#22573
INTRO DATE
OCTOBER 9, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   8080 S. DuSable Lake Shore Drive

2. Ward Number that property is located in: 7th and 10th

3. APPLICANT Related Chicago 8080 LLC

   ADDRESS c/o Related Midwest, 350 W. Hubbard Street, Suite 300

   CITY Chicago STATE IL ZIP CODE 60654

   PHONE (312) 595-7400 EMAIL wtippens@relatedmidwest.com

   CONTACT PERSON William Tippens

   Is the applicant the owner of the property? YES _____ NO X
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

   OWNER Chicago Lakeside Development, LLC and United States Steel Corporation

   ADDRESS 600 Grant Street, Suite 6100

   CITY Pittsburgh STATE PA ZIP CODE 15219

   PHONE (412) 433-6887 EMAIL wphinckley@uss.com

   CONTACT PERSON William Hinckley

4. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Paul Shadle and Mariah DiGrino - DLA Piper LLP (US)

   ADDRESS 444 West Lake Street, Suite 900

   CITY Chicago STATE IL ZIP CODE 60606

   PHONE (312) 368-3493 / 7261 FAX (312) 251-5870 / 5833

   EMAIL paul.shadle@us.dlapiper.com and mariah.digrino@us.dlapiper.com

5. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:

See attached Economic Disclosure Statements

6. On what date did the owner acquire legal title to the subject property? Various

7. Has the present owner previously rezoned this property? If yes, when? Yes, a portion of the property was rezoned in 2010 to Residential-Business Planned Development No. 1162

8. Present Zoning District Residential-Business Planned Development No. 1162; B2-3; B3-5; RS-1; RT-4; RM-5; RM-5.5; RM-6; RM-6.5; M1-1; M3-3; PMD 6
Proposed Zoning District: First, C3-5 Commercial, Manufacturing and Employment District, then Waterway Planned Development

9. Lot size in square feet (or dimensions) 18,288,577 sf (excluding area of right of way to be dedicated)

10. Current Use of the Property Vacant land and remnant former industrial facility

11. Reason for rezoning the property 17-8-0509 (Development along Waterways); 17-8-0510 (Large Commercial Development); 17-8-0511 (Large Industrial Developments)

12. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 1162, B2-3 Neighborhood Shopping District; B3-5 Community Shopping District; RS-1 Residential Single-Unit (Detached House) District; RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; RM-5, RM5.5, RM-6, and RM-6.5 Residential Multi-Unit Districts; M1-1 Limited Manufacturing/Business Park District; M3-3 Heavy Industry District; and Planned Manufacturing District (PMD) No. 6 to, first, C3-5 Commercial, Manufacturing, and Employment District and, then, to a Waterway Planned Development, to permit redevelopment of the property in phases with a quantum computing innovation hub, other commercial and industrial uses, and related uses. The overall maximum FAR will be 3.0, allowing a total of 59,282,652 square feet of floor area. The first phase of development consists of construction of approximately 458,018 square feet of quantum computing facilities in Subarea F, including among other facilities cryo facilities and equipment labs, as well as research and office spaces for private companies and universities to collaborate. The site is located within 2,640' of the Metra Electric Stations at 79th Street, 83rd Street, and South Chicago (93rd Street).

13. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

COUNTY OF **Cook**
STATE OF **Illinois**

Curt Bailey, authorized signatory of **RELATED CHICAGO 8080 LLC** being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
24th day of September, 2024.

Notary Public

OFFICIAL SEAL
KATIE WIESBROCK
Notary Public, State of Illinois
Commission No. 893884
My Commission Expires
May 31, 2027

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PLAT OF SURVEY

PROPERTY DESCRIPTION

PARCEL 1

[illegible]

PARCEL 2

[illegible]

PARCEL 3

[illegible]

PARCEL 4

[illegible]

PARCEL 5

[illegible]

PARCEL 6 INTENTIONALLY OMITTED

PARCEL 7

[illegible]

PARCEL 8

[illegible]

PROPERTY DESCRIPTION (CONTINUED)

PARCEL 9

[illegible]

PROPERTY DESCRIPTION (CONTINUED)

PARCEL 10

[illegible]

PARCELS 11 TO 14 (INCLUSIVE) INTENTIONALLY OMITTED

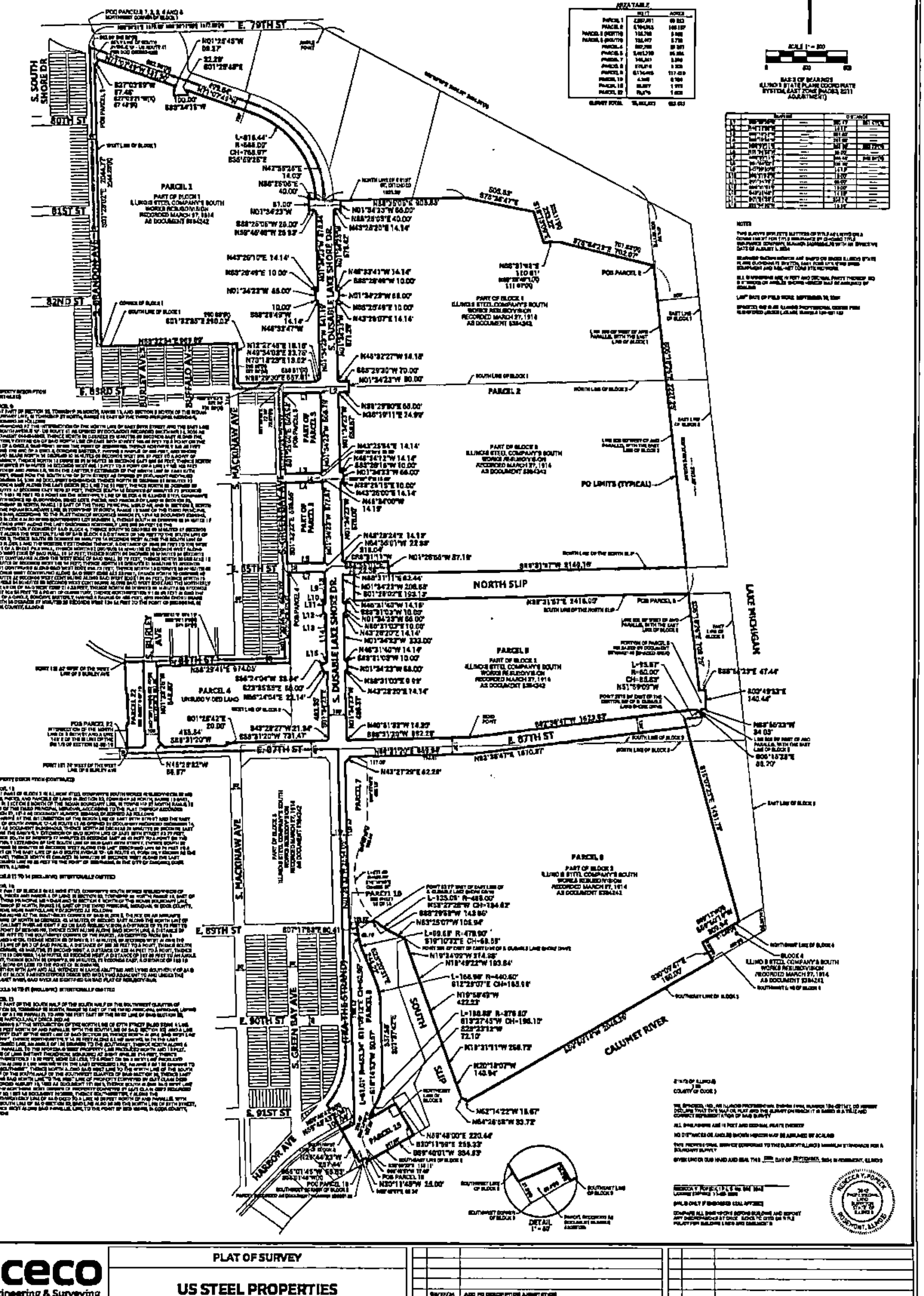
PARCEL 15

[illegible]

