COMMUNITY MEETING PRESENTATION
JDL DEVELOPMENT
08-26-2019 THROUGH 11-12-2020

PLEASE VISIT CHICAGO.GOV/NORTHUNION
COMMENTS AND QUESTIONS CAN BE EMAILED TO DPD@CITYOFCHICAGO.ORG
DEVELOPER JIM LETCHINGER, JDL DEVELOPMENT JIM@JDLCORP.COM
ALDERMAN WALTER BURNETT, 27TH WARD WARD27@CITYOFCHICAGO.ORG
ALDERMAN BRIAN HOPKINS, 2ND WARD WARD02@CITYOFCHICAGO.ORG
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
TIMELINE OF DEVELOPMENT AND INPUT TO DATE

08/2019
BEGIN WORK ON DEVELOPMENT

03/2020
INTRODUCTION MEETING WITH ALD HOPKINS

07/2020
FOLLOW UP MEETING WITH ALD BURNETT

10/2020
MEETING WITH 30 W OAK

11/2020
FIRST COMMUNITY MEETING

INTRODUCTION MEETING
WITH ALD BURNETT
02/2020

DPD INTAKE MEETING
07/2020

FIRST MEETING
WITH RNRA
10/2020

SECOND MEETING
WITH RNRA
11/2020

BEGIN WEEKLY MEETINGS WITH DPD
10/2020

CONTINUED
COMMUNITY ENGAGEMENT

NORTH UNION

PROPOSAL PROCESS
08-26-2019 THROUGH 11-12-2020 : 4
TIMELINE OF DEVELOPMENT AND INPUT FROM HERE

11/2020
FIRST COMMUNITY MEETING

CONTINUED FROM PREVIOUS PAGE

APPLICATION INTRO TO CITY OF CHICAGO

CITY COUNCIL COMMITTEE ON ZONING HEARING

SECOND COMMUNITY MEETING

CHICAGO PLANNING COMMISSION HEARING

APPLICATION REFERRED TO CITY PLANNING COMMISSION

CITY COUNCIL VOTE

CONTINUED COMMUNITY ENGAGEMENT

PROPOSAL PROCESS

08-26-2019 THROUGH 11-12-2020 : 5
• 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.
232 WEST CHESTNUT STREET 5 STORY (70')
BASEMENT PARKING COMBINED W/ 878 N WELLS ST
35 TOTAL DWELLING UNITS / 3 AFFORDABLE

878 NORTH WELLS STREET 21 STORY (256')
BASEMENT PARKING
GROUND FLOOR RETAIL
389 TOTAL DWELLING UNITS / 36 AFFORDABLE
200 PARKING STALLS

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

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING

08-26-2019 THROUGH 11-12-2020 : 9
232 West Chestnut Street 5 Story (70')
BASEMENT PARKING COMBINED W/ 878 N WELLS ST
35 TOTAL DWELLING UNITS / 3 AFFORDABLE

878 North Wells Street 21 Story (256')
BASEMENT PARKING
GROUND FLOOR RETAIL
389 TOTAL DWELLING UNITS / 36 AFFORDABLE
200 PARKING STALLS

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

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING
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
919 NORTH FRANKLIN 2 STORY (34')
EXISTING BUILDING TO BE ADAPTIVELY REUSED
RETAIL BUILDING

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

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

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

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

08-26-2019 THROUGH 11-12-2020 :11
PHASE TWO PLAN

- MID BLOCK CONNECTION
- PEDESTRIAN CONNECTIONS
- GREAT LAWN
- PLAYGROUND
235 WEST OAK STREET 4 STORY (48’)
BASEMENT PARKING
24 TOTAL TOWNHOMES / 1 AFFORDABLE
PARKING IN BASEMENT WITH 205 W OAK STREET

205 WEST OAK STREET 42 STORY (509’)
BASEMENT PARKING
GROUND FLOOR RETAIL
340 TOTAL DWELLING UNITS / 30 AFFORDABLE
324 PARKING STALLS

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING

08-26-2019 THROUGH 11-12-2020 :13
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

CONCEPTUAL MASTER PLAN PROGRAMMATIC MASSING AND PHASING
08-26-2019 THROUGH 11-12-2020 :13
PHASE THREE PLAN

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

08-26-2019 Through 11-12-2020 :15
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
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
SITE DATA
DX-5 EXPANSION OVERLAY ZONING PER CITY OF CHICAGO

TOTAL SITE AREA: 765,923 SF
NORTH UNION SITE AREA: 355,142 SF
TOTAL FAR: 4,099,999 SF (5.33 FAR)
JDL FAR: 2,849,999 SF

2,588 DWELLING UNITS OVER 10 YEARS
• LOW RISE BUILDINGS - HEAVIER AND MORE OPAQUE
• HIGH RISE BUILDINGS - LIGHTER AND MORE TRANSLUCENT

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

jdll.

Department of Planning and Development
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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