



# NORTH UNION

COMMUNITY MEETING PRESENTATION

JDL DEVELOPMENT

08-26-2019 THROUGH 11-12-2020



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

COMMENTS AND QUESTIONS CAN BE EMAILED TO

[DPD@CITYOFCHICAGO.ORG](mailto:DPD@CITYOFCHICAGO.ORG)

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# NORTH UNION



## MEETING AGENDA

THURSDAY NOVEMBER 12, 2020  
6:00 PM - 7:30 PM

### WELCOME

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ALDERMAN WALTER BURNETT JR.  
ALDERMAN BRIAN HOPKINS

### PRESENTATION

JDL DEVELOPMENT

### QUESTIONS AND ANSWERS

COMMUNITY GROUPS

NNUP

RNRA

PUBLIC QUESTIONS

# JDL DEVELOPMENT COMPANY NEIGHBORHOOD COMMITMENT



2011 - 1225 N. WELLS ST.



2011 - 1225 N. WELLS ST.



2014 - 211 W. SCOTT ST.



2014 - 640 N. WELLS ST.



2014 - 211 W. SCOTT ST.



2015 - NO. 9 WALTON



2019 - ONE CHICAGO (14 W. SUPERIOR ST.)



# BUILDING TOWARD A STRONGER CHICAGO



■ JDL PROPOSED DEVELOPMENT

■ MOODY BIBLE INSTITUTE

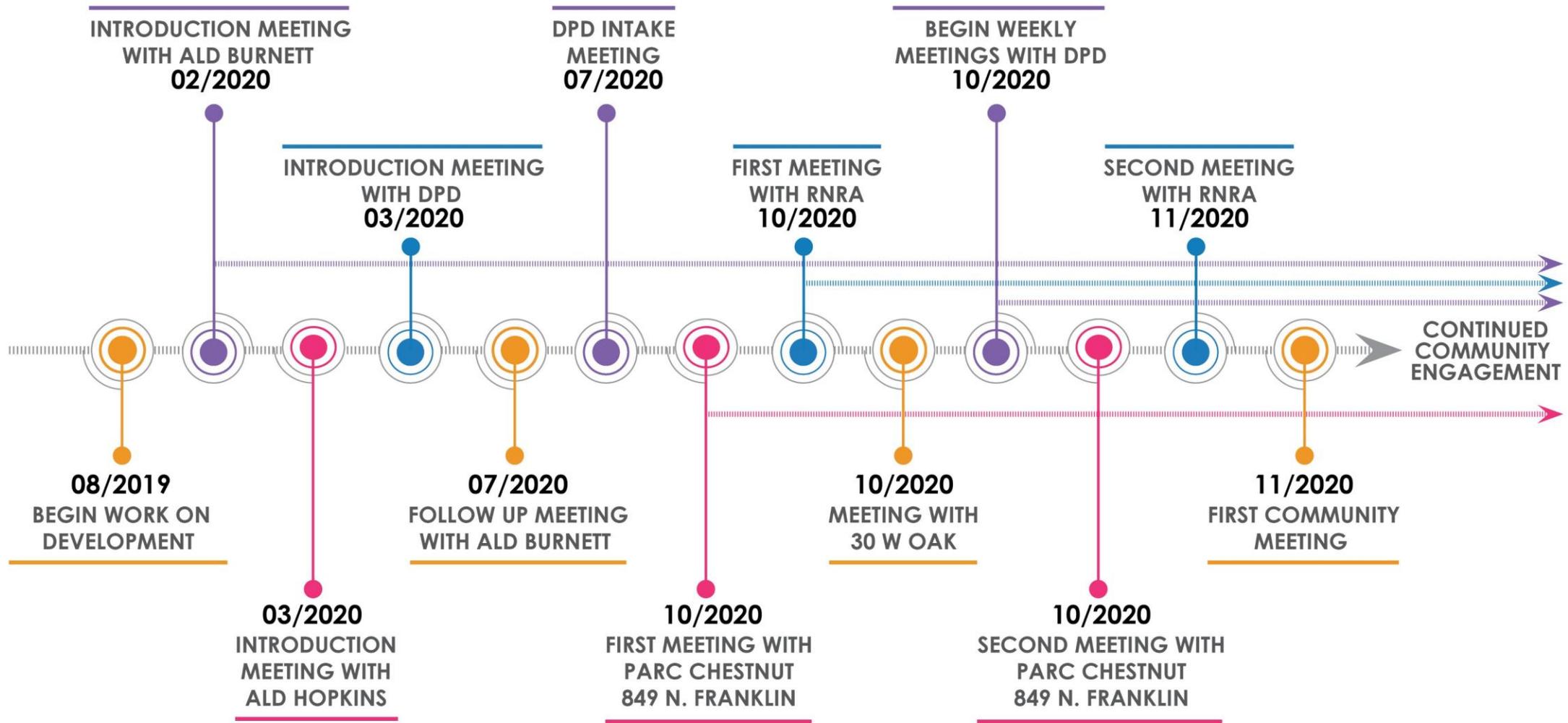
EXISTING AERIAL

08-26-2019 THROUGH 11-12-2020 : 4

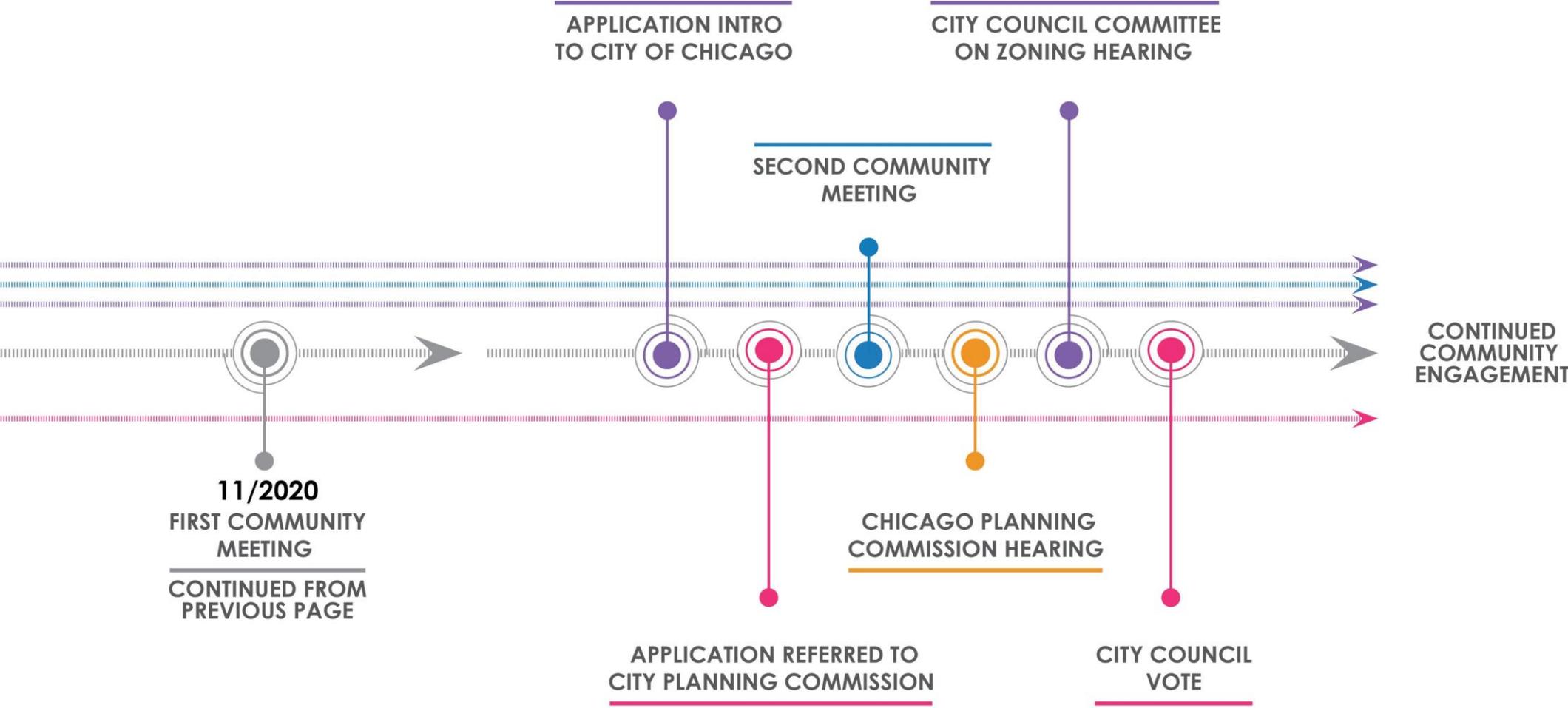
**BUILDING TOWARD A STRONGER CHICAGO**



# TIMELINE OF DEVELOPMENT AND INPUT TO DATE



**TIMELINE OF DEVELOPMENT AND INPUT FROM HERE**

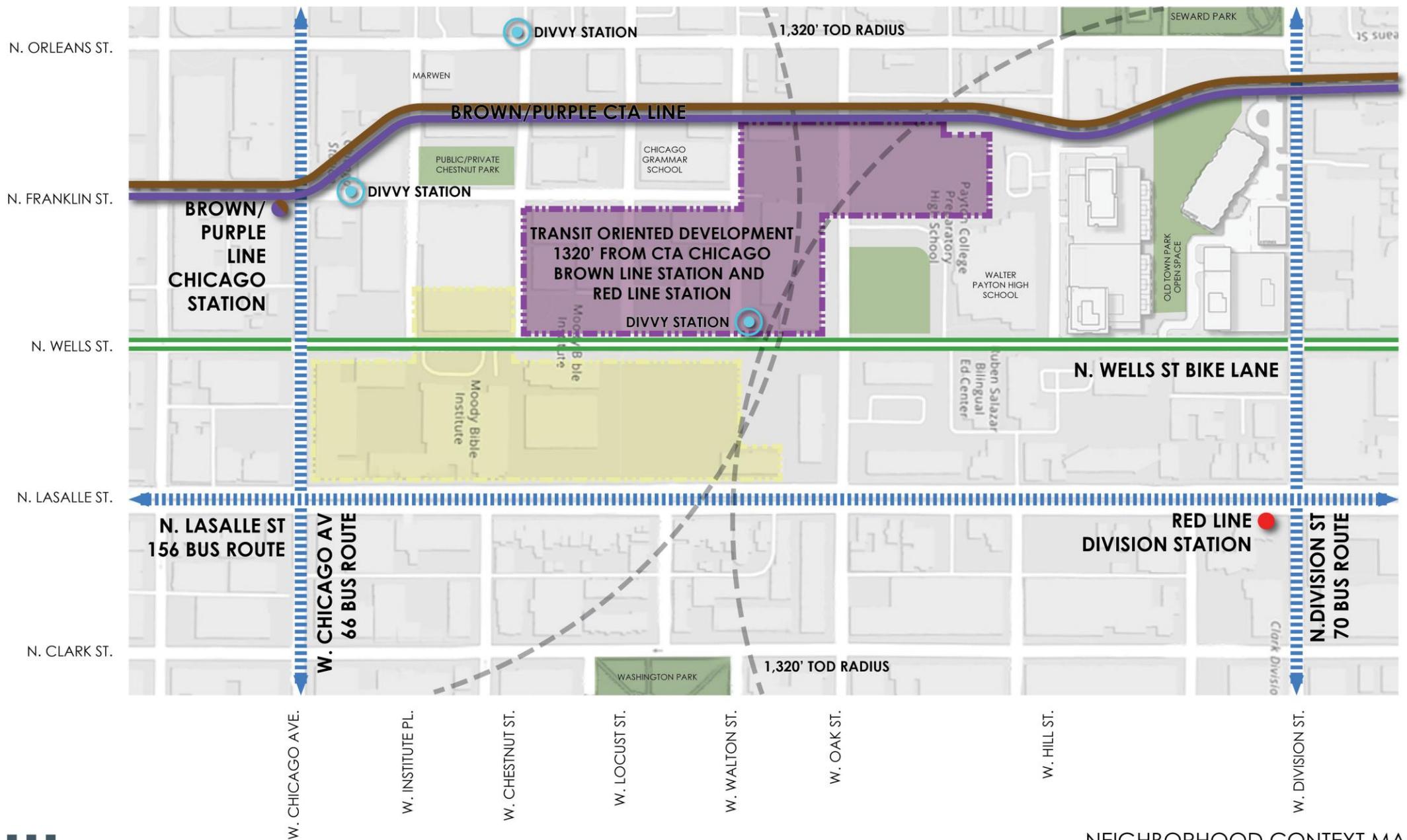




## INFILL THE EXISTING GAP

- 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.

