

APPLICATION NUMBER _____

CITY OF CHICAGO

AN APPLICATION TO THE CHICAGO PLAN COMMISSION UNDER THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 N. LaSalle Street, Chicago, Illinois 60602. Phone 744-6551.

This Application Form consists of Five Parts on 17 pages:

- Part One: General Information
- Part Two: Character of Proposal
- Part Three: Zoning Information
- Part Four: Potential Impact of Proposal (2 Sections)
- Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

-SECTION BELOW FOR OFFICE USE ONLY-

Date of receipt in DP: _____ in Bldgs.: _____	ZBA action necessary? _____ yes _____ no: Type and Status: _____
Date of Applicant Notice To taxpayers of record: _____	Disclosure necessary? _____ yes _____ no
Date set for public hearing: _____	Simultaneous Planned Development processing _____ yes _____ no
Date on which Plan Commission published newspaper notice: _____	Previous Application this address? _____ yes _____ no; number: _____
Date of publication of report of Commissioner of DP: _____	Zoning map amendment? _____ yes _____ no: # _____
Date forwarded to: DIS _____: DSS _____: DPW _____: Pk. D. _____: Other _____: _____	DISPOSITION Approved _____ Disapproved _____ Continued _____, to: _____ Date Applicant notified of decision: _____

Address: 400 North Lake Shore Drive, Chicago, Illinois

GUIDELINES FOR COMPLETING PART ONE OF THE APPLICATION

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I. should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.
3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex – a partnership, corporation, land trust or association – the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
5. Under the provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.
6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter “NONE” under VI A. Examples of items which should be listed include approval of FHA financing, a U.S. Corps of Engineers permit, Federal Aviation Authority Approval, among others.

Address: 400 North Lake Shore Drive, Chicago, Illinois

PART ONE: GENERAL INFORMATION

I. Date of Application: March 18, 2020
Address or location of the Site of the Proposal: 400 North Lake Shore Drive

II. Information on the Applicant and the Owner

A. Applicant

1. Name: RMW Acquisition Company, LLC Phone: 312-595-7400
2. Address: 350 West Hubbard Street, Suite 300 Chicago, IL 60654

B. Owner

1. Name: Same as Applicant Phone: _____
2. Address: _____

C. If the Applicant is not the owner, check here that proof has been attached to this Application that the Applicant is the duly authorized agent or representative of the owner.

D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:

- | | |
|----------------------|-------------------------------------|
| 1. _____ Land Trust | 2. _____ Partnership or Association |
| 3. _____ Corporation | 4. _____ Units of Local Government |

III. Brief Description of the Proposal: See Part Two, Figure 6 for project narrative.

IV. The noticing provisions of Section 16-4-100 have been completed as they apply to the Applicant: Check here .

V. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:

A. Nature of Approval: Amendment and site plan approvals under Planned Development No. 368

Agency: Department of Planning and Development

B. Nature of Approval: _____

Agency: _____

C. Nature of Approval: _____

Agency: _____

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GUIDELINES FOR COMPLETING PART TWO OF THE APPLICATION

All graphic materials must be submitted in an 8.5” x 11” format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure – for example figure 4 – those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, etc., and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the “vicinity of the site” to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that “recreation areas” and “recreation space and facilities” include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, etc. It should present a basic rationale for the development.

For Figure 6, the Applicant is urged to provide any materials at 8.5” x 11” which will facilitate the review of his Application.

PART TWO: CHARACTER OF THE PROPOSAL

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site, showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown.
- II. Figure 2: A Map of the Existing Site, showing locations and dimensions of lot lines; contour intervals (5-foot) ; existing structures, walkways, driveways, special features.
- III. Figure 3: The Proposed Site Plan, showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas.
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor, and floor with recreation space or facilities.
- V. Figure 5: An Elevation or Cross-section, showing the height and number of stories for all proposed structures.
- VI. Figure 6: Narrative: A Statement Describing the Proposed Development.

In addition, the Applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

PART TWO: CHARACTER OF THE PROPOSAL

FIGURE 6 - NARRATIVE

RMW Acquisition Company LLC (the “Applicant”) proposes the construction of a two-tower development containing up to 1,100 units located at 400 North Lake Shore Drive. The subject property is bounded by the Ogden Slip on the north, Lake Shore Drive on the east, the Chicago River on the south and Water Street on the west. Currently, the property is the site of the previously-abandoned Spire development.

The proposed building will contain approximately 1,520,080 FAR square feet in two towers. The first tower on the north will be approximately 875’ tall and contain up to 600 units. The second tower on the south will be approximately 765’ tall and contain up to 500 units. As part of the proposal, the Applicant will be constructing DuSable Park and creating a connection between the Chicago Riverwalk and the Park.

