

CITY CLUB
APARTMENTS



CCA LAKEVIEW

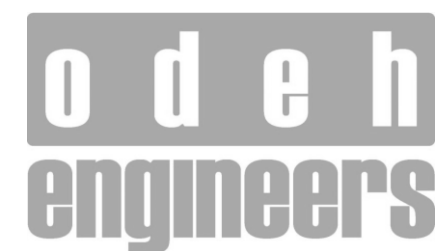
City Club Apartments





Our Team

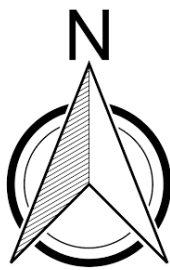
Our Chicago-based team is comprised of award winning, best-in-class designers, engineers, consultants, contractors, and construction lenders.



Testing Service Corporation



Existing Condition



Proposed Site Plan

- 1 6 STREET-SIDE LOADING SPACES
Between the hours of 8am to 9pm
- 2 SHARED CUL-DE-SAC
7 drop-off spaces
- 3 UNDERGROUND GARAGE ENTRY
- 4 SNOW BANK AREA
10,000+ cu ft
- 5 PEDESTRIAN SIDEWALK
- 6 SHARED TWO-WAY ACCESS DRIVE
Two-way traffic to Lake Shore Drive
- 7 REFLECTING POND
- 8 2 VALET LOADING SPACES
as needed for restaurant
- 9 MAIN ENTRANCE
- 10 RESTAURANT



Parking Garage

Standard	141 spaces
Accessible	4 spaces
Subtotal	145
Tandem ¹	25 spaces
Total	170 spaces

Car Sharing
The number of car share vehicles (ex. ZipCar, Maven) is determined based on demand. We assume 2 vehicles will be provided at the start, and will increase as the market dictates.

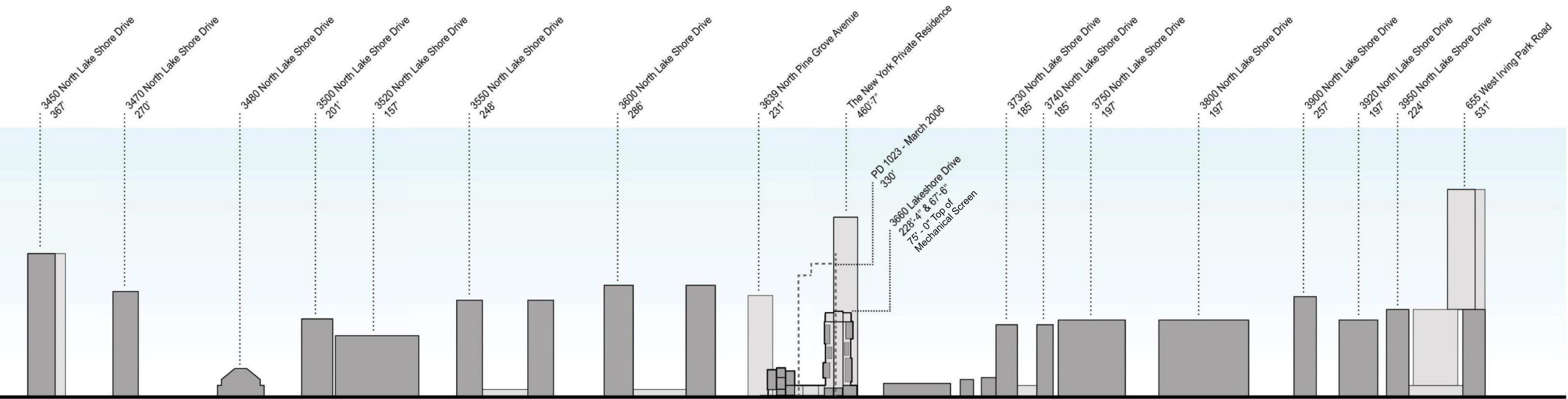
Electric Vehicle Chargers
City Club Apartments partners with a leader in electric vehicle chargers. Capacity for 8 electric vehicle charging spaces, expanded as needed.

