



**River North Residents Association
Development Profile**

Proposed Project

Name:	300 WEST HURON
Location/Address:	300-324 W. HURON/701-709 N. ORLEANS
Description:	71 UNIT CONDOMINIUM WITH 16,000SF OF RETAIL SPACE

Project Team

Developer(s):	AN AFFILIATE OF JFJ DEVELOPMENT COMPANY
Architect(s):	HARTSHORNE PLUNKARD ARCHITECTURE 232 NORTH CARPENTER STREET CHICAGO, IL 60607
Attorney(s):	MEG GEORGE, NEAL & LEROY, L.L.C.
Contractor(s):	TBD
Consultants:	TBD
Other:	

Contact Name:	JON ZITZMAN	Title:	PRESIDENT		
Company:	JFJ DEVELOPMENT COMPANY				
Mailing Address:	1046 W. KINZIE ST, STE 3E204				
Office:		Cell:	7732946395	Fax:	
Web:	WWW.JFJDEV.COM	Email:	JON@JFJDEVELOPMENT.COM		



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Building Information

<input checked="" type="checkbox"/> Condo <input type="checkbox"/> Rental <input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> Other:			
Height:	289'-0"		
Lot Size (sf):	32,503 SF	Avg. Floor Plate (sf):	
# Condo Units:	-- 71	# Rental Units:	
24 Hr Security/Doorman	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Dogs: YES	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
# Hotel Units:	0	Dog run (sf):	TBD
Retail (sf):	16,000 SF	Office (sf):	
Public Park (sf):		Restaurant (sf):	
# Rental Pkg Units:	0	# Deeded Pkg Units:	71
Avg. C/SF - Rental:		# Public Pkg Units:	0
		Avg. C/SF - Condo:	TBD
<input type="checkbox"/> As-of-Right <input type="checkbox"/> Variance Sought <input checked="" type="checkbox"/> Planned Development			
Current Zoning:	DX-5	Proposed Zoning:	Planned Development
Eligible Bonus(es):	ARO BONUS 1.0 CTA BONUS 1.0		
Pre-Bonus FAR:	5.0	Final FAR:	7.0
Comments:			

Building Design

Structure Type:	CONCRETE
Exterior Surfaces:	GLASS AND METAL PANEL
Garage Height:	40'-0"
Parking Entrance/Exit:	FROM ALLEY
Delivery Location:	FROM ALLEY
Setbacks:	28'-0" FROM ORLEANS 0 AT ALL OTHER PL
LEED Certification:	SILVER
Green Features:	GREEN ROOFS, WATER DETENTION
Project Amenities:	COMMUNITY ROOM, POOL, ROOF DECK, RUNNING TRACK
Streetscaping:	POCKET PARK
Signage:	TBD FOR TENANTS
Exterior Lighting:	WITHIN PARK



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Leasing

% Leased Office Space:		Average Gross Rent/sf:	\$
Anchor Tenant(s):			
% Leased Retail Space:		Average Gross Rent/sf:	\$
Anchor Tenant(s):			

Governmental Approvals Needed

<input checked="" type="checkbox"/> Plan Commission <input checked="" type="checkbox"/> Planning Dept. <input type="checkbox"/> Zoning Board <input type="checkbox"/> Landmark Commission	
Anticipated Hearing Dates:	TBD

Anticipated Project Timing

Project Approval:	May-June 2016	Presale Date:	Summer 2016
Groundbreaking:	August 2016	Delivery:	August 2018

General Comments

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Please return completed form to the RNRA at rbennett@rnrachicago.org and mriordan@rnrachicago.org. Include elevations, site plans, floor plans and any other available collateral materials as attachments to your response.

Thank you...

Reid Bennett, Chair/Development Committee

Mike Riordan, President