The design has taken into consideration its prominent location within the private use zone of the Lakefront Protection Zone and the proposed development has taken special care to not only protect, but enhance the experience of the lakefront and its parks.

PART THREE:

ZONING INFORMATION

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

- I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

Required permitted no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

II. Is Zoning Board of Appeals approval a variation or a special use either necessary or contemplated in relation to the Applicant's proposal? _____ yes _____ no.

If "yes," please explain the nature of the approval.

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

<u>District Classification</u>	<u>Area</u>
A. _____	_____ sq. ft.
B. _____	_____ sq. ft.
C. _____	_____ sq. ft.
D. Total Net Site Area:	_____ sq. ft.

IV. Dwelling Units

A. Maximum units allowed

1. Without efficiency units: _____.
2. With maximum percent of efficiency units: _____.

B. Proposed number of units

1. Dwelling units: _____.
2. Efficiency Units: _____.
3. Total Units: _____.

C. Does the Applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

_____ yes _____ no.

If "yes" there will be _____ units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by _____.

V. Bulk

A. Base Floor Area Ratio (F.A.R.), without bonuses: _____

B. Proposed F.A.R., include all bonuses: _____

C. List all bonuses used in computing B., above:

1. _____

2. _____

3. _____

D. Proposed Floor Area: _____ sq. ft.

E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc.:
_____ %.

VI. Off-street Parking and Loading

	<u>Minimum</u>	<u>Proposed</u>
A. Parking Spaces	_____	_____
B. Loading Docks	_____	_____

VII. Setbacks

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan Of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal, and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing the lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit and roadway of expressway standards.
13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.
14. Coordinate all public and private development within the water, park, and community zones.

Address: 400 North Lake Shore Drive, Chicago, Illinois

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

II. Thirteen Purposes

1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources;
2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;
3. To maintain and improve the purity and quality of the waters of Lake Michigan;
4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;
5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;
6. To promote and provide for continuous pedestrian movement along the shoreline;
7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;
8. To promote and provide for improved public transportation access to the Lakefront;
9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;
10. To insure that development of properties adjacent to the lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago;
11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;
12. To define and limit the powers and duties of the administrative body and officers as provided herein;
13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

Address: 400 North Lake Shore Drive, Chicago, Illinois

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

FOURTEEN POLICIES

- 1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.**

The proposed development will facilitate the long-awaited construction of DuSable Park and therefore furthers this policy.

- 2. Maintain and enhance the predominately landscaped, spacious and continuous character of the lake shore parks.**

The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

- 3. Continue to improve the water quality and ecological balance of Lake Michigan.**

The proposed development includes storm water management features such as green roof areas, construction of a new park, and storm water detention facilities that reduce the quantity and rate of storm water entering the combined city sewer system. The green roof areas help remove suspended solids from storm water and improve the quality of the water that may enter the combined city sewer system.

- 4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.**

The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

- 5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.**

The proposed development is in the Private Use Zone and not in Grant Park and will have no adverse impact on pursuit of this policy.

- 6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time actives.**

The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

- 7. Protect and develop natural lakeshore park and water areas for wildlife habitation.**

The proposed development is on private property in the Private Use Zone and will have no adverse impact on pursuit of this policy. The proposed development includes intensive and extensive landscaped areas at grade level which provides a variety of habitat environments for birds and insects.

8. Increase personal safety.

Currently the property is a stalled development site. The development of the new building will provide 1,100 new residences in the neighborhood and put a well-lit and highly visible lobby on Water Street. The development of these active uses and additional residents in the neighborhood 24/7 will assist in increasing the personal safety of the neighborhood.

9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.

The proposed development is not located on the lake edge or within the lake.

10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.

The proposed new building is west of Lake Shore Drive, within the Private Use Zone.

The proposed new building is designed to create a harmonious relationship between the lakeshore parks and the community edge. The proposed development provide a physical linkage between the Chicago Riverwalk and a new DuSable Park on the Lake. Further, development of the vacant parcel enhances the vibrancy along the Riverwalk.

11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.

The Applicant has been working with CDOT to ensure that its vehicular traffic will not impede pedestrian and vehicular access to the lakefront.

12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit any roadway of expressway standards.

The proposed development will have no adverse impact on pursuit of this policy.

13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.

The proposed development is in the Private Use Zone and includes no port, water supply or other public facilities.

14. Coordinate all public and private development within the water, park and community zones.

The proposed development is an integral part of Planned Development 368 and generally conforms to the design guidelines set forth in that zoning classification.

THIRTEEN PURPOSES

Address: 400 North Lake Shore Drive, Chicago, Illinois

- 1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources;**

The proposed development is designed to increase the vibrancy of this long-dormant site and provide additional population to the area which will increase the eyes on the street and security.

