



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-4105
Type: Ordinance **Status:** Passed
File created: 6/12/2019 **In control:** City Council
Final action: 9/18/2019
Title: Zoning Reclassification Map No. 1-F at 301 W Huron St and 308 W Erie St - App No. 20064
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. O2019-4105.pdf, 2. SO2019-4105.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed as Substitute	Pass
6/12/2019	1	City Council	Referred	

Final for Publication

ORDINANCE

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 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.

301 W. Huron & 308 W Erie, Chicago, IL

EASTM 669173 72.1

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BUSINESS PLANNED DEVELOPMENT NO. 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 W 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 title holders 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 title holder 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 & landscaping

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The Perimeter Restoration Agreement must be 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 W. Erie 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 NOR.R Architects and dated August 15, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary, Sub-Area and Property Line Map; an Overall Site Plan; Landscape Plan - Ground Level; Landscape Plan - Roof Decks; Ground Floor Plans (Sub-Area A and Sub-Area B); an Overall Roof Plan; an Overall Elevation and Building Elevations (Sub-Area A

North, South, East and West and Sub-Area B North, South, East and West); 308 W Erie - Axonometric View - South & East Elevations; 308 W Erie -Axonometric View - Middle & Top; 301 W Huron - Axonometric View - North Elevation; and 301 W Huron - Axonometric View - Middle & 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% of the

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total number of parking spaces can be leased out to occupants outside of the Planned Development, and incidental and 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 DPD. Off-Premise 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 Sec. 17-4-1000 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 & 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% to the Citywide Adopt-a-Landmark Fund and 10% 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" caliper will be required.

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- I I. 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 title holders 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, 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 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

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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.

18. 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.

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**BUSINESS PLANNED DEVELOPMENT NO.
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):

Area of Public Right-of-Way (sf):

Net Site Area (sf):

Subarea A:

Subarea B: Maximum Floor Area Ratio:

Subarea A:

Subarea B: Maximum Number of Dwelling Units: Maximum Accessory Off-Street Parking Spaces: Minimum

Off-Street Loading Spaces:

Subarea A: ,

Subarea B:

Minimum Number of Bicycle Parking Spaces:

Subarea A:

Subarea B: Maximum Building Height: Minimum Setbacks:

54,091

23,882

30,209

15,100

15,109

8.1

6.05

10.14

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130

15 45

In conformance with the Plans In conformance with the Plans

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EXISTING ZONING MAP

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6-ST F/E
7-ST
E/F
5-ST E
4-ST -E/F
5-ST E
PARKING LOT
8-ST E 1
^SUBJE
CT
PROPE
RTY

PARKING LOT1-ST C ;subject I

4.5-ST A2 PARKING LOT on

16-ST E

11-ST A2/F

6-ST

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44

I I

6-ST A2/F

ST

1-ST F

27-ST A2/F

7-ST E

5-ST A2/E

S-ST E

23-ST A2/F

3-ST

6-ST £JF.

6-ST E

PARKING

LOT |

-n

-400' PROPERTY BOUNDARY OFFSET

KEY _

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

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EXISTING LAND USE MAP

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2019 Scale: 1"= 200'-0"

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W. HURON ST.

(74' R.O.W.)

V
x PROPERTY CORNER

\ on sq'
PROPERTY CORNER -

'//,

8-STORY BUILDING

3 o
Zia:
11 co OL 1 E.

6-STORY BUILDING

PROPERTY CORNER 150 92' PROPERTY CORNER^

PUBLIC ALLEY
(TWO-WAY TRAFFIC)

- PROPERTY CORNER 151.00 PROPERTY CORNER ^

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1-STORY BUILDING

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// BUILDING //
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PROPERTY CORNER

qq> PROPERTY CORNER-

W. ERJE ST.^

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■~\ - - | 1

/ 4.5-STORY ■■' / BUILDING ,
< 6-STORY //
/building"
• ////
7-STORY BUILDING

Applicant' NWC 308 W Erie LLC .

PLANNED DEVELOPMENT BOUNDARY, SUB-AREA & PROPERTY LINE MAP

Address of Project' 301 W. Huron SU308 W. Erie, Chicago, IL
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2019
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||

W. HURON ST.

-Tv-vJ
OFFICE ENTRY

RETAIL ENTRY

d>-<P

8-STORY BUILDING

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V///.-

SUB-AREA B

PROPOSED 15-STORY BUILDING

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< or

6-STORY BUILDING

UJ z

q: uj
ENTRY
EGRESS

n

GARAGE
LOADING EXIT)' EN

BOH BOH EGRESS LOADING ELEC. BOH FIRE PUMP

||||||| ||

1-STORY BUILDING

72' - 0"

EXISTING 7-STORY BUILDING

SUB-AREA A

PROPOSED 6-STORY BUILDING

W. ERIE ST.

VO ,T:-J

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777.7777

/ 27-STORY / ..' BUILDING/ /' ,

V////

// 4.5-STORY, /' ..BUILDING

7-6-SrORY //
'////BUILDING",/
/ /// 7 / / .' ,■,

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| ■ ■!
| | |

7-STORY // BUILDING//

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Address of Project' 301 W. Huron St/308 W. Erie, Chicago, IL
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Date.
(2) PROPOSED - C O C STANDARD U-BIKE RACKS

OVERALL SITE PLAN

■ PROPOSED 4" CALIPER COMMON MACKBERRY IN 5'x5' TREE GRATE
EXISTING 11" HONEY
EXISTING 8" HONEY LOCUST TREE TO REMAIN IN 5'x5' METAL TREE GRATE.
W. HURON ST.

