

# PD 1422

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 2, 2019

George Sorich  
NORR Inc.  
325 N. LaSalle St., Suite 500  
Chicago, IL 60654

**Re: Minor change request for PD 1422, 1744-1750 N. Western Ave.**

Dear Mr. Sorich:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1422 ("PD 1422") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1422.

Your client and the owner of all of the property within PD 1422, GW 1750 Western LLC, is seeking a minor change to allow for an increase in the maximum building height from 70'-0" to 72'-4" due to structural clearances and constructability issues.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed height increase will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1422, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Emily Thrun, Main file

Reclassification Of Area Shown On Map No. 5-1.  
(As Amended)  
(Application No. 19559)  
(Common Address: 1750 N. Western Ave.)

R BPD 1422

[SO2018-1835]

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 C1-2 Neighborhood Commercial District, M1-1 Limited Manufacturing/Business Park District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-1 in the area bounded by:

beginning at the north line of the vacated south 6 feet of West Bloomingdale Avenue; North Western Avenue; a line 220 feet south of the north line of the vacated south 6 feet of West Bloomington Avenue; the alley next west of and parallel to North Western Avenue; a line 78 feet south of the north line of the vacated south 6 feet of West Bloomingdale Avenue; a line 125.45 feet west of and parallel to North Western Avenue; a line 54 feet south of the north line of the vacated south 6 feet of West Bloomingdale Avenue; and North Artesian Avenue running north to the point of beginning,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development Number 1422 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1422

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1422 ("Planned Development"), consists of approximately thirty-one thousand nine hundred and seventy-eight (31,978) square feet or zero point seven three four (0.734) acre of real property (the "Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant -- GW Property Group LLC, an Illinois limited liability company, has filed this application on its own behalf and upon its own volition, with the consent of the Property Owner -- 1750 North Western Corporation.
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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject 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 Section 17-8-0400 of the Chicago Zoning Ordinance.]
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 adjustment of 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 Departments 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Enlarged Second Floor Partial Plan; and Building Elevations, all of which were prepared by NORR Architects, Inc. and dated September 13, 2018, and which are submitted and referenced herein accordingly.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and 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 tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development Number \_\_\_\_\_, and shall include the following: multi-unit residential; financial services; office; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking; and related accessory uses.

6. On-premises 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 (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions 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 31,978 square feet and a base FAR of 3.00.

The Applicant acknowledges that the project has received an FAR increase of 1.00, pursuant to Sections 17-3-0403-B and 17-3-0403-C of the Zoning Ordinance. As a result, the maximum allowed FAR is 4.00.

9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). 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 of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, 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 of the Zoning Ordinance, by the Zoning Administrator, upon written 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 Subject Property. Plans for all buildings and improvements,

within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), 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 natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from an M1-1 District and an M1-2 District and a C1-2 District to a B3-5 District, and then to this Residential-Business Planned Development for construction of the Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Milwaukee Corridor Pilot Area, pursuant to Section 2-45-119 of the Municipal Code (the "Milwaukee Corridor ARO Pilot Area Ordinance" or the "Pilot") and as a result, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 15 percent -- if units are located on-site, or, with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), from 10 percent to 20 percent -- if the units are located in an off-site location within the Pilot. The Planned Development has a total of 109 new housing units. Because the Planned Development received a floor area ratio increase under Section 17-3-0403-C of the Chicago Zoning Ordinance (Additional FAR increase for On-Site Affordable Housing Units in Transit-Served Locations), the Applicant is required to satisfy its affordable housing obligation by providing all of the required affordable units on-site (15 percent of 109, rounded down = 16), as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the Pilot, the Applicant is required to lease the affordable units to households earning up to 80 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), at prices affordable to households earning up to 60 percent AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development or elects to build a for-sale project instead of a rental project, the Applicant shall update and resubmit the Affordable Housing Profile Form, to the Department of Planning and Development ("DPD"), for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The

Commissioner may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-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 in 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 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent City resident hiring (measured against the total construction work 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 resident 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 and utilized in planned development projects. All such information will be provided in a form acceptable to the 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.
17. The subject property is located directly adjacent to "The 606" elevated recreational trail, which is owned by the City of Chicago and operated by the Chicago Park District. The Applicant wishes to create a direct connection to The 606 via the

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

second floor terrace on the northern elevation of the proposed building, as depicted in the Planned Development exhibits (the "Terrace"). The City and the Chicago Park District are willing to grant the Applicant permission to connect to The 606, subject to the terms and conditions of an agreement to be entered into between the three parties (the "Tri-Party Agreement"). The Tri-Party Agreement shall, among other matters, require the Applicant, at its sole cost and expense, to: (a) provide three public restrooms within the building that are accessible to the public directly from the Terrace and are available free of charge (the "Public Restrooms"); (b) construct the Terrace and the Public Restrooms in accordance with plans approved by the City and the Park District, and complete construction of the Terrace and Public Restrooms prior to the issuance of a final certificate of occupancy for the building; (c) operate and maintain the Terrace and the Public Restrooms as a trail amenity open to the public during the hours of operation of The 606; (d) provide parking for at least ten (10) bicycles; (e) install a lockable security gate to The 606, and lock and unlock the gate when the trail opens and closes; (f) install security lighting and 24-hour security cameras; (g) install a public drinking fountain/bottle-filler/dog-fountain on the Terrace; (h) keep all fixtures, furnishings and improvements on the Terrace and in the Public Restrooms (i.e., benches, tables, trash cans, water fountains, toilets and sinks) in clean and safe condition, well-lit and clear of litter and debris, and repair and replace said fixtures, furnishings and improvements as necessary; (i) clean the Public Restrooms at least once daily; (j) provide trash pickup and disposal services and remove snow, leaves, litter, debris and other waste materials, provided the Applicant may not use The 606 for loading, trash removal or any maintenance or operations; \*(l) maintain general liability insurance, naming the City and the Chicago Park District as additional insureds, insuring against claims for personal injury, death or property damage occurring in, on or about the Terrace and the Public Restrooms arising out of the ownership, maintenance, operation or use of the Terrace and the Public Restrooms by the public in an amount satisfactory to the City and the Park District; (m) indemnify, defend and hold the City and the Chicago Park District harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, attorneys' fees and court costs) suffered or incurred by the City or the Park District arising from or in connection with the maintenance or use of the Terrace and the Public Restrooms. The Tri-Party Agreement shall permit any duly authorized representative of the City or the Park District to inspect the Terrace and the Public Restrooms at all reasonable times for the purpose of confirming Applicant's compliance with its obligations thereunder. The Applicant must execute and record the Tri-Party Agreement prior to Part II Review, and said agreement shall run with the subject property and be binding upon the Applicant and any successor in title to the subject property, or any portion thereof. The terms of the Tri-Party Agreement and any amendments thereto are incorporated herein by this reference.

18. 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 B3-3 (Community Shopping District).

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\* Editor's Note: Numbering sequence error; (k) missing in original document.

