



City of Chicago



SO2019-5518

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 1-39 W Wacker Dr, 200-240 N State St, 2-40 W Lake St and 209-241 N Dearborn St - App No. 20117
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 381 District symbols and indications as shown on Map No. 1-F in the area bounded by

West Wacker Drive; North State Street; West Lake Street;
and North Dearborn Street,

to those of Business Planned Development Number 381, as Amended which is hereby established in the area described above, subject in such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1-39 West Wacker Drive, 200-240 North State Street,
2-40 West Lake Street, and 201-241 North Dearborn
Avenue

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BUSINESS PLANNED DEVELOPMENT No. 381, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development No. 381 as amended, and which is legally described on Exhibit A attached hereto and a made part hereof this Planned Development consisting of approximately one_hundred thousand, seven hundred and fifty-eight (100,758) square feet or 2.31_acres of property (the Property) as shown on which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is an owned or controlled by the ("Applicant") CWI Chicago Hotel, LLC an owner of Subarea B.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Sec.17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustments to the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for work in the public way and in compliance with Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, Existing Land-Use Map, Site Plan/Landscape Plan, Sub-Area Map, Floor Plans and Building Elevations (north, east and west), prepared by DXU Architects and dated August 26, 2019 submitted herein. In any instance where any provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and

Applicant CWI Chicago Hotel, LLC
 Address. 1-39 West Wacker Drive, 200-240 North State Street,
 2-40 West Lake Street, and 201-241 North Dearborn Avenue
 Introduced July 24, 2019

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purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following Sub Areas, and the following uses shall be allowed in this Business Planned Development No. 381 as Amended:

Sub-Area A: offices uses, retail uses, restaurant uses, service uses, off-street parking and loading, and incidental/ accessory uses

Suba-Area B: hotel and meeting uses, personal services uses, office uses, restaurant uses, retail uses, service uses, financial uses, off-street parking and loading and incidental/accessory uses

6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definition in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 100,758 square feet and a maximum FAR of 17.5.
9. Upon review and determination, Part II Review, pursuant to section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with Site plan review or Part II reviews, are conditional until final part II approval.
11. The Applicant shall comply with Rules and Regulations for the maintenance Stockpiles promulgated by the Commissioners of the Department of Street and Sanitation, Fleet. Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A by the Zoning Administrator upon the application for such modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and maximizes the preservation of natural resources. (At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. List all aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy, including other major sustainable elements of the project. All aspects of the proposed planned development that brings it into compliance with the Sustainable Development Policy, including other major sustainable elements of the project.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities Minority and Woman-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city residents hiring (measured against the total construction hours for the project or any phase thereof). The M/WBE participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses

to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city residents' participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of utilized in planned development projects. All such information will be provided in a form acceptable to Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DC-16 Downtown Core District.

***BUSINESS PLANNED DEVELOPMENT No. 381,
AS AMENDED***

Applicant CWI Chicago Hotel, LLC
Address 1-39 West Wacker Drive, 200-240 North State Street,
2-40 West Lake Street, and 201-241 North Dearborn Avenue
Introduced July 24, 2019

Final for Publication

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	169,006 square feet
Area in Public R.O.W.:	68,248 square feet
Net Site Area:	100,758 square feet
<u>Net Site Area of Sub-Areas:</u>	
Sub-Area A:	50,379 Sq. ft.
Sub-Area B:	50,379 Sq. ft.
Total Net Site Area (A+B):	100,758 Sq. ft.
<u>Maximum Floor Area Ratio:</u>	
Sub-Area A:	17.5 (1,768,302 sq. ft.)
Sub-Area B:	25.8 (1,299,778 sq. ft.)
	9.3 (468,524 sq. ft.)
Minimum number of Off-Street Parking Spaces to be provided: (Existing)	51 spaces (Hotel) 142 spaces (Offices, Retail)
Minimum number of Off-Street Loading Spaces to be provided: (Existing)	offices-6, hotel and retail-3 for a total- 9 spaces
Setbacks from Property Lines:	existing, no change
Minimum number of Hotel Rooms:	600 hotel rooms, suites containing two or more separate rooms with sleeping accommodates may replace hotel rooms at a ratio of 1 suite for each 1.5 hotel rooms. The hotel area shall contain no more than 500,000 square feet

Exhibit "A"

Applicant CWI Chicago Hotel, LLC
Address 1-39 West Wacker Drive, 200-240 North State Street,
2-40 West Lake Street, and 201-241 North Dearborn Avenue
Introduced July 24, 2019

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Business Planned Development Number 381, As Amended
Legal Descriptions of Sub-Area A and B

PARCEL 1 (SUB-AREA A) (17-09-426-031)

LOT 2 IN THE LEO BURNETT RESUBDIVISION OF A TRACT OF LAND IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD, PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1990 AS DOCUMENT 90117294.

EXCEPTING THEREFROM THE BUILDING AND IMPROVEMENTS LOCATED THEREON FOR AS LONG AS THE LEASE REFERENCED IN THE MEMORANDUM OF WHICH RECORDED OCTOBER 11, 1988 AS DOCUMENTS 88465178, 88465175, AND 0331431120, AS ASSIGNED PURSUANT TO DOCUMENTS 0331431119, AND 0518122183, REMAINS IN FULL FORCE AND EFFECT.

PARCEL 2 (SUB-AREA B) (17-09-426-030, AND 032, 033)

LOTS 1, 3, AND 4 IN THE LEO BURNETT RESUBDIVISION OF A TRACT OF LAND IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1990 AS DOCUMENT 90117294, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2A:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL CROSS-ACCESS EASEMENT AGREEMENT DATED DECEMBER 15, 1997 AND RECORDED FEBRUARY 3, 1998 AS DOCUMENT 98090502 BY AND AMONG 35 W. WACKER VENTURE L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPT. 24, 1986 AND KNOWN AS TRUST NUMBER 43770 AND LEO BURNETT COMPANY, INC. FOR THE PURPOSE OF AN EASEMENT TO PASS ON, OVER, OR THROUGH THE HOTEL EASEMENT AREA FOR THE PURPOSES OF PASSAGE BETWEEN THE HOTEL PROPERTY AND THE OFFICE PROPERTY AS DEFINED IN SAID DOCUMENT.

BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED PROJECT NARRATIVE

PROJECT NARRATIVE

August 26, 2019

Renaissance Hotel
1 W. Wacker Drive, Chicago, IL

RE: Sub Area B of the Business Planned Development 381, Block 16
Infill Port Cochere for retail/business use - Bank

Narrative:

The subject property is at the Southwest corner of N. State St and W. Wacker Drive, Block 16, Subarea B of the Business Planned Development No. 381. It is currently known as the Renaissance Hotel and was constructed in 1986. The hotel is a 27 story high rise with 560 rooms, ballrooms, conference rooms, dining rooms and retail/service business on the ground floor. The building has gone through multiple renovations over the years and is currently proposing a retail addition.

Retail Addition: Enclose the Porte Cochere to create more retail/business space at the ground level along State and Wacker Drive. The enclosed area will add 4,120 SF of commercial space and will have direct access to State St. The majority of the exterior will be storefront infill between the existing columns supporting the restaurant terrace above. Currently the space is in lease negotiations with a bank. This will require the driveway/drop off area to be reworked as indicated in the attached drawings. The existing curb cut onto Wacker Drive will not be changed. Access to the FDC along State St will not be impacted or altered.

FAR: Based on findings from the original PD 381 Sub Area B has 3,644 SF of floor area available for retail/business use. Our proposal to infill the area under the Porte Cochere for retail/business use consist of 4,120 SF. We are in need of 476 SF of additional floor area to comply with the requirements of PD 381. In review of the 3rd floor of the hotel we determined that there is an existing mechanical room containing 2,659 SF. Adjacent to this mechanical room are 2 storage rooms one containing 937 SF and the other 1,488 SF. We are proposing to remove the drywall partitions separating the storage rooms noted as Storage A/B and combine them with the existing mechanical room to create a larger mechanical room of 5,084 SF. As indicated PD 381 mechanical spaces of 5,000 SF or greater shall be excluded from the FAR calculation. The remaining FAR available is 8,728 SF of area that can be used for any permitted uses within the PD. We proposed to use 4,120 SF for a business under the Porte Cochere.

Available FAR from original PD	3,644 SF
Enlarged Mechanical Room on the 3rd Floor	5,084 SF
Total Available FAR	8,728 SF
New Business Use Area under the Porte Cochere	4,120 SF
Remaining FAR	4,608 SF

Eric Syler

Eric Syler
FA, LEED AP, Principal

DXU

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Chicago, IL 60610

R

RENAISSANCE
CHICAGO DOWNTOWN HOTEL

CWI CHICAGO HOTEL LLC

RENAISSANCE HOTEL, 1-39 W. WACKER DRIVE, 200-240 N. STATE STREET, 2-40 W LAKE STREET,
201-241 N. DEARBORN STREET, CHICAGO, IL 60601

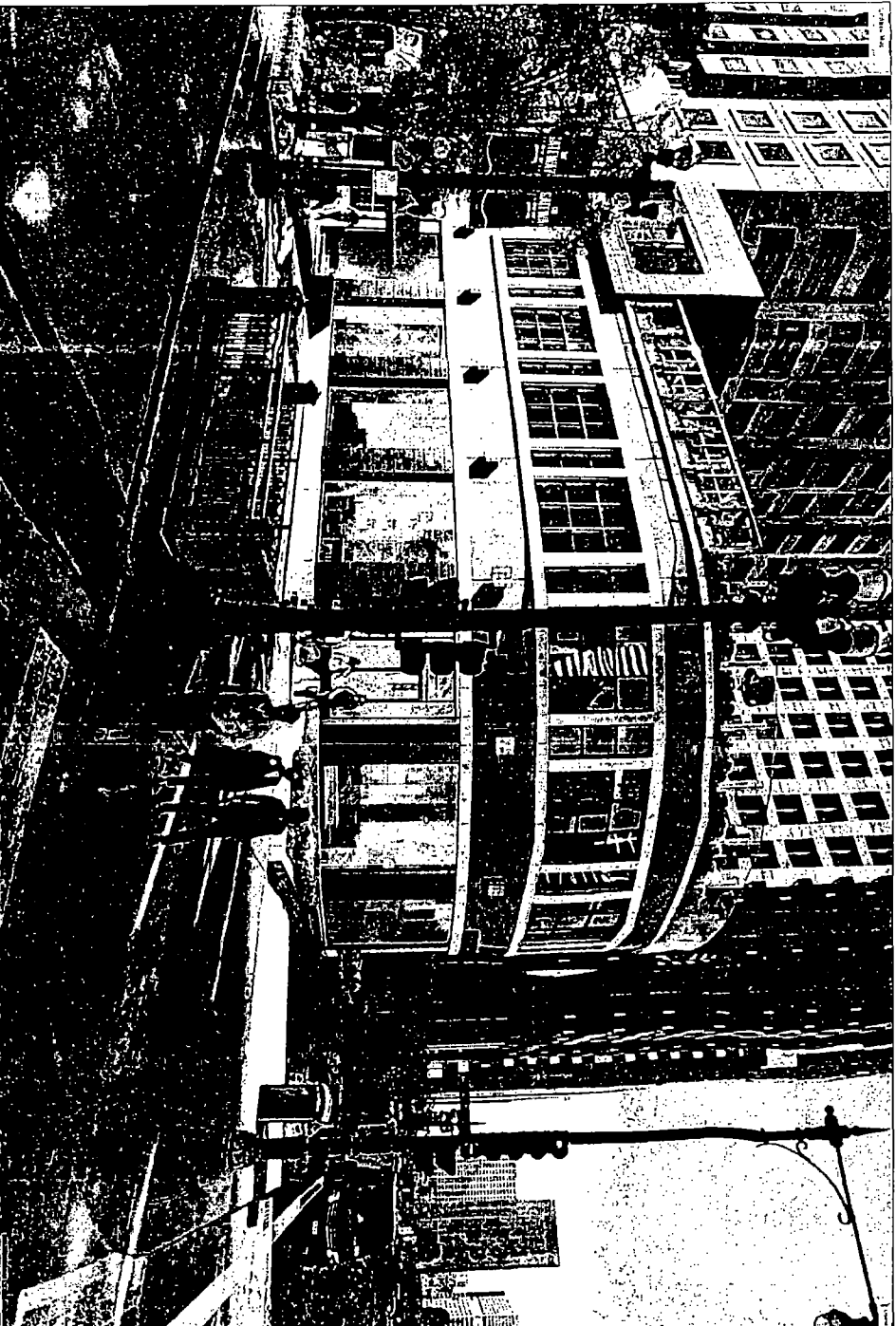
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Sheet No