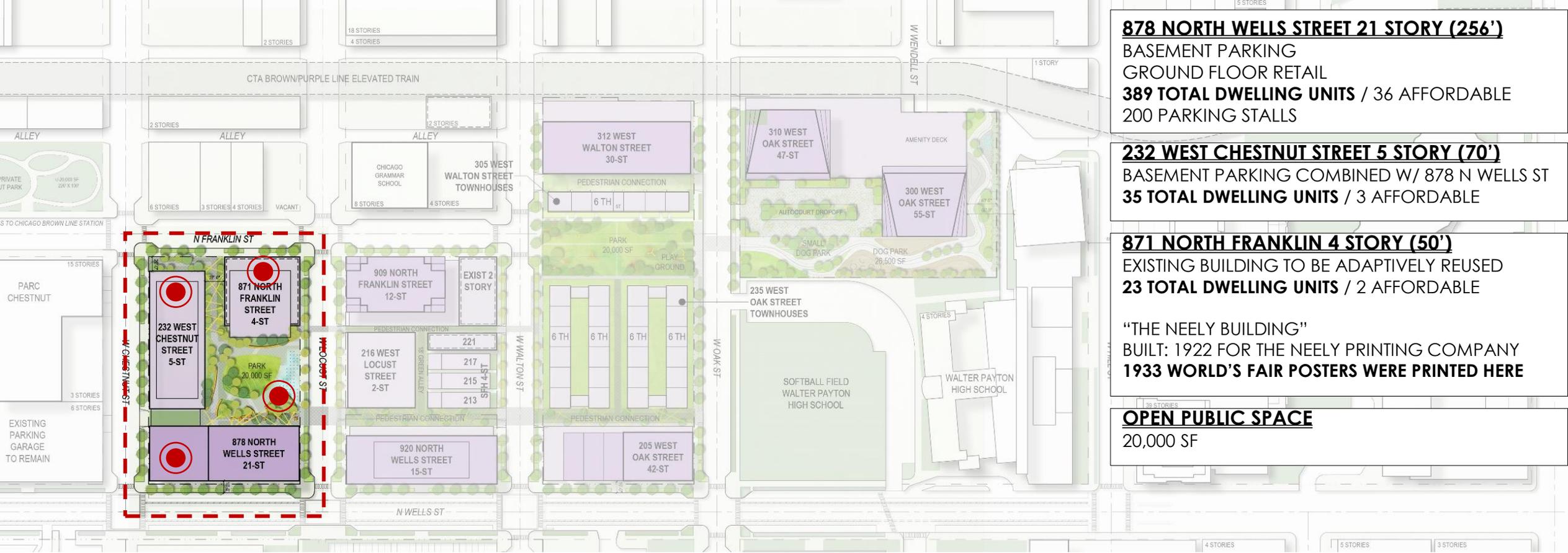




NEIGHBORHOOD CONTEXT MAP

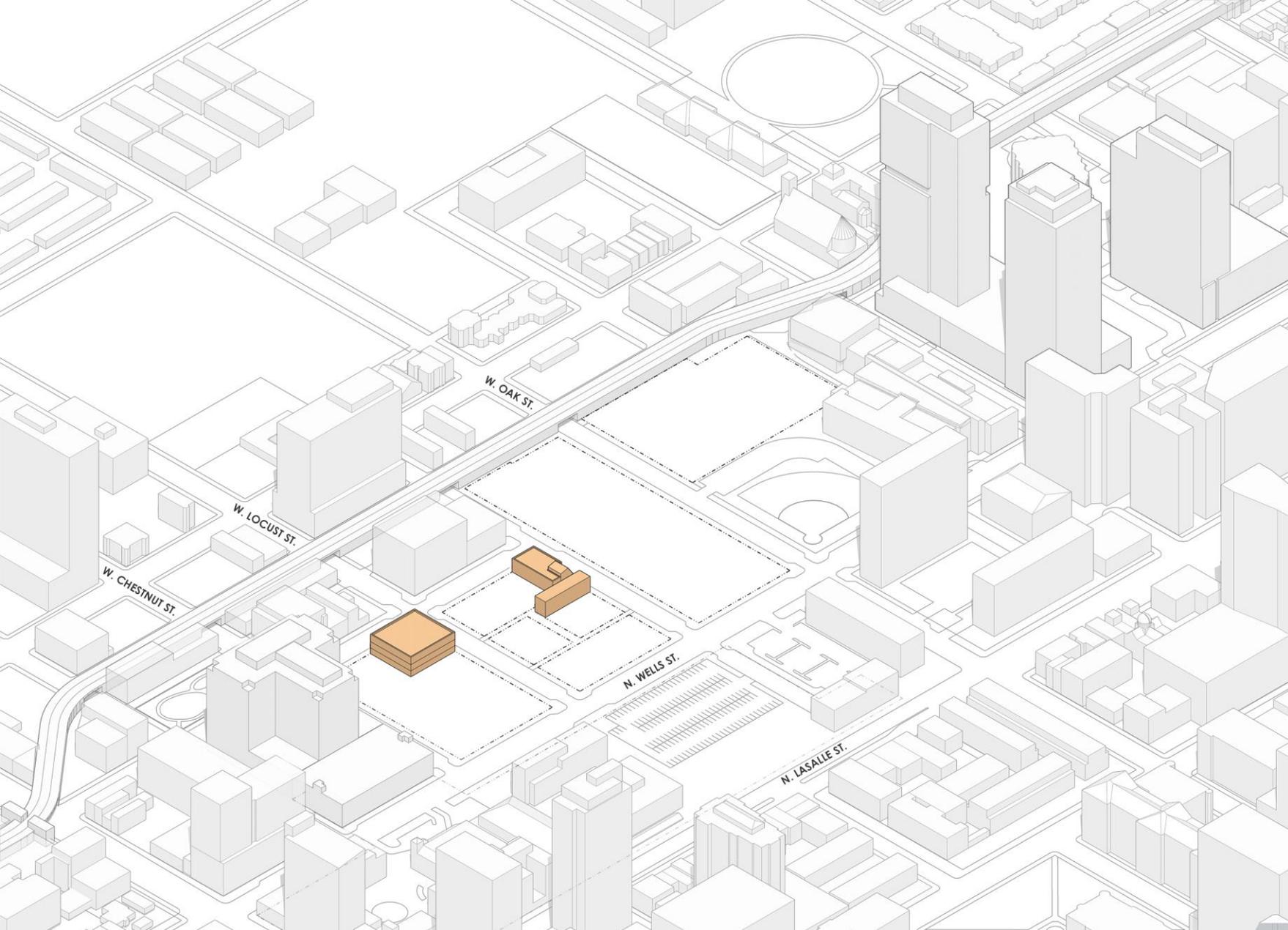
MOODY BIBLE INSTITUTE JDL PROPOSED DEVELOPMENT

08-26-2019 THROUGH 11-12-2020 : 8



CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING





**878 NORTH WELLS STREET 21 STORY (256')**

BASEMENT PARKING  
GROUND FLOOR RETAIL  
**389 TOTAL DWELLING UNITS / 36 AFFORDABLE**  
200 PARKING STALLS

**232 WEST CHESTNUT STREET 5 STORY (70')**

BASEMENT PARKING COMBINED W/ 878 N WELLS ST  
**35 TOTAL DWELLING UNITS / 3 AFFORDABLE**

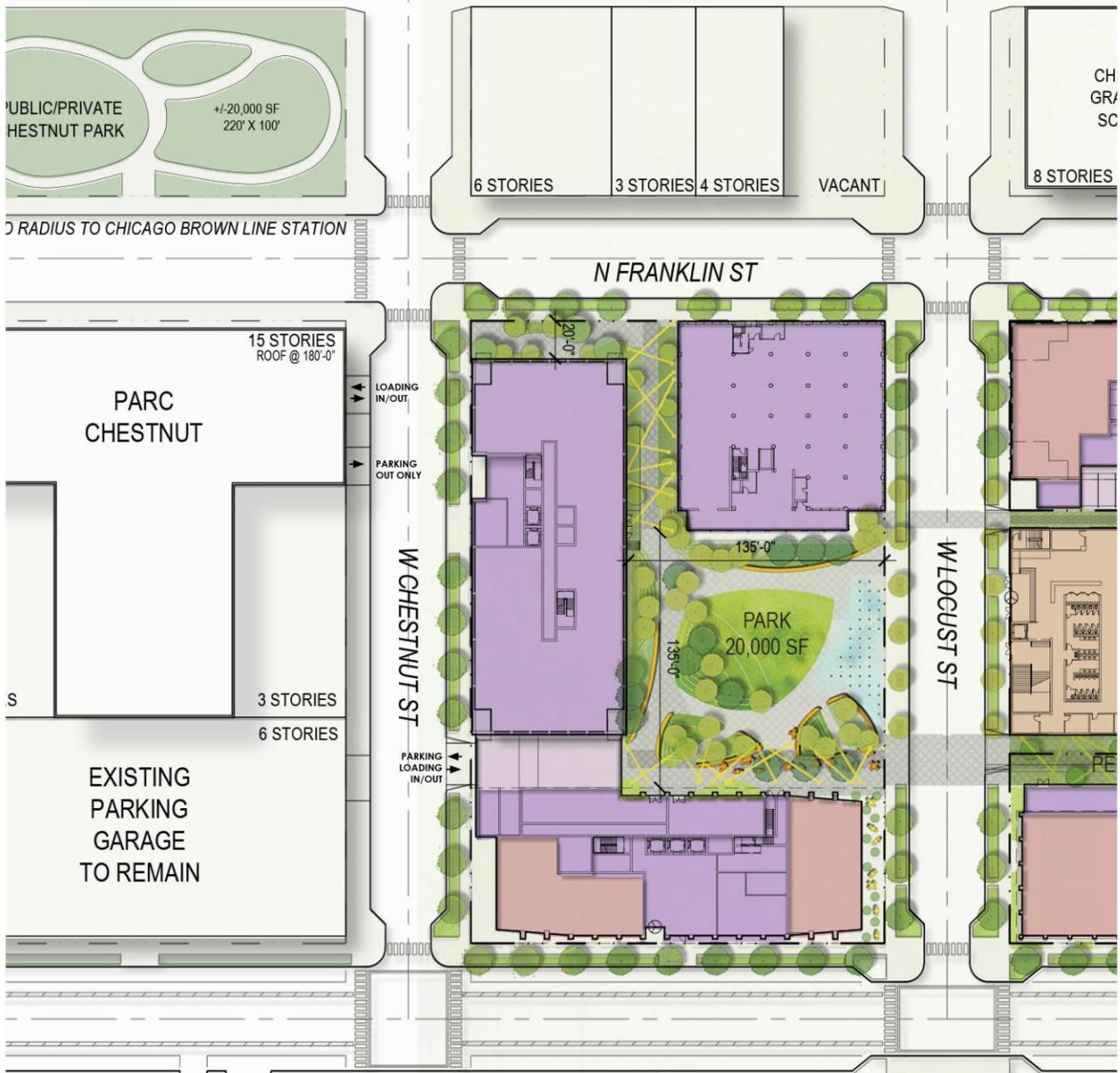