PARCELS 16 TO 21 (INCLUSIVE) INTENTIONALLY OMITTED

PARCEL 22

[illegible]



AREA TABLE

	SQ FT	ACRES
PARCEL 1	[illegible]	[illegible]
PARCEL 2	[illegible]	[illegible]
PARCEL 3 (NORTH)	[illegible]	[illegible]
PARCEL 3 (SOUTH)	[illegible]	[illegible]
PARCEL 4	[illegible]	[illegible]
PARCEL 5	[illegible]	[illegible]
PARCEL 7	[illegible]	[illegible]
PARCEL 8	[illegible]	[illegible]
PARCEL 9	[illegible]	[illegible]
PARCEL 10	[illegible]	[illegible]
PARCEL 15	[illegible]	[illegible]
PARCEL 22	[illegible]	[illegible]
SURVEY TOTAL	[illegible]	[illegible]

SCALE 1" = 300'

BASIS OF BEARINGS
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83, 2011 ADJUSTMENT)

LINE	BEARING		DISTANCE	
L1	[illegible]	—	[illegible]	[illegible]
L2	[illegible]	—	[illegible]	—
L3	[illegible]	—	[illegible]	—
L4	[illegible]	—	[illegible]	—
L5	[illegible]	—	[illegible]	[illegible]
L6	[illegible]	—	[illegible]	—
L7	[illegible]	—	[illegible]	[illegible]
L8	[illegible]	—	[illegible]	—
L9	[illegible]	—	[illegible]	—
L10	[illegible]	—	[illegible]	—
L11	[illegible]	—	[illegible]	—
L12	[illegible]	—	[illegible]	—
L13	[illegible]	—	[illegible]	—
L14	[illegible]	—	[illegible]	—
L15	[illegible]	—	[illegible]	—

NOTES

[illegible]

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

[illegible]

REBECCA Y. POPECK, I.P.L.S. No. [illegible]

REBECCA Y. POPECK — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — ROSEMONT, ILLINOIS

