



CHICAGO PLAN COMMISSION

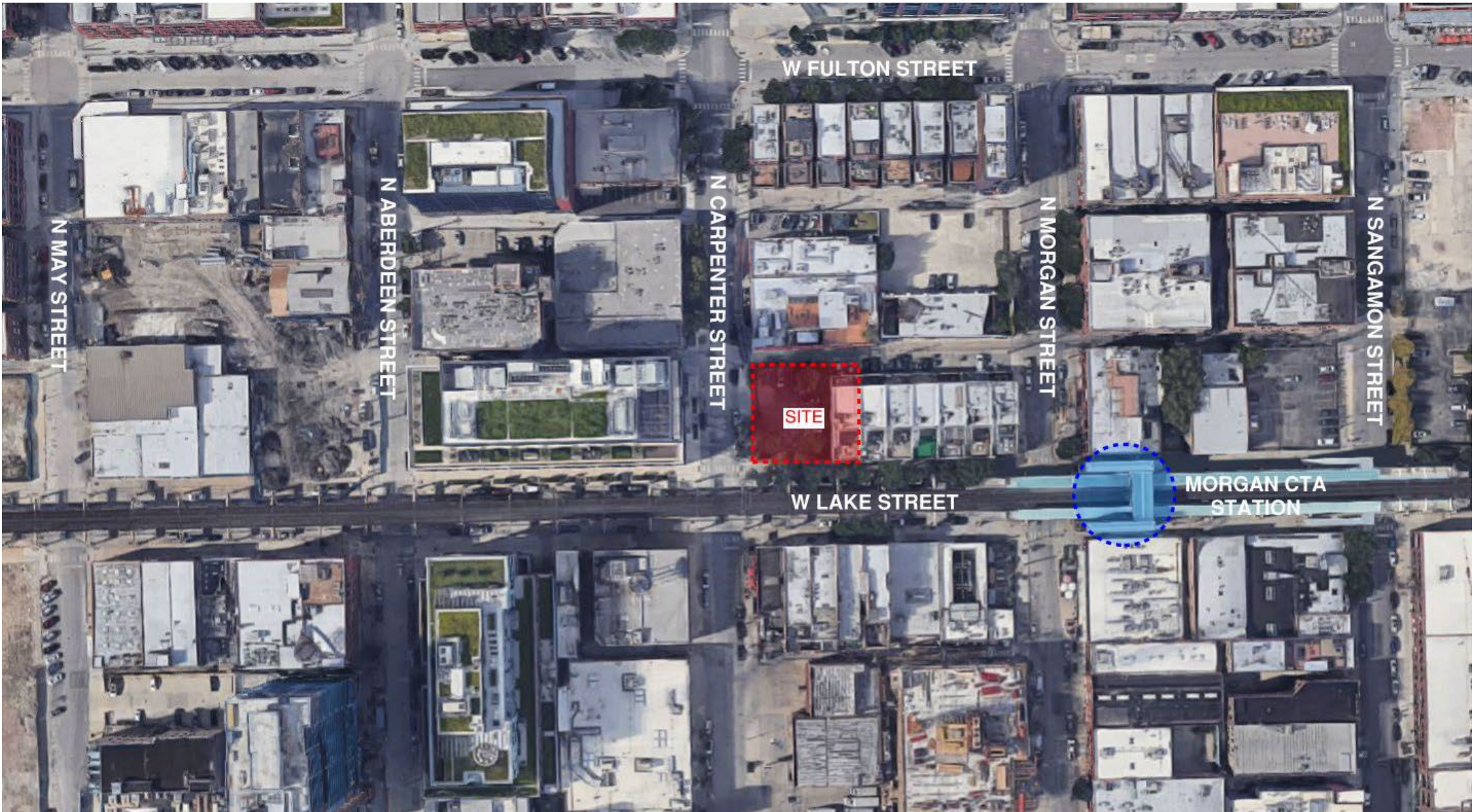
Department of Planning and Development

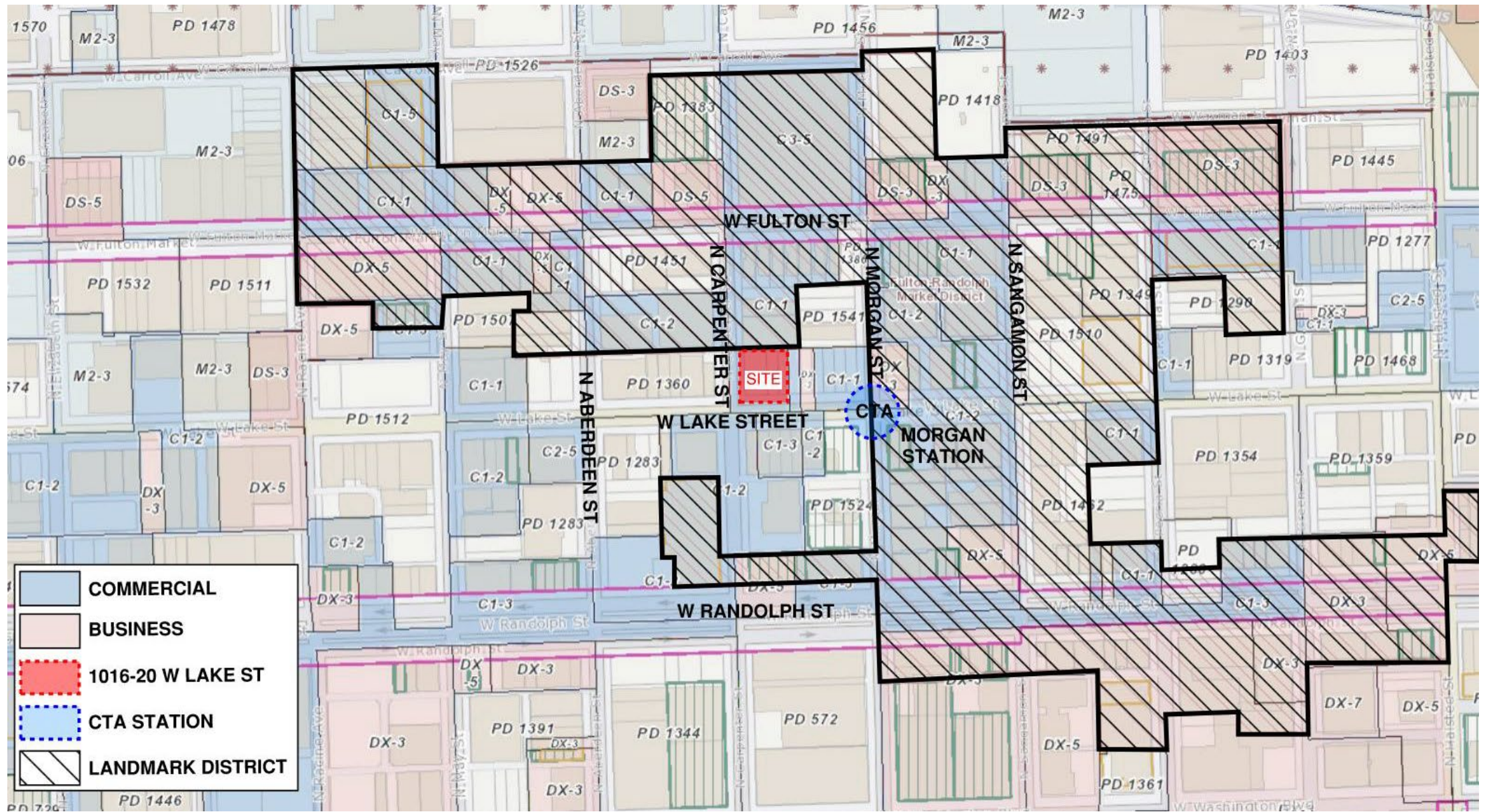
1016-1020 W. Lake St. (27th Ward)

718, LLC & West Lake Chicago Investors LLC

01/18/2024









1.) N. Carpenter St. Looking North



2.) SW Corner of W. Lake St./N. Carpenter St.

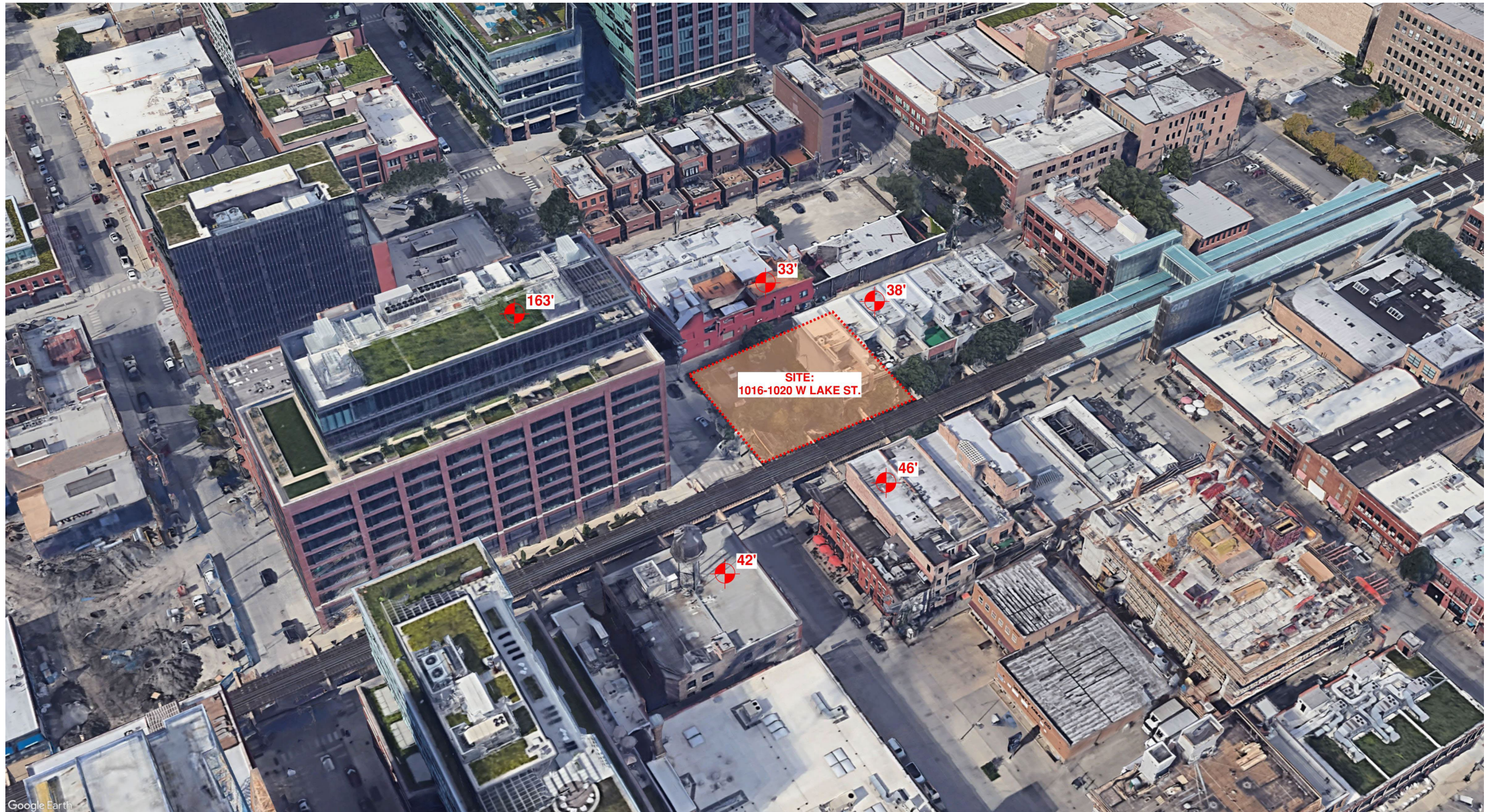


3.) SW Corner of W. Lake St./N. Carpenter St.



