



NORTH UNION

COMMUNITY MEETING PRESENTATION

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



LNTENT
DESIGN

OMNI
WORKSHOP



Department of Planning and Development

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





NORTH
UNION



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.



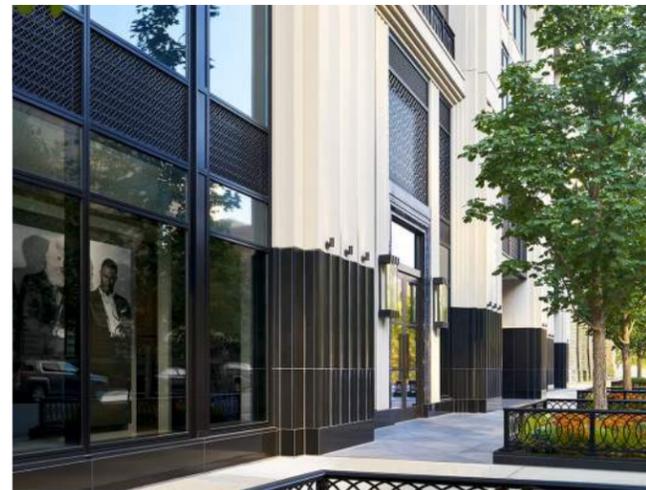
2014 - 211 W. SCOTT ST.



2014 - 640 N. WELLS ST.



2014 - 211 W. SCOTT ST.



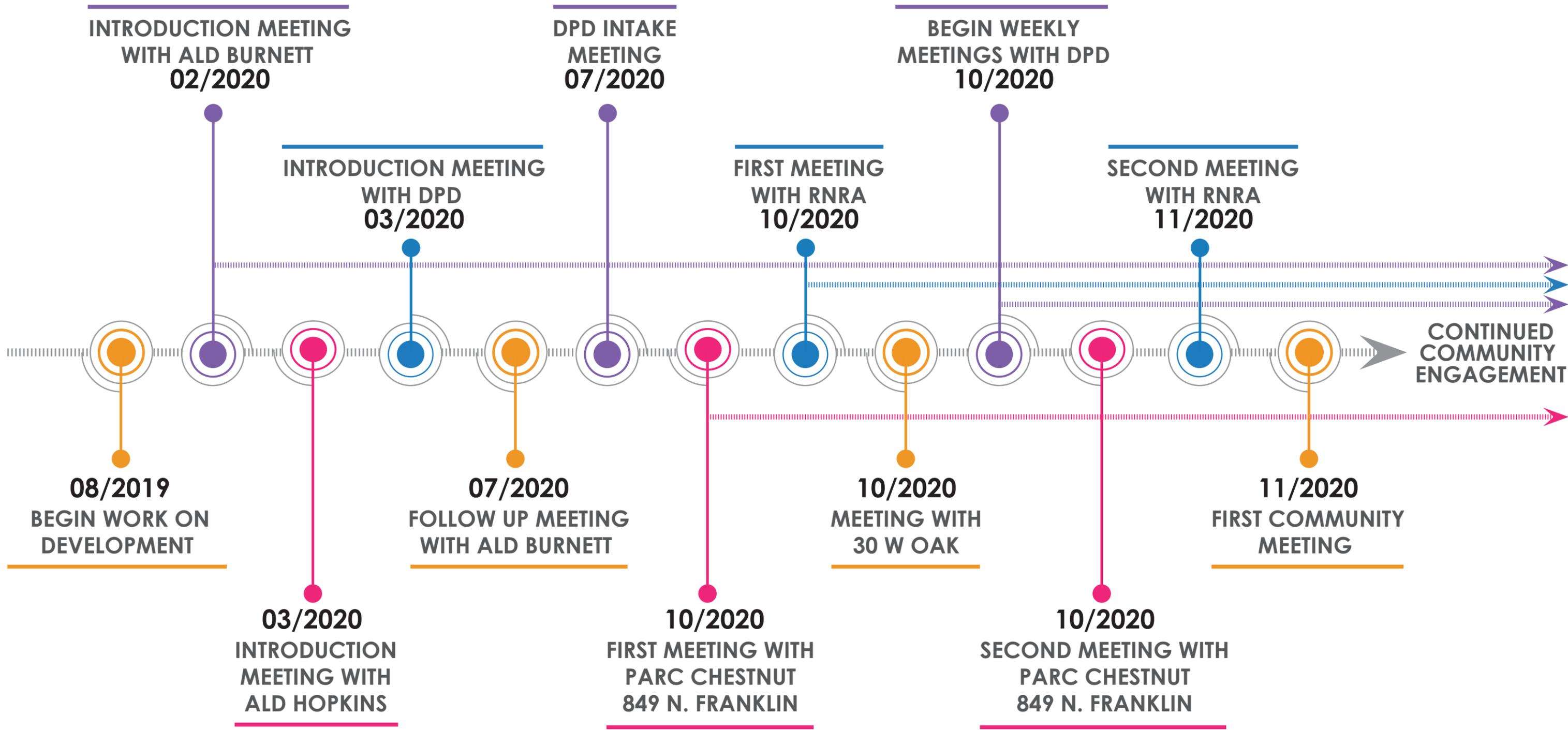
2015 - NO. 9 WALTON



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



JDL DEVELOPMENT COMPANY NEIGHBORHOOD COMMITMENT



APPLICATION INTRO
TO CITY OF CHICAGO
03/24/2021

CITY COUNCIL COMMITTEE
ON ZONING HEARING

APPLICATION REFERRED TO CITY
PLANNING COMMISSION

CONTINUED
COMMUNITY
ENGAGEMENT

CHICAGO PLANNING
COMMISSION HEARING

03/24/2021
SECOND COMMUNITY
MEETING

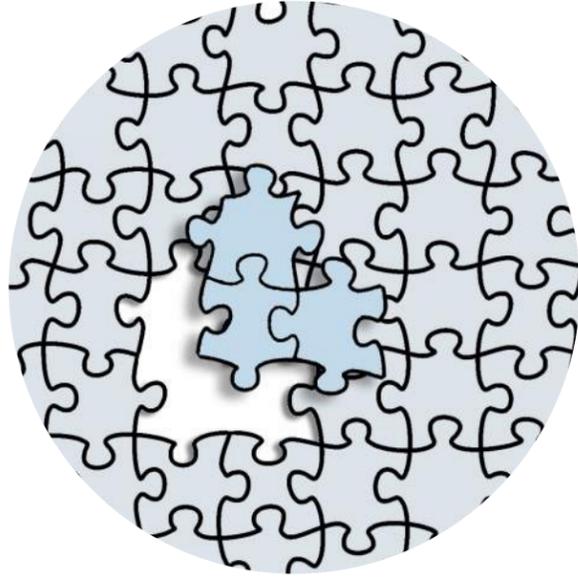
CITY COUNCIL
VOTE



PROPOSAL PROCESS: TIMELINE OF DEVELOPMENT AND INPUT TO COME

INFILL 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)

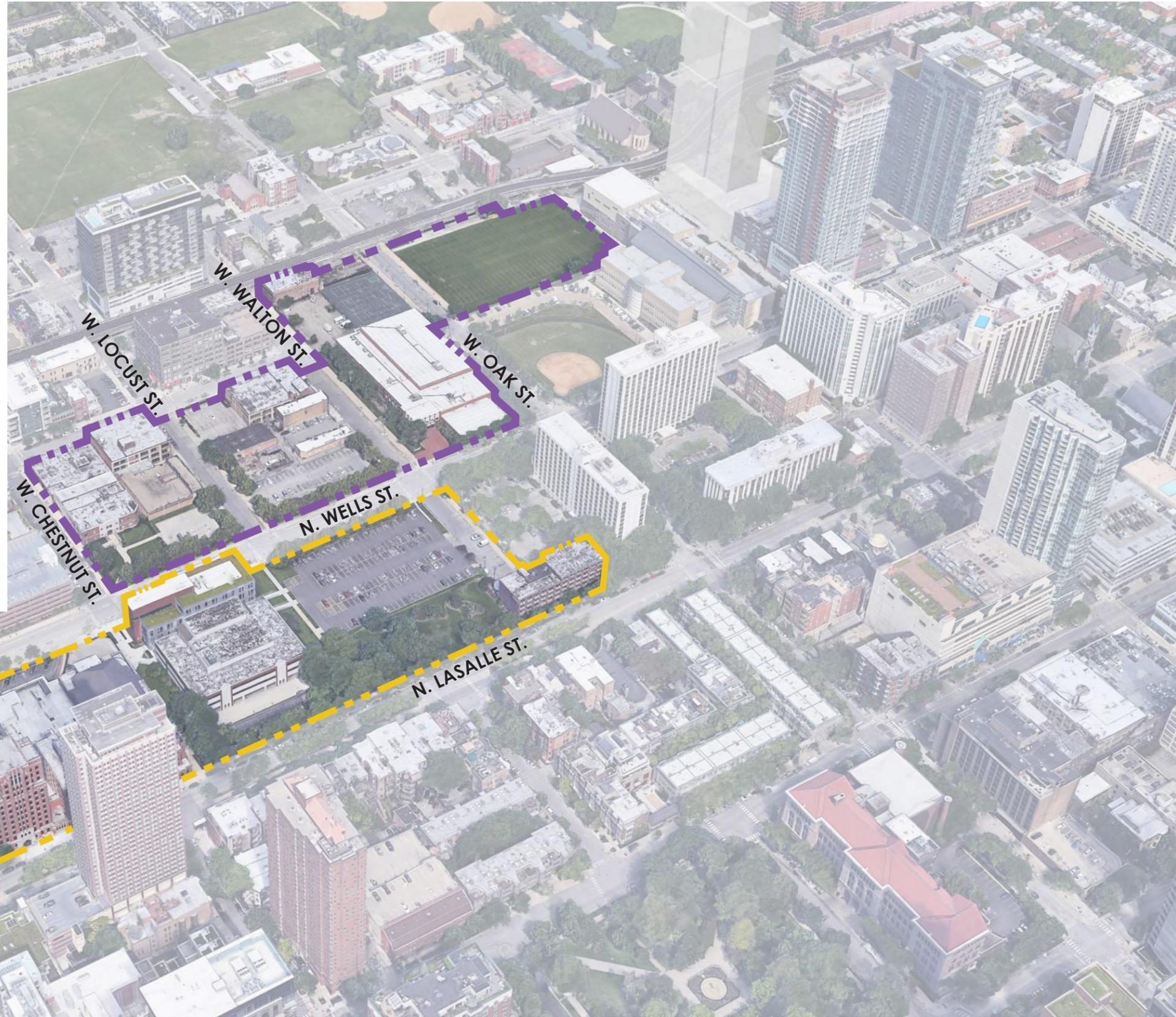
MAX FAR AREA: 1,250,000 SF

EXISTING FAR AREA: 663,315 SF

REMAINING: 586,685 SF

MAX OVERALL HEIGHT: 350'