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PLAT OF SURVEY

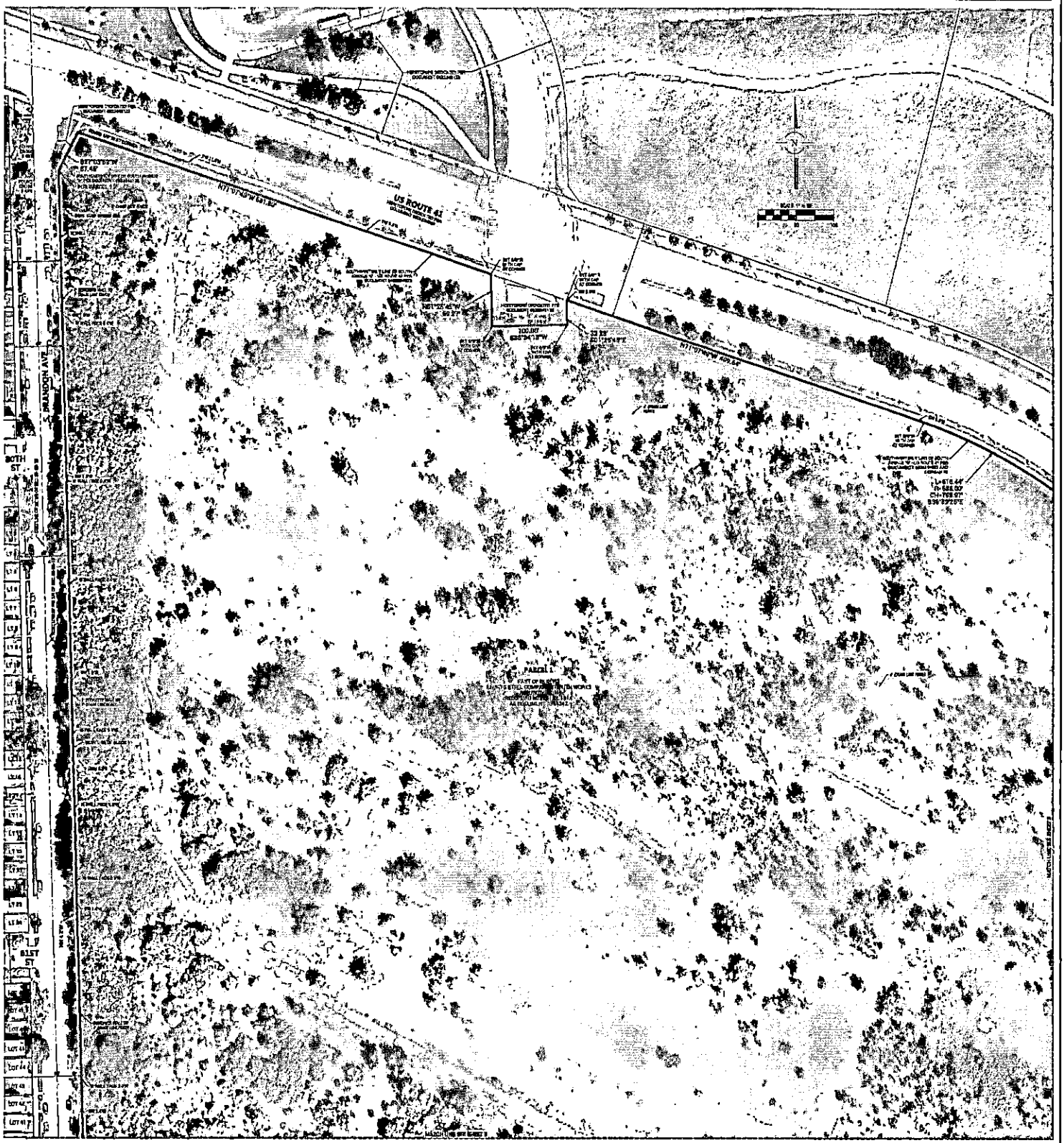
US STEEL PROPERTIES
CHICAGO, ILLINOIS

NO	DATE	REMARKS
	[illegible]	ADD PO DESCRIPTION ANNOTATIONS

NO.	DATE	REMARKS

SHEET 1 OF 1

SPACECO UAV
AERIAL IMAGE
DATE OF FLIGHT: 09/09/2024



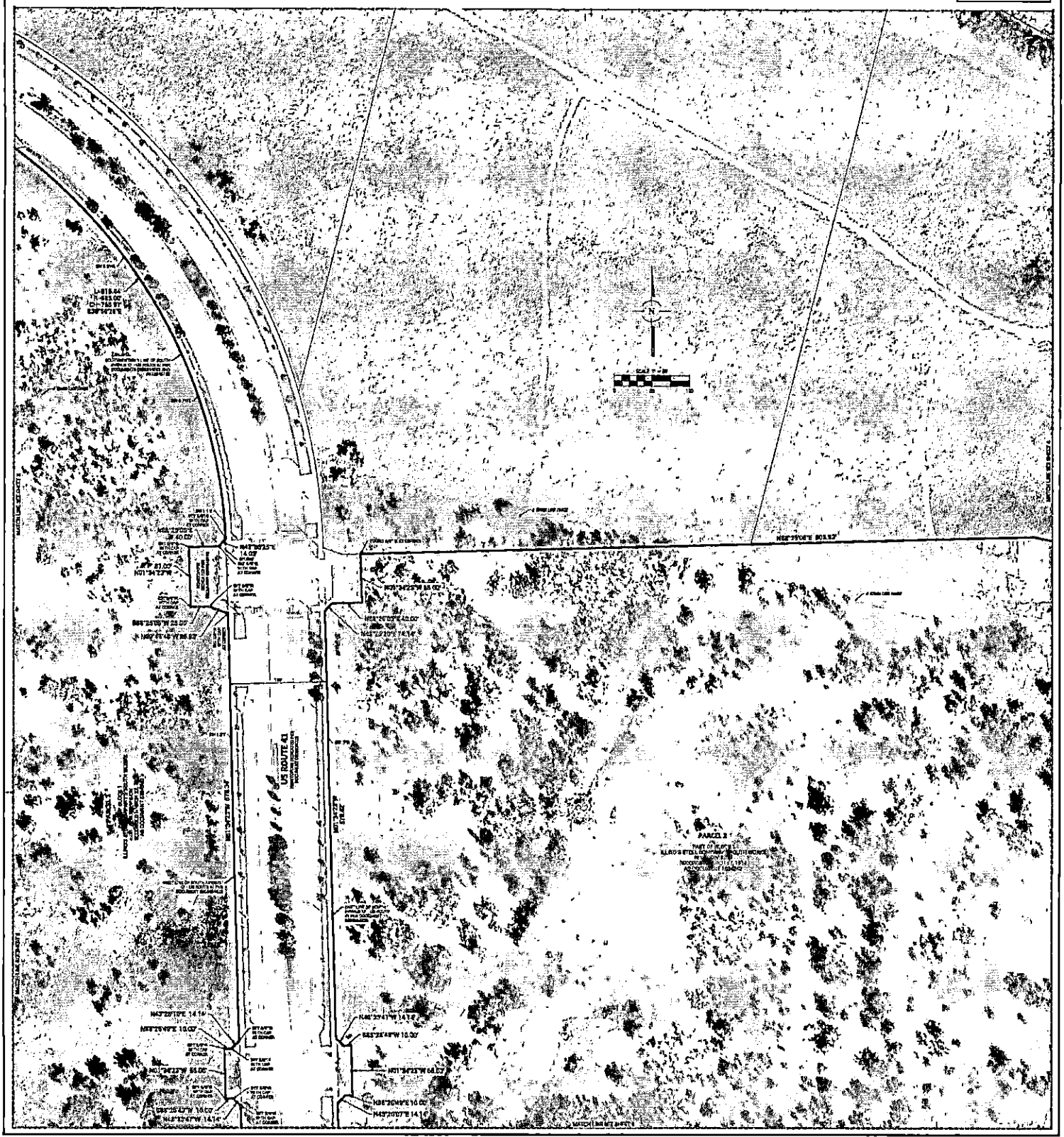
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CHICAGO, ILLINOIS

