

LAKEFRONT PROTECTION ORDINANCE APPLICATION

PART TWO: CHARACTER OF THE PROPOSAL

VI. NARRATIVE

The Co-Applicants, the City of Chicago, the Chicago Park District and the Chicago Children's Museum, are seeking approval to construct a new children's museum, a new Chicago Park District field house and accessory uses at the current location of Daley Bicentennial Plaza, located at 337 East Randolph Street. The subject property (the "Subject Property") is bounded by East Randolph Street; a line five hundred five (505) feet east of and parallel to the east line of North Columbus Drive; a line bearing S 88°54'54"W, one hundred fifty (150) feet south of and parallel to the south line of East Randolph Street; and North Columbus Drive. The Chicago Park District and the City of Chicago are the owners of the Subject Property. The Subject Property is located within Institutional/Transportation Planned Development No. 677, which includes, among other things, portions of Grant Park, Millennium Park and below-grade parking structures (the "Planned Development"). The Planned Development contains a net site area of 3,166,609 square feet (72.71 acres).

Current Use

The Subject Property is now improved with Daley Bicentennial Plaza, a Chicago Park District Field House, below-grade parking structures, and a number of accessory buildings (garage access structures, field house access structures, garage vent structures, etc.).

Proposed Plan

The Co-Applicants are proposing to construct a new Chicago Children's Museum, Chicago Park District field house and related facilities on the Subject Property. The Co-Applicants' proposal is depicted on the plans included in Part Two of this application. In order to facilitate the conversion of a portion of the existing parking garage to the Chicago Children's Museum and the construction of a new field house, the Chicago Children's Museum is seeking the right to use City of Chicago and Chicago Park District property including, without limitation, garage property and public right-of-way. Such rights would be established by a use agreement and/or other agreements.

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.

1. 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.

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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 X 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. <u>PD No. 677</u>	<u>3,166,609</u> sq. ft.
B. _____	_____ sq. ft.
C. _____	_____ sq. ft.
D. Total Net Site Area:	<u>3,166,609</u> sq. ft.

IV. Dwelling Units

A. Maximum units allowed

1. Without efficiency units: None.
2. With maximum percent of efficiency units: None.

B. Proposed number of units

1. Dwelling units: None.
2. Efficiency Units: None.
3. Total Units: None.

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

_____ yes X no.

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

Address: 337 E. Randolph Street

V. Bulk

A. Base Floor Area Ratio (F.A.R.), without bonuses: Per Site Plan.

B. Proposed F.A.R., include all bonuses: no bonuses sought.

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

1. _____
2. _____
3. _____

D. Proposed Floor Area: Approx. 800 square feet at Upper Randolph St.; other below-grade floor area per Site Plan

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

VI. Off-street Parking and Loading

A. Parking Spaces None _____

B. Loading Docks Per Site Plan _____

VII. Setbacks

	<u>Minimum</u>	<u>Proposed</u>
A. Front	<u>None</u>	<u>Per Site Plan</u>
B. Side	<u>None</u>	<u>Per Site Plan</u>
C. Rear	<u>None</u>	<u>Per Site Plan</u>

Address: 337 E. Randolph Street

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.

1. 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.

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.

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PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

A. FOURTEEN BASIC POLICIES

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

Response: The site will continue to be publicly owned. One of the last discontinuities in the lakefront park system was eliminated in 1985-6, with the completion of new Lake Shore Drive and lakefront park improvements between Monroe Street and the Chicago River. The lakefront park system is now complete from the south bank of the Chicago River to 71st Street.

Policy 2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lakeshore parks.

Response: The proposed museum and field house, below the grade of upper Randolph Street, will have landscaped roofs and landscaped terraces open to the sky. Prior to or during construction of the proposed museum and field house, the entire block forming Daley Bicentennial Plaza also will be reconstructed. The proposed project offers an opportunity to accomplish a number of enhancements in landscaping on the subject property and in the area immediately south of the subject property. The continuous character of the park will not be diminished by this proposal.

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

Response: The project, which will be connected to the Chicago water and sewer systems, and is well-removed from the shoreline of the lake, will have no direct or indirect impact on the lake water or its ecological characteristics.

Policy 4. Preserve the cultural, historical, and recreational heritage of the lake shore parks.

Response: The cultural and historical heritage of the lakefront parks are significantly rooted in the legacy of the city's celebrated lakefront museums. The proposal is consistent with and will preserve that tradition and legacy. The project also represents a recreational enhancement because the obsolete Daley Bicentennial field house will be replaced with a new field house.

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

Response: The only new improvement rising above the grade of upper Randolph Street will be a glass entrance with an elevator link providing access established to the museum and field house for persons with disabilities to the park, the museum, the field house and the parking garage. The elevator entrance will be located outside of Grant Park within the Randolph

Street right-of-way. The entrance is of extremely modest scale, and consistent with the scale of numerous utilitarian structures in Grant Park. The museum will contribute to the formal character of Grant Park, and the reconstruction of Daley Bicentennial Plaza in connection with the replacement of the roof of the parking garage will provide further opportunities to improve the formal character of Grant Park.