MAX UNITS: 1,372



SUBAREA B
695' MAX HEIGHT

SUBAREA C
500' MAX HEIGHT

SUBAREA F
130' MAX HEIGHT

SUBAREA D
130' MAX HEIGHT

SUBAREA E
330' MAX HEIGHT

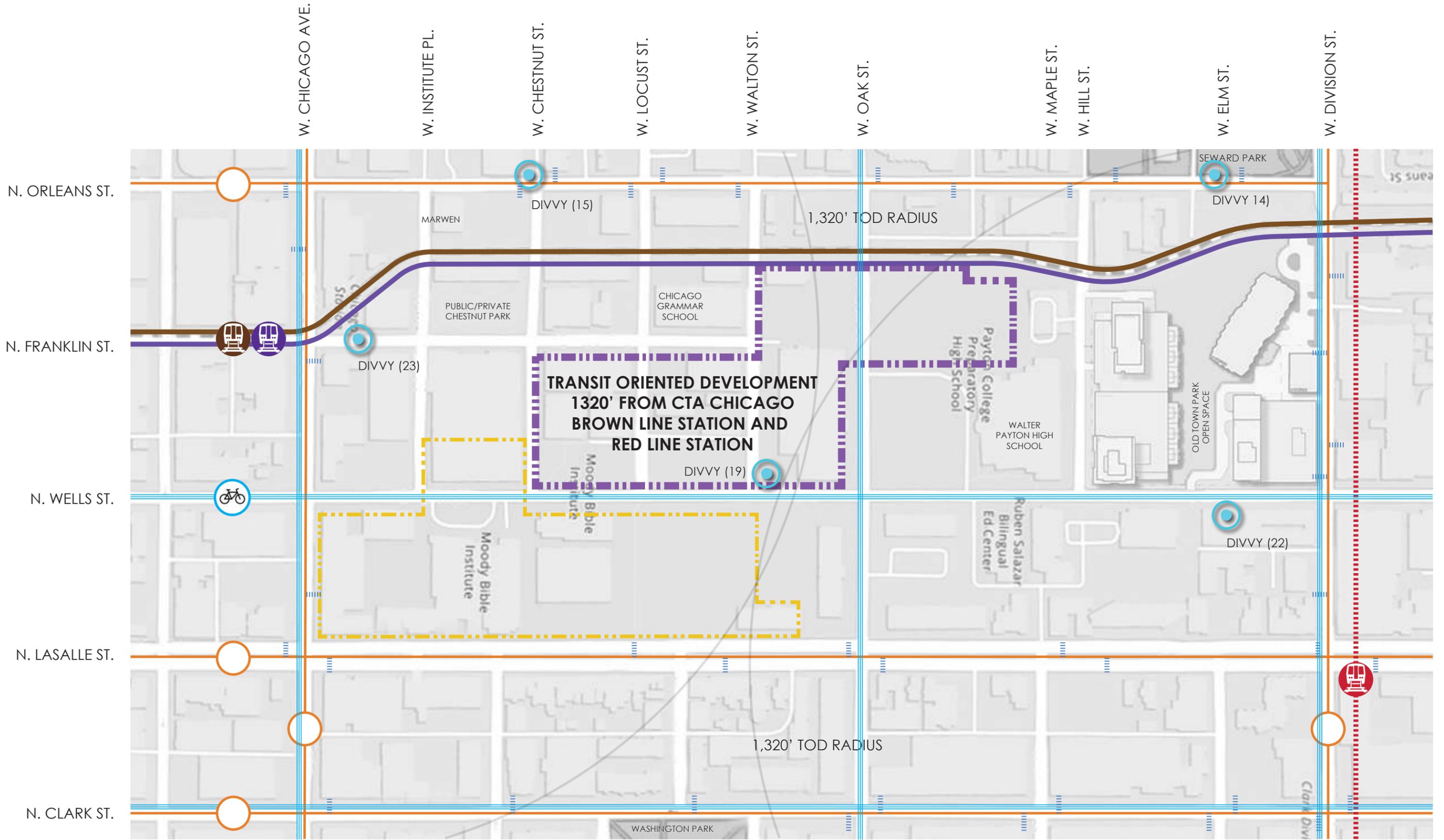
SUBAREA A
EXISTING BUILDINGS
350' MAX HEIGHT