¹ Tandem stalls only leased to same-household occupants.



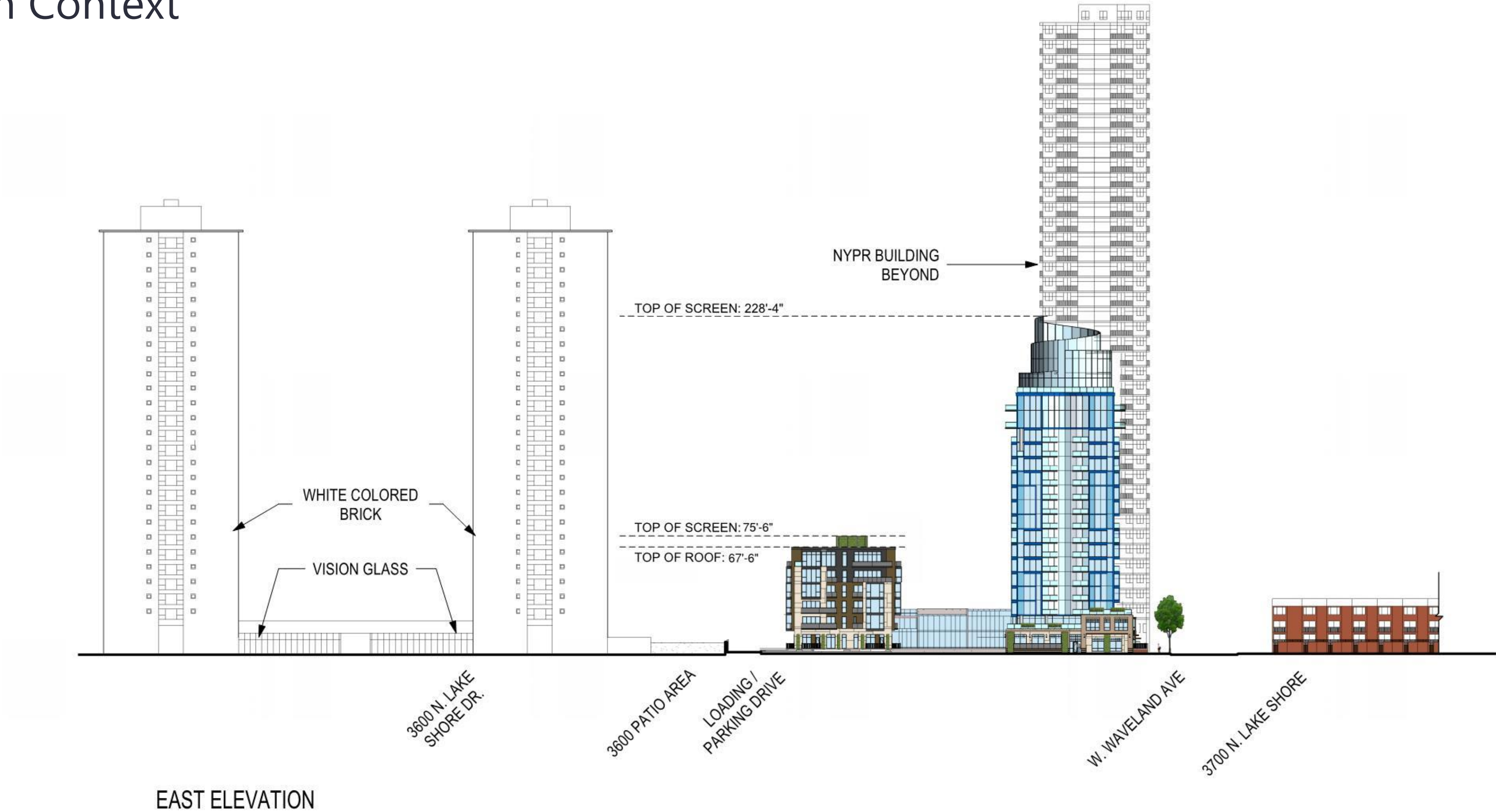
Elevation Study

Lake Shore Drive



Elevation Context

East Elevation



Elevation

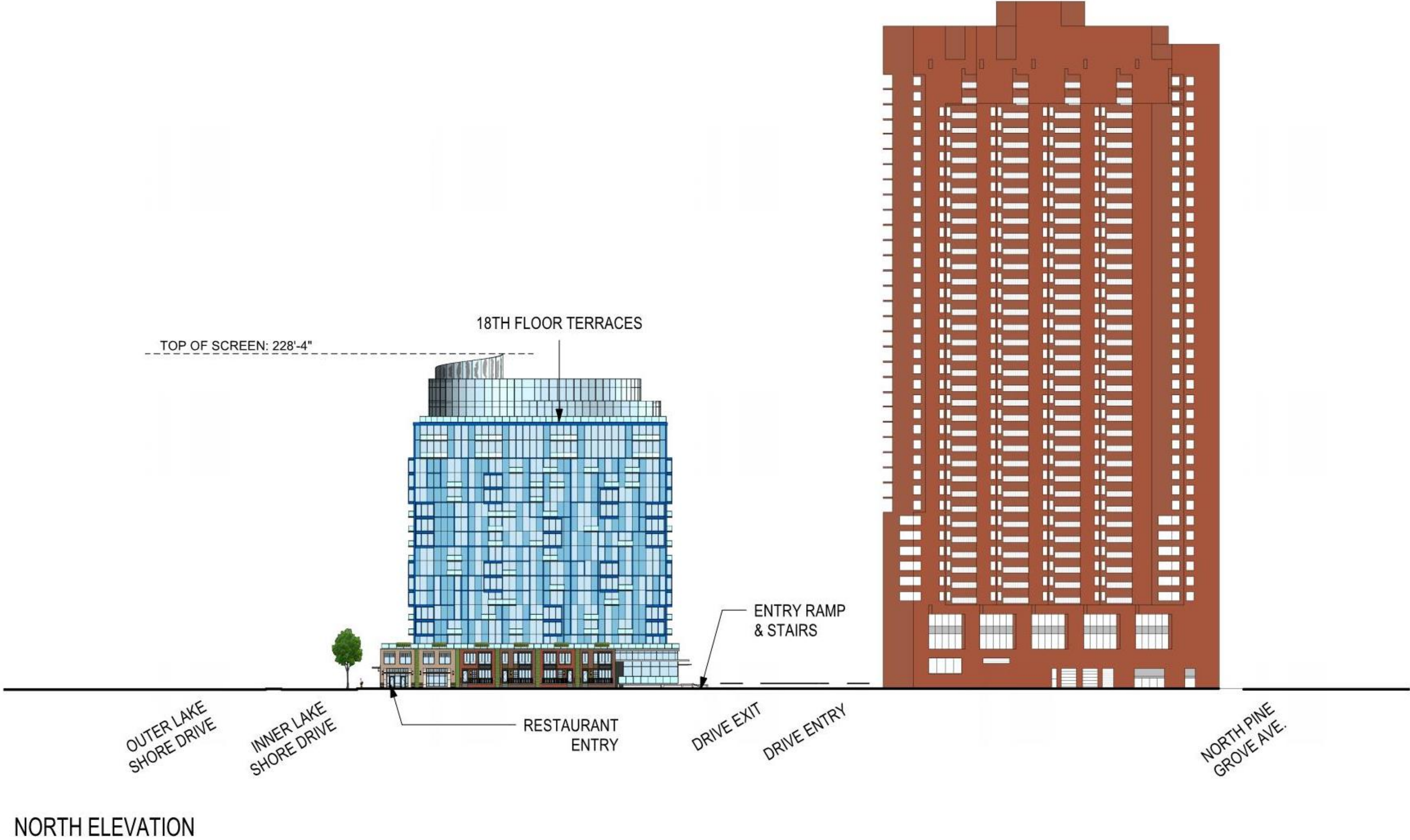
Enlarged East Elevation



BUILDING ELEVATION - EAST

Elevation Context

North Elevation



Elevation