NO	DATE	REMARKS

NO	DATE	REMARKS



SHEET	JOB NO.	DRAWING	DATE	PLOT SCALE	PLOT DATE
1 OF 1					

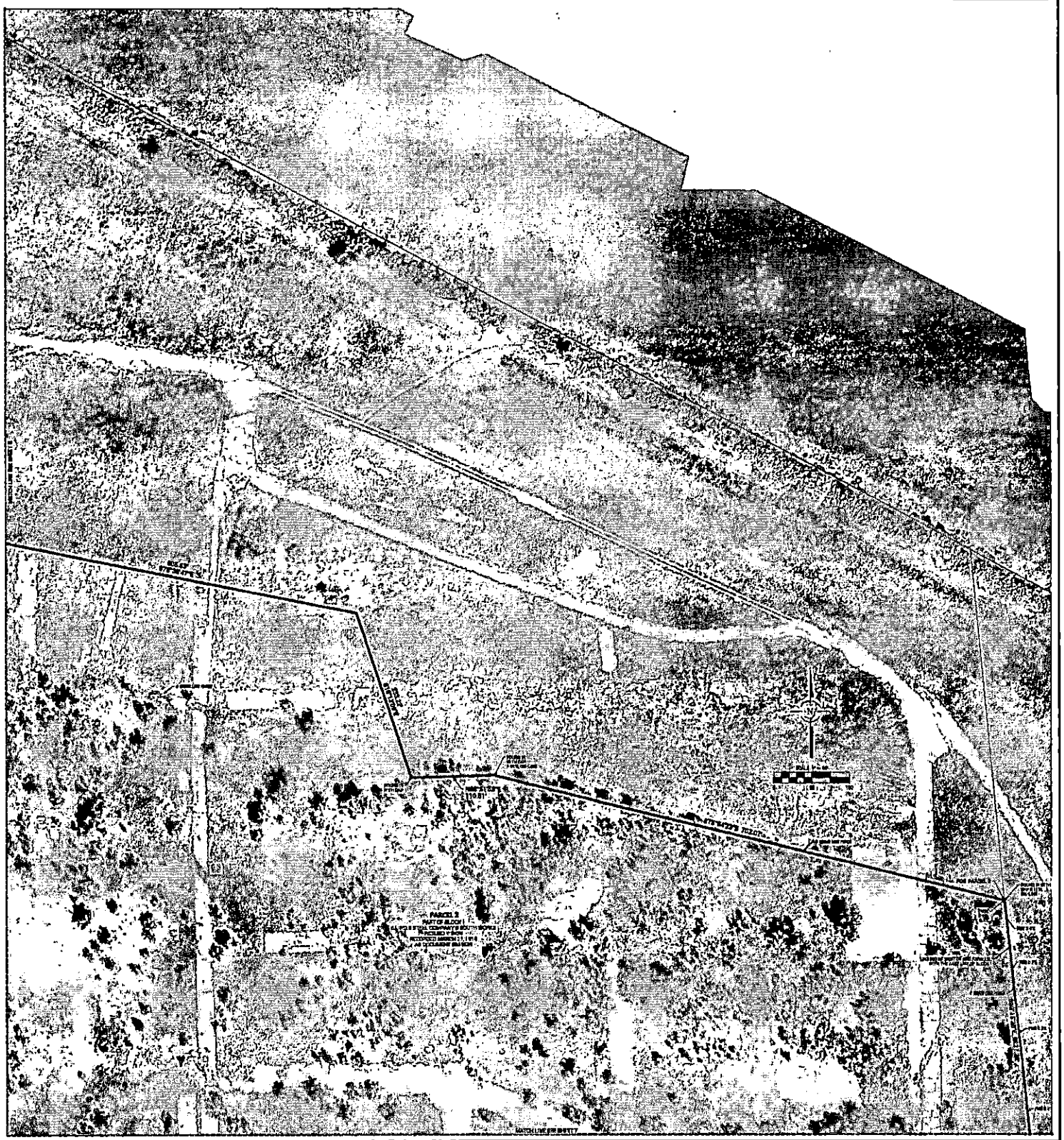
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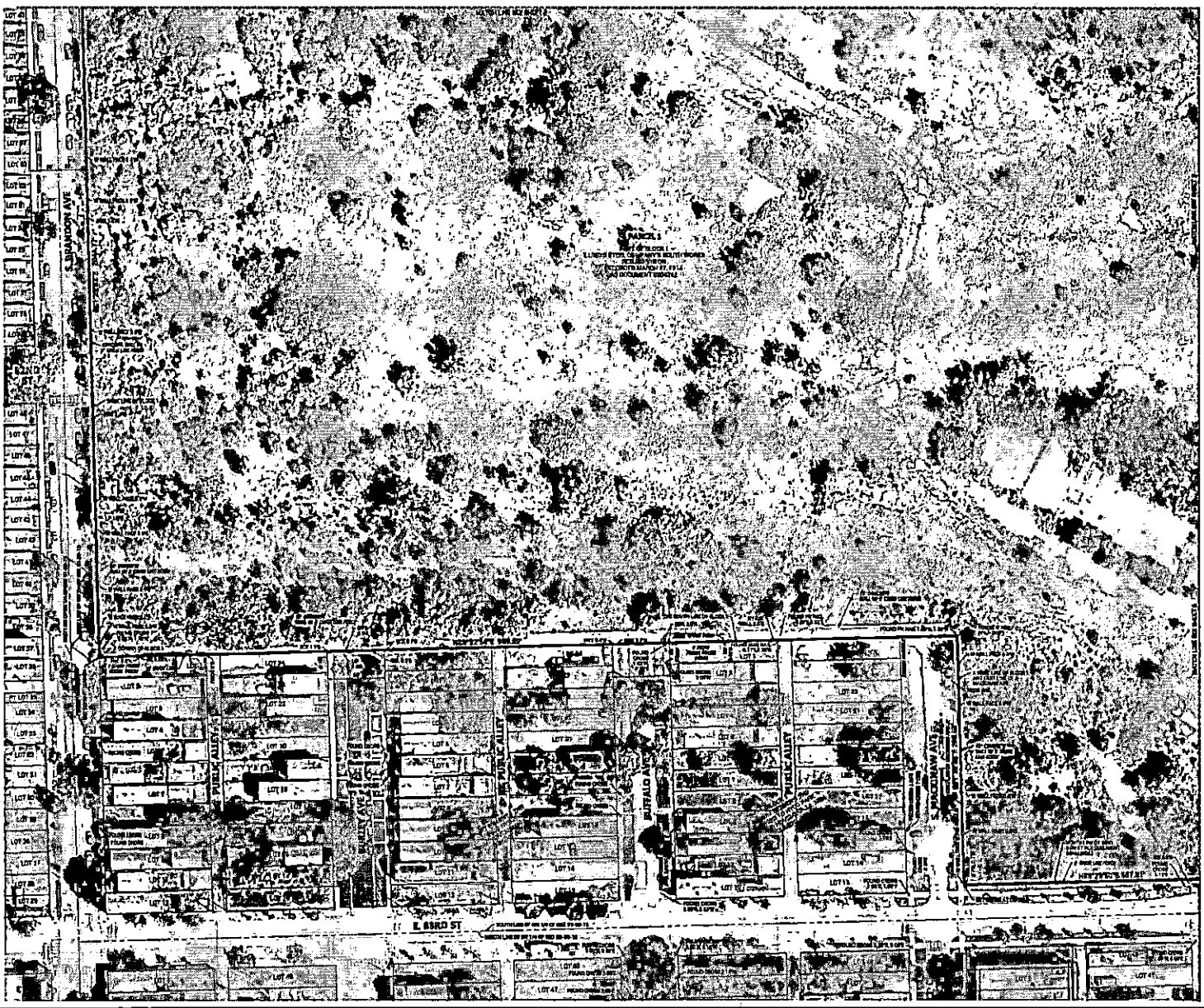
PLAT OF SURVEY

US STEEL PROPERTIES
CHICAGO, ILLINOIS

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SPACECO UAV
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CHICAGO, ILLINOIS

NO	DATE	REMARKS

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DATE OF FLIGHT 05/09/2024



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NO	DATE	REMARKS

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DATE OF FLIGHT: 05/09/2024



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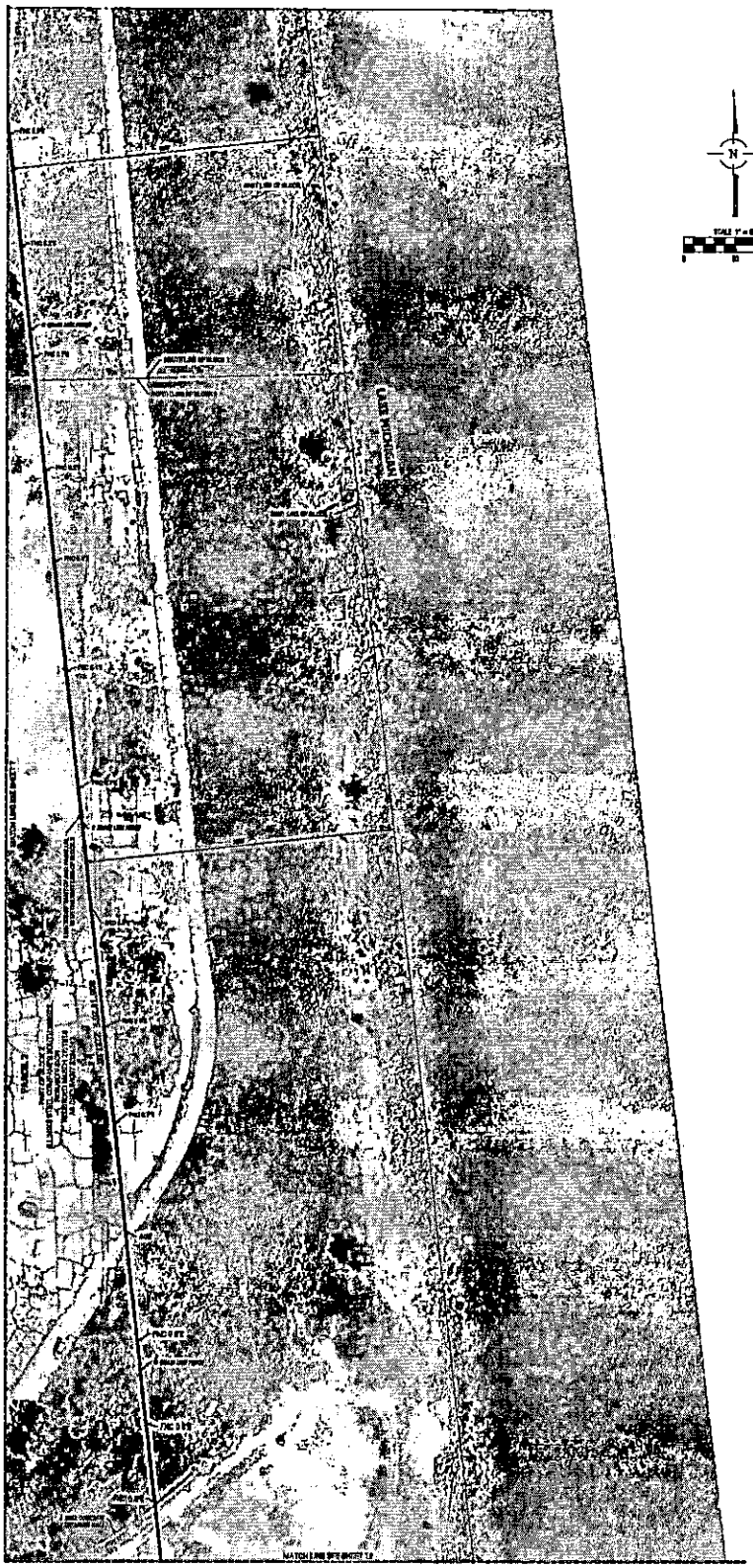
PLAT OF SURVEY