In addition the building is planned to comply with the Chicago Sustainable Development Policy, with multiple features that will assist in conserving our natural resources.

- 2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;**

This purpose does not apply to individual projects.

- 3. To maintain and improve the purity and quality of the waters of Lake Michigan;**

The proposed development will be designed with a storm water management system that will reduce suspended solids and assist in improving the purity and quality of the waters of Lake Michigan.

- 4. To insure that construction in the Lake or modifications of the existing shoreline shall no be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;**

The proposed development involves no construction in the Lake or modifications of the existing shoreline.

- 5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;**

The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

- 6. To promote and provide for continuous pedestrian movement along the shoreline;**

The proposed development is in the Private Use Zone and not on the shoreline and will have no adverse impact on pursuit of this purpose.

- 7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and**

Address: 400 North Lake Shore Drive, Chicago, Illinois

additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;

See response to Policy #10 above.

- 8. To promote and provide for improved public transportation access to the Lakefront;**

The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this purpose.

- 9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;**

The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this purpose.

- 10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the fourteen Basic Policies of the Lakefront Plan of Chicago;**

The proposed development conforms to the existing zoning, subject to a pending planned development amendment application. The development will conform with the limits established on the maximum number of dwelling units, maximum floor area, and minimum number of parking spaces.

- 11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;**

The proposed development involves private property within the Private Use Zone. The Applicant is a non-governmental entity.

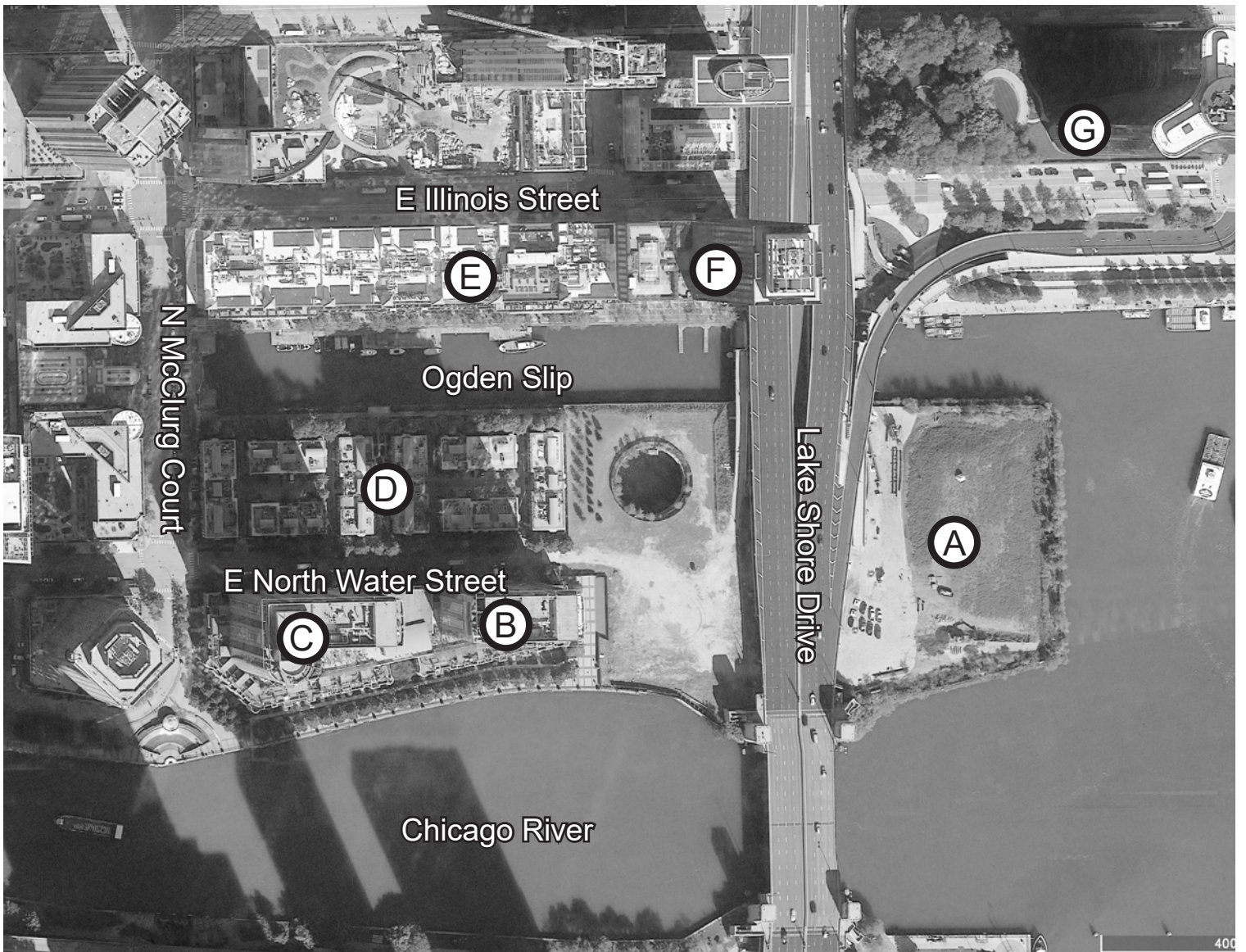
- 12. To define and limit the powers and duties of the administrative body and officers as provided herein;**

This purpose is not applicable to individual projects.