**871 NORTH FRANKLIN 4 STORY (50')**

EXISTING BUILDING TO BE ADAPTIVELY REUSED  
**23 TOTAL DWELLING UNITS / 2 AFFORDABLE**

"THE NEELY BUILDING"  
BUILT: 1922 FOR THE NEELY PRINTING COMPANY  
**1933 WORLD'S FAIR POSTERS WERE PRINTED HERE**

**OPEN PUBLIC SPACE**

20,000 SF

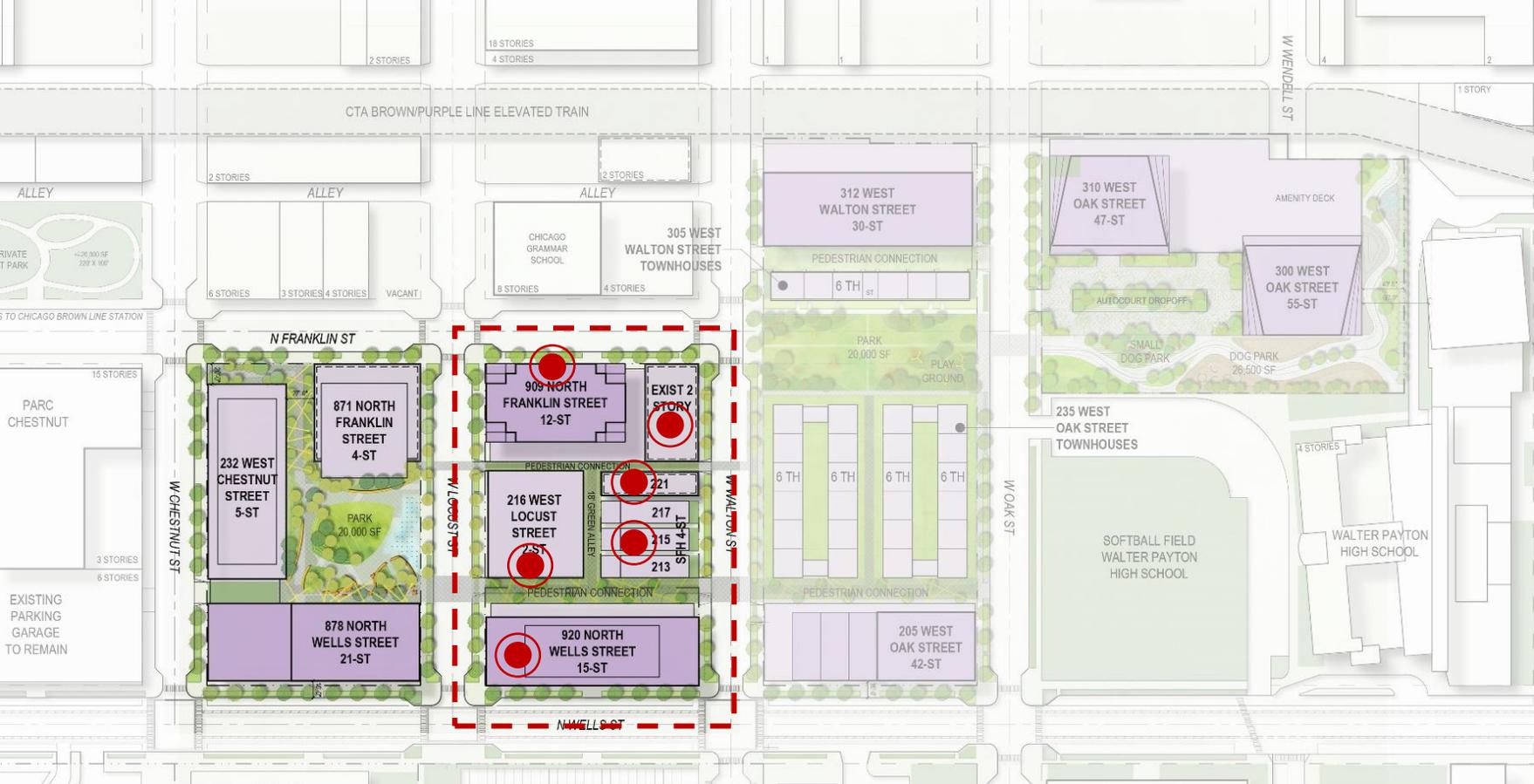


### PHASE ONE PLAN

- 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



GROUND FLOOR ENLARGEMENT



**920 NORTH WELLS STREET 15 STORY (178')**  
 GROUND FLOOR RETAIL  
 186 TOTAL DWELLING UNITS / 17 AFFORDABLE  
 90 PARKING STALLS