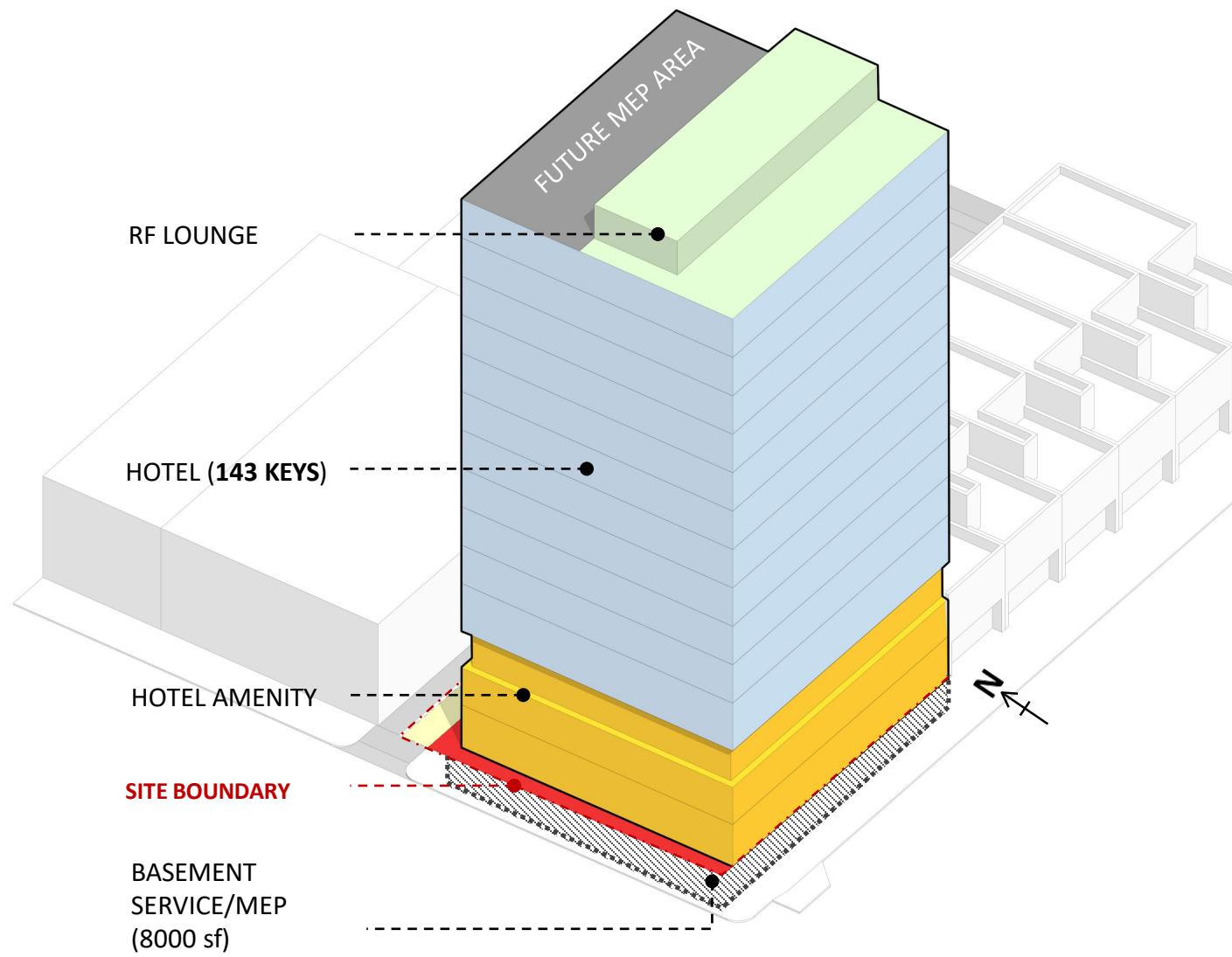
4.) N. Carpenter St. Looking South @ Site





AERIAL VIEW FROM SOUTHWEST DIRECTION

| | | | |
|---------------------|------------------|----------------|--------------|
| SITE AREA | | | 10,105 |
| FAR | | | 11.50 |
| ABOVE GROUND | RF LOUNGE | RF | 3,452 |
| | HOTEL | 14F | 8,075 |
| | | 13F | 8,075 |
| | | 12F | 8,075 |
| | | 11F | 8,075 |
| | | 10F | 8,075 |
| | | 9F | 8,075 |
| | | 8F | 8,075 |
| | | 7F | 8,075 |
| | AMENITY | 6F | 8,075 |
| | | 5F | 8,075 |
| 4F | | 8,075 | |
| AMENITY | 3F | 7,780 | |
| | 2F | 8,075 | |
| | 1F | 8,075 | |
| TOTAL GFA: | | 116,207 | |
| UNDER GROUND | SERVICE & MEP | B1 | 8,000 |





LAKE ST. PERSPECTIVE

LAKE ST. VIEW



VIEW FROM L-TRAIN

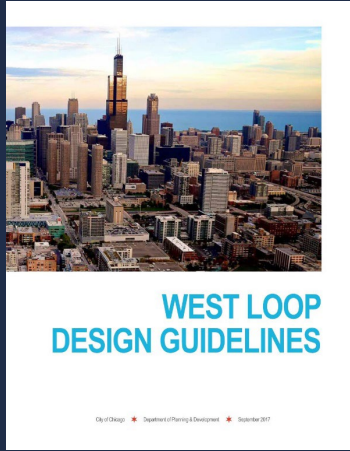


N. CARPENTER ST. VIEW



VIEW OF EAST FACADE





WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Plan Goals:
 - The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city, while maintaining the urban character and scale that has made it so attractive.

FULTON MARKET INNOVATION DISTRICT

- Adopted February 2021
- Plan Goals:
 - Promote Mixed-Use and Mixed-Income Developments:
 - Provide more affordable housing options and create pedestrian-friendly streets and sustainable open spaces consistent with design excellence and urban design best practices.
 - Improve Access for all Transportation Modes:
 - Promote alternative modes of transportation and improve traffic circulation with infrastructure and transit improvements using both private and public resources.
 - Protect and Enhance Historical and Cultural Assets:
 - Continue to support the Fulton Randolph Market Landmark District and other historic assets and encourage events and public art as part of private and public development.