- 13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct, or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.**

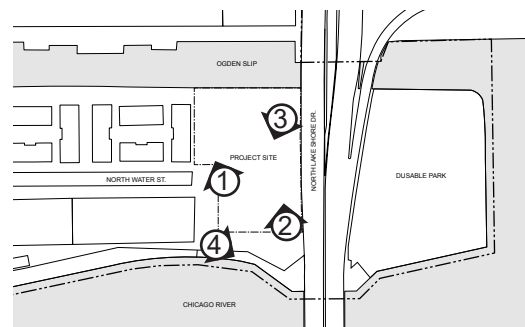
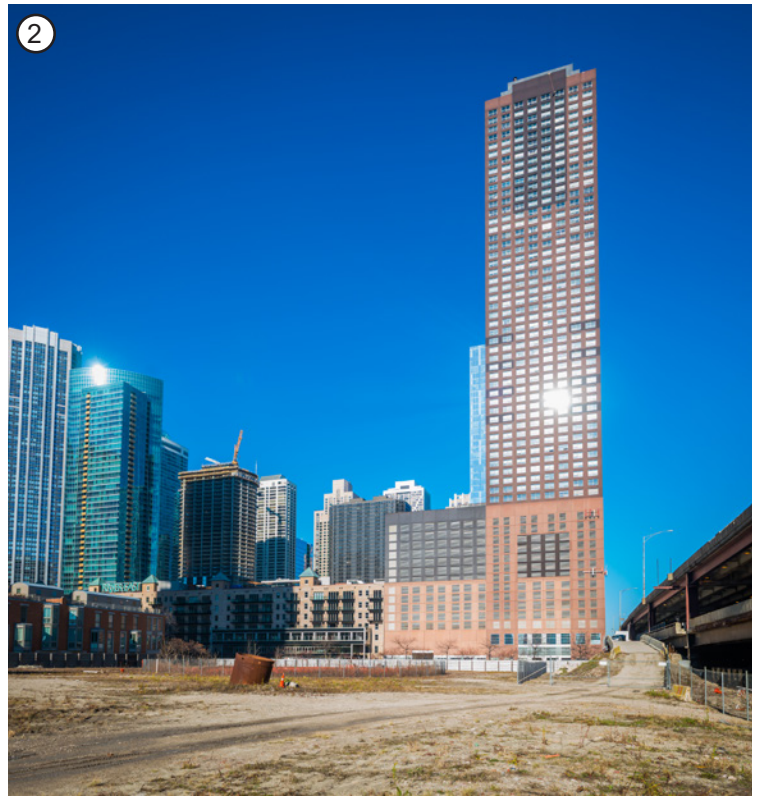
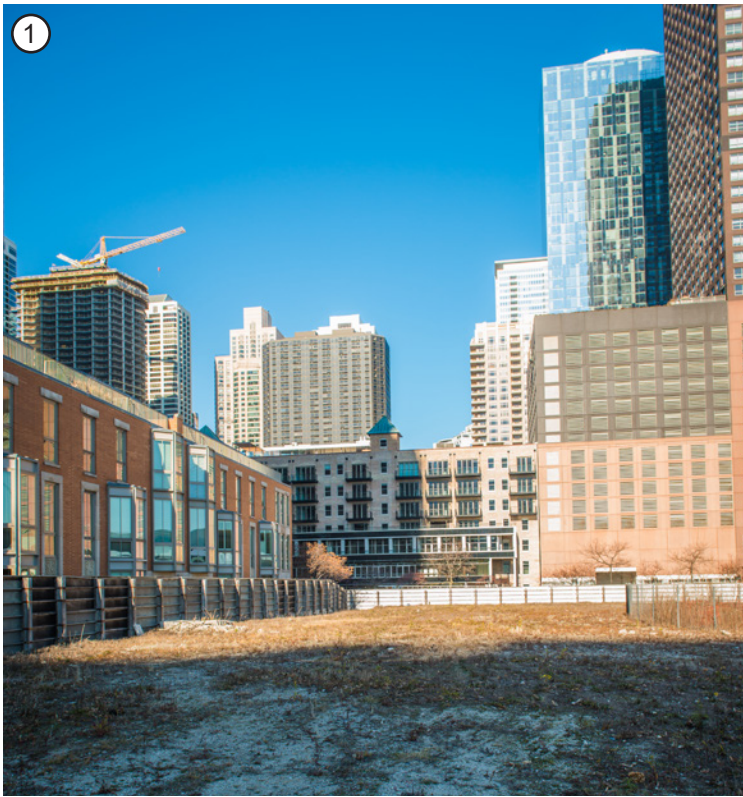
Address: 400 North Lake Shore Drive, Chicago, Illinois

The Applicant acknowledges this purpose.