Policy 6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

Response: The proposed museum and field house will increase the diversity of recreational activities in Grant Park.

Policy 7. Protect and develop natural lake shore park and water areas for wildlife habitation.

Response: The reconstruction of Daley Bicentennial Plaza will have no impact on Lake Shore or water areas, but will offer ample opportunity to create and enhance wildlife habitat.

Policy 8. Increase personal safety.

Response: Being subject to all applicable building and life-safety codes, the museum and field house will be designed to ensure that the personal safety of museum and field house visitors will be optimized. Further, the museum and field house will utilize three levels of Randolph Street and the parking garage to separate pedestrian, vehicular and service access. The existing ramps from upper Randolph Street, which do not meet standards for providing access for persons with disabilities, will be replaced with an entrance that will meet such standards.

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

Response: The proposed project will include no construction on or near, and will have no impact upon, the shoreline.

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

Response: No development of any kind is proposed east of Lake Shore Drive. Randolph Street, with its tri-level configuration and approximately 144-foot right-of-way, forms the boundary between the site and the Lakeshore East community. The relationship between the two will not be materially altered.

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

Response: The existing ramps from upper Randolph Street, which do not meet standards for providing access for persons with disabilities, will be replaced with an entrance that

will meet such standards. Neither Columbus Drive nor Randolph Street is a secondary park road.

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

Response: The proposed project will have no impact whatever on the physical aspects of Lake Shore Drive.

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

Response: The proposed museum and field house constitute a project of exceptional architectural creativity that will perpetuate the Chicago tradition of innovative architecture and enhance the character of the park at this location.

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

Response: The project will be coordinated with the Park District plan for the redevelopment of Daley Bicentennial Plaza and the maintenance and improvement of the parking structure now located on the subject property.

B. THIRTEEN PURPOSES

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

Response: The museum, as a cultural institution for small children, and the field house, as a Chicago Park District facility (along with proposed improvements to means of public access), will promote and protect the health, safety, comfort, convenience and general welfare of the people. The proposal will have no impact on the conservation of natural resources.

Purpose 2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District.

Response: N/A. The Lake Michigan and Chicago Lakefront Protection Ordinance already defines the boundaries of the District.

Purpose 3. To maintain and improve the purity and quality of the waters of Lake Michigan.

Response: N/A. The proposed project will be connected to the existing City of Chicago water and sewer systems, and as a result will have no direct or indirect impact on the purity or quality of Lake Michigan waters.

Purpose 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;

Response: N/A. The project will not involve any lake edge or shoreline construction.

Purpose 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.

Response: By precedent and by tradition, Chicago's museums in lakefront parks serve public purposes. The Museum of Science and Industry, the Field Museum of Natural History, the Adler Planetarium, the Shedd Aquarium, the Peggy Notebaert Nature Museum and the Art Institute in Grant Park are all among the city's most celebrated cultural institutions—and all of them advance important public purposes. The Chicago Children's Museum is of the same genre.

While the proposed museum and field house will not expand Grant Park, it will introduce an opportunity to enhance its quality and diversity, especially in the light of the impending replacement of the garage roof membrane beneath Daley Bicentennial Plaza, which presents an exceptional opportunity to rethink the design of the entire ±21 acre area of the park. Daley Bicentennial Plaza was constructed long before Millennium Park, and long before the BP Bridge opened it up to pedestrian access from the west. The redesign of Daley Bicentennial Plaza, and construction of a museum and new field house, will improve the quality of Grant Park.

Purpose 6. To promote and provide for continuous pedestrian movement along the shoreline.

Response: N/A. The shoreline is east of Lake Shore Drive, well east of the designated site.

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

Response: The current proposal will not impede either access to Grant Park or vistas toward the park from the street spaces that terminate at the park boundary. Indeed, the establishment of the Children's Museum and construction of a new field house will activate an important segment of Grant Park, making it more accessible to the children and other people of the region. The existing ramps from upper Randolph Street, which do not meet standards for providing access for persons with disabilities, will be replaced with access points that will meet such standards. The entrance will be of extremely modest scale and is consistent with other utilitarian structures in and around Grant Park.

Purpose 8. To promote and provide for improved public transportation access to the Lakefront.

Response: Of all of Chicago's lakefront parks, Grant Park has the highest level of access via public transportation. The proposed project will encourage the use of public

transportation for access to the Lakefront because its location is closer to trains (both CTA and Metra) and bus routes than the current museum site.

Purpose 9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront parks.

Response: N/A. The proposed project includes no roadway of any kind.

Purpose 10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so designed as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established in Articles V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area 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 the Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

Response: N/A. The proposed project is not located in the Private Use Zone.

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

Response: N/A. The subject property is and will remain in public ownership.

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

Response: N/A. The proposed project will have no impact with respect to this purpose.

Purpose 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 otherwise be required by law.

Response: N/A.