T-02

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED RETAIL FINISH MASSING IMAGE



1 RETAIL FINISH MASSING IMAGE

DXU
ARCHITECTS
201 N. WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
(312) 527-1234

R
RENAISSANCE
CHICAGO DOWNTOWN HOTEL

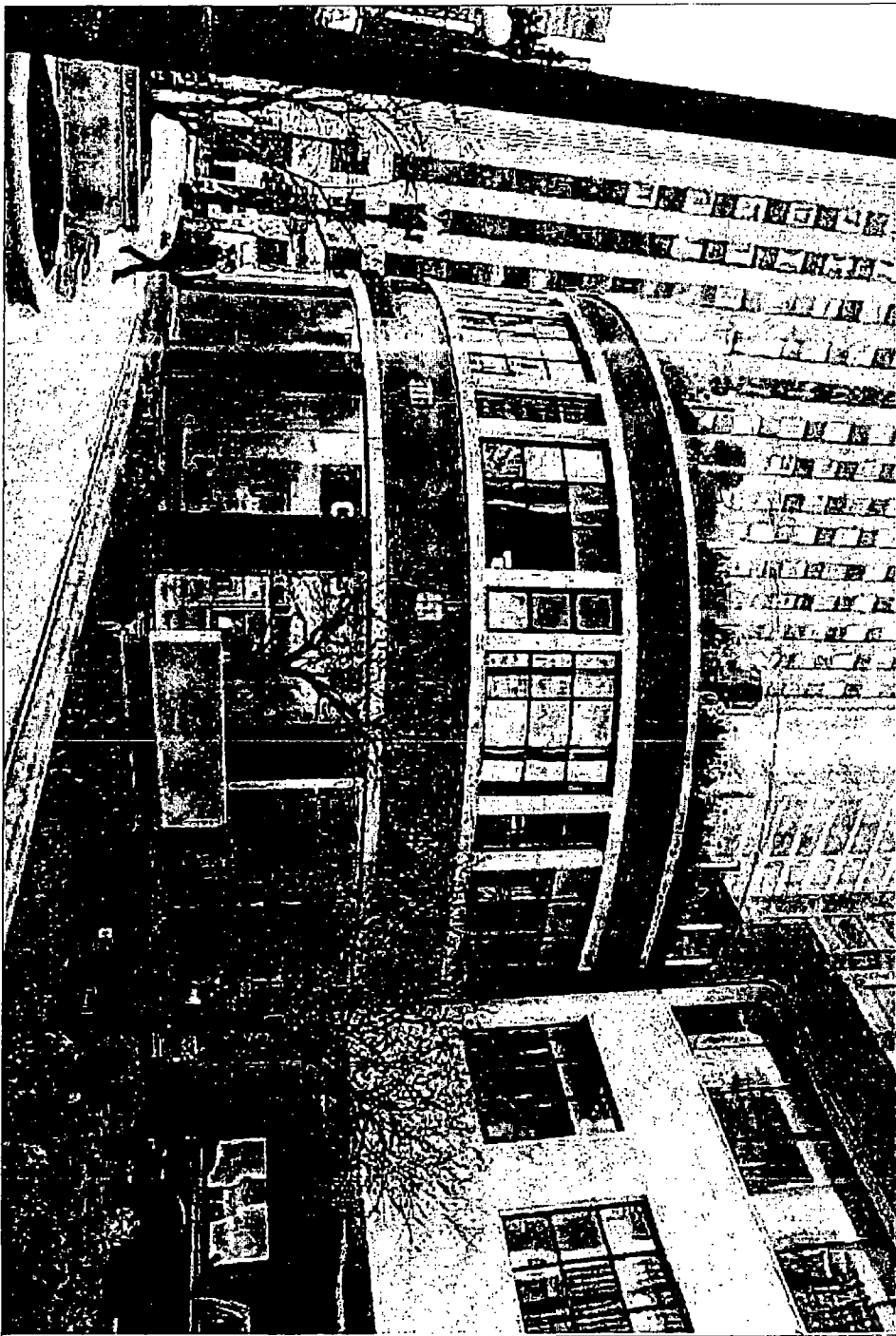
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RENAISSANCE HOTEL, 1-39 W. WACKER DRIVE, 200-240 N. STATE STREET, 2-40 W. LAKE STREET,
201-241 N. DEARBORN STREET, CHICAGO, IL 60601

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1 RETAIL FINISH MASSING IMAGE (NORTHWEST ELEV)

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ARCHITECTS
111 N. LAKE STREET, SUITE 1000
CHICAGO, IL 60601

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201-241 N. DEARBORN STREET, CHICAGO, IL 60601

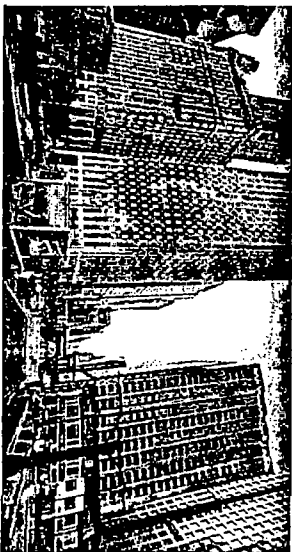
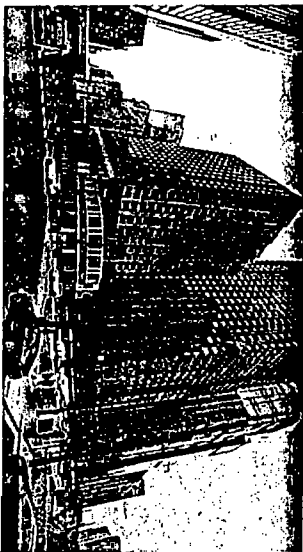
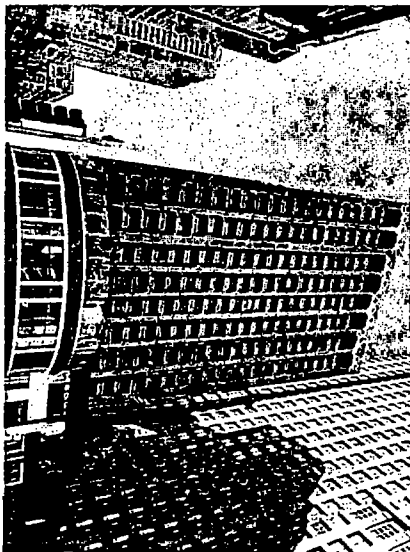
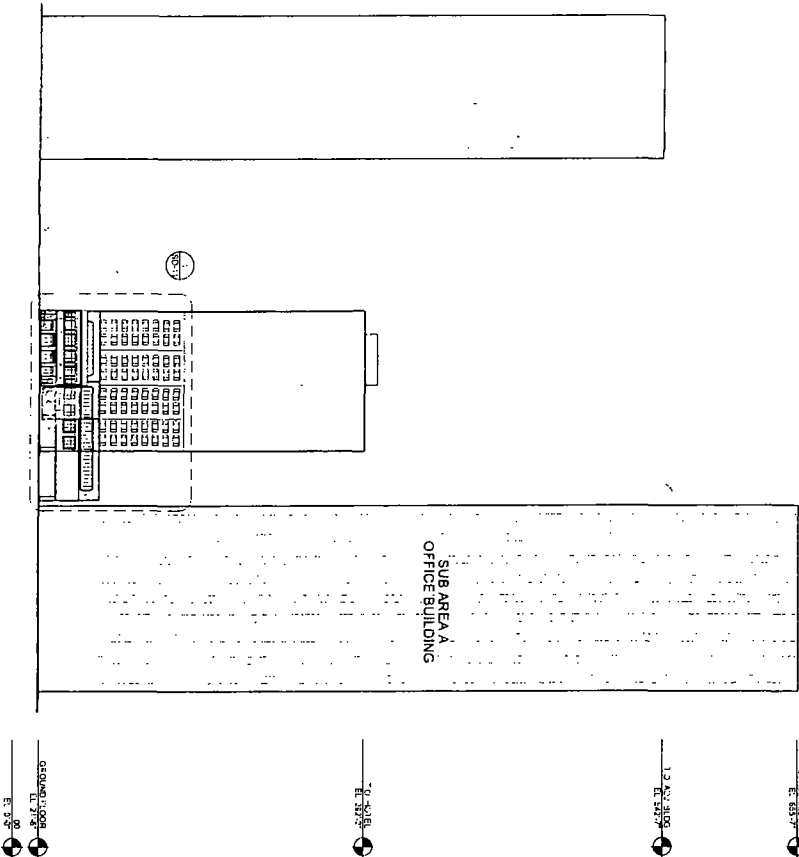
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Sheet No.

SD-3B

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED WACKER BLOCK ELEVATION



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CORPORATION
CHICAGO, ILLINOIS 60601

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201-241 N. DEARBORN STREET, CHICAGO, IL 60601

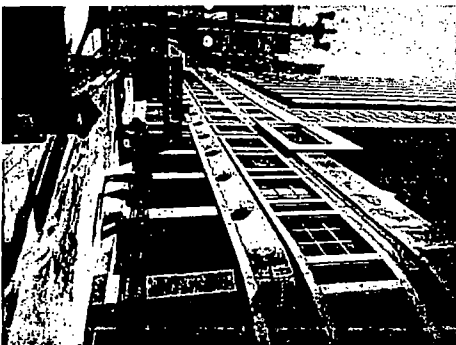
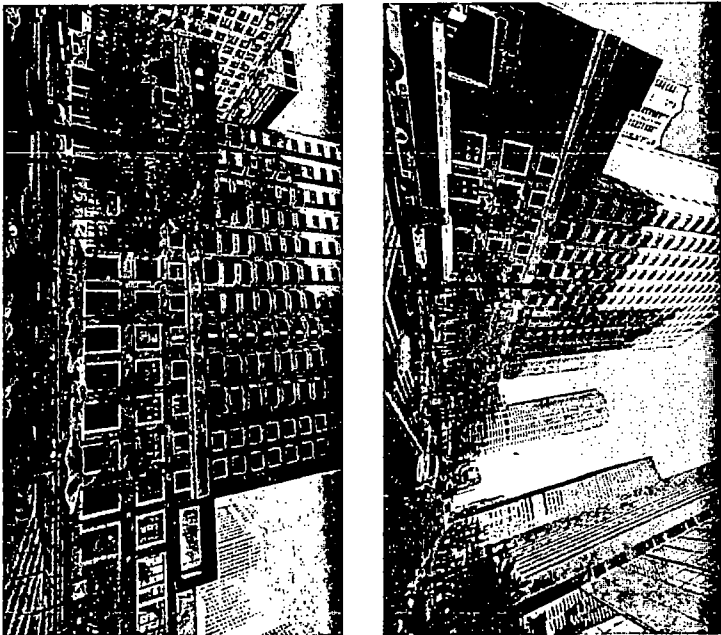
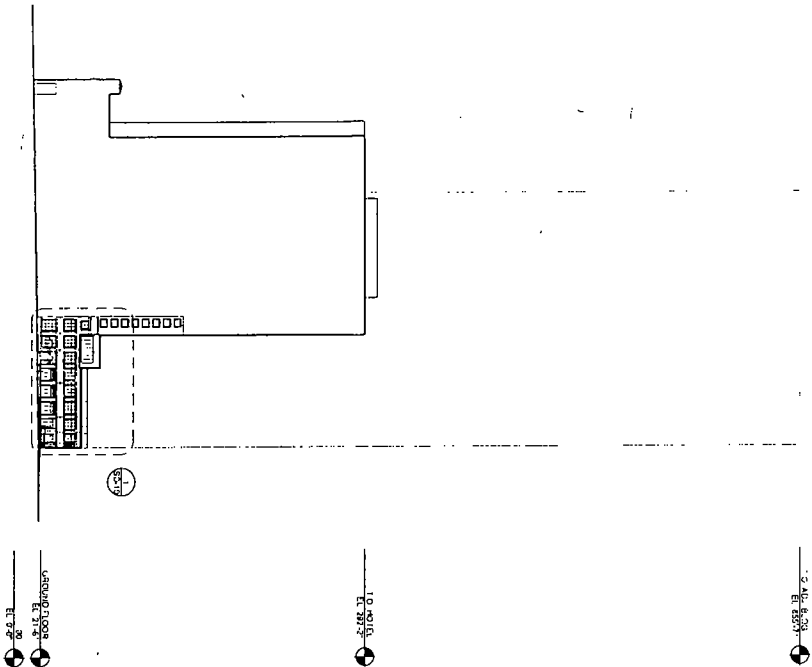
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Sheet No

