

Fw: CPC May 21, 2020 - 400 N. Lake Shore Drive (Near North Side, 42nd Ward) - COMMENT

V Adams <[REDACTED]>

Wed 5/20/2020 3:06 PM

To: CPC <CPC@cityofchicago.org>

 1 attachments (5 MB)

400 LSD.pptx;

To the Chicago Plan Commission,

I submit this letter in support for the development at 400 N. Lakeshore Drive.

These towers will be architectural waterfalls of glass and metal cascading upwards with multiple setbacks.

However, I'm extremely upset and disappointed by the vertical bastardization that happened to these towers because of community engagement.

This is downtown Chicago, not some bucolic suburb. We invented the skyscraper and it's time we act like it.

This is a fault of aldermanic prerogative which needs to be reigned in, especially downtown.

How much tax revenue is the city losing because of the removal of 180 hotel rooms?

While height isn't always everything, certain locations like demand taller towers for the enhancement of the skyline.

Here was an opportunity to create a grand architectural gateway into the Chicago River, flanked on either side by soaring towers, that vision has now been stunted because of this towers vertical shrinkage.

Seeing as the towers will be phased, that allows for modifications of the second phase, which hopefully calls for a height increase.

What that I offer my support for this project and hope it will continually be refined to make it even better.

Best,

Butler V. Adams

From: Victor Adams <va@shorelinesightseeing.com>

Sent: Wednesday, May 20, 2020 9:49 AM

To: B. Victor Adams <[REDACTED]>

Subject: CPC May 21, 2020 - 400 N. Lake Shore Drive (Near North Side, 42nd Ward) - COMMENT

400 North Lakeshore Drive



**WHAT WE COULD HAVE
GOTTEN VS WHAT WE'RE
GETTING**

What we could have gotten...



What we're getting...



What we could have gotten...



What we're getting...



What we're not getting...



What we should be getting with circulation and egress to and from DuSable Park...

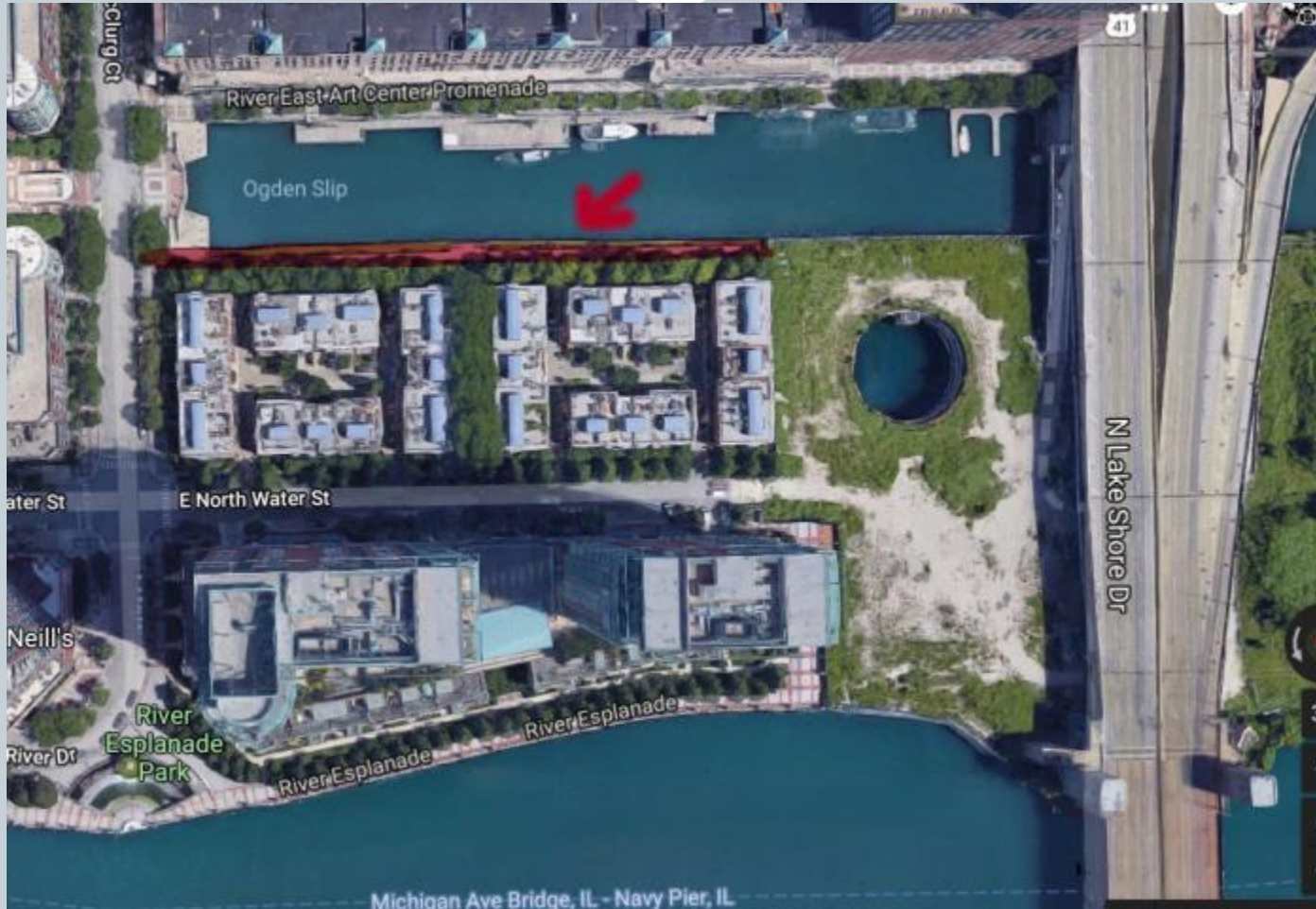


Pedestrian Circulation



ERFI ATED | 400 LAKE SHORE DRIVE

What we're not getting is full pedestrian access along the south bank of Ogden Slip





May 19, 2020

Dear Members of the Chicago Plan Commission,

DuSable Heritage Association (DHA) thanks you for holding this May 21, 2020 hearing on the development plan of 400 North Lake Shore, especially at a time when COVID-19 preempts all priorities. We thank Alderman Brendan Reilly for his leadership in this matter—specifically for a tactful balancing act between the interests of his constituents and those of the developer, and for diligently moving this plan along. We will also credit Related Midwest for painstakingly revising its original plan and accommodating the concerns of area residents: they heard the voice of the community, went back to the drawing board, and returned with a much-improved plan.

The momentum the project is gaining speaks to the urgency of the moment. Two years have elapsed since Related Midwest presented their original plan. DHA hopes that the development of 400 North Lake Shore does not suffer another setback, which would result in further delaying the construction of DuSable Park. In fact, we hope that the approval process will be fast-tracked, as it has been 33 years since DuSable Park has been languishing and relegated to the back burner. It is our view that, by further postponing the project, the City will continue to incur important opportunity costs and defer the economic benefits of a DuSable Park in such a prime location. So, the further the project is delayed, the longer the City of Jean-Baptiste Pointe DuSable defers some important sources of revenue.

At the revised plan presentation on March 10, Related Midwest reiterated their pledge of \$10 million toward DuSable Park. According to the plan, the park construction will commence after the first of the two towers is completed. DuSable Heritage Association supports the suggestions made by the DuSable Park Coalition that, upon the project's official approval:

1. Related Midwest's \$10M contribution be deposited to an escrow account, earmarked for DuSable Park
2. Construction of the Park begin at completion of the exterior elements of Tower I
3. A realistic timeline for the completion of DuSable Park be established without further delay.
4. The Chicago Park District (CPD) reconvene a steering committee, that includes civic organizations, to oversee the design and construction of DuSable Park
5. The Chicago Park District place, in the meantime, proper signage identifying the land as the future DuSable Park

As an organization dedicated to promoting the legacy of Haitian-born Jean-Baptiste Pointe DuSable, DHA is grateful for this step in the right direction vis-à-vis Related's revised development plan—a step that brings DuSable Park one step closer to fruition, one step closer to fulfilling the vision of Mayor Harold Washington. The sooner 400 North gets off the ground, the sooner DuSable Park will be built, and the less costly it will be for all parties involved—for Related Midwest as well as Chicago's taxpayers.