**SUBAREA A
DEVELOPMENT**
225' MAX HEIGHT

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.**



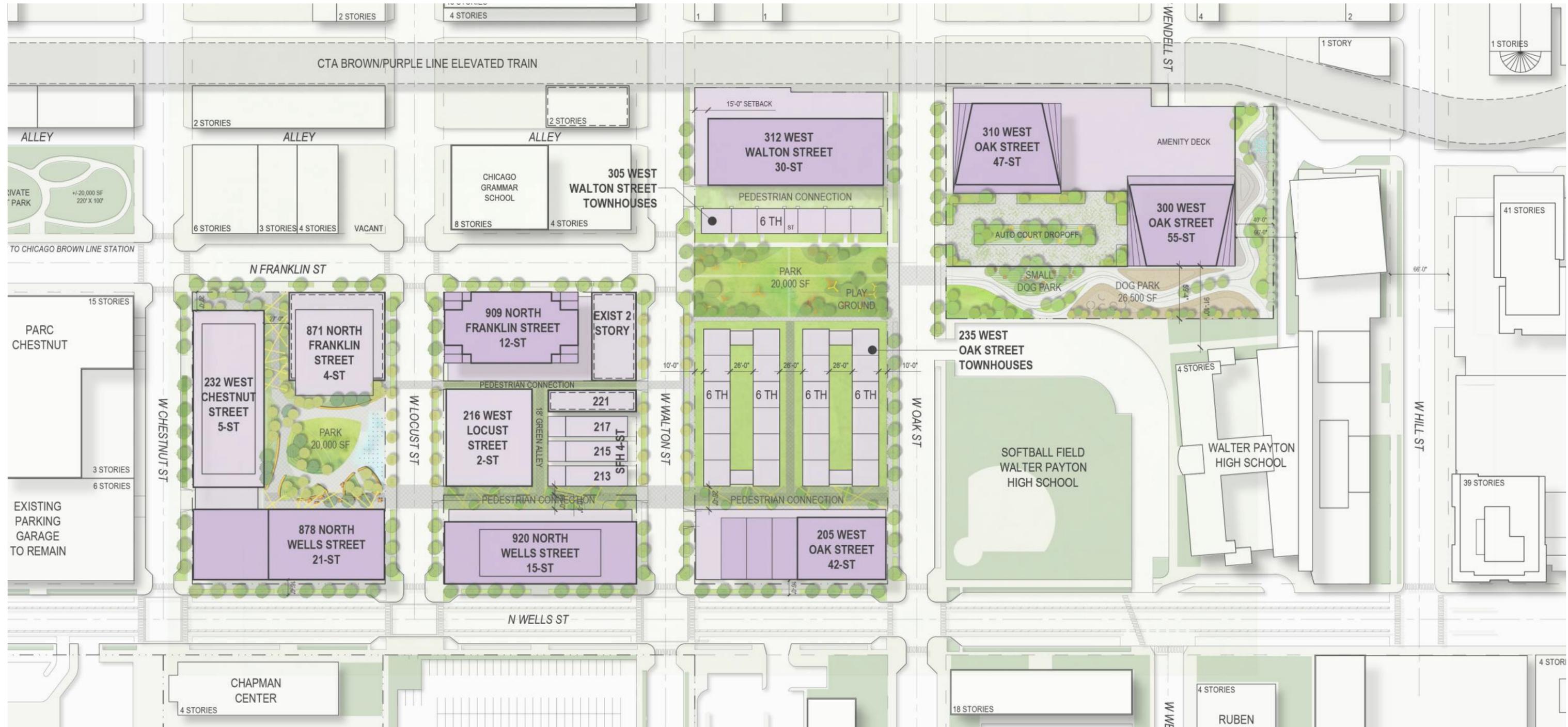
TRANSIT ORIENTED DEVELOPMENT

 JDL PROPOSED DEVELOPMENT
 MOODY BIBLE INSTITUTE



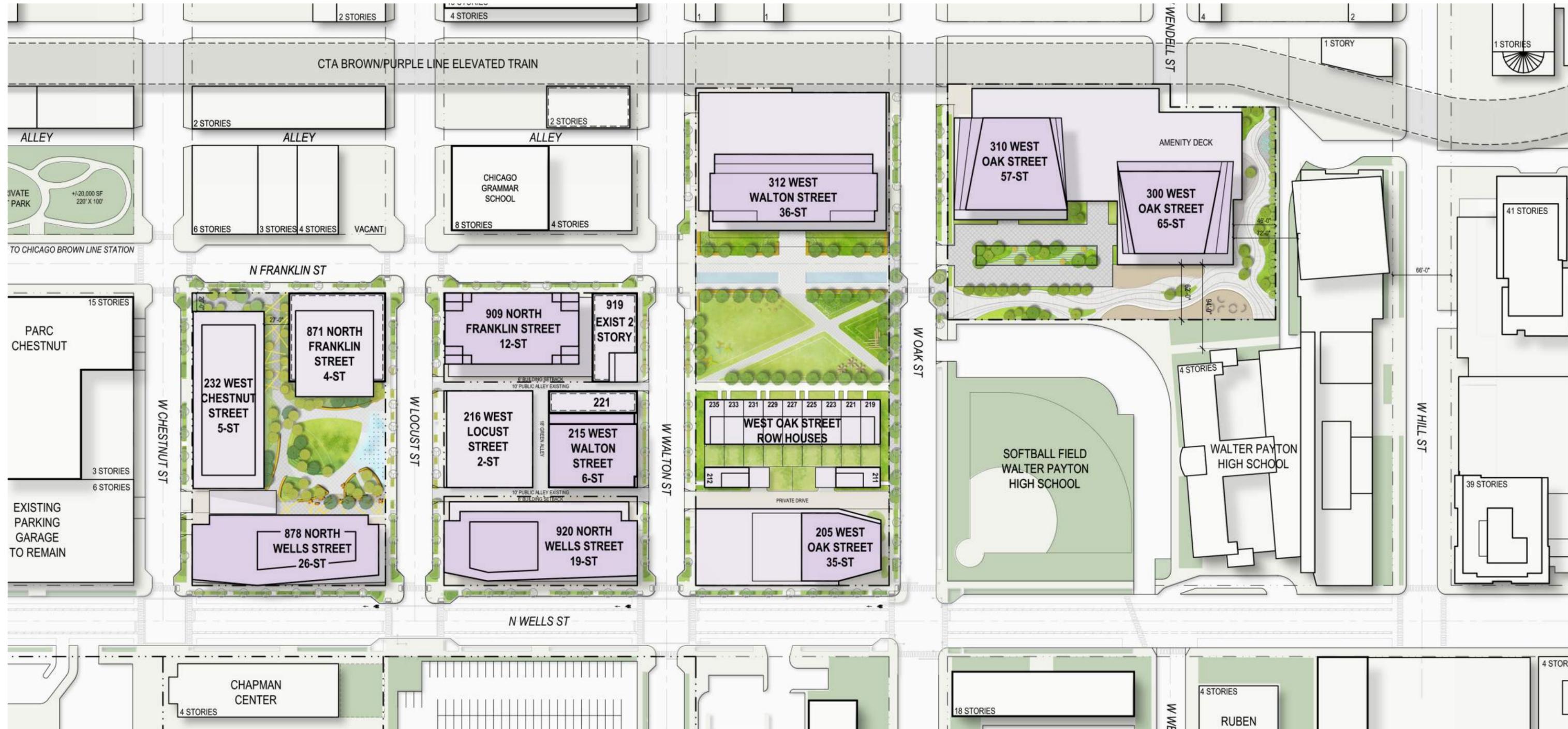
SITE PLAN MODIFICATIONS

- 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



