

#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](mailto:erol@providerpreferred.com) / [arthur@cogwellrealty.com](mailto: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](mailto: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
- 
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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](http://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

11<sup>th</sup> day of October, 2023.

Beth Harrington  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

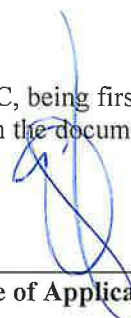
Address: 1016-1020 West Lake Street

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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.



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Signature of Applicant

Subscribed and Sworn to before me this  
17<sup>th</sup> day of October, 2023.

Beth Harrington  
Notary Public



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For Office Use Only

Date of Introduction: \_\_\_\_\_

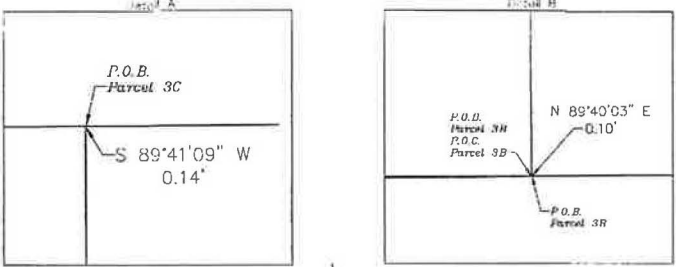
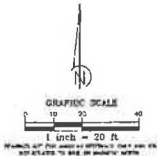
File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# ALTA/NSPS LAND TITLE SURVEY

## LEGEND & ABBREVIATIONS:

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT	11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT	21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT	31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT	41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT	51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT	61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT	71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT	81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT	91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT
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## RECORD DESCRIPTION:

THAT PART OF LOTS 5 AND 6 IN BARLING AND DAVIS SUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 23 IN CARPENTERS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 IN SAID SUBDIVISION, THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 8 AND 7 FOR A DISTANCE OF 26.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 5 AND 6 FOR A DISTANCE OF 25.18 FEET; THENCE NORTH 03 DEGREES 10 MINUTES 27 SECONDS WEST 100.00 FEET TO THE NORTH LINE OF LOT 5, THENCE SOUTH 89 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 FOR A DISTANCE OF 25.18 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 57 SECONDS EAST 100.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE LAND SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 181204, BEARING AN EFFECTIVE DATE OF APRIL 11, 2019.

## SCHEDULE B:

THERE ARE NO SURVEY RELATED ITEMS TO REFERENCE HEREON.

## MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- BACKS OF BEARING: THE NORTH SIGHT OF W. LAKE STREET TO BE SOUTH 89 DEGREES 40 MINUTES 03 SECONDS WEST.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM N. CARPENTER STREET WHICH IS A DEDICATED PUBLIC RIGHT OF WAY.
- IN REGARDS TO TABLE 'A' ITEM 2, AT THE TIME OF THE SURVEY, THE ADDRESS WAS NOT POSTED. THE ADDRESS WAS PROVIDED BY THE CLIENT AS 1016 W. LAKE STREET.
- IN REGARDS TO TABLE 'A' ITEM 11, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND UTILITIES. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES.
- IN REGARDS TO TABLE 'A' ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- IN REGARDS TO TABLE 'A' ITEM 14, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- IN REGARDS TO TABLE 'A' ITEM 18, THERE ARE NO OUTSTANDING EASEMENTS OR INTERESTS AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
- THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS.
- THE PERMANENT INDEX NUMBERS ARE 17-68-422-007-0000 AND 17-08-422-023-0000.

## ZONING INFORMATION:

THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING ZONING INFORMATION:  
 P22 ZONING REPORT #13256-1 DATED SEPTEMBER 13, 2019.  
 EXISTING ZONING - (C-1) HIGH-BOTHWOOD COMMERCIAL DISTRICT.