- A. DuSable Park
- B. 445 E North Water Street - 27 Story Tower (Approx. 260 ft.)
- C. 415 E North Water Street - 32 Story Tower (Approx. 310 ft.)
- D. East Water Place Townhomes - Low-Rise 3 Story
- E. 435 E Illinois Street - Low-Rise 8 Story
- F. 435 E Illinois Street - 61 Story Tower (Approx. 581 ft.)
- G. Lake Point Tower - 70 Story Tower (Approx. 645 ft.)

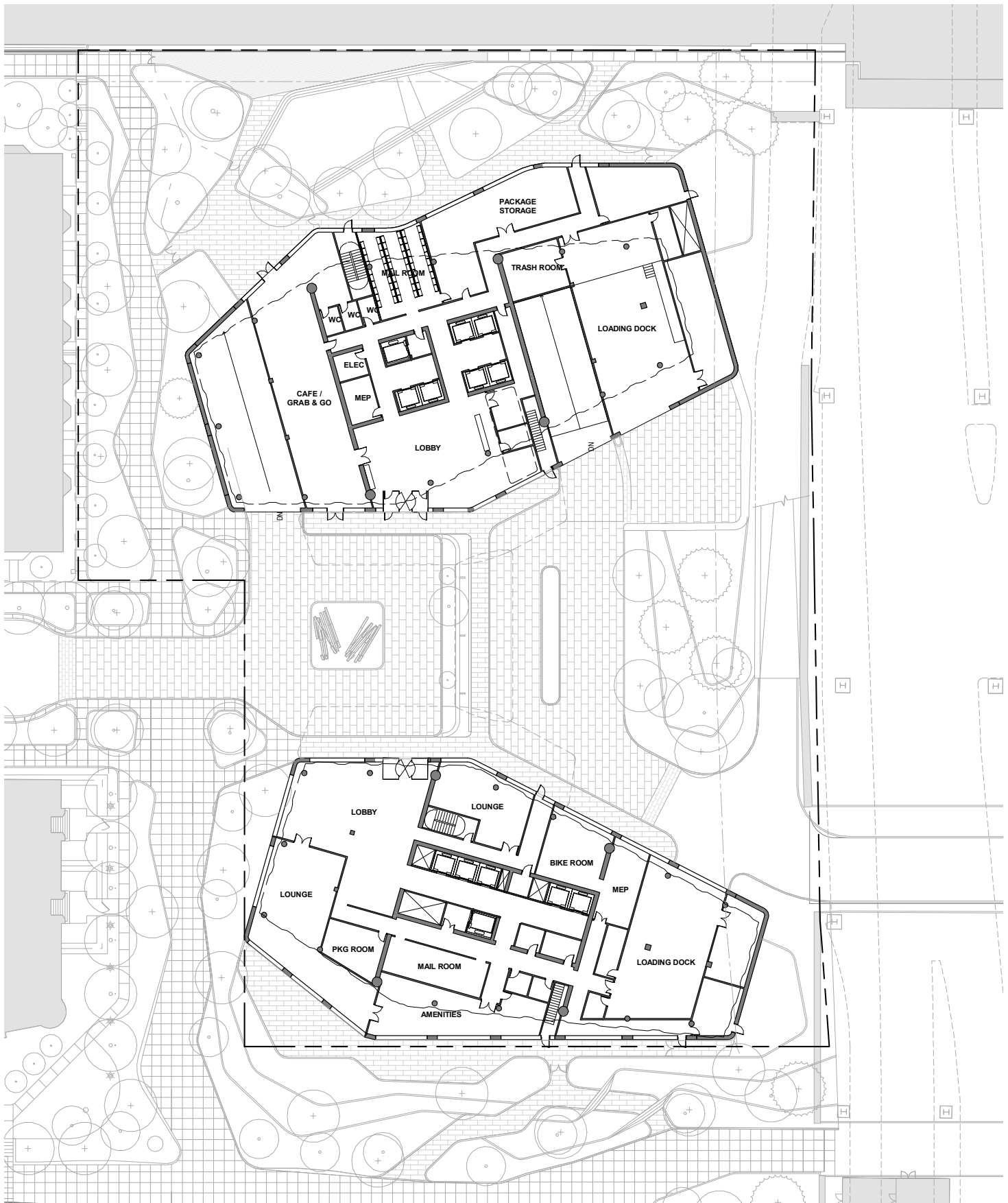




Applicant: RMW Streeterville, LLC
Address: 400 N Lake Shore Dr.,
 Chicago, IL 60611
Introduction Date: TBD
Plan Commission: TBD

