

PD 1080

Table of Contents

10/07/2019 Zoning Letter **2**
09/27/2007 PD Adoption **3**
 Ordinance 3
 Statements 4
 Bulk Table 8
 Exhibits 9



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 7, 2019

Mr. Mickey Krof
Victor Travel, Inc.
2761 Herschel St.
Jacksonville, Florida 32205

Re: PD 1080, 1935 S. Wabash Ave.

Dear Mr. Krof:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 1080 ("PD 1080"). You are seeking a determination as to whether vacation rentals/short term rentals are a permitted use.

Pursuant to Statement Number 5 of PD 1080, the permitted uses are: residential multi-unit, retail, office, accessory parking and related uses. A vacation rental is a defined use in the Zoning Ordinance and since it is not identified as a permitted use in PD 1080, it is therefore, not permitted. Further, the addition of a new use requires an amendment to a Planned Development.

Sincerely,


Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Teresa McLaughlin, main file

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 2-G.
(Application Number 16284)

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 M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Cottage Place; a line 73 feet east of and parallel to South Throop Street; West Jackson Boulevard; and a line 24 feet east of and parallel to South Throop Street,

to those of a B2-3 Neighborhood Mixed-Use 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 Number 4-E.
(As Amended)
(Application Number 16199)

PD 1080

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

DX-5 Downtown Mixed-Use District symbols and indications shown on Map Number 4-E in the area bounded by:

the alley next east of and parallel to South Wabash Avenue; a line 248.46 feet north of and parallel to East Cullerton Street; South Wabash Avenue; and East Cullerton Street,

to those of Residential-Business Planned Development Number _____, and a corresponding use district is hereby established in the area above described, subject to the Plan of Development Statements for Residential-Business Planned Development Number _____ attached and incorporated herein, 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 Statements referred to in this ordinance read as follows:

Residential-Business Planned Development Number _____.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number _____ consists of approximately forty-two thousand one hundred one and two-tenths (42,101.2) square feet (zero and nine hundred sixty-seven thousandths (0.967) acre) and is controlled by the applicant, 1935 S. Wabash, L.L.C., a Delaware limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees 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 titleholder 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 titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property shall be under single ownership

or under single designated control at the time any applications for amendments, modifications, or changes (administrative, legislative, or otherwise) to this planned development are made. 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) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification, or change. Moreover, where portions of the improvements located on the property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. No amendment may be sought without written approval by the condominium association unless the right to do so has been retained by applicant and its successors in title documents.

4. This planned development consists of: these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; West and South Elevations; North and East Elevations; East/West Section; and a Green Roof Plan prepared by 1935 S. Wabash, L.L.C. and dated July 20, 2007. Full-size sets of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. This planned development is applicable to the area delineated herein, and these and no other zoning controls shall apply to said area. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": residential multi-unit, retail, office, accessory parking and related uses.
6. Business and identification signs are permitted within the planned development and are subject to the review and approval of the Department of Planning and Development. Temporary signs, such as those for construction and marketing, shall be permitted, subject to review and approval by the Department of Planning and Development. Off-premises signs shall not be permitted in the planned development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor-area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed, and maintained in substantial conformance with the Site/Landscape Plan, Building Plans, and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
11. The terms, conditions, and exhibits of this planned development ordinance 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 after determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development 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 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct, and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to install a minimum of twenty-five percent (25%) (ten thousand four hundred seventy (10,470) square feet) of the net roof area as a vegetated green roof.
13. The applicant acknowledges that it is in the public interest to design, construct, and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No permits shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing DX-5 Downtown Mixed-Use District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; North, South, East and West Elevations; Courtyard Map; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 10301 through 10308 of this *Journal*.]