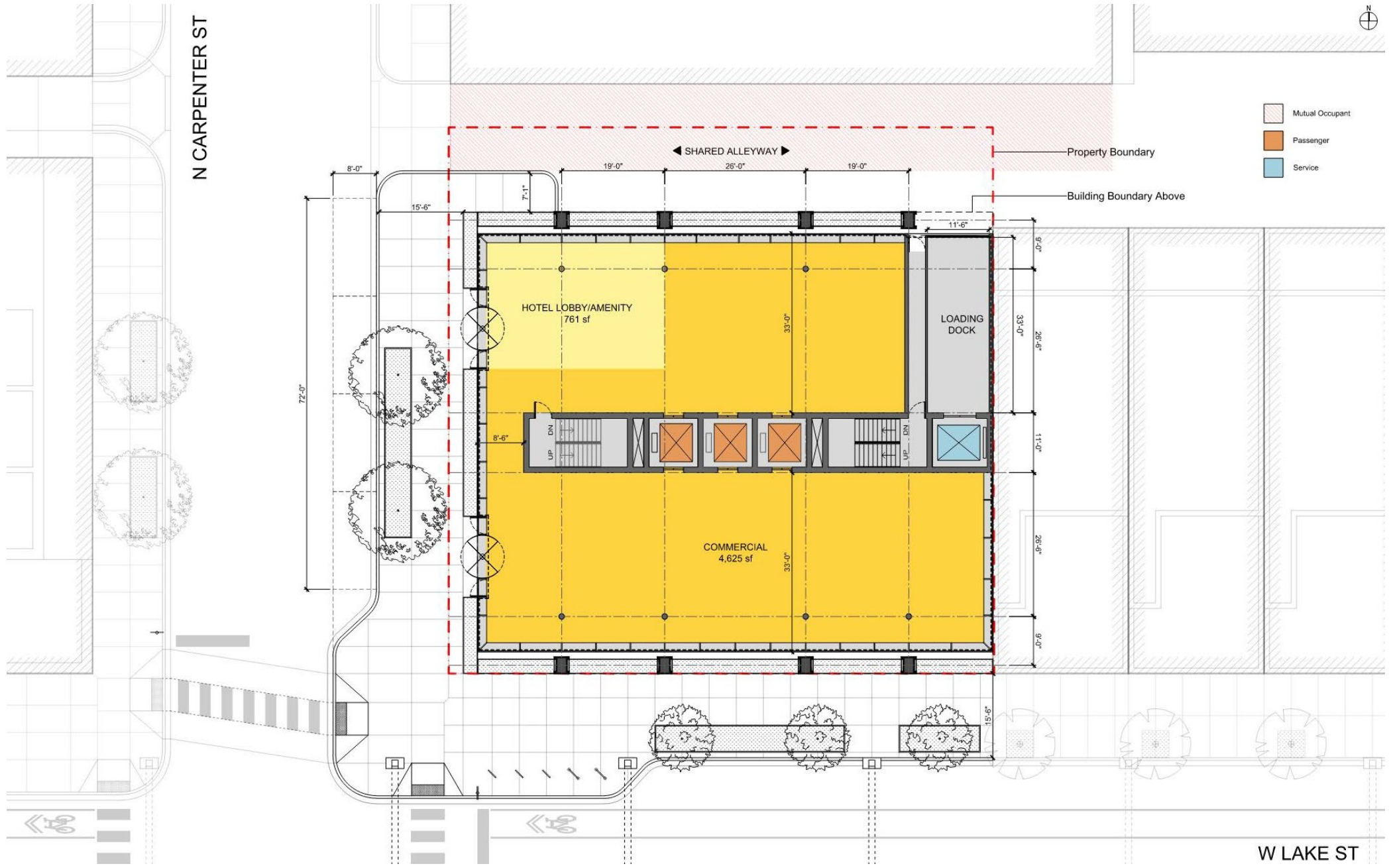




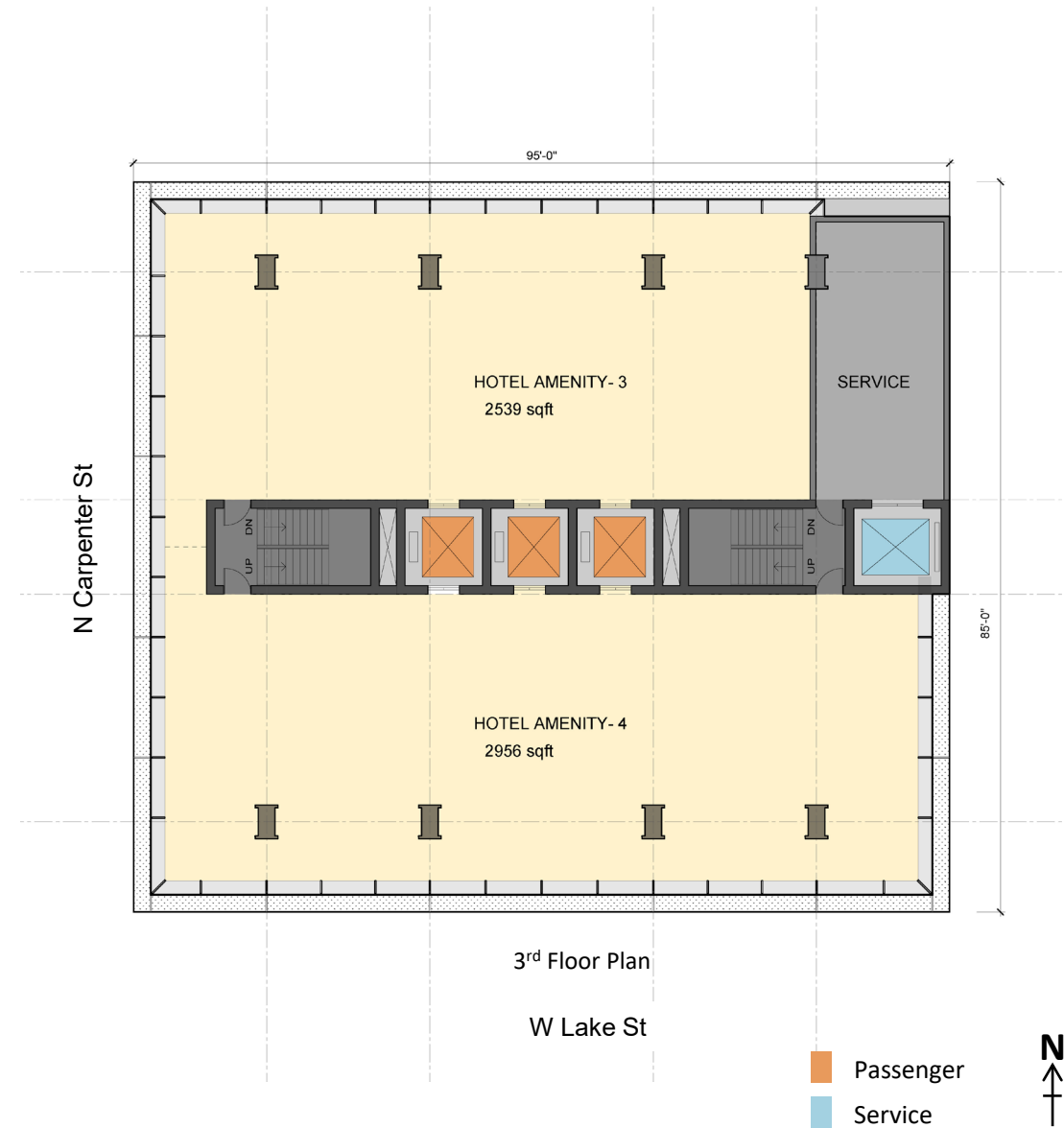
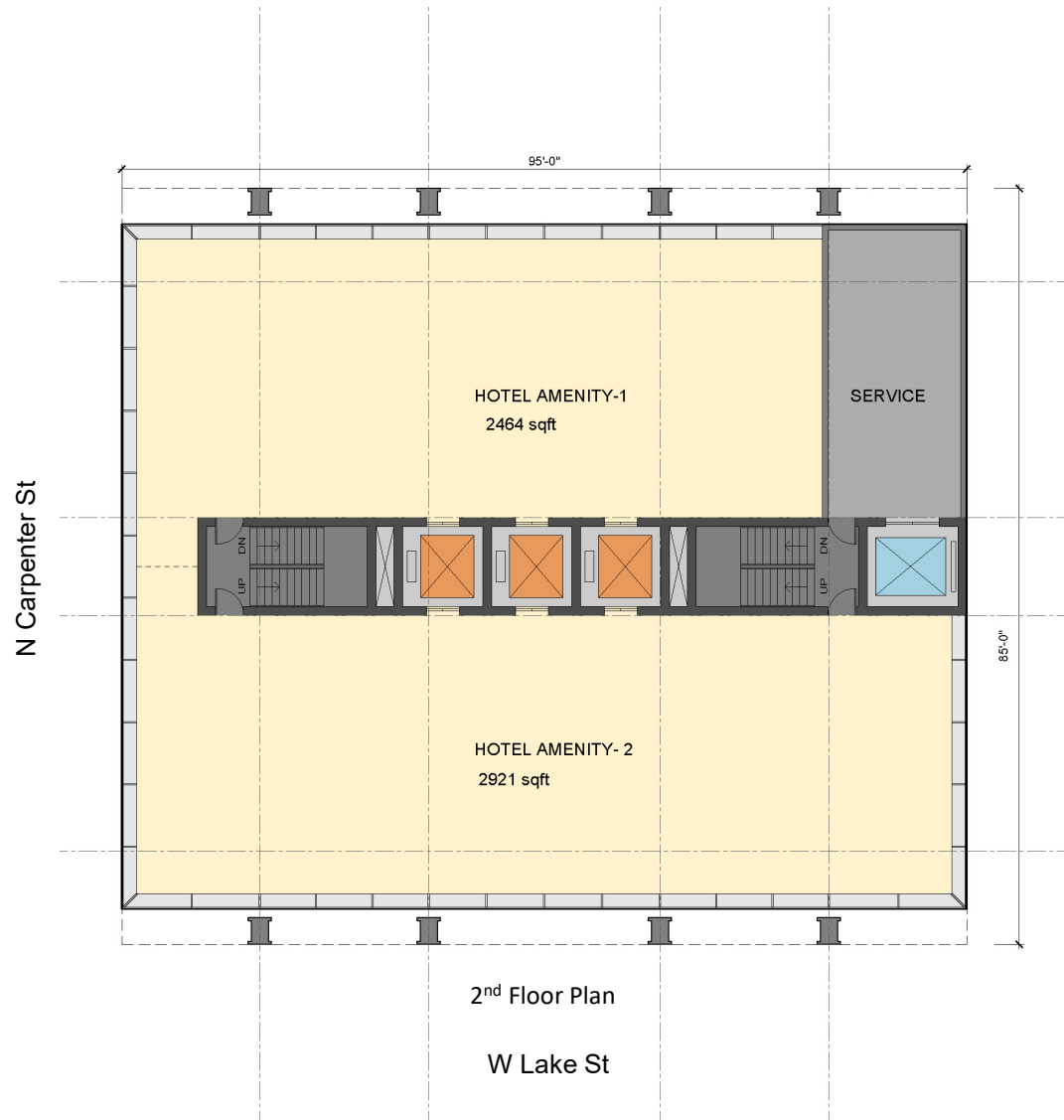
- **Date of PD Introduction:** November 1, 2023
- **Dates of Community Meetings:**
 - **September 27, 2023:** Meeting with West Central Association
 - **October 9, 2023:** Meeting with Neighbors of West Loop
 - **November 28, 2023:** Community Wide Meeting Hosted by Alderman Burnett