SD-4

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED STATE STREET BLOCK ELEVATION



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ARCHITECTS
130 N. LAKE STREET, SUITE 1000
CHICAGO, IL 60601

R
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201-241 N. DEARBORN STREET, CHICAGO, IL 60601

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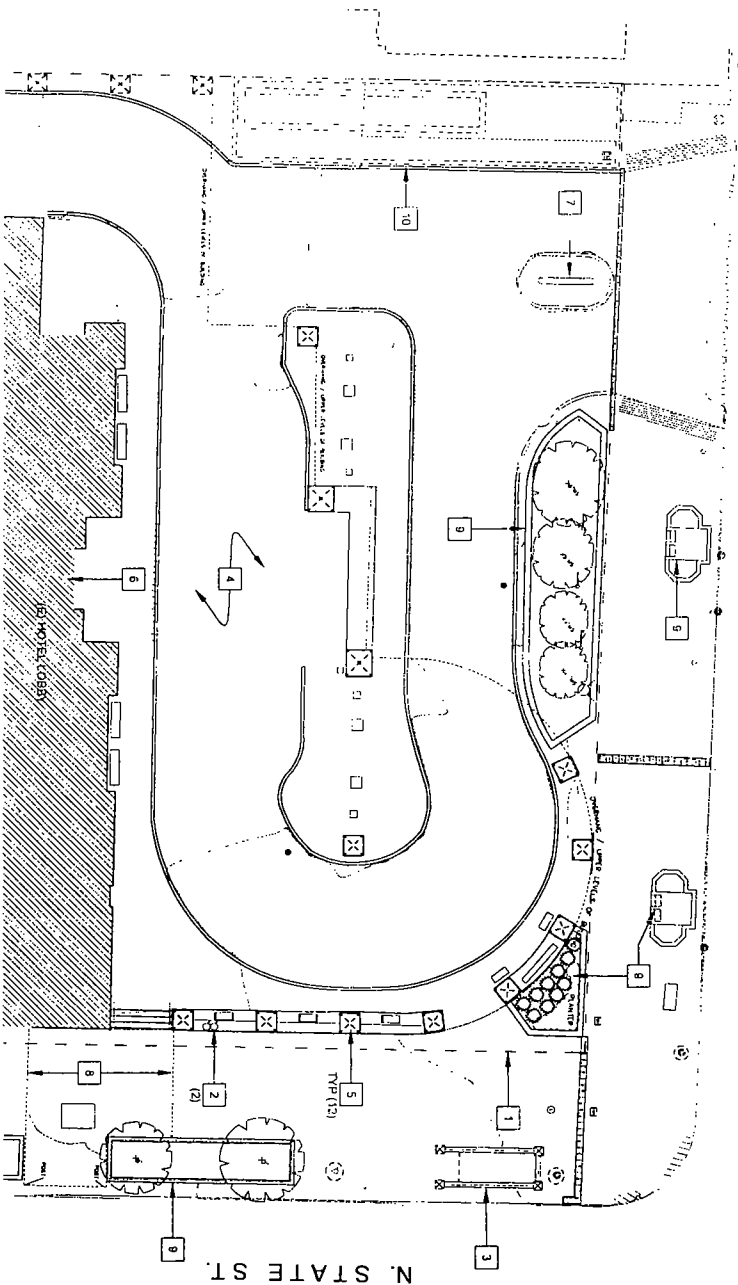
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PROJECT NO. 18-070

SD-5

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED EXISTING SITE PLAN

W. WACKER D.R.



KEYNOTES

- 1 (E) PROPERTY BOUNDARY LINE
- 2 (E) FIRE DEPARTMENT CONNECTION
- 3 (E) CONC STAIR TO LOWER LEVEL W WACKER DRIVE
- 4 (E) CONC PORT COCHERE VEHICLE DROP/OFFTURNAROUND
- 5 (E) COLUMN, TYP
- 6 (E) ENTRANCE TO RENAISSANCE HOTEL, LOBBY
- 7 (E) MONUMENT SIGN
- 8 (E) HOTEL, ANNEX TO PORT COCHERE PEDESTRIAN ENTRY
- 9 (E) PLANTER BED
- 10 (E) PLANTER BED AND CURB TO BE REVISED FOR NEW VEHICLE STAGING AREA

FRONT SETBACK 90 FT FROM WACKER DRIVE AND 161.7;
SIDE SETBACK 11.7 FROM WEST SIDE OF STATE STREET
REAR SETBACK 9

1 EXISTING SITE PLAN

DXU
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715 N. LAKE STREET, CHICAGO, IL 60611
773.525.2121 • 773.525.2122

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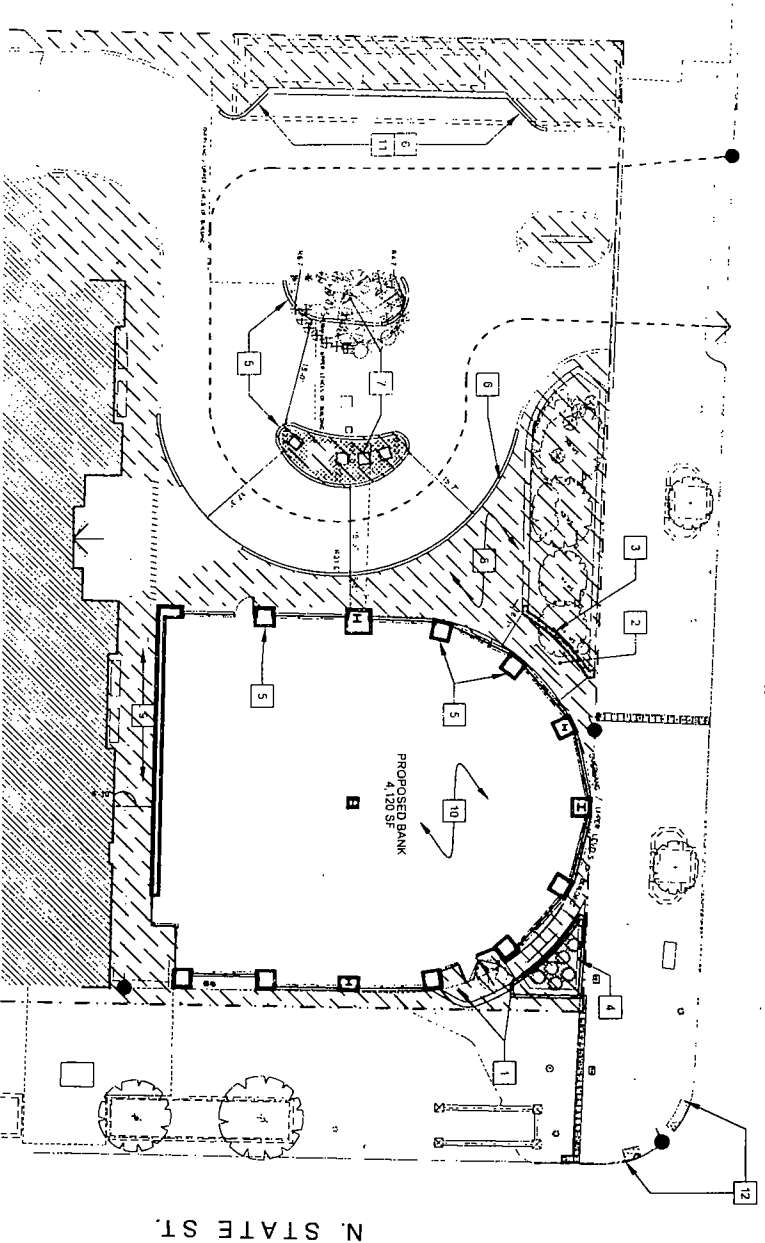
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SD-6

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED PROPOSED SITE PLAN

W. WACKER DR.



N. STATE ST.

KEYNOTES

- 1 NEW ENTRY STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
- 2 SLOPED SIDEWALK
- 3 NEW PLANTER WALL FOR SLOPED SIDEWALK
- 4 (E) PLANTER TO BE RECONFIGURED TO ACCOMMODATE NEW STAIR AND RAMPED ENTRY
- 5 NEW NON-STRUCTURAL COLUMNS FOR RETAIL STOREFRONT FACADE ATTACHMENT
- 6 PROPOSED CURBING FOR NEW CAR DROPOFF/TURNAROUND AND PLANTERS
- 7 NEW LANDSCAPING
- 8 PROPOSED SIDEWALK
- 9 PEDESTRIAN SIDEWALK FROM N STATE STREET TO RENAISSANCE ENTRANCE
- 10 NEW RETAIL TENANT SPACE - SEE FLOOR PLAN
- 11 NEW VEHICLE STAGING AREA
- 12 NEW CANE DETECTABLE ADA CROSSWALK RAMP

LEGEND

- PEDESTRIAN CIRCULATION PATH
- VEHICULAR AND LOADING ACCESS
- COMMON AREA TOTAL = 4,064 S.F.

PROPOSED SITE PLAN

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CWI CHICAGO HOTEL LLC

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201-241 N. DEARBORN STREET, CHICAGO, IL 60601

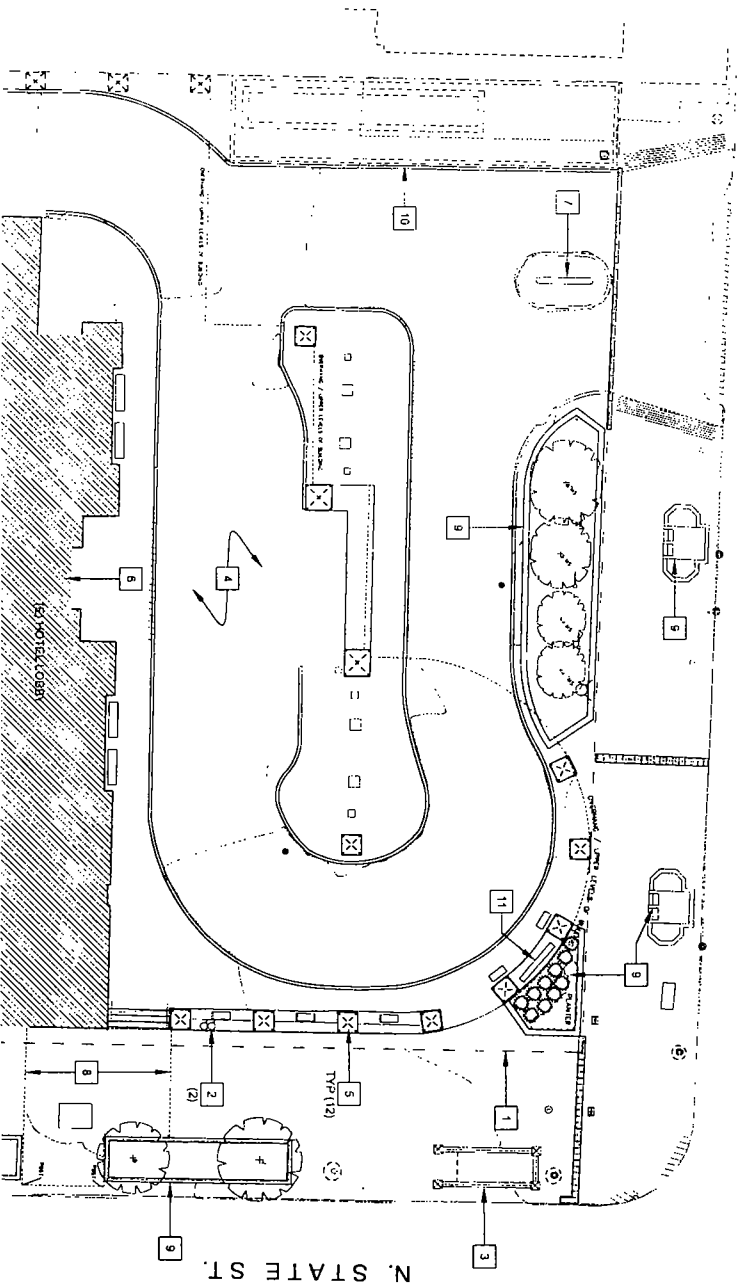
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SD-7