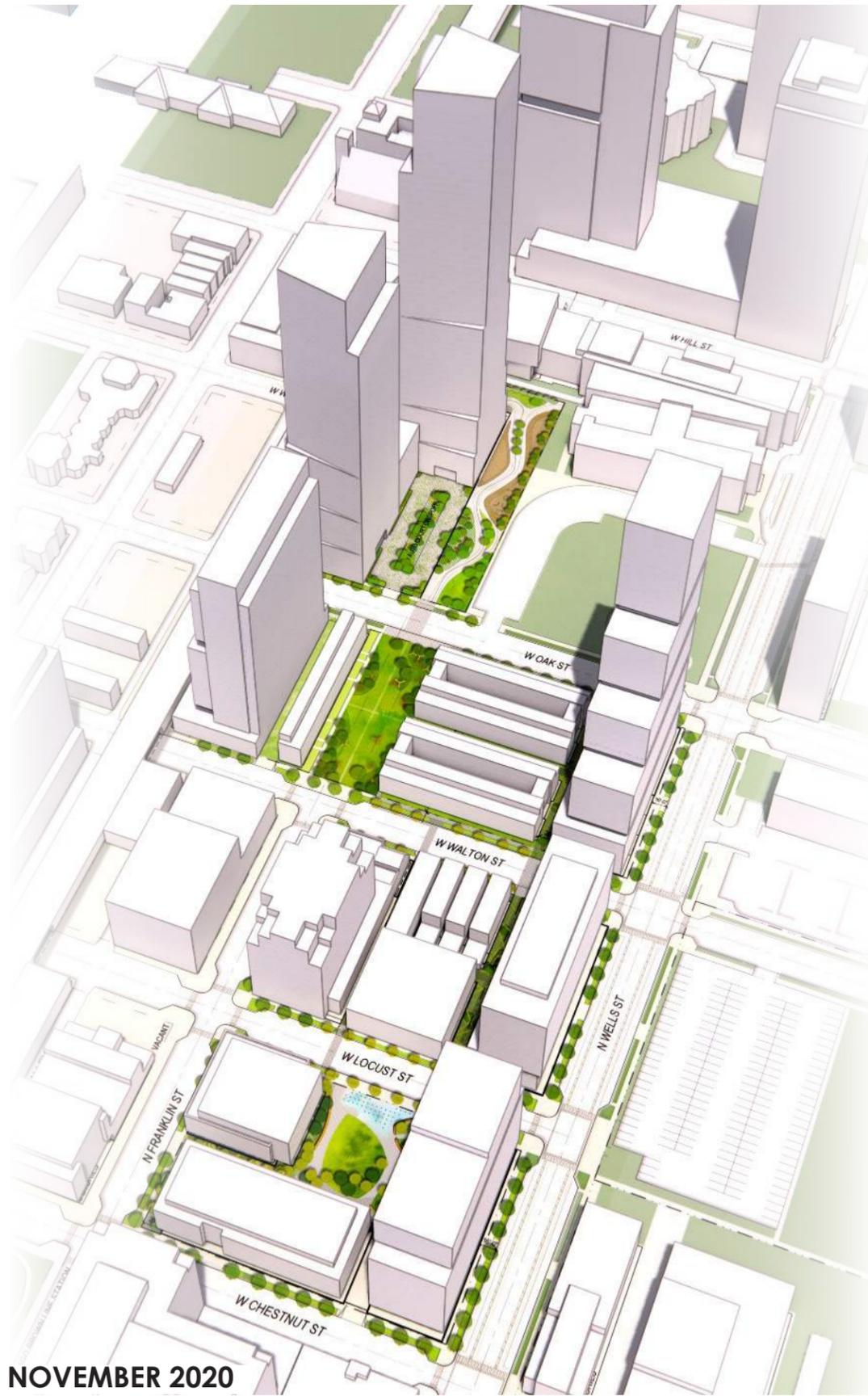
SITE PLAN MODIFICATIONS

- 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

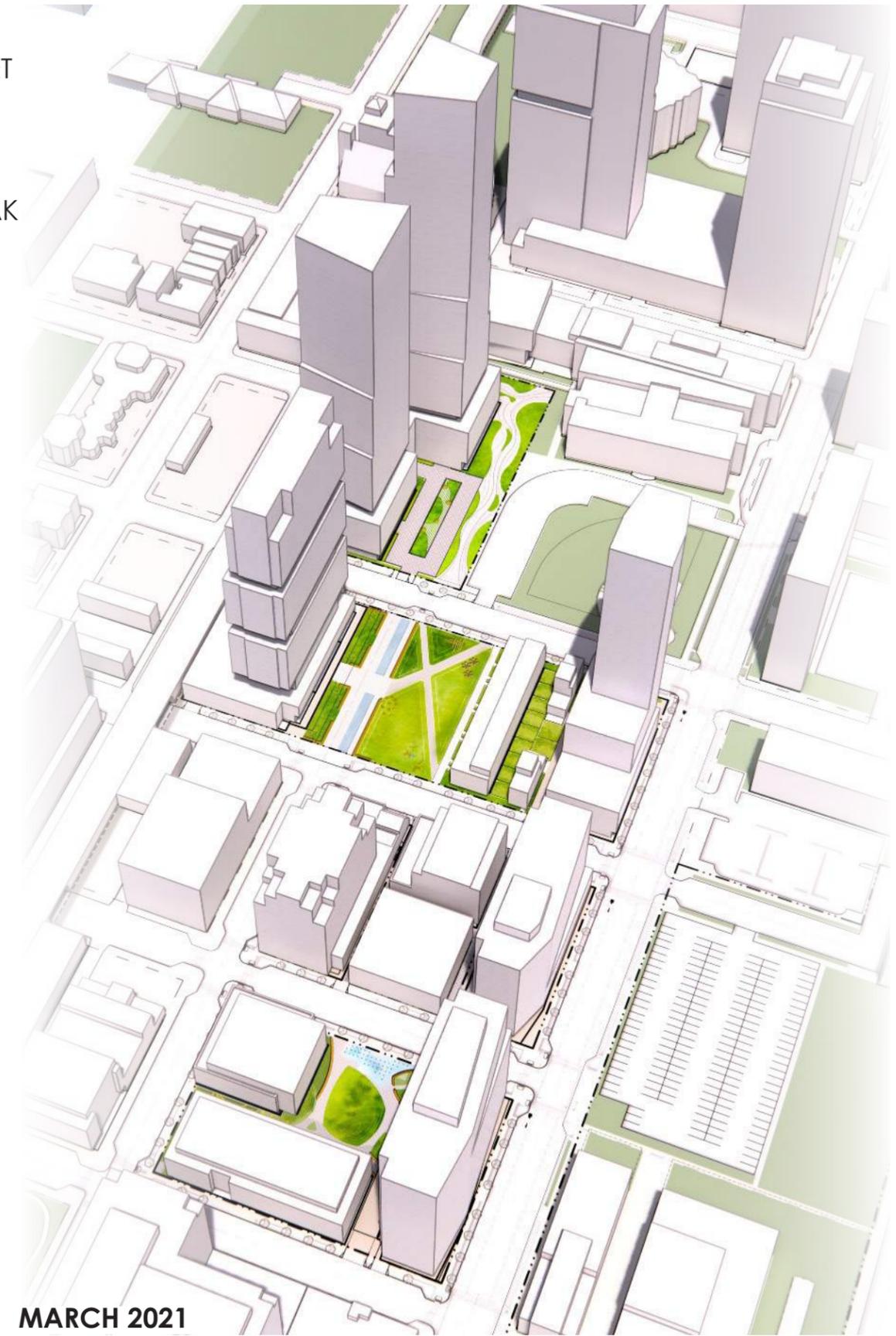


MASSING / DESIGN MODIFICATIONS

- 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

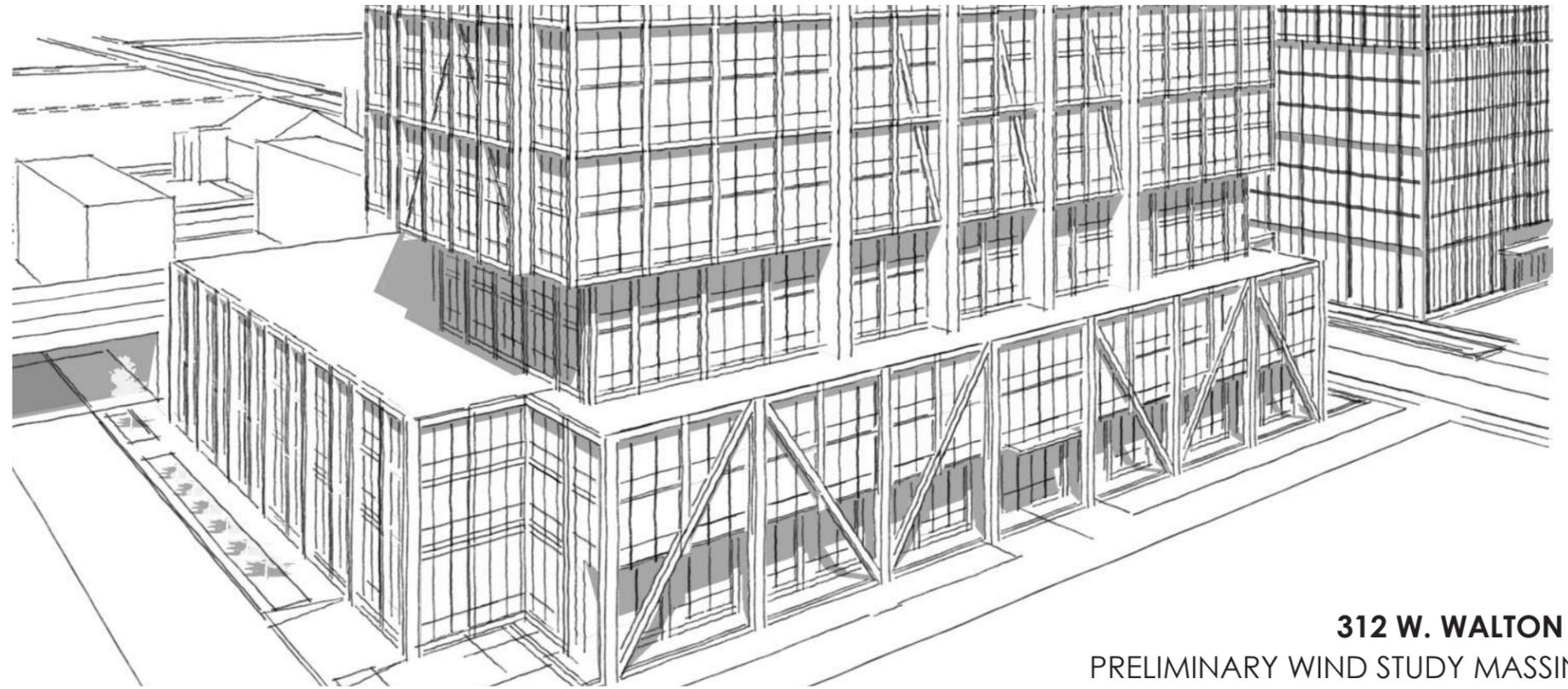
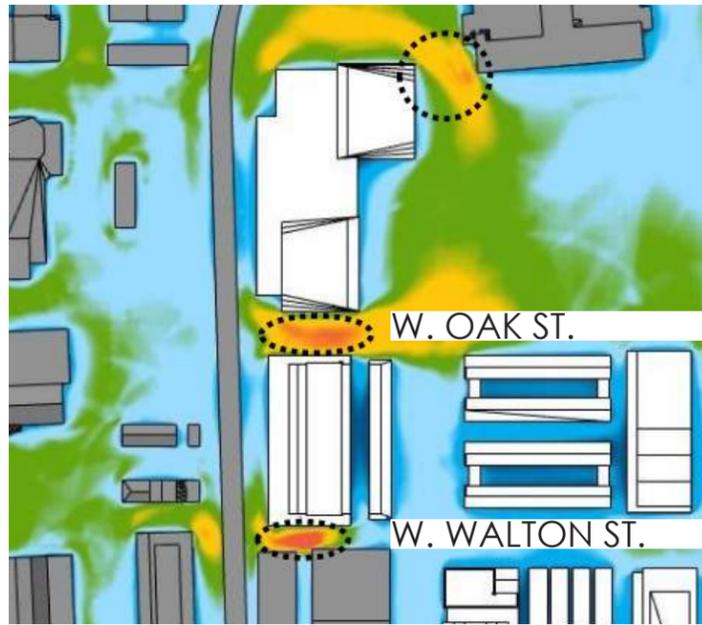


