided for in Chapter 60-52 of the Municipal Code of Chicago. Use of land in Sub-Area "B" will consist of manufacturing uses in conformance with the performance standards as set forth in Sections 10.5 to 10.11 inclusive, of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance in conformity to the M3-3 zoning district of the Chicago Zoning Ordinance and all other applicable regulations governing capacity limits and safety clearances for flammable liquids tanks as provided for in the Municipal Code of Chicago (as related to Sub-Area "A") and the M2-3 zoning district of the Chicago Zoning Ordinance (as related to Sub-Area "B") and with regulations hereby made applicable thereto.

8. 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 Development and Planning.

Applicant: Bulk Terminals Company  
Date: January 15, 1969.

[Maps attached to Plan of Development printed on pages 5587-5590 of this Journal]

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

New Regulations Prescribed Governing Capacity  
Limits for Tanks for Storage of  
Flammable Liquids.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, May 23, 1969.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body pass the proposed ordinance transmitted herewith (referred to Your Committee on January 17, 1969) to amend Chapter 60-52 of the Municipal Code of Chicago concerning regulations governing capacity limits for tanks for storage of flammable liquids.

Respectfully submitted,

(Signed) RALPH H. METCALFE,

*Chairman.*

On motion of Alderman Metcalfe said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Hubbard, Metcalfe, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, Keane, Gabin-ski, Sande, Laskowski, Aiello, Casey Cullerton, Laurino, Simon, Scholl, Fried, McCutcheon, Singer, Kerwin, Hoellen, Wigoda—43.

*Nays*—None.

(Continued on page 5591)

# 7961  
Pass 5-28-69  
J.P.C 5586

PLAN OF DEVELOPMENT  
MANUFACTURING PLANNED DEVELOPMENT NO. 8, AS AMENDED  
STATEMENTS

1. The area delineated hereon as "Manufacturing Planned Development" is owned by the Chicago Regional Port District, a municipal corporation of the State of Illinois and is controlled by it and its lessees - Bulk Terminals Company, a Delaware corporation, and International Great Lakes Shipping Company, an Ohio Corporation.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the M2 General Manufacturing District of the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Bulk Terminals Co., or its successors, heirs, assignees, grantees or devisees.

5. 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

6. Use of land in Sub-Area "A" will consist of the storage of flammable liquids above ground in tanks and auxiliary uses as provided for in Chapter 60-52 of the Municipal Code of Chicago. Use of land in Sub-Area "B" will consist of manufacturing uses in conformance with the performance standards as set forth in Sections 10.5 to 10.11 inclusive, of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and

purpose of the Chicago Zoning Ordinance in conformity to the M3-3 zoning district of the Chicago Zoning Ordinance and all other applicable regulations governing capacity limits and safety clearances for flammable liquids tanks as provided for in the Municipal Code of Chicago (as related to Sub-Area "A") and the M2-3 zoning district of the Chicago Zoning Ordinance (as related to Sub-Area "B") and with regulations hereby made applicable thereto.

8. 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 Development and Planning.