**216 WEST LOCUST 2 STORY (48')**  
 MOODY BIBLE REPLACEMENT ATHLETIC FACILITY

**909 NORTH FRANKLIN (12 STORY 161')**  
 100 TOTAL UNITS / 9 AFFORDABLE  
 100 CARS

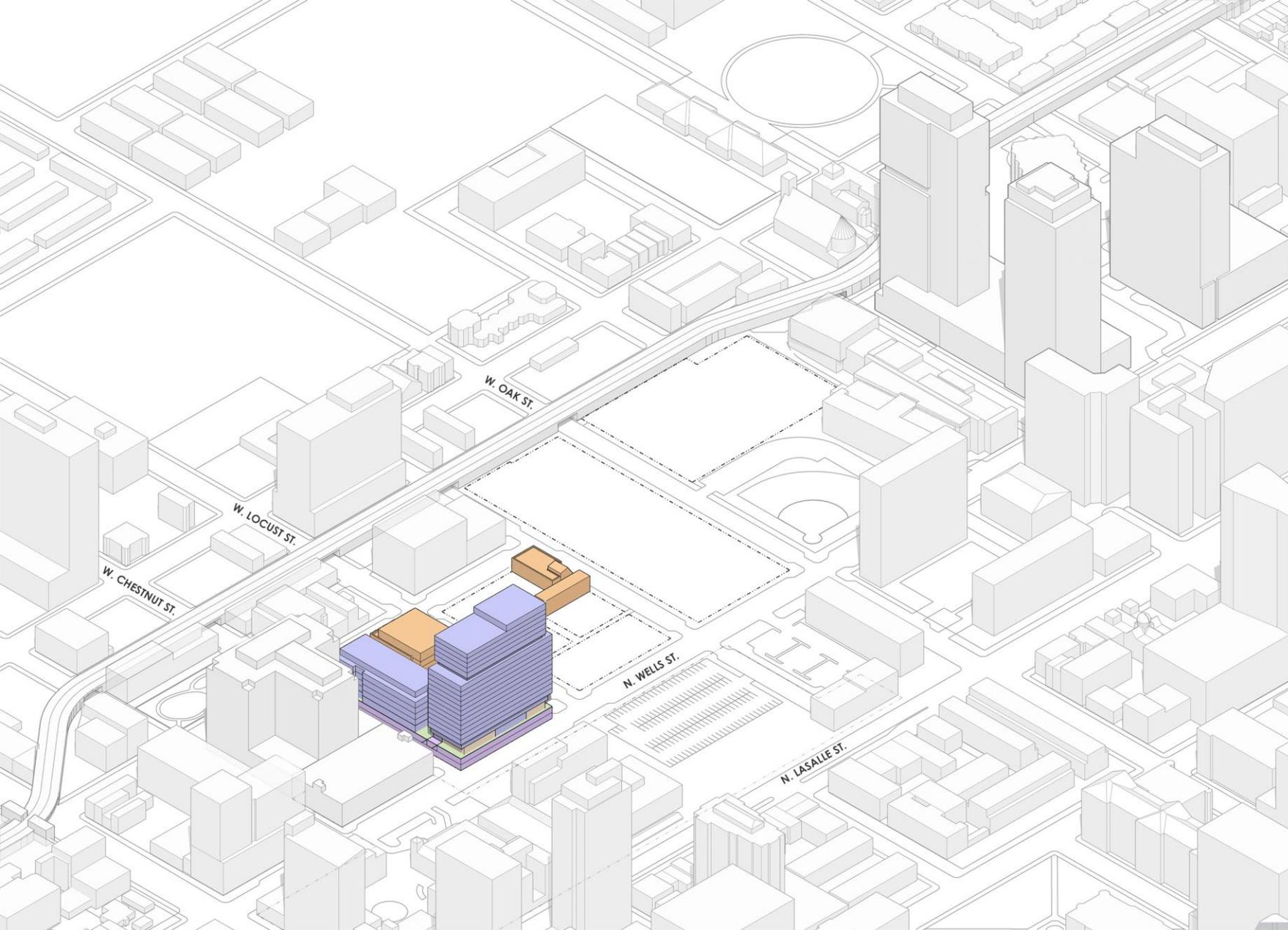
**919 NORTH FRANKLIN 2 STORY (34')**  
 EXISTING BUILDING TO BE ADAPTIVELY REUSED  
 RETAIL BUILDING

**221 WEST WALTON 2 STORY (34')**  
 EXISTING BUILDING TO BE ADAPTIVELY REUSED  
 SINGLE FAMILY HOME / 2 CARS  
  
 BUILT:1892  
 ORIGINAL HOME OF FIRE PATROL #2

**213-217 WEST WALTON 4 STORY (48')**  
 3- SINGLE FAMILY HOMES  
 6 CARS



CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING



**920 NORTH WELLS STREET 15 STORY (178')**  
GROUND FLOOR RETAIL  
186 TOTAL DWELLING UNITS / 17 AFFORDABLE  
90 PARKING STALLS

**216 WEST LOCUST 2 STORY (48')**  
MOODY BIBLE REPLACEMENT ATHLETIC FACILITY

**909 NORTH FRANKLIN 12 STORY (161')**  
100 TOTAL UNITS / 9 AFFORDABLE  
100 CARS

**919 NORTH FRANKLIN 2 STORY (34')**  
EXISTING BUILDING TO BE ADAPTIVELY REUSED  
RETAIL BUILDING

**221 WEST WALTON 2 STORY (34')**  
EXISTING BUILDING TO BE ADAPTIVELY REUSED  
SINGLE FAMILY HOME / 2 CARS  
  
BUILT:1892  
ORIGINAL HOME OF FIRE PATROL #2

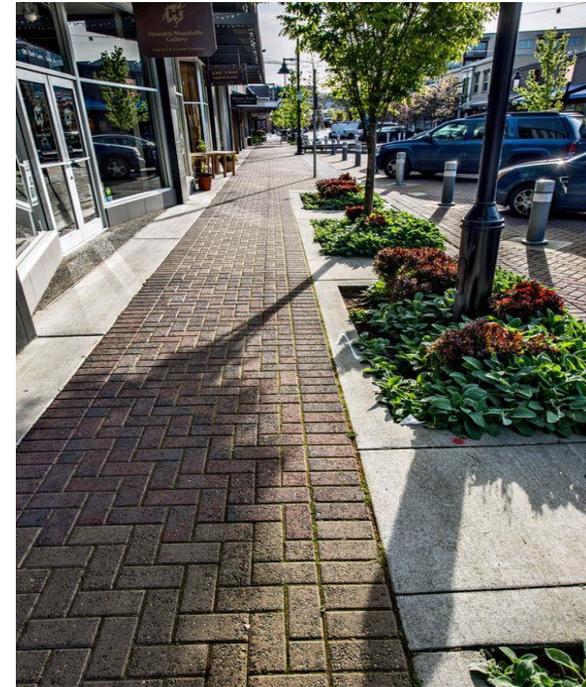
**213-217 WEST WALTON 4 STORY (48')**  
3- SINGLE FAMILY HOMES  
6 CARS