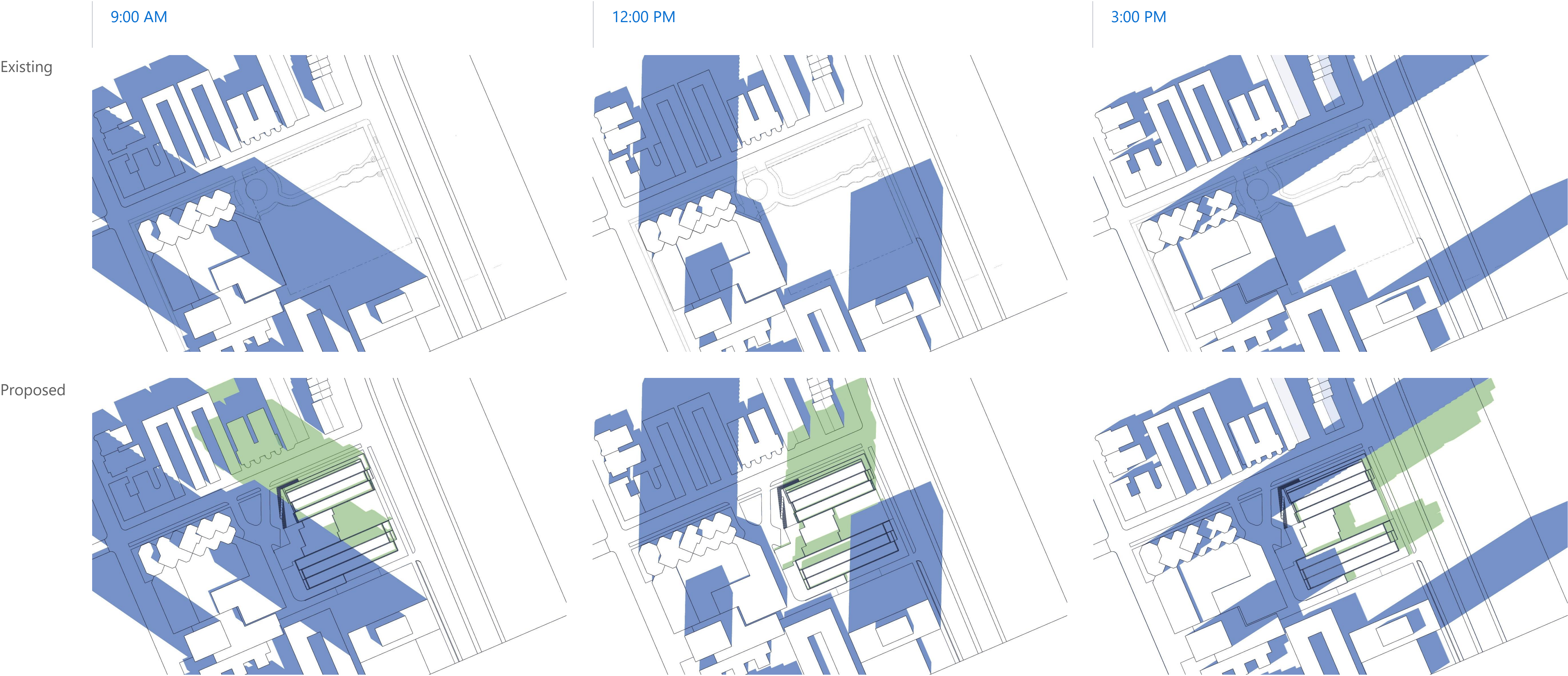
Enlarged North Elevation



TOWER ELEVATION - NORTH

Vernal Equinox March 20th

- Shadows from existing buildings
- Shadows added CCA Lakeview, 228'



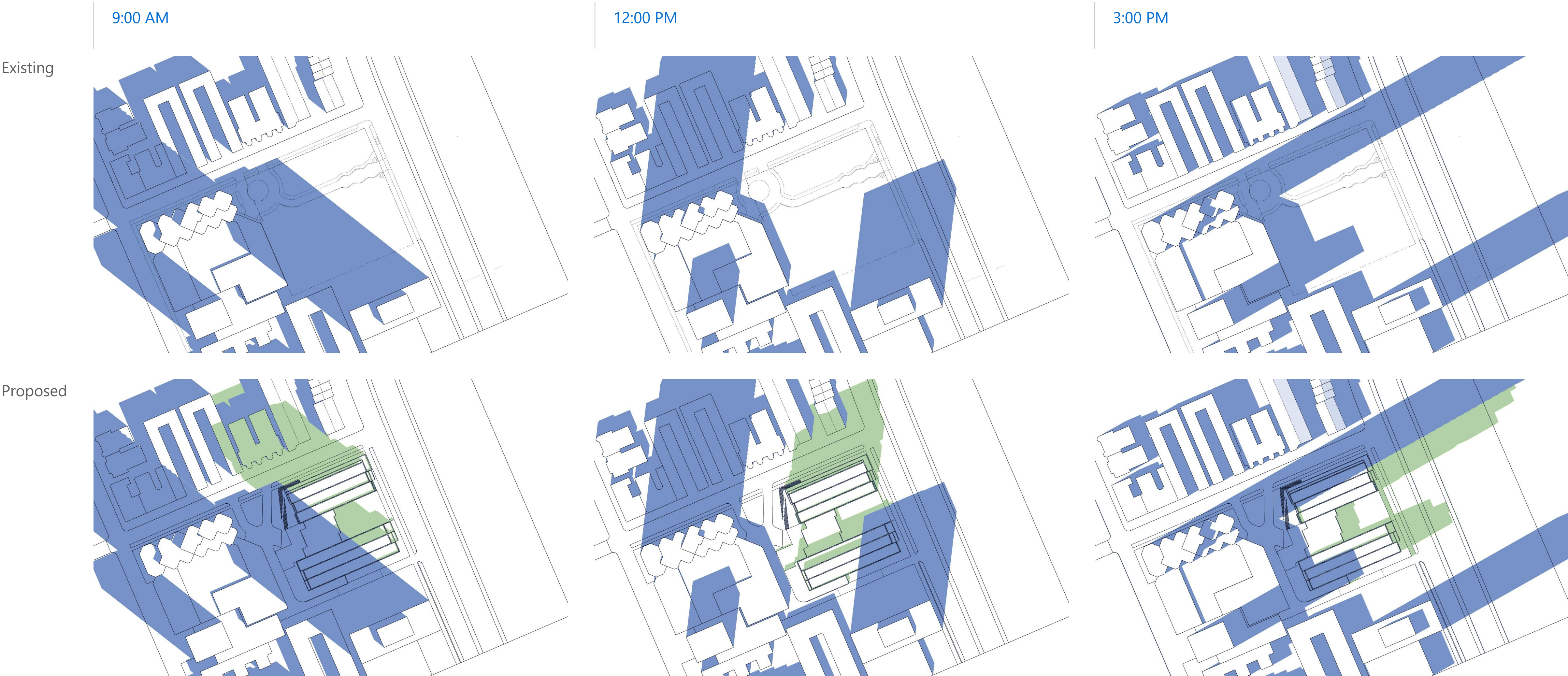
Summer Solstice June 21st

- Shadows from existing buildings
- Shadows added CCA Lakeview, 228'