Respectfully,



Etzer Cantave
President, DuSable Heritage Association

cc:

Serge JC Pierre-Louis, Past President, DuSable Heritage Association & Chair, DuSable Park Coalition
Curt R. Bailey, Related Midwest

400 N LSD project

fran weinstock <[REDACTED]>

Wed 5/20/2020 5:31 AM

To: CPC <CPC@cityofchicago.org>

Comments submitted to the Chicago Lane Commission re 400 N LSD project:

The placement of the two buildings, staggered on the north and south border of the parcel, with their width parallel to the river and their extreme height (875 and 765 feet) seems to maximize the potential of blocking the lake views of residents living in the buildings across the river.

Despite multiple requests for the 400 N LSD developer to provide a View Impact study from multiple locations from the south, across the river looking north, this study, this was never received.

What's more, the revised development proposal neither addressed New Eastside residents' concerns about lake views being blocked, nor did it even contain north facing renderings.

In fairness and out of courtesy and respect, until a view impact study is completed and the residents across the river have had an opportunity to review the results and comment, **it is requested that any plans to proceed with the 400 N LSD project be put on hold.**

Thank you for your consideration.

Sincerely,

Dr. Fran Weinstock, Ph.D.

[REDACTED] E Waterside Dr

60601

Friends of the Chicago River

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May 13, 2020

Commissioner Teresa Córdova
Chair of the Chicago Plan Commission
121 N. LaSalle St.
10th Floor
Chicago, IL 60602

RE: 400 N Lake Shore Drive, CPC Agenda Item for May 21, 2020

Dear Ms. Córdova:

On behalf of the board; staff; and 16,000 members, volunteers, and online advocates of Friends of the Chicago River, I am writing to offer our support for the proposed development at 400 North Lake Shore Drive which will be under consideration by the Chicago Plan Commission on May 21, 2020.

In March, Friends' planning director attended the community meeting hosted by Alderman Reilly and in April, representatives from Related Midwest gave Friends' staff and our committee of volunteer professionals a presentation of their river edge concepts. At that time, we provided feedback and ideas to support their future landscape design process for the river adjacent area and received a positive response from their team. Friends appreciates the developer's commitment to creating a high quality riverfront with diverse plantings, extensive new tree canopy, and improved safety and connectivity. We are also very happy to see codified into the PD a clear timeline and funding requirement to build the long-awaited DuSable Park. We feel that the developer's team is dedicated to realizing a river edge that enhances the health of the Chicago River system and we believe that it will contribute positively to this portion of the downtown river corridor.

One point that we would like to make is that in our review of the draft PD, we found the language regarding the treatment of the river's edge to be vague and think it fails to capture the excellent concepts that the Related Midwest team has put forth. Current language refers only to completing the "river esplanade ... with the same quality and character of the existing esplanade..." The development team has already referenced the Chicago River Design Guidelines as a tool to provide detailed guidance on contemporary and innovative design standards for these areas, and we respectfully request that the PD language be expanded to include this reference, as well as specifically outline the river edge improvements to be implemented as part of the Phase 1 project (first tower, on site #19), beyond just creating the required connection to DuSable Park, which is described more completely.

We hope that you can work with the developer to add this additional river related language to ensure that the bold vision for this completion of the riverwalk is solidified for the future. Please feel free to contact me at mfrisbie@chicagoriver.org or (312) 939-0490, ext. 22 with any questions you might have.

Regards,



Margaret Frisbie
Executive Director

CC:

William Tippins, Related Midwest; Commissioner Maurice Cox (DPD), Nelson Cheung (DPD)

**Chicago Plan Commission
May 21, 2020**

**Development of 400 N Lake Shore Drive and the Completion of
DuSable Park**

Good morning Commissioners. My name is Paul Montes and I am here as the President of the DuSable Park Advisor Council. I am a concerned resident of Chicago and a member of the Haitian American Lawyers Association and the Haitian American community of Chicago.