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED EXISTING SIGN SITE PLAN

W. WACKER DR.



KEYNOTES

- 1 (E) PROPERTY BOUNDARY LINE
- 2 (E) FIRE DEPARTMENT CONNECTION
- 3 (E) CONC. STAIR TO LOWER LEVEL W WACKER DRIVE
- 4 (E) CONC. PORT COCHERE VEHICLE DROPOFF/TURNAROUND
- 5 (E) COLUMN, TYP
- 6 (E) ENTRANCE TO RENAISSANCE HOTEL LOBBY
- 7 (E) HOTEL MONUMENT SIGN
- 8 (E) HOTEL ANNEX TO PORT COCHERE PEDESTRIAN ENTRY
- 9 (E) PLANTER BED
- 10 (E) PLANTER BED AND CURB TO BE REVISED FOR NEW VEHICLE STAGING AREA
- 11 (E) RENAISSANCE HOTEL MONUMENT SIGN TO BE REMOVED

FRONT SETBACK	90 FT FROM WACKER DRIVE AND 161 FT
SIDE SETBACK	0 FT FROM WEST SIDE OF STATE STREET
REAR SETBACK	0

1 EXISTING SIGN SITE PLAN

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R
RENAISSANCE
CHICAGO DOWNTOWN HOTEL

CWI CHICAGO HOTEL LLC
RENAISSANCE HOTEL, 1-39 W. WACKER DRIVE, 200-240 N. STATE STREET, 2-40 W. LAKE STREET,
201-241 N. DEARBORN STREET, CHICAGO, IL 60601

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PROJECT NO 19-070

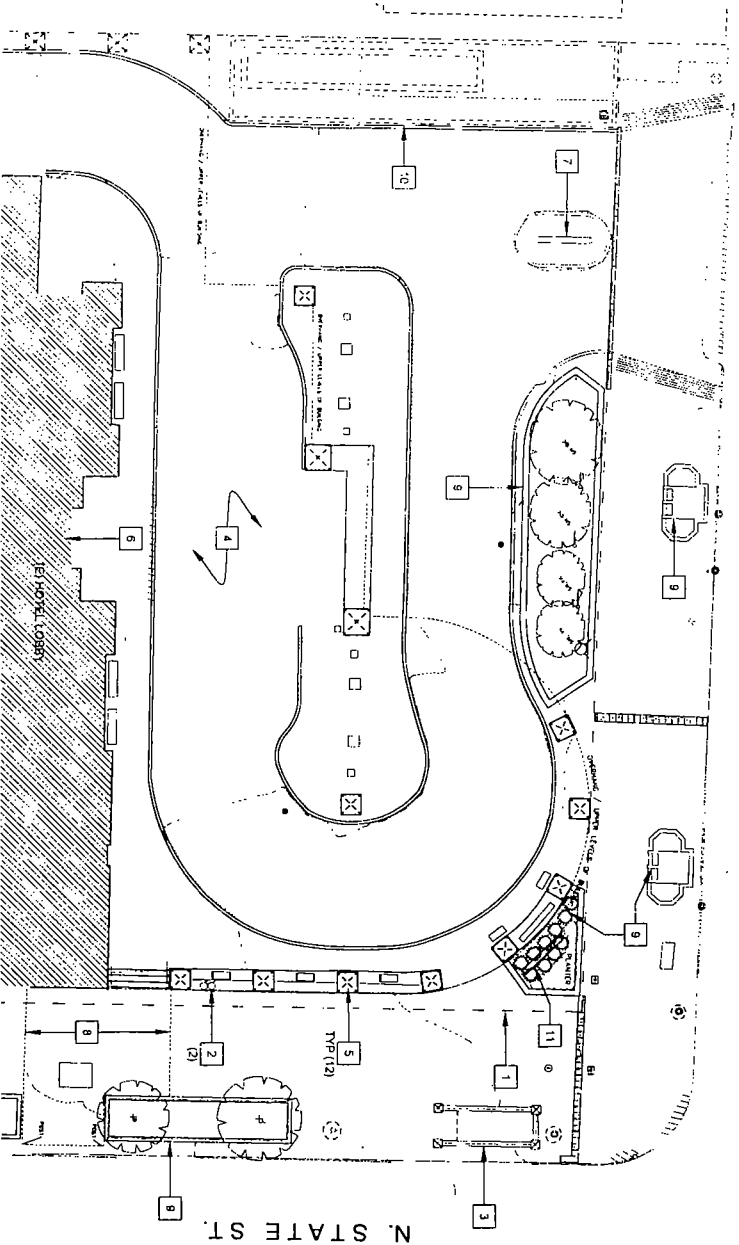
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SD-8

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED PROPOSED SIGN SITE PLAN LOCATION

W. WACKER DR.



KEYNOTES

- 1 (E) PROPERTY BOUNDARY LINE
- 2 (E) FIRE DEPARTMENT CONNECTION
- 3 (E) CONC. START TO LOWER LEVEL, WACKER DRIVE
- 4 (E) CONC. PORT COCHERE VEHICLE DROPOFF/TURNGROUND
- 5 (E) COLUMN, TYP
- 6 (E) ENTRANCE TO RENAISSANCE HOTEL LOBBY
- 7 (E) HOTEL MONUMENT SIGN
- 8 (E) HOTEL, ANNEX TO PORT COCHERE PEDESTRIAN ENTRY
- 9 (E) PLANTER BED
- 10 (E) PLANTER BED AND CURB TO BE REVISED FOR NEW VEHICLE STAGING AREA
- 11 NEW CHASE BANK MONUMENT SIGN LOCATION

FRONT SETBACK 60 FT FROM WACKER DRIVE AND 181 FT
SIDE SETBACK 0 FT FROM WEST SIDE OF STATE STREET
REAR SETBACK 0

PROPOSED SIGN SITE PLAN LOCATION

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R
RENAISSANCE
CHICAGO DOWNTOWN HOTEL

CWI CHICAGO HOTEL LLC

RENAISSANCE HOTEL, 1-39 W. WACKER DRIVE, 200-240 N. STATE STREET, 240 W. LAKE STREET,
201-241 N. DEARBORN STREET, CHICAGO, IL 60601

Date 08-26-2019
PROJECT NO 18-070

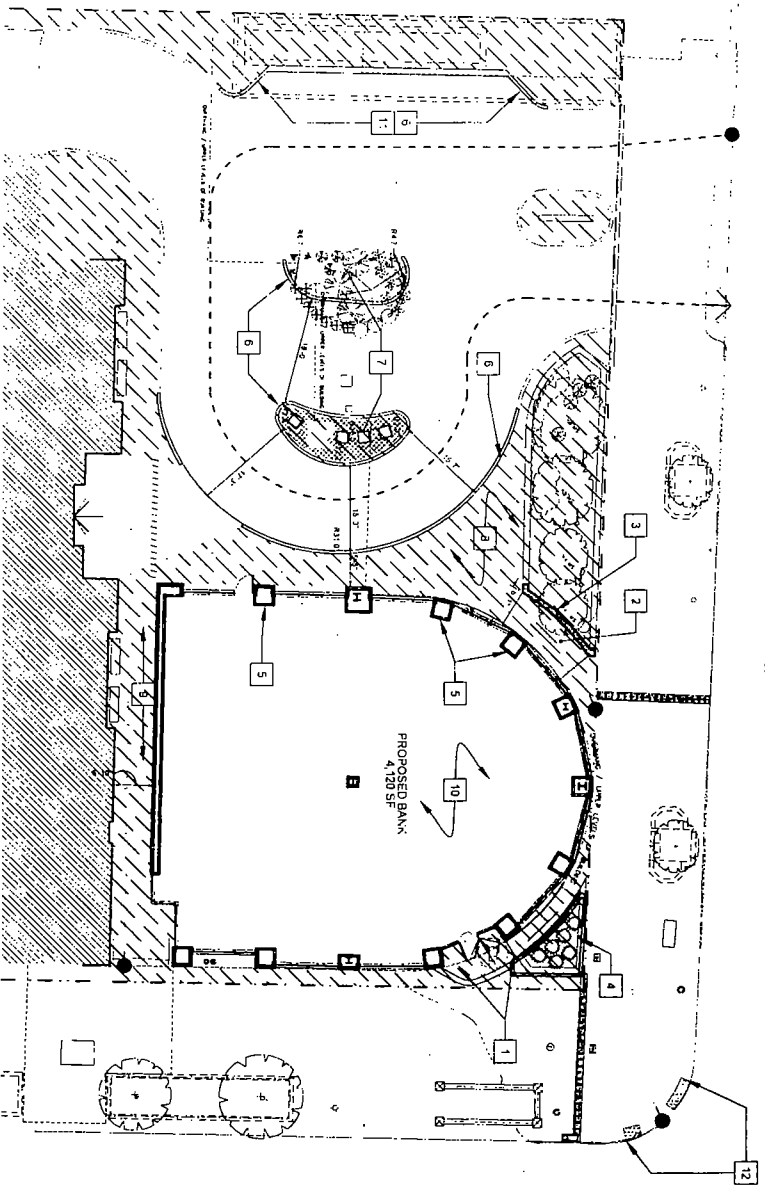
Sheet No

SD-9

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED VEHICLE / PEDESTRIAN CIRCULATION PLAN

W. WACKER D.R.



KEYNOTES

- 1 NEW ENTRY STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
- 2 SLOPED SIDEWALK
- 3 NEW PLANTER WALL FOR SLOPED SIDEWALK
- 4 (E) PLANTER TO BE RECONFIGURED TO ACCOMMODATE NEW STAIR AND RAMPED ENTRY
- 5 NEW NON-STRUCTURAL COLUMNS FOR RETAIL STOREFRONT FACADE ATTACHMENT
- 6 PROPOSED CURBING FOR NEW CAR DROPOFF/TURNAROUND AND PLANTERS
- 7 NEW LANDSCAPING
- 8 PROPOSED SIDEWALK
- 9 PEDESTRIAN SIDEWALK FROM N STATE STREET TO RENAISSANCE ENTRANCE
- 10 NEW RETAIL TENANT SPACE - SEE FLOOR PLAN
- 11 NEW VEHICLE STAGING AREA
- 12 NEW CANE DETECTABLE ADA CROSSWALK RAMPS

LEGEND

- PEDESTRIAN CIRCULATION PATH
- VEHICULAR AND LOADING ACCESS
- COMMON AREA TOTAL = 4,064 S.F.