FRONT SETBACK	NONE REQUIRED
SIDE SETBACK	NONE REQUIRED
REAR SETBACK	NONE REQUIRED
MINIMUM LOT FRONTAGE	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM LOT DEPTH	NONE
MINIMUM LOT AREA	NONE
MAXIMUM BUILDING HEIGHT	50 FEET
MAXIMUM BUILDING COVERAGE	NONE
FLOOR AREA RATIO	NONE
MINIMUM PAVING	NONE

## SIGNIFICANT OBSERVATIONS:

NONE WERE OBSERVED.

## LAND AREA:

10,105.28 SF ± OR 0.23 ACRES

## RECORD DESCRIPTION:

PARCEL 3:  
 THAT PART OF LOT 18 IN BLOCK 23 IN CARPENTERS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 19 AS SHOWN HEREON, THENCE NORTH 89 DEGREES 41 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE THEREOF 25.18 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 03 SECONDS WEST 100.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:  
 THAT PART OF LOT 18 IN BLOCK 23 IN CARPENTERS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, UNLAWFULLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 18 AS SHOWN HEREON, THENCE NORTH 89 DEGREES 41 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE THEREOF 25.18 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 09 SECONDS EAST ALONG SAID NORTH LINE 25.0 FEET; THENCE SOUTH 10 DEGREES 10 MINUTES 27 SECONDS WEST 100.00 FEET TO THE EAST LINE OF LOT 18, THENCE SOUTH 89 DEGREES 41 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 41.00 FEET TO THE SOUTHWEST CORNER OF LOT 18, THENCE SOUTH 89 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF LOT 18 A DISTANCE OF 25.18 FEET TO THE WEST LINE OF SAID LOT 7, THENCE SOUTH 03 DEGREES 19 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE 41.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3C:  
 THAT PART OF LOT 18 IN BLOCK 23 IN CARPENTERS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, UNLAWFULLY AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, THENCE SOUTH 89 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE THEREOF 0.14 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 41.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3D:  
 THAT PART OF LOT 18 IN BLOCK 23 IN CARPENTERS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, UNLAWFULLY AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, THENCE SOUTH 89 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE THEREOF 0.10 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 41.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 181204, BEARING AN EFFECTIVE DATE OF APRIL 11, 2019.

## SCHEDULE B:

- DEDICATION BY E. LEONARD DOYCE AND HELEN L. DOYCE, HIS WIFE, AND FREDERICK J. DOYCE AND HELEN L. DOYCE, HIS WIFE, TO THE THIRD PRINCIPAL MERIDIAN, BEARING AN EFFECTIVE DATE OF APRIL 11, 2019, AND THE SOUTH 89 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 FOR A DISTANCE OF 25.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## SURVEYOR'S CERTIFICATE:

TO: WEST LAKE CHICAGO INVESTORS LLC, THE LLC, CHICAGO TITLE INSURANCE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND ATHERTON TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD SURVEY WAS COMPLETED ON AUGUST 17, 2023.

DATE OF SURVEY: 08/17/2023  
 SURVEYOR: J. H. LAND SURVEYING INC.  
 LICENSE NUMBER: 001122001  
 SHEET: 1 OF 1  
 23-1208-101

**J.H. LAND SURVEYING INC.**  
 910 Geneva Street, Shorewood, Illinois 60484  
 312.726.0626, www.jhland.com



**SURVEY PREPARED FOR:**  
 West Lake Chicago Investors, LLC  
 770 Lexington Ave., 17th Floor  
 New York, NY 10065

**ALTA/NSPS LAND TITLE SURVEY**  
 1016-1020 W. LAKE STREET  
 CHICAGO, ILLINOIS

THIS SURVEY WAS COMPLETED ON AUGUST 17, 2023.  
 SURVEYOR: J. H. LAND SURVEYING INC.  
 LICENSE NUMBER: 001122001  
 SHEET: 1 OF 1  
 23-1208-101



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 18<sup>th</sup> 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, 17<sup>th</sup> 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 'Richard Klawiter', written over a printed name.

Richard Klawiter

Map of Subject Property



PINs:

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