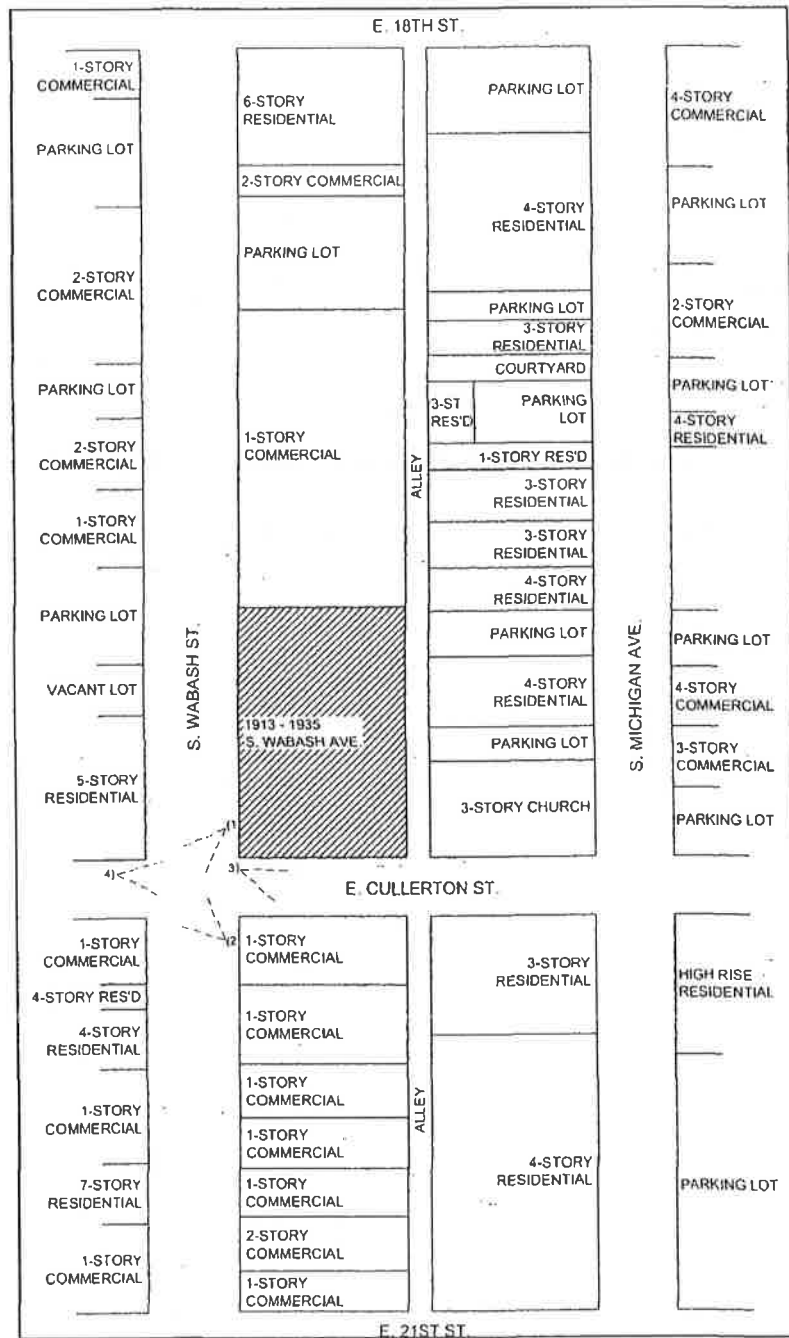
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development Number _____.

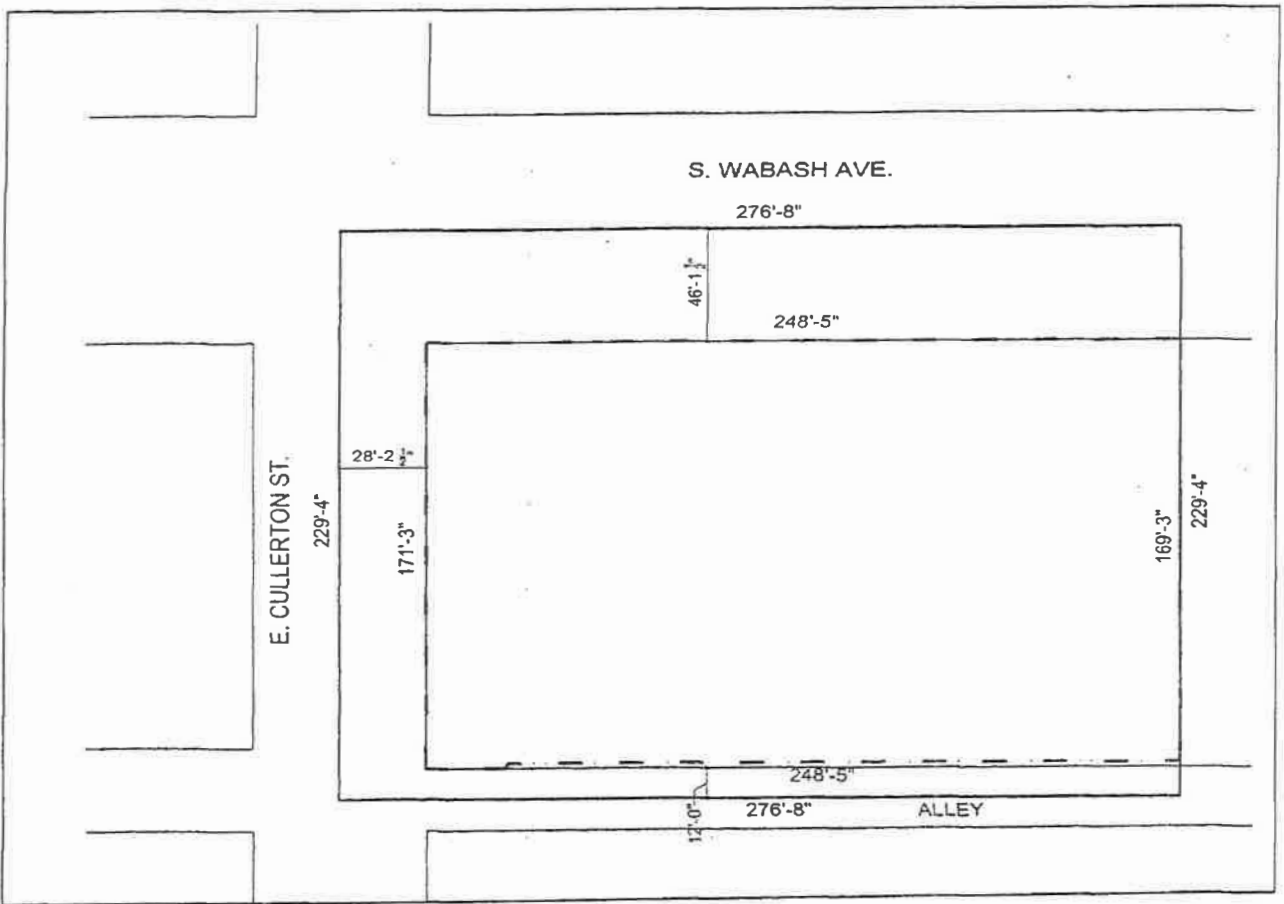
Bulk Regulations And Data Table.

Maximum Floor-Area Ratio:	5.0
Net Site Area:	42,101.2 square feet/.97 acres
Gross Site Area (63,452.2 square feet/1.46 acres) = Net Site Area (42,101.2 square feet/.97 acre) + Area Remaining in Public Right-of-Way (21,351 square feet/.49 acre)	
Permitted Uses:	Residential Multi-unit, retail, office, accessory parking and related uses
Maximum Number of Dwelling Units:	180
Minimum Number of Off-Street Parking Spaces:	178
Maximum Number of Off-Street Parking Spaces:	270
Minimum Number of Off-Street Handicapped Parking Spaces:	4
Minimum Number of Bicycle Parking Spaces:	50
Minimum Number of Off-Street Loading Areas:	2
Setbacks from Property Line:	In accordance with the Ground Floor/ Site Plan
Maximum Percentage of Site Coverage:	In accordance with the Ground Floor/ Site Plan
Maximum Building Height:	In accordance with the Building Elevations