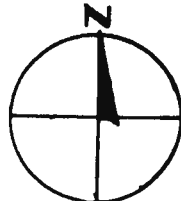
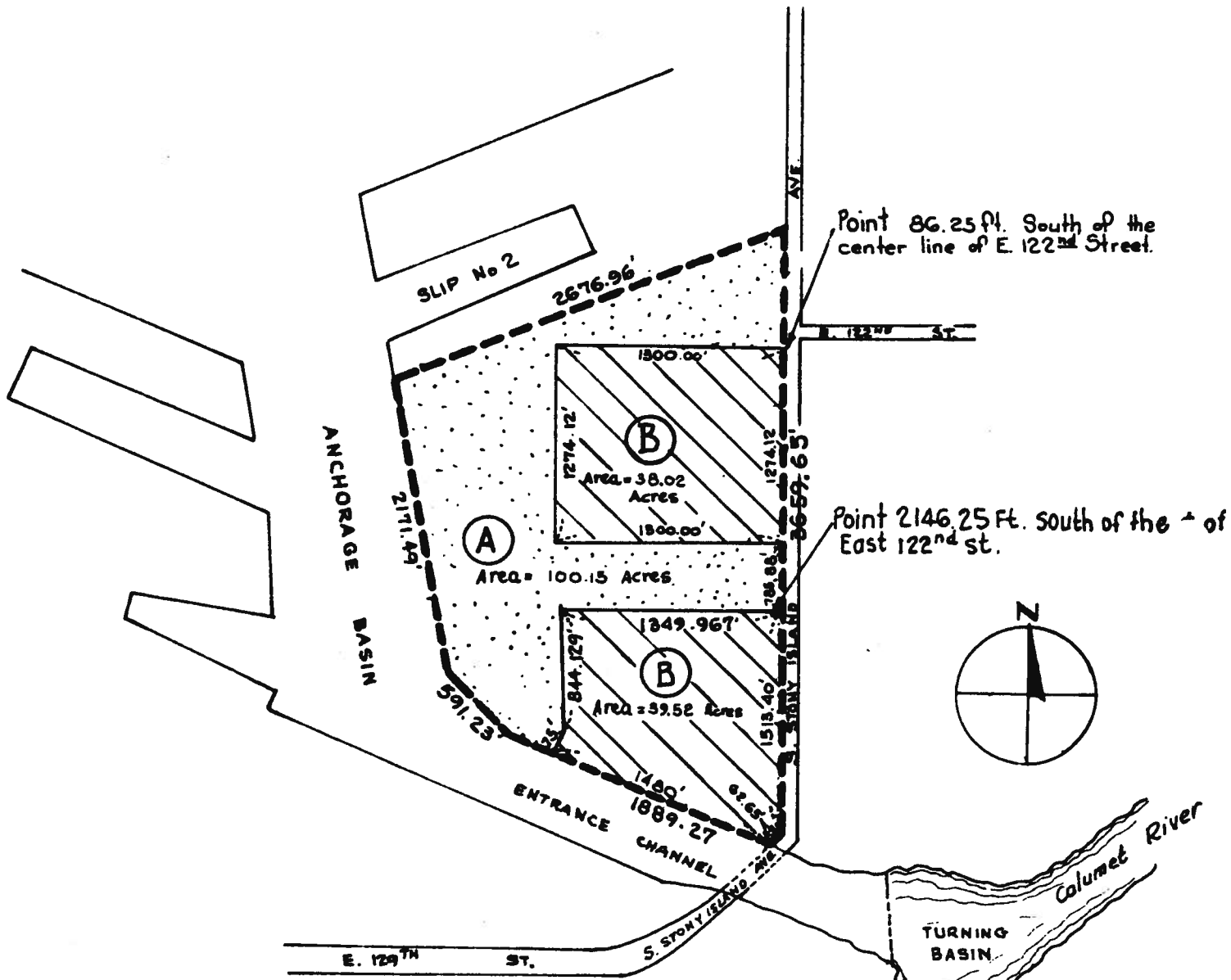
APPLICANT:

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Bulk Terminals Company

DATE: \_\_\_\_\_

**MANUFACTURING PLANNED DEVELOPMENT No. 8 AS AMENDED**  
**GENERALIZED LAND USE PLAN**



**LEGEND**

- PLANNED DEVELOPMENT BOUNDARY
- ▨** MANUFACTURING USES AND RELATED USES
- ▩** TANK FARM & AUXILIARY USES
- (A)** SUB AREA DESIGNATION