NOVEMBER 2020



MARCH 2021

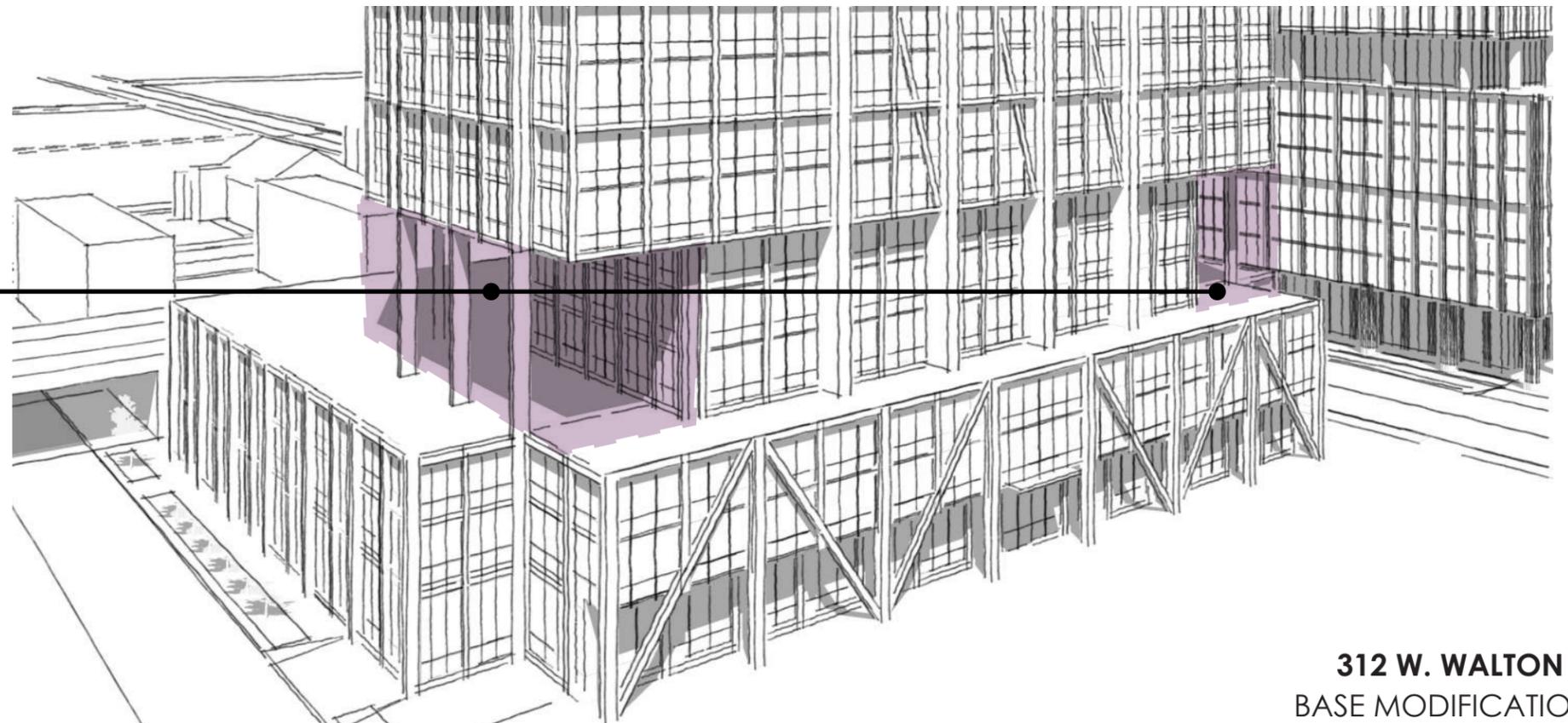
PRELIMINARY WIND ANALYSIS - WINTER



312 W. WALTON ST.
PRELIMINARY WIND STUDY MASSING

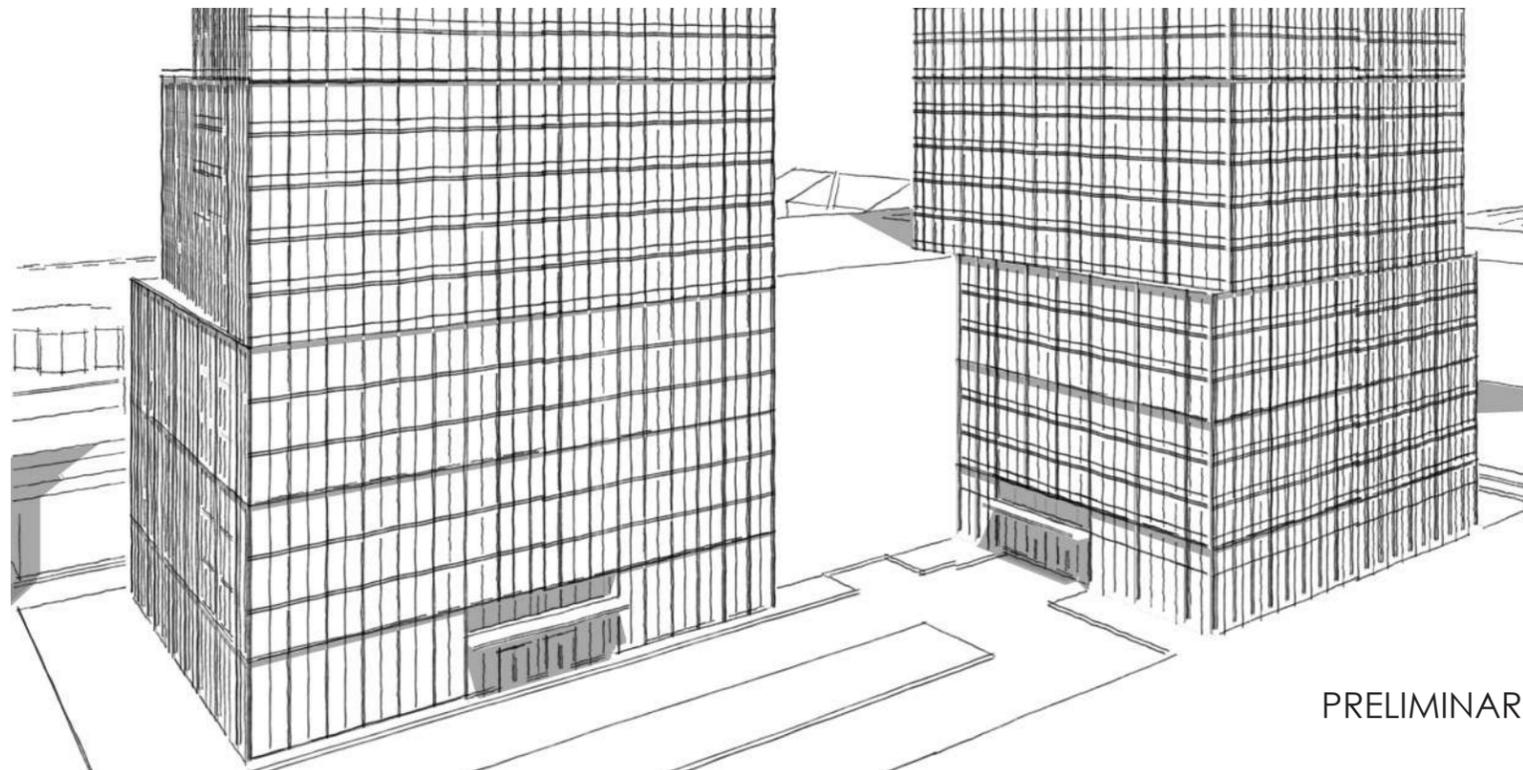
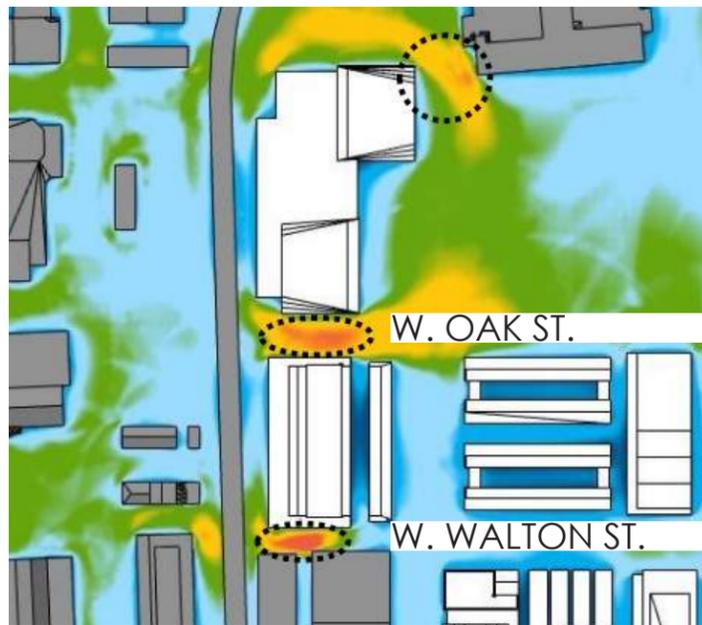
INCREASE SETBACK WIDTH:
12'-9" AT NORTH AND SOUTH
INCREASE SETBACK HEIGHT:
10' AT NORTH AND SOUTH

RESULT: REDUCE DOWNDRAFT AT GRADE



312 W. WALTON ST.
BASE MODIFICATIONS

PRELIMINARY WIND ANALYSIS - WINTER



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

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

RESULT: REDUCE DOWNDRAFT

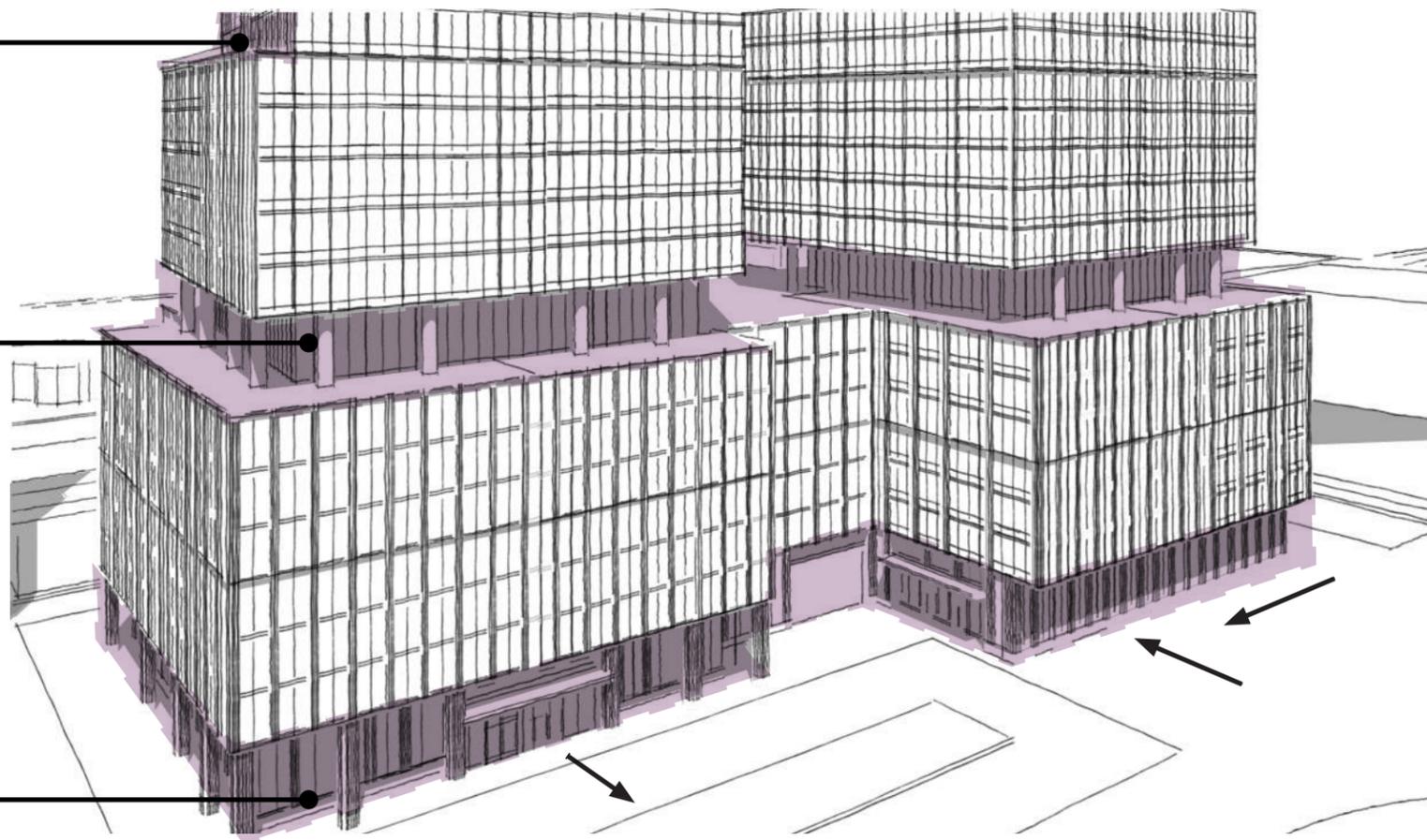
RECESS FLOOR: 12' AT PODIUM LEVEL

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

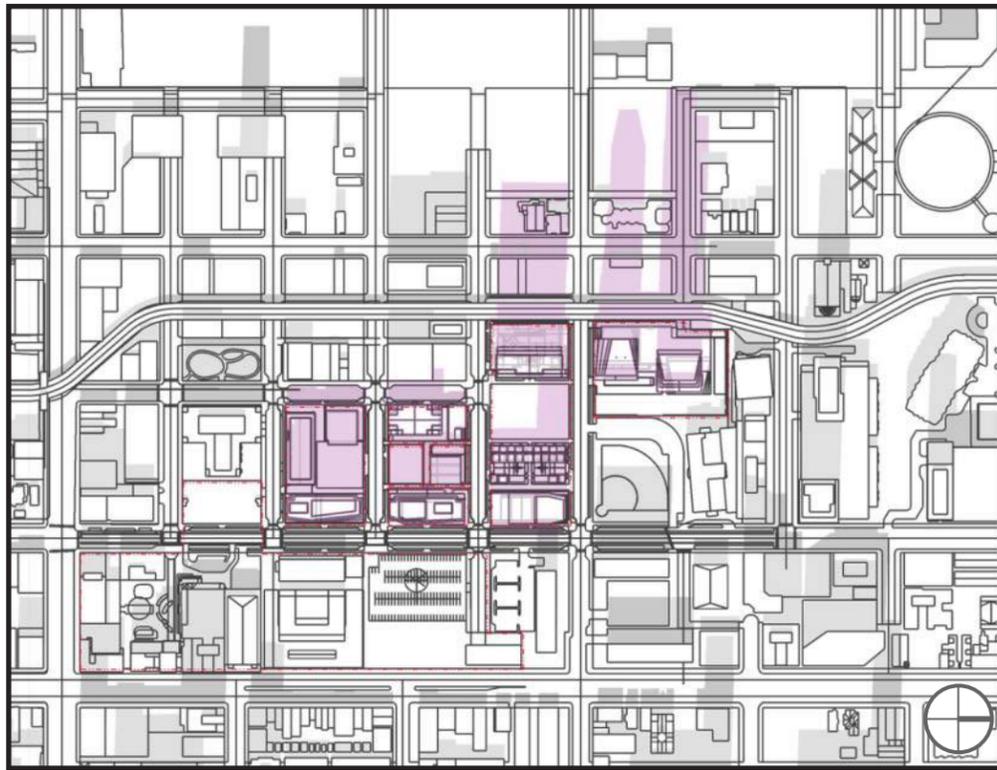
RESULT: REDUCE DOWNDRAFT AT GRADE



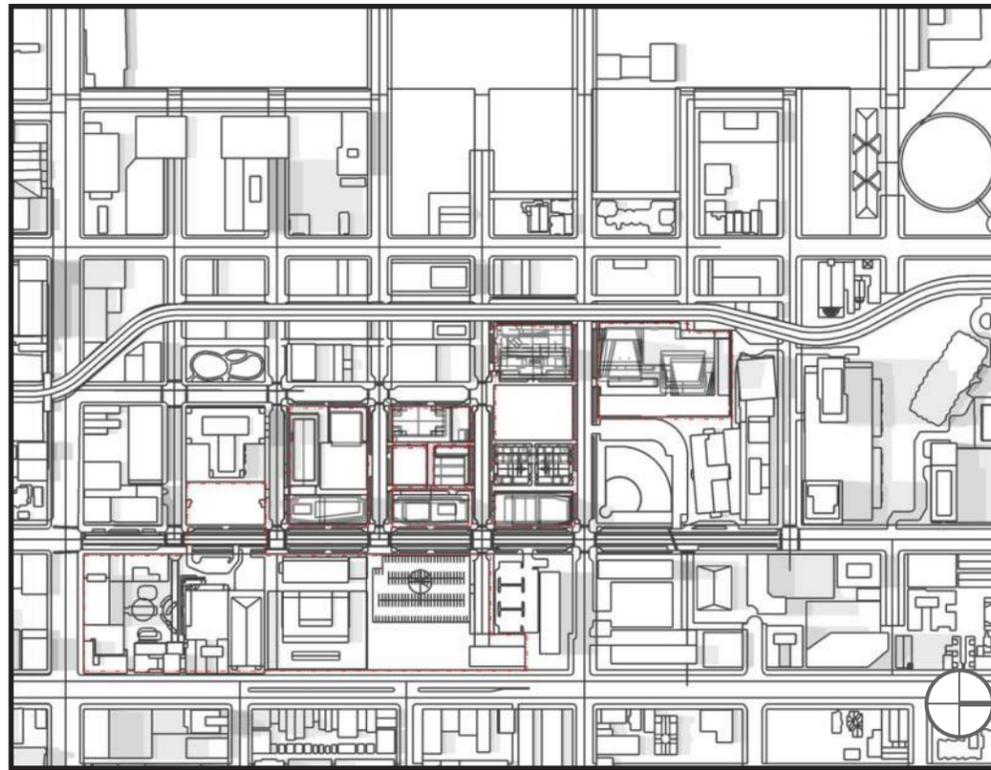
300-310 W. OAK ST.
BASE MODIFICATIONS



PROPOSED NORTH UNION MASSING CHANGES AS A RESULT OF WIND ANALYSIS



8:00 AM



12:00 PM



4:00 PM
JUNE 20



8:00 AM



12:00 PM



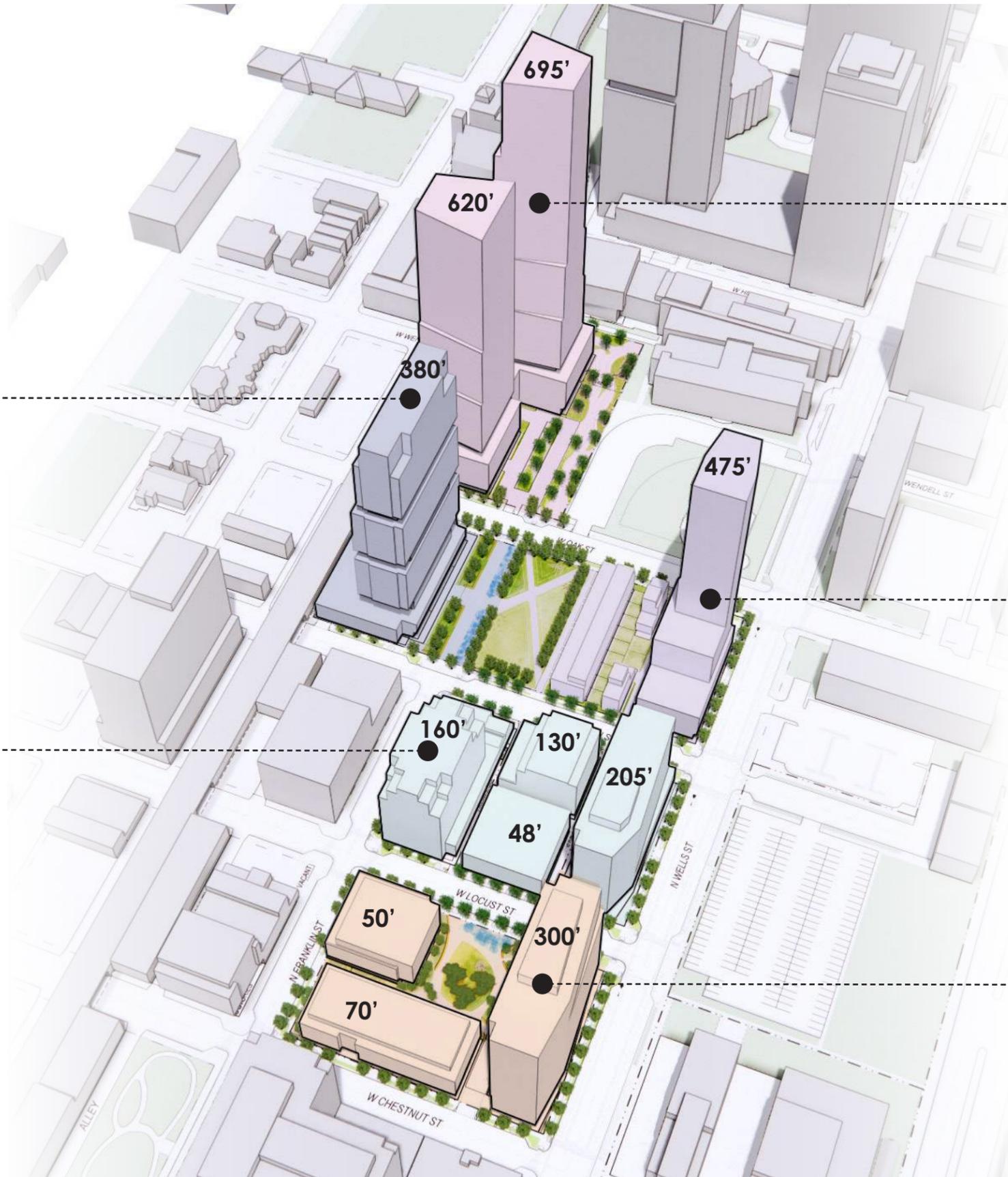
4:00 PM
DECEMBER 21

SOLAR ACCESS ANALYSIS

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



⑤ **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

③ **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

① **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

④ **PHASE FOUR** (est. start **2027**)
TOTAL FAR: 389,370 SF
TOTAL DU: 379 UNITS / 31 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 4,000 SF
PUBLIC OPEN SPACE: 2,000 SF
PARKING RATIO: .51 / DU

② **PHASE ONE/TWO** (est. start **2023**)
TOTAL FAR: 418,900 SF
TOTAL DU: 334 UNITS / 26 AFF
TOTAL RETAIL: 26,725 SF
PRIVATE OPEN SPACE: 2,000 SF
PUBLIC OPEN SPACE: 0 SF
PARKING RATIO: .48 / DU

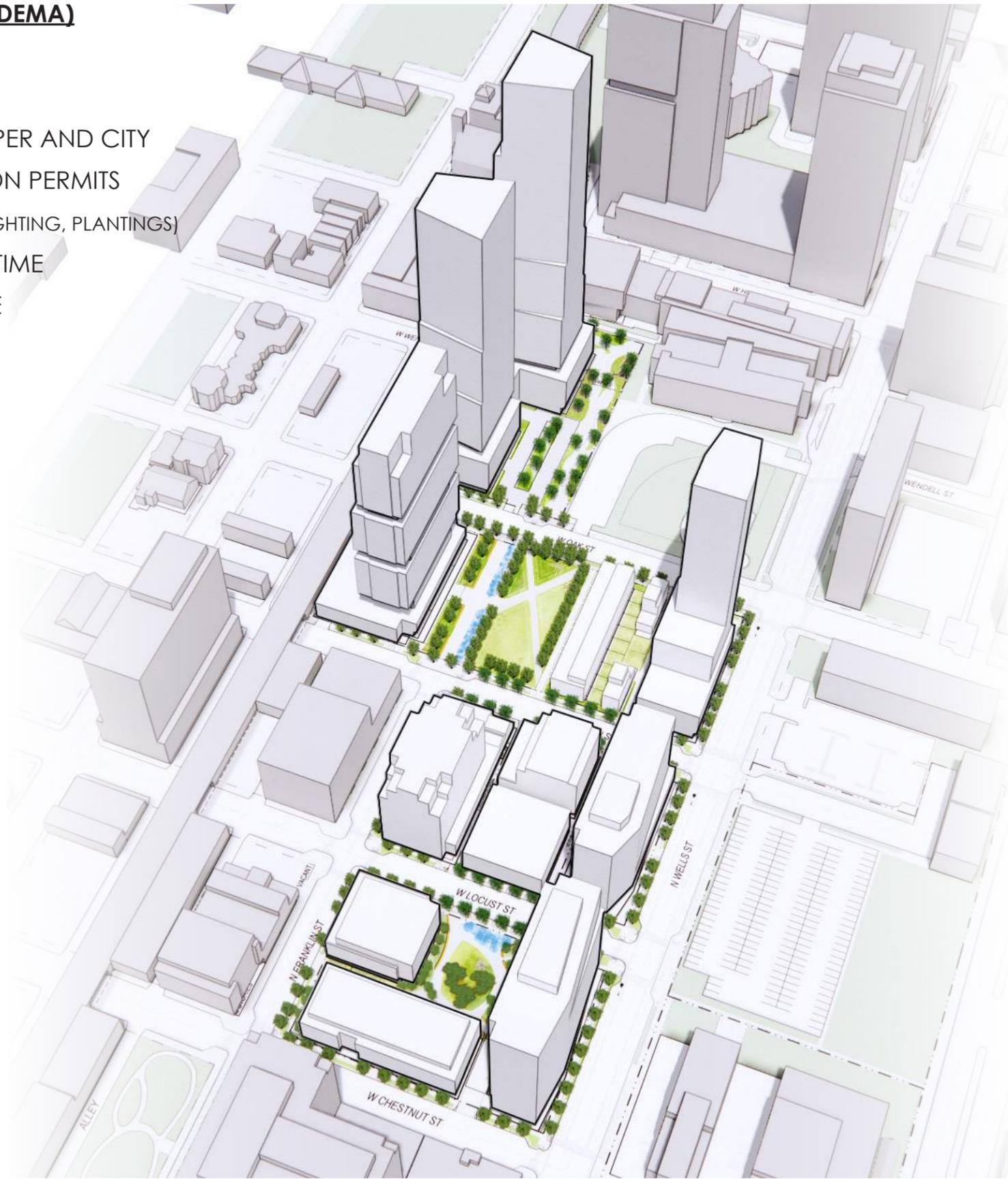


PROPOSED NORTH UNION SITE PLAN PHASING



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



**TIMELESS
LANDSCAPE**



**CONTINUOUS
GREEN SPACE**



**IMMERSIVE
NATURE**

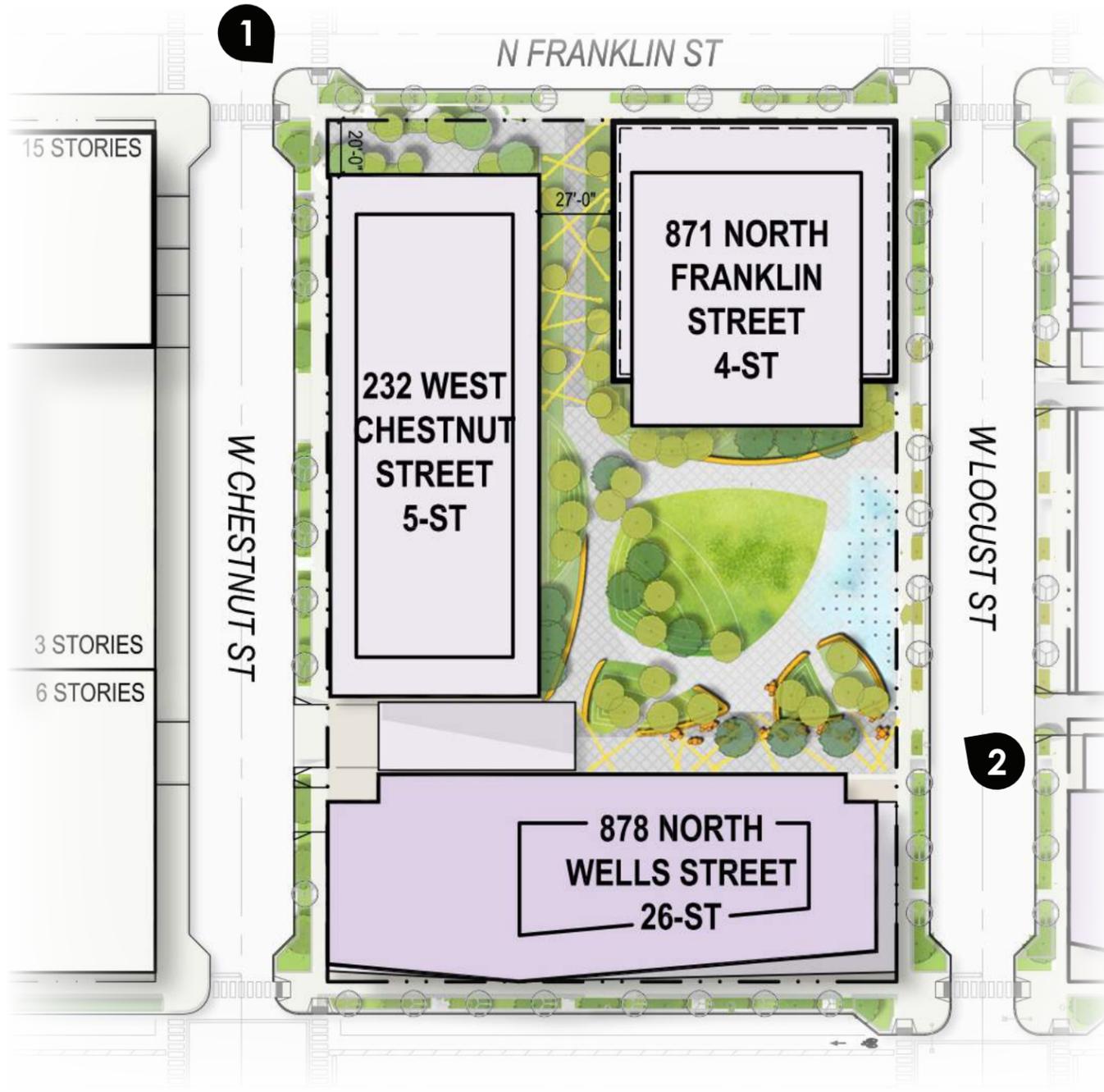


**LAYERED
VIEWS**



PHASE ONE PARK SPACE

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



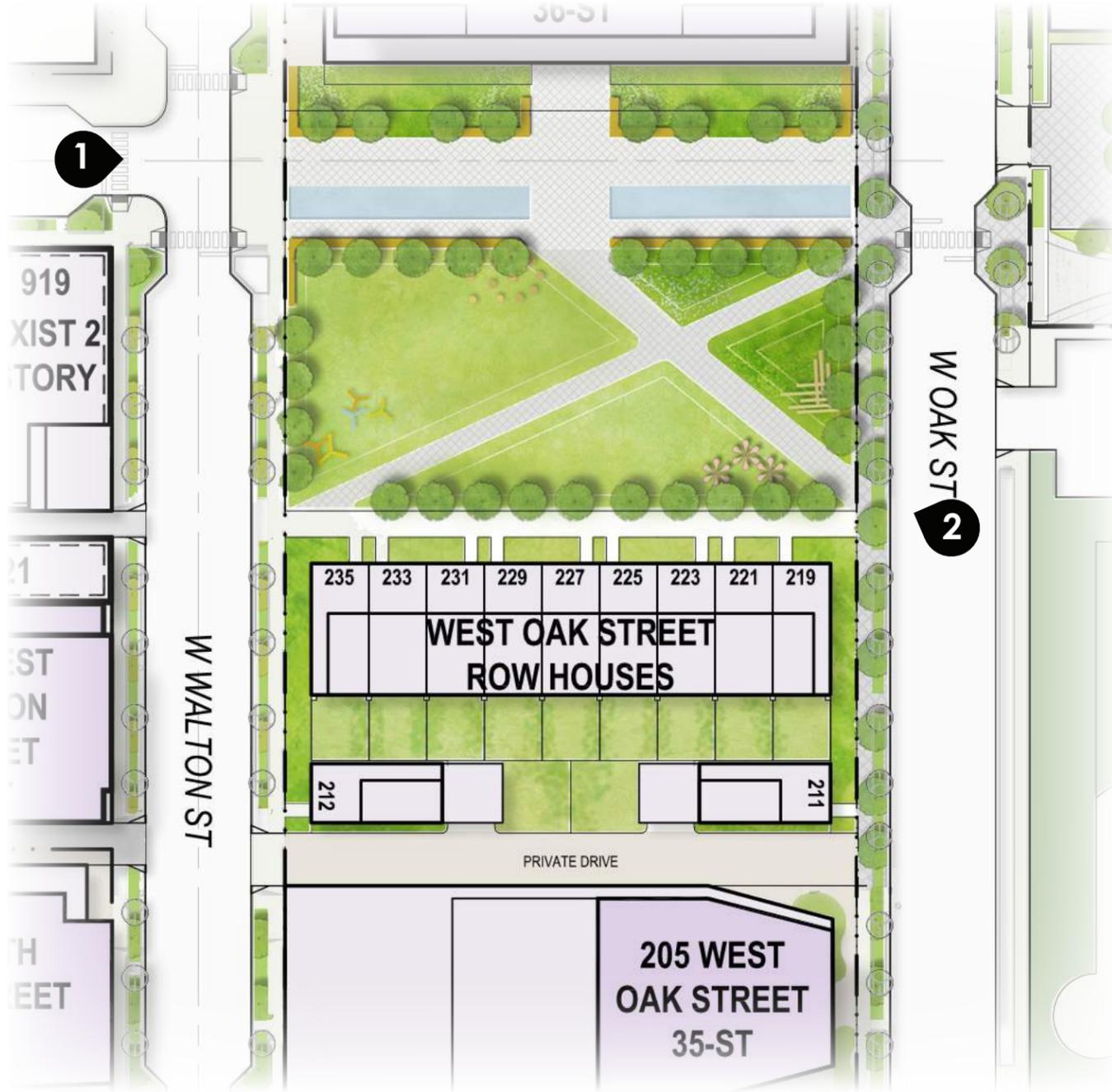
1 ARRIVAL PARK AT FRANKLIN ST. & CHESTNUT ST.



2 WATER AND PUBLIC ART FEATURES

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

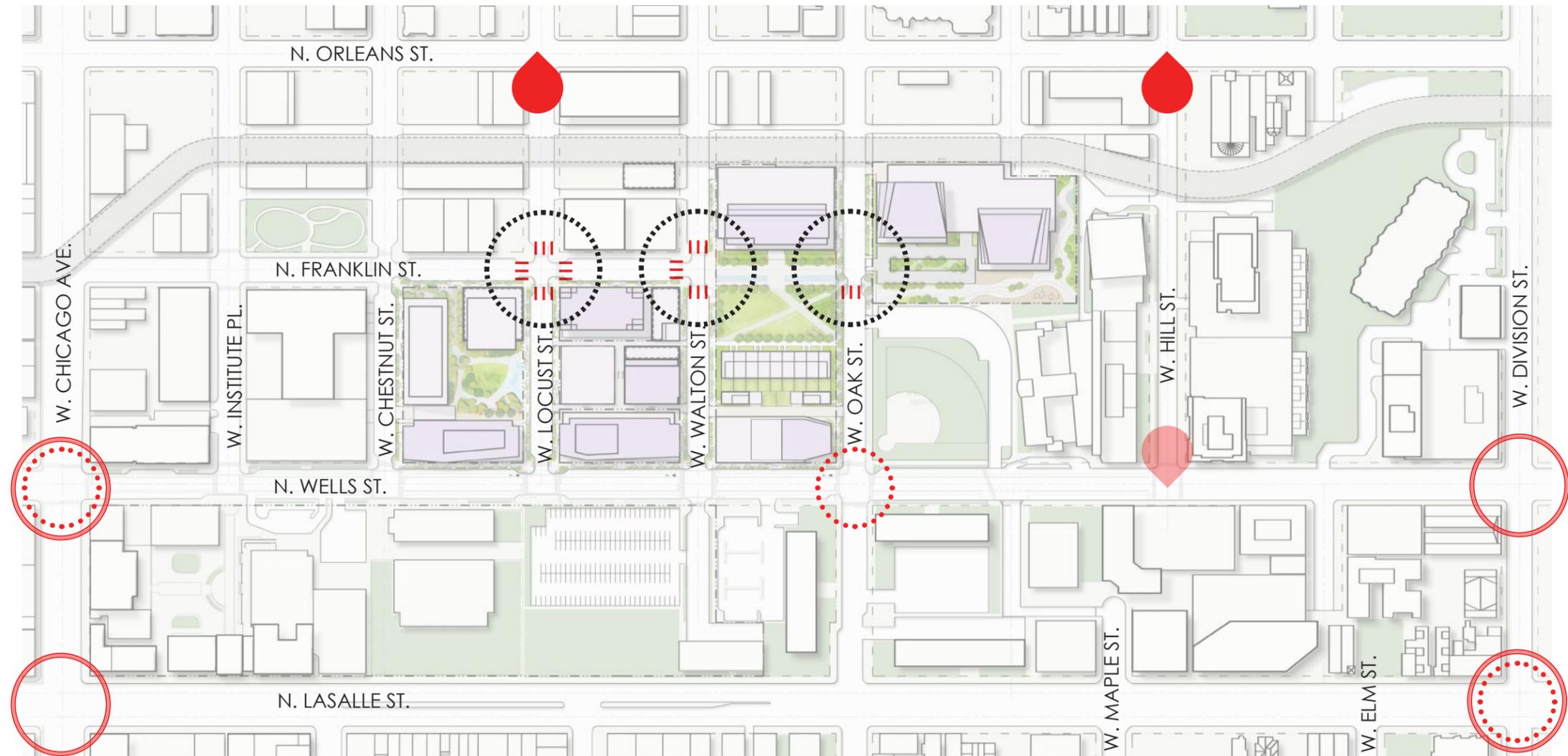


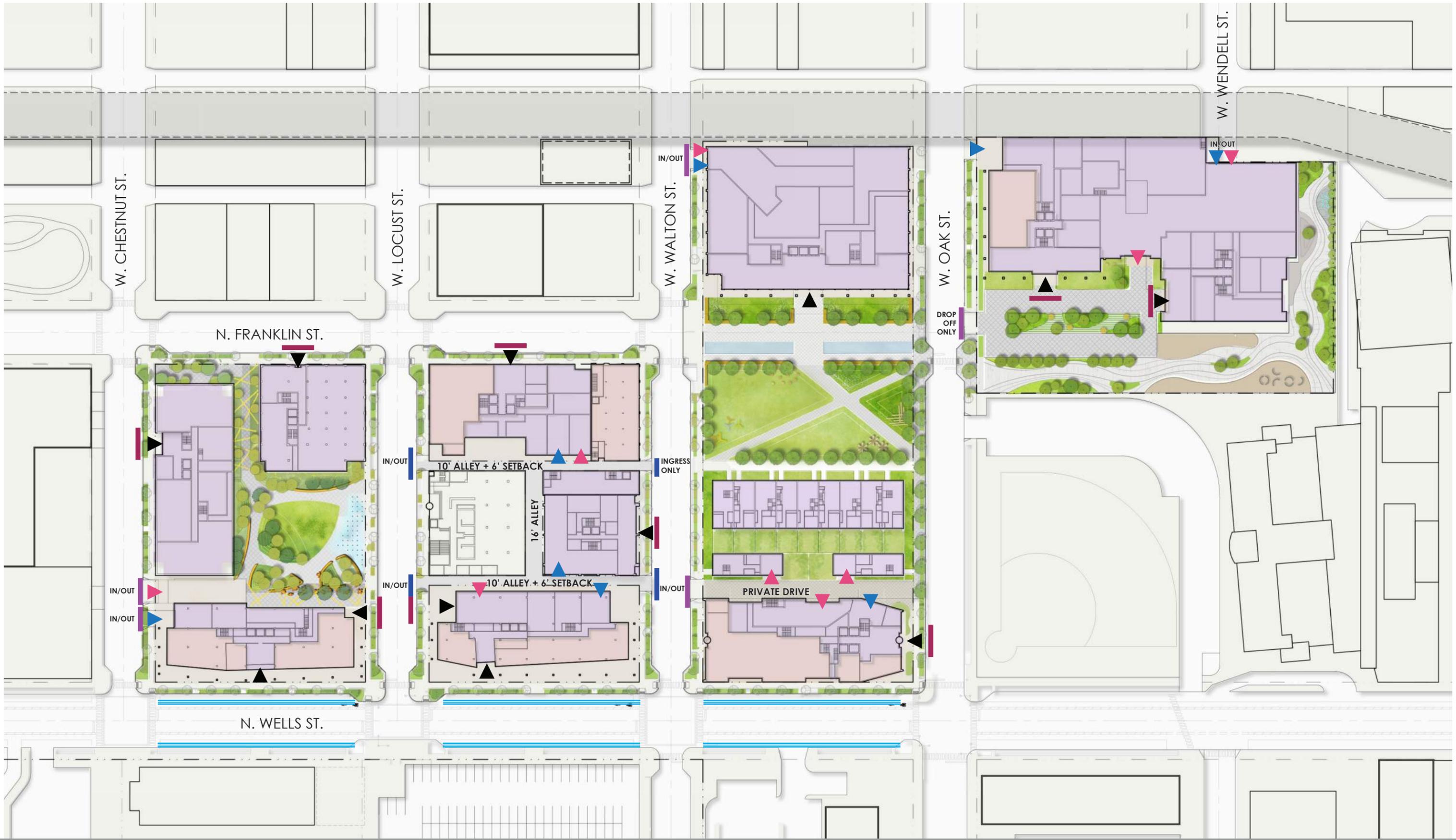
1 MULTIPLE DOG PARKS FOR ALL SIZES



2 OPEN SPACE CONNECTION THROUGHOUT SITE

INTERSECTION	IMPROVEMENT	RESPONSIBLE PARTY
WELLS / DIVISION	<ul style="list-style-type: none"> • RESTRIPE DIVISION ST. TO PROVIDE EXCLUSIVE LEFT-TURN LANES • PROVIDE PROTECTED PERMISSIVE LEFT-TURN PHASES FOR THE EASTBOUND AND WESTBOUND APPROACHES ON DIVISION ST. 	OLD TOWN PARK (PRIOR COMPLETION OF PHASE 1)
LASALLE / DIVISION	<ul style="list-style-type: none"> • TRAFFIC SIGNAL TIMING MODIFICATIONS 	NORTH UNION
WELLS / OAK	<ul style="list-style-type: none"> • TRAFFIC SIGNAL TIMING MODIFICATIONS 	NORTH UNION
WELLS / CHICAGO	<ul style="list-style-type: none"> • PROVIDE LEAD SOUTHBOUND LEFT-TURN PHASE • TRAFFIC SIGNAL TIMING MODIFICATIONS 	NORTH UNION
LASALLE /CHICAGO	<ul style="list-style-type: none"> • PROVIDE EASTBOUND LEAD LEFT-TURN PHASE • PROVIDE NORTHBOUND LEAD LEFT-TURN PHASE 	ONE CHICAGO SQUARE
ORLEANS / HILL	<ul style="list-style-type: none"> • INSTALL TRAFFIC SIGNAL • PROVIDE PEDESTRIAN COUNTDOWN SIGNALS 	OLD TOWN PARK (PRIOR COMPLETION OF PHASE 2)
WELLS / HILL	<ul style="list-style-type: none"> • INSTALL TRAFFIC SIGNAL • PROVIDE PEDESTRIAN COUNTDOWN SIGNALS 	NORTH UNION
ORLEANS / LOCUST	<ul style="list-style-type: none"> • INSTALL TRAFFIC SIGNAL • PROVIDE PEDESTRIAN COUNTDOWN SIGNALS 	NORTH UNION
FRANKLIN / WALTON	<ul style="list-style-type: none"> • INSTALL HIGH VISIBILITY CROSSWALKS 	NORTH UNION
FRANKLIN / LOCUST	<ul style="list-style-type: none"> • INSTALL HIGH VISIBILITY CROSSWALKS 	NORTH UNION
FRANKLIN / OAK	<ul style="list-style-type: none"> • INSTALL HIGH VISIBILITY CROSSWALKS 	NORTH UNION





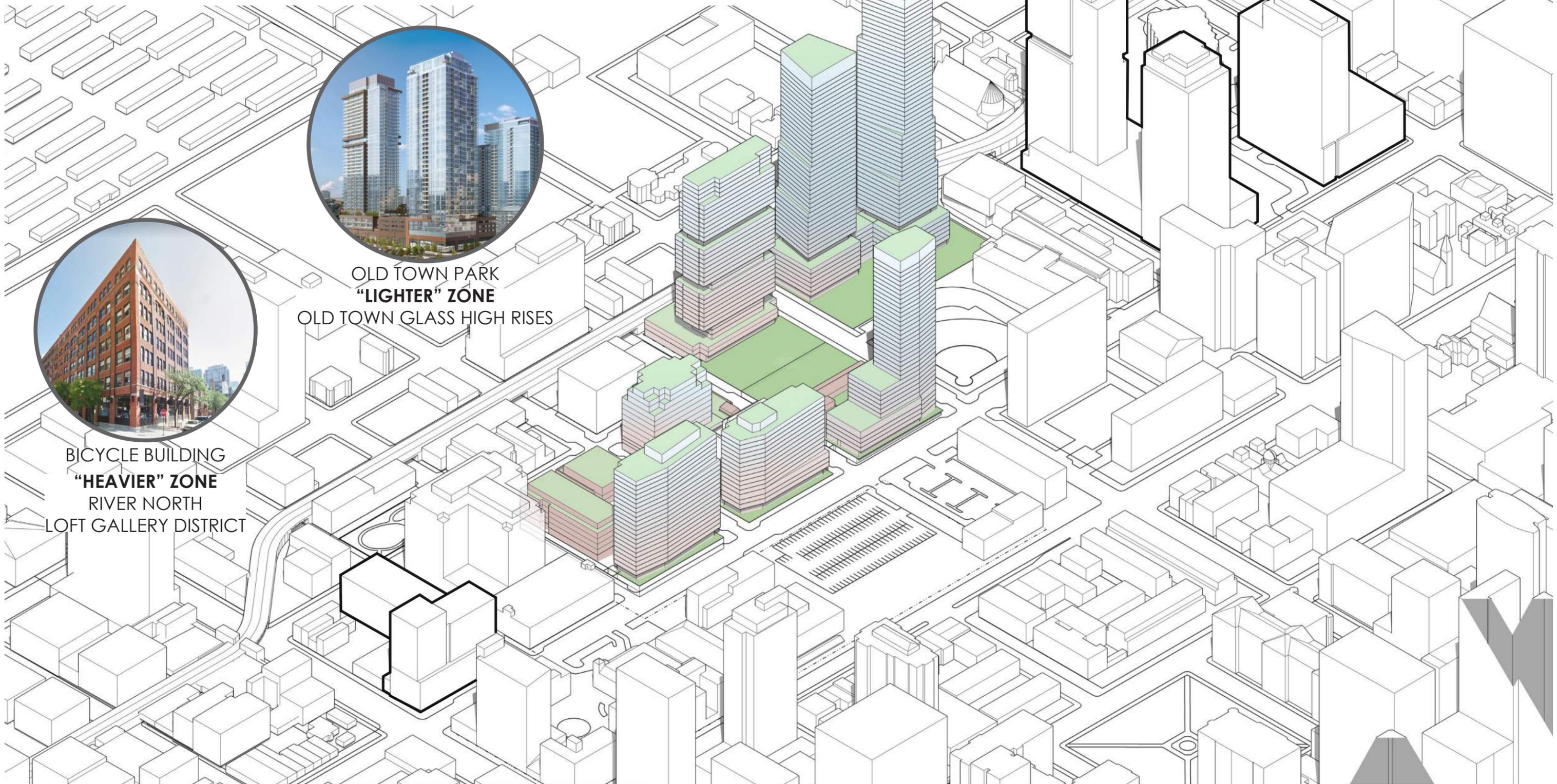
PROPOSED NORTH UNION SITE PLAN: CIRCULATION PLAN

- NO PARKING ZONE
- = EXISTING BIKE LANE
- ▲ PROPOSED RESIDENTIAL ENTRY
- ▲ PROPOSED LOADING ENTRY
- PROPOSED CURB CUTS
- EXISTING CURB CUTS
- ▲ PROPOSED VEHICULAR ENTRY



MATERIAL DESIGN AND SELECTION CRITERIA

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



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



BICYCLE BUILDING
"HEAVIER" ZONE
RIVER NORTH
LOFT GALLERY DISTRICT

"LIGHTER" ZONE "HEAVIER" ZONE











NORTH UNION SITE: PROPOSED VIEW NORTH ON FRANKLIN AVENUE





NORTH UNION SITE: PROPOSED VIEW NORTH EAST ON FRANKLIN AVE. / CHESTNUT ST.



08-26-2019 THROUGH 03-24-21 :30



NORTH UNION SITE: PROPOSED VIEW SOUTH WEST ON WELLS STREET





NORTH UNION SITE: PROPOSED VIEW OF PARK FROM LOCUST STREET

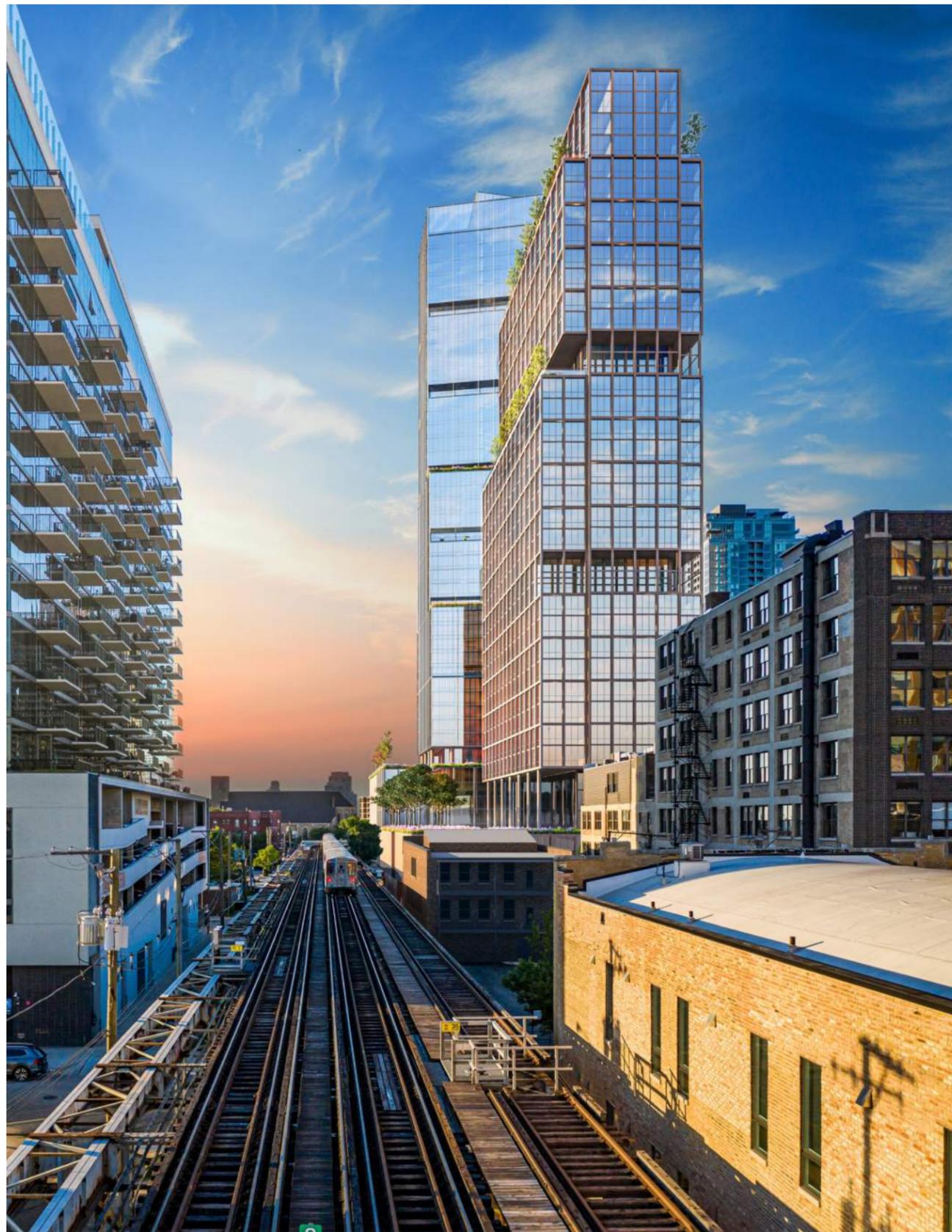






NORTH UNION SITE: PROPOSED VIEW OF 909 N. FRANKLIN FROM FRANKLIN / LOCUST







NORTH UNION SITE: PROPOSED VIEW OF THE CENTER PARK, 312 W. WALTON, 300 W. OAK





NORTH UNION SITE: PROPOSED VIEW OF CENTER PARK FROM OAK STREET





**NORTH
UNION**

NORTH UNION SITE: PROPOSED VIEW SOUTH WEST OF DOG PARK, 310 W. OAK, 312 W. WALTON





NORTH UNION SITE: PROPOSED VIEW SOUTH WEST FROM N WELLS STREET





NORTH UNION SITE: PROPOSED VIEW SOUTH 310 W. OAK STREET







- **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.





- **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



NORTH UNION

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

