



COMMUNITY MEETING PRESENTATION

JDL DEVELOPMENT

08-26-2019 THROUGH 11-10-2020



PLEASE VISIT [CHICAGO.GOV/NORTHUNION](https://chicago.gov/northunion)

COMMENTS AND QUESTIONS CAN BE EMAILED TO

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JDL DEVELOPMENT COMPANY NEIGHBORHOOD COMMITMENT



2011 - 1225 W WELLS



2014 - 211 W SCOTT



2014 - 640 W WELLS



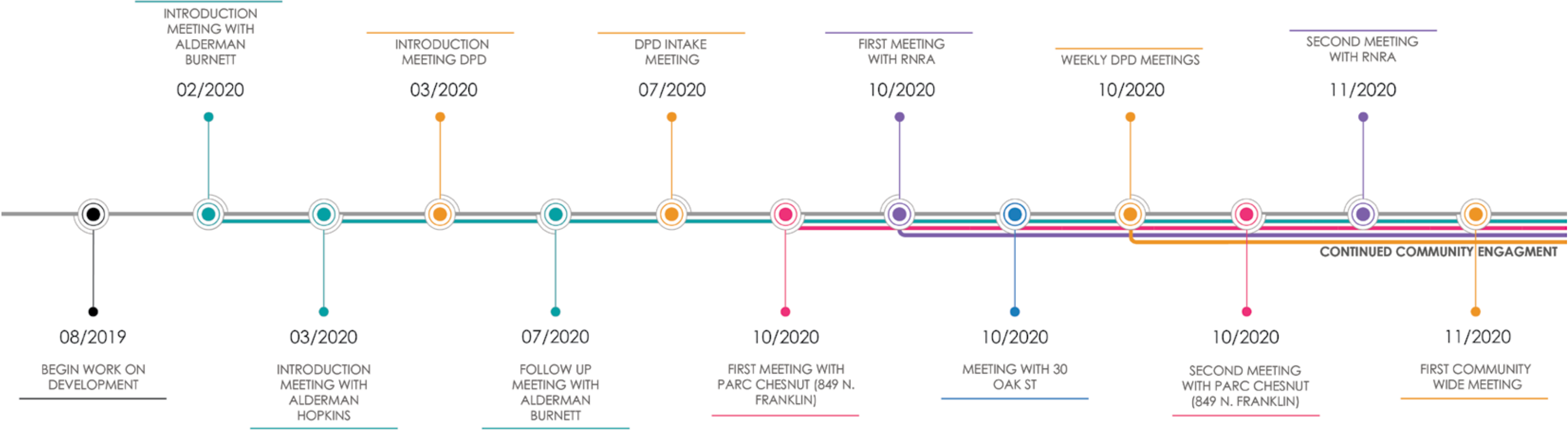
2015 - NO. 9 WALTON



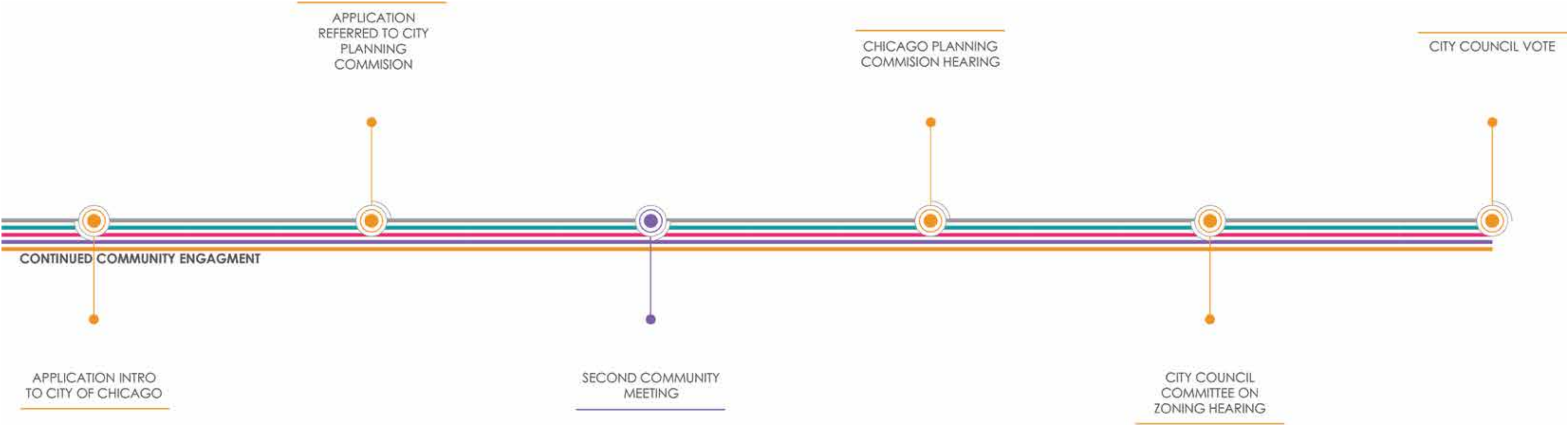
2019 - ONE CHICAGO (14 W SUPERIOR)