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■ PROPOSED 4" CALIPER COMMON HACKBERRY
EXISTING CTA EL COLUMN
<
EXISTING CTA EL COLUMN
j EXISTING 4" KENTUCKY 1 COFFEE TREE TO BE I RETAINED IN NEW 5'X10' METAL TREE GRATE
EXISTING CTA EL COLUMN
EXISTING 8" HONEY LOCUST TREE TO REMAIN IN 5'x5' METAL TREE GRATE.
cr
•EXISTING 10" HONEY . LOCUST TREE TO REMAIN I IN 5'x5' METAL TREE GRATE. |

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LANDSCAPE PLAN - GROUND LEVEL

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- GREEN ROOF/ BUILT-IN PLANTER

GREEN ROOF / BUILT-IN PLANTERS

CO

<
or

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■QC 'A \

- PLANTER BUILT-IN

6TH FLOOR TERRACE

W. ERIE ST.

LANDSCAPE PLAN - ROOF DECKS

CO

< or

W. ERIE ST.

. 6-STORY

'/////,-

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SUB-AREA A - GROUND FLOOR PLAN

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W. HURON ST.

GARAGE ENTRY / EXIT

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r

Applicant: NWC 308 W Erie LLC

SUB-AREA B - GROUND FLOOR PLAN

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W. HURON ST.

6-STORY BUILDING

1/2-STORY BUILDING, 1/2
1/2-STORY BUILDING, 1/2

1/2-STORY BUILDING, 1/2
1/2-STORY BUILDING, 1/2
1/2-STORY BUILDING, 1/2
1/2-STORY BUILDING, 1/2

100'

NWC 308 W Erie LLC

June 12, 2019

301 W Huron SU308 W Erie, Chicago, IL

August 15, 2019

Revision Date: August 12, 2019

Scale: 1"=50'-0"

TEXTURED METAL PANELS
CTA BROWN / PURPLE LINE ELEVATED TRACKS

EJ/
PARAPEJ
V. 16'

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Scale: 1"=30'-0"

OVERALL ELEVATION - EAST

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TV PENTHOUSE ^STRUC. '104'-4"

METAL -COPING

- FIBER CEMENT PANELS
T/ ROOF
90' - 3"

7TH FLOOR 74'-11"

METAL CANOPY

29' - 7'

METAL -COPING

7'
4*

5TH FLOOR
■ UTILITY BRICK (4"Dx4"Hx12"L)

4TH FLOOR 38'- 11"

27' - 0" 2ND FLOOR

5' - 0" 1ST FLR RAISED
11 ST FLOOR
0' - 0"
LOWER LEVEL 4 1/4"

- OVERHEAD COILING DOOR TO LOADING

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Date.

SUB-AREA A - NORTH ELEVATION

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TI PENTHOUSE STRUC.
04' - 4"

TI ROOF
90' - 3"

FLOOR
FLOOR
74'- 11"

W>6TH FL "AT 62' -11

5TH FLOOR
FLOOR

4TH FLOOR
2ND FLOOR

5' - 0" 1ST FLR RAISED

<fc3RD FI ^T27 - 0"
1ST FLOOR 0' - 0"
LOWER LEVEL

Applicant:
Address of Project:

NWC 308 W Erie LLC
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301 W. Huron St/308 W. Erie, Chicago, IL
iScale. 1"=3Q'-0"
Introduction Date' June 12, 2019
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j^SJR
^ficir
^90

JI PENTHOUSE STRUC.

ROOF
FLOOR
90' - 3"
FLOOR

^7TH FLC

^6TH FL 62' - 11

62'

5TH FLOOR 50' -11"

4TH FLOOR 38' -11"

3RD FLOOR 27' - 0"

FLOOR
4^2ND FL ^T15'-0"

4&

s1ST FLR RAISED s1ST FLOOR
0' - 0"
LOWER LEVEL

30'

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nan commission uate:

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METAL COPING
LOUVERS(GARAGE EXHAUST)

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Date:

■ SUB-AREA B - NORTH ELEVATION

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*,T7PENTHOUSb ^226"-6"

*,PENTHOUSE

i -,15TH FLOOR
' 193' - 9"
FLOOR

14TH FLOOR

4V3THFL ^165'- 1"

12TH FLOOR 151' - 8"

4>

K11TH FLOOR ri38'-3"

10TH FLOOR

K9TH FLOOR
111'

8TH FLOOR
"AT 98' --0'

7TH FLOOR
N»84' - 7'

