

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 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 and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Housing and Economic Development is available to provide technical assistance to the Applicant, before preparation of the Application, during the process stages and to review the Application upon submission to the Chicago Plan Commission. Copies of the Ordinance, Application and examples of forms for both notification and proof of notice are available from the:

Department of Housing and Economic Development  
City Hall  
121 North LaSalle Street  
Room 905  
Chicago, IL 60602  
(312) 744-5777

This Application consists of five (5) parts:

- Part One – General Information
- Part Two – Character of the Proposal
- Part Three – Zoning Information
- Part Four – Potential Impact of the Proposal
- Part Five – Disclosure Forms

A copy of this Application will be available for public inspection in City Hall, Room 905, five (5) days prior to the date of which the public meeting before the Chicago Plan Commission on this Application is to be held.

SECTION BELOW FOR OFFICE USE ONLY

Date of Receipt in DHED: _____	ZBA Action Necessary: _____ Yes _____ No
Date of Receipt in Buildings: _____	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 for this Address: _____ Yes _____ No
Date of Publication of Report of Commissioner of DHED: _____	Application Number _____
Date Forwarded	Zoning Map Amendment: _____ Yes _____ No
DIS: _____	Disposition:
DSS: _____	Approved: _____
CDOT: _____	Disapproved: _____
PKD: _____	Continued: _____
Other: _____	Date Applicant Notified of Decision: _____

SITE ADDRESS: \_\_\_\_\_

## GUIDELINES FOR COMPLETING PART ONE OF THE APPLICATION

Part One of this Application provides general information to the Chicago 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 street address, the location must be described in relation to nearest 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 (if different). The Applicant must be either the owner of the subject property or the owner's duly authorized agent or representative; if the Applicant is the owner's duly authorized agent or representative, the Applicant must submit proof to the Chicago Plan Commission at the time the Application is filed of such authorization.

Whenever the ownership of the subject property takes the form of something other than a singular living individual (partnership, corporation, trust, etc.) the Applicant shall so indicate. Furthermore, the Chicago Plan Commission may require disclosure of all parties having 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 structure height (in feet and stories). Any additional information describing the proposal should also be included.
5. Under the provisions of Section 194b-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Chicago Plan Commission will not accept an Application until the Applicant submits to the Chicago Plan Commission a list of names and last known addresses of the owners of all property on which notice must be served, the names and addresses of persons so served (if different), the method of service employed and a statement certifying that the Applicant has complied with all applicable noticing provisions in effect at the time of filing.
6. If there are any other approvals required from other public agencies before the Applicant can proceed with their proposal, those approvals must be listed; except that other City of Chicago licenses and permits may be omitted. If no other approvals are required, enter "NONE" under (VI. A.). Examples of items which should be listed include approvals from the:
  - United States Department of Housing and Urban Development Federal Housing Administration
  - United States Army Corps of Engineers
  - Federal Aviation Administration
  - State of Illinois Department of Natural Resources

PART ONE: GENERAL INFORMATION

I. Date of Application: \_\_\_\_\_

II. Address or Location of the Site of the Proposal: \_\_\_\_\_  
\_\_\_\_\_

III. Information on the Applicant and/or Owner:

A. Applicant  
Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

B. Owner (if different)  
Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

C. If the Applicant is not the Owner, initial 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 takes the form of something other than a singular living individual (partnership, corporation, trust, etc.), please indicate such: \_\_\_\_\_

IV. Brief Description of the Proposal: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

V. Initial here: \_\_\_\_\_ verifying that the noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant and this Application.

VI. The Applicant must also obtain the following approvals, in addition to the approval of the Chicago Plan Commission (provide an addendum, if necessary):

A. Nature of the Approval: \_\_\_\_\_  
\_\_\_\_\_  
Agency: \_\_\_\_\_

B. Nature of the Approval: \_\_\_\_\_  
\_\_\_\_\_  
Agency: \_\_\_\_\_

C. Nature of the Approval: \_\_\_\_\_  
\_\_\_\_\_  
Agency: \_\_\_\_\_

## 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 production. 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 (Figure 4-1, Figure 4-2, Figure 4-3, etc); and, each sheet should contain the address of the site of the proposal.