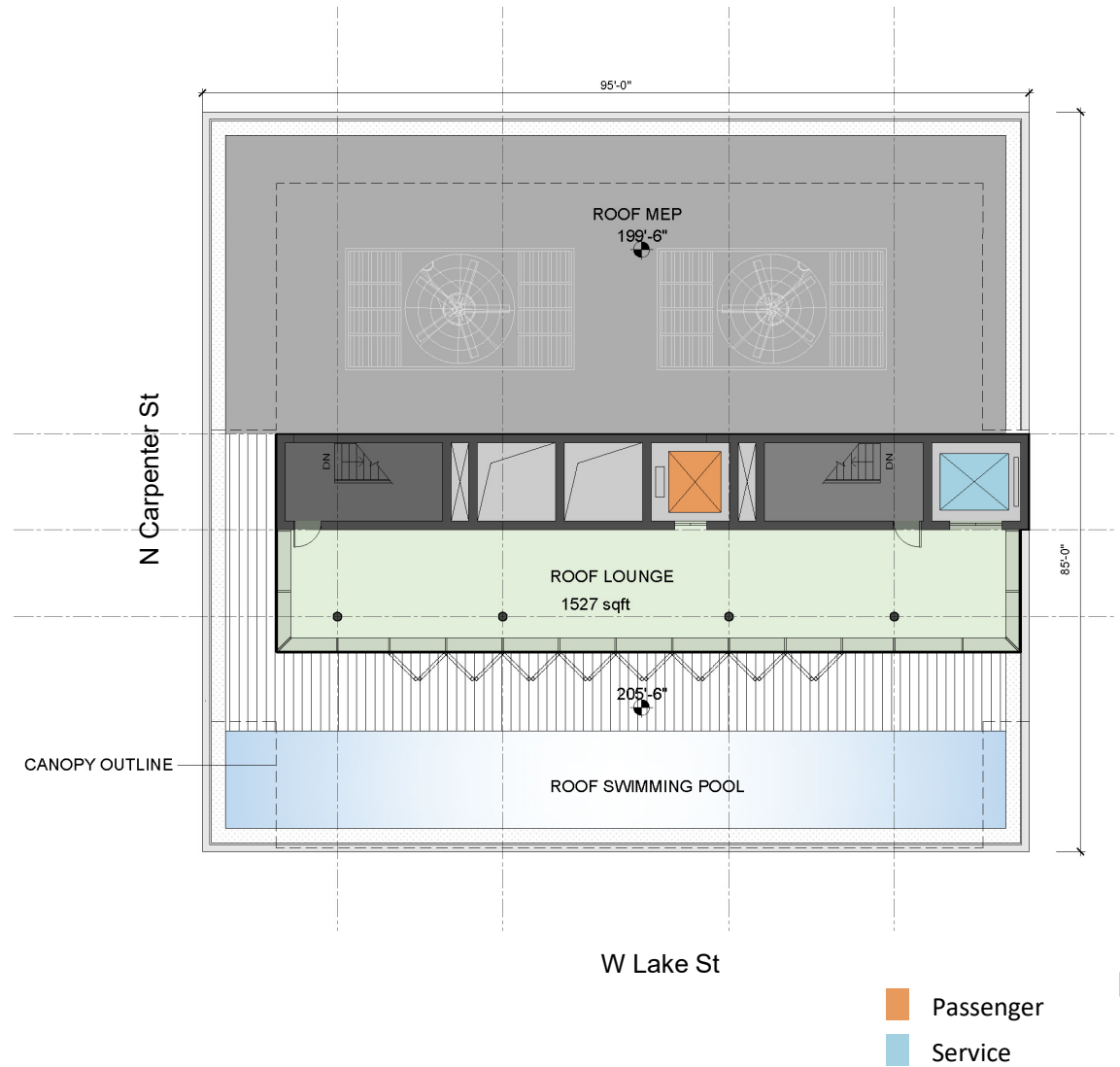
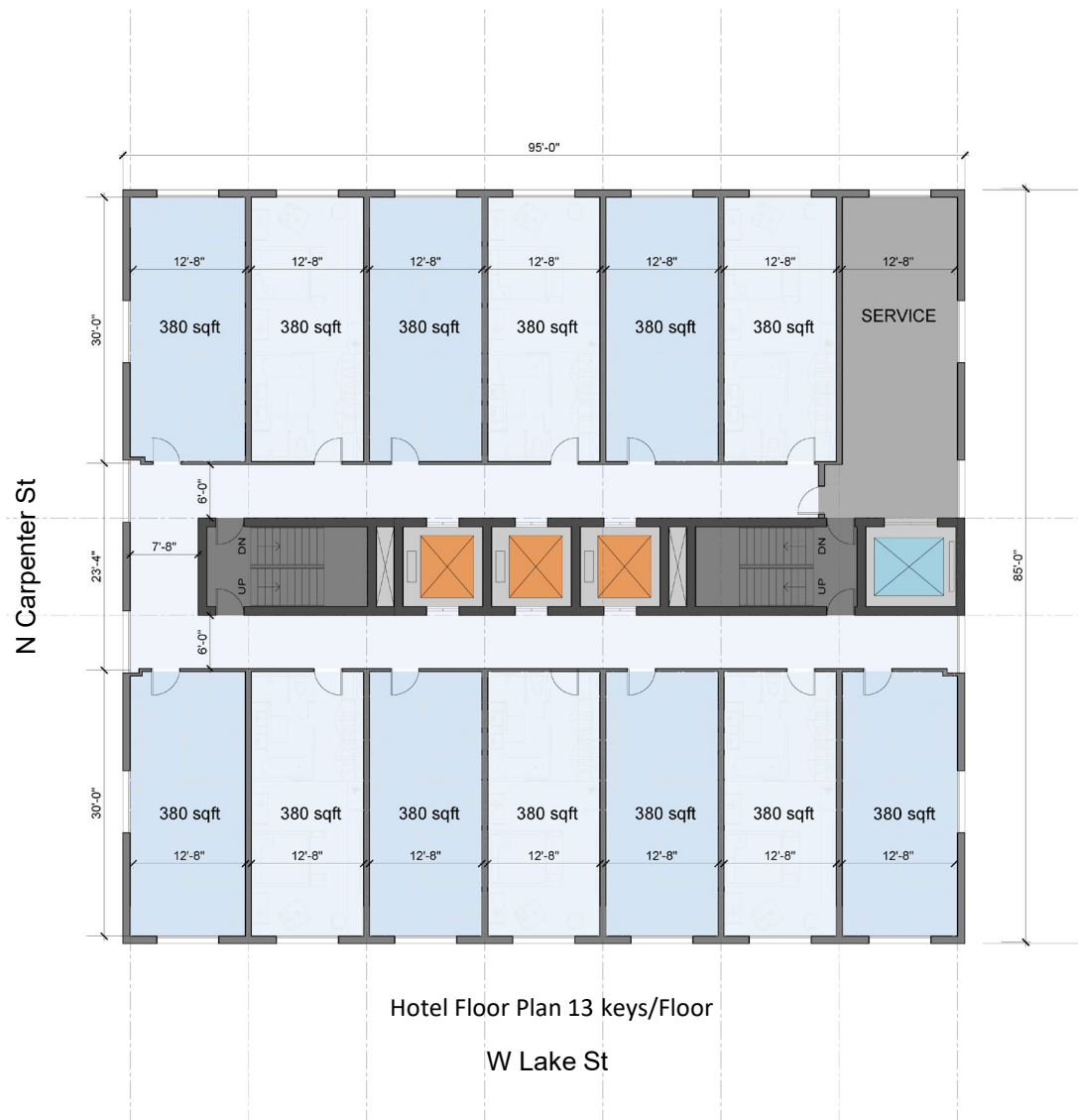