Scale



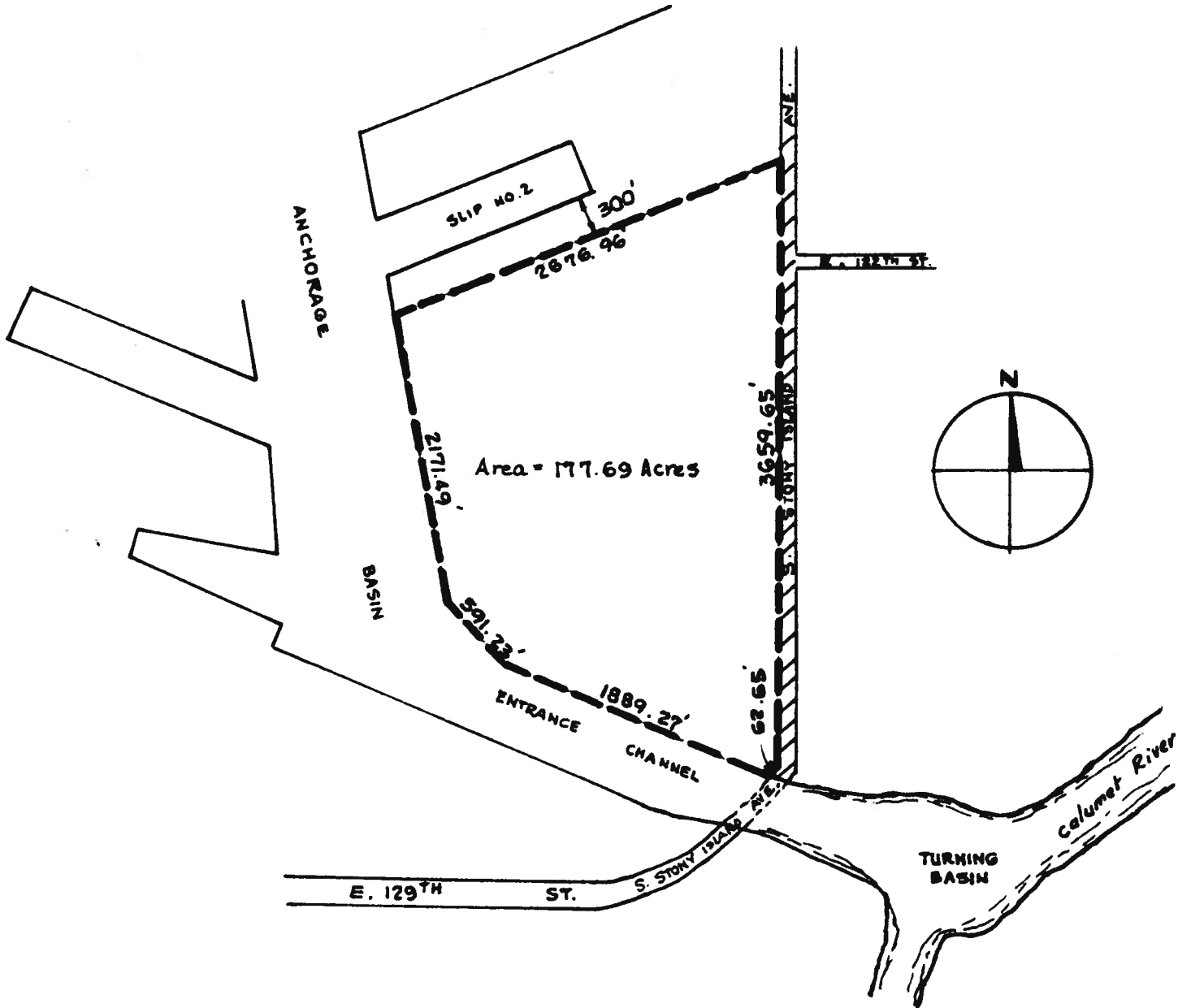
APPLICANT: BULK TERMINAL COMPANY

DATE: DECEMBER 30<sup>th</sup>, 1968

MANUFACTURING PLANNED DEVELOPMENT N.8 AS AMENDED

PROPERTY LINE MAP

AND  
RIGHT OF WAY ADJUSTMENT

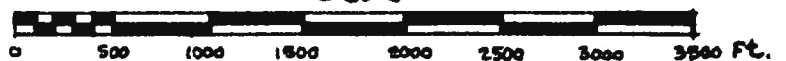


LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 RIGHT OF WAY HERETOFORE DEDICATED