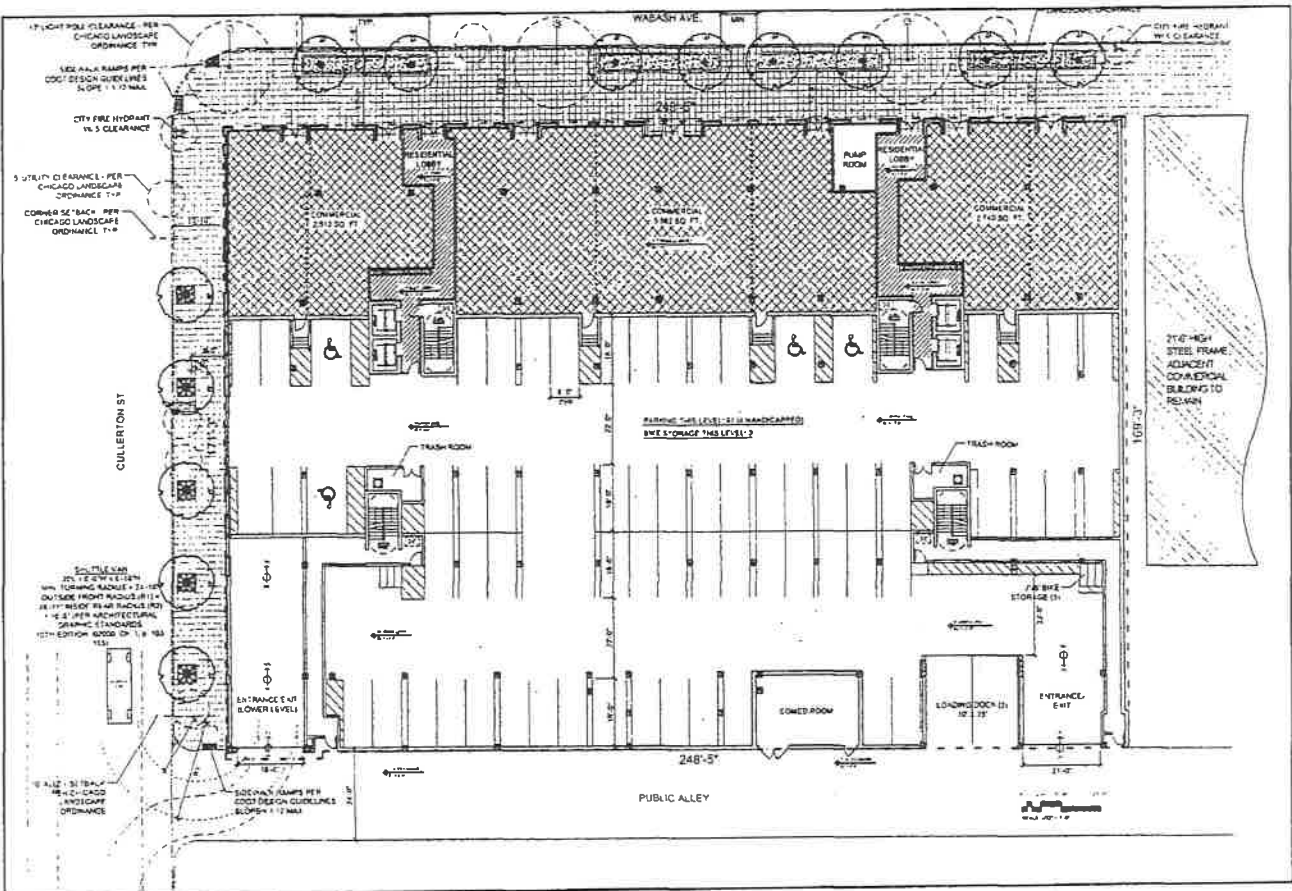
Existing Land-Use Map.