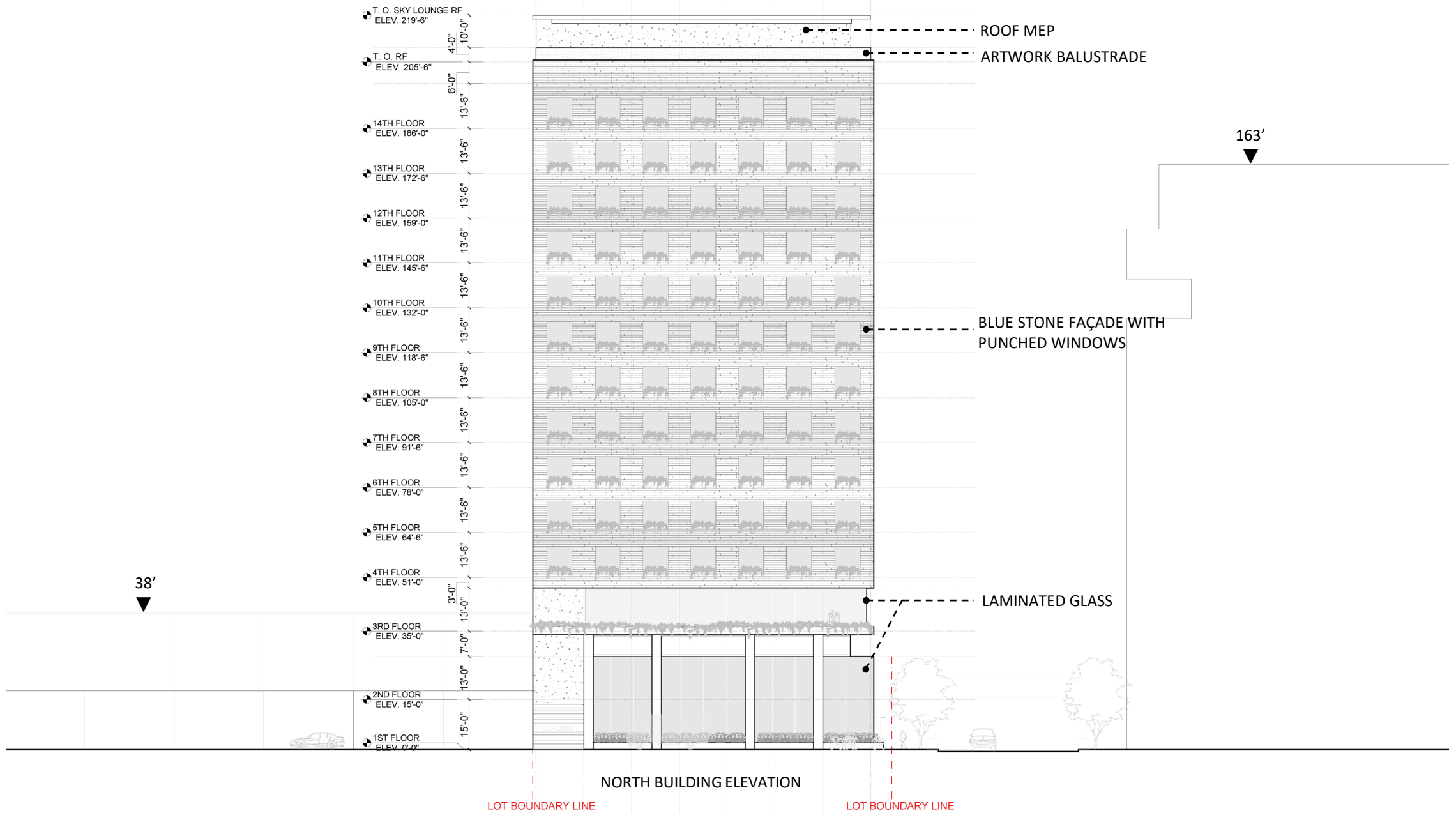
- Mutual Occupant
- Passenger
- Service



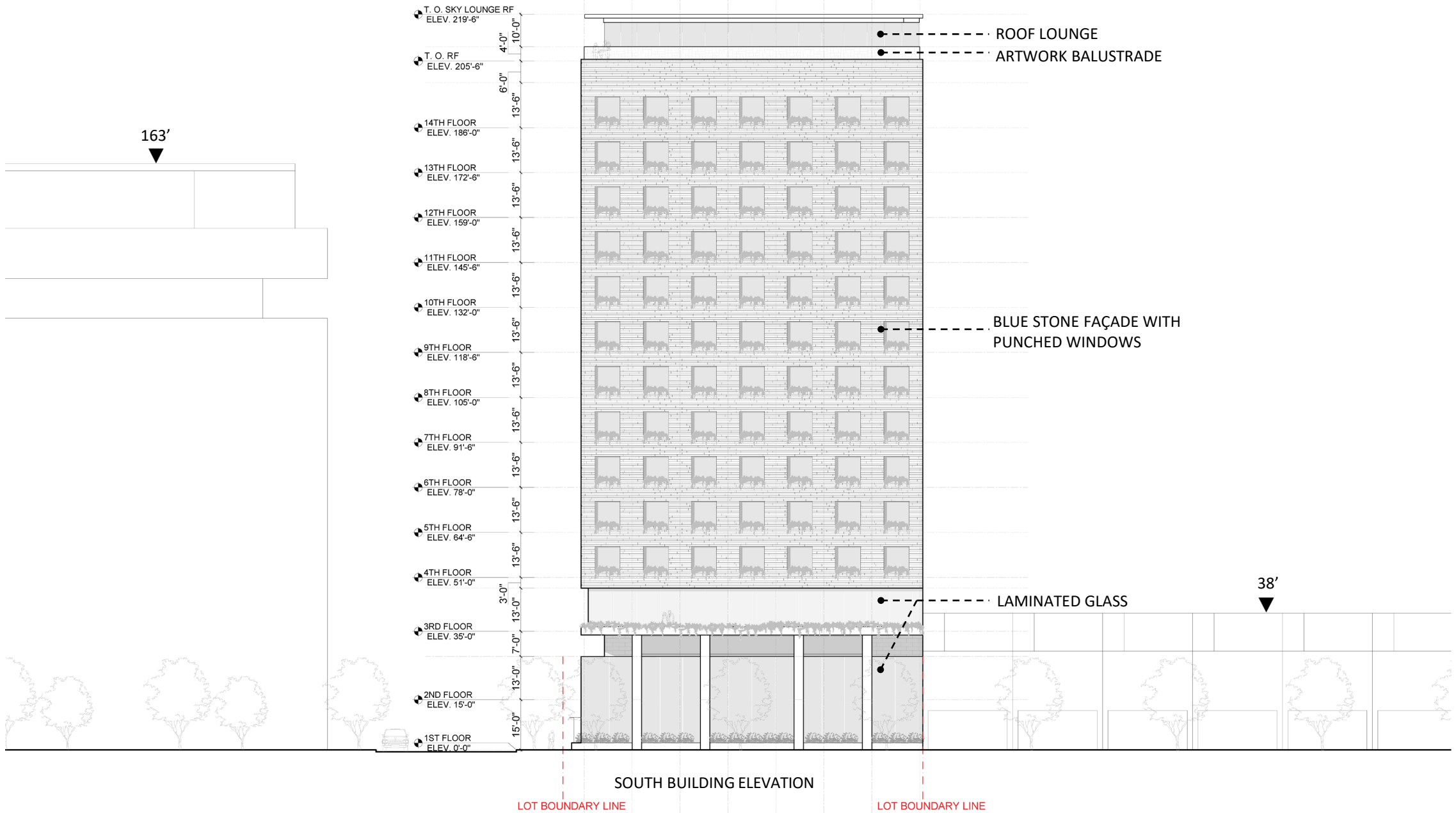
SITE + GROUND FLOOR PLAN

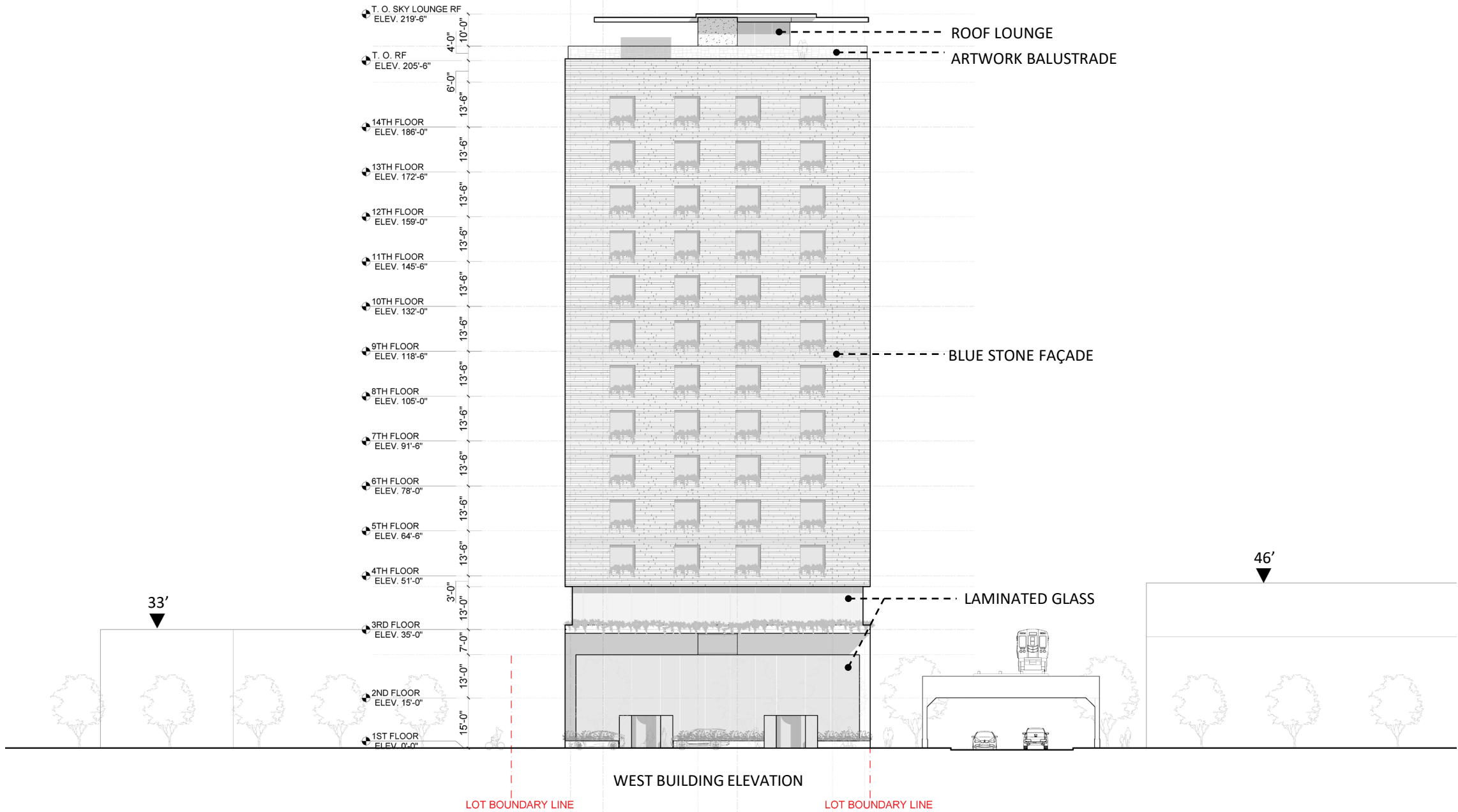






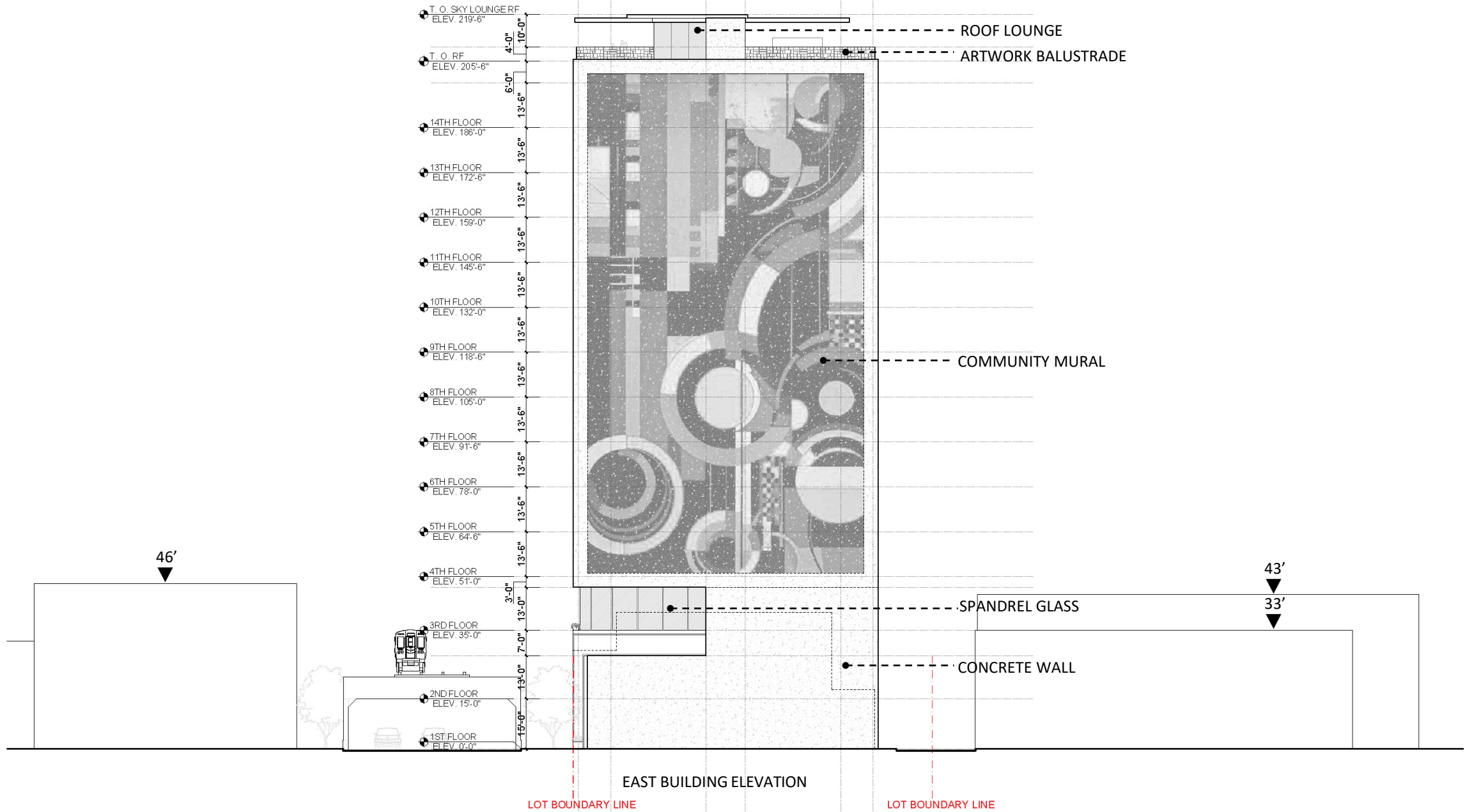
BUILDING ELEVATION – NORTH



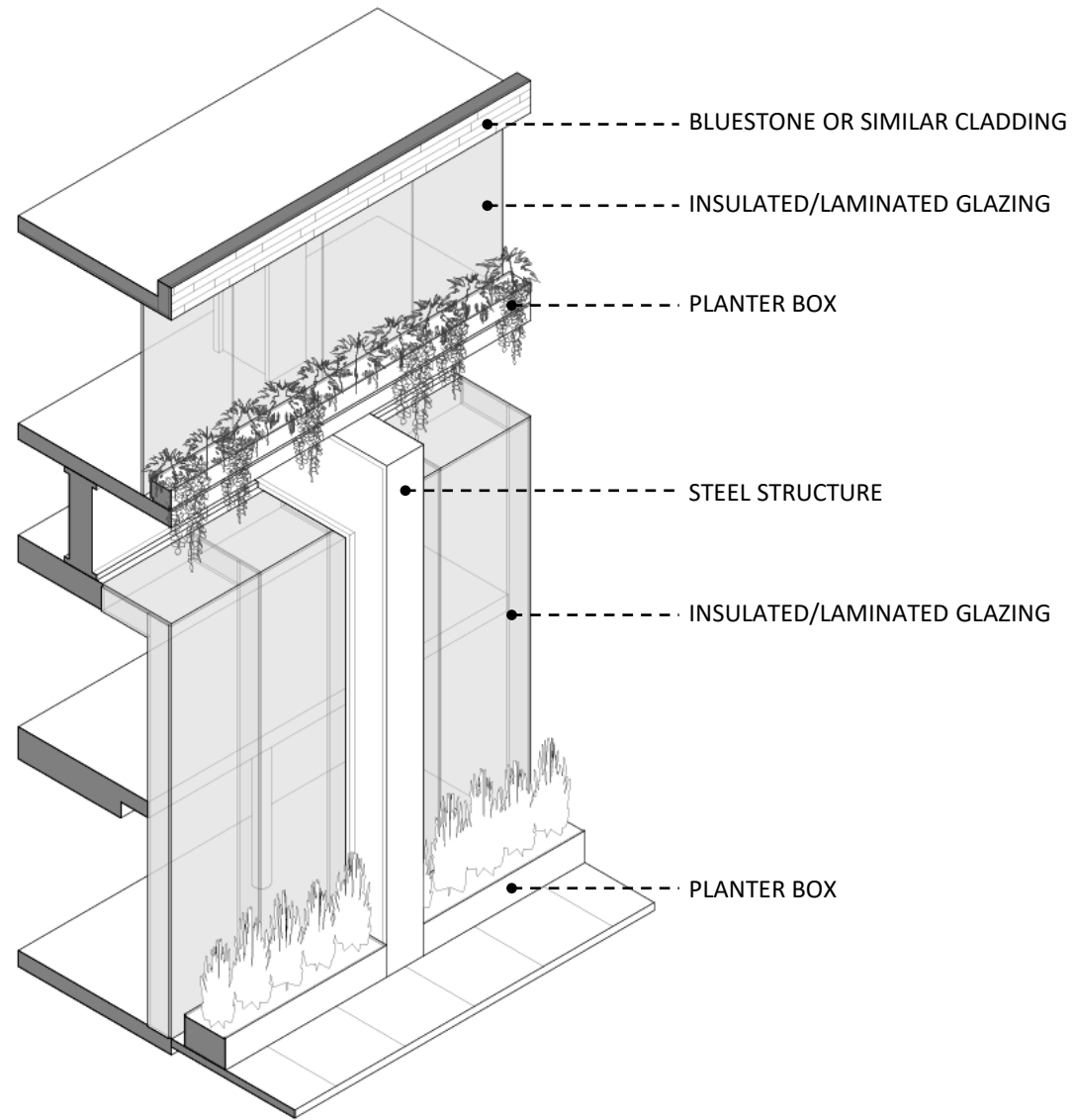


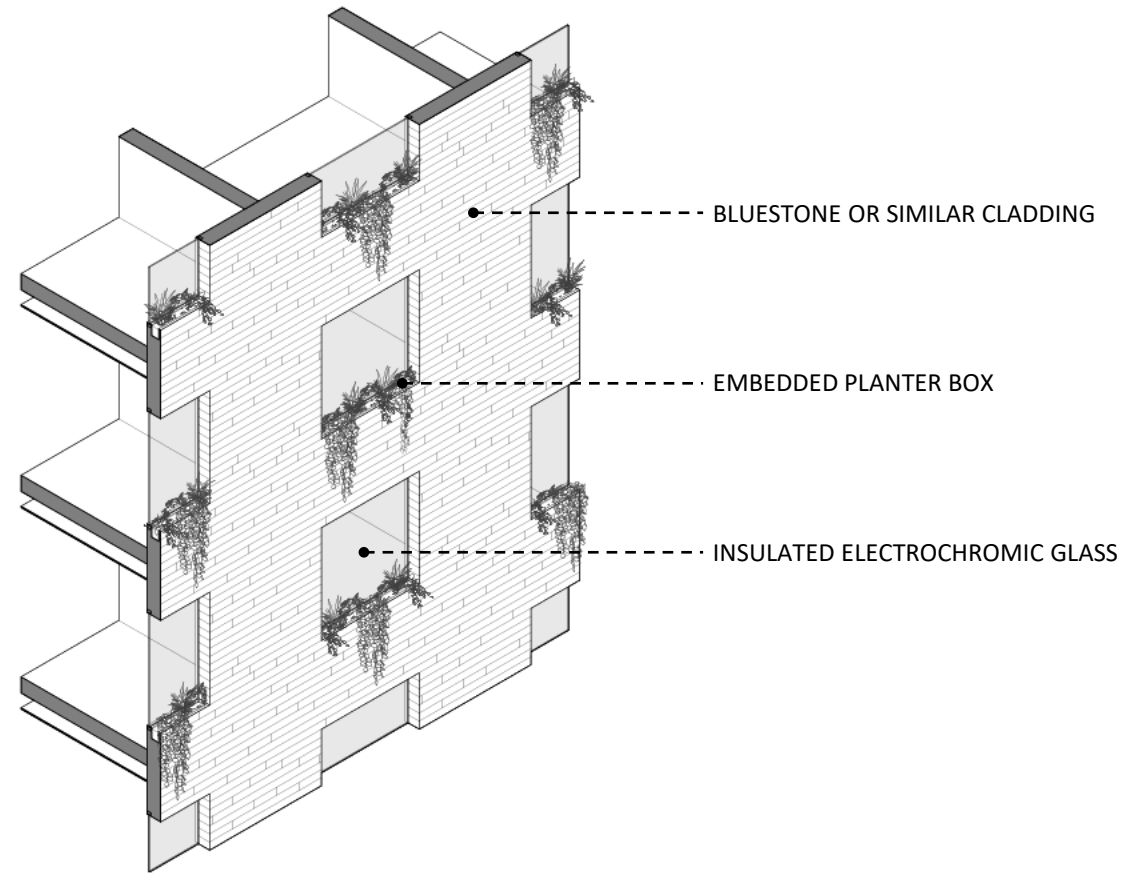
WEST BUILDING ELEVATION

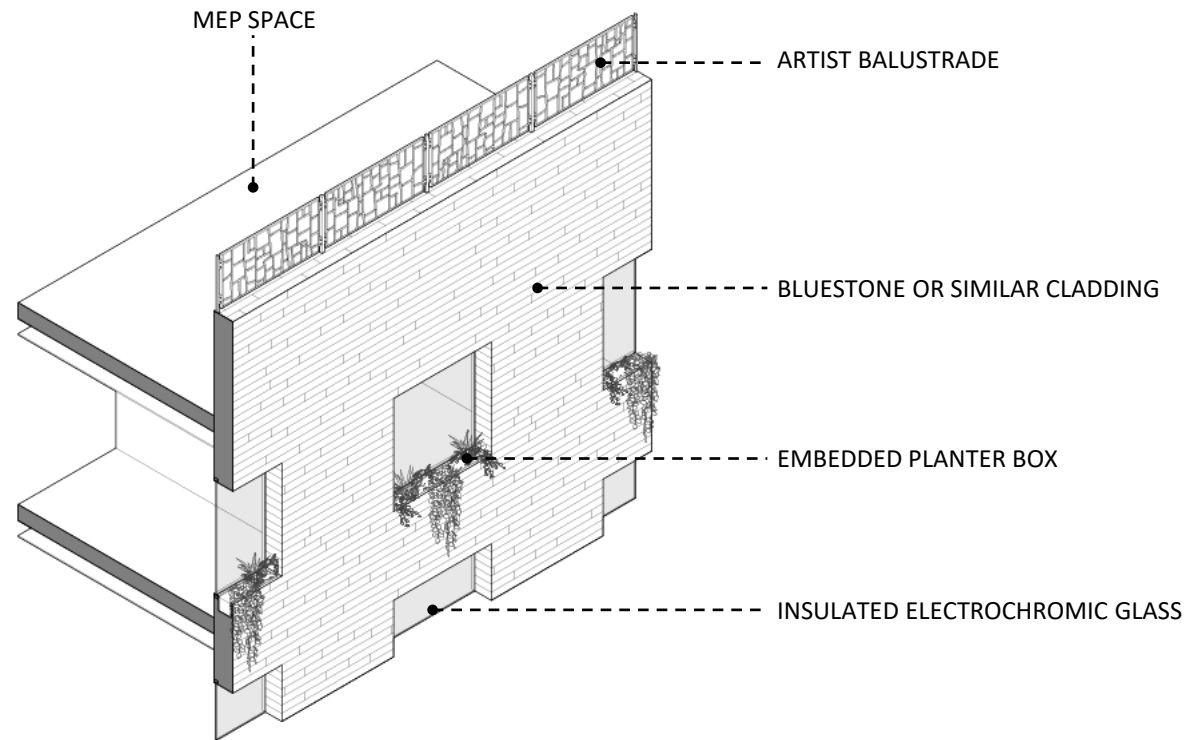
BUILDING ELEVATION – WEST

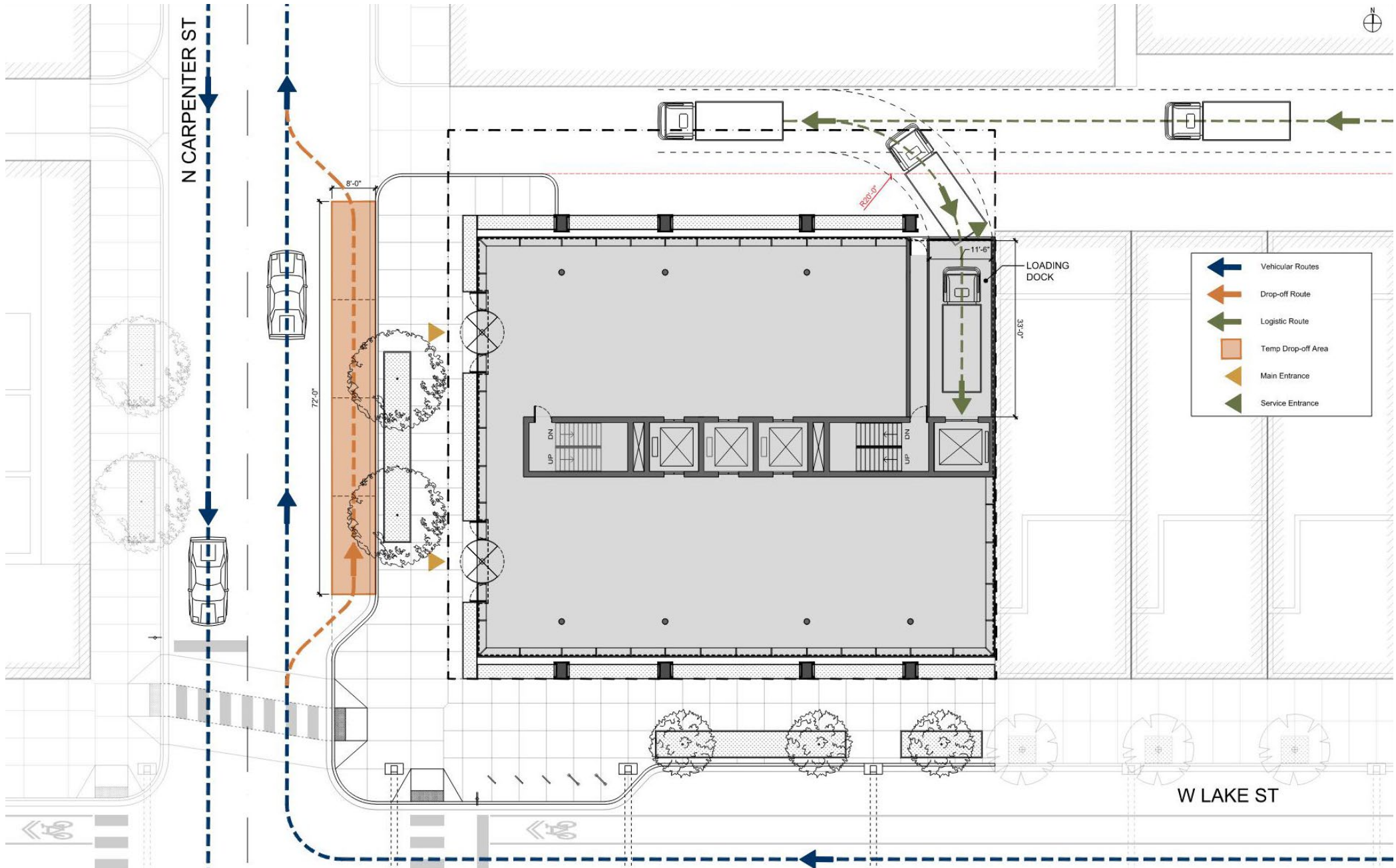


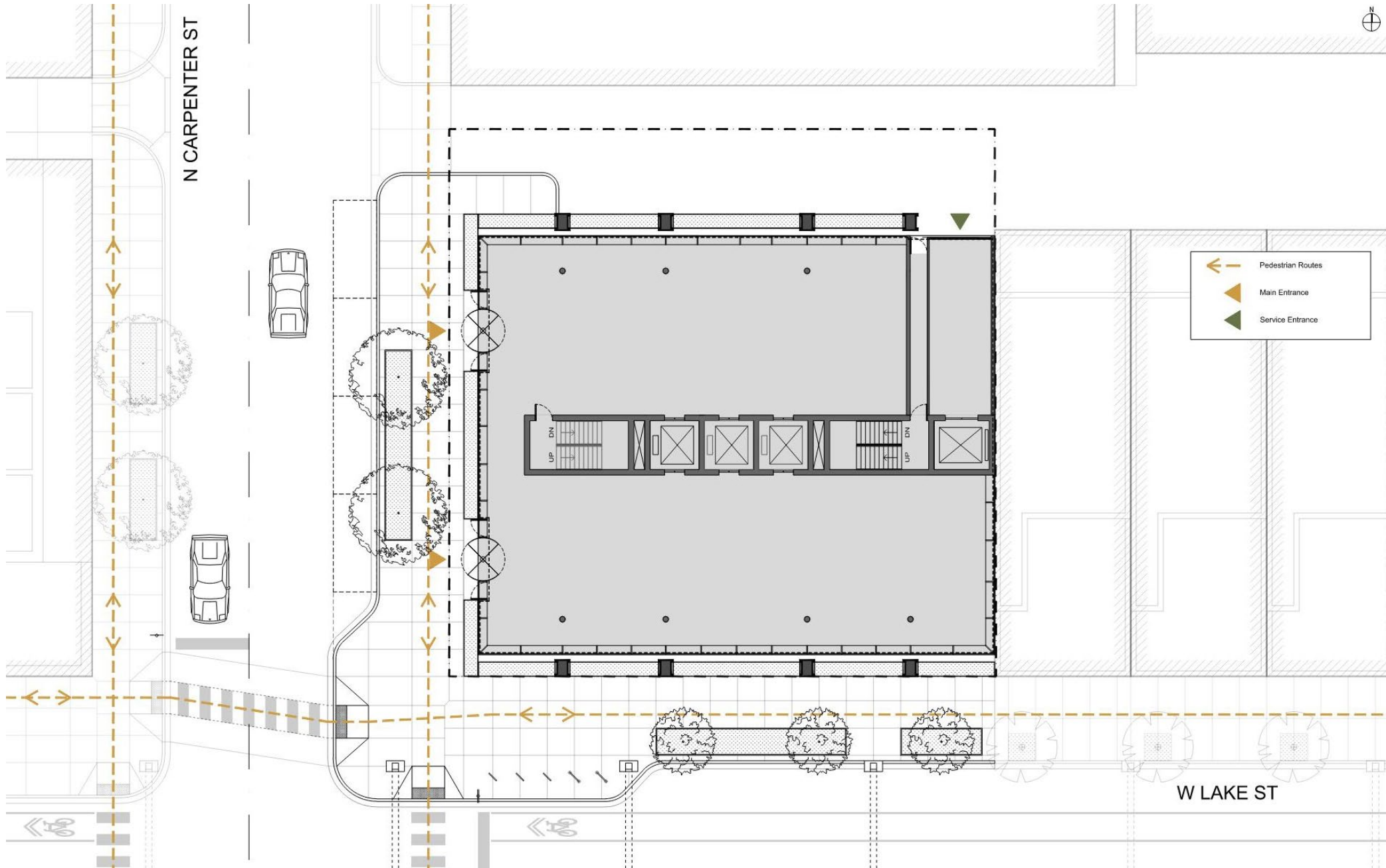
BUILDING ELEVATION – EAST











Travel Demand Management Study 1016-1020 West Lake Street Hotel