EXISTING CONDITIONS

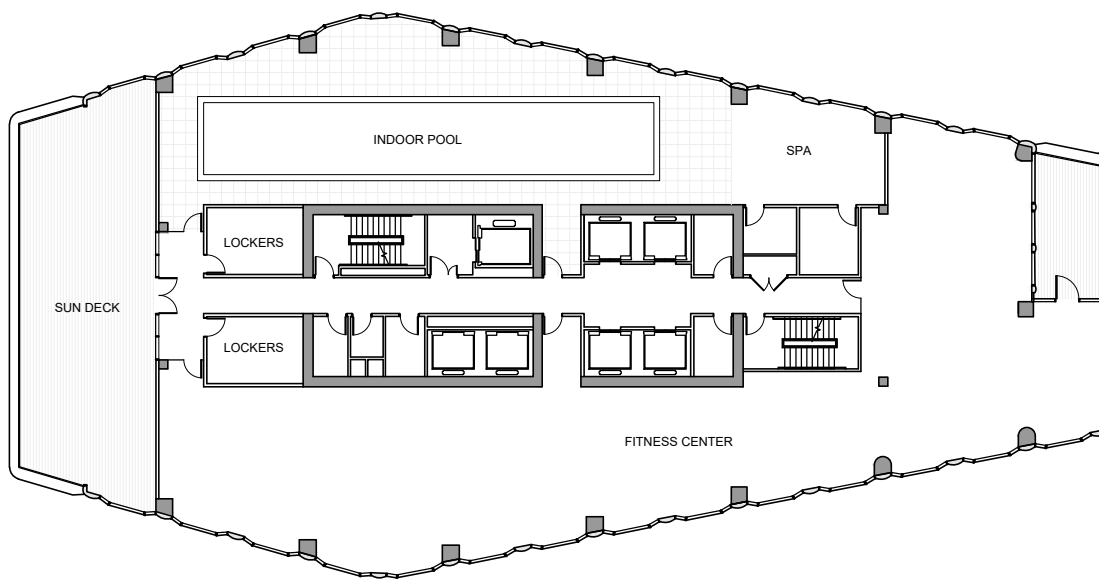




Applicant: RMW Streeterville, LLC
Address: 400 N Lake Shore Dr.,
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Introduction Date: TBD
Plan Commission: TBD