1 VEHICLE / PEDESTRIAN CIRCULATION PLAN

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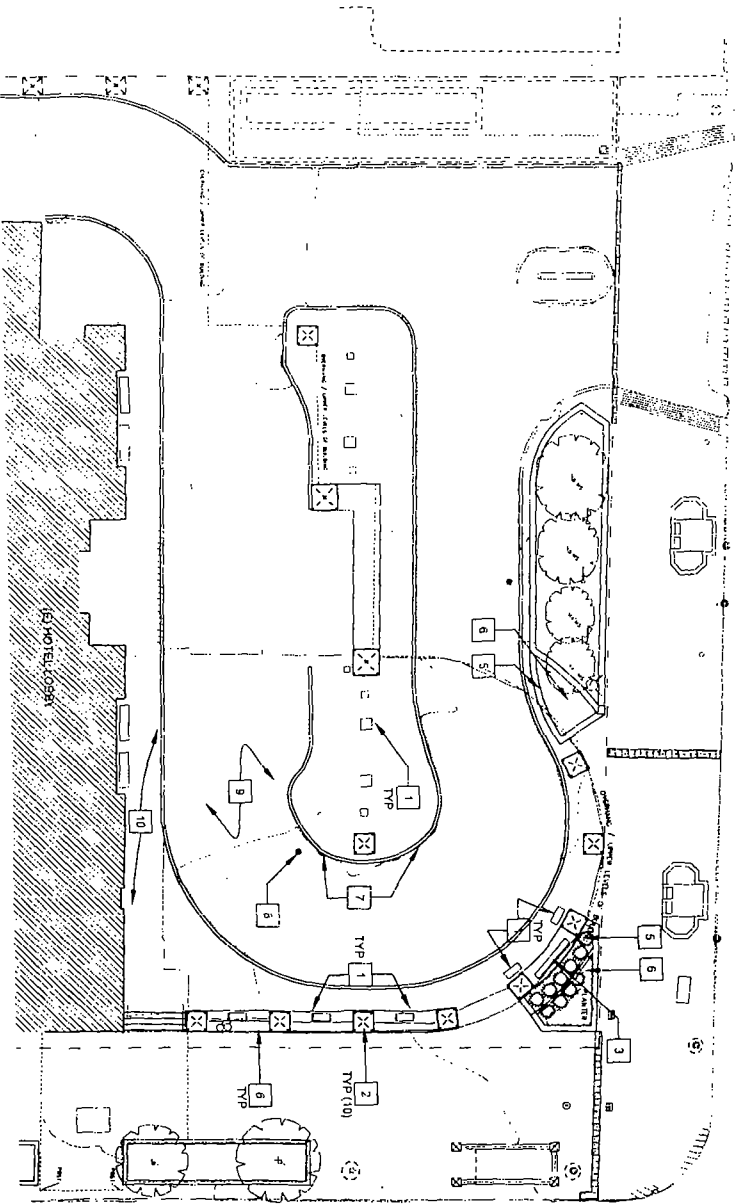
Sheet No.

SD-10

Final for Publication

BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED DEMOLITION PLAN

W. WACKER DR.



N. STATE ST.

KEYNOTES

- 1 EXISTING METAL RAILING AND PLANTERS TO BE REMOVED - TYP
- 2 DEMO EXISTING FINISHES AND CONSTRUCTION SURROUNDING
- 3 EXISTING STRUCTURE MONUMENT SIGN AND ASSOCIATED POWER SUPPLY
- 4 REMOVE EXISTING LIMESTONE FINISH BETWEEN COLUMNS AND ON VERTICAL FACE OF BASE ON EAST ELEVATION
- 5 PORTION OF EXISTING LANDSCAPE PLANTER TO BE REMOVED - SEE CIVIL FOR MORE INFORMATION
- 6 EXISTING LANDSCAPING INSIDE OF PLANTER TO BE REMOVED - SEE CIVIL FOR MORE INFORMATION
- 7 EXISTING CONCRETE TO BE BURIED UNDER NEW CONCRETE SLAB OF NEW RETAIL SPACE INSIDE OF EXISTING PORT COCHERE
- 8 EXISTING FLOOR DRAIN TO BE CAPPED & LINE REMOVED
- 9 DEMOLISH EXISTING CEILING & CEILING STRUCTURE WITHIN IN AREA INDICATED BY OUTLINE OF FUTURE ENCLOSED RETAIL SPACE
- 10 DEMOLISH EXISTING CEILING AT FUTURE CORRIDOR EXISTING SOUTH WALL TO REMAIN

A **1** EXISTING SITE PLAN

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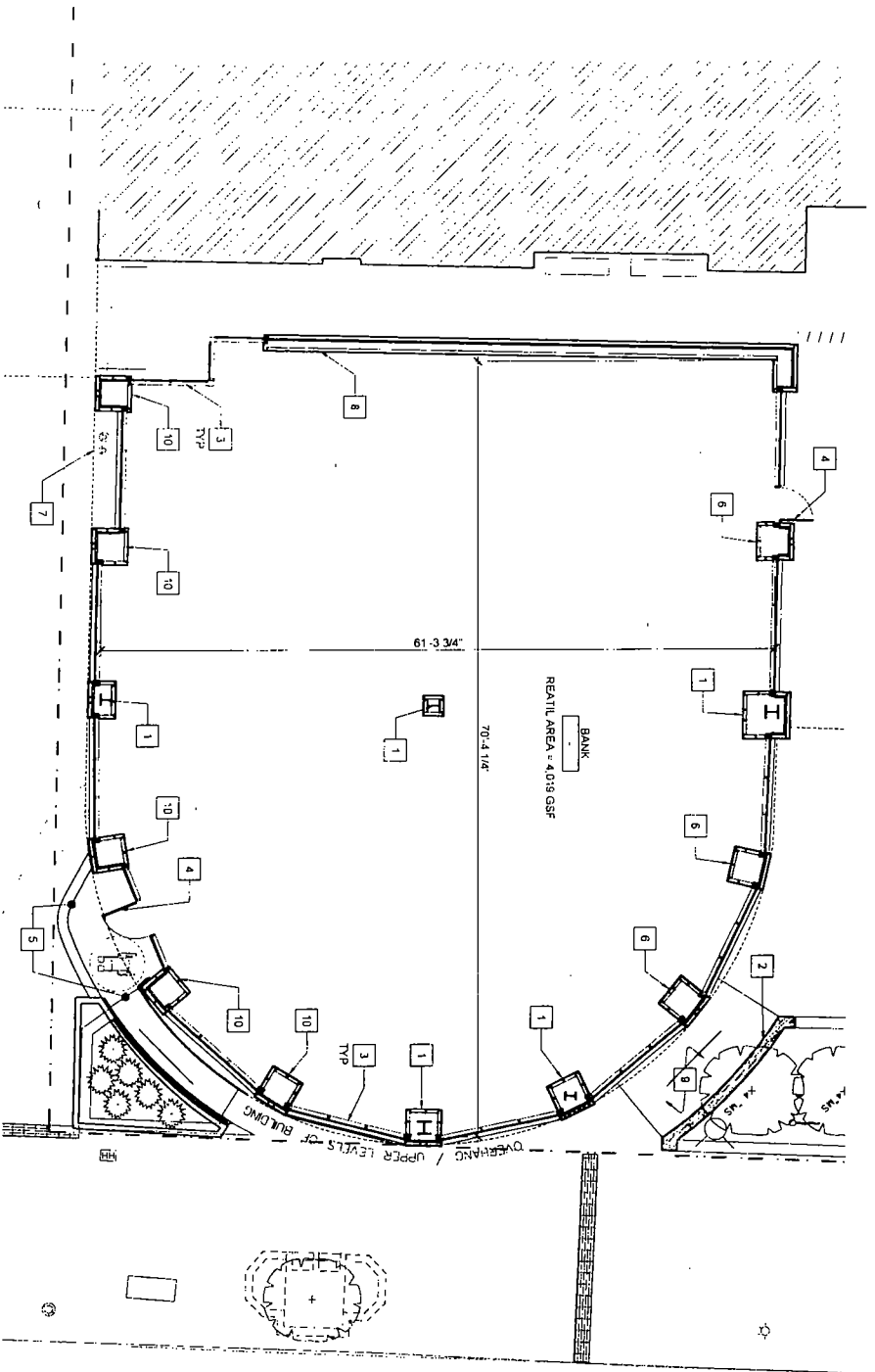
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SD-11A

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED PROPOSED RETAIL PLAN



KEYNOTES

- 1 (E) PORT COCHERE COLUMNS
- 2 NEW PLANTER WALL FOR SLOPED SIDEWALK
- 3 NEW BUTT JOINT STOREFRONT SYSTEM WITH CLEAR VISION GLAZING
- 4 NEW DOOR FOR RETAIL TENANT
- 5 NEW STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
- 6 NEW NON-STRUCTURAL COLUMNS FOR RETAIL STOREFRONT FACADE ATTACHMENT
- 7 (E) FIRE DEPARTMENT CONNECTION STANDPIPES
- 8 NEW WALL
- 9 SLOPED SIDEWALK
- 10 EXISTING NON-STRUCTURAL COLUMNS FOR RETAIL STOREFRONT FACADE ATTACHMENT TO REMAIN

N 1 PROPOSED RETAIL PLAN
SHEET C

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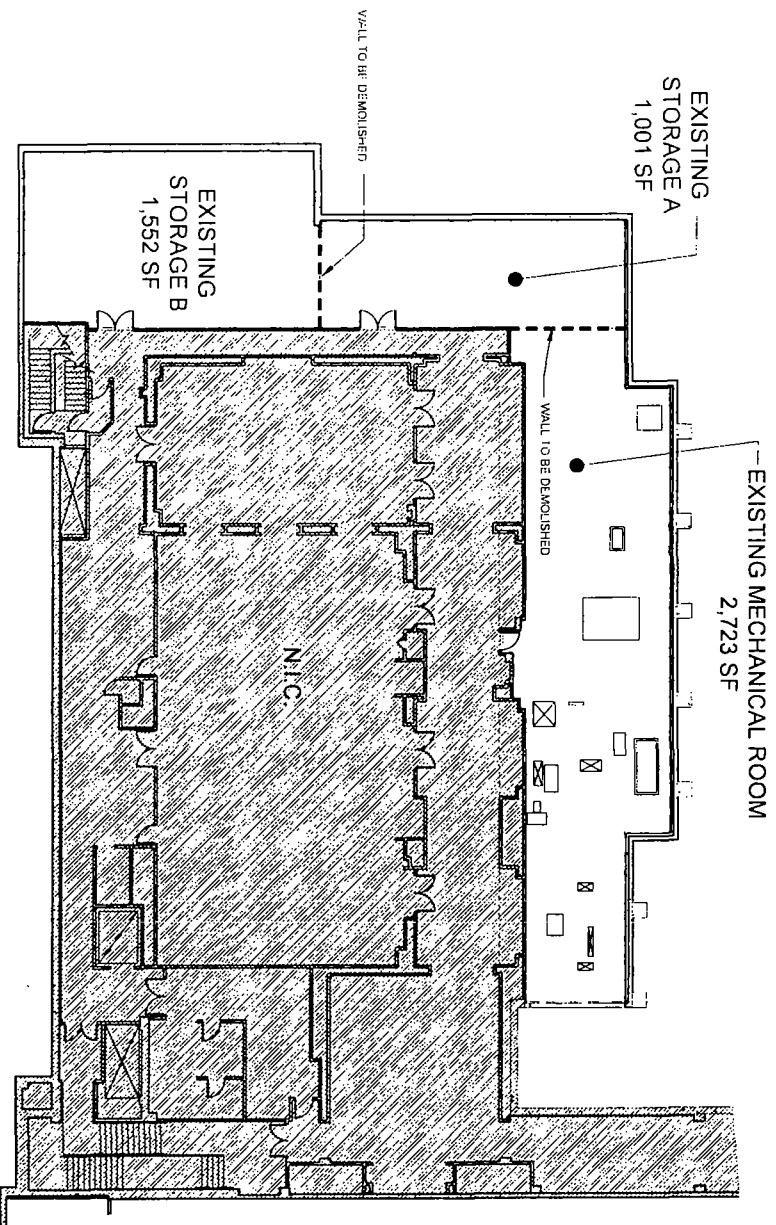
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SD-11B

Final for Publication

BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED THIRD FLOOR DEMOLITION PLAN