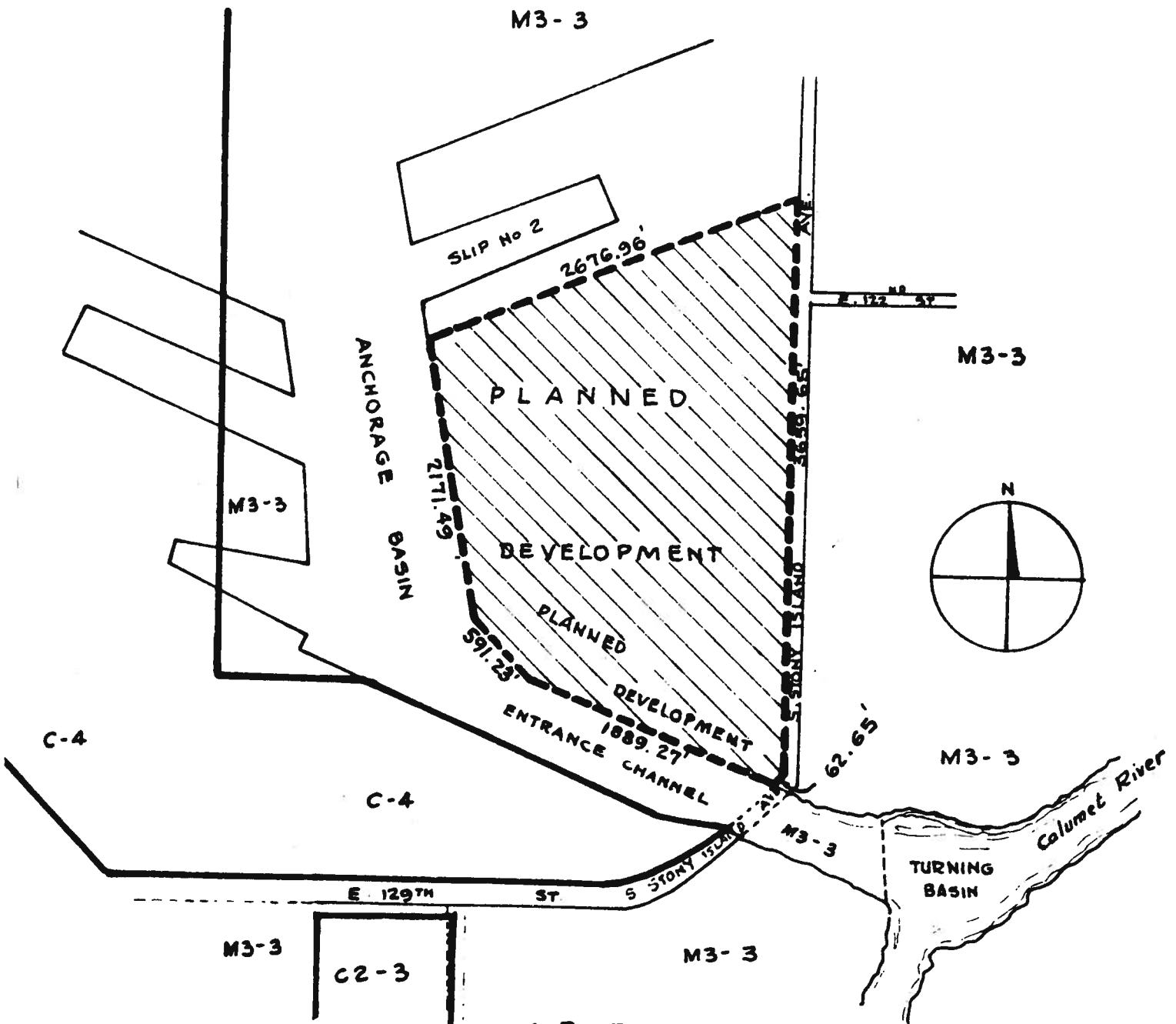
Scale



APPLICANT: BULK TERMINAL COMPANY

DATE: DECEMBER 30<sup>th</sup> 1968

**MANUFACTURING PLANNED DEVELOPMENT N.8 AS AMENDED**  
**EXISTING ZONING**  
**AND**  
**PREFERENTIAL STREET SYSTEM**



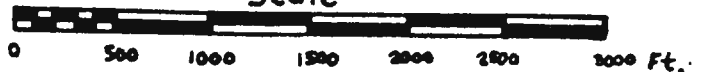
**LEGEND**



**PROPOSED MANUFACTURING PLANNED DEVELOPMENT, AS AMENDED**

**ZONING DISTRICT**

Scale



**APPLICANT: BULK TERMINAL COMPANY**

**DATE: DECEMBER 30, 1968**

MANUFACTURING PLANNED DEVELOPMENT NO. 8, AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. % OF LAND COVERED
	SQ. FT.	ACRES			
A	4,362,534.0	100.15	Storage of Flammable Liquids Above Ground In Tanks and Auxiliary Uses.	0.5	20
	3,377,642.4	77.54	Manufacturing Uses And Related Uses.	3.0	40

GROSS SITE AREA = NET SITE AREA 177.69

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 3.0.  
(F.A.R. - FLOOR AREA RATIO)

Off-street parking requirements for proposed manufacturing uses shall be provided as authorized by the M 2 General Manufacturing District of the Chicago Zoning Ordinance.

Manufacturing uses within the Planned Development area shall be governed by performance standards as authorized under the M 2 General Manufacturing District of the Chicago Zoning Ordinance.

Applicant: Bulk Terminal Company

Date: December 30, 1968