TIMELINE OF DEVELOPMENT AND INPUT TO DATE



TIMELINE OF DEVELOPMENT AND INPUT FROM HERE



BUILDING TOWARD A STRONGER CHICAGO



JDL PROPOSED DEVELOPMENT

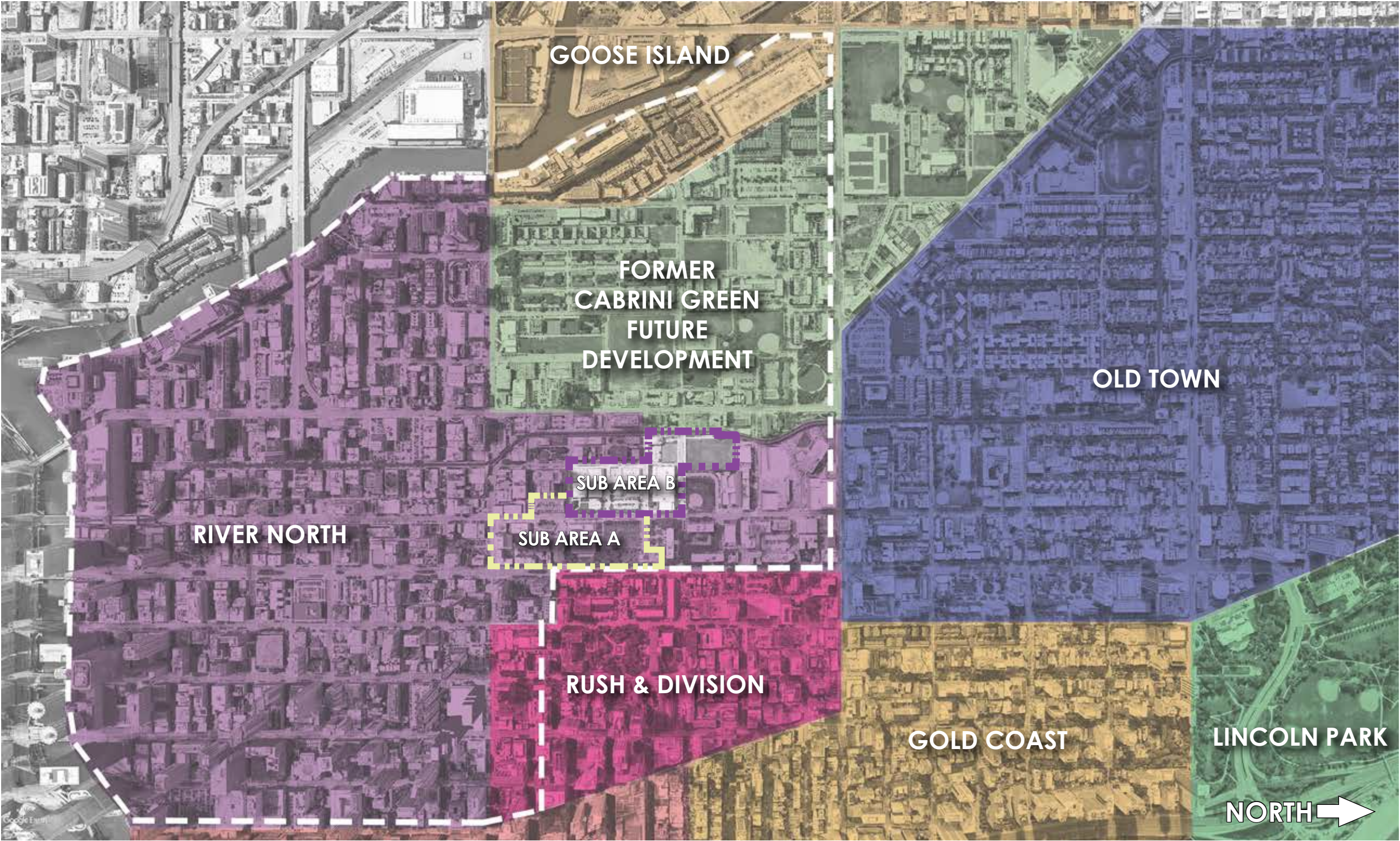
MOODY BIBLE INSTITUTE

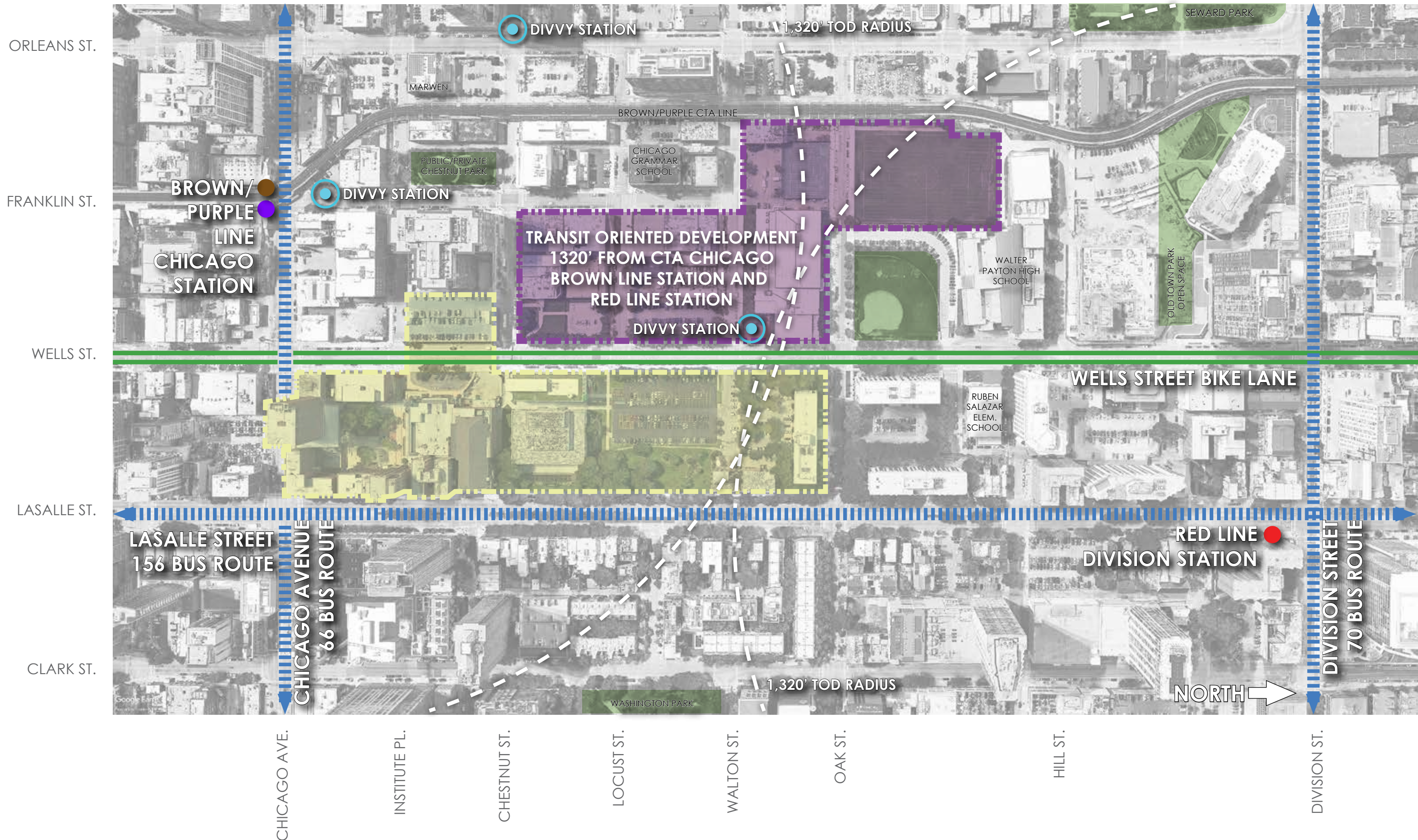
EXISTING AERIAL



INFILL THE EXISTING GAP

- CREATE A NEW CONNECTION BETWEEN RIVER NORTH, OLD TOWN, GOLD COAST, RUSH AND DIVISION, & CABRINI GREEN.
- PROVIDE DENSITY AND ACTIVE USES WITHIN THE SITE.
- STRENGTHEN EXISTING CIRCULATION LINES FROM RED AND BROWN LINE TRANSIT.







PHASE ONE DATA

878 NORTH WELLS STREET 21 STORY

BASEMENT PARKING

GROUND FLOOR RETAIL

389 TOTAL DWELLING UNITS / 36 AFFORDABLE

200 PARKING STALLS

232 WEST CHESTNUT STREET 5 STORY

BASEMENT PARKING COMBINED WITH 878 N WELLS ST

35 TOTAL DWELLING UNITS / 3 AFFORDABLE

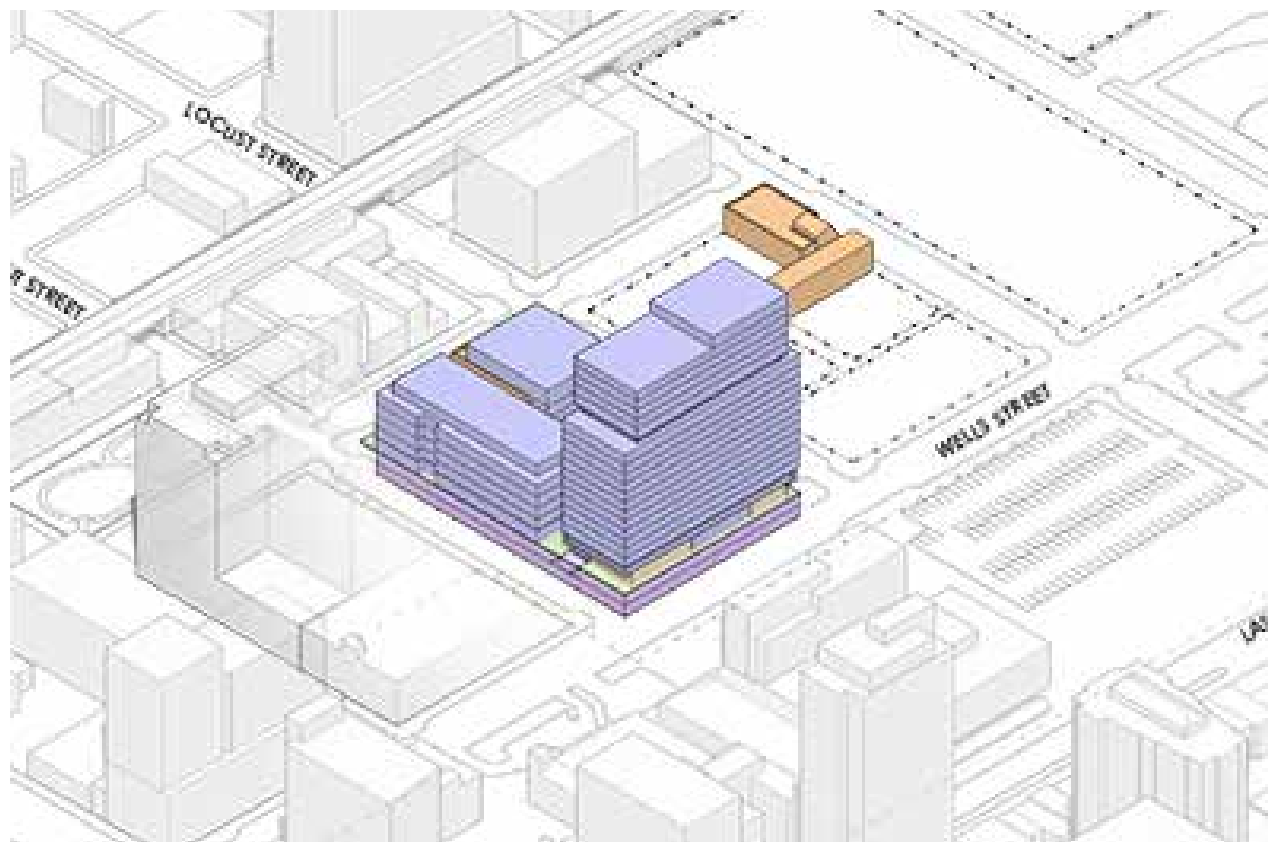
871 NORTH FRANKLIN 4 STORY

EXISTING BUILDING TO BE ADAPTIVELY REUSED

23 TOTAL DWELLING UNITS / 2 AFFORDABLE

OPEN PUBLIC SPACE

20,000 SF

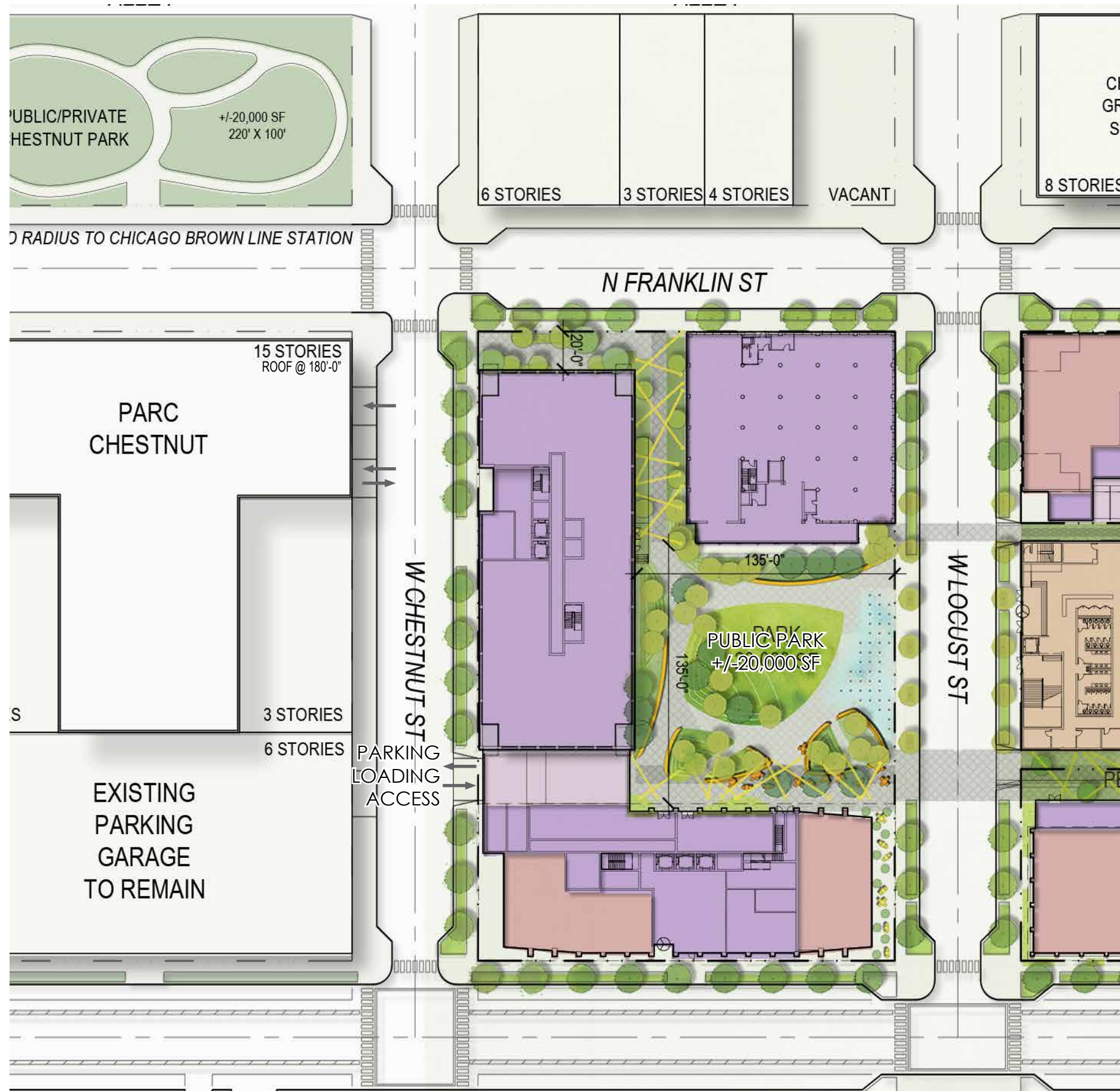


CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING



PROPOSED RETAIL PROPOSED PARKING PROPOSED RESIDENTIAL

08-26-2019 THROUGH 11-10-2020 : 8



PHASE ONE PLAN

- ARRIVAL PARK AT FRANKLIN STREET AND CHESTNUT STREET
- OPEN SPACE CONNECTION BETWEEN FRANKLIN AND WELLS STREET
- WATER AND PUBLIC ART FEATURE
- TABLE TOP STREET PAVING
- CAFE SEATING ALONG LIGHT COMMERCIAL USES
- BULB-OUT SLOW DOWN CURBS



SCALE : 1'-0" - 60'-0"

GROUND FLOOR ENLARGEMENT



PHASE TWO DATA

920 NORTH WELLS STREET 15 STORY

GROUND FLOOR RETAIL

186 TOTAL DWELLING UNITS / 17 AFFORDABLE

90 PARKING STALLS

216 WEST LOCUST 2 STORY

MOODY BIBLE REPLACEMENT ATHLETIC FACILITY

919 NORTH FRANKLIN 2 STORY

EXISTING BUILDING TO BE ADAPTIVELY REUSED
RETAIL BUILDING

909 NORTH FRANKLIN 12 STORY

100 TOTAL UNITS / 9 AFFORDABLE

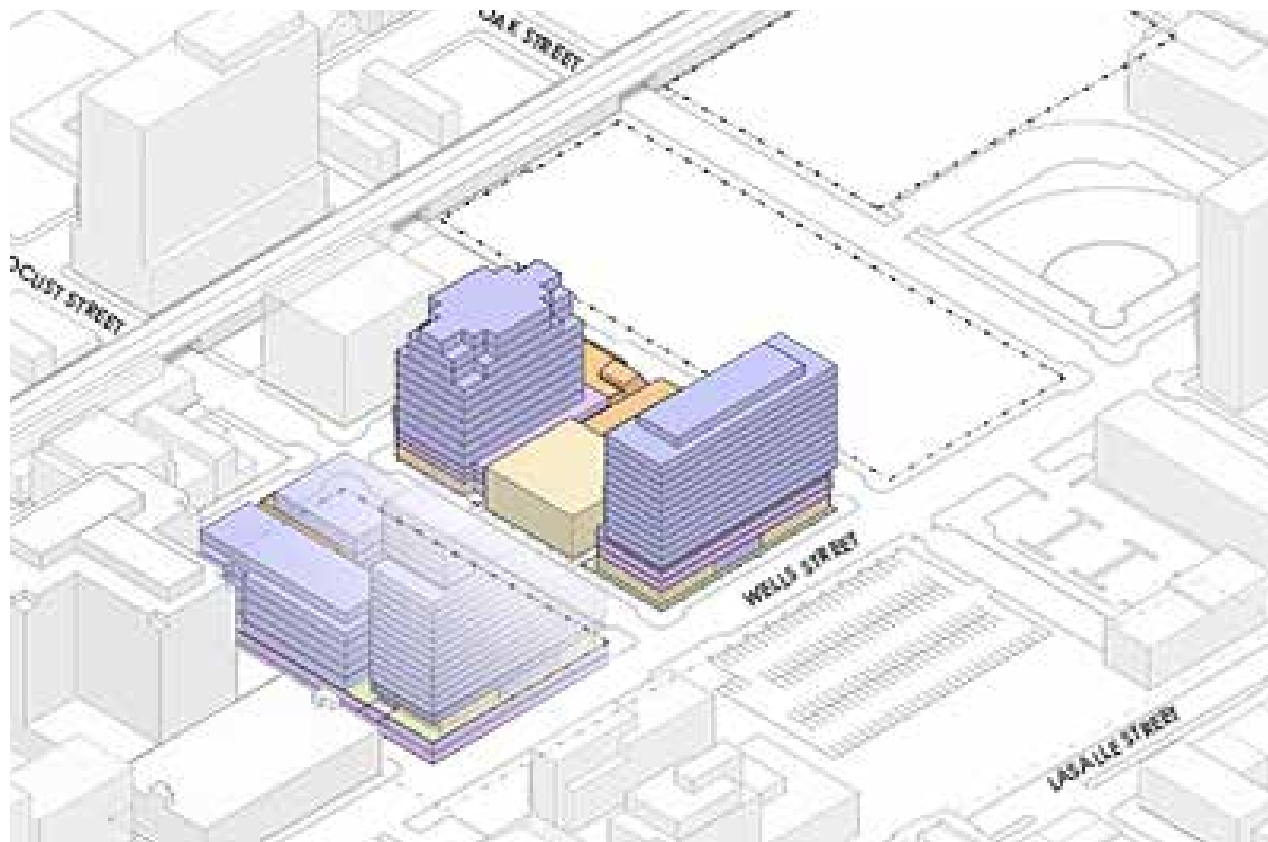
100 CARS

221 WEST WALTON 2 STORY

EXISTING BUILDING TO BE ADAPTIVELY REUSED
SINGLE FAMILY HOME / 2 CARS

213-217 WEST WALTON 4 STORY

3- SINGLE FAMILY HOMES
6 CARS



PROPOSED RETAIL PROPOSED PARKING PROPOSED RESIDENTIAL

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING
PHASE ONE

08-26-2019 THROUGH 11-10-2020 :10



PHASE TWO PLAN

- MID BLOCK CONNECTION
- PEDESTRIAN CONNECTIONS
- GREAT LAWN
- PLAYGROUND



SCALE : 1'-0" - 60'-0"

GROUND FLOOR ENLARGEMENT



PHASE THREE DATA

205 WEST OAK STREET 42 STORY

BASEMENT PARKING

GROUND FLOOR RETAIL

340 TOTAL DWELLING UNITS / 30 AFFORDABLE

324 PARKING STALLS

235 WEST OAK STREET 4 STORY

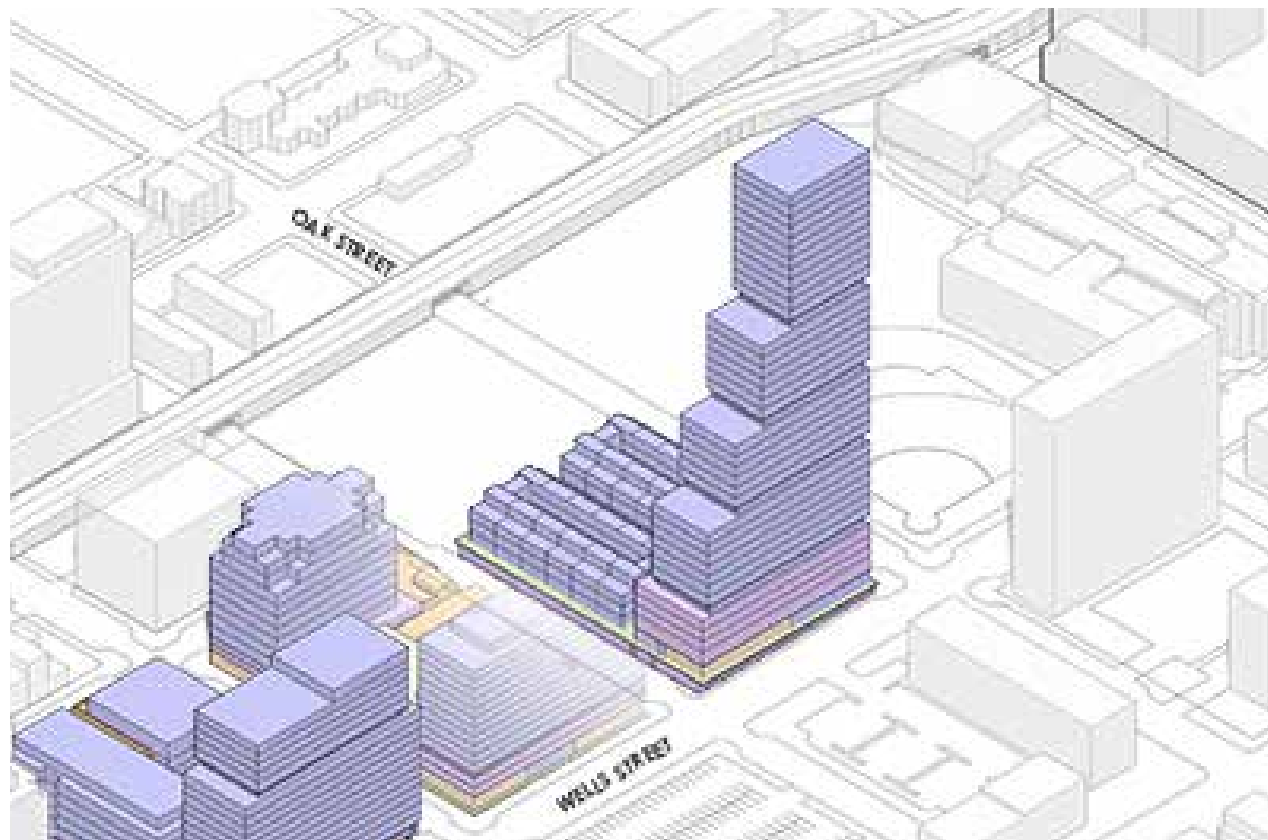
BASEMENT PARKING

24 TOTAL TOWNHOMES / 1 AFFORDABLE

PARKING IN BASEMENT WITH 205 W OAK STREET

PUBLIC OPEN SPACE

20,000 SF INCLUDES PLAYGROUND



PROPOSED RETAIL
 PROPOSED PARKING
 PROPOSED RESIDENTIAL

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING
PHASE ONE

08-26-2019 THROUGH 11-10-2020 :12



PHASE THREE PLAN

- MID BLOCK CONNECTION
- PEDESTRIAN CONNECTIONS
- GREAT LAWN
- PLAYGROUND



PHASE FOUR DATA

312 WEST WALTON STREET 30 STORY
 340 TOTAL DWELLING UNITS / 31 AFFORDABLE
 212 PARKING STALLS
305 WEST OAK STREET 4 STORY
 BASEMENT PARKING
 6 TOTAL TOWNHOMES / 1 AFFORDABLE
 12 CARS



PROPOSED RETAIL
 PROPOSED PARKING
 PROPOSED RESIDENTIAL

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING
PHASE ONE

08-26-2019 THROUGH 11-10-2020 :14



PHASE FOUR PLAN

- MID BLOCK CONNECTION
- PEDESTRIAN CONNECTIONS
- GREAT LAWN
- PLAYGROUND



SCALE : 1'-0" - 60"-0"

GROUND FLOOR ENLARGEMENT



PHASE FIVE DATA

310 WEST OAK STREET 47 STORY

SHIELDED PARKING DECK

DEDICATED AUTOCOURT

508 TOTAL DWELLING UNITS / 47 AFFORDABLE

583 PARKING STALLS

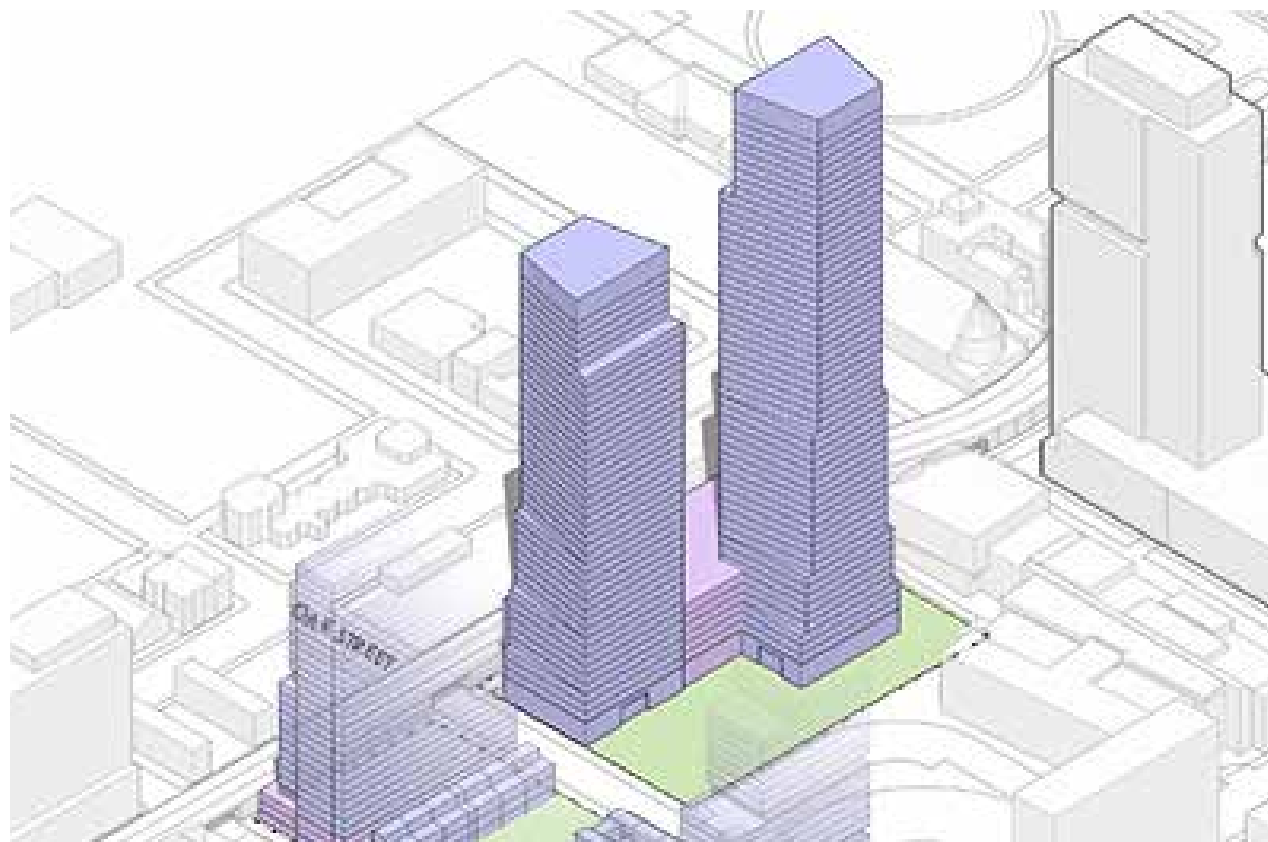
300 WEST OAK STREET 55 STORY

633 TOTAL DWELLING UNITS / 59 AFFORDABLE

PUBLIC OPEN SPACE

26,500 SF DOG PARK

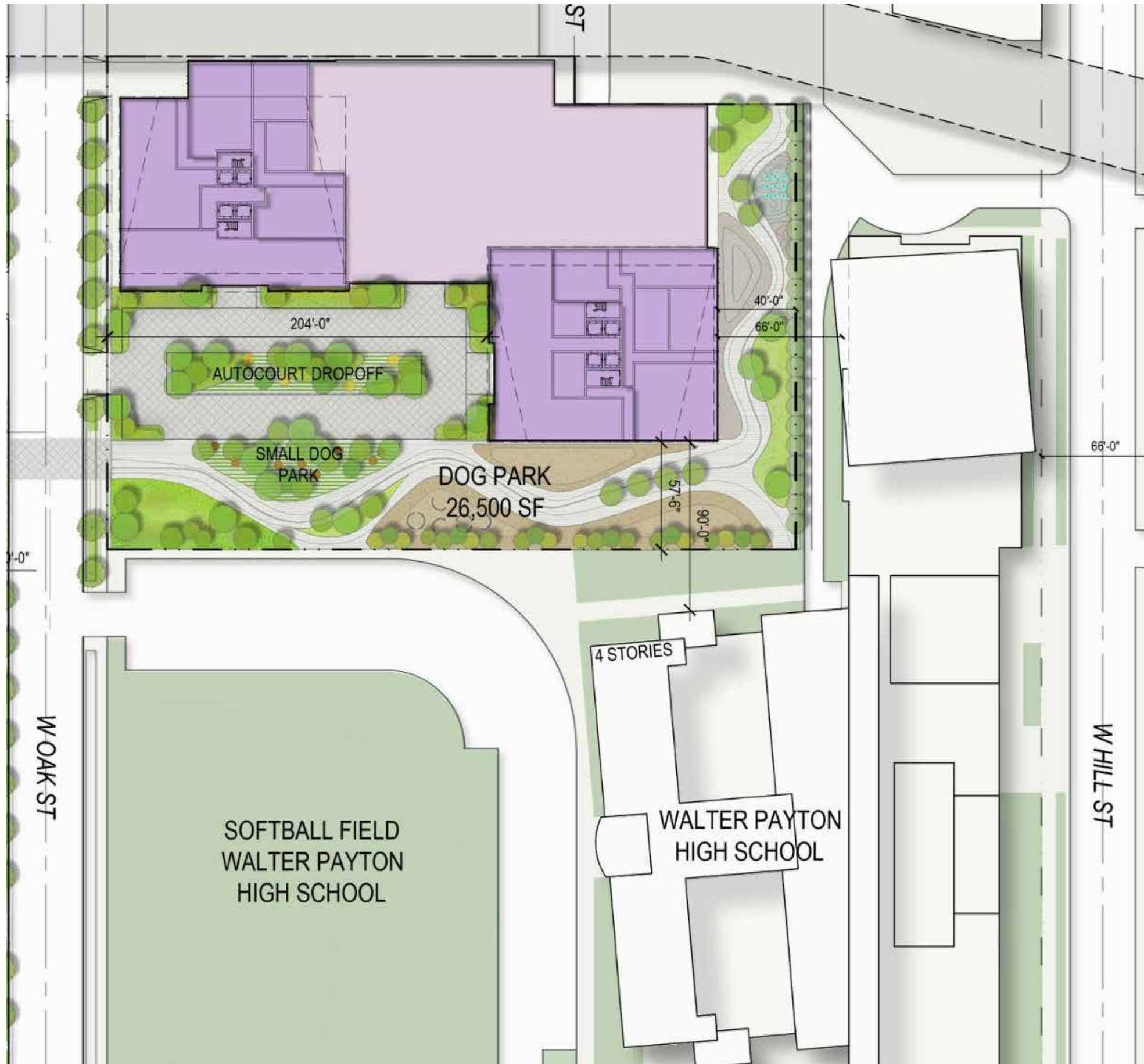
