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April 24, 2017

SENT BY ONLINE SUBMISSION

Ms. Patricia A. Scudiero
Zoning Administrator
Chicago Department of Planning and Development
121 N. LaSalle St. – City Hall – Room 905
Chicago, IL 60602

Re: Application for approval of Asphalt Plant
MAT Asphalt, Inc.
4010 S. Damen Ave. (“South Damen Ave. Storage Yard”)

Dear Zoning Administrator Scudiero:

Please accept this letter in support of applications for approval of an asphalt plant by MAT Asphalt, Inc. for its site at 4010 South Damen Avenue.

The site is located in the “Stockyards” Planned Manufacturing District No. 8 (“PMD 8”), in PMD 8’s Subarea A.

As noted in the attached copy of PMD 8, “intensive” manufacturing, production and industrial service are allowed as permitted uses in PMD 8’s Subarea A. PMD 8’s definition of intensive manufacturing specifically includes the manufacturing of petroleum products, and of course asphalt is a form of petroleum. (See also Chicago Zoning Ordinance § 17-17-0105-B.4, containing the Code’s definition of intensive manufacturing uses.) Therefore the proposed use of the site for an asphalt plant is a permitted use under the Chicago Zoning Ordinance.

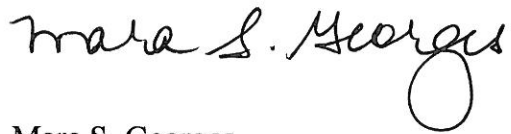
Please observe also that Residential Planned Development No. 934 (“PD 934”) was until very recently located near and generally to the north of the proposed asphalt plant site. That residential planned development was seen as a possible impediment to the proposed asphalt plant, because PMD 8 contains restrictions on processing and outdoor storage within 300 feet of any R district. To remove that possible impediment, with the support of Alderman Cardenas the PD 934 site was very recently rezoned to C1-3 Neighborhood Commercial District. I mention this in part because the zoning change was so recent and because the online zoning map still shows the former PD 934.

A copy of the published rezoning ordinance is enclosed. With the rezoning of the former PMD 934, the proposed asphalt plant is over a mile away from the nearest residential district.

Based on the above, we respectfully submit that the proposed use is a permitted use and should be approved subject to reviews by other City departments.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Mara S. Georges". The signature is written in black ink and is positioned above the typed name.

Mara S. Georges