Chicago, Illinois



Prepared For:

Cogswell Realty, LLC



Based on the proposed development plan and the preceding travel demand management study, the following conclusions and recommendations are made:

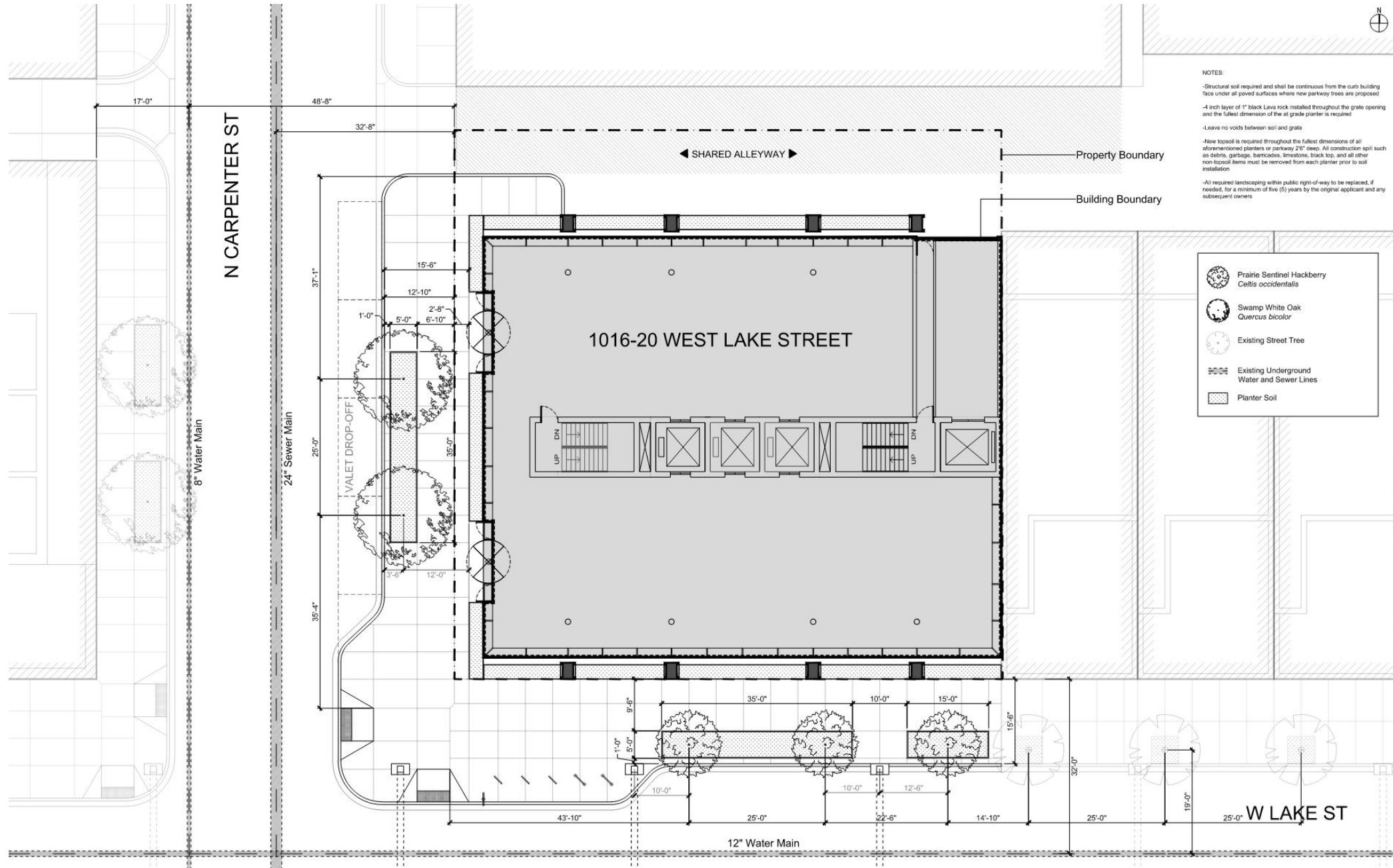
- Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of vehicle generated trips will be reduced.
- With the proposed hotel having a reserved curbside loading area and loading dock to accommodate the drop-off/pick-up, valet and truck loading activities, the impact of the hotel-generated traffic on the area streets will be minimized.
- Parking for the valet operations will be accommodated by nearby properties.
- In order to reduce the number of vehicle trips, the following TDM measures will be implemented:
 - Due to its proximity to the Morgan CTA Pink and Green Line station and additional public transit facilities, a CTA transit information kiosk will be provided within the hotel lobby.
 - Promote the use of Divvy bikes and scooters by guests.
 - Provide the guests with copies of the most recent Chicago Bike Map, published by CDOT.
 - Bicycle racks will be provided on Lake Street for guests and employees to store their bicycles.