US STEEL PROPERTIES
CHICAGO, ILLINOIS

NO	DATE	REMARKS

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DATE OF FLIGHT: 08/07/2024



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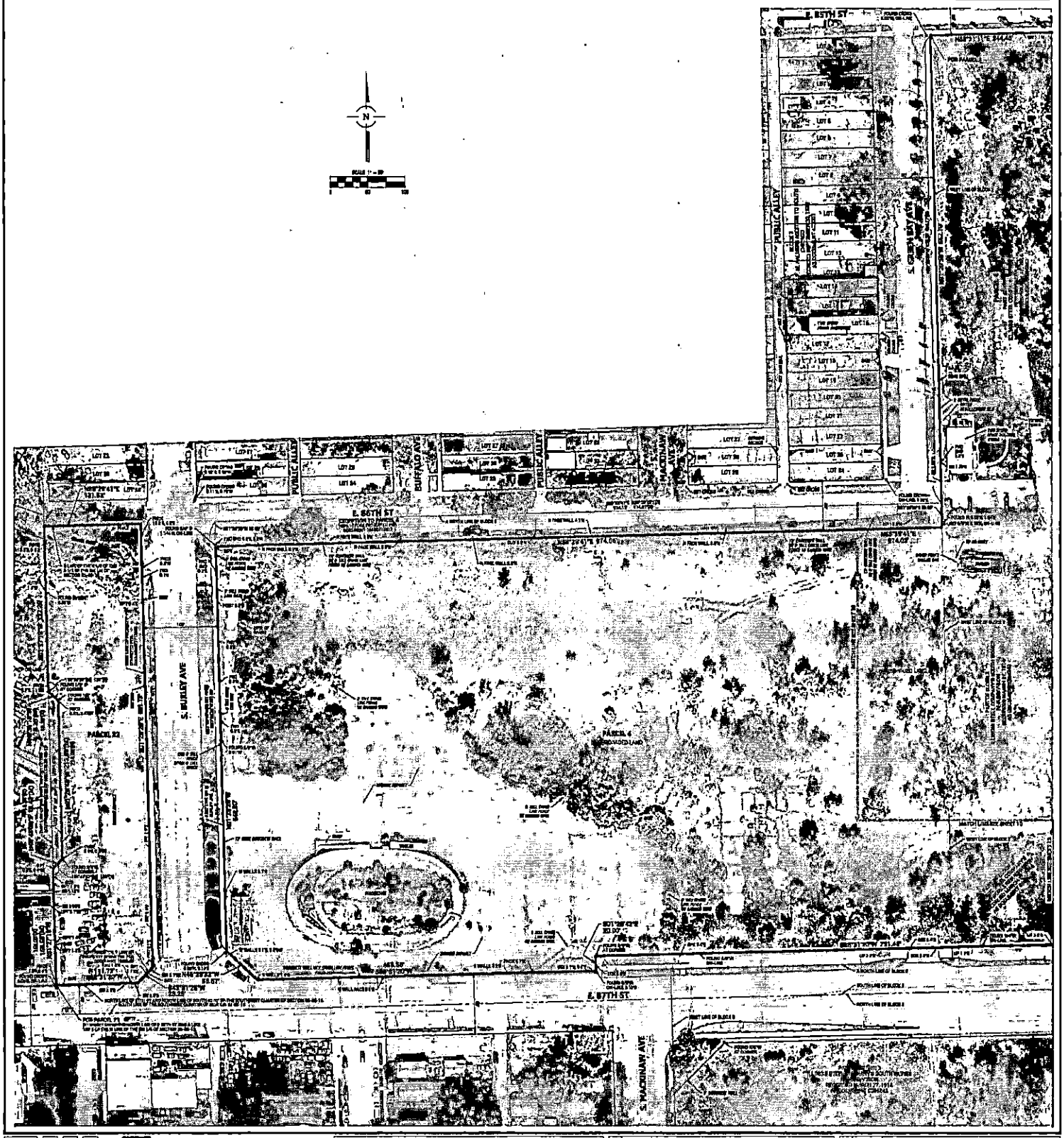
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US STEEL PROPERTIES
CHICAGO, ILLINOIS

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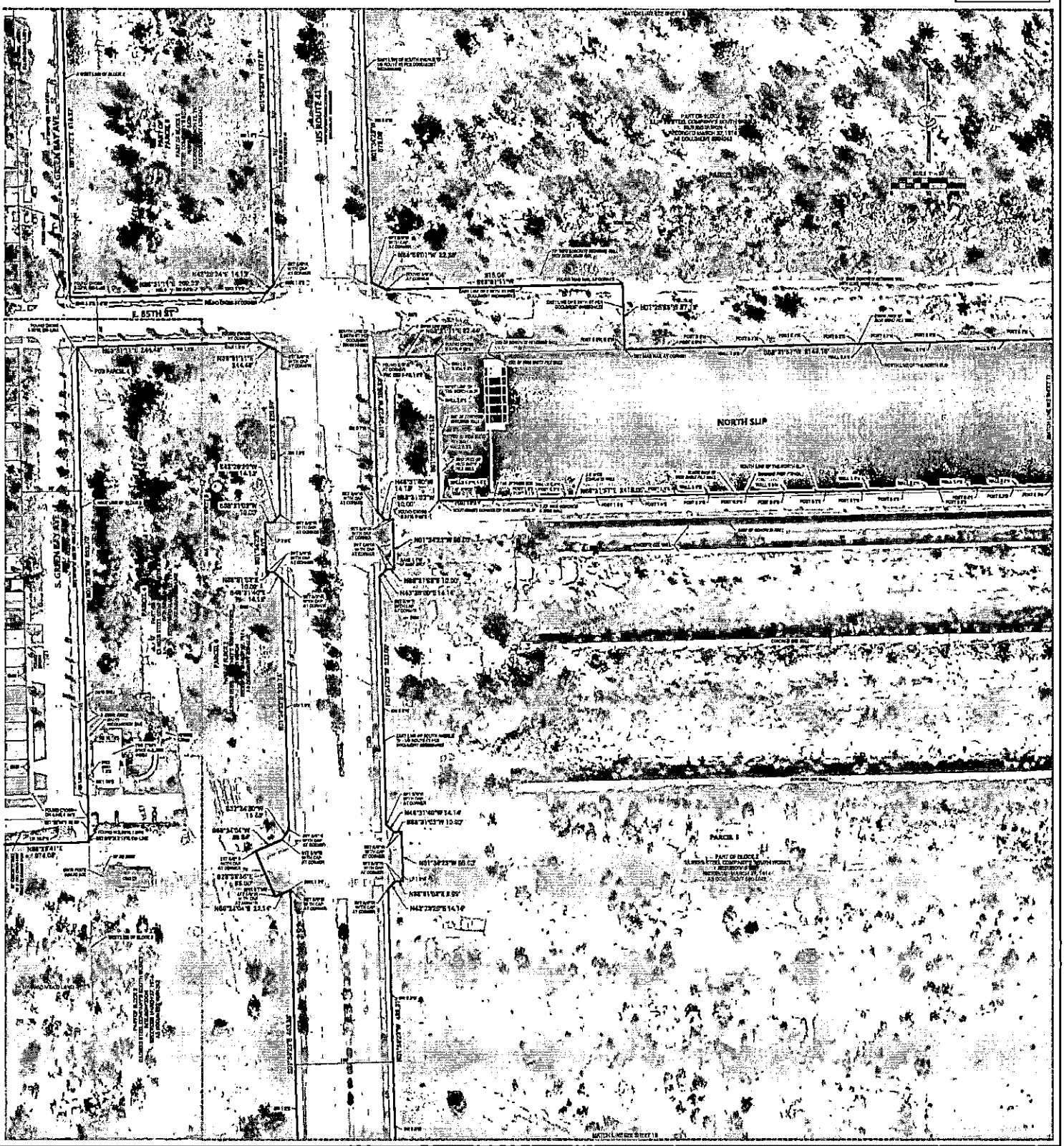
PLAT OF SURVEY