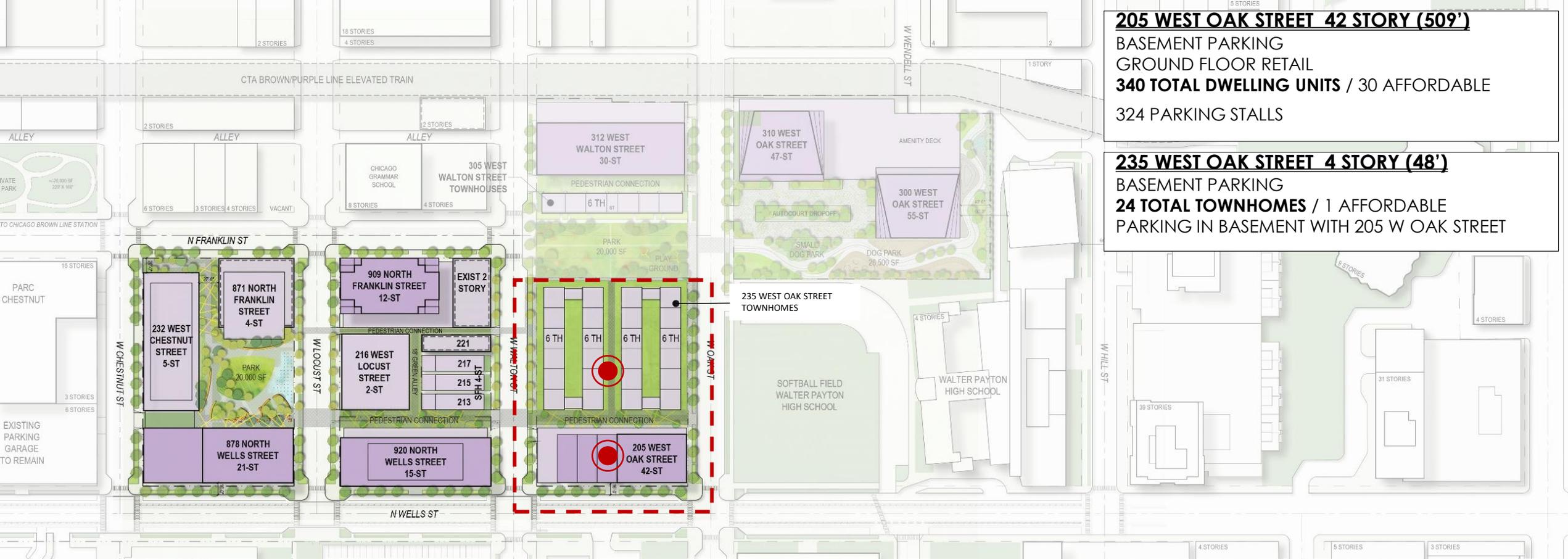


## **PHASE TWO PLAN**

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

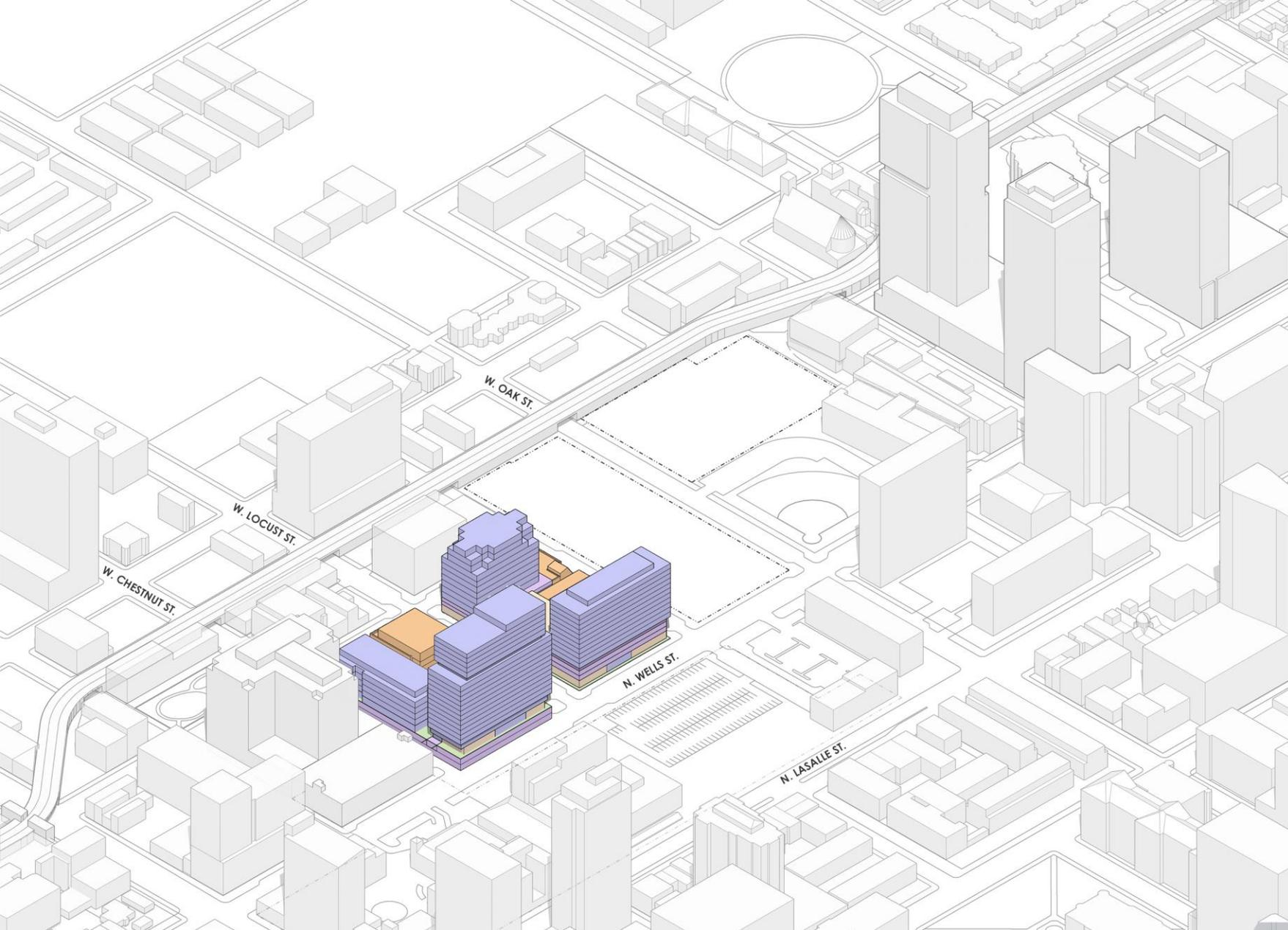


GROUND FLOOR ENLARGEMENT



CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING





**205 WEST OAK STREET 42 STORY (509')**

BASEMENT PARKING  
GROUND FLOOR RETAIL  
**340 TOTAL DWELLING UNITS / 30 AFFORDABLE**  
324 PARKING STALLS

**235 WEST OAK STREET 4 STORY (48')**

BASEMENT PARKING  
**24 TOTAL TOWNHOMES / 1 AFFORDABLE**  
PARKING IN BASEMENT WITH 205 W OAK STREET



## PHASE THREE PLAN

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



GROUND FLOOR ENLARGEMENT





**312 WEST WALTON STREET 30 STORY (312')**  
340 TOTAL DWELLING UNITS / 31 AFFORDABLE  
212 PARKING STALLS

**305 WEST WALTON STREET 4 STORY (48')**  
BASEMENT PARKING  
6 TOTAL TOWNHOMES / 1 AFFORDABLE  
12 CARS