Thank you for the opportunity to speak with you today about the development of the 400 N Lake Shore Drive project and completion of DuSable Park.

More than 30 years ago, in 1987 DuSable Park was dedicated by Mayor Harold Washington. Over 30 years have passed and this 3.3 acre park has not been developed. During those 30 years the parks in the surrounding area including the Museum Campus, Millennium Park, the Riverwalk, Maggie Daley Park and Navy Pier and its park have been completed. Yet, there is still no DuSable Park.

In 2006 the Park District developed the plans for DuSable Park's completion. These plans included a site plan and budget. However, more than 14 years have passed and these plans still have not be brought to fruition. Unfortunately, DuSable Park's completion was tied to a pledge of funds from the then "Spire" development of 400 N Lake Shore Drive. The Spire development never made it out of the ground and the pledge to DuSable Park died with the Spire!

We are in support of the proposed development of 400 N Lake Shore Drive with the inclusion of the completion DuSable Park via a grant of Ten Million Dollars.

The developer Related Midwest is agreeing to give Ten Million Dollars (\$10,000,000) for the completion of DuSable Park. In exchange for this gift Related Midwest will be allowed to use DuSable Park for staging during the construction of **only** the first tower. Upon completion of the first tower the development of DuSable Park will begin. Related Midwest in their plan has agreed to complete the pedestrian connection under Lake Shore Drive to DuSable Park connecting the park to the north river pedestrian walkway.

We request that this Commission and the City Council, with the approval of Related Midwest's plans for development of 400 N Lake Shore Drive, place the following condition on the Ten Million Dollars (\$10,000,000) :

- 1. The \$10,000,000 be specifically designated and restricted to the development of DuSable Park and not to be used as a general unfettered grant to the Chicago Park District.**
- 2. The development of DuSable Park shall begin upon the completion of the first tower.**
- 3. The funds for DuSable Park's development shall be deposited in a segregated account for DuSable Park, prior to any use of the park's land by Related Midwest.**

As we have witnessed with the Spire, the development of this site is precarious at best. DuSable Park should not be dependent on funding from the succession of developers who continue to attempt to develop an adjoining plot of land west of Lake Shore Drive.

WE STRONGLY urge you to prioritize the development of this wonderful park at the gateway to our wonderful city with the development of 400 N Lake Shore Drive.

Respectfully submitted,



Paul J Montes II

President, DuSable Park Advisory Council

773-


Fw: 400 North LSD Development

DPD <dpd@cityofchicago.org>

Tue 5/19/2020 3:32 PM

To: CPC <CPC@cityofchicago.org>

From: Ryan Lettier <[REDACTED]>**Sent:** Monday, May 18, 2020 6:28 PM**To:** DPD**Subject:** 400 North LSD Development

Good Evening DPD,

Thank you for taking public comments for the proposed development at 400 N. LSD. I am very much a supporter of the development, but have a few concerns I would like to see addressed. (See below).

Number one. I am happy that Related is the chosen developer for this site. Related has a fantastic track record and they are know for quality developments around the United States. In the initial proposal for 400 N. LSD they buildings were done in terra cotta. This was what won me over and how I became to appreciate the project. As the project has progressed and changed I am hearing the beautiful terra cotta has now been changed to metal panels. This has already dumbed down the project. This location is probably the most important location in the city of Chicago and the site and building that stands here, should be treated as such. Cheapening the skin of what can become a landmark, trophy tower for the city should not be dumbed down. Please hold the developer responsible for high quality materials. It's been proven that great design and quality attracts buyers and renters and general interest from people who love architecture. I hope Related will proceed with the terra cotta exterior.

Secondly. Taller, slender towers are proven to be more environmentally friendly. If possible, going taller and making the towers thinner isn't the end of the world. It allows for more sunlight and makes a dynamic statement on the skyline.

I am in support of this development with high quality materials (terra cotta). I hope my question will be passed along and an the developer can answer. Chicago deserves a statement/ iconic tower. This could be it, if done and built correctly on such a special and one of a kind site.

Regards,

Ryan

311-[REDACTED]

Sent from my iPhone

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