US STEEL PROPERTIES
CHICAGO, ILLINOIS

NO	DATE	REMARKS

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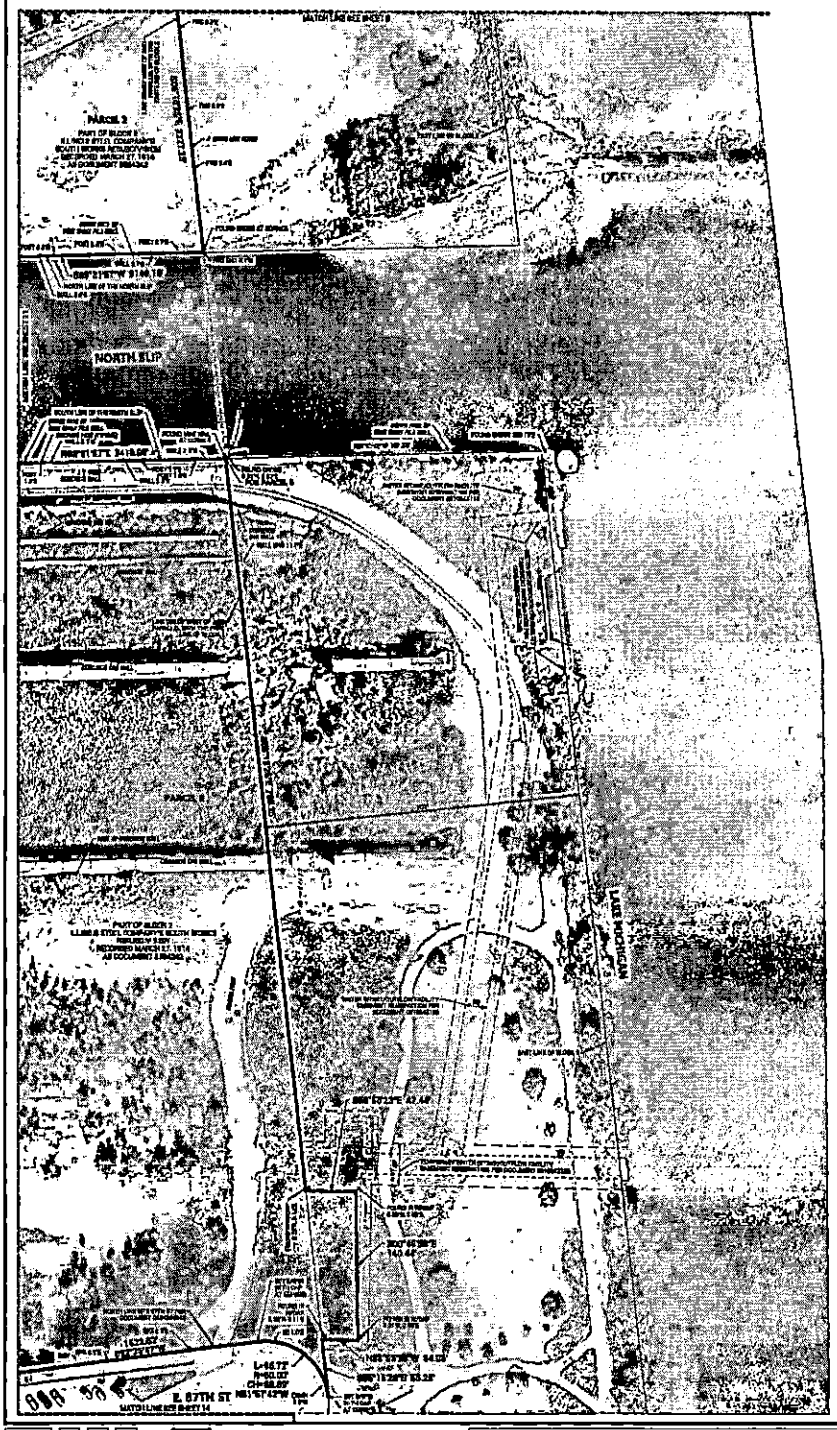
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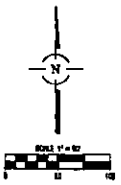
US STEEL PROPERTIES
CHICAGO, ILLINOIS

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CHICAGO, ILLINOIS

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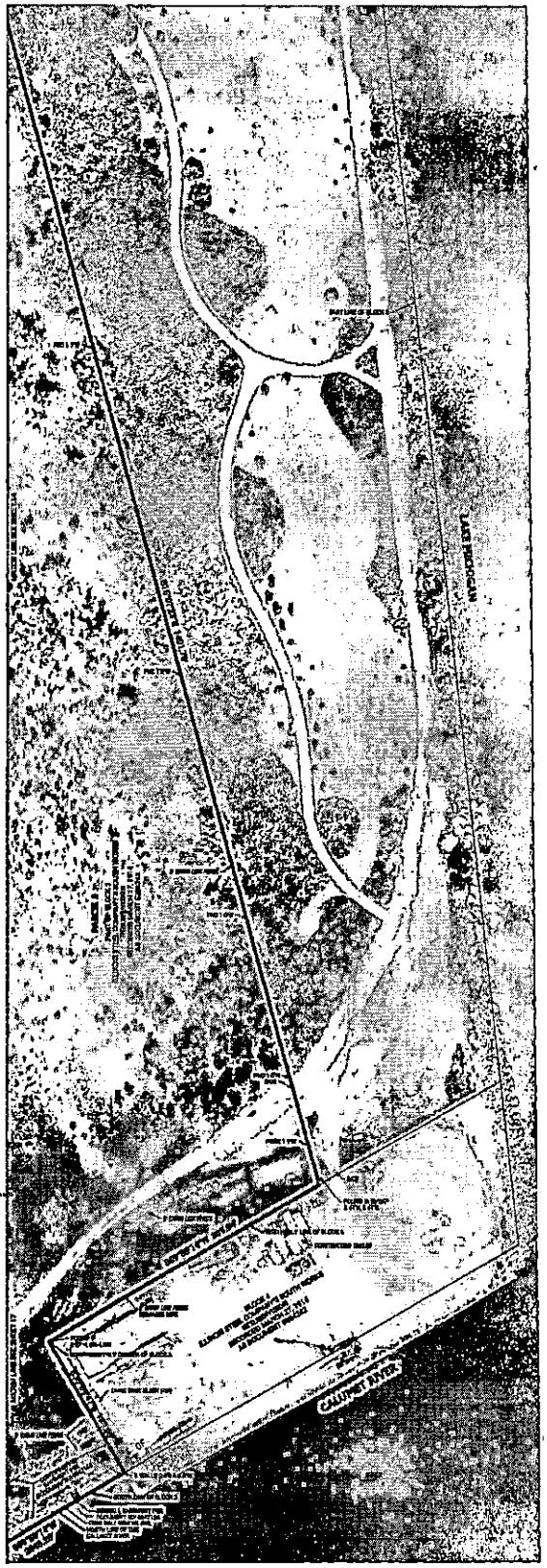


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					spacecoinc.com Bourbonnais, IL - Morris, IL - Indianapolis, IN	US STEEL PROPERTIES CHICAGO, ILLINOIS	

NO	DATE	REMARKS

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AERIAL IMAGE
DATE OF FLIGHT: 05/09/2024





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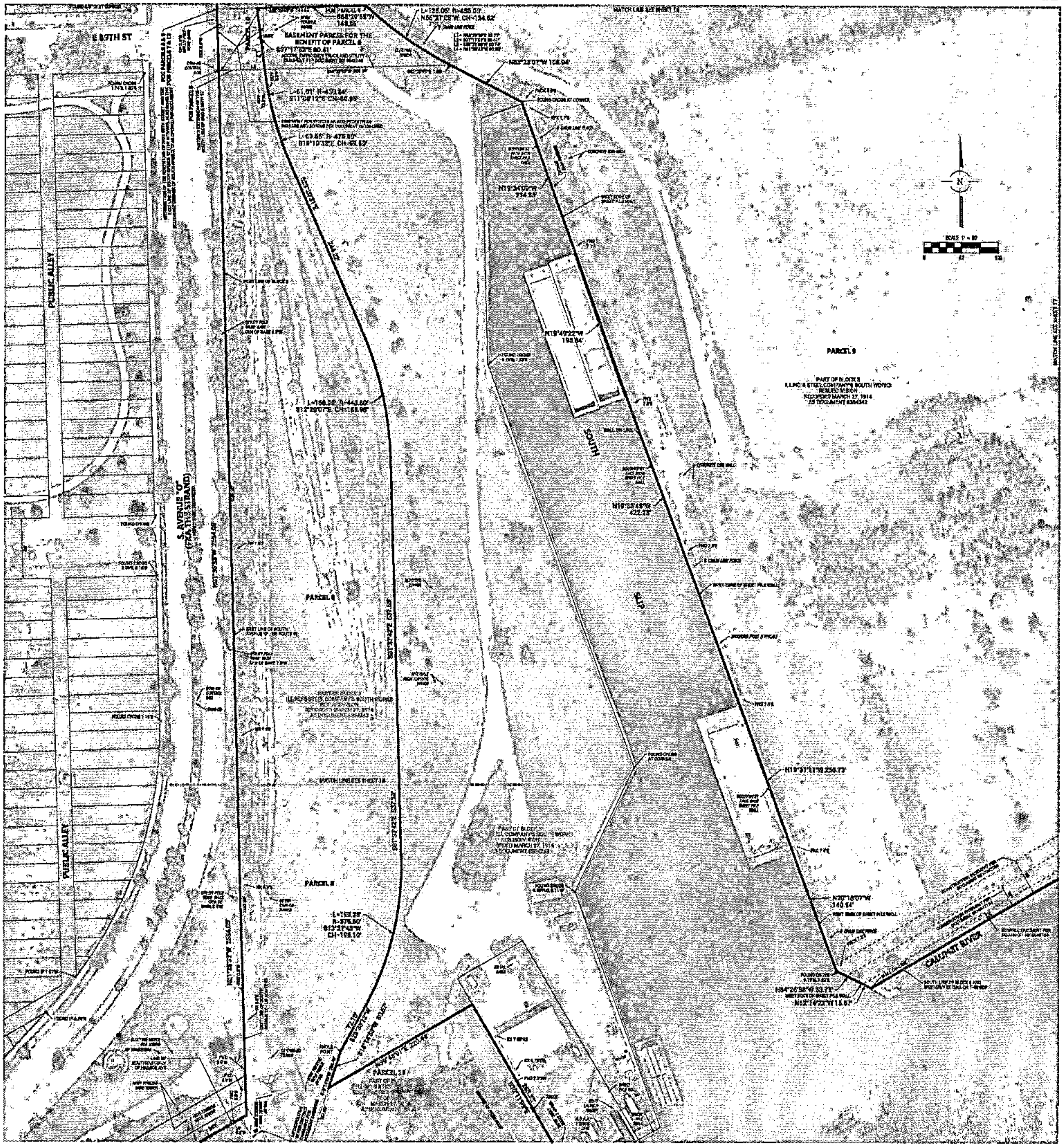
PLAT OF SURVEY

US STEEL PROPERTIES
CHICAGO, ILLINOIS

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DATE OF FLIGHT 06/03/2024



SHEET	JOB NO.	DATE	FILENAME
19 OF 25			

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CHICAGO, ILLINOIS

NO	DATE	REMARKS

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AERIAL IMAGE
DATE OF FLIGHT: 05/08/2024



SHEET

JOB NO

DATE

FILENAME

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CHICAGO, ILLINOIS

NO	DATE	REMARKS

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SHEET
6 OF 6

JOB NO.

DATE

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CHICAGO, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Paul Shadle
Paul.shadle@us.dlapiper.com
T 1 312 368 3493

September 25, 2024

Chairman Walter Burnett, Jr.
City of Chicago Committee on Zoning
Room 300, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Application for Planned Development / Affidavit of Notice of Filing
8080 S. DuSable Lake Shore Drive

Dear Chairman Burnett and Chairwoman Flores:

The undersigned, Paul Shadle, an attorney with the law firm of DLA Piper LLP (US), which firm represents Related Chicago 8080 LLC, the applicant for a proposed rezoning of the subject property, certifies that they intend to comply with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately October 9, 2024; and a source for additional information on the application.

The undersigned certifies that they have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

DLA Piper LLP (US)

Paul Shadle

Subscribed and sworn to before me
This 25th day of September 2024.

Notary Public

Official Seal
ILLIANA SILVA
Notary Public, State of Illinois
Commission No. 824654
My Commission Expires August 12, 2027

DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Paul Shadle
Paul.shadle@us.dlapiper.com
T 1 312 368 3493

October 9, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about October 9, 2024, the undersigned, on behalf of Related Chicago 8080 LLC (the "Applicant"), intends to file an application to rezone the property generally located at 8080 S. DuSable Lake Shore Drive, Chicago, Illinois (the "Property"). The rezoning would permit the construction and operation of a quantum computing facility and related uses including, among other facilities, cryo facilities and equipment labs, as well as research and office spaces for private companies and universities to collaborate on the Property. A map of the Property is printed on the reverse side of this letter.