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 the 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: Map of the Vicinity of the Site, showing (and labeling) Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions and significant developments. All streets on this map should be labeled and all building footprints within the vicinity of the subject site should be outlined and all structure heights should be identified.
- II. Figure 2: Map of the Existing Site, showing locations and dimensions of lot lines, contour intervals (5'), existing structures, walkways, driveways and any other special features.
- III. Figure 3: Proposed Site Plan showing locations and dimensions of proposed structures, driveways walkways, parking areas, open space and recreational areas.
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor and any floors with recreational space or facilities.
- V. Figure 5: Elevation or Cross-Section, showing the height and number of stories for all proposed structures.
- VI. Narrative: Statement Describing the Proposed Development.

The Applicant is encouraged to provide additional graphic materials, visual aids, photographs, full-color renderings, data tables, etc; any such exhibits should be labeled "Figure 6".

PART THREE: ZONING INFORMATION

The Applicant must provide the following data regarding zoning considerations for the site subject to this proposal; all applicable calculations must be provided via an addendum.

- I. Is a Planned Development ordinance or an amendment to an existing Planned Development required or permitted in order to allow for the proposal on this subject site?

Required \_\_\_\_\_ Permitted \_\_\_\_\_ NA \_\_\_\_\_

If a Planned Development is required, or if it is permitted and the Applicant chooses to pursue the designation, the Applicant is not required to complete the remainder of Part Three of this Application.

- II. Is a Zoning Board of Appeals approval of a variation or special use required or contemplated in order to allow for the proposal on the subject site?

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, please explain the nature of the matter that ZBA will need to consider: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- III. Square Feet of Net Site Area(s) and Existing Zoning District Classification(s); provide an addendum, if necessary:

Sub-Area I: Zoning District Classification _____	Net Site Area _____
Sub-Area II: Zoning District Classification _____	Net Site Area _____
Sub-Area III: Zoning District Classification _____	Net Site Area _____
Total Net Site Area _____	

- IV. Dwelling Units  
Maximum Units Allowed without Efficiency Units \_\_\_\_\_  
Maximum Units Allowed including Maximum Percentage of Efficiency Units \_\_\_\_\_

Proposed Number of Dwelling Units \_\_\_\_\_  
Proposed Number of Efficiency Units \_\_\_\_\_  
Proposed Number of Total Units \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, please specify the number of units, below the maximum allowed, that the project will be reduced by \_\_\_\_\_ and the corresponding Floor Area Ratio percentage increase \_\_\_\_\_ that will be requested.

V. Bulk

Base Floor Area Ratio, without Bonuses \_\_\_\_\_

Proposed Floor Area Ratio, including all Bonuses \_\_\_\_\_

List all Bonuses being requested: \_\_\_\_\_

\_\_\_\_\_

Proposed Floor Area \_\_\_\_\_ sq. ft.

Percentage of floor area devoted to interior recreation space, meeting rooms, etc \_\_\_\_\_

VI. Off-street Parking and Loading

	<u>Minimum Required</u>	<u>Number Proposed</u>
Parking Spaces	_____	_____
Loading Docks	_____	_____

VII. Setbacks

	<u>Minimum Required</u>	<u>Number Proposed</u>
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____

## PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the following Fourteen (14) Basic Policies of the Lakefront Plan of Chicago and the Thirteen (13) Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance in a written statement to the Commission attached to this Application and labeled as 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 of the Lakefront Plan of Chicago

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 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 edges 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 vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit a 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.

## II. Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance

1. To promote and protect the health, safety, comfort, convenience and 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 ensure 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 ensure that the life patterns of fish, migratory birds and other fauna are recognized and supported.
5. To ensure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to ensure 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 (1/4) mile and additional wherever possible; and, to protect and enhance vistas as these locations and wherever else possible.
8. To promote and provide for improved public transportation access to the Lakefront.
9. To ensure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks.
10. To ensure 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 found in the

applicable chapters of Chicago Zoning Ordinance portion 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, 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.