**PUBLIC OPEN SPACE**  
20,000 SF INCLUDES PLAYGROUND



CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING

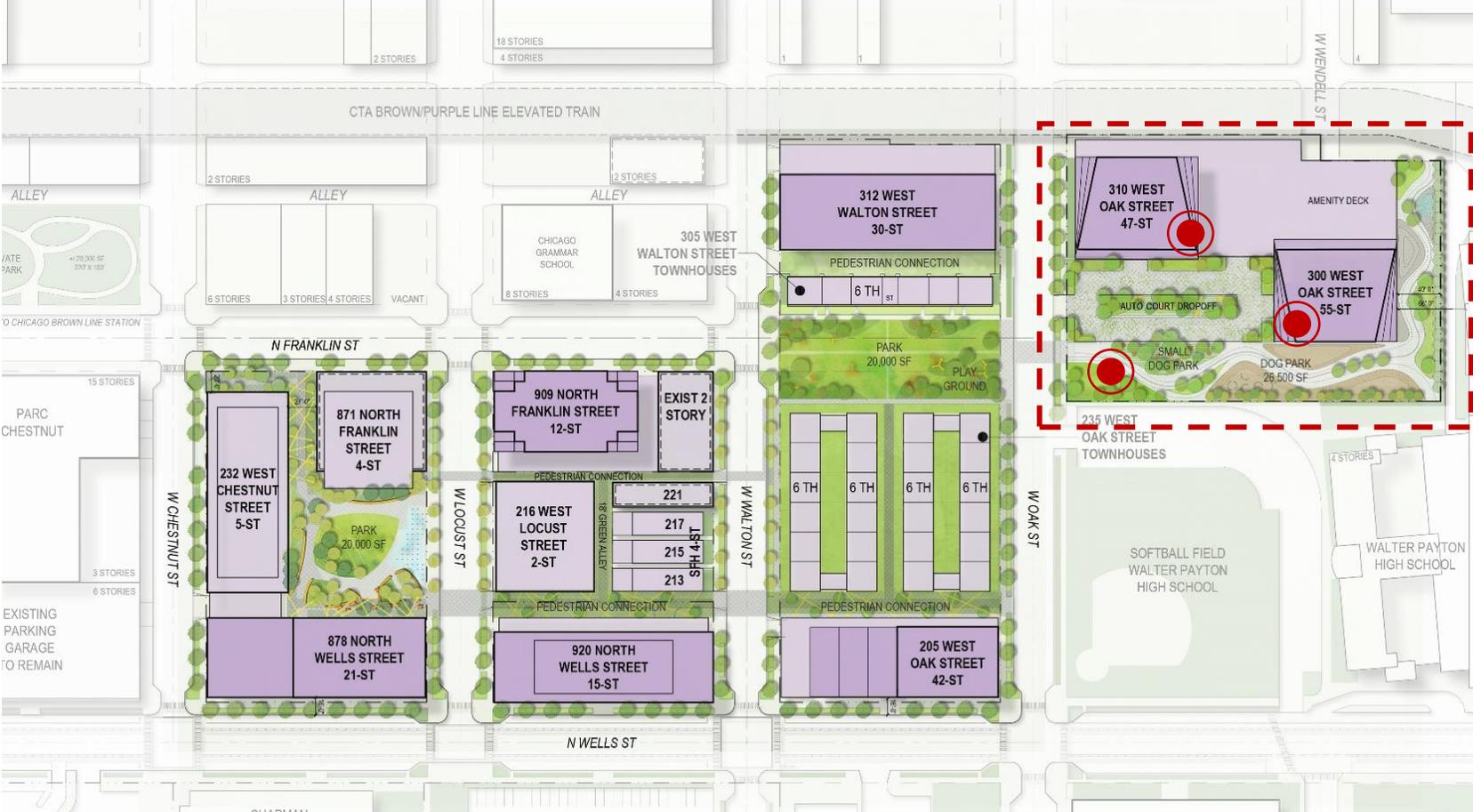


## PHASE FOUR PLAN

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



GROUND FLOOR ENLARGEMENT



**310 WEST OAK STREET 47 STORY (512')**  
 SHIELDED PARKING DECK  
 DEDICATED AUTO COURT  
**508 TOTAL DWELLING UNITS / 47 AFFORDABLE**  
 583 PARKING STALLS

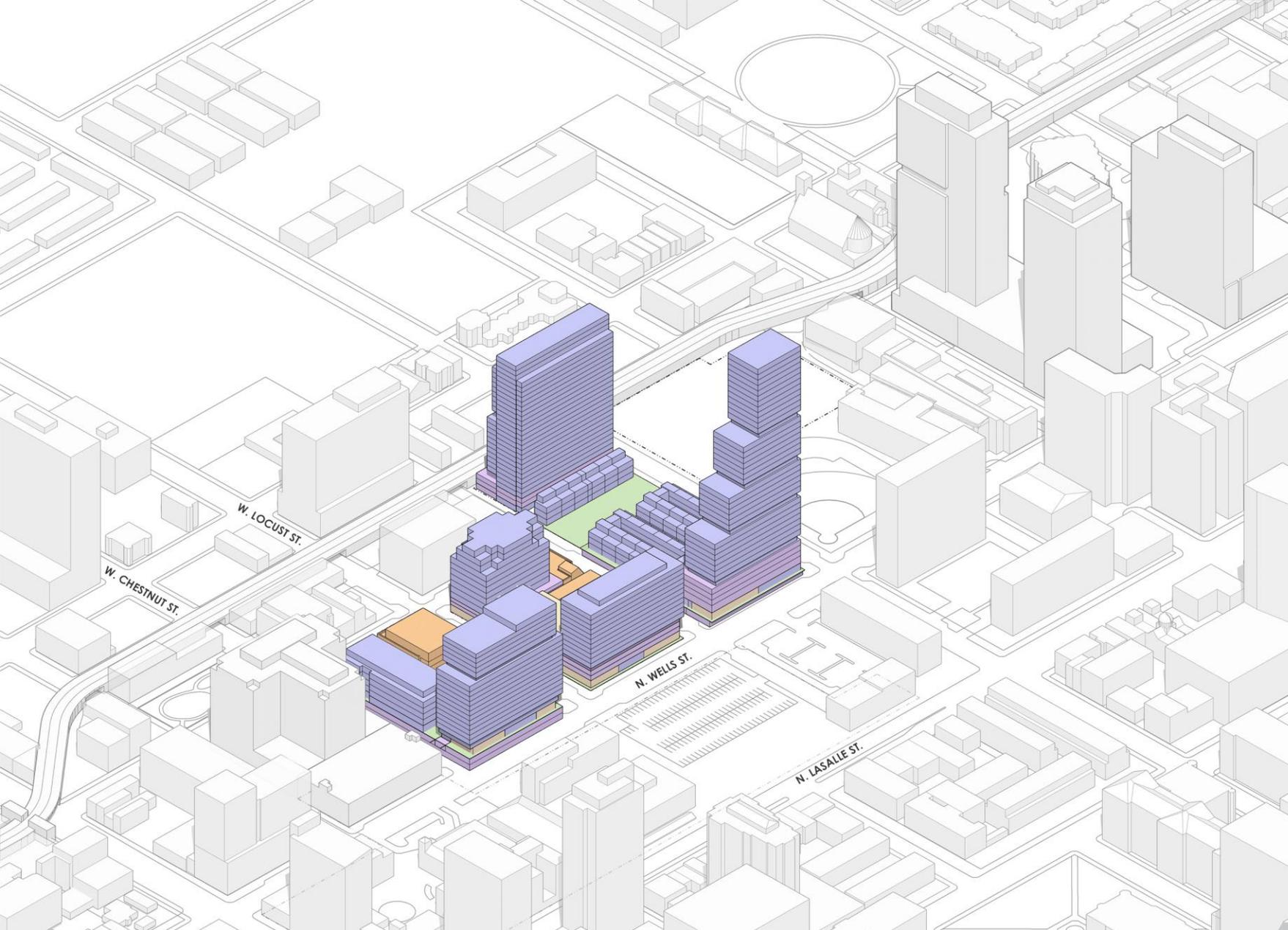
**300 WEST OAK STREET 55 STORY (630')**  
**633 TOTAL DWELLING UNITS / 59 AFFORDABLE**

**OPEN SPACE**  
 26,500 SF DOG PARK  
 SMALL AND LARG DOG AREA  
 14,000 SF DEDICATED AUTO COURT



CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING





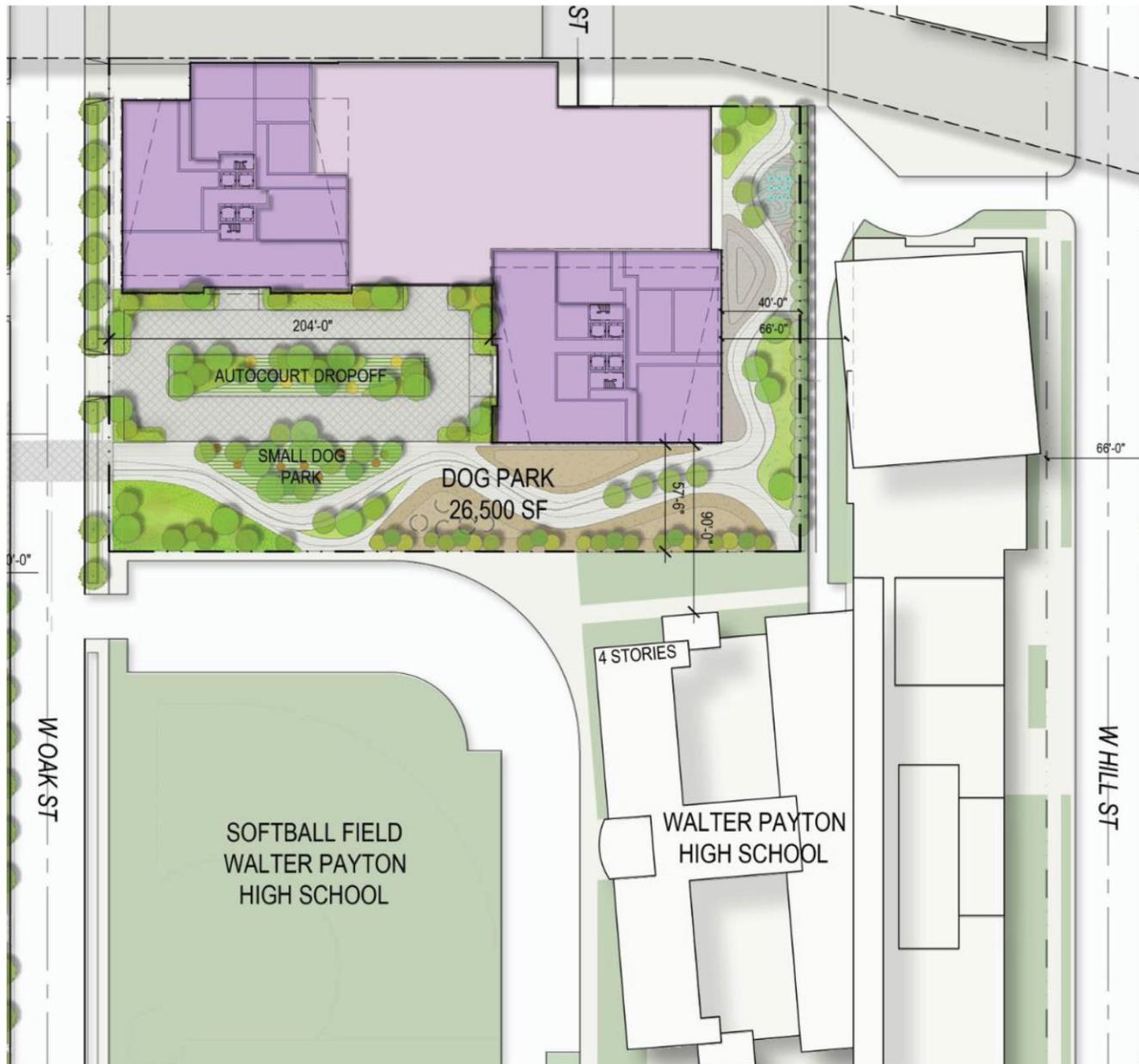
**310 WEST OAK STREET 47 STORY (512')**  
SHIELDED PARKING DECK  
DEDICATED AUTO COURT  
**508 TOTAL DWELLING UNITS / 47 AFFORDABLE**  
583 PARKING STALLS