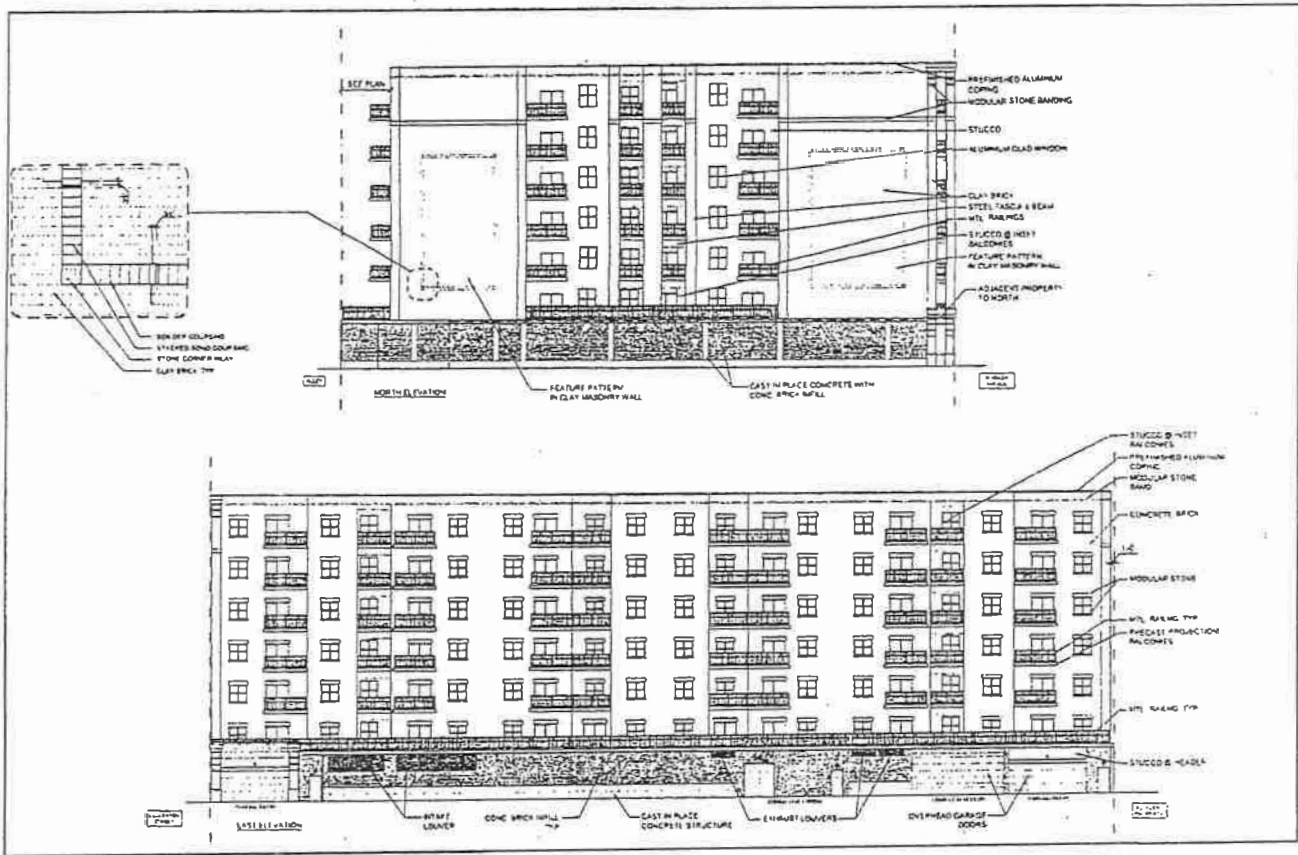
Planned Development Boundary And
Property Line Map.



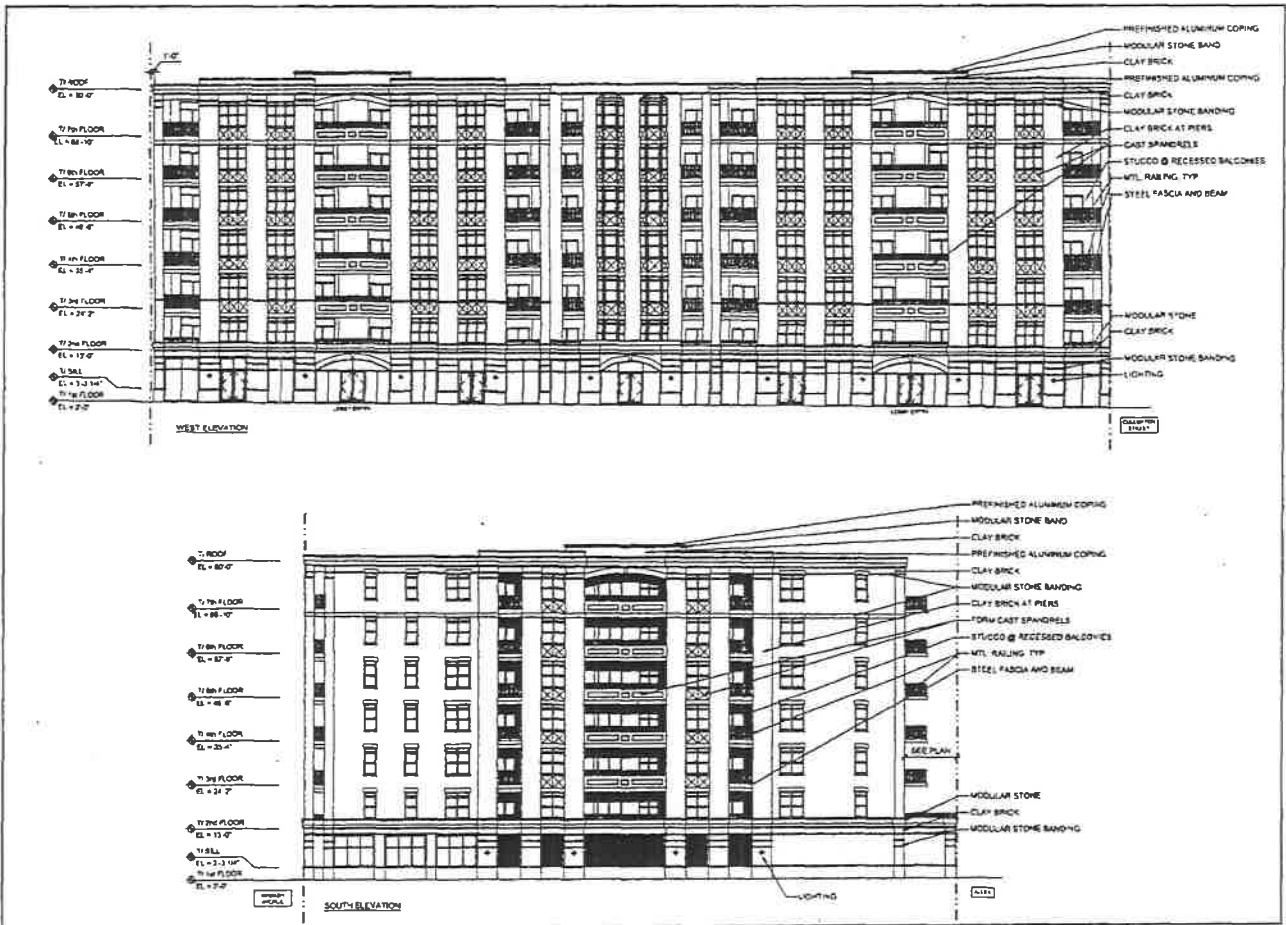
Site/Landscape Plan.