INCLUDES SMALL AND LARGE DOG AREAS



PROPOSED RETAIL PROPOSED PARKING PROPOSED RESIDENTIAL

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING
PHASE ONE

08-26-2019 THROUGH 11-10-2020 :16

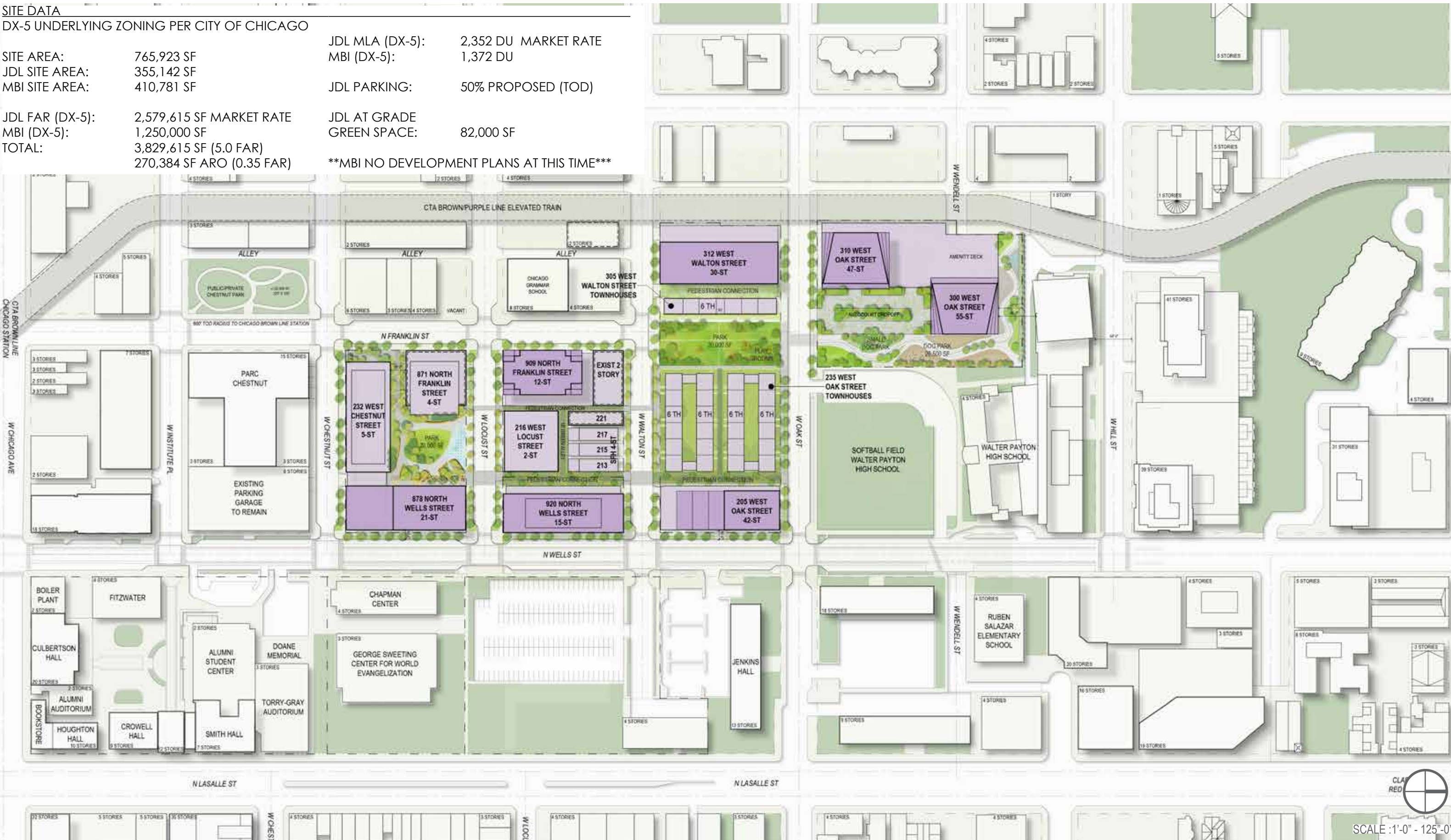


PHASE FIVE DATA

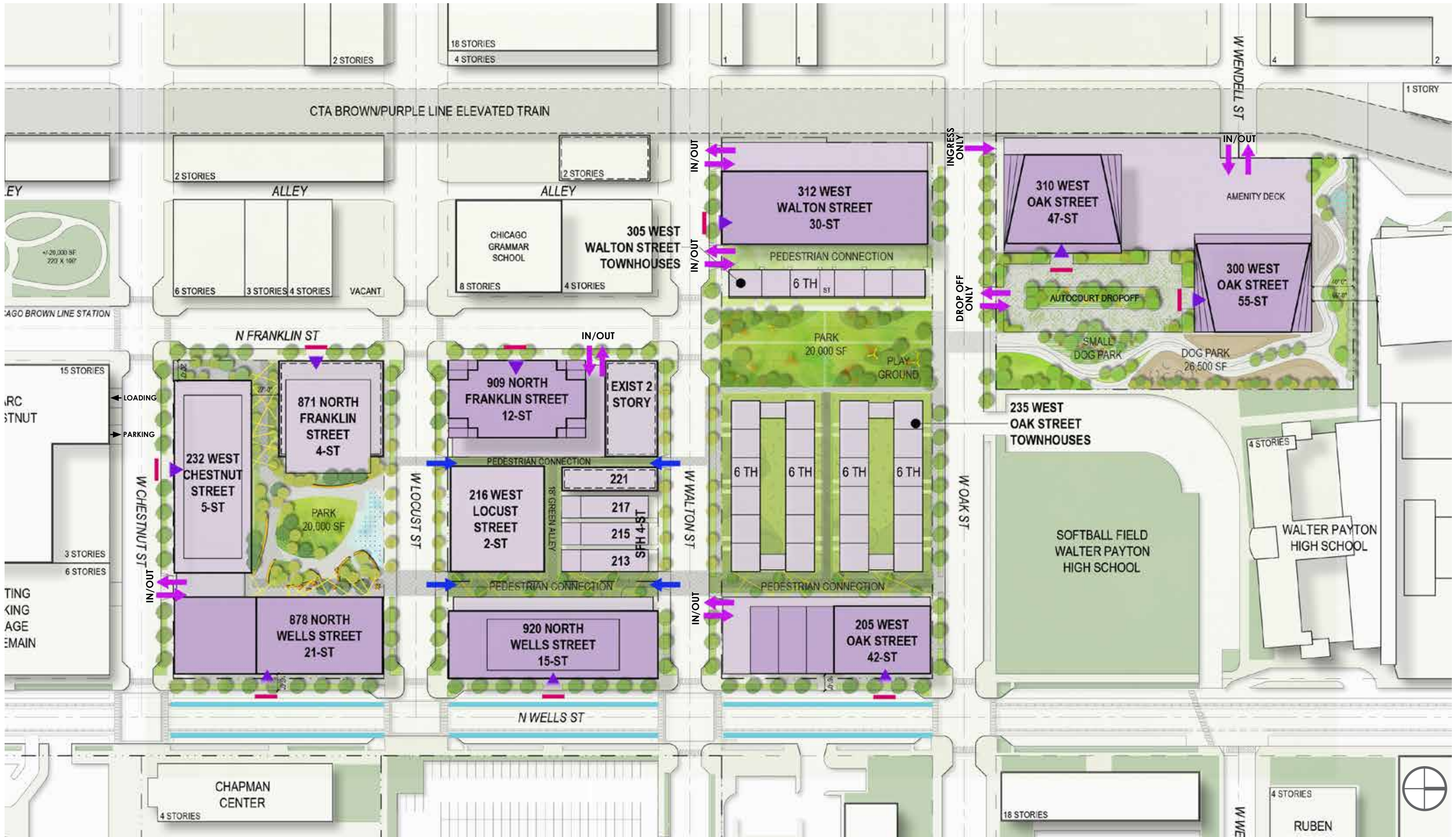
- AUTO COURT DROP OFF
- DOG PARK
- SMALL DOG PARK