NOTES:

- Structural soil required and shall be continuous from the curb building face under all paved surfaces where new parkway trees are proposed
- 4 inch layer of 1" black Lava rock installed throughout the grate opening and the fullest dimension of the grate opening is required
- Leave no voids between soil and grate
- New topsoil is required throughout the fullest dimensions of all aforementioned planters or parkway 20" deep. All construction spill such as debris, garbage, barricades, limestone, black top, and all other non-topsoil items must be removed from each planter prior to soil installation
- All required landscaping within public right-of-way to be replaced, if needed, for a minimum of five (5) years by the original applicant and any subsequent owners

| | |
|--|--|
| | Prairie Sentinel Hackberry <i>Celtis occidentalis</i> |
| | Swamp White Oak <i>Quercus bicolor</i> |
| | Existing Street Tree |
| | Existing Underground Water and Sewer Lines |
| | Planter Soil |





SOLAR ROOF



BLUE STONE CLADDING



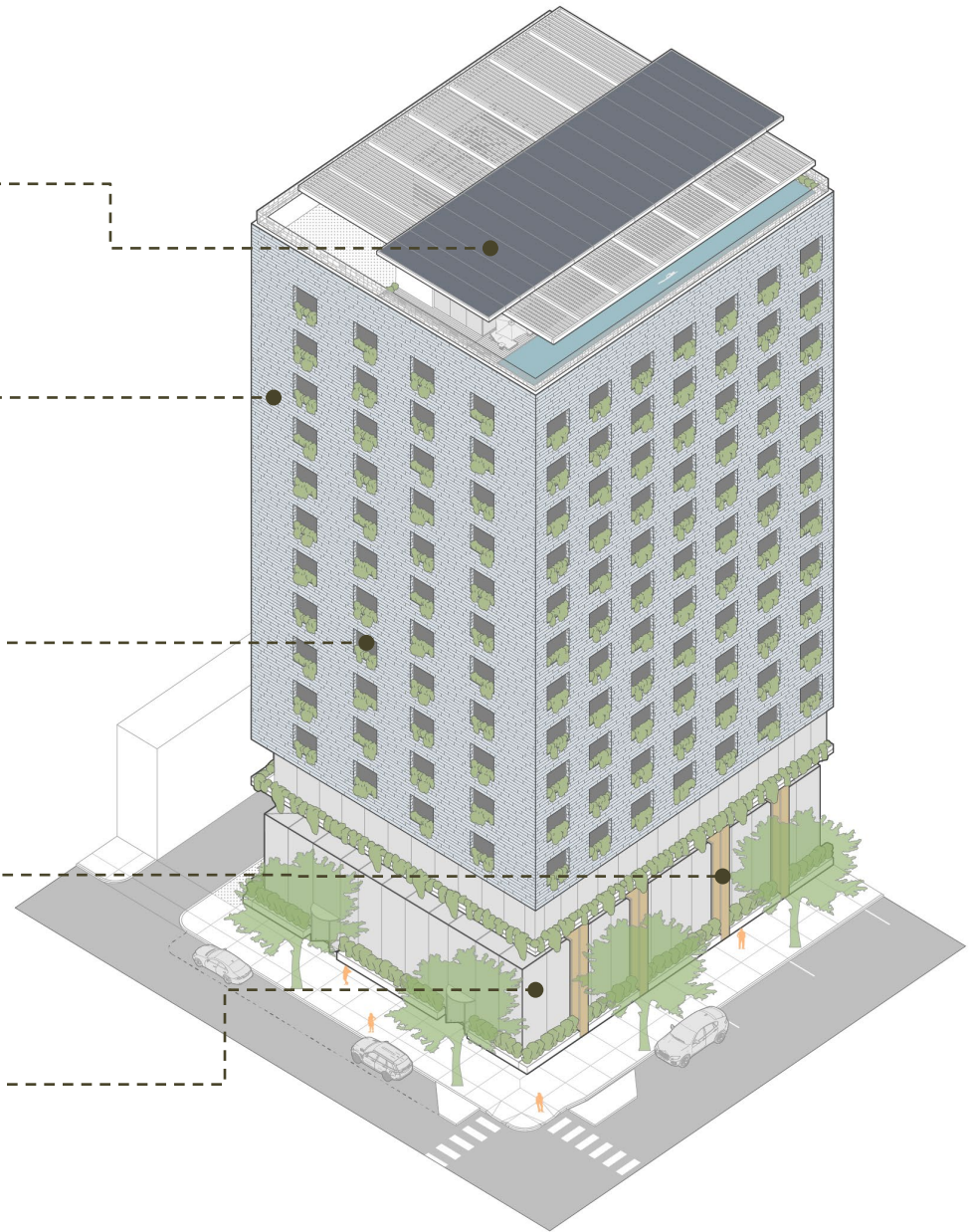
ELECTROCHROMIC GLAZING



BRONZE/COPPER
ALUMINUM CLADDING



LAMINATED CLEAR
GLASS W/ GLASS MULLIONS



LEED GOLD COMPLIANCE PATH W/ WELL + PROJECT EXPLORATION

Chicago Sustainable Development Policy 2017_{.01.12}

- PROJECT COMMITMENTS
- PROJECT EXPLORATION
- N/A OPTIONS



| Compliance Options | Points Required | Sustainable Strategies Menu | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---|------------------------------------|--------------------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|--|--|----------------------------------|-------------------------------|---|-----------------------------------|------------------------|------------------------|-------------------|---|------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|---------------------------|------------------------------|--|--------------------------|--------------------------|--------------------------|-------------------------|---------------------------|-----------------------------|--------------------------------|----|
| | | Health | Energy | | | | | Stormwater | | | | | Landscapes | | | Green Roofs | | Water | | Transportation | | | | | Solid Waste | Work Force | Wildlife | | | | | | | | | |
| | | | 1.1 Achieve WELL Building Standard | 2.1 Designed to earn the Energy Star | 2.2 Exceed Energy Code (5%) | 2.3 Exceed Energy Code (10%) | 2.4 Exceed Energy Code (25%) | 2.5 Exceed Energy Code (40%) | 2.6 Onsite Renewable Energy (3%) | 2.7 Onsite Renewable Energy (5%) | 3.1 Exceed Stormwater Ordinance by 25% | 3.2 Exceed Stormwater Ordinance by 50% | 3.3 100% Stormwater Infiltration | 3.4 Sump Pump Capture & Reuse | 3.5 100-year detention for lot-to-lot buildings | 3.6 100-year Detention for Bypass | 4.1 Working Landscapes | 4.2 Natural Landscapes | 4.3 Tree Planting | 4.4 Achieve Sustainable Sites Certification | 5.1 Green Roof 50-100% | 5.2 Green Roof 100% | 6.1 Indoor Water Use Reduction (25%) | 6.2 Indoor Water Use Reduction (40%) | 7.1 Proximity to Transit Service | 7.2 Bikeshare Sponsorship | 7.3 Bike Parking Residential | 7.4 Bike Parking Commercial & Industrial | 7.5 EV Charging Stations | 7.6 EV Charger Readiness | 7.7 CTA Digital Displays | 8.1 80% Waste Diversion | 8.2 Workforce Development | 9.1 Bird Protection (Basic) | 9.2 Bird Protection (Enhanced) | |
| Compliance Paths | Starting Points | Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Options Without Certification | 0 | 100 / 50 / 25 | 40 | 30 | 20 | 30 | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| Options With Certification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LEED Platinum | 95 | 5 / 0 / 0 | 40 | NA | NA | NA | NA | NA | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | NA | NA | NA | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | NA | 5 | 5 | 5 | 10 | 10 | 5 | 10 |
| LEED Gold | 90 | 10 / 0 / 0 | 40 | NA | NA | NA | NA | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| LEED Silver | 80 | 20 / 0 / 0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| Green Globes 4-Globes | 90 | 10 / 0 / 0 | 40 | NA | NA | NA | NA | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| Green Globes 3-Globes | 80 | 20 / 0 / 0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| Green Globes 2-Globes | 70 | 30 / 0 / 0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| Living Building Challenge | 100 | 0 / 0 / 0 | 40 | NA | NA | NA | NA | NA | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | NA | NA | NA | 20 | NA | NA | NA | NA | NA | NA | NA | 10 | 5 | NA | NA | 10 | 5 | 10 | | |
| Living Building Challenge Petal | 90 | 10 / 0 / 0 | 40 | NA | 20 | 30 | 40 | 50 | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| Enterprise Green Communities* | 80 | 20 / 0 / 0 | 40 | NA | NA | NA | NA | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |
| PassiveHouse | 70 | 30 / 0 / 0 | 40 | NA | NA | NA | NA | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | |

*only available to affordable housing projects funded by DPD's Housing Bureau

| | |
|---|---------------------|
| Planned Development Projects (PD) - New Construction | 100 points required |
| TIF Funded Development Projects (TIF) - New Construction* | 100 points required |
| DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction | 100 points required |
| PD, TIF, DPD-H MF and Class L - Renovation Projects* | |
| Moderate Renovation Projects | 25 points required |
| Substantial Renovation Projects | 50 points required |

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

PROJECT GOALS:
 - ILFI Zero Carbon
 - LEED Gold
 - WELL Performance Rating

*The project intention is to exceed the 100 points and maximize the positive impact through efficient, sustainable, integrated design. Please refer to the following page for a breakdown of project commitments and goals as we develop the design.

Project Commitments (130 Points):

- LEED Gold – 90 Points
- First WELL Building Standard – Core Certification or WELL Performance Rating – 40 Points
- *ILFI Zero Carbon

Project Goals (175+ Points):

- Energy:
 - Exceed Energy Code (40%) – 50 Points
 - Onsite Renewable Energy (3%) – 10 Points
- Storm water:
 - Exceed Storm water Ordinance by 25% - 10 Points
 - Sump Pump Capture & Reuse – 5 Points
 - 100-year detention for lot-to-lot buildings – 5 Points
 - 100-year detention for Bypass – 5 Points
- Landscapes:
 - Working Landscape – 5 Points
 - Tree Planting – 5 Points
 - Achieve Sustainable Sites Certification – 20 Points
- Green Roofs:
 - Green Roof 50-100% - 10 Points
- Transportation:
 - Bike share Sponsorship – 5 Points
 - EV Charging Stations – 10 Points
 - EV Charger Readiness – 5 Points
 - CTA Digital Displays – 5 Points
- Solid Waste:
 - 80% Waste Diversion – 10 Points
- Work Force:
 - Workforce Development – 10 Points
- Wildlife:
 - Bird Protection (Basic) – 5 Points

*To achieve International Living Future Institute Zero Carbon certification, all of the following requirements must be met:

Embodied Carbon:

- Reduced by 10% compared to a baseline
- Does not exceed 500kg CO₂ e/m²
- Carbon offset purchase from a verified ILFI source

Operational Carbon:

- Meet an energy efficient target (25% reduction of Energy Use Intensity)
- No new sources of combustion
- 100% of the operational energy use is provided by new renewable energy (purchased)



Public Benefits:

- Approximately 150 construction jobs will be created and a capital investment of \$65 million.
- Building design responds to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape.
- Building has a unique vertical appearance, comprised of a base, midsection and top.
- Promotes public transit and bicycle use, while ensuring accessibility for persons with disabilities.
- All sides and areas of the building that is visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.
- More than \$1 million bonus payment to the Neighborhood Opportunity Fund.

The City's Participation Goals:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents



DPD Recommendations:

The following is a list of recommendations from the DPD:

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A)
- The proposal is in compliance with the West Loop Design Guidelines and is in general conformance with the Fulton Market Innovation District Plan (17-8-0903)
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103)
- The proposal is designed to reinforce desirable urban features found within the surrounding area (17-8-0906-A-1)
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104)
- The project promotes safe and efficient circulation of pedestrian, cyclists, and motor vehicles (17-8-0904-A-1)
- The project is designed to promote pedestrian interest, safety and comfort (17-8-0905-A)