4>

n6TH FLOOR '71'-2"

5TH FLOOR 57' - 9"
FLOOR

4TH FLOOR 44' - 4"
j ^

^~,3RD FL "A30' - 11

2ND FLOOR 17'-6"

1ST FLOOR

^BAS

Applicant:

Address of Project: Introduction Date:

NWC 308 W Erie LLC

Scale: 1" = 10'

301 W. Huron SU308 W Erie, Chicago, IL

June 12, 2019

[Revision Date: August 12, 2019]

Plan Commission Date: August 15, 2019

TEXTURED METAL PANELS

GLASS WIND WALL

WINDOW WALL

METAL PANEL W/ ACCENT FINIS

LOUVERS(GARAGE INTAKE)

TEMPERED OBSCURE GLASS (PARKING GARAGE)

KINETIC WALL (PARKING GARAGE)

METAL COPING -

OVERHEAD COILING DOORS TO PARKING

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J-J/PENTHOUSE ^228' - 6" "

PENTHOUSE

~^210'-0'

15TH FLOOR

gfl 13 l H h ~^fl65'- 1

4TH FLOOR 78' - 6"

n12TH FLOOR '151'-8"

11TH FLOOR 138' - 3"

10TH FLOOR 124' - 10"

4

K9TH FLOOR ri11'-5"

8TH FLOOR 98' - 0"

7TH FLOOR

4

6TH FLOOR 71' - 2"

4

s5TH FLOOR

n4TH FLOOR

3RD FLOOR 30'-11"

2ND FLOOR

17'-6"

■.1ST FLOOR

'O'-O"

BASEMENT 11' - 0"

13TH FLOOR

60'

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GLASS RAIL
METAL COPING
SPANDREL
^PENTHOUSE

■J/PENTHOUSE
^15TH FLOOR

.PENTHOUSE

4's 1 a IH

K14TH FLOOR ¥178' - 6"

03TH FLOOR

S.12TH FLOOR
151'-8"

4

J-.11TH FLOOR

10TH FLOOR
W>9TH F
124' - 10"
FLOOR 5"~

4

^8TH FLOOR '98' - 0"

4>

7TH FLOOR

6TH FLOOR

5TH FLOOR 57' - 9"

^4TH FLOOR
FLOOR

3RD FLOOR 30'-11"

4£

ST FLOOR
VVo"

ABASEMENT

Applicant: NWC 308 W Erie LLC
Address of Project' 301 W. Huron SU308 W. Erie, Chicago, IL
Introduction Date: June 12, 2019 / Revision Date. August 12, 2019
Plan Commission August 15, 2019 /Scale: 1"=30'-0"
Date.

SUB-AREA B - WEST ELEVATION

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

308 W ERIE - AXONOMETRIC VIEW -
SOUTH 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 August 15, 2019 | Scale:
Date:

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

308 W ERIE - AXONOMETRIC VIEW - EAST
ELEVATION

Address of Project: 301 W. Huron St/308 W. Erie, Chicago, IL

Introduction Date: June 12, 2019 / Revision Date: August 12,
Plan Commission 2019 August 15, 2019 | Scale-
Date'

Final for Publication

RF-02

MTL-04

FC-01

RF-02
MTL-04
- FC-01

RF-01

MTL-02 MTL-03
-GL-02 GL-V61

■ ST-01

1. 1'-31"

; 1'-31"

■ MTL-01

BR-01
GL-01
GL-02

MATERIAL LEGEND

BR-01 DARK RED UTILITY BRICK (4"D x 4"H x 12"L)
FC-01 GRAY FIBER CEMENT PANELS
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 PAINTED STEEL

MTL-03 METAL PANEL
MTL-04 METAL COPING
MTL-05 METAL CANOPY
RF-01 CEMENT ROOF PAVERS
RF-02 WHITE TPO ROOF
ST-01 CAST STONE CAP AT PIER

Applicant: NWC 308 W Erie LLC

308 W ERIE - AXONOMETRIC VIEW -
MIDDLE & TOP

Address of Project: 301 W. Huron SU308 W. Erie, Chicago, IL

Introduction Date: June 12, 2019 / Revision Date: August 12,
2019

Plan Commission August 15, 2019 | Scale:
Date:

Final for Publication

GL-02

GL-02, - ■ •
MTL-01

^ ^ ^ ^ ^ ^ ^ |

■ LV-01

; ^ t f / ^ ^ --MTL-02

sew. '

- MTL-01

GL-03 GL-02

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 FINIS)
MTL-02	METAL-PANELS
MTL-03	METAL SLAB EDGE COVER

Applicant: NWC 308 W Erie LLC

301 W HURON - AXONOMETRIC VIEW -
NORTH ELEVATION

Address of Project: 301 W. Huron Si/308 W. Erie, Chicago, IL

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2019

Plan Commission August 15, 2019 | Scale:
Date:

Final for Publication

MATERIAL LEGEND

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

Applicant: NWC 308 W Erie LLC

301 W HURON - AXONOMETRIC VIEW -
MIDDLE & TOP

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: