COMMUNITY MEETING PRESENTATION

JDL DEVELOPMENT
08-26-2019 THROUGH 03-24-2021

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 MARCH 24, 2021
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
2011 - 1225 N. WELLS ST.

2011 - 1225 N. WELLS ST.

2014 - 640 N. WELLS ST.

2014 - 211 W. SCOTT ST.

2014 - 211 W. SCOTT ST.

2015 - NO. 9 WALTON

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

JDL DEVELOPMENT COMPANY NEIGHBORHOOD COMMITMENT

08-26-2019 THROUGH 03-24-21 : 3
BEGIN WORK ON DEVELOPMENT
02/2020

FOLLOW UP MEETING WITH ALD BURNETT
07/2020

MEETING WITH 30 W OAK
10/2020

INTRODUCTION MEETING WITH DPD
03/2020

FIRST MEETING WITH RNRA
10/2020

SECOND MEETING WITH RNRA
11/2020

PROPOSAL PROCESS: TIMELINE OF DEVELOPMENT AND INPUT TO DATE
08-26-2019 THROUGH 03-24-21

CONTINUED COMMUNITY ENGAGEMENT
APPLICATION INTRO TO CITY OF CHICAGO
03/24/2021

APPLICATION REFERRED TO CITY PLANNING COMMISSION

03/24/2021
SECOND COMMUNITY MEETING

CITY COUNCIL COMMITTEE ON ZONING HEARING

CHICAGO PLANNING COMMISSION HEARING

CITY COUNCIL VOTE

CONTINUED COMMUNITY ENGAGEMENT

PROPOSAL PROCESS: TIMELINE OF DEVELOPMENT AND INPUT TO COME

08-26-2019 THROUGH 03-24-21
INFLOW THE EXISTING GAP

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

PLANNED DEVELOPMENT AREA: **749,186.1 SF**
MAX FAR: **5.57**

JDL NORTH UNION DEVELOPMENT AREA: **355,150.2 SF**
(SUBAREAS B,C,D,E,F)
MAX FAR AREA: 2,924,999 SF
MAX HEIGHT: 695'
MAX UNITS: 2,656

MOODY BIBLE AREA: **394,035.9 SF**
(SUBAREA A)
MAX FAR AREA: 1,250,000 SF
EXISTING FAR AREA: 663,315 SF
REMAINING: 586,685 SF
MAX OVERALL HEIGHT: 350'
MAX UNITS: 1,372
OWNERSHIP AND CURRENT SUBAREAS FOR SITE PLAN REVIEW

Massing depicted is conceptual only.

Any future proposed development will be subject to amended planned development, site plan review and community input.

No design for this Subarea A is being presented at this time.
**SITE PLAN MODIFICATIONS**

- ADDITIONAL ACRE OF OPEN SPACE (2.5 ACRES TOTAL)
- PARK DESIGN
- RECONFIGURED PHASE 3 TOWNHOMES

- REMOVED SINGLE FAMILY HOMES ON WALTON STREET
- SHIFTED 312 WALTON CLOSER TO FRANKLIN STREET
- DESIGN MODIFICATIONS OF 312 WALTON AND 310/300 OAK STREET AS A RESULT OF WIND STUDY
SITE PLAN MODIFICATIONS

- ADDITIONAL ACRE OF OPEN SPACE (2.5 ACRES TOTAL)
- PARK DESIGN
- RECONFIGURED PHASE 3 TOWNHOMES
- REMOVED SINGLE FAMILY HOMES ON WALTON STREET
- SHIFTED 312 WALTON CLOSER TO FRANKLIN STREET
- DESIGN MODIFICATIONS OF 312 WALTON AND 310/300 OAK STREET AS A RESULT OF WIND STUDY
MASSING / DESIGN MODIFICATIONS

- Architectural sculpting of Wells Street building design
- Reduction of height - 205 W Oak by 34’
- Removal of parking podium - 205 W Oak
- Architectural modifications to the bases of 312 W Walton, 310/300 W Oak to reduce winter wind downdraft
312 W. WALTON ST.
PRELIMINARY WIND STUDY MASSING

INCREASE SETBACK WIDTH:
12'-9" AT NORTH AND SOUTH
INCREASE SETBACK HEIGHT:
10' AT NORTH AND SOUTH
RESULT: REDUCE DOWNDRAFT AT GRADE

PROPOSED NORTH UNION MASSING CHANGES AS A RESULT OF WIND ANALYSIS
PRELIMINARY WIND ANALYSIS - WINTER

INCREASE SETBACK WIDTH:
12'-9" AT NORTH AND SOUTH
RESULT: REDUCE DOWNDRAFT

RECESS FLOOR: 12' AT PODIUM LEVEL
RESULT: REDUCE DOWNDRAFT AT GRADE

SHIFT 310 W. OAK TOWER EAST
RESULT: INCREASE WINDBREAK AT PODIUM

SHIFT 300 W. OAK TOWER SOUTH & WEST
RESULT: INCREASE WINDBREAK AT PODIUM

RECESS FLOOR: 6' AT BASE LEVEL
RESULT: REDUCE DOWNDRAFT AT GRADE

PROPOSED NORTH UNION MASSING CHANGES AS A RESULT OF WIND ANALYSIS

08-26-2019 THROUGH 03-24-21

300-310 W. OAK ST.
PRELIMINARY WIND STUDY MASSING

300-310 W. OAK ST.
BASE MODIFICATIONS
**PROPOSED NORTH UNION SITE PLAN PHASING**

**PHASE ONE/TWO** (est. start 2021)
- TOTAL FAR: 527,880 SF
- TOTAL DU: 486 UNITS / 41 AFF
- TOTAL RETAIL: 5,765 SF
- PRIVATE OPEN SPACE: 12,000 SF
- PUBLIC OPEN SPACE: 23,000 SF
- PARKING RATIO: .48 / DU

**PHASE ONE/TWO** (est. start 2023)
- TOTAL FAR: 418,900 SF
- TOTAL DU: 334 UNITS / 26 AFF
- TOTAL RETAIL: 0 SF
- PRIVATE OPEN SPACE: 4,000 SF
- PUBLIC OPEN SPACE: 2,000 SF
- PARKING RATIO: .48 / DU

**PHASE THREE** (est. start 2025)
- TOTAL FAR: 420,099 SF
- TOTAL DU: 248 UNITS / 32 AFF
- TOTAL RETAIL: 0 SF
- PRIVATE OPEN SPACE: 12,000 SF
- PUBLIC OPEN SPACE: 36,000 SF
- PARKING RATIO: .8 / DU

**PHASE FOUR** (est. start 2027)
- TOTAL FAR: 389,370 SF
- TOTAL DU: 379 UNITS / 31 AFF
- TOTAL RETAIL: 0 SF
- PRIVATE OPEN SPACE: 2,000 SF
- PUBLIC OPEN SPACE: 0 SF
- PARKING RATIO: .51 / DU

**PHASE FIVE** (est. start 2029)
- TOTAL FAR: 1,168,750 SF
- TOTAL DU: 1,209 UNITS / 143 AFF
- TOTAL RETAIL: 0 SF
- PRIVATE OPEN SPACE: 8,000 SF
- PUBLIC OPEN SPACE: 49,500 SF
- PARKING RATIO: .51 / DU

**BULK DATA TABLE**
- PLANNED DEVELOPMENT AREA: 749,186.1 SF
- NORTH UNION DEVELOPMENT AREA: 355,150.2 SF
- MAX DWELLING UNITS: 2,656
- MAX FAR: 5.57
DEVELOPMENT AND MAINTENANCE AGREEMENT (DEMA)

- OVER 2.5 ACRES OF PUBLIC OPEN SPACE
- OPEN 6AM - 11PM
- DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND CITY WILL BE IN PLACE PRIOR TO ANY CONSTRUCTION PERMITS
- DEVELOPER MAINTAINED (E.G., SNOW REMOVAL, LIGHTING, PLANTINGS)
- ENTIRE OPEN SPACE PLAN WILL BE BUILT OVER TIME
- PUBLICLY ACCESSIBLE ART WITHIN OPEN SPACE
- CHICAGO BASED ARTISTS
**PHASE ONE PARK SPACE**

- OPEN SPACE CONNECTION BETWEEN FRANKLIN ST. & WELLS ST.
- RETAIL USES ALONG WELLS ST. TO ACTIVATE GROUND LEVEL

1. ARRIVAL PARK AT FRANKLIN ST. & CHESTNUT ST.

2. WATER AND PUBLIC ART FEATURES

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**PROPOSED NORTH UNION SITE PLAN LANDSCAPE AND PUBLIC OPEN SPACE**

08-26-2019 THROUGH 03-24-21
PHASE THREE PARK SPACE

- LARGEST PARK IN DEVELOPMENT ON AXIS WITH FRANKLIN ST.
- CHILDREN'S PLAY AREAS

1 MID-BLOCK CONNECTION

2 GREAT LAWN WITH GRADE LEVEL CHANGES FOR INTEREST
PHASE FIVE PARK SPACE

- AUTO COURT DROP OFF
- OPEN SPACE BUFFER BETWEEN WALTER PAYTON PREP AND NORTH UNION

1 MULTIPLE DOG PARKS FOR ALL SIZES

2 OPEN SPACE CONNECTION THROUGHOUT SITE
<table>
<thead>
<tr>
<th>INTERSECTION</th>
<th>IMPROVEMENT</th>
<th>RESPONSIBLE PARTY</th>
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<tbody>
<tr>
<td>WELLS / DIVISION</td>
<td>• RESTRIPED DIVISION ST. TO PROVIDE EXCLUSIVE LEFT-TURN LANES</td>
<td>OLD TOWN PARK (PRIOR COMPLETION OF PHASE 1)</td>
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<td>• PROVIDE PROTECTED PERMISSIVE LEFT-TURN PHASES FOR THE EASTBOUND AND WESTBOUND APPROACHES ON DIVISION ST.</td>
<td></td>
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<tr>
<td>LASALLE / DIVISION</td>
<td>• TRAFFIC SIGNAL TIMING MODIFICATIONS</td>
<td>NORTH UNION</td>
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<tr>
<td>WELLS / OAK</td>
<td>• TRAFFIC SIGNAL TIMING MODIFICATIONS</td>
<td>NORTH UNION</td>
</tr>
<tr>
<td>WELLS / CHICAGO</td>
<td>• PROVIDE LEAD SOUTHBOUND LEFT-TURN PHASE</td>
<td>NORTH UNION</td>
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<td></td>
<td>• TRAFFIC SIGNAL TIMING MODIFICATIONS</td>
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<tr>
<td>LASALLE/CHICAGO</td>
<td>• PROVIDE EASTBOUND LEAD LEFT-TURN PHASE</td>
<td>ONE CHICAGO SQUARE</td>
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<td></td>
<td>• PROVIDE NORTHBOUND LEAD LEFT-TURN PHASE</td>
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<tr>
<td>ORLEANS / HILL</td>
<td>• INSTALL TRAFFIC SIGNAL</td>
<td>OLD TOWN PARK (PRIOR COMPLETION OF PHASE 2)</td>
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<td></td>
<td>• PROVIDE PEDESTRIAN COUNTDOWN SIGNALS</td>
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<td>• PROVIDE PEDESTRIAN COUNTDOWN SIGNALS</td>
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<td>ORLEANS / LOCUST</td>
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<td>• PROVIDE PEDESTRIAN COUNTDOWN SIGNALS</td>
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<td>FRANKLIN / WALTON</td>
<td>• INSTALL HIGH VISIBILITY CROSSWALKS</td>
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<td>• INSTALL HIGH VISIBILITY CROSSWALKS</td>
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<td>FRANKLIN / OAK</td>
<td>• INSTALL HIGH VISIBILITY CROSSWALKS</td>
<td>NORTH UNION</td>
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**PROPOSED NORTH UNION SITE PLAN TRAFFIC STUDY: IMPROVEMENTS**

08-26-2019 THROUGH 03-24-21
PROPOSED NORTH UNION SITE PLAN: CIRCULATION PLAN

- **EXISTING BIKE LANE**
- **EXISTING CURB CUTS**
- **EXISTING VEHICULAR ENTRY**
- **PRIVATE DRIVE**
- **IN/OUT**
- **NO PARKING ZONE**
- **PROPOSED CURB CUTS**
- **PROPOSED RESIDENTIAL ENTRY**
- **PROPOSED LOADING ENTRY**

N. FRANKLIN ST.
W. LOCUST ST.
W. WALTON ST.
N. WELLS ST.

08-26-2019 THROUGH 03-24-21
MATERIAL DESIGN AND SELECTION CRITERIA

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

NORTH UNION BUILDING DESIGN OBJECTIVES

OLD TOWN PARK
“LIGHTER” ZONE
OLD TOWN GLASS HIGH RISES

BICYCLE BUILDING
“HEAVIER” ZONE
RIVER NORTH
LOFT GALLERY DISTRICT

08-26-2019 THROUGH 03-24-21
NORTH UNION SITE: PROPOSED VIEW NORTH ON FRANKLIN AVENUE
NORTH UNION SITE: PROPOSED VIEW NORTH OF 312 W. WALTON & 310 W. OAK
NORTH UNION SITE: PROPOSED VIEW OF THE CENTER PARK, 312 W. WALTON, 300 W. OAK

08-26-2019 THROUGH 03-24-21
NORTH UNION SITE: PROPOSED VIEW OF CENTER PARK FROM OAK STREET
NORTH UNION SITE: PROPOSED VIEW SOUTH WEST FROM N WELLS STREET

08-26-2019 THROUGH 03-24-21
• 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
• **2.5 ACRES (110,500 SF) OF PUBLIC OPEN SPACE**
  - 26,500 SF DOG PARK
  - 23,000 SF CONTEMPLATIVE PARK WITH PUBLIC ART
  - 61,000 SF PARK WITH KIDS’ ACTIVITIES
  - 38,000 SF PRIVATE GREEN SPACE

• **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 CONSTRUCTION WASTE FROM LANDFILLS BY **80%**
  - SIGNIFICANT BIKE PARKING
  - SIGNIFICANT ELECTRIC CAR CHARGING
  - STORM WATER COLLECTION
• 266 AFFORDABLE UNITS REQUIRED (10% OF 2,656 TOTAL UNITS)

• 236 PROVIDED ON SITE
  
  28 (3 BED)
  53 (2 BED)
  140 (1 BED)
  15 (STUDIO)

• 118 UNITS (88 ABOVE THE REQUIREMENT) WILL BE PROVIDED ON-SITE, PAID IN-LIEU TO THE AFFORDABLE HOUSING OPPORTUNITY FUND (TOTAL PAYMENT OF UP TO $22,176,802.00), BUILT OFF-SITE WITHIN 2-MILE RADIUS AND/OR A COMBINATION OF ALL THREE

• AFFORDABLE RENTAL UNITS WILL BE RESERVED FOR HOUSEHOLDS EARNING UP TO 60 PERCENT OF AMI

• UNITS WILL BE EVENLY DISTRIBUTED ACROSS THE SITE AND PHASES AND WILL BE EVENLY DISTRIBUTED AMONG UNIT TYPES
• 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
COMMUNITY MEETING PRESENTATION

JDL DEVELOPMENT
08-26-2019 THROUGH 03-24-2021

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