

# PD 1455

## Table of Contents

<b>09/18/2019 PD Adoption</b> .....	<b>2</b>
Ordinance .....	2
Statements .....	3
Bulk Table .....	8
Exhibits .....	10

20064

Page 18 further contains the historical landmark designation for (former) Lyman Trumbull Public School Building at 5200 North Ashland Avenue in the 40<sup>th</sup> Ward.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,  
*Chairman.*

On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 50.

*Nays* -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-F.* BPD 1455  
(As Amended)  
(Application No. 20064)  
(Common Address: 301 W. Huron St. And 308 W. Erie St.)  
[SO2019-4105]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Erie Street; North Franklin Street; West Huron Street; and a line 150 feet west of and parallel to North Franklin Street,

to those of a Business Planned Development 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 2. 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:

*Business Planned Development No. 1455.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number ("Planned Development") consists of approximately 30,209 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). NWC 308 West Erie LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the other portion.
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, the legal titleholders and any ground lessors. All rights granted hereunder to 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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the 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 Chicago Department of Transportation ("CDOT") 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 ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT'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 CDOT 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 CDOT 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 CDOT 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 CDOT.

Should the loading dock operations for the 308 West Erie Street Building create undue congestion in the adjacent public alley, due to insufficient vertical clearance, the Applicant shall be required to submit an operations plan for review and approval to CDOT to mitigate such impacts.

4. This planned development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by NORR Architects and dated August 15, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; an Overall Site Plan; Landscape Plan -- Ground Level; Landscape Plan -- Roof Decks; Ground Floor Plans (Subarea A and Subarea B); an Overall Roof Plan; an Overall Elevation and Building Elevations (Subarea A North, South, East and West and Subarea B North, South, East and West); 308 West Erie Street -- Axonometric View -- South and East Elevations; 308 West Erie Street Axonometric View -- Middle and Top; 301 West Huron Street -- Axonometric View -- North Elevation; and 301 West Huron Street -- Axonometric View -- Middle and Top. 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 thereof, 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 uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A:

Office; daycare (conditional on CDOT review and approval for pick-up and drop-off prior to issuance of license or permits); animal services (excluding boarding and kenneling); business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; financial services (excluding pawn shops and payday loan); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; co-located wireless communication facilities; and incidental and accessory uses.

Subarea B:

Office; daycare (conditional on CDOT review and approval for pick-up and drop-off prior to issuance of license or permits); animal services (excluding boarding and kenneling); business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; financial services (excluding pawn shops and payday loan); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; co-located wireless communication facilities; accessory parking; non-accessory parking up to 25 percent of the total number of parking spaces can be leased out to occupants outside of the planned development, and incidental and 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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
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 overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 30,209 square feet.

The Applicant acknowledges that the project has received a Bonus FAR of 3.1, pursuant to Section 17-41000 of the Zoning Ordinance. With this Bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the Bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. 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 other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

Should any of the existing parkway trees be damaged or killed as a result of lack of soil conservation, required tree protection, or landscape plan deviation, the assessed value of the existing trees plus their removal and replacement at 4-inch caliper will be required.

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 of the Municipal Code, or any other provision of that Code.
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 the application for such a 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 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 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, a 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 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 foregoing, 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Subarea and Property Line Map; Overall Site Plan; Ground Level and Roof Decks Landscape Plan; Subareas A and B Ground Floor Plans; Overall Roof Plan; Building Elevations and North, South, East, Middle and Top Axonometric Views referred to in these Plan of Development Statements printed on pages 6242 through 6264 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

*Business Planned Development No. 1455.*

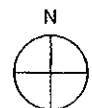
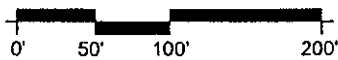
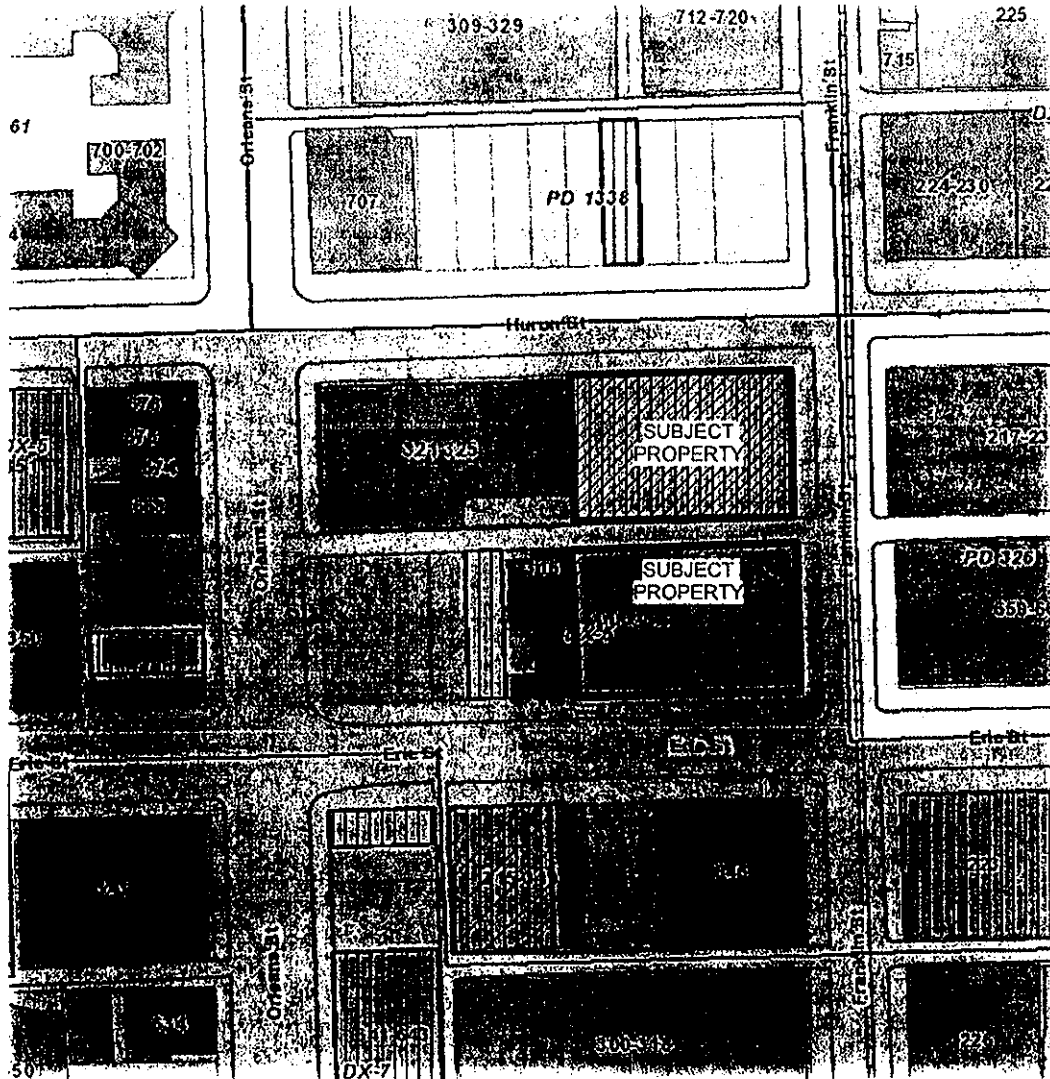
*Bulk Regulations And Data Table.*

Gross Site Area (square feet):

54,091

Area of Public Rights-of-Way (square feet):	23,882
Net Site Area (square feet):	30,209
Subarea A:	15,100
Subarea B:	15,109
Maximum Floor Area Ratio:	8.1
Subarea A:	6.05
Subarea B:	10.14
Maximum Number of Dwelling Units:	0
Maximum Accessory Off-Street Parking Spaces:	130
Minimum Off-Street Loading Spaces:	
Subarea A:	0
Subarea B:	2
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	15
Subarea B:	45
Maximum Building Height:	In conformance with the Plans
Minimum Setbacks:	In conformance with the Plans

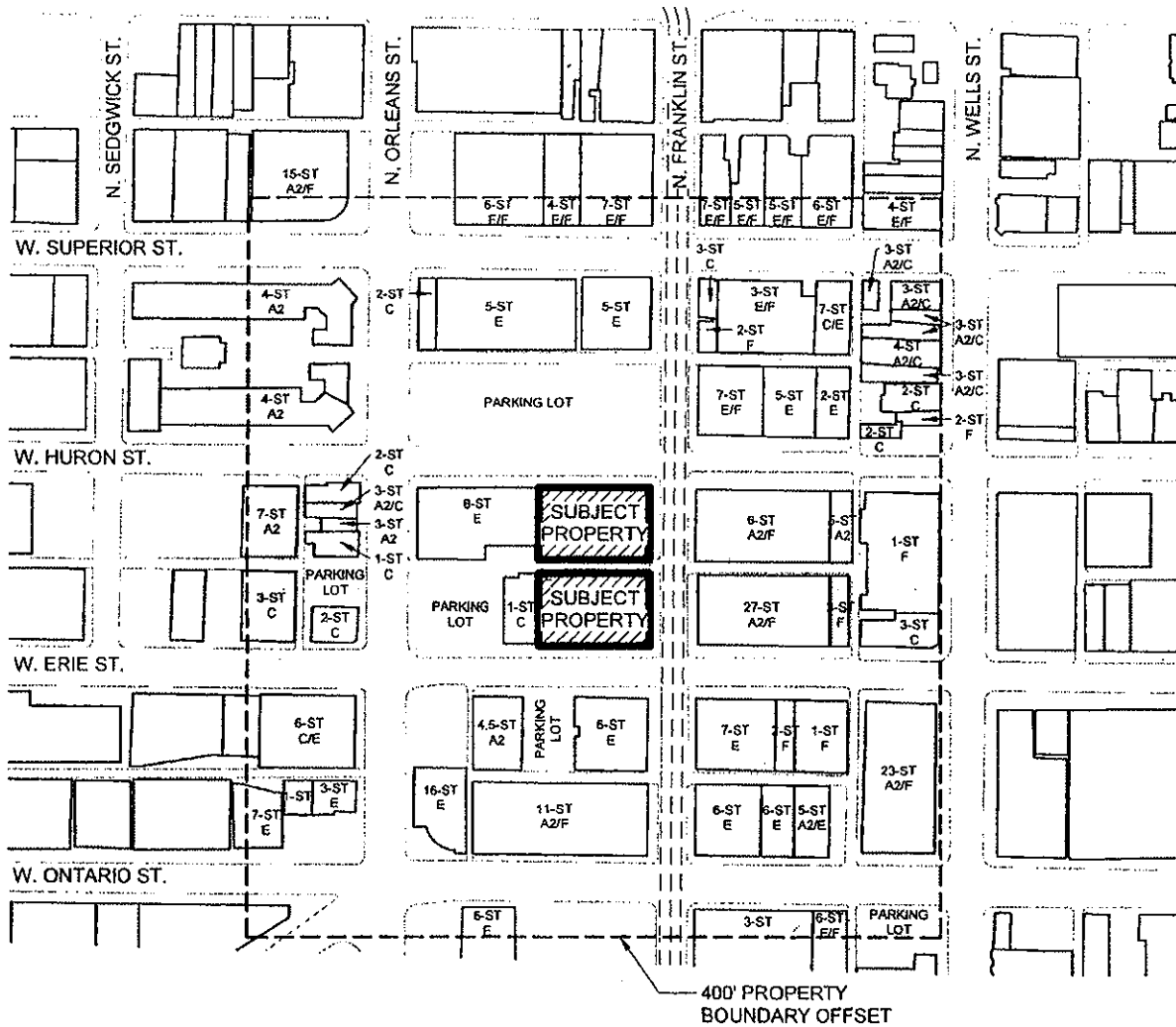
# Final for Publication



Applicant:	NWC 308 W Erie LLC		
Address of Project:	301 W. Huron St/308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date:	August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:	1" = 100'-0"

EXISTING ZONING MAP

Final for Publication

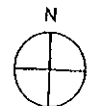
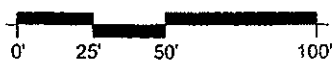
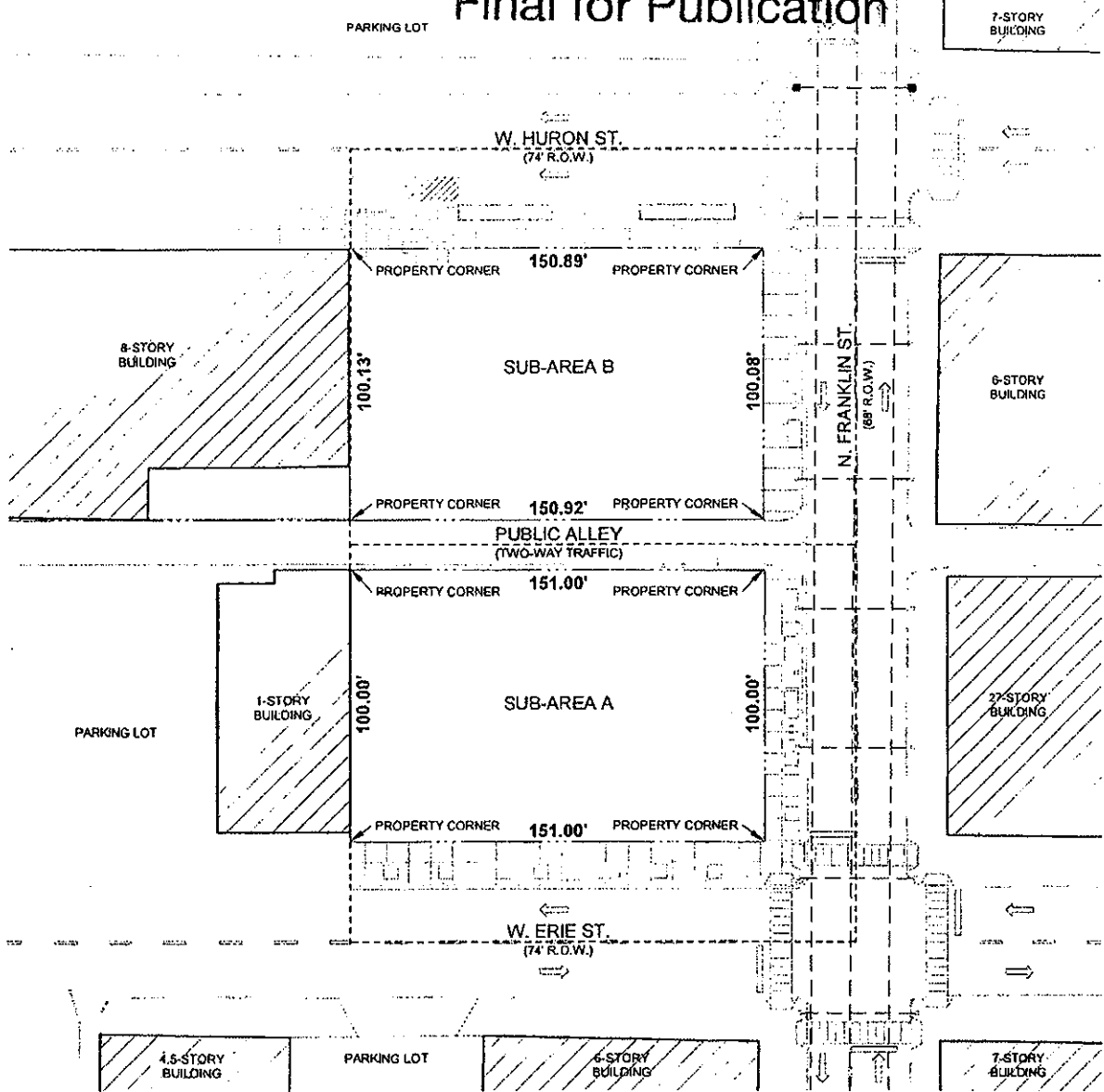


KEY	
A2	= MULTIPLE DWELLINGS
B	= INSTITUTIONAL USES
C	= ASSEMBLY USES
E	= BUSINESS USES
F	= MERCANTILE USES
G	= INDUSTRIAL USES
H	= STORAGE USES

Applicant:	NWC 308 W Erie LLC		
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date:	August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:	1" = 200'-0"

EXISTING LAND USE MAP

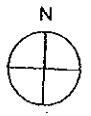
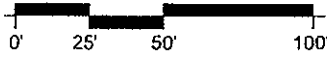
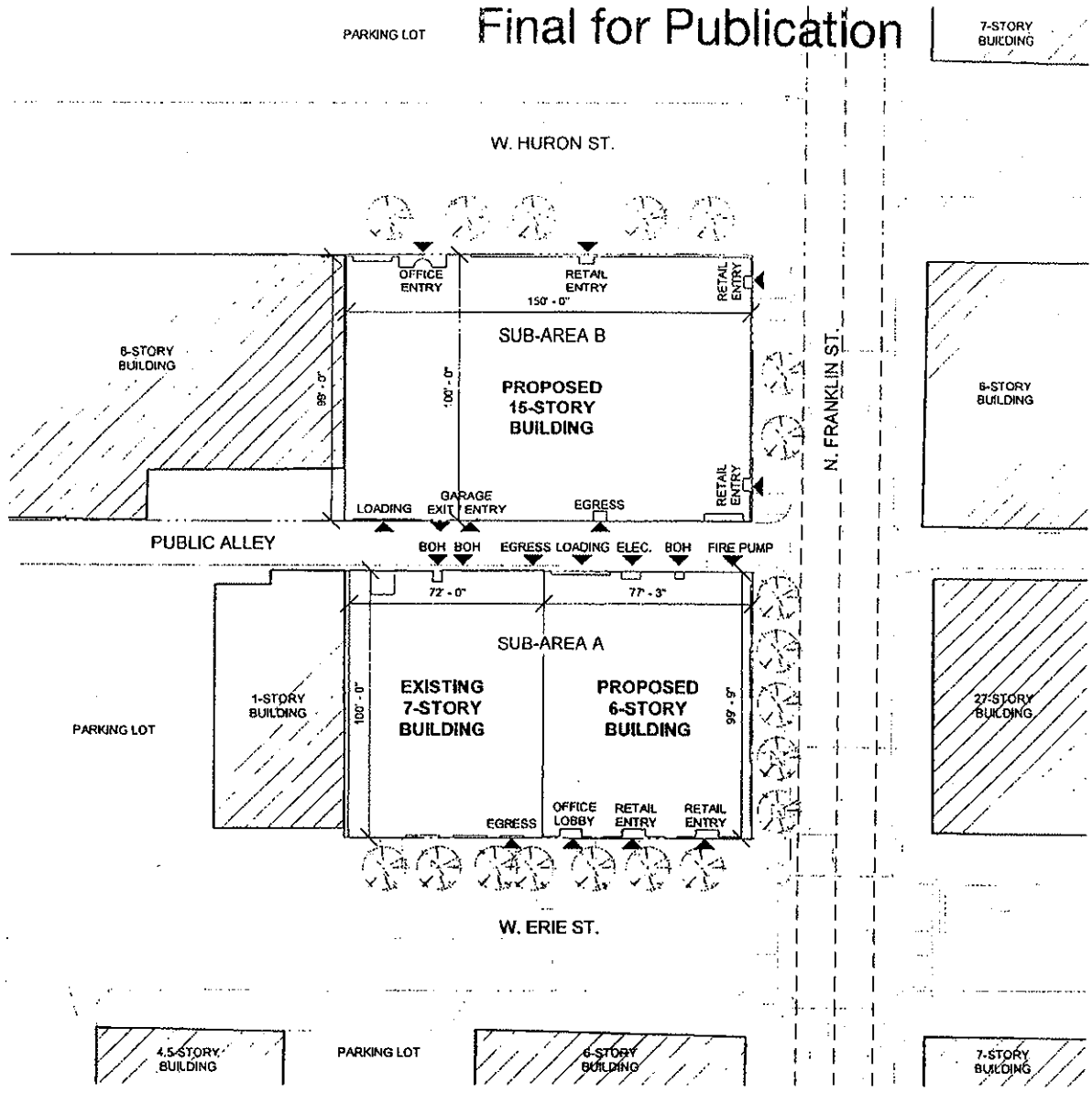
# Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 50'-0"

PLANNED DEVELOPMENT BOUNDARY,  
SUB-AREA & PROPERTY LINE MAP

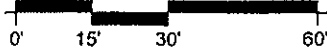
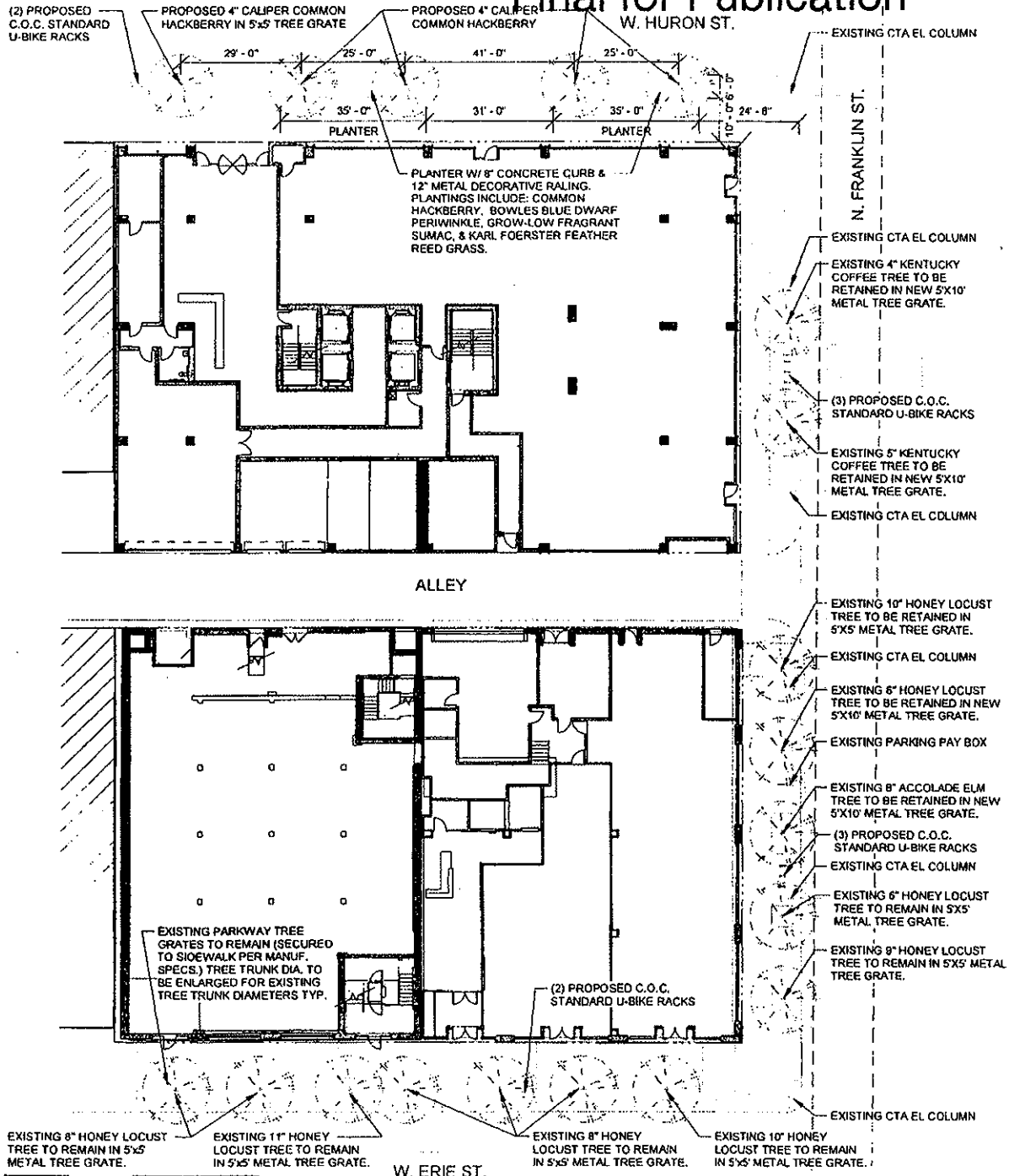
# Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 50'-0"