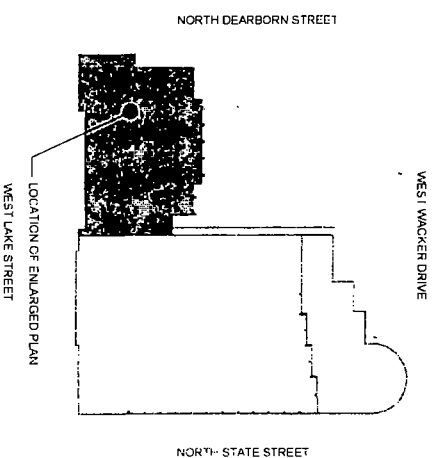
LEGEND



1 PARTIAL THIRD FLOOR PLAN

W. LAKE STREET

2 KEY PLAN



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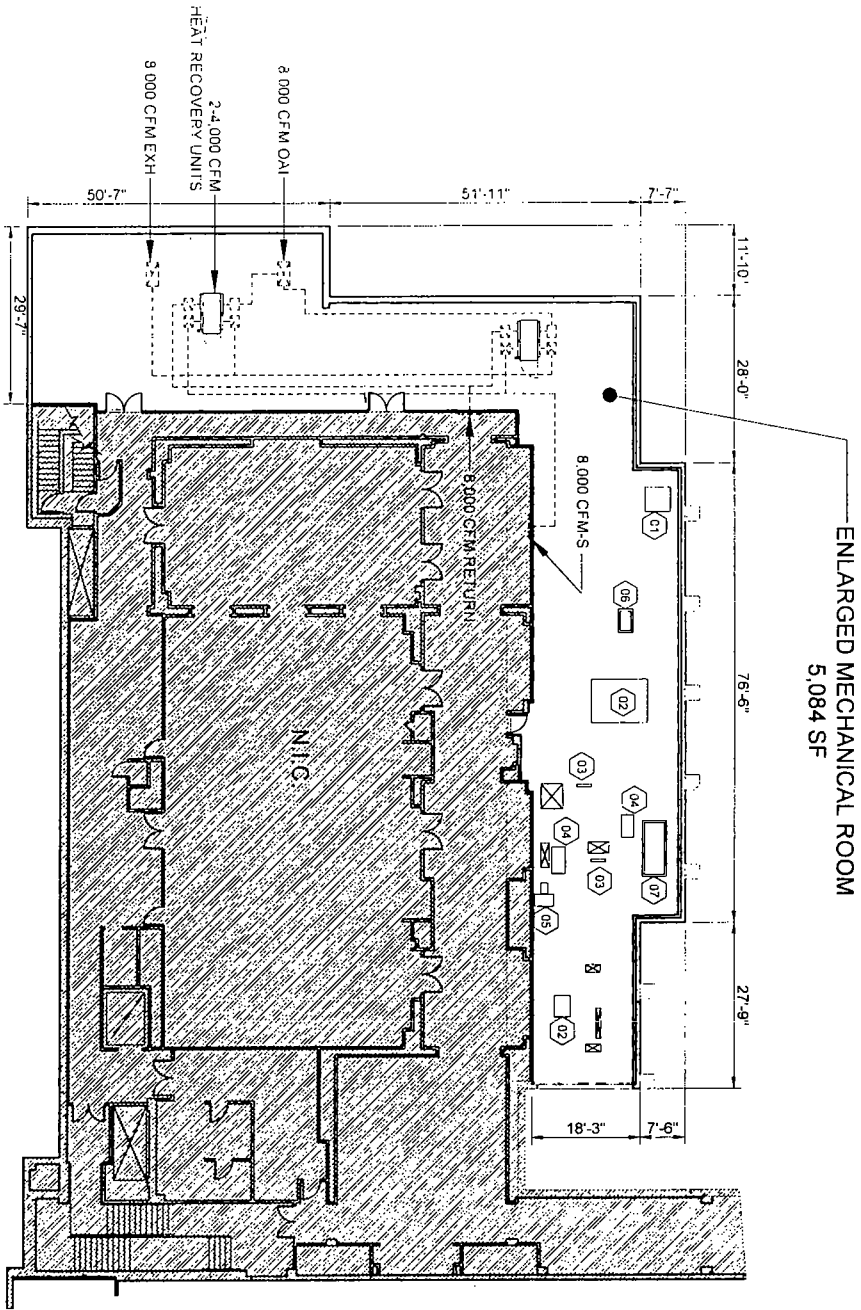
Date 08-26-2019
PROJECT NO 18-070

Sheet No

SD-11C

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED THIRD FLOOR MECHANICAL ROOM PLAN



LEGEND

EXISTING AREA NOT IN CONTRACT

AREA OF ENLARGED PLAN

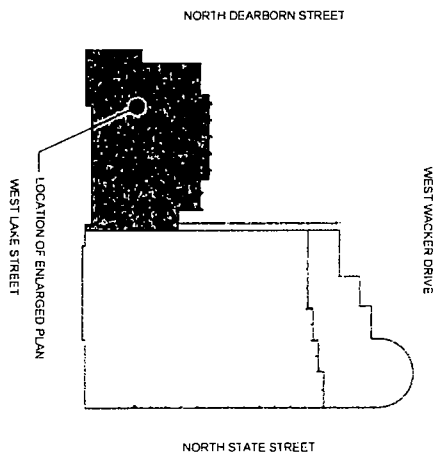
KEYNOTES

- 01 EXIST REFRIG COMPRESSOR RACK FOR 2ND FLOOR
- 02 EXISTING AHU
- 03 EXISTING UNIT HEATER
- 04 EXISTING RELIEF FAN
- 05 EXISTING EXHAUST FAN
- 06 EXISTING MECHANICAL CHASE
- 07 EXISTING EXHAUST DUCT

PARTIAL THIRD FLOOR PLAN

W. LAKE STREET

KEY PLAN



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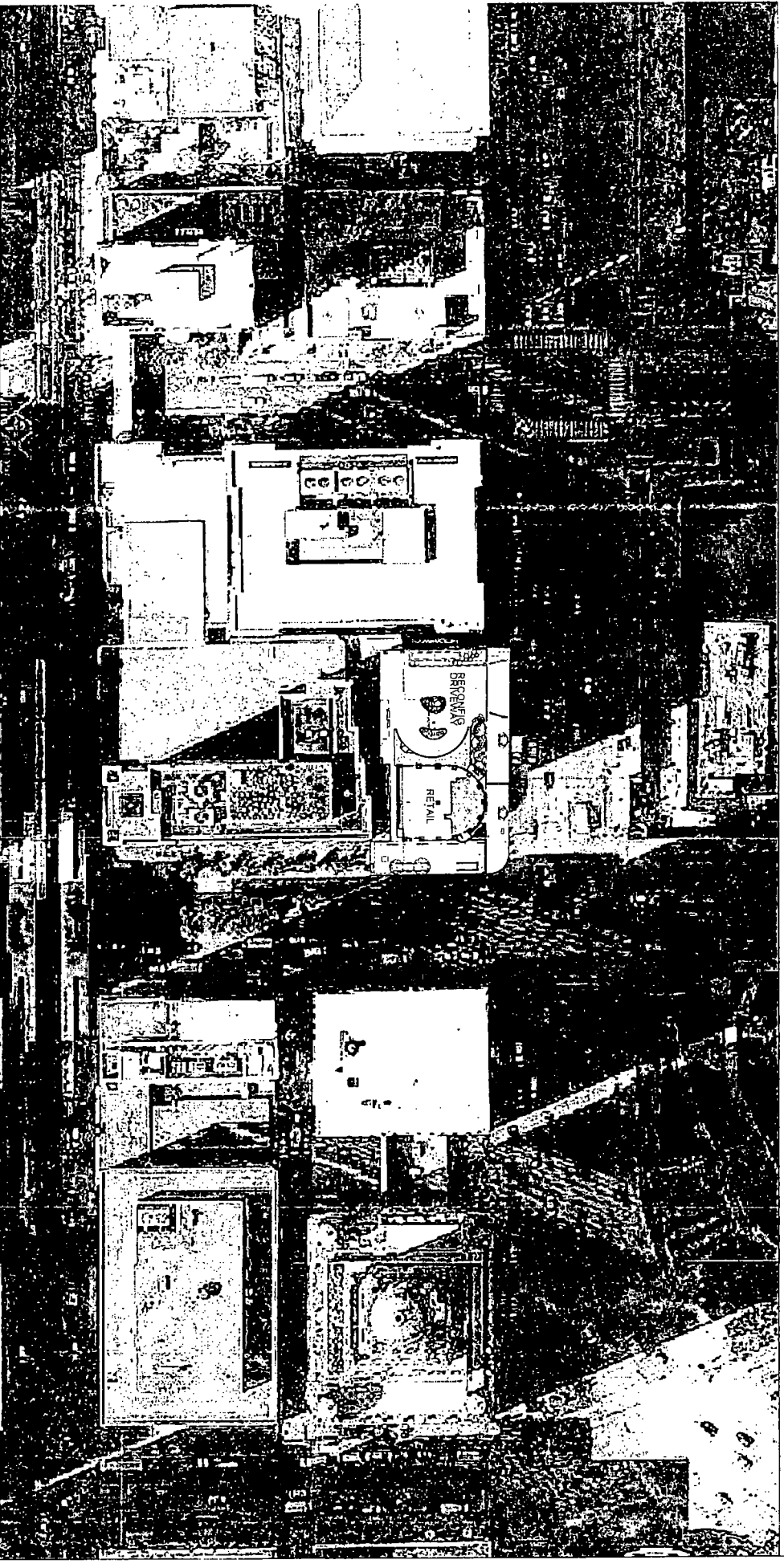
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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED STREETSCAPE SITE PLAN



1 STREETSCAPE SITE PLAN

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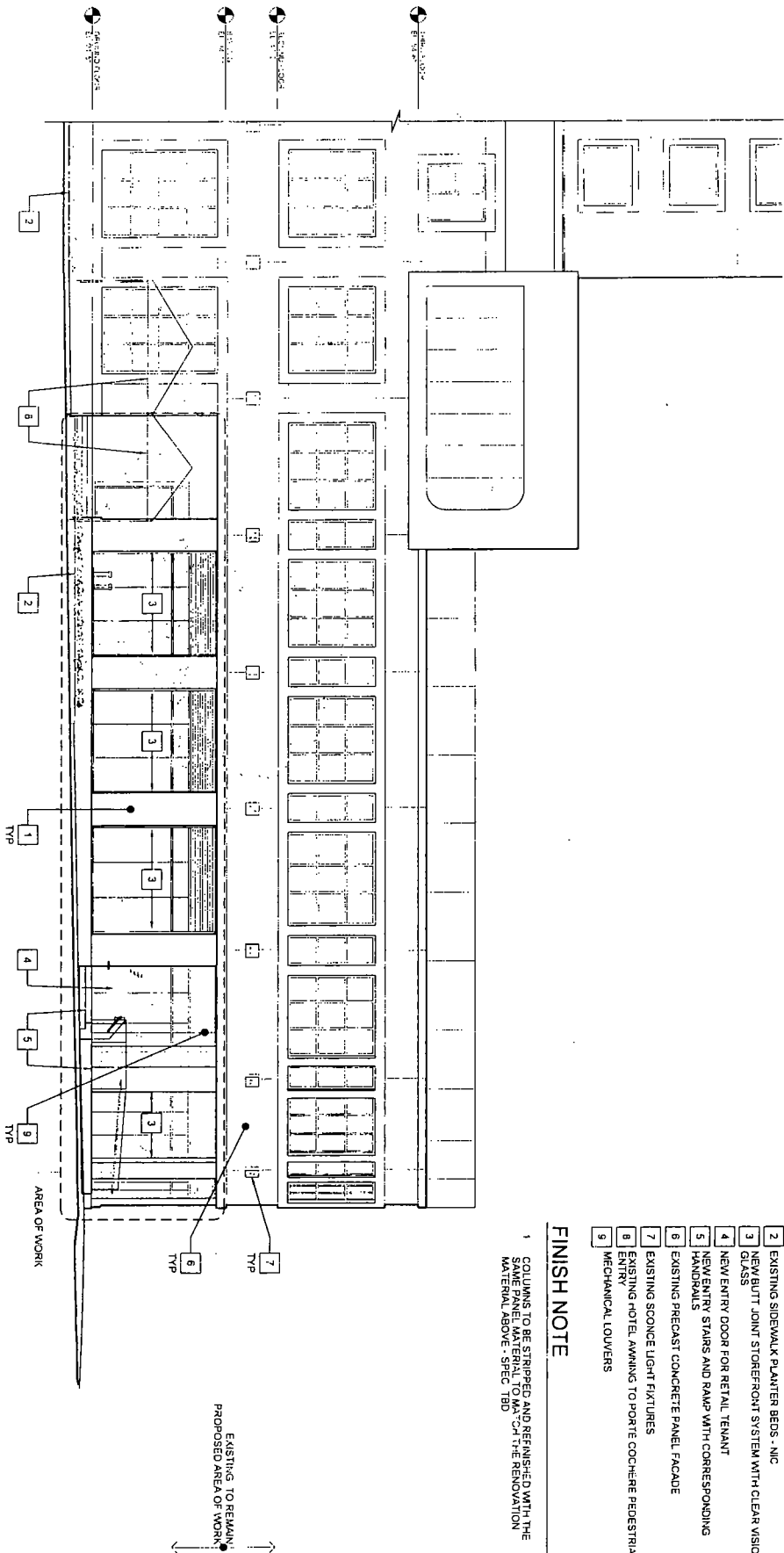
BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED RETAIL EAST ELEVATION