GROUND LEVEL PLAN

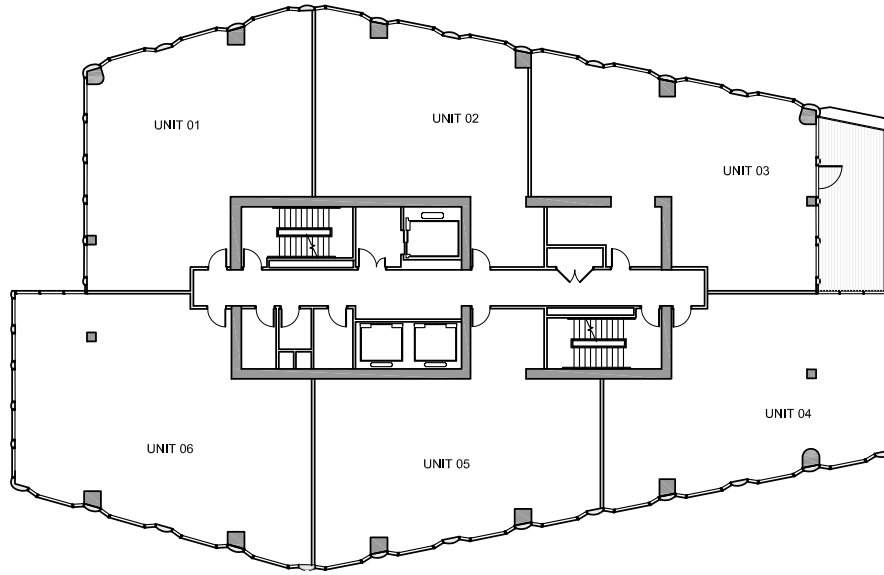




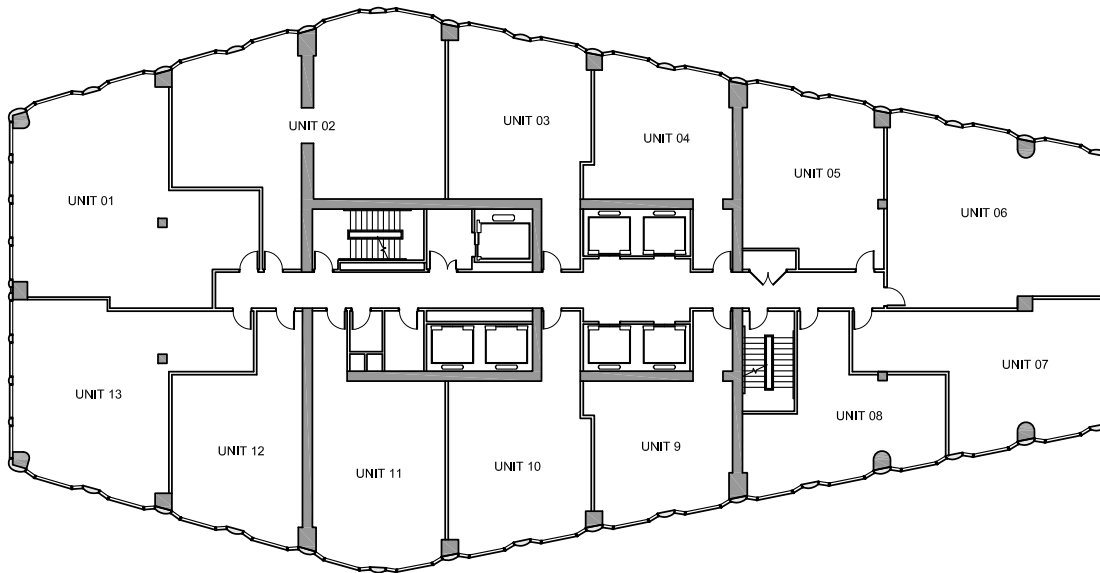
Applicant: RMW Streeterville, LLC
Address: 400 N Lake Shore Dr.,
Chicago, IL 60611
Introduction Date: TBD
Plan Commission: TBD