The Property is currently vacant land and a former industrial facility. The Applicant requests a rezoning of the subject property from a Residential-Business Planned Development No. 1162, B2-3 Neighborhood Shopping District; B3-5 Community Shopping District; RS-1 Residential Single-Unit (Detached House) District; RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; RM-5, RM5.5, RM-6, and RM-6.5 Residential Multi-Unit Districts; M1-1 Limited Manufacturing/Business Park District; M3-3 Heavy Industry District; and Planned Manufacturing District (PMD) No. 6 to, first, C3-5 Commercial, Manufacturing, and Employment District and, then, to a Waterway Planned Development to permit the redevelopment of the property in phases with a quantum computing innovation hub, other commercial and industrial uses, and related uses. The overall maximum FAR will be 3.0, allowing a total of 59,518,233 square feet of floor area. The first phase of development consists of construction of approximately 458,018 square feet of quantum computing facilities in Subarea F, including among other facilities cryo facilities and equipment labs, as well as research and office spaces to enable the collaboration of private companies and universities. The site is located within 2,640' of the Metra Electric Stations at 79th Street, 83rd Street, and South Chicago (93rd Street).

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is Related Chicago 8080 LLC, and its address is 350 W. Hubbard Street, Suite 300, Chicago, Illinois 66213. The owners of the Property are Chicago Lakeside Development, LLC and United States Steel Corporation and their address is 600 Grant Street, Suite 6100, Pittsburgh, Pennsylvania.

Please contact me at 312-368-3493 or my colleague, Mariah DiGrino at 312-368-7261 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

Paul Shadle

AUTHORIZATION

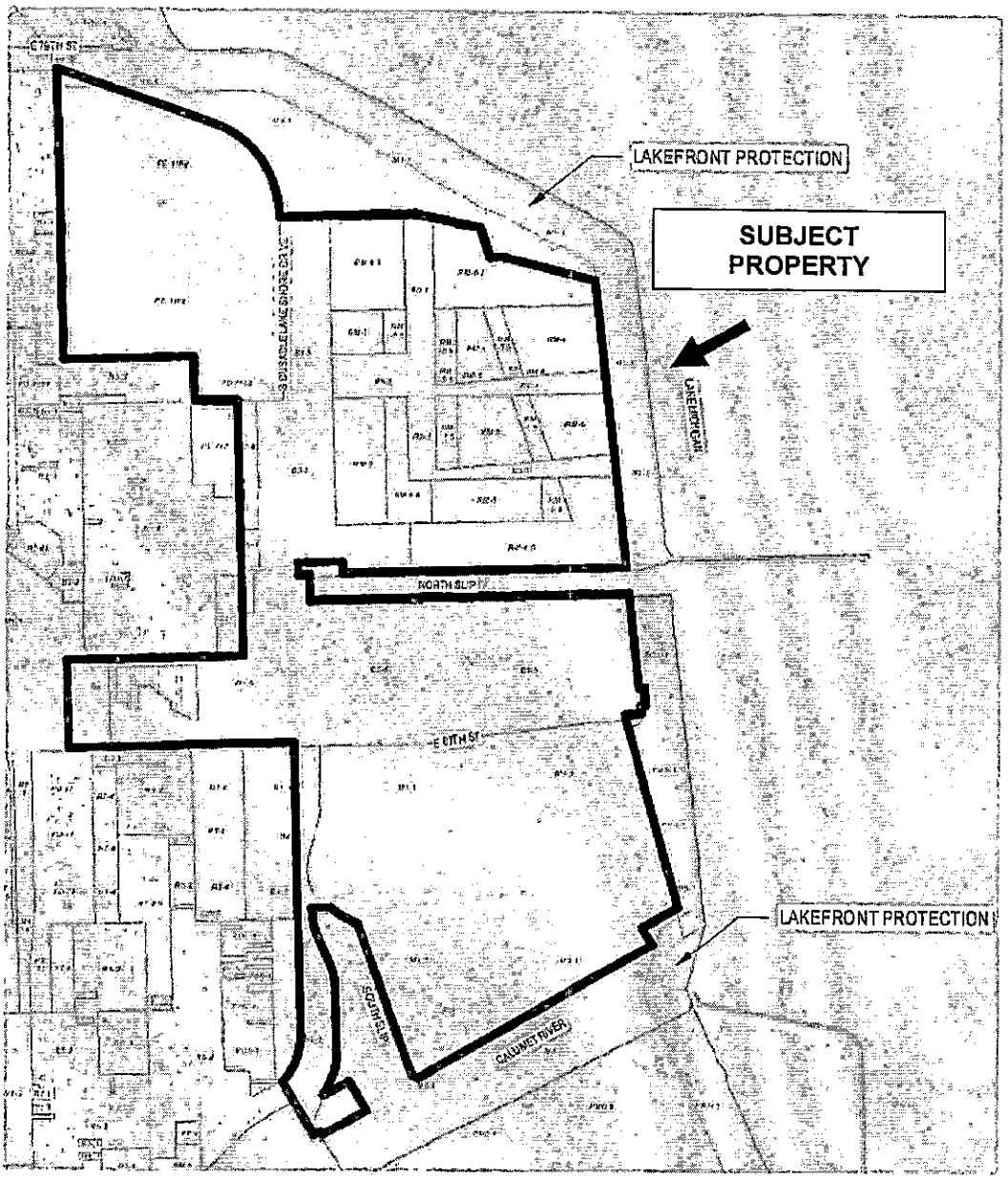
The undersigned, **UNITED STATES STEEL CORPORATION**, a Delaware corporation, for itself and as the sole owner of **CHICAGO LAKESIDE DEVELOPMENT, LLC**, a Delaware limited liability company, and **CLD ADJOINING RESIDENTIAL PARCELS, LLC**, a Delaware limited liability company, each being the respective owner of certain real property generally located at 8080 South DuSable Lake Shore Drive in Chicago, Illinois (the "**Subject Property**"), hereby authorizes **RELATED CHICAGO 8080 LLC**, a Delaware limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file with the City of Chicago one or more applications for zoning approvals and related permits and approvals relating to the Subject Property.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 25th day of September, 2024.

UNITED STATES STEEL CORPORATION, a Delaware corporation, for itself and for its wholly owned subsidiaries, **CHICAGO LAKESIDE DEVELOPMENT, LLC,** a Delaware limited liability company, and **CLD ADJOINING RESIDENTIAL PARCELS, LLC,** a Delaware limited liability company

By: _____
Name: Douglas J. Zywan
Title: Senior Manager - USS Real Estate

MAP:



PINs:

21-31-207-040-0000; 21-32-100-005-0000; 21-32-100-006-0000; 21-32-100-012-0000; 21-32-100-015-0000; 21-32-100-016-0000; 21-32-212-002-0000; 21-32-212-002-0000; 21-32-213-009-0000; 21-32-213-010-0000; 21-32-213-011-0000; 21-32-213-013-0000; 21-32-213-014-0000. 21-32-213-015-0000; 21-32-213-017-0000; 21-32-213-018-0000; 21-32-500-002-0000; 26-05-200-001-0000; 26-05-200-008-0000; 26-05-200-009-0000; 26-05-200-010-0000; 26-05-200-013-0000.