KEYNOTES

- 1 EXISTING PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
- 2 EXISTING SIDEWALK PLANTER BEDS - NIC
- 3 NEW BUTT JOINT STOREFRONT SYSTEM WITH CLEAR VISION GLASS
- 4 NEW ENTRY DOOR FOR RETAIL TENANT
- 5 NEW ENTRY STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
- 6 EXISTING PRECAST CONCRETE PANEL FACADE
- 7 EXISTING SOUNCE LIGHT FIXTURES
- 8 EXISTING HOTEL AWNING TO PORTE COCHERE PEDESTRIAN ENTRY
- 9 MECHANICAL LOUVERS

FINISH NOTE

- 1 COLUMNS TO BE STRIPPED AND REFINISHED WITH THE SAME PANEL MATERIAL TO MATCH THE RENOVATION MATERIAL ABOVE - SPEC TBD



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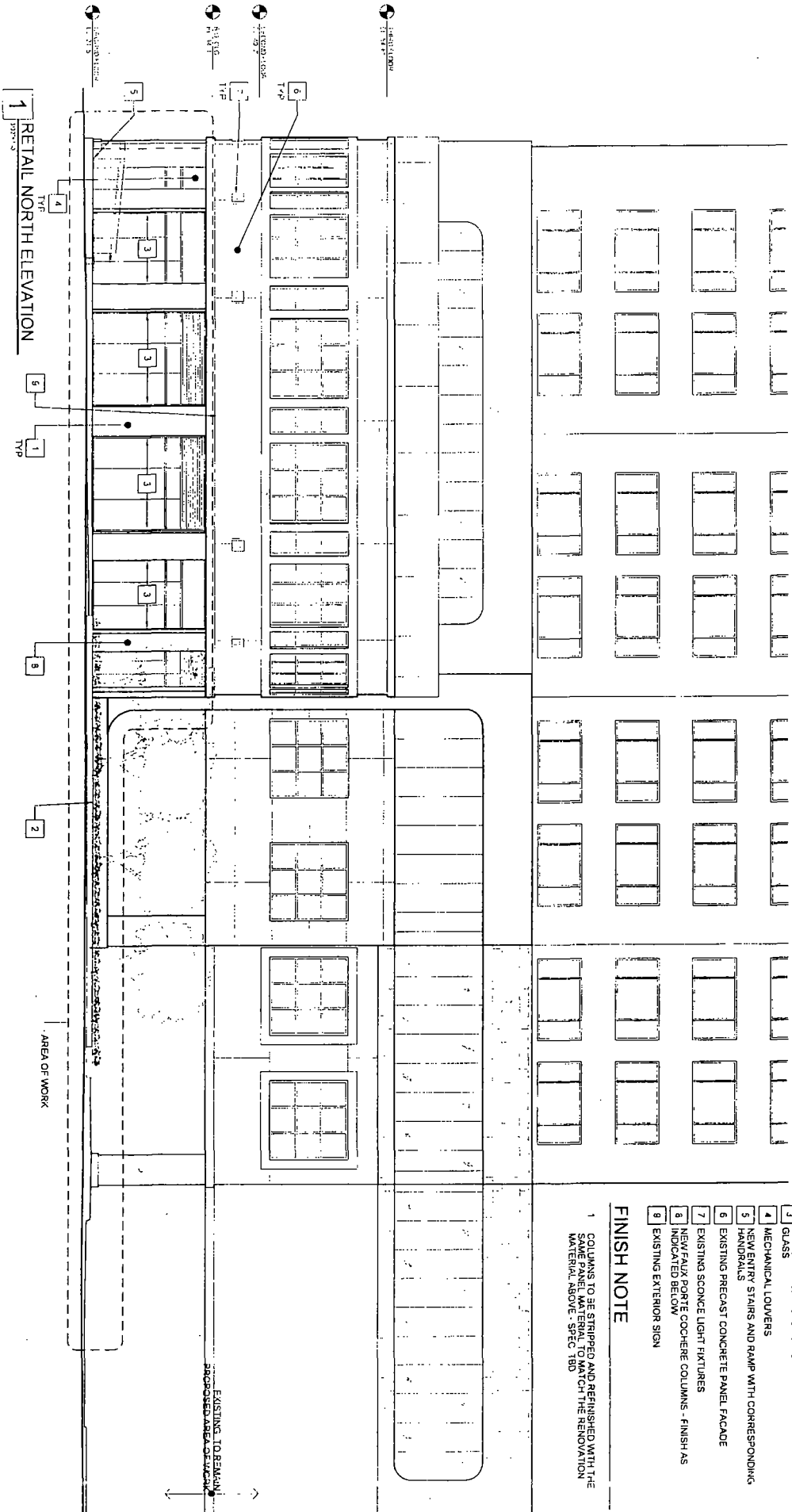
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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED RETAIL NORTH ELEVATION



KEYNOTES

- 1 EXISTING PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
- 2 EXISTING PLANTER BED TO BE RECONFIGURED FOR NEW RAMP ACCOMMODATION
- 3 NEW BUTT JOINT STOREFRONT SYSTEM WITH CLEAN VISION GLASS
- 4 MECHANICAL LOUVERS
- 5 NEW ENTRY STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
- 6 EXISTING PRECAST CONCRETE PANEL FACADE
- 7 EXISTING SCONCE LIGHT FIXTURES
- 8 NEW FAUX PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
- 9 EXISTING EXTERIOR SIGN

FINISH NOTE

- 1 COLUMNS TO BE STRIPPED AND REFINISHED WITH THE SAME PAINT FINISH TO MATCH THE RENOVATION MATERIAL ABOVE - SPEC 180

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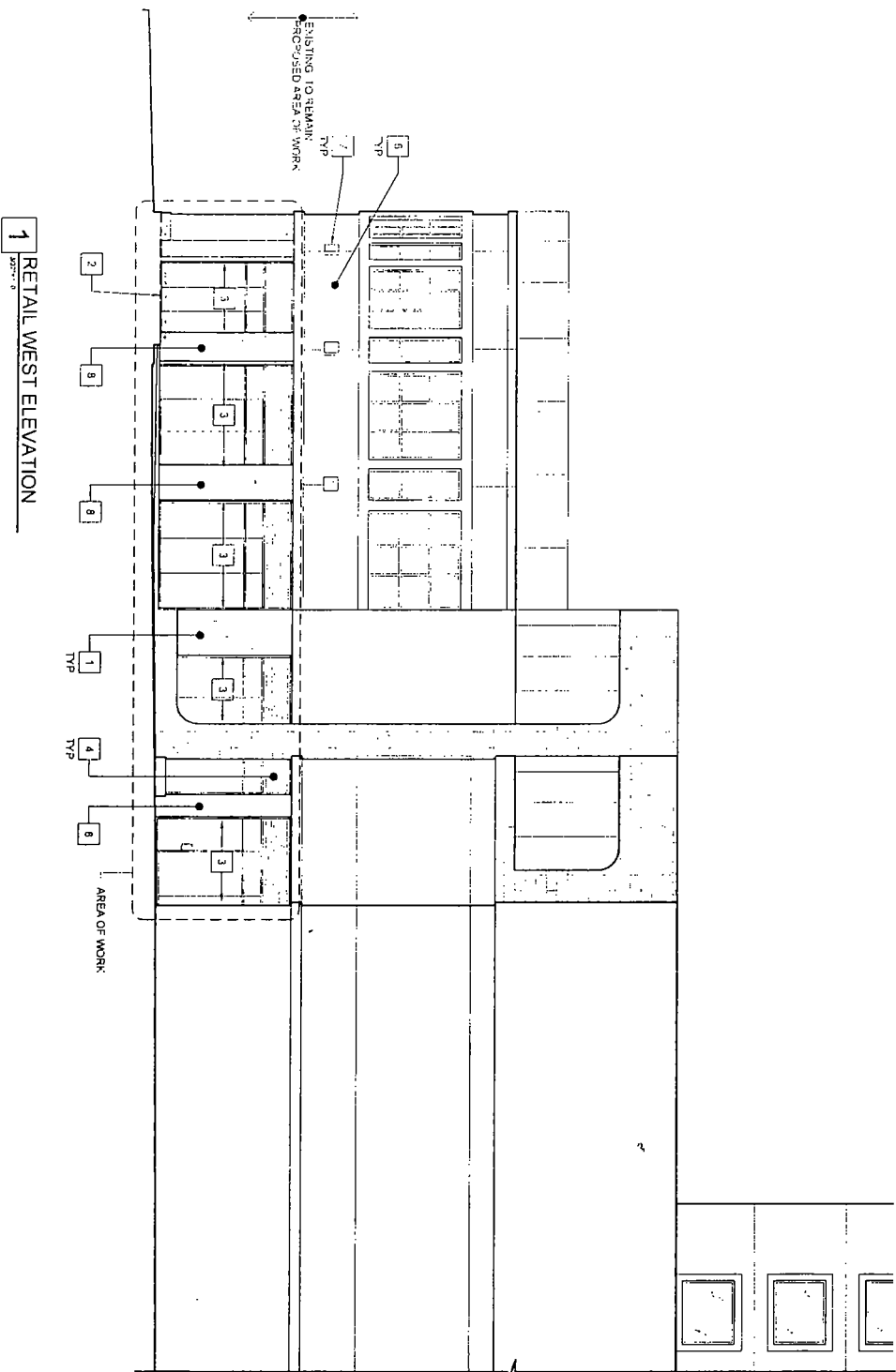
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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED RETAIL WEST ELEVATION



KEYNOTES

- 1 EXISTING PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
- 2 EXISTING PLANTER BED TO BE RECONFIGURED FOR NEW RAMP ACCOMMODATION
- 3 NEW BUTT JOINT STOREFRONT SYSTEM WITH CLEAR VISION GLASS
- 4 MECHANICAL LOUVERS
- 5 NOT USED
- 6 EXISTING PRECAST CONCRETE PANEL FACADE
- 7 EXISTING SCONCE LIGHT FIXTURES
- 8 NEW NON STRUCTURAL PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW

FINISH NOTE

1 COLUMNS TO BE STRIPPED AND REFINISHED WITH THE SAME PANEL MATERIAL TO MATCH THE RENOVATION MATERIAL ABOVE - SPEC TBD

- 11-02-10-000
LT 31-00
- 11-02-10-000
LT 31-00
- 11-02-10-000
LT 31-00
- 11-02-10-000
LT 31-00

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED EXISTING NORTH ELEVATION SIGNAGE



KEYNOTES

- 1 EXISTING PORTE COCHERE COLUMNS
- 2 EXISTING PLANTER BED
- 3 EXISTING HOTEL MONUMENT SIGN
- 4 EXISTING PRECAST CONCRETE PANEL FACADE
- 5 EXISTING SCONCE LIGHT FIXTURES
- 6 EXISTING HOTEL EXTERIOR SIGN TO BE REMOVED
- 7 EXISTING HOTEL MONUMENT SIGN TO BE REMOVED