**300 WEST OAK STREET 55 STORY (630')**  
**633 TOTAL DWELLING UNITS / 59 AFFORDABLE**

**OPEN SPACE**  
26,500 SF DOG PARK  
SMALL AND LARG DOG AREA  
14,000 SF DEDICATED AUTO COURT



CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING



## PHASE FIVE DATA

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

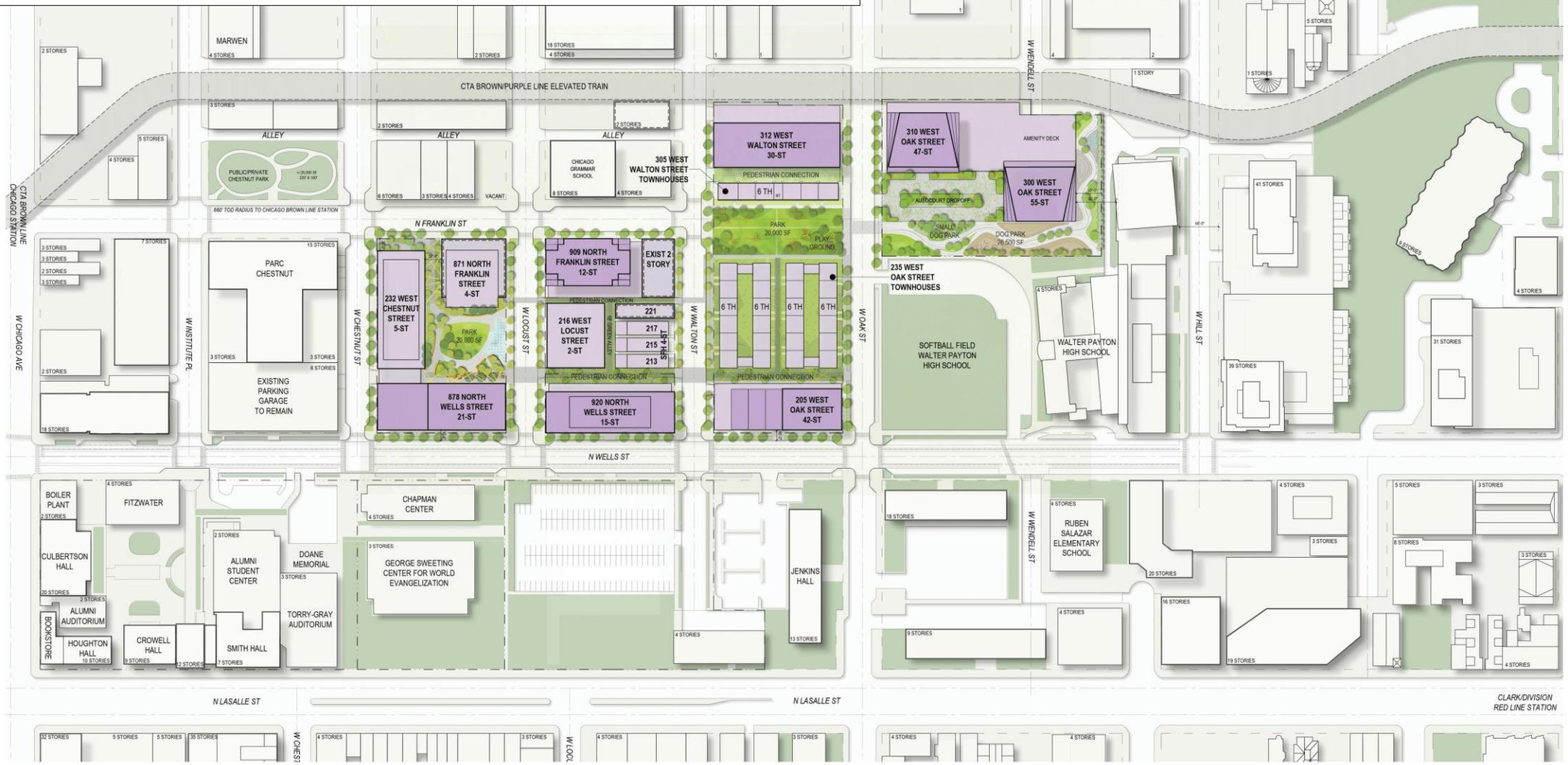


GROUND FLOOR ENLARGEMENT

**SITE DATA**  
**DX-5 EXPANSION OVERLAY ZONING PER CITY OF CHICAGO**

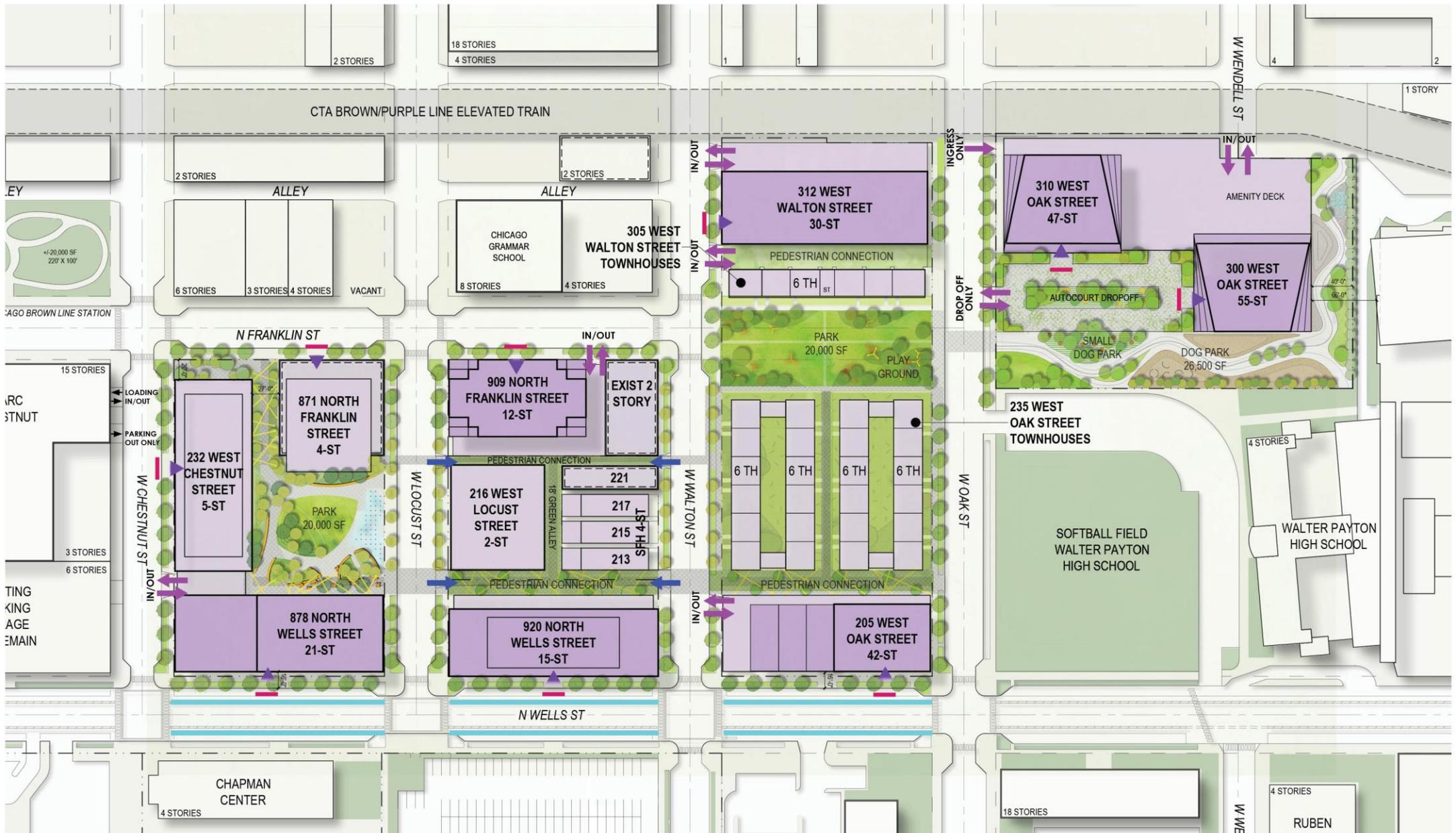
TOTAL SITE AREA: 765,923 SF      TOTAL FAR: 4,099,999 SF (5.35 FAR)  
 NORTH UNION SITE AREA: 355,142 SF      JDL FAR: 2,849,999 SF