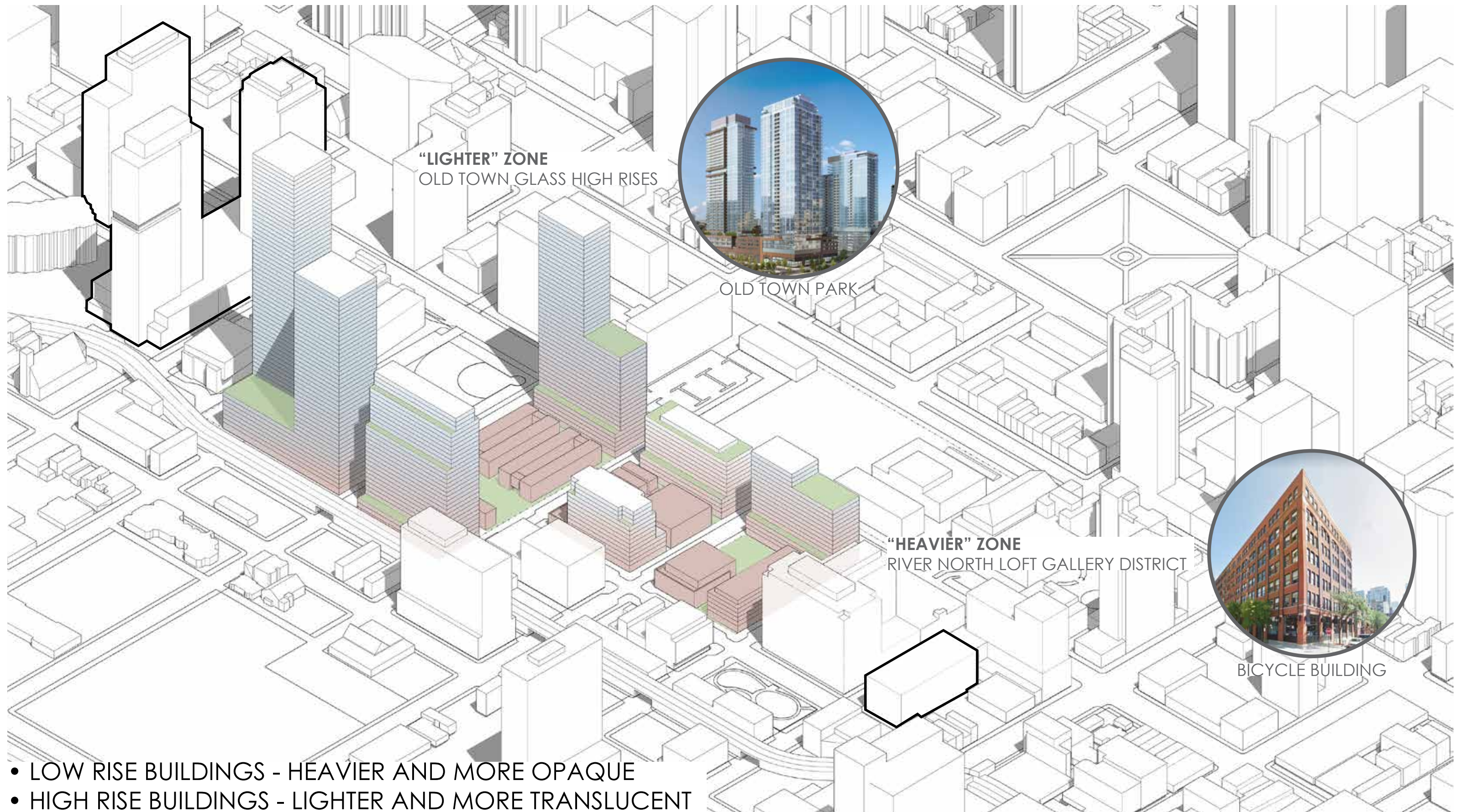
SITE DATA
DX-5 UNDERLYING ZONING PER CITY OF CHICAGO

SITE AREA:	765,923 SF	JDL MLA (DX-5):	2,352 DU MARKET RATE
JDL SITE AREA:	355,142 SF	MBI (DX-5):	1,372 DU
MBI SITE AREA:	410,781 SF	JDL PARKING:	50% PROPOSED (TOD)
JDL FAR (DX-5):	2,579,615 SF MARKET RATE	JDL AT GRADE GREEN SPACE:	82,000 SF
MBI (DX-5):	1,250,000 SF	**MBI NO DEVELOPMENT PLANS AT THIS TIME**	
TOTAL:	3,829,615 SF (5.0 FAR)		
	270,384 SF ARO (0.35 FAR)		



CONCEPTUAL MASTER PLAN





"LIGHTER" ZONE
OLD TOWN GLASS HIGH RISES

OLD TOWN PARK

"HEAVIER" ZONE
RIVER NORTH LOFT GALLERY DISTRICT

BICYCLE BUILDING

- LOW RISE BUILDINGS - HEAVIER AND MORE OPAQUE
- HIGH RISE BUILDINGS - LIGHTER AND MORE TRANSLUCENT

■ "LIGHTER" ZONE ■ "HEAVIER" ZONE

ESTABLISH A VIBRANT RESIDENTIAL NEIGHBORHOOD















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