[Site Plan; Boundary and Property Line Map; Existing Land-Use Map; Enlarged Second Floor Partial Plan; North, South, East and West Building Elevations; Existing Zoning Map; and Second, Third, Fourth, Fifth and Sixth Floor Plans referred to in these Plan of Development Statements printed on pages 85085 through 85098 of this *Journal*.]

Bulk Regulations and Data Table, 2015 ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1422.*

*Bulk Regulations And Data Table.*

Common Address:	1750 North Western Avenue
Gross Site Area:	31,978 square feet (0.734 acre)
Area in Public Right-of-Way:	0 square feet
Net Site Area:	31,978 square feet
Maximum Floor Area Ratio for P.D.:	4.00 FAR
Maximum Residential Units for P.D.:	109 dwelling units
Total Number of Vehicular Off-Street Parking Spaces to be provided within P.D.:	42 spaces
Number of Bicycle Parking Spaces to be provided within P.D.:	119 spaces
Number of Off-Street Loading Spaces to be provided within PD:	1 loading space
Setbacks from Property Line:	In substantial compliance with the attached Site Plan/Survey
Maximum Building Height allowed within P.D.:	70 feet

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2015 ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

DEVELOPMENT INFORMATION

Development Name: 1750 N. Western

Development Address: 1750 N. Western, Chicago, IL

Zoning Application Number, if applicable:

Ward: 01

If you are working with a Planner at the City, what is his/her name? Sean Glowacz

- Type of City Involvement *check all that apply*
- City Land
  - Planned Development (PD)
  - Financial Assistance
  - Transit Served Location (TSL) proje
  - Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name GW Property Group, LLC

Developer Contact Brian Giles

Developer Address 2211 N. Elston, Chicgao, IL 60614

Email [brian@gwproperties.com](mailto:brian@gwproperties.com)

Developer Phone 248-225-5578 (cell)

Attorney Name Sara Barnes

Attorney Phone 312-782-1983

TIMING

January 1, 2020

Estimated date marketing will begin

Estimated date of building permit\* October 1, 2018

Estimated date ARO units will be complete March 1, 2020

\*the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

*JUSTIN ROY*  
 Kara Breems, DPD  
 \_\_\_\_\_  
 Developer/Project Manager

*6/21/18*  
 \_\_\_\_\_  
 Date  
 June 15, 2018  
 \_\_\_\_\_  
 Date

*updated 8/9/18*  
 \_\_\_\_\_  
 \_\_\_\_\_



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated March 12, 2018



All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Yes	Yes
Laundry	In-Unit	In-Unit
Appliances		
Refrigerator	new/energy star/ black stainless/make and model TBD	new/energy star/ black stainless/make and model TBD
Dishwasher	new/energy star/ black stainless/make and model TBD	new/energy star/ black stainless/make and model TBD
Stove/Oven	new/energy star/ black stainless/make and model TBD	new/energy star/ black stainless/make and model TBD
Microwave	new/energy star/ black stainless/make and model TBD	new/energy star/ black stainless/make and model TBD
Bathrooms		
How many?	1 or 2 depending on layout/full	1 or 2 depending on layout/full
Kitchen countertops	quartz	quartz
Flooring	wood vinyl	wood vinyl
HVAC	split system	split system
Other	balconies	balconies

Milwaukee Corridor Pilot

Project Name: 1750 N. Western Ave (Actual name TBD)  
 Zoning Application number, if applicable: enter zoning app #  
 Address: 1750 N. Western, Chicago, IL  
 Is this a For Sale or Rental Project? Rental  
 Anticipated average psf rent/price: \$3.00 psf/month

Total Units in Project	109
Total ARO units (must be 15% of Total Units if on-site or anticipated average psf rent/price)	16

\*If this is a for-sale project, please submit a current Appraisal or CMA for the market rate units in the development.  
 \*\*Any off-site units must remain within the Milwaukee Corridor Pilot.

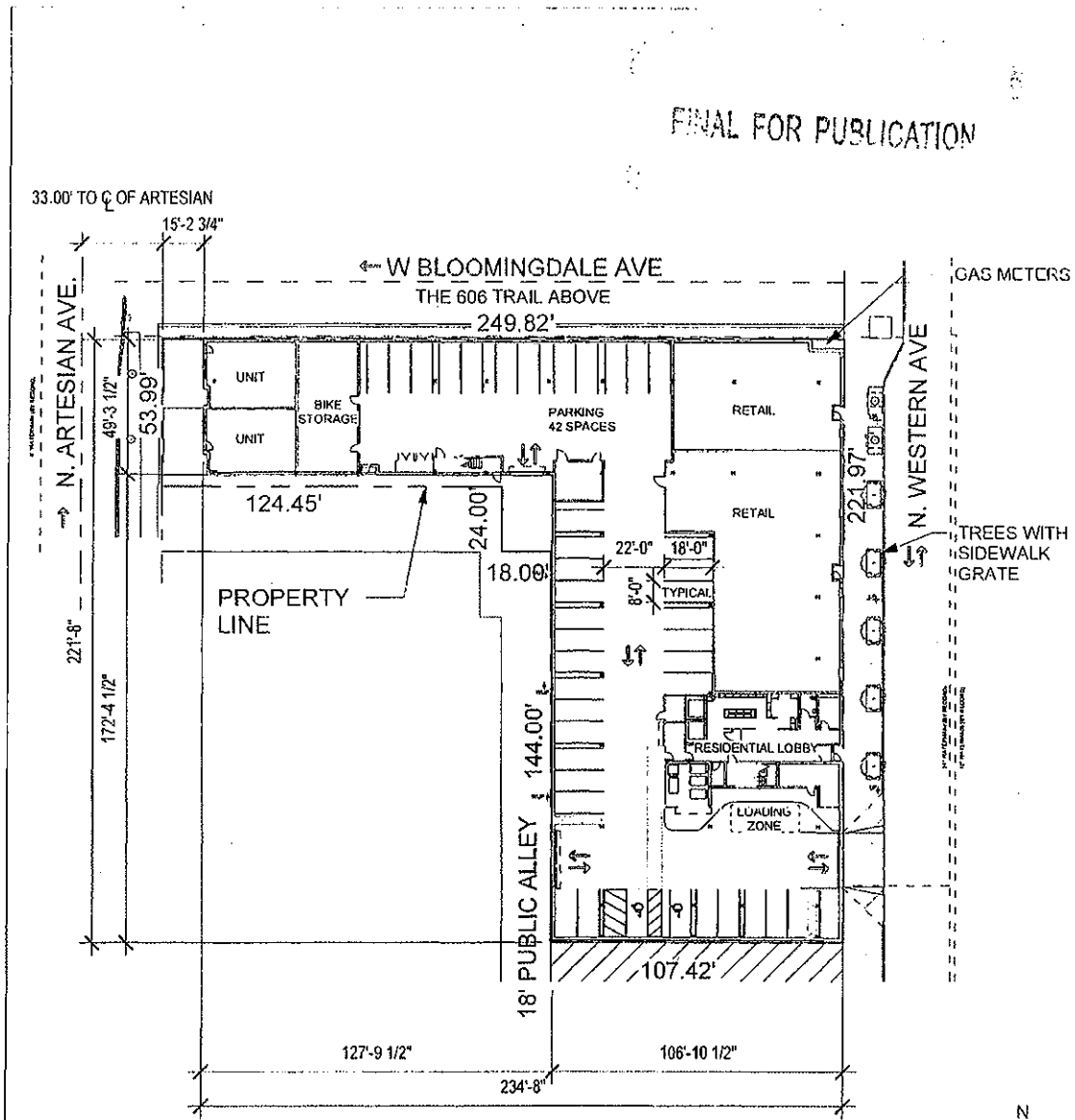
Required ARO units if on-site (15% of total)	16
Required ARO units if off-site (20% of total)	22

unit type	market rate			ARU			affordable by market square footage
	how many?	% of total	avg square footage	how many?	% of total	avg square footage	
studio	14	15%	535	2	13%	510	50%
one-bed	55	59%	908	10	62%	725	80%
two-bed	16	17%	1,258	3	19%	1,205	95%
three-bed	5	9%	1,373	1	6%	1,258	93%
TOTAL	93			16			

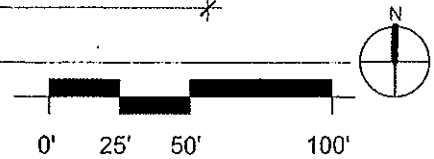
\*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).  
 \*\*the average affordable square footage should be 85% or greater of market-rate

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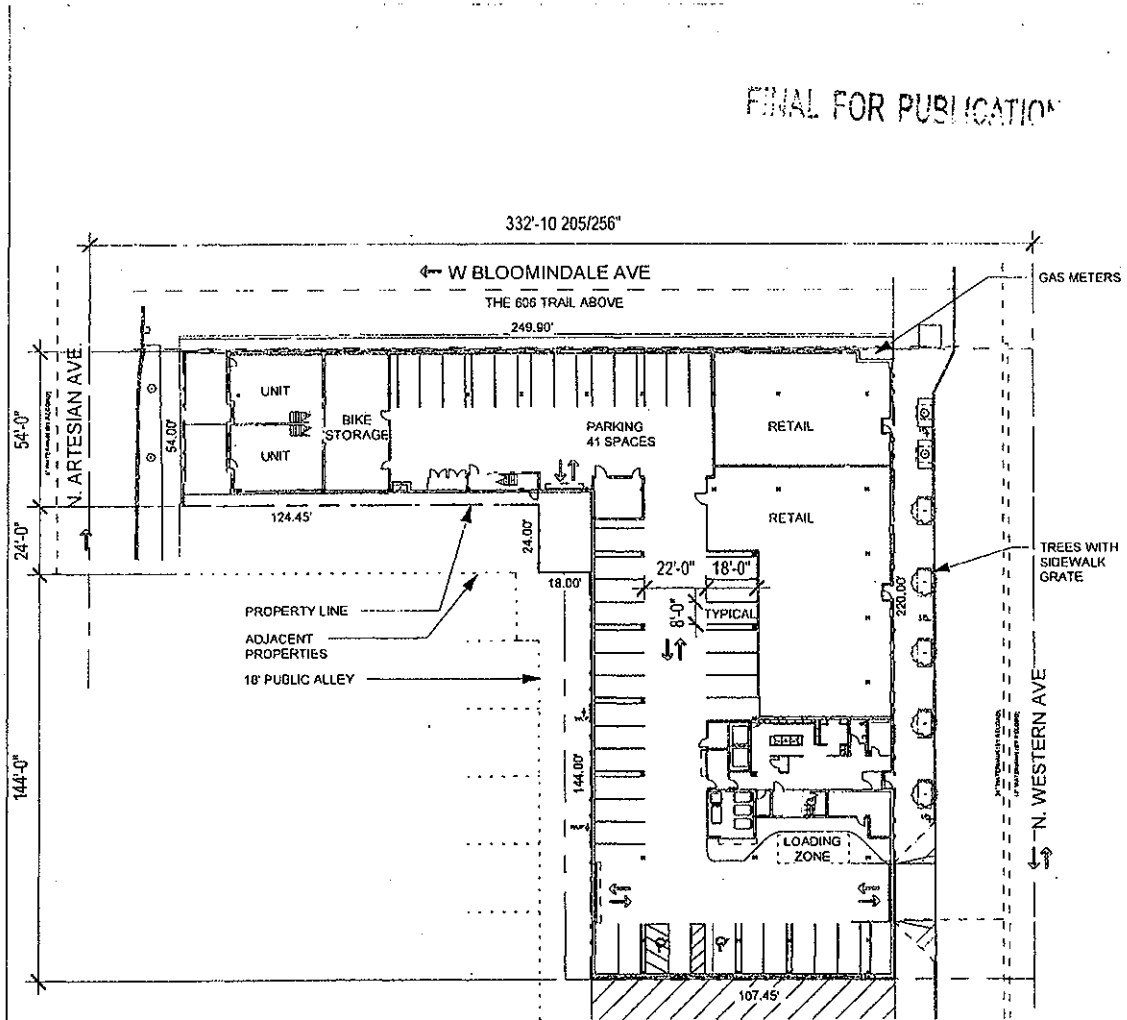


SITE PLAN  
SCALE 1" = 50'-0"

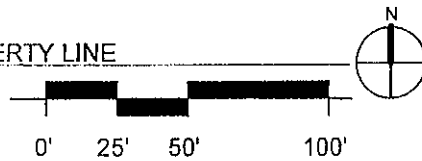


APPLICANT: GW PROPERTIES  
 ADDRESS: 1750 WESTERN AVE  
 INTRO DATE: FEBRUARY 28, 2018  
 PLAN COMMISSION DATE: SEPTEMBER 13, 2018

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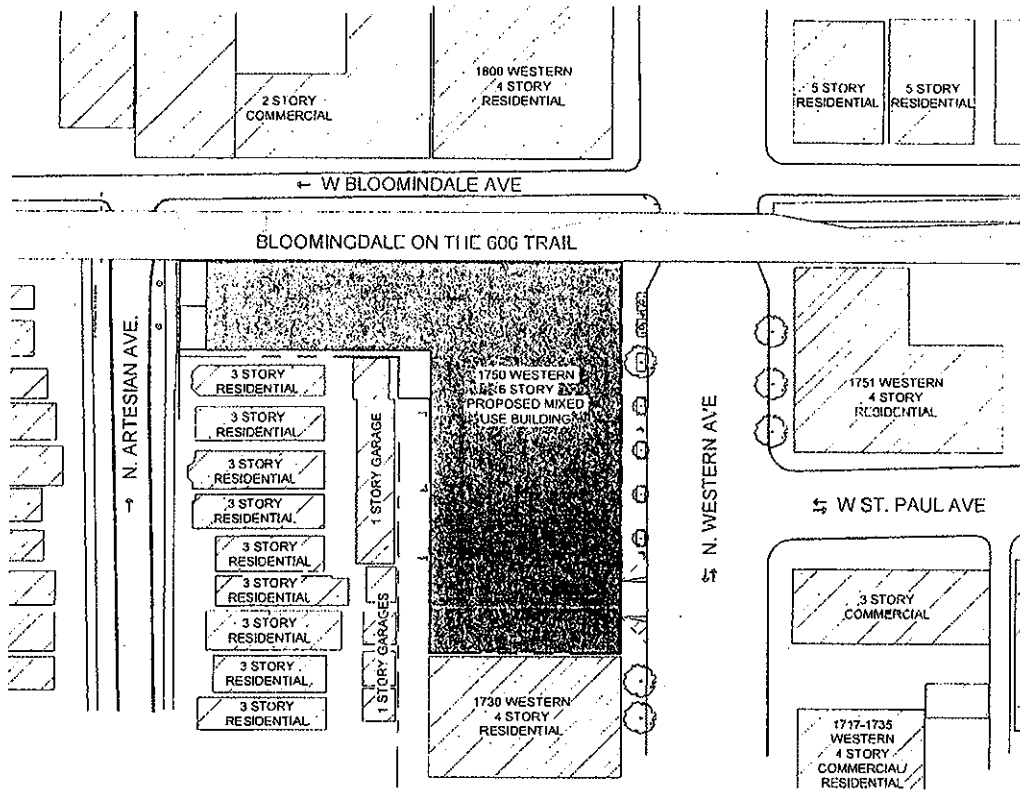


PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE  
SCALE 1" = 50'-0"

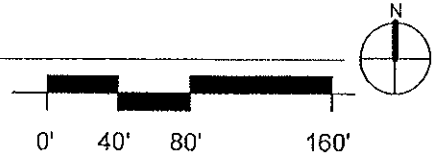


APPLICANT: GW PROPERTIES  
ADDRESS: 1750 WESTERN AVE  
INTRO DATE: FEBRUARY 28, 2018  
PLAN COMMISSION DATE: SEPTEMBER 13, 2018

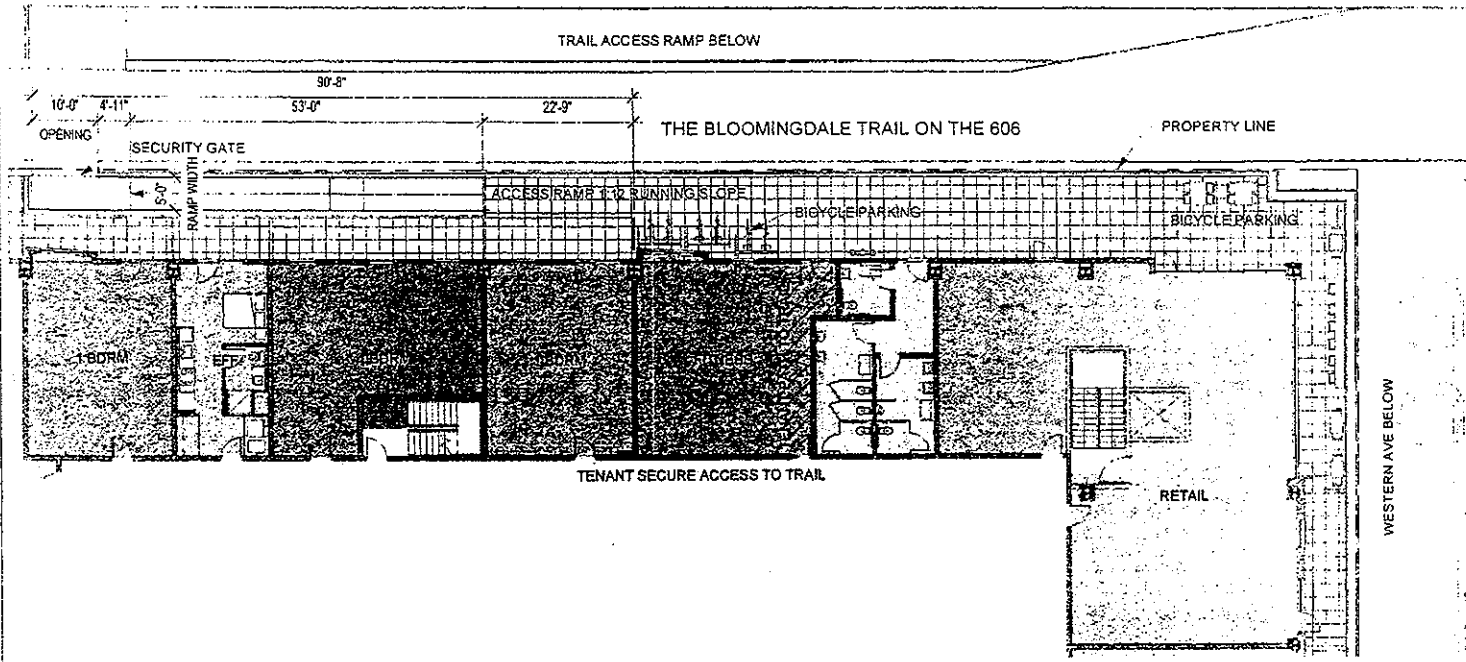
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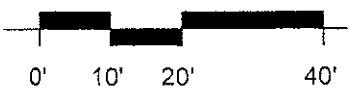
EXISTING LAND USE MAP  
SCALE 1" = 80'-0"



APPLICANT: GW PROPERTIES  
ADDRESS: 1750 WESTERN AVE  
INTRO DATE: FEBRUARY 28, 2018  
PLAN COMMISSION DATE: SEPTEMBER 13, 2018

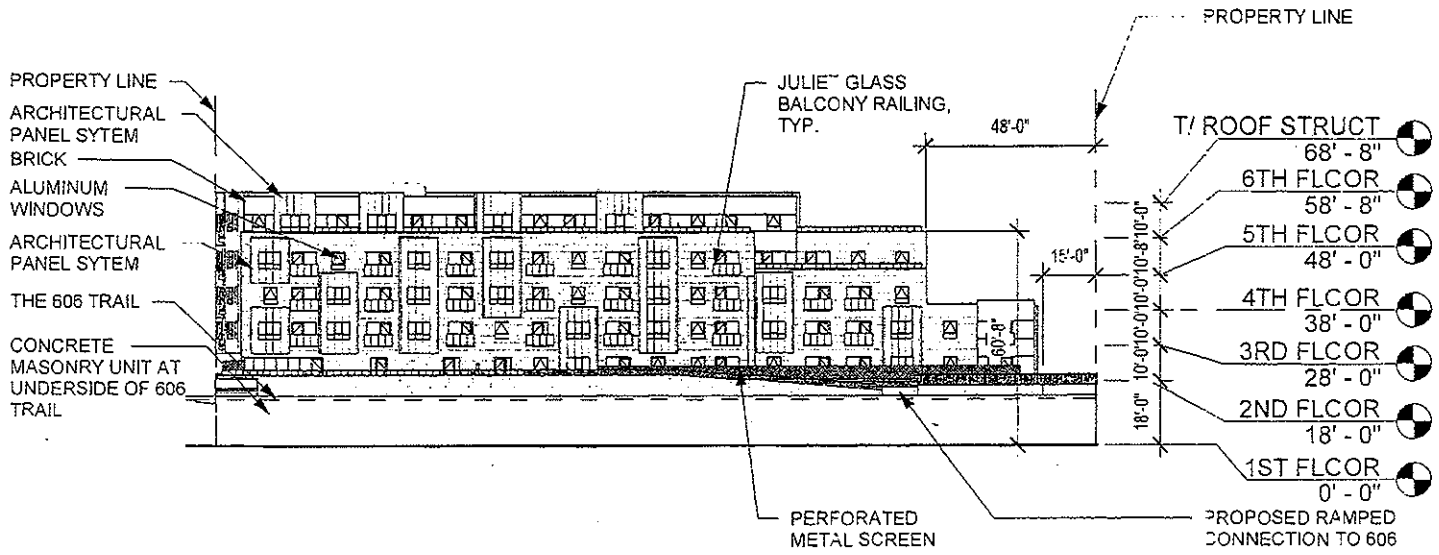


ENLARGED SECOND FLOOR PARTIAL PLAN

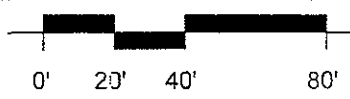


APPLICANT: GW PROPERTIES  
 ADDRESS: 1750 WESTERN AVE  
 INTRO DATE: FEBRUARY 28, 2018  
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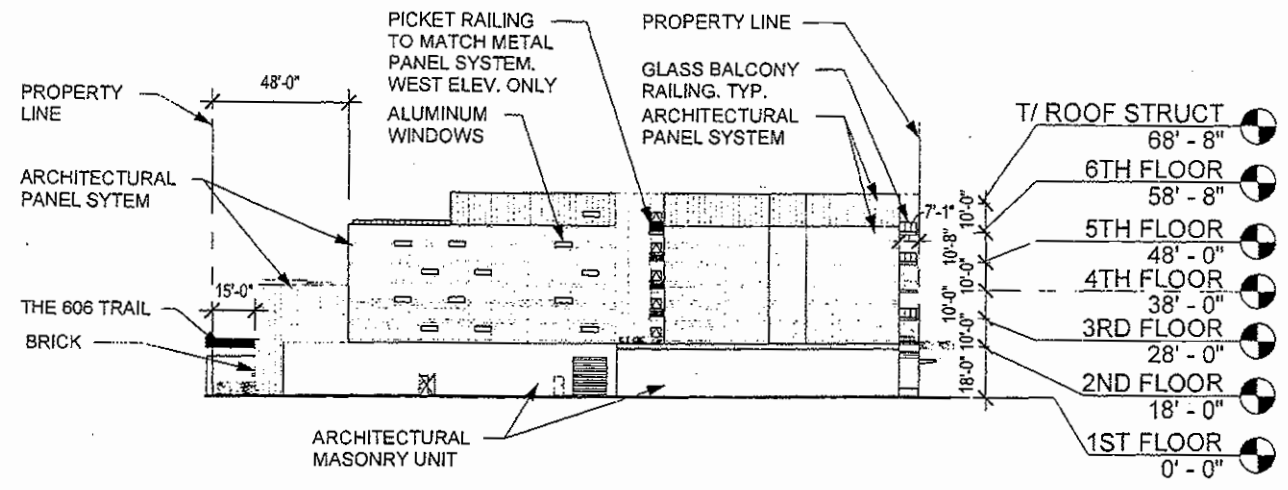


NORTH ELEVATION (BLOOMINGDALE TRAIL)  
 SCALE 1" = 40'-0"

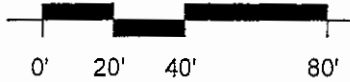


APPLICANT: GW PROPERTIES  
 ADDRESS: 1750 WESTERN AVE  
 INTRO DATE: FEBRUARY 28, 2018  
 PLAN COMMISSION DATE: SEPTEMBER 13, 2018

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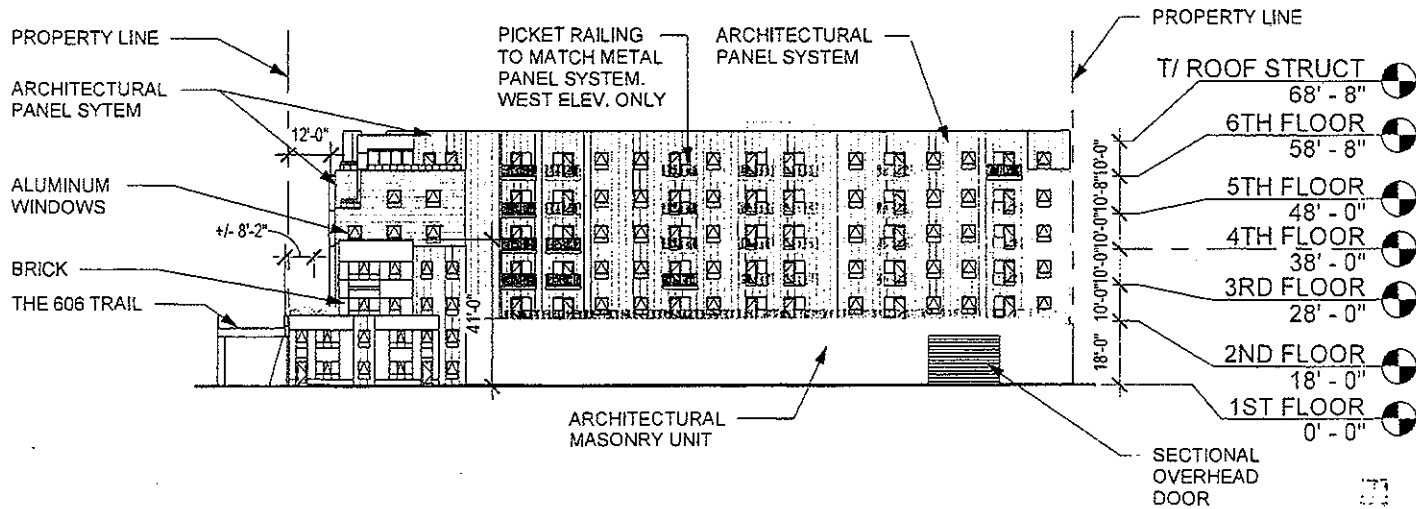
SOUTH ELEVATION (ALLEY)  
SCALE 1" = 40'-0"



APPLICANT: GW PROPERTIES  
ADDRESS: 1750 WESTERN AVE  
INTRO DATE: FEBRUARY 2, 2018  
PLAN COMMISSION DATE: SEPTEMBER 13, 2018

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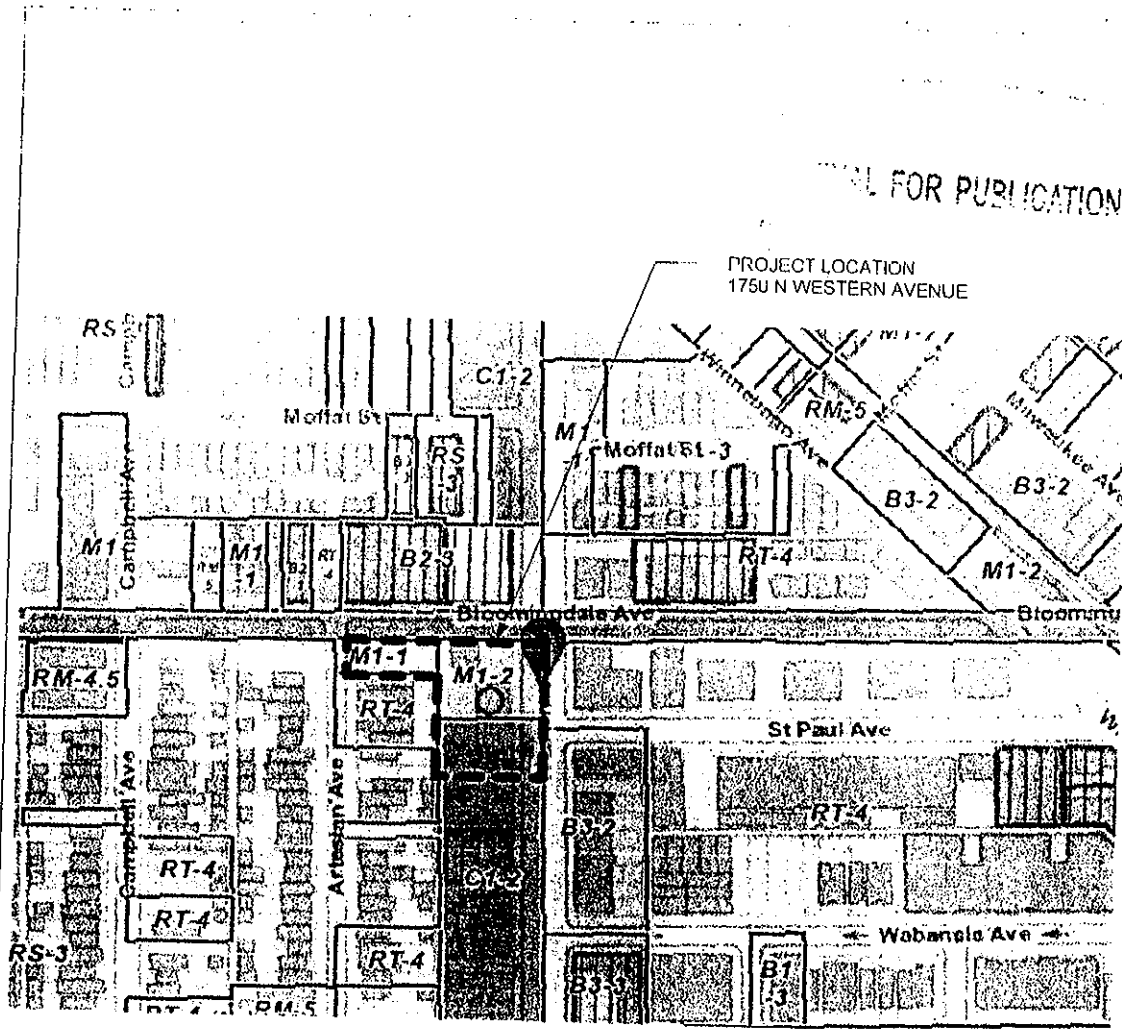
WEST ELEVATION (ARTESIAN AVE)  
 SCALE 1" = 40'-0"



APPLICANT: GW PROPERTIES  
 ADDRESS: 1750 WESTERN AVE  
 INTRO DATE: FEBRUARY 28, 2018  
 PLAN COMMISSION DATE: SEPTEMBER 13, 2018

FINAL FOR PUBLICATION

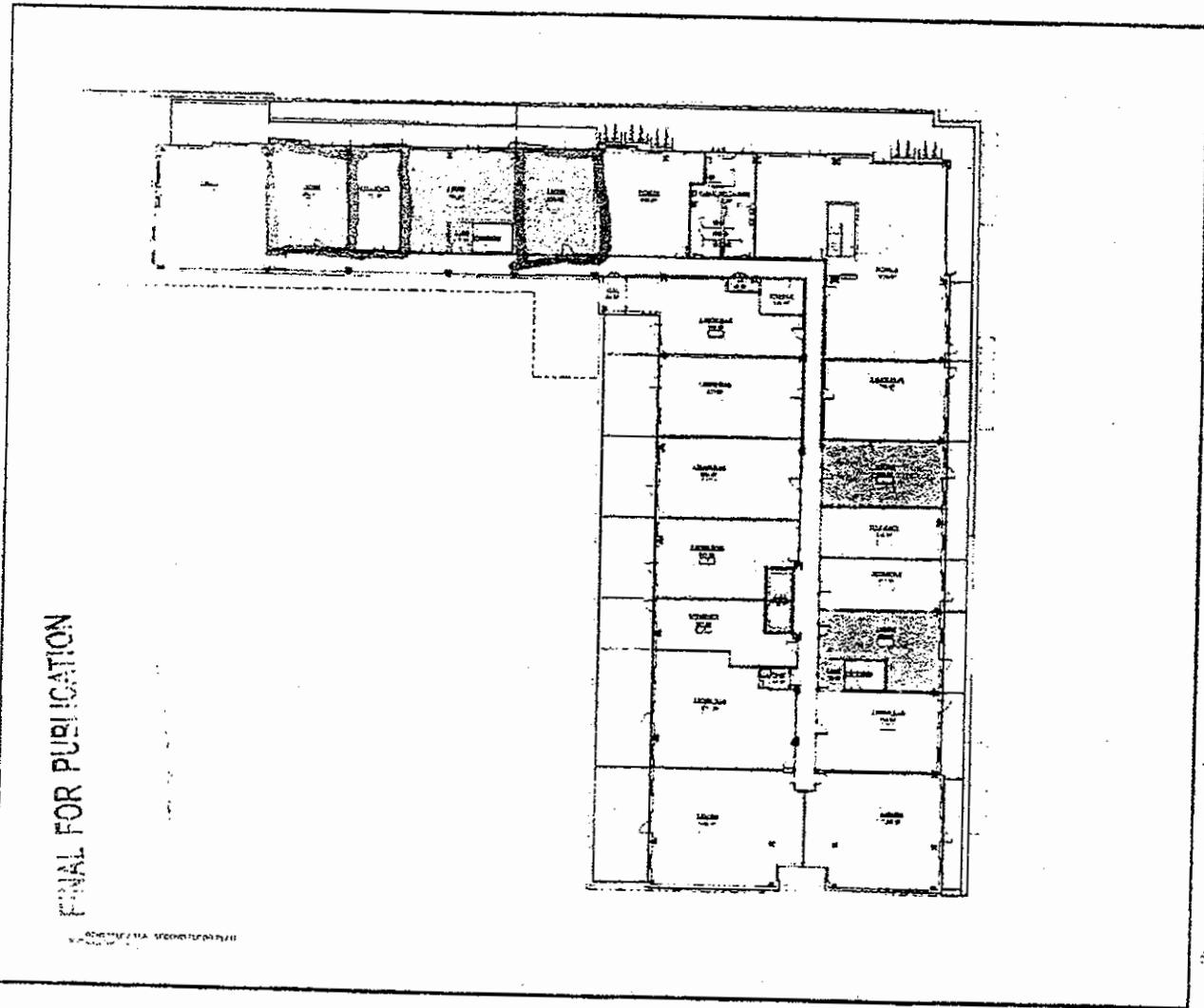
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EXISTING ZONING MAP  
SCALE: NTS



APPLICANT: GW PROPERTIES  
ADDRESS: 1750 WESTERN AVE  
INTRO DATE: FEBRUARY 28, 2018  
PLAN COMMISSION DATE: SEPTEMBER 13, 2018



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11/15/2018 10:00 AM

TEL: 773.443.3300  
 1728 WESTERN AVE  
 CHICAGO, IL 60617

PHOTO  
 COURTESY OF  
 CHICAGO POLICE  
 OFFICE OF THE  
 CHIEF OF POLICE  
 JAMES  
 JOHNSON

**NORR**  
 STAFFING SERVICES

220 North LaSalle Street, Suite 1000  
 Chicago, IL 60610  
 Tel: 312.467.1000  
 Fax: 312.467.1001  
 www.norr.com

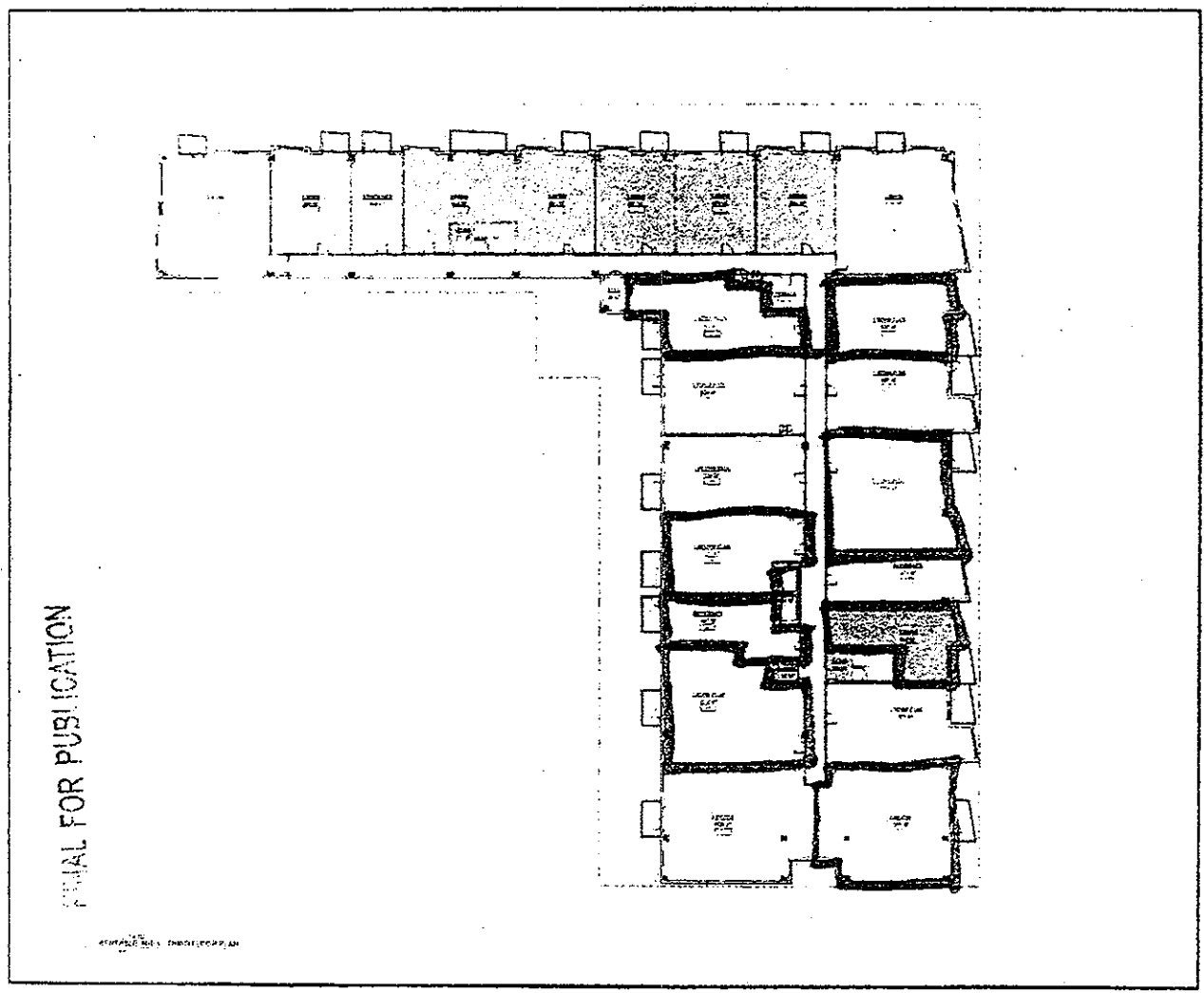
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9/20/2018

REPORTS OF COMMITTEES

85095



1708N WESTERN AVE  
CHICAGO, IL 60614

NOV 19 1987  
DIVISION OF PLANNING  
CITY OF CHICAGO  
CHICAGO, ILLINOIS 60601

**NORR**  
NORTH OREGON RAILROAD  
CHICAGO, ILLINOIS

CHICAGO DIVISION  
OF PLANNING  
CHICAGO, ILLINOIS

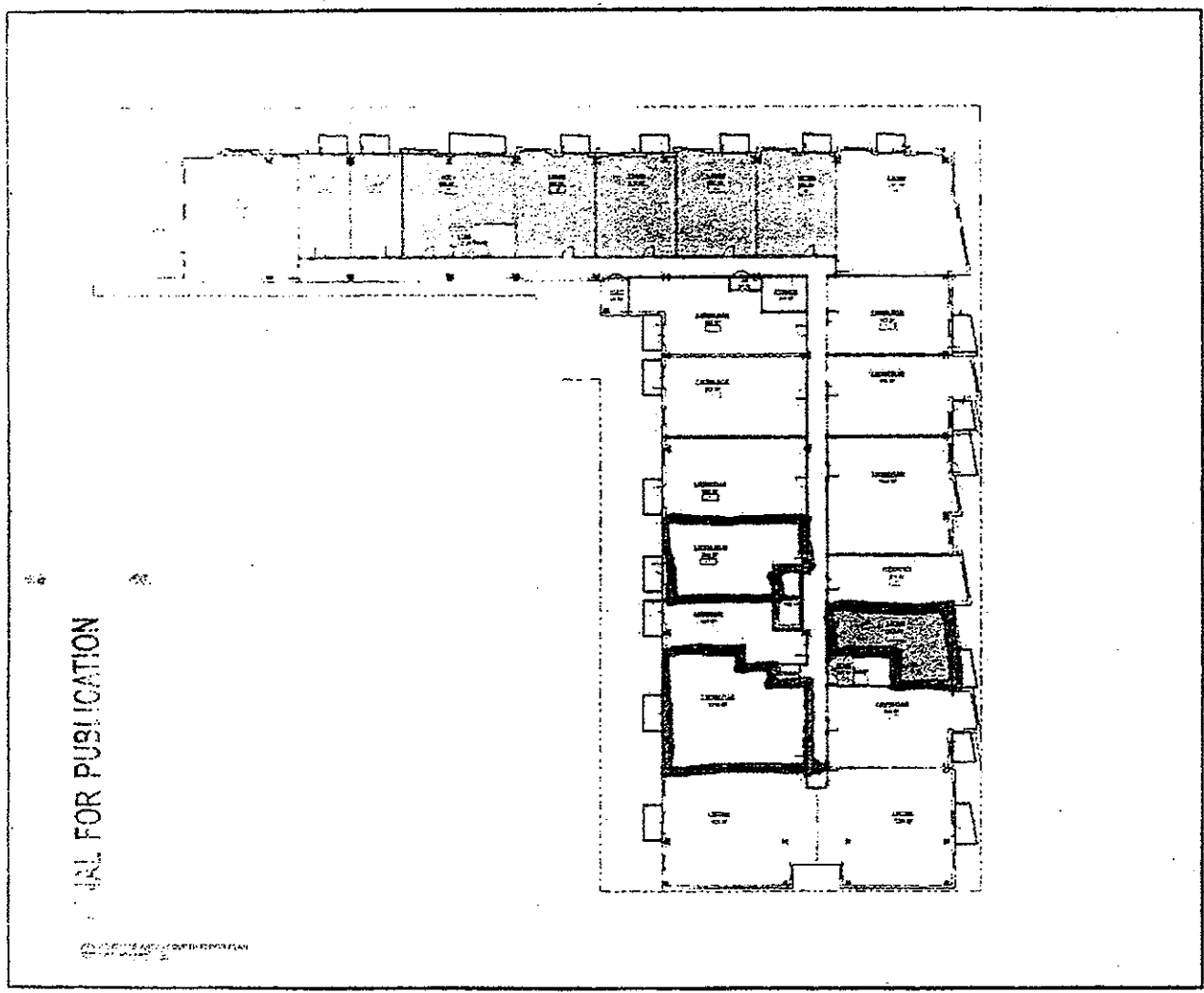
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CHICAGO, ILLINOIS

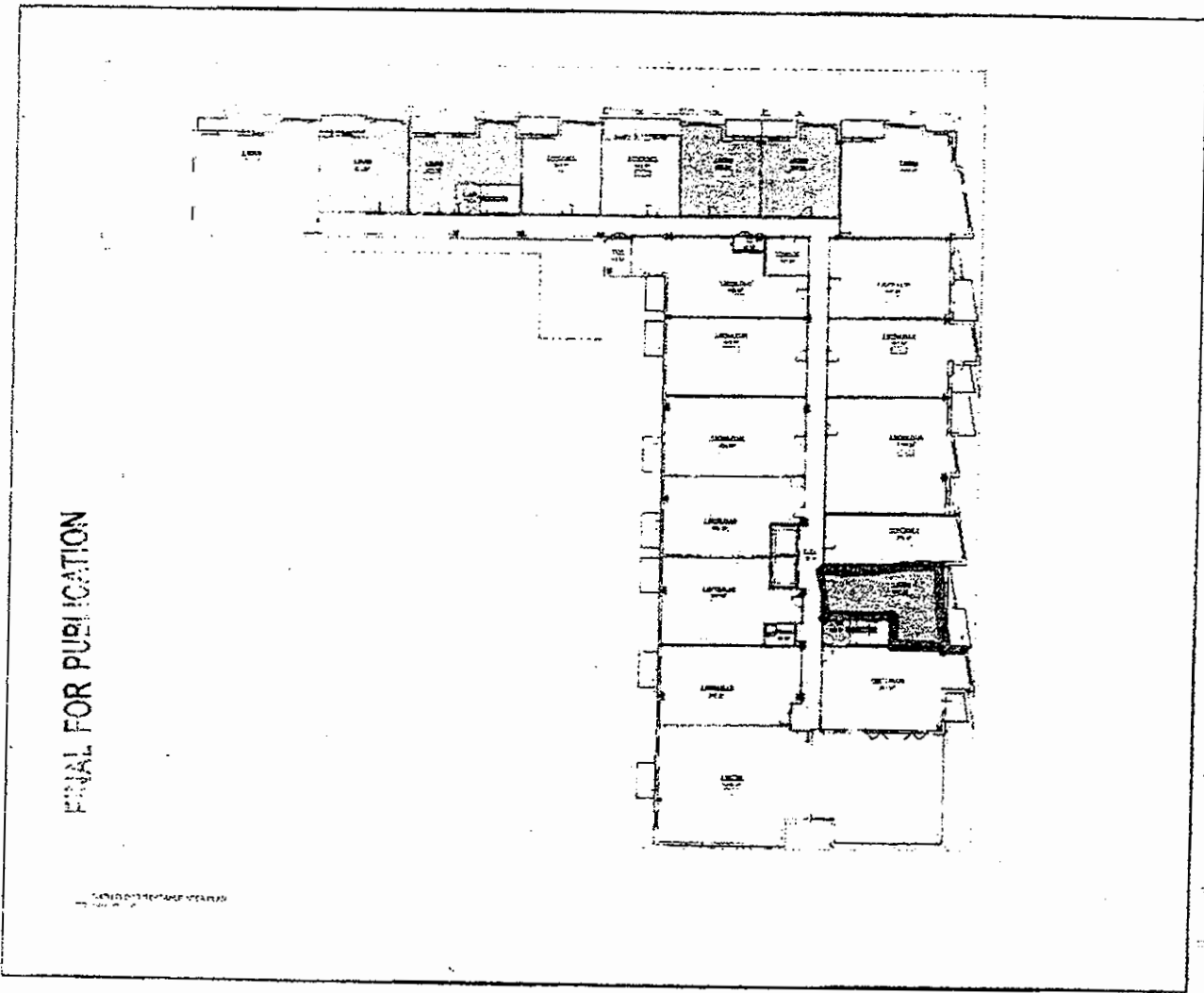
NOV 19 1987  
CHICAGO, ILLINOIS

NOV 19 1987  
CHICAGO, ILLINOIS

RAV







DRAWING FOR PUBLICATION

PROJECT NO. 17000  
 PROJECT NAME: 1700 W. LEXINGTON AVENUE  
 CHICAGO, ILL. 60617  
 OWNER: CITY OF CHICAGO  
 ARCHITECT: NORR ARCHITECTS, PLLC  
 220 NORTH LAUREL STREET, SUITE 200  
 CHICAGO, ILL. 60610  
 DATE: 09/13/18  
 DRAWING NO.: 17000-01-01

PREPARED BY: ARCHITECT  
 CHECKED BY: ARCHITECT  
 DATE: 09/13/18  
 SCALE: AS SHOWN  
 PROJECT NO. 17000  
 PROJECT NAME: 1700 W. LEXINGTON AVENUE  
 CHICAGO, ILL. 60617