OVERALL SITE PLAN

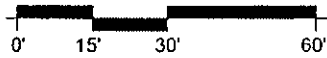
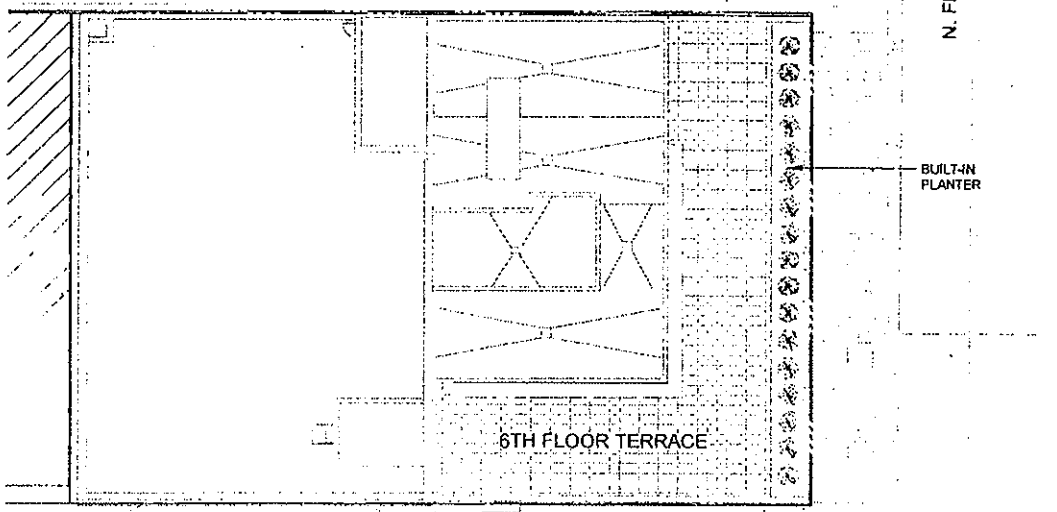
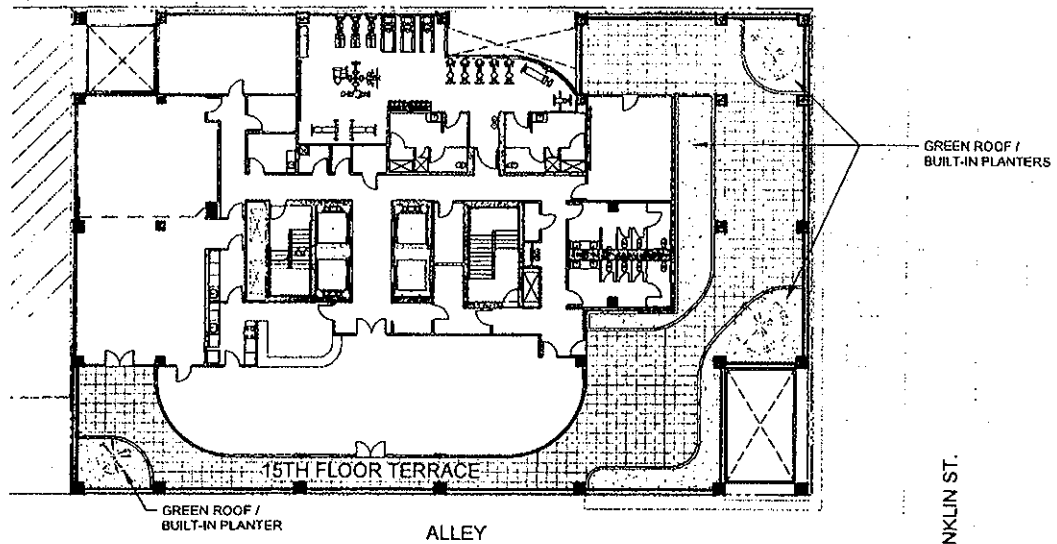
Final for Publication



Applicant:	NWC 308 W Erie LLC		
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date:	August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:	1" = 30'-0"

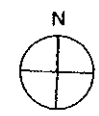
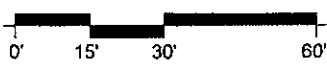
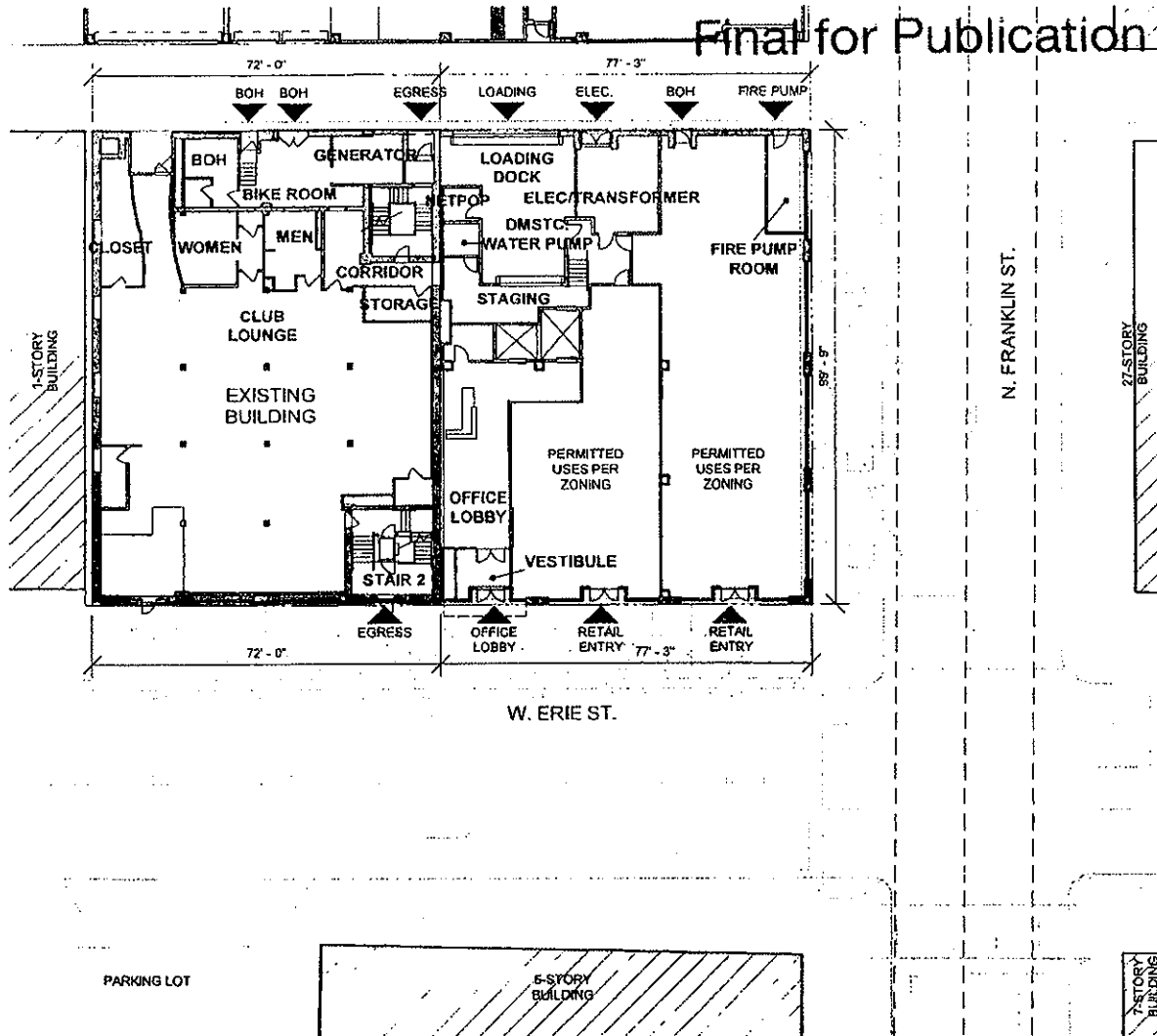
LANDSCAPE PLAN - GROUND LEVEL

W. HURON ST. Final for Publication



Applicant:	NWC 308 W Erie LLC		LANDSCAPE PLAN - ROOF DECKS
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019	
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"	

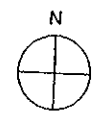
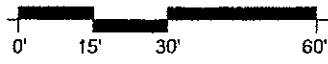
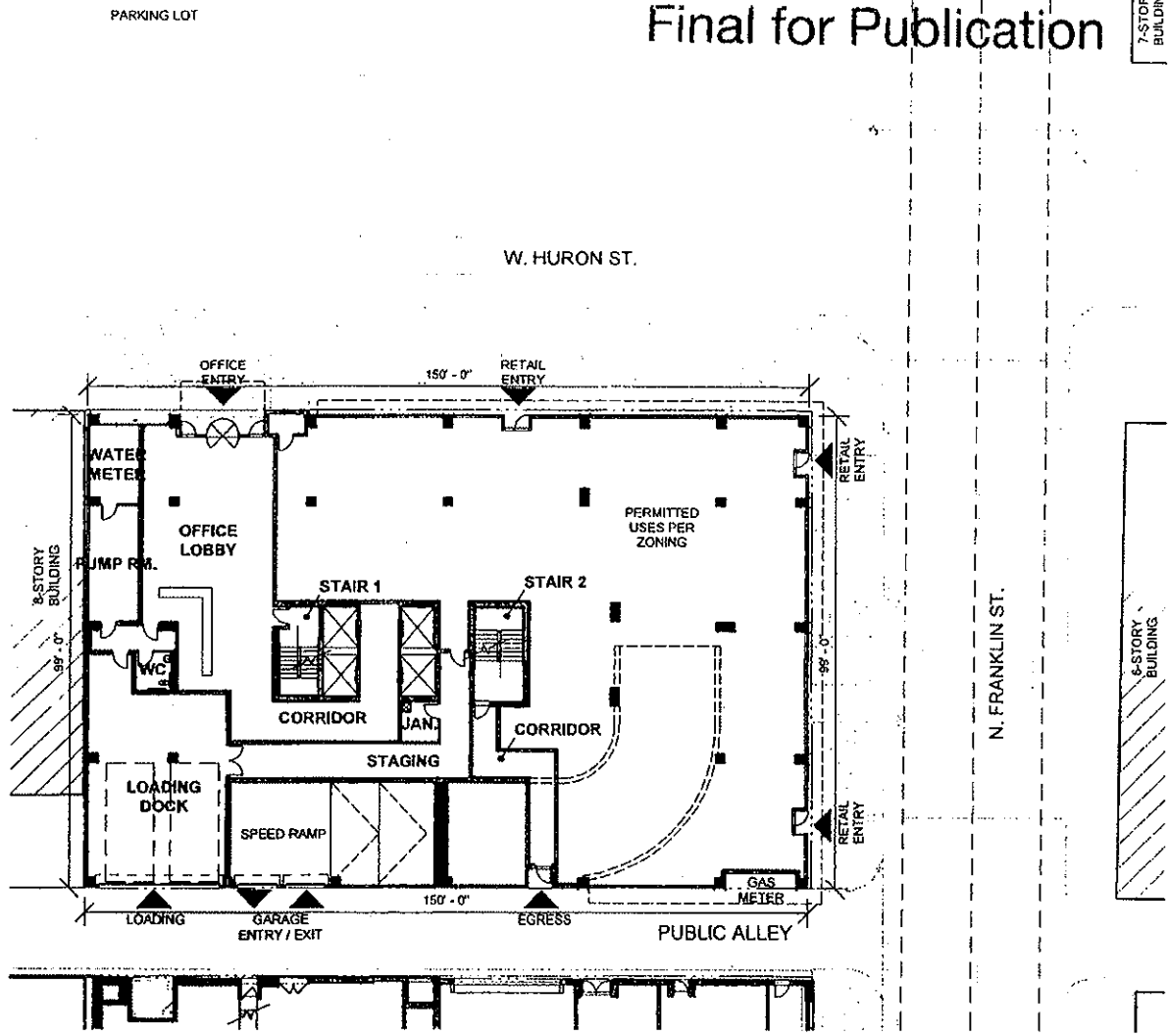
Final for Publication



Applicant:	NWC 308 W Erie LLC		SUB-AREA A - GROUND FLOOR PLAN
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019	
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"	

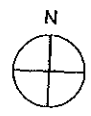
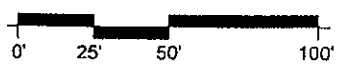
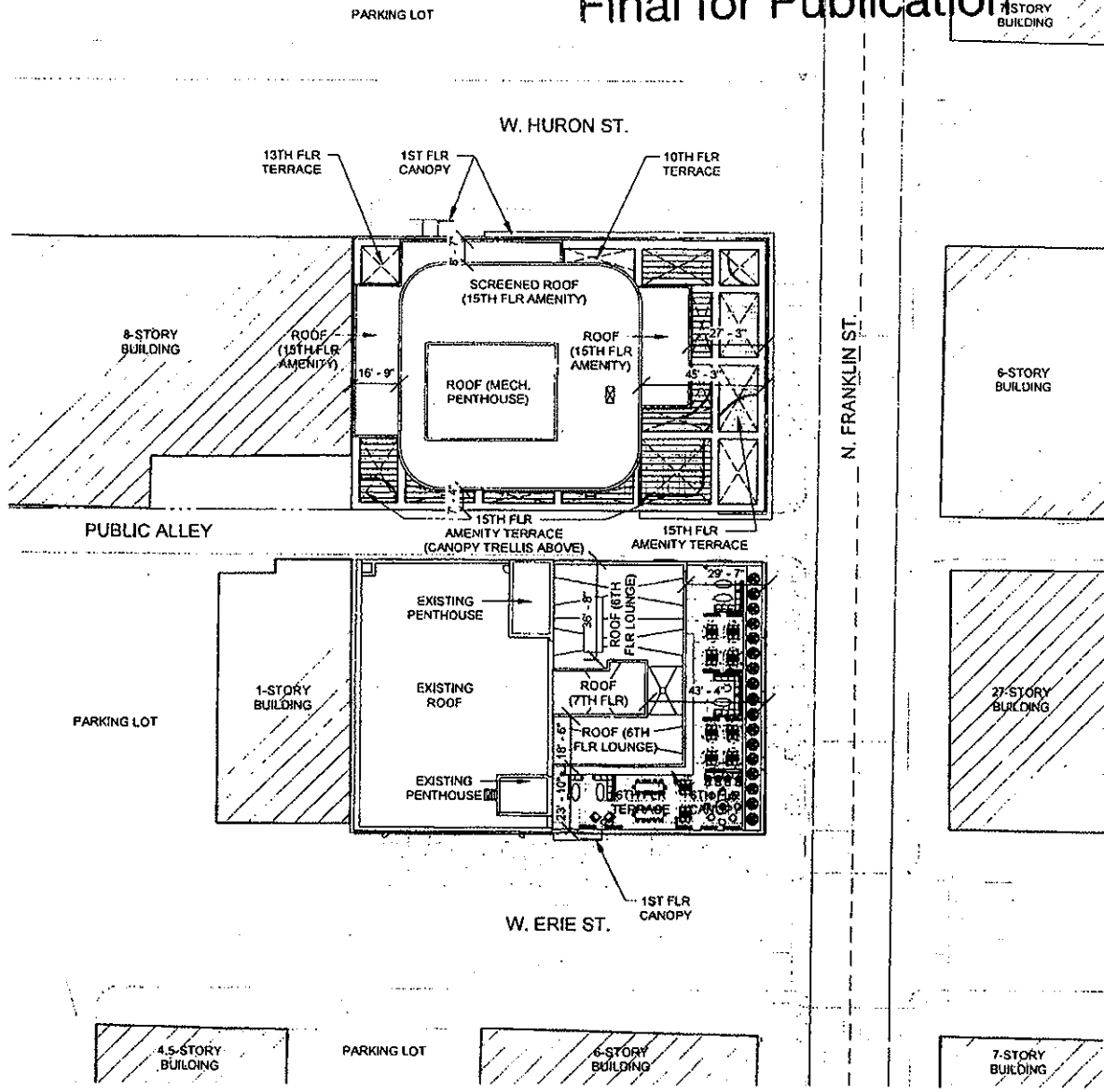
Final for Publication

7-STORY BUILDING



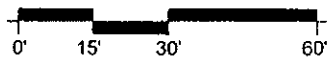
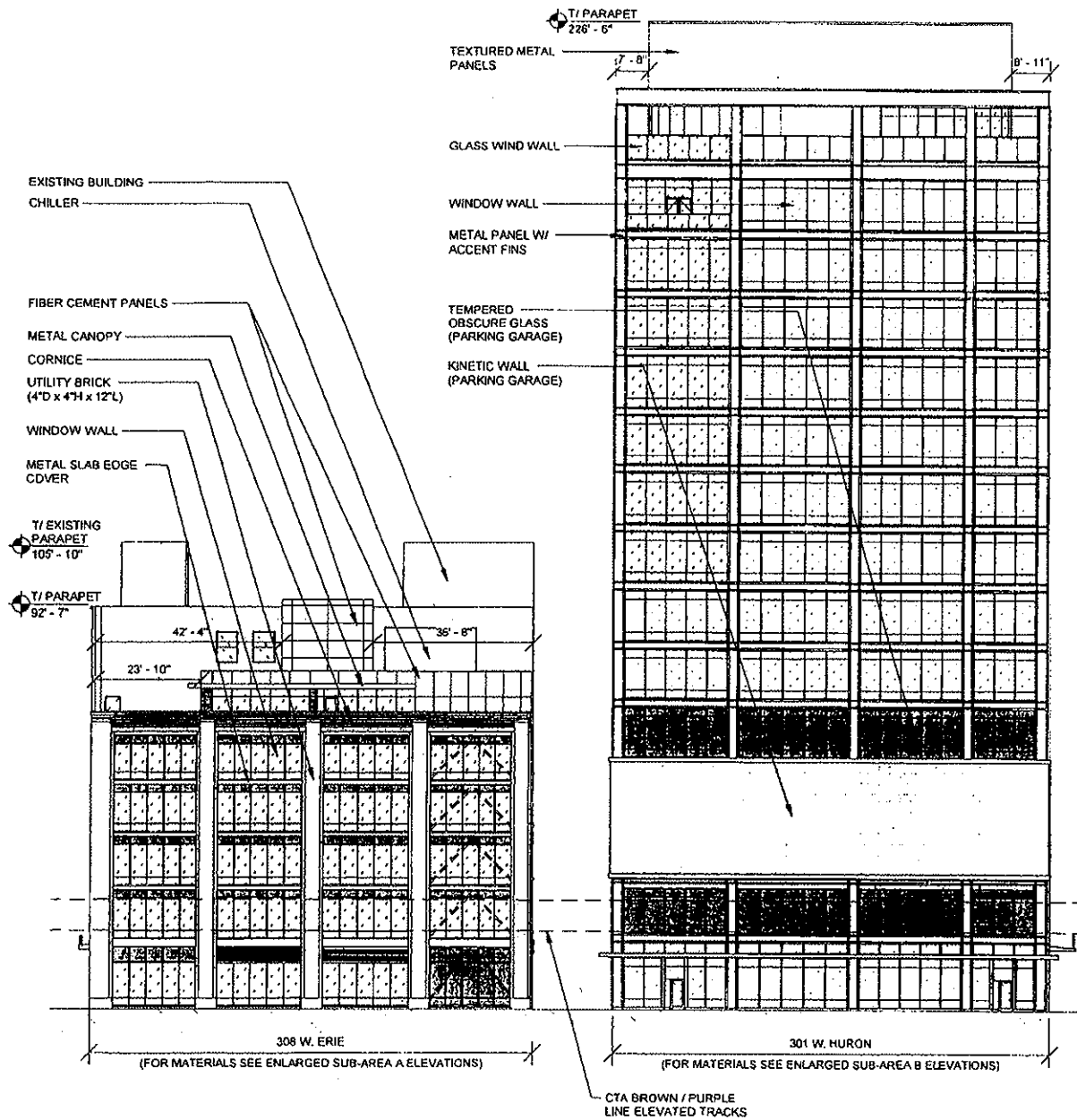
Applicant:	NWC 308 W Erie LLC		SUB-AREA B - GROUND FLOOR PLAN
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019	
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"	

Final for Publication



Applicant:	NWC 308 W Erie LLC		OVERALL ROOF PLAN
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019	
Plan Commission Date:	August 15, 2019	Scale: 1" = 50'-0"	

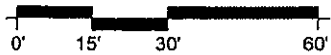
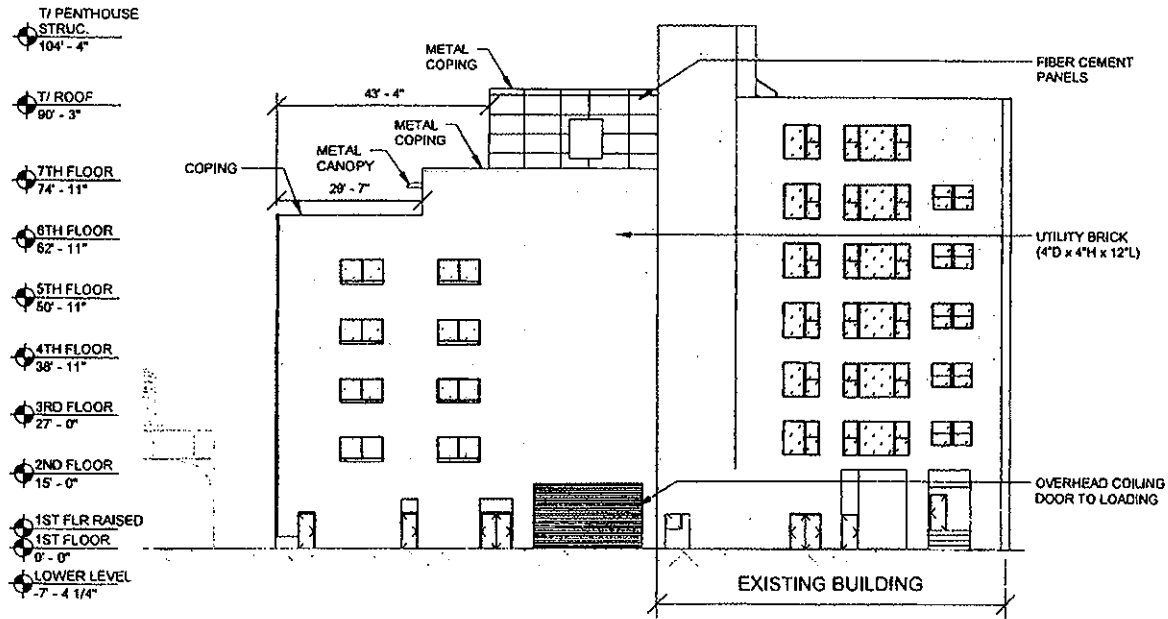
Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"

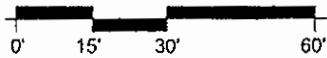
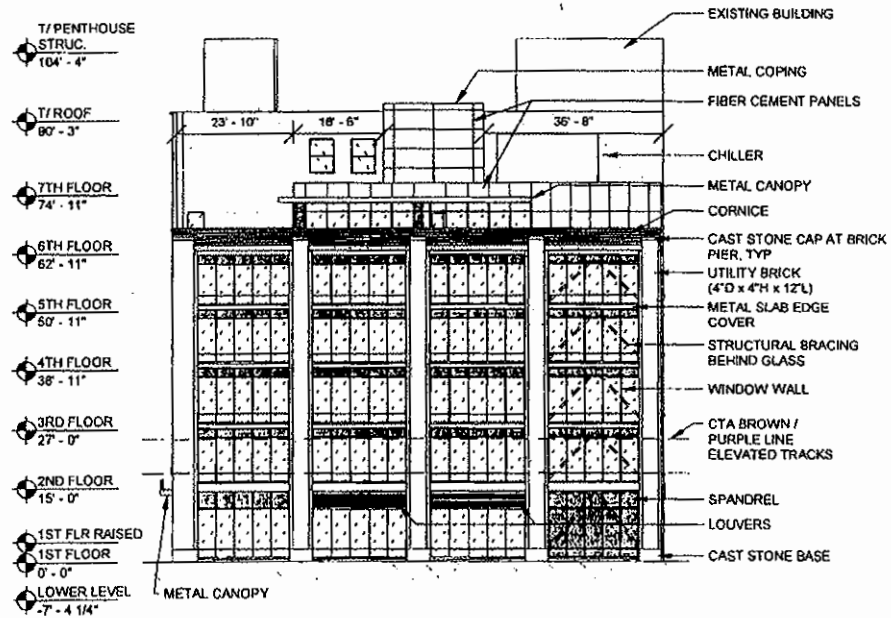
OVERALL ELEVATION - EAST

Final for Publication



Applicant:	NWC 308 W Erie LLC		SUB-AREA A - NORTH ELEVATION
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019	
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"	

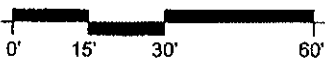
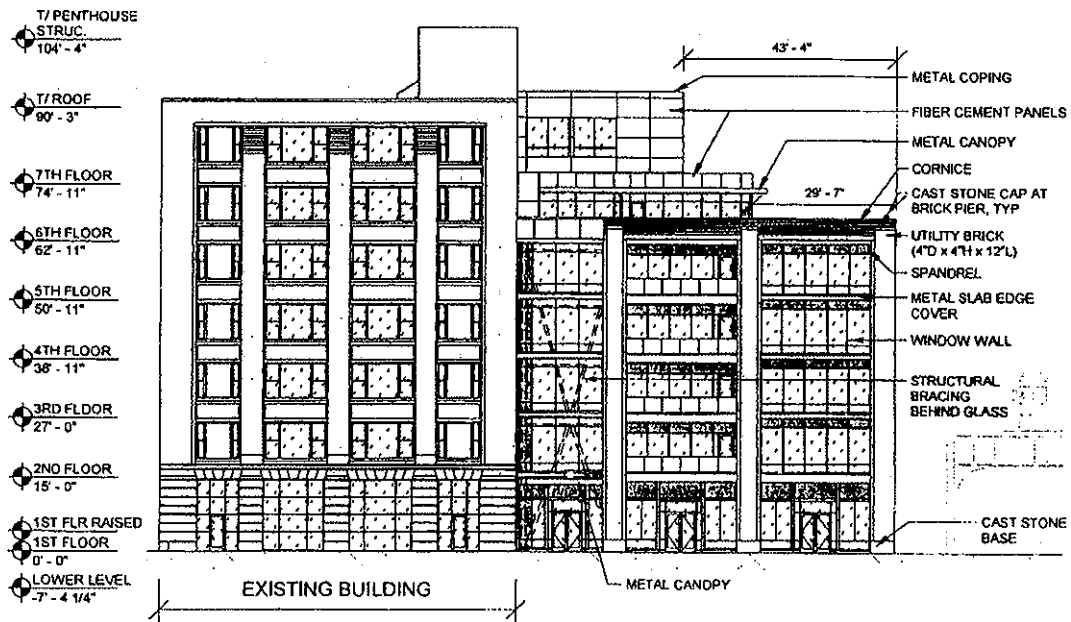
Final for Publication



Applicant:	NWC 308 W Erie LLC
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL
Introduction Date:	June 12, 2019
Plan Commission Date:	August 15, 2019
Revision Date:	August 12, 2019
Scale:	1" = 30'-0"

SUB-AREA A - EAST ELEVATION

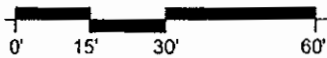
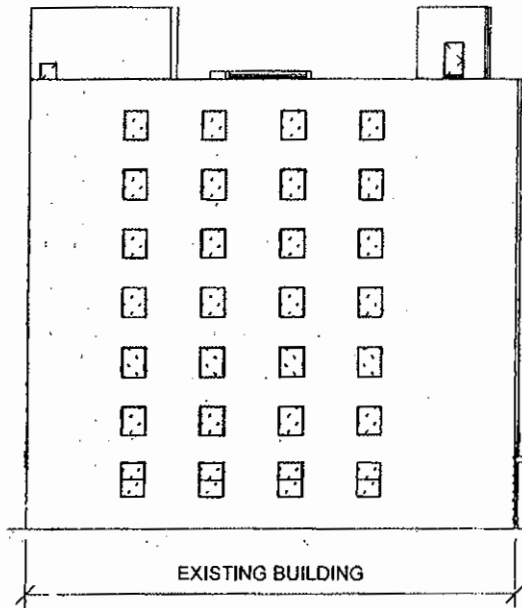
Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"

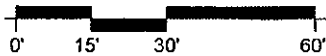
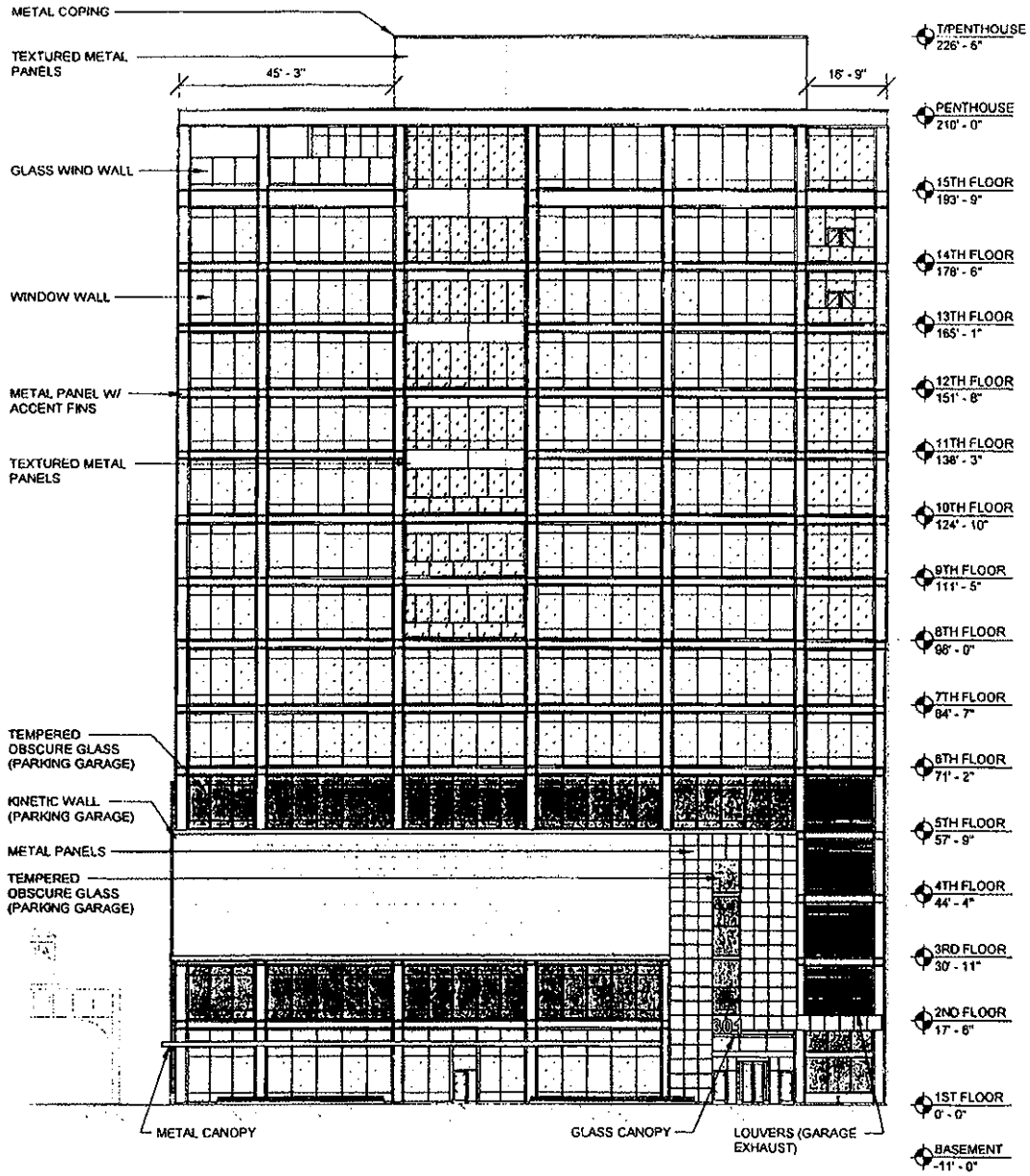
SUB-AREA A - SOUTH ELEVATION

# Final for Publication



Applicant:	NWC 308 W Erie LLC		<b>SUB-AREA A - WEST ELEVATION</b>
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019	
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"	

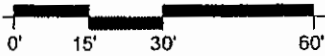
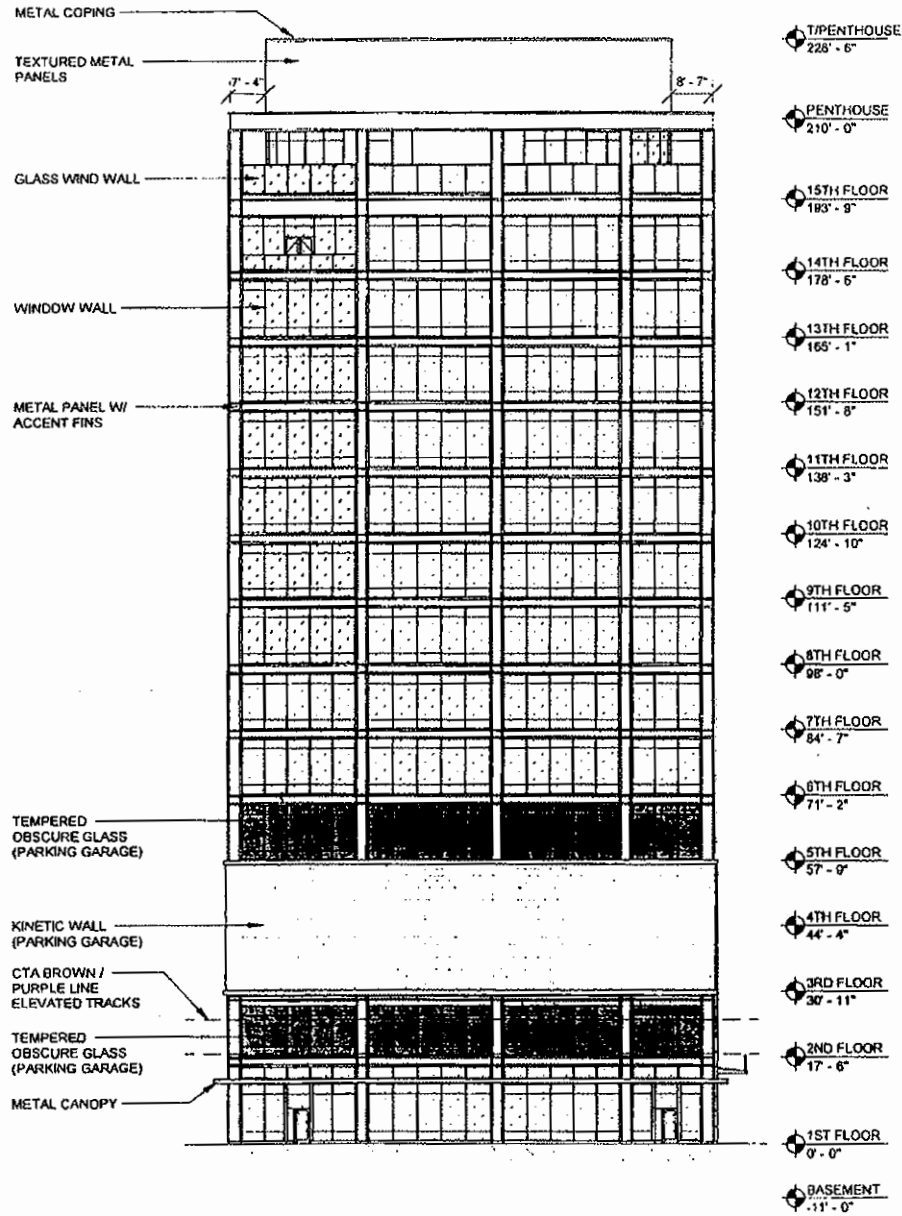
# Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"

SUB-AREA B - NORTH ELEVATION

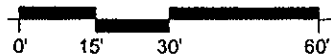
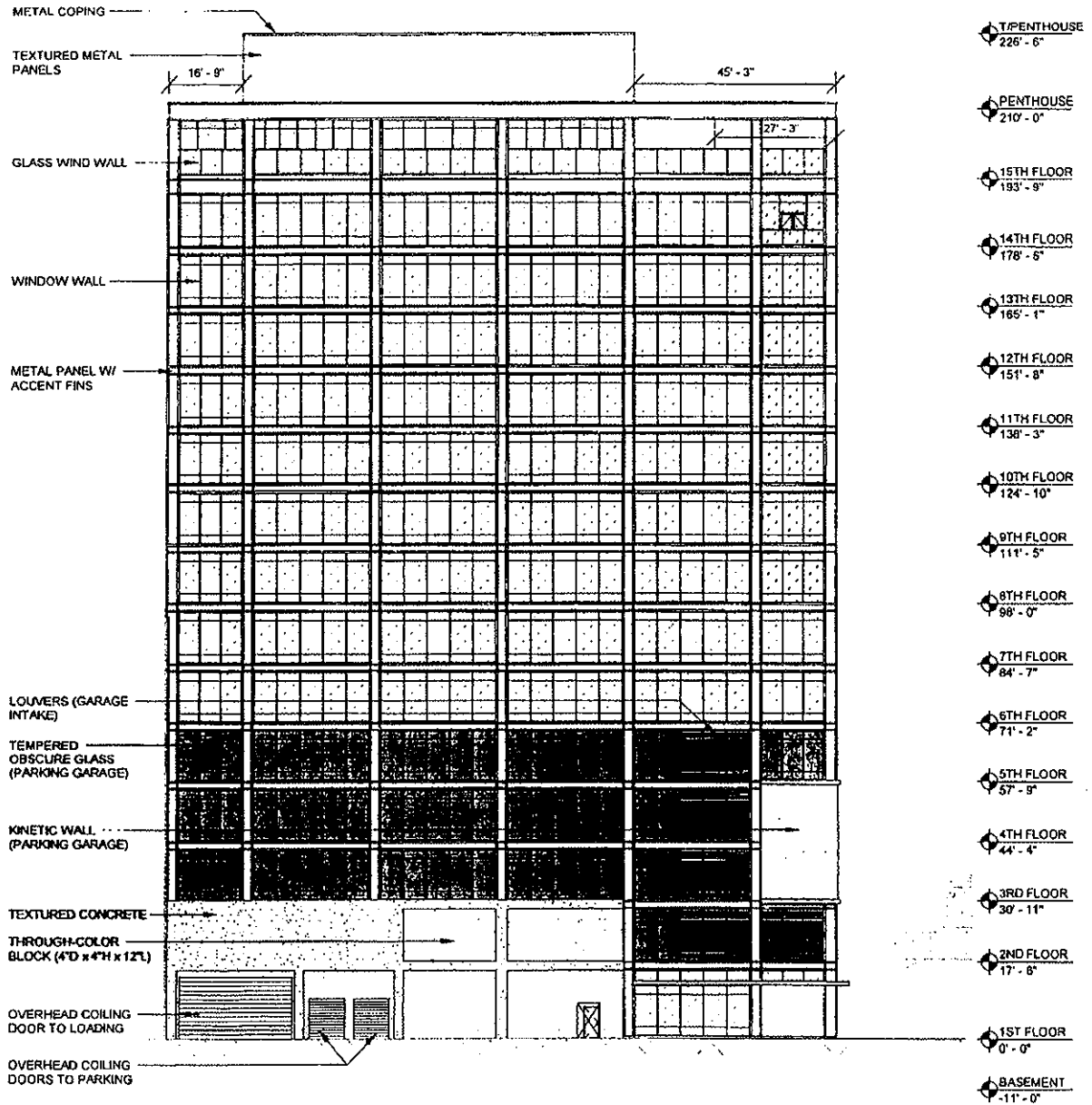
Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"

SUB-AREA B - EAST ELEVATION

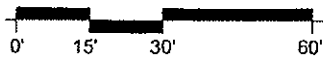
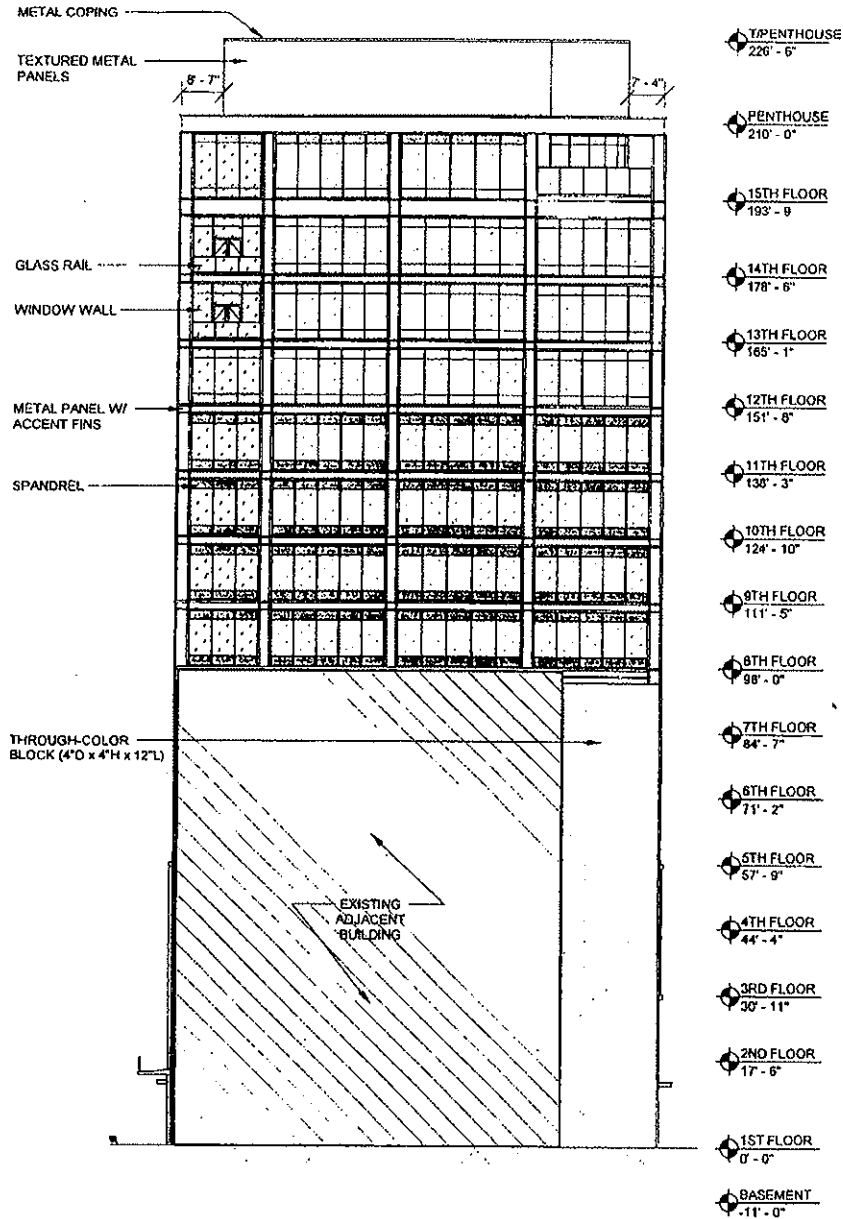
# Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"

SUB-AREA B - SOUTH ELEVATION

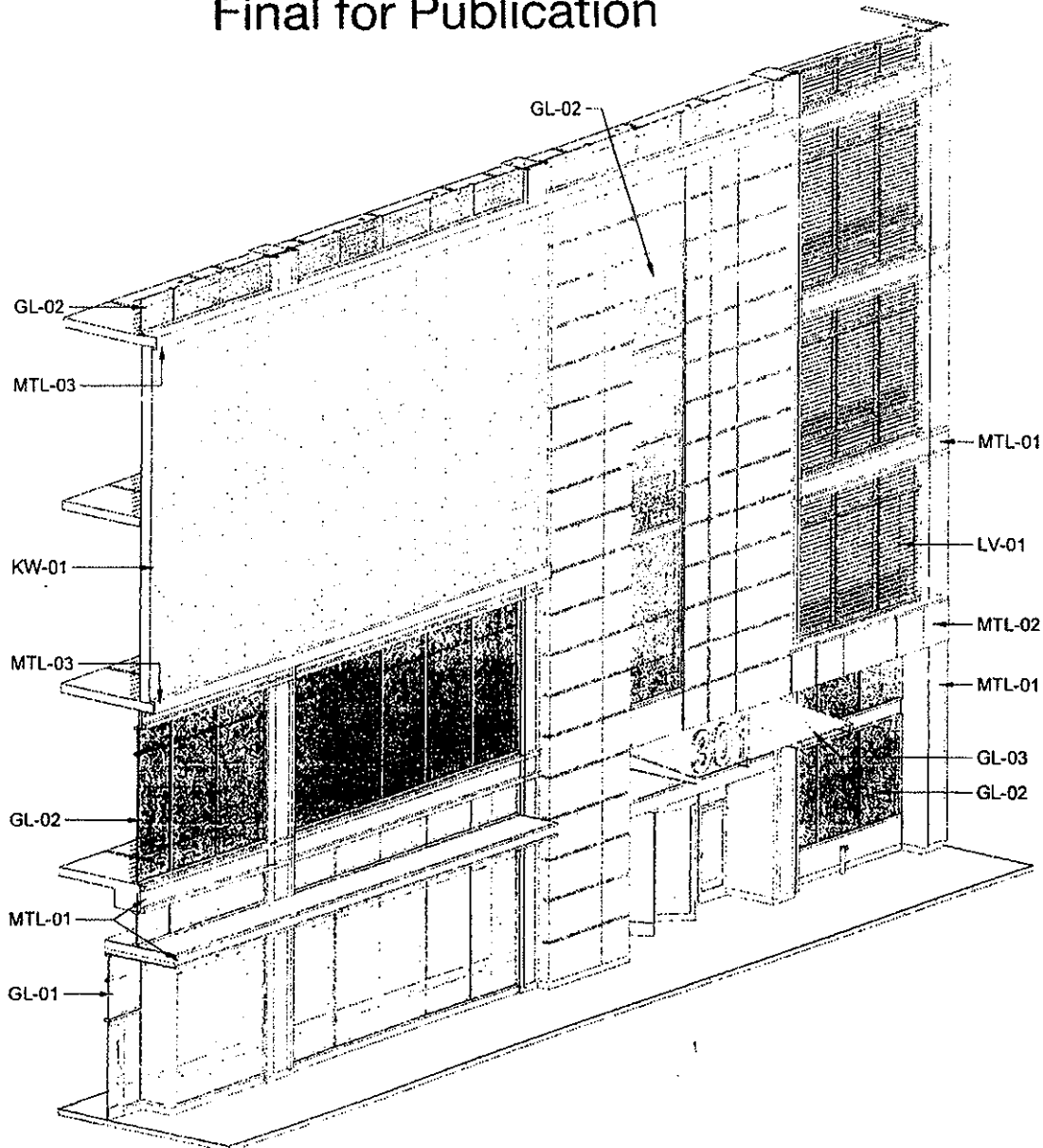
Final for Publication



Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale: 1" = 30'-0"

SUB-AREA B - WEST ELEVATION

# Final for Publication



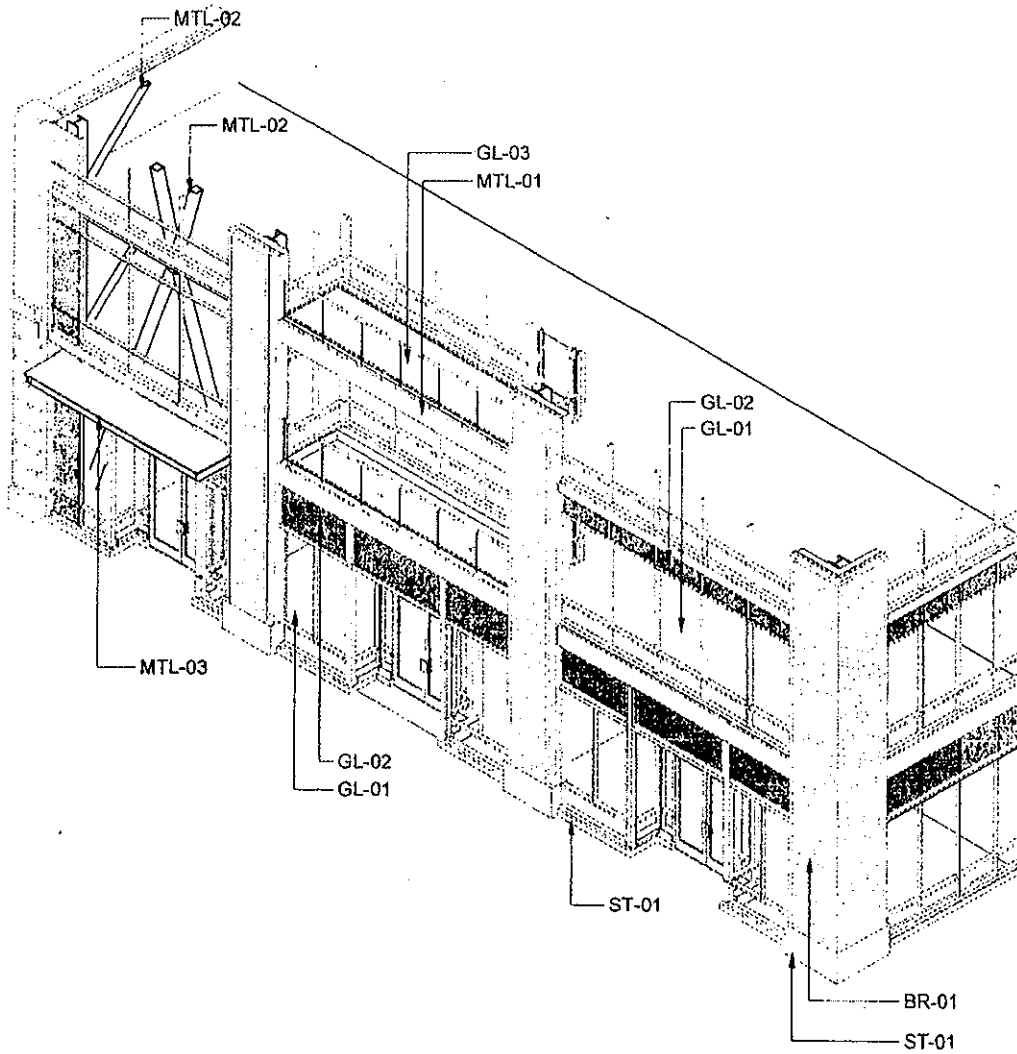
**MATERIAL LEGEND**

- GL-01 VISION GLASS, DOUBLE GLAZED
- GL-02 OBSCURE GLASS
- GL-03 GLASS CANOPY
- KW-01 KINETIC WALL
- LV-01 LOUVERS
- MTL-01 METAL PANEL (WITH ACCENT FINES)
- MTL-02 METAL PANELS
- MTL-03 METAL SLAB EDGE COVER

Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:

301 W HURON - AXONOMETRIC VIEW - NORTH ELEVATION

Final for Publication



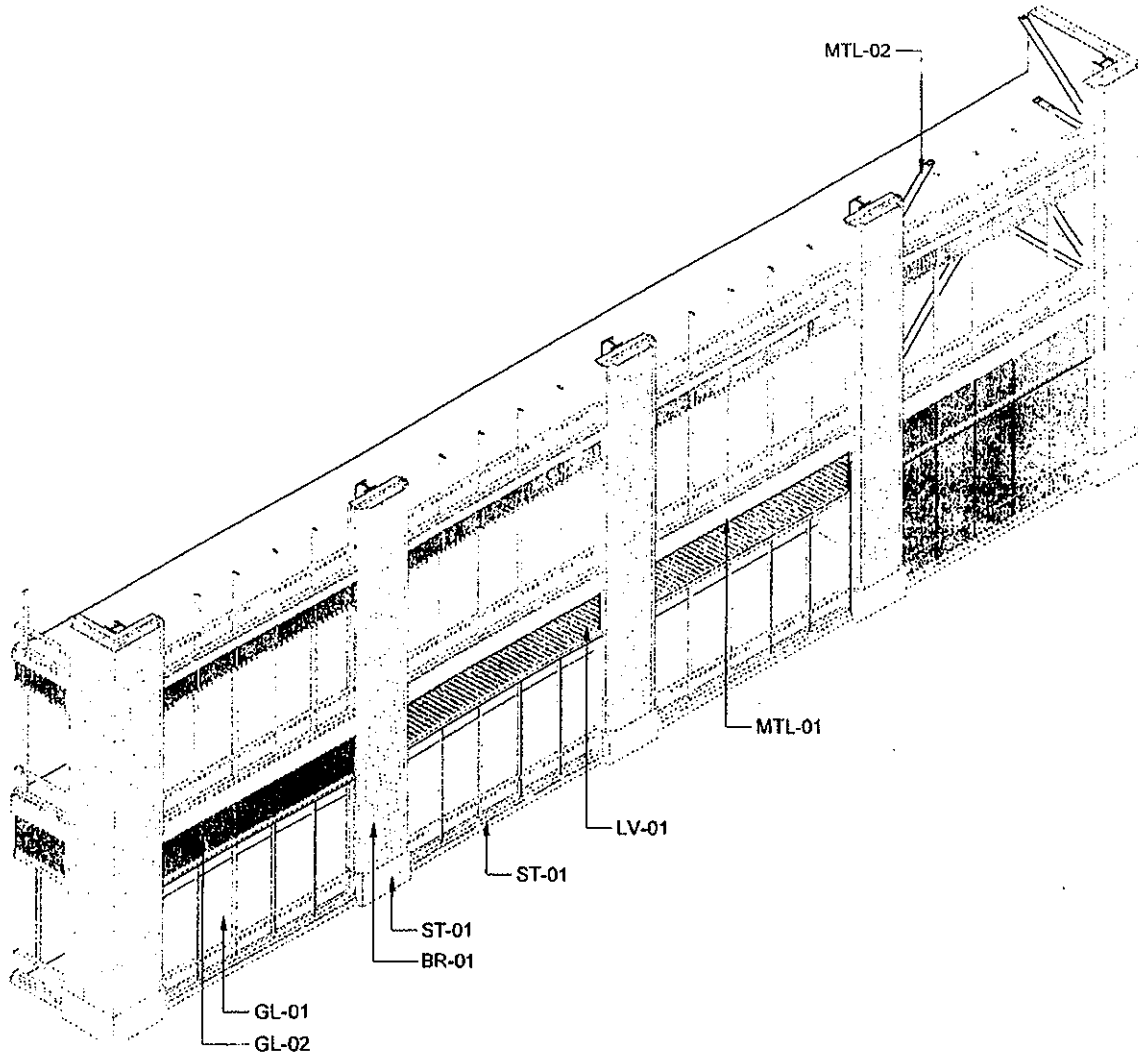
**MATERIAL LEGEND**

- BR-01 DARK RED UTILITY BRICK (4"D x 4"H x 12"L)
- GL-01 VISION GLASS, DOUBLE GLAZED
- GL-02 SPANDREL GLASS
- GL-03 VISION GLASS, DOUBLE GLAZED
- MTL-01 PAINTED METAL SLAB EDGE COVER
- MTL-02 INTUMESCENT PAINTED STEEL
- MTL-03 PAINTED STEEL CHANNEL
- ST-01 CAST STONE BASE

Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:

308 W ERIE - AXONOMETRIC VIEW - SOUTH ELEVATION

Final for Publication



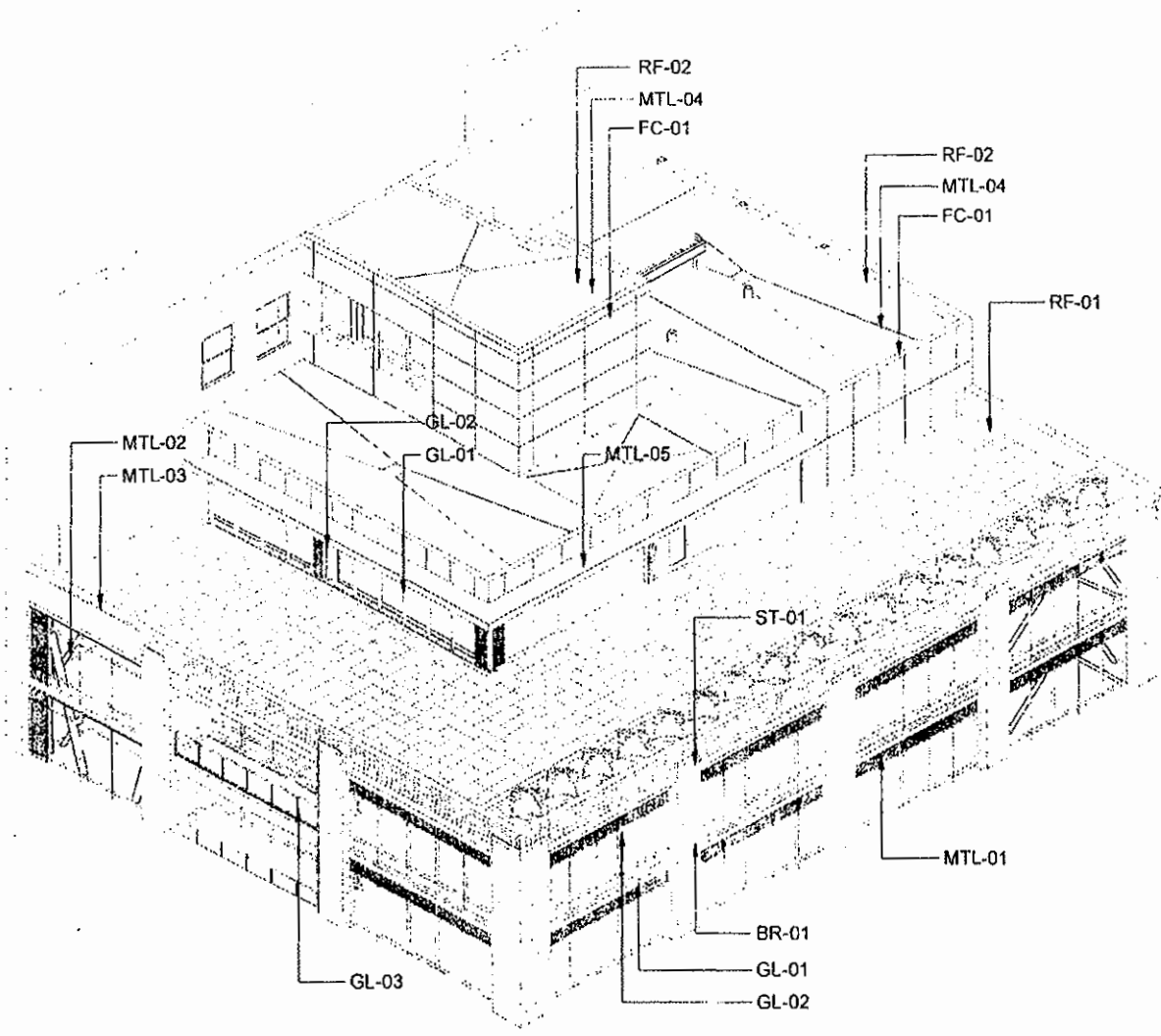
**MATERIAL LEGEND**

- BR-01 DARK RED UTILITY BRICK (4"D x 4"H x 12"L)
- GL-01 VISION GLASS, DOUBLE GLAZED
- GL-02 SPANDREL GLASS
- LV-01 PAINTED LOUVER
- MTL-01 PAINTED METAL SLAB EDGE COVER
- MTL-02 PAINTED STEEL
- ST-01 CAST STONE BASE

Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:

308 W ERIE - AXONOMETRIC VIEW - EAST ELEVATION

Final for Publication



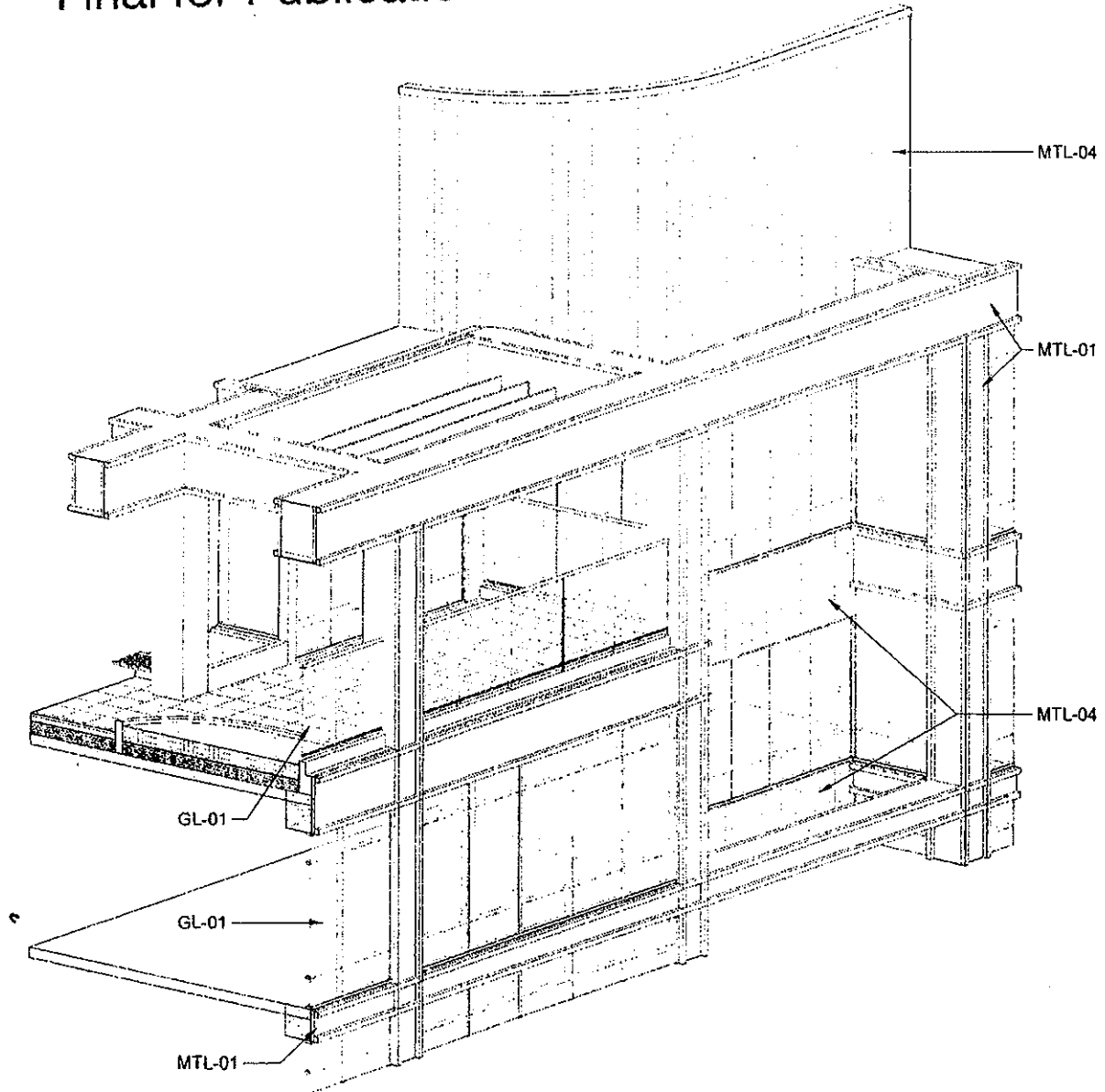
**MATERIAL LEGEND**

BR-01	DARK RED UTILITY BRICK (4"D x 4"H x 12"L)	MTL-03	METAL PANEL
FC-01	GRAY FIBER CEMENT PANELS	MTL-04	METAL COPING
GL-01	VISION GLASS, DOUBLE GLAZED	MTL-05	METAL CANOPY
GL-02	SPANDREL GLASS	RF-01	CEMENT ROOF PAVERS
GL-03	VISION GLASS, DOUBLE GLAZED	RF-02	WHITE TPO ROOF
MTL-01	PAINTED METAL SLAB EDGE COVER	ST-01	CAST STONE CAP AT PIER
MTL-02	PAINTED STEEL		

Applicant:	NWC 308 W Erie LLC	
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL	
Introduction Date:	June 12, 2019	Revision Date: August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:

308 W ERIE - AXONOMETRIC VIEW - MIDDLE & TOP

# Final for Publication



### MATERIAL LEGEND

- GL-01 VISION GLASS, DOUBLE GLAZED
- GL-04 GLASS WIND WALL
- MTL-01 METAL PANEL (WITH ACCENT FINES)
- MTL-04 TEXTURED METAL PANELS

Applicant:	NWC 308 W Erie LLC		
Address of Project:	301 W. Huron St./308 W. Erie, Chicago, IL		
Introduction Date:	June 12, 2019	Revision Date:	August 12, 2019
Plan Commission Date:	August 15, 2019	Scale:	

301 W HURON - AXONOMETRIC VIEW - MIDDLE & TOP