**2,588 DWELLING UNITS OVER 10 YEARS**



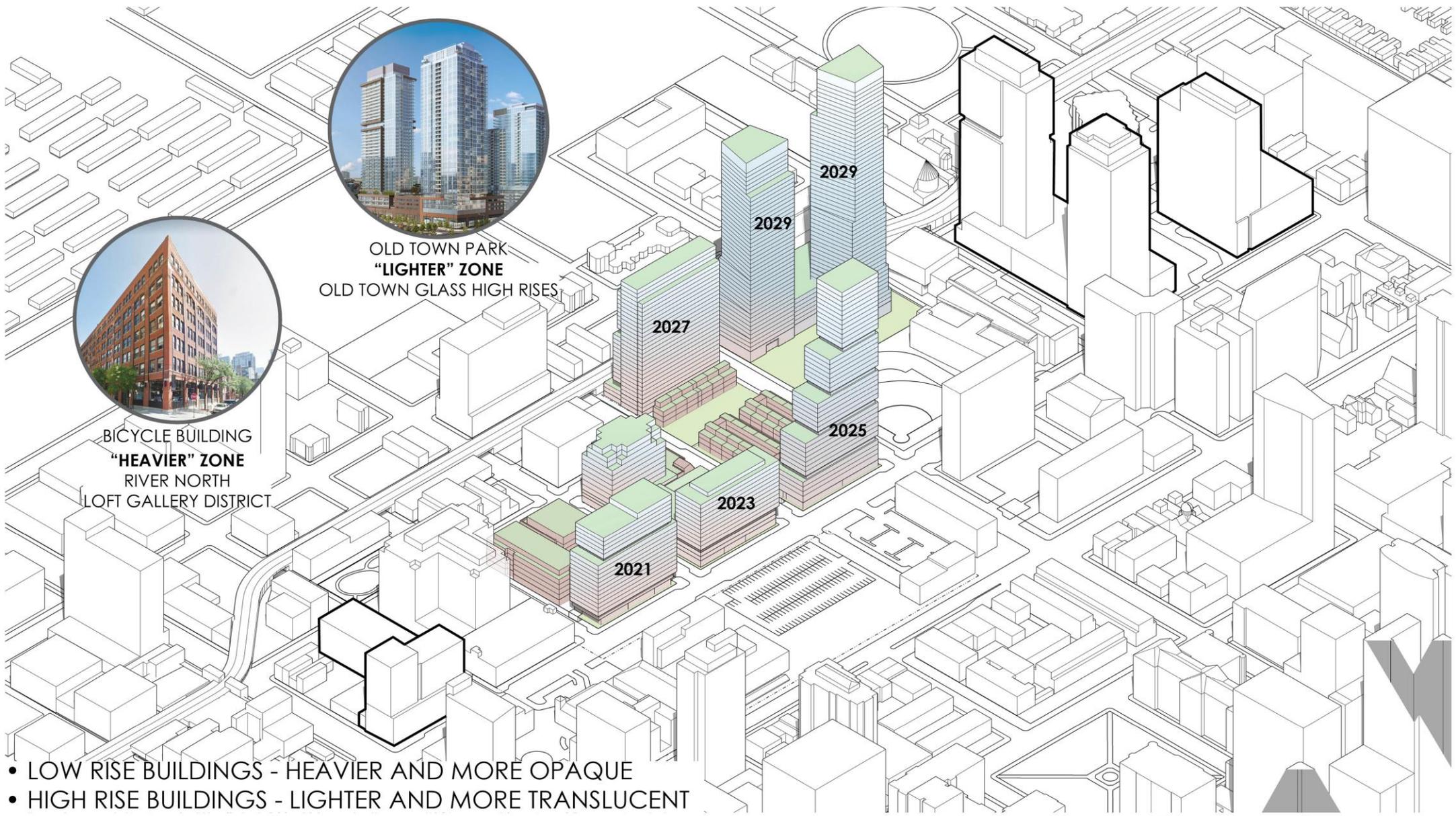
**CONCEPTUAL MASTER PLAN**

08-26-2019 THROUGH 11-12-2020 :19



■ NO PARKING ZONE    
 ■ PROPOSED RESIDENTIAL ENTRY    
 ■ EXISTING BIKE LANE    
 ■ PROPOSED CURB CUTS    
 ■ EXISTING CURB CUTS

CONCEPTUAL MASTER PLAN ACCESS DIAGRAM



OLD TOWN PARK  
 "LIGHTER" ZONE  
 OLD TOWN GLASS HIGH RISES

BICYCLE BUILDING  
 "HEAVIER" ZONE  
 RIVER NORTH  
 LOFT GALLERY DISTRICT

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

■ "LIGHTER" ZONE   ■ "HEAVIER" ZONE

ESTABLISH A VIBRANT RESIDENTIAL NEIGHBORHOOD











# CHICAGO ECONOMIC BENEFITS



- CREATE ANNUAL TAX INCREASE OF \$20 MILLION WHEN COMPLETE
- 500-1000 CONSTRUCTION JOBS ANNUALLY FOR 10 YEARS
- 400 PERMANENT JOBS WHEN COMPLETE
- NO PUBLIC FUNDING

jdl.



# PUBLIC BENEFITS



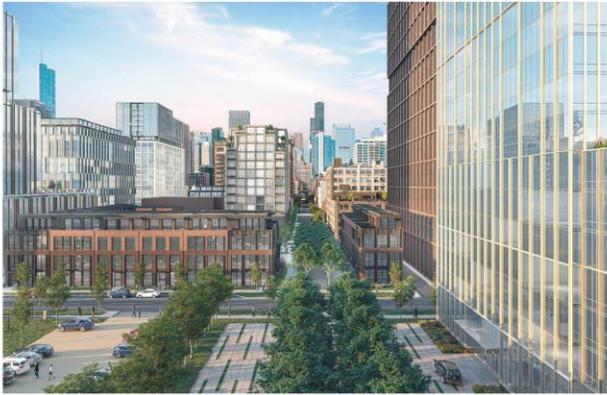
- INFRASTRUCTURE IMPROVEMENTS
  - STOP SIGNS AND TRAFFIC SIGNALS
  - SLOW DOWN CURBS
- 2+ ACRES OF PUBLICLY ACCESSIBLE OPEN SPACE
  - 26,500 SF DOG PARK
  - 20,000 SF CONTEMPLATIVE PARK WITH PUBLIC ART
  - 20,000 SF PARK WITH KIDS' ACTIVITIES
  - 20,620 SF PATHS, YARDS AND GREENSPACE
- ACTIVE USES, EYES ON THE STREETS
- SUSTAINABILITY
  - SEEKING LEED NEIGHBORHOOD DEVELOPMENT
  - PERMEABLE PAVING
  - EXCEEDING ENERGY CODE BY A MINIMUM OF **10%**
  - REDUCING INDOOR WATER USAGE BY MINIMUM **25%**
  - DIVERTING CONST.WASTE FROM LANDFILLS BY **80%**
  - SIGNIFICANT BIKE PARKING
  - ELECTRIC CAR CHARGING

# INCLUSIONARY HOUSING



- 236 AFFORDABLE UNITS
- UNITS WILL BE EVENLY DISTRIBUTED ACROSS THE SITE AND PHASES
- BUILT UNITS WILL BE EVENLY DISTRIBUTED AMONG UNIT TYPES INCLUDING FAMILY-SIZED UNITS
- ADDITIONALLY, **\$21 MILLION** PAID INTO CHICAGO'S AFFORDABLE HOUSING FUND AND BUILT OFF SITE UNITS
- AFFORDABLE RENTAL UNITS WILL BE RESERVED FOR HOUSEHOLDS EARNING UP TO 60 PERCENT OF AMI.

# INCLUSIONARY HIRING PLEDGE



- 25% HOURS PERFORMED BY MINORITY AND/OR FEMALE INDIVIDUALS, OF WHICH A MINIMUM OF 10% WILL BE AFRICAN AMERICAN.
- 10% HOURS PERFORMED BY APPRENTICE TRADESPEOPLE
- GENERAL CONTRACTORS WOULD CONTRIBUTE MIN. \$10,000 TO ANY WORK FORCE ORGANIZATION LISTED BELOW OR ORGANIZATION OF THEIR CHOICE.
- SUBCONTRACTORS WOULD CONTRIBUTE MIN. \$5,000 TO ANY WORK FORCE ORGANIZATION LISTED BELOW OR ORGANIZATION OF THEIR CHOICE.
- DEVELOPERS WOULD CONTRIBUTE MIN. \$5,000 TO ANY WORK FORCE ORGANIZATION LISTED BELOW OR ORGANIZATION OF THEIR CHOICE FOR EVERY 100,000 SF OF FAR TO BE BUILT. **(\$130,000 +)**

ST. PAUL COMMUNITY DEVELOPER MINISTRIES  
CHICAGO WOMEN IN TRADES  
REVOLUTION WORKSHOP  
COMMUNITIES EMPOWER THROUGH CONSTRUCTION  
INNER-CITY MUSLIM ACTION NETWORK  
CHICAGO BUILDS  
HIRE 360





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