

#22284
INTRO DATE
NOV 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1016-1020 West Lake Street, Chicago, IL 60607

2. Ward Number that property is located in: 27th

3. APPLICANT 718, LLC and West Lake Chicago Investors LLC

ADDRESS 1016 W. Lake Street #2 / 770 Lexington Avenue, 17th Floor

CITY Chicago / New York STATE IL / NY ZIP CODE 60607 / 10065

PHONE 847-506-9767 (Erol) / (917) 952-9529 (Arthur) EMAIL erol@providerpreferred.com /

arthur@cogwellrealty.com

CONTACT PERSON Erol Stapleton (1016) and Arthur Stern (1020)

4. Is the applicant the owner of the property? YES EMAIL _____

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 Rich Klawiter - DLA Piper LLP (US)

ADDRESS 444 W. Lake St., Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7243 FAX (312) 630-7337

EMAIL richard.klawiter@dlapiper.com

6. 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
-
-
7. On what date did the owner acquire legal title to the subject property? 1016 W. Lake – 7/11/19 and 1020 W. Lake – 1/12/23
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District
Proposed Zoning District DX-7 Downtown Mixed-Use District then to Residential-Business Planned Development
10. Lot size in square feet (or dimensions) 10,105 SF
11. Current Use of the Property Vacant (parking lot)/3-story building
12. Reason for rezoning the property Mandatory planned development pursuant to Sections 17-8-0512 (Tall Buildings) and 17-8-0513
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 the proposed building. (BE SPECIFIC)
- The Applicant seeks a rezoning of the subject property from the C1-1 Neighborhood Commercial District and the C1-2 Neighborhood Commercial District to the DX-7 Downtown Mixed-Use District then to Business Planned Development to allow for the construction of a hotel with approximately 143 keys and 219'-6" feet in height with commercial and accessory uses and an FAR of 11.5
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14. 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

Erol Stapleton, authorized signatory of WEST LAKE CHICAGO INVESTORS 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

11th day of October, 2023.

Beth Harrington
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

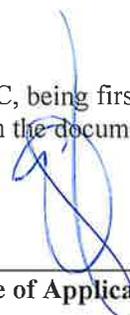
Ward: _____

Address: 1016-1020 West Lake Street

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COUNTY OF COOK
STATE OF ILLINOIS

Erol Stapleton, authorized signatory of 718, 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
17th day of October, 2023.

Beth Harrington
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



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

Richard Klawiter
Richard.klawiter@us.dlapiper.com
T 312.368.7243

October 18, 2023

The Honorable Carlos Ramirez-Rosa, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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

**Re: Application for Planned Development / Affidavit of Notice of Filing
1016-1020 West Lake Street, Chicago, IL**

Dear Chairman Ramirez-Rosa and Chairwoman Flores:

The undersigned, Richard Klawiter, an attorney with the law firm of DLA Piper LLP (US), which firm represents 718, LLC and West Lake Chicago Investors LLC, the applicant for a proposal to rezone the subject property from C1-1 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District then to Business Planned Development, certifies that the applicant intends to comply 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 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 November 1, 2023; and a source for additional information on the application.

The undersigned certifies that he has 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,

Richard Klawiter

Subscribed and sworn to before me
This 10th day of October, 2023.

Notary Public



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

Richard Klawiter
Richard.klawiter@us.dlapiper.com
T 312.368.7243

November 1, 2023

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about November 1, 2023 the undersigned, on behalf of 718, LLC and West Lake Chicago Investors LLC (the "Applicant"), intends to file an application to rezone the property generally located at 1016-1020 West Lake Street, Chicago, Illinois (the "Property") from C1-1 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District then to Business Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently the site of a parking lot and 3-story building. The Applicant requests a rezoning of the subject property from the C1-1 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District then to Business Planned Development to allow for the construction of a hotel with approximately 143 keys and 219'-6" feet in height with commercial and accessory uses and an FAR of 11.5

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 Cook County 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 and current owner of the subject property is 718, LLC and its address is 1016 W. Lake Street #2, Chicago, IL 60607 and West Lake Chicago Investors LLC and its address is 770 Lexington Avenue, 17th Floor, New York, NY 10065.

Please contact me at 312-368-7243 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'R. Klawiter', written over a horizontal line.

Richard Klawiter

Map of Subject Property



PINs:

17-08-422-007-0000, 17-08-422-033-0000, 17-08-422-034-0000,