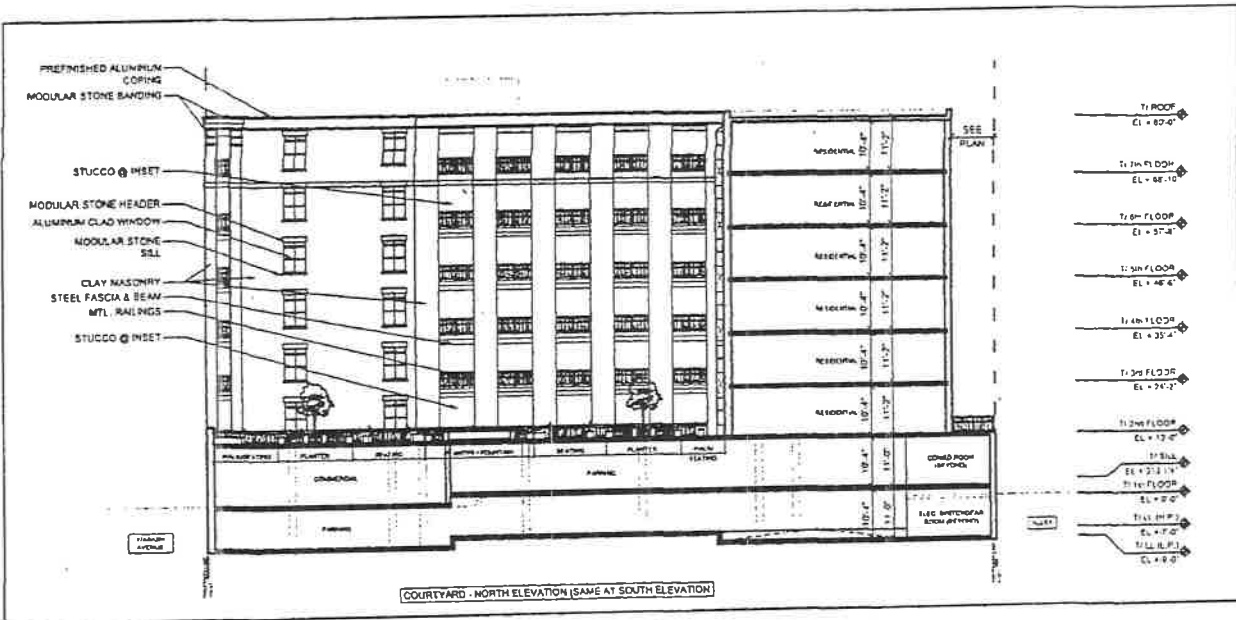
North And East Elevations.



West And South Elevations (South Wabash Avenue And East Cullerton Street).



East/West Section Through Courtyard.



Green Roof Plan.

