

#23086-T1
Intro Date:
May 20, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

201 East Walton Place

2. Ward Number that property is located in: 2

3. APPLICANT CWP-ASR CHICAGO I LLC and CWP-ASR CHICAGO II LLC (as tenants in common)

ADDRESS 515 Madison Avenue, 29th Floor CITY New York

STATE NY ZIP CODE 10022 PHONE 917.273.7671

EMAIL asaf@churchwickpartners.com CONTACT PERSON Asaf Fligelman

4. Is the applicant the owner of the property? YES NO
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 application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Danielle Cassel (Vedder PC)

ADDRESS 222 North LaSalle Street

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-609-7962 FAX _____ EMAIL dcassel@vedder.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Please see attached Organizational Chart

7. On what date did the owner acquire legal title to the subject property? September 18, 2025

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: DX-7 Downtown Mixed-Use District Proposed Zoning District: DR-10 Downtown Residential District

10. Lot size in square feet (or dimensions): 21,709

11. Current Use of the Property: Hotel

12. Reason for rezoning the property: To restore property's original residential use and undertake related renovations

13. 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 proposed building. (BE SPECIFIC): Following the rezoning and issuance of building permits (if approved), the entire existing building will be used for 221 dwelling units (per original use) and resident amenities, with no commercial uses. The 72 existing (non-conforming) interior garage parking spaces will remain. No changes to existing setbacks, floor area ratio, or building height (162') are proposed. The only potential exterior modifications would be: (i) street-level landscaping and facade upgrades; and (ii) potential rooftop open spaces for resident use with associated vertical circulation elements.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

Administrative Adjustment 17-13-1003: Seeking all zoning relief, as needed and as allowed by the Chicago Zoning

Code for the attached plans, including but not limited to all Administrative Adjustment relief specified in the attached Project Narrative.

Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached

plans, including but not limited to all Variation relief specified in the attached Project Narrative.

15. The Affordable Requirements Ordinance (ARO) 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES NO

COUNTY OF COOK
STATE OF ILLINOIS

Asaf Fligelman, 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.

CWP-ASR CHICAGO I LLC (as tenant in common),
By CWP Newco Child One LLC, its sole Member,
By CWP-ASR VENTURES I LLC, its sole Member,
By CWP Holdco X LLC, its Managing Member


Signature of Applicant
Signatory Title: Managing Member of CWP Holdco X LLC

Subscribed and Sworn to before me this

30th day of April, 2026


Notary Public

JONATHAN SCHWALB
Commission # 50213759
Notary Public, State of New Jersey
My Commission Expires
August 31, 2028

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

15. The Affordable Requirements Ordinance (ARO) 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES NO

COUNTY OF COOK
STATE OF ILLINOIS

David Kaye, 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.
CWP-ASR CHICAGO II LLC (as tenant in common),
By Country Manor HOLDCO LLC, its sole Member,
By ROCKLEDGE LPH LLC, its sole Member


Signature of Applicant
Signatory Title: David Kaye, Managing Member

Subscribed and Sworn to before me this
30th day of April, 2026


Notary Public

JONATHAN SCHWALB
Commission # 50213759
Notary Public, State of New Jersey
My Commission Expires
August 31, 2028

For Office Use Only

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Ward: _____

WRITTEN NOTICE
AFFIDAVIT
(Section 17-13-0107)

RE: Type 1 Rezoning Application for 201 East Walton Place
Applicants: CWP-ASR CHICAGO I LLC and CWP-ASR CHICAGO II LLC (as
tenants in common)

Date: May 11, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Asaf Fligelman, being first duly sworn on oath deposes and states the following:


The undersigned certifies he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners or taxpayers of the property within the subject area not solely owned by the applicants, 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, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicants; the name and address of the owner; and a statement that the applicants intend to file the application for a change in zoning on approximately May 20, 2026.

The undersigned certifies that the applicants 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.


Asaf Fligelman, Authorized Signatory for the Applicants.

Subscribed and Sworn to before me this 11th day of May 2026.


Notary Public

JONATHAN SCHWALB
Commission # 50213759
Notary Public, State of New Jersey
My Commission Expires
August 31, 2028



PUBLIC NOTICE

Via USPS First Class Mail
May 11, 2026

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107-A, please be informed that on or about May 20, 2026, the undersigned Applicants will have filed an application for a change in zoning from the DX-7 Downtown Mixed-Use District to the DR-10 Downtown Residential District, Type 1, for the property located at 201 East Walton Place, Chicago, Illinois (the "Subject Property"). Please note Applicants are NOT seeking to purchase or rezone your property. Applicants are required by the Zoning Ordinance to send you this notice because public records indicate you own or are the taxpayer of record for a property located within 250 feet of the Subject Property (disregarding rights-of-way).

Project Overview: The Property is currently improved with an 18-story building (plus basement), originally constructed in the 1950s as a residential condominium with two hundred twenty-one (221) residential dwelling units, an interior parking garage for seventy-two (72) passenger vehicles, and ground floor commercial storefronts. The Property is currently operated as a hotel. Applicants' intention is to renovate and lease the property in its entirety as a residential-only building with 221-units and new amenities for its residents. The minimum lease term will be one year. No commercial uses are proposed or would be allowable if the application is approved. The only proposed physical modifications to the Property are: (i) interior renovations, (ii) improvements to the ground floor façade, with associated landscaping and seating areas, and (iii) potential additions of landscaped decks with vertical circulation elements so that the rooftops of the ground-level garage and tower could become usable open space for building residents.

Zoning Relief and Sources of Additional Information: Because of changes in the Zoning Ordinance that were adopted after the Property's original development, as well as interim down-zonings of the Property, Applicants' proposed renovations and use require the Type 1 rezoning and relief being requested with our application. Although the 72-space garage will remain, its existing configuration does not conform to current Zoning Ordinance standards. As a result, the application seeks the necessary technical relief to decrease the Property's off-street parking ratio for a Transit Served Location from 122 spaces to 0% (zero parking spaces for 221 residential units). Applicants will be creating a new interior bicycle storage facility to accommodate 50 bicycles, but this still requires relief to reduce the required number of bicycle parking spaces from 221 to 50. Applicants are not modifying building setbacks on floors 1 through 18, but the application seeks relief to legalize the existing front setback of 0 feet (as opposed to the current Zoning Ordinance requirement of approximately 7.075 feet). Applicants are also seeking setback and height relief (if any is needed) to legalize the existing rooftop enclosures and to allow the construction of a new stair/elevator penthouse for the potential tower roof deck. Please note this potential new penthouse, as designed, would be no taller than the existing mechanical and elevator penthouses at the Property. Because it is not yet known whether either of the potential roof decks will be feasible, the application also seeks relief to reduce the amount of required On-Site Open Space from 7,956sf (per the current Zoning Ordinance) to 1,389sf (the amount of the existing On-Site Open Space, which is all at grade). Finally, the application seeks all relief necessary for its attached design plans, to the extent the Zoning Ordinance allows such relief. Copies of these design plans, as well as a narrative that provides additional details and Code references for the subject matter summarized here, will be on file with the City Clerk. Copies have been provided to the Alderman's Office, and we will be happy to email you copies upon request. Please note that an overview of this project was presented at a virtual community meeting on April 21, 2026. The meeting was co-hosted by Alderman Hopkins and the Streeterville Organization of Active Residents ("SOAR"). We understand that a recording of that meeting is available from the Alderman's Office.

Ownership/Contact Information: Applicants are CWP-ASR CHICAGO I LLC and CWP-ASR CHICAGO II LLC (as tenants in common), with an office address 515 Madison Avenue, 29th Floor, New York, NY 10022. Our project attorney is Danielle Meltzer Cassel, Vedder PC, 222 North LaSalle Street, Chicago, IL 60601, 312.609-7962, dcassel@vedder.com.

Thank you for your attention, and please do not hesitate to contact our counsel with any questions.

Sincerely,
Asaf Fligelman, for CWP-ASR CHICAGO I LLC
David Kaye, for CWP-ASR CHICAGO II LLC