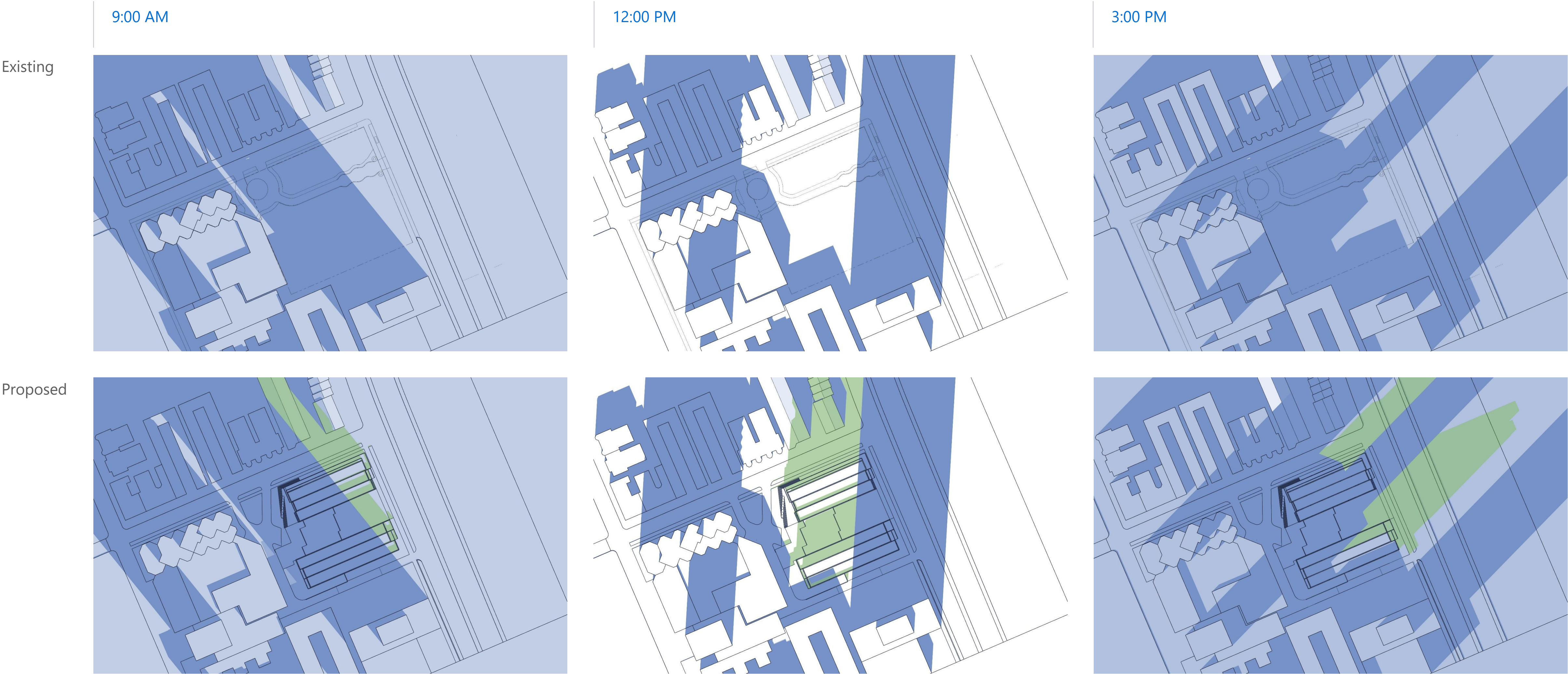
Autumnal Equinox September 22nd

- Shadows from existing buildings
- Shadows added CCA Lakeview, 228'



Winter Solstice December 21st

- Shadows from existing buildings
- Shadows added CCA Lakeview, 228'



South West View

Lake Shore Drive





Economic and Community Benefits

- Approximately 200 new construction jobs created
- Approximately 45 new permanent jobs created
- Approximately \$100 – 110 MM Total Development Cost Investment subject to final construction pricing
- Approximately \$1.2-1.4MM increase in annual real estate taxes
- Lowering the previously approved building height from 330 feet to 229 feet
- Relocation of the Lake Shore entrance and access drive
- Reconstruction of the cul-de-sac to alleviate backups of cars entering and exiting from Waveland Avenue
- Goal of 26% participation of MBE & 6% participation of WBE
- Complying with Lakefront Protection Ordinance
- Compliance with Chicago Sustainability Policy
- Will achieve LEED Pilot Credit 55: Bird Collision Deterrence
- Inclusion of electric vehicle charging stations
- Inclusion of Green Roofs
- Compliance with the standards issued by the Mayor's Office for People with Physical Disabilities
- Compliance with the Stormwater retention requirements
- Not asking for TIF
- Not asking for tax abatement
- Not asking for up-zoning