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PROJECT NO. 18-070

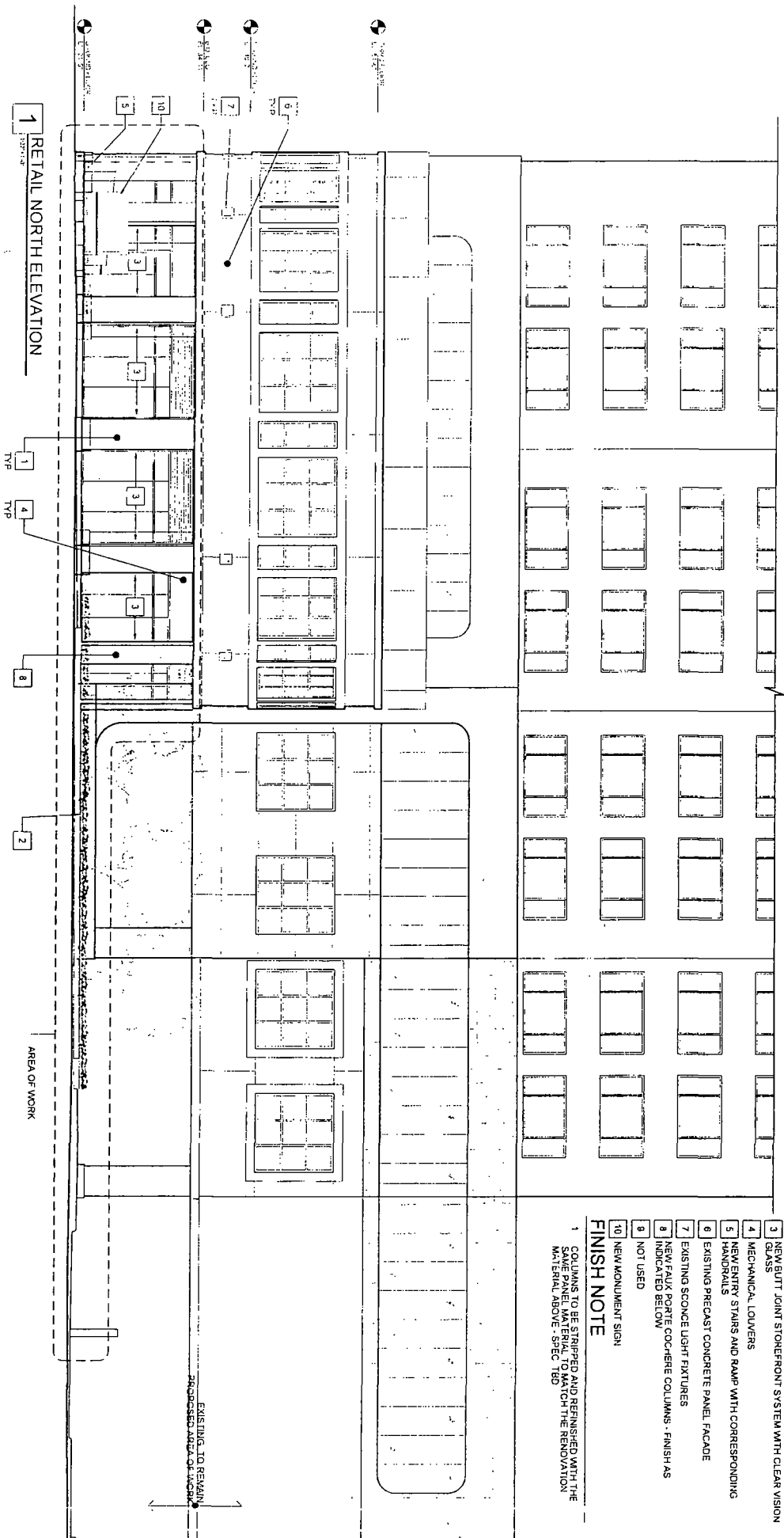
SD-17

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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED RETAIL NORTH ELEVATION SIGNAGE

KEYNOTES

- 1 EXISTING PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
 - 2 NEW BUTT JOINT STOKERFRONT SYSTEM WITH CLEAR VISION GLASS
 - 3 MECHANICAL LOUVERS
 - 4 NEW ENTRY STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
 - 5 EXISTING PRECAST CONCRETE PANEL FACADE
 - 6 EXISTING SCONCE LIGHT FIXTURES
 - 7 NEW PAUX PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
 - 8 NOT USED
 - 10 NEW MONUMENT SIGN
- FINISH NOTE
- 1 COLUMNS TO BE STRIPPED AND REFINISHED WITH THE SAME PANEL MATERIAL TO MATCH THE RENOVATION MATERIAL ABOVE - SPEC TBD



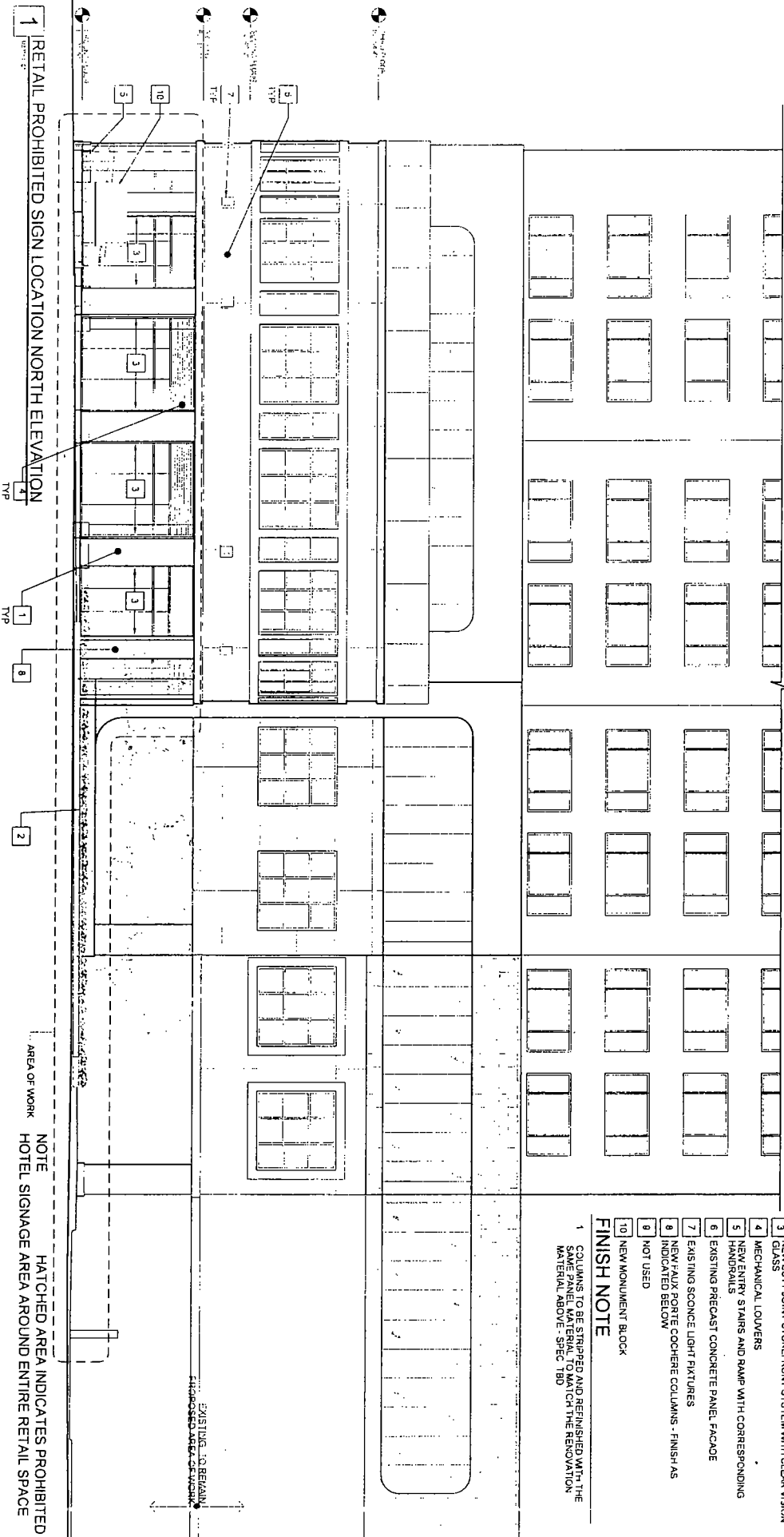
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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED RETAIL PROHIBITED SIGN LOCATION NORTH



KEYNOTES

- 1 EXISTING PORTE COCHERE COLUMNS - FINISH AS SHOWN
- 2 EXISTING PLASTER BED TO BE RECONFIGURED FOR NEW RAMP ACCOMMODATION
- 3 NEW BUTT JOINT STOREFRONT SYSTEM WITH CLEAR VISION GLASS
- 4 MECHANICAL LOUVERS
- 5 NEW ENTRY STAIRS AND RAMP WITH CORRESPONDING HANDRAILS
- 6 EXISTING PRECAST CONCRETE PANEL FACADE
- 7 EXISTING SCONCE LIGHT FIXTURES
- 8 NEW PAUX PORTE COCHERE COLUMNS - FINISH AS INDICATED BELOW
- 9 NOT USED
- 10 NEW MONUMENT BLOCK

FINISH NOTE

1 COLUMNS TO BE STRIPPED AND REFINISHED WITH THE SAME PANEL MATERIAL TO MATCH THE RENOVATION MATERIAL ABOVE - SPEC 780

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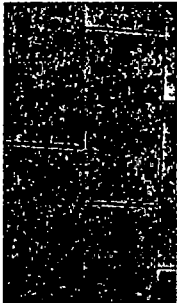
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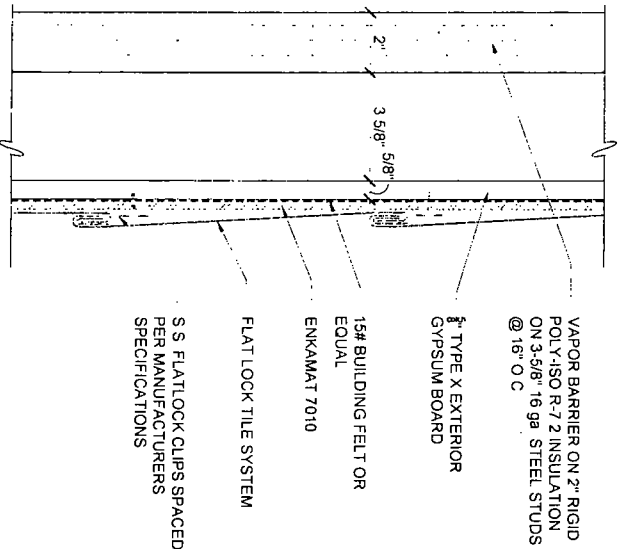
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BUSINESS PLAN DEVELOPMENT NO. 381, SUBAREA B, AS AMENDED TYPICAL METAL CLADDING DETAILS

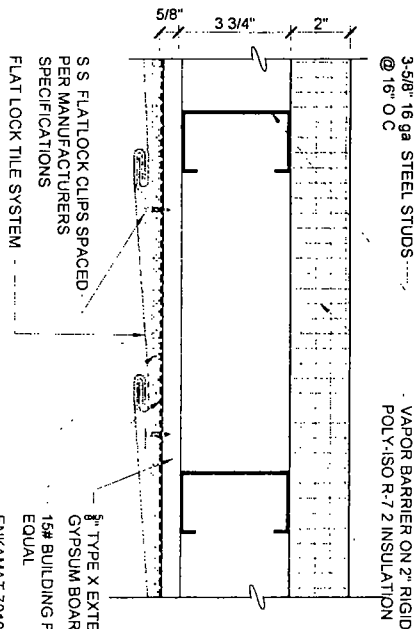


4 TYPICAL CLADDING

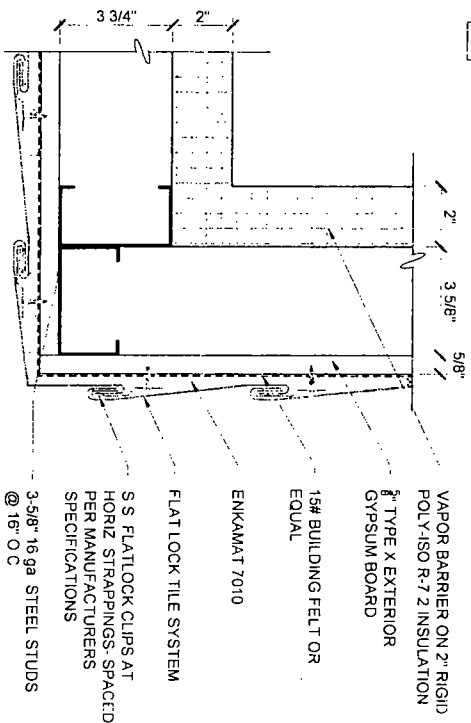
3 VERTICAL SECTION DETAIL



2 DETAIL AT CROSS SECTION



1 OUTSIDE CORNER DETAIL



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