AMENITY FLOOR PLAN



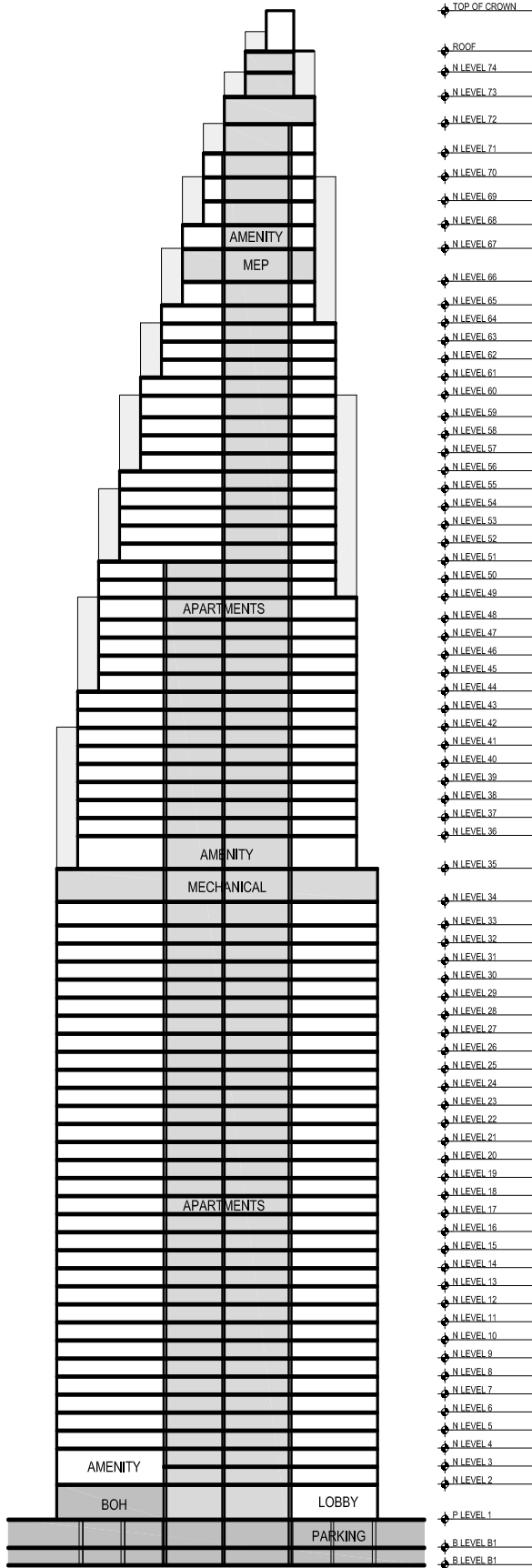


TYPICAL HIGH-RISE RESIDENTIAL PLAN

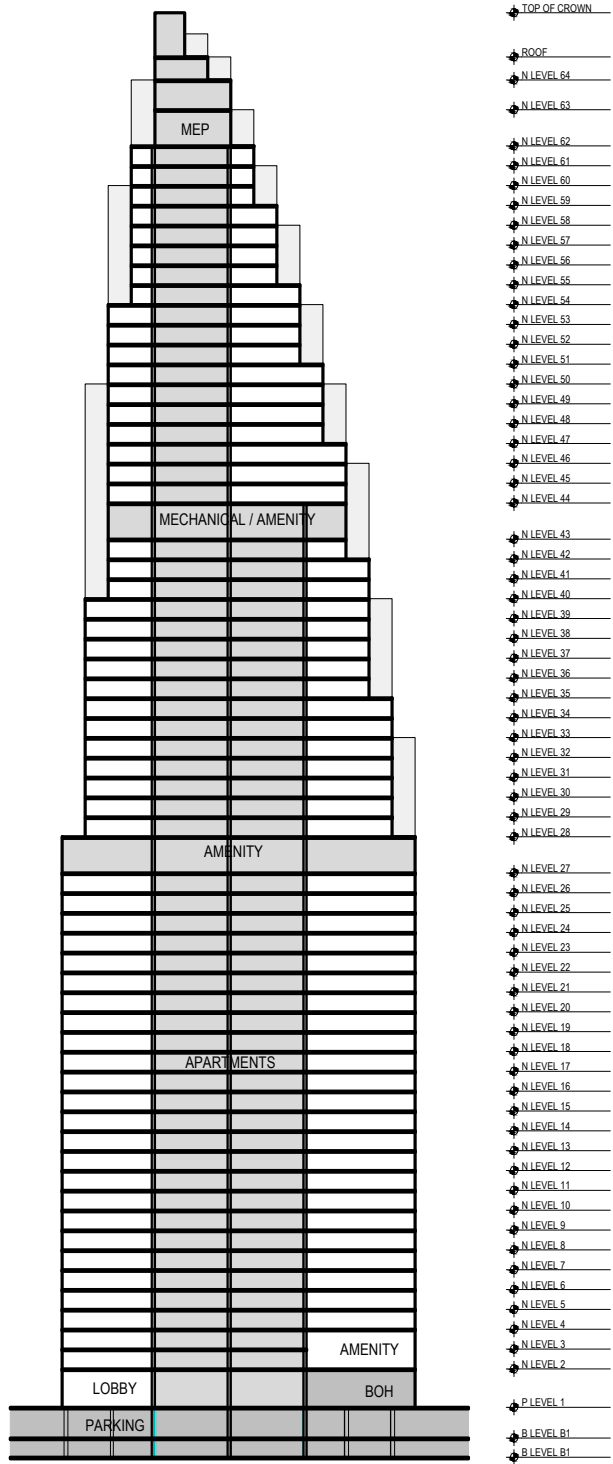


TYPICAL LOW-RISE RESIDENTIAL PLAN





PHASE 1 TOWER SECTION



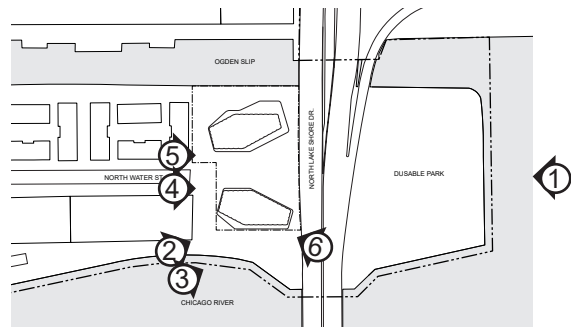
PHASE 2 TOWER SECTION



Applicant: RMW Streeterville, LLC
 Address: 400 N Lake Shore Dr.,
 Chicago, IL 60611
 Introduction Date: TBD
 Plan Commission: TBD

BUILDING SECTIONS





Applicant: RMW Streeterville, LLC
 Address: 400 N Lake Shore Dr.,
 Chicago, IL 60611
 Introduction Date: TBD
 Plan Commission: TBD

RENDERING





PHASE ONE



PHASE TWO

Applicant: RMW Streeterville, LLC
Address: 400 N Lake Shore Dr.,
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Introduction Date: TBD
Plan Commission: TBD

RENDERINGS





PHASE ONE



PHASE TWO

Applicant: RMW Streeterville, LLC
Address: 400 N Lake Shore Dr.,
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RENDERINGS



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