



CHICAGO PLAN COMMISSION

Department of Planning and Development

438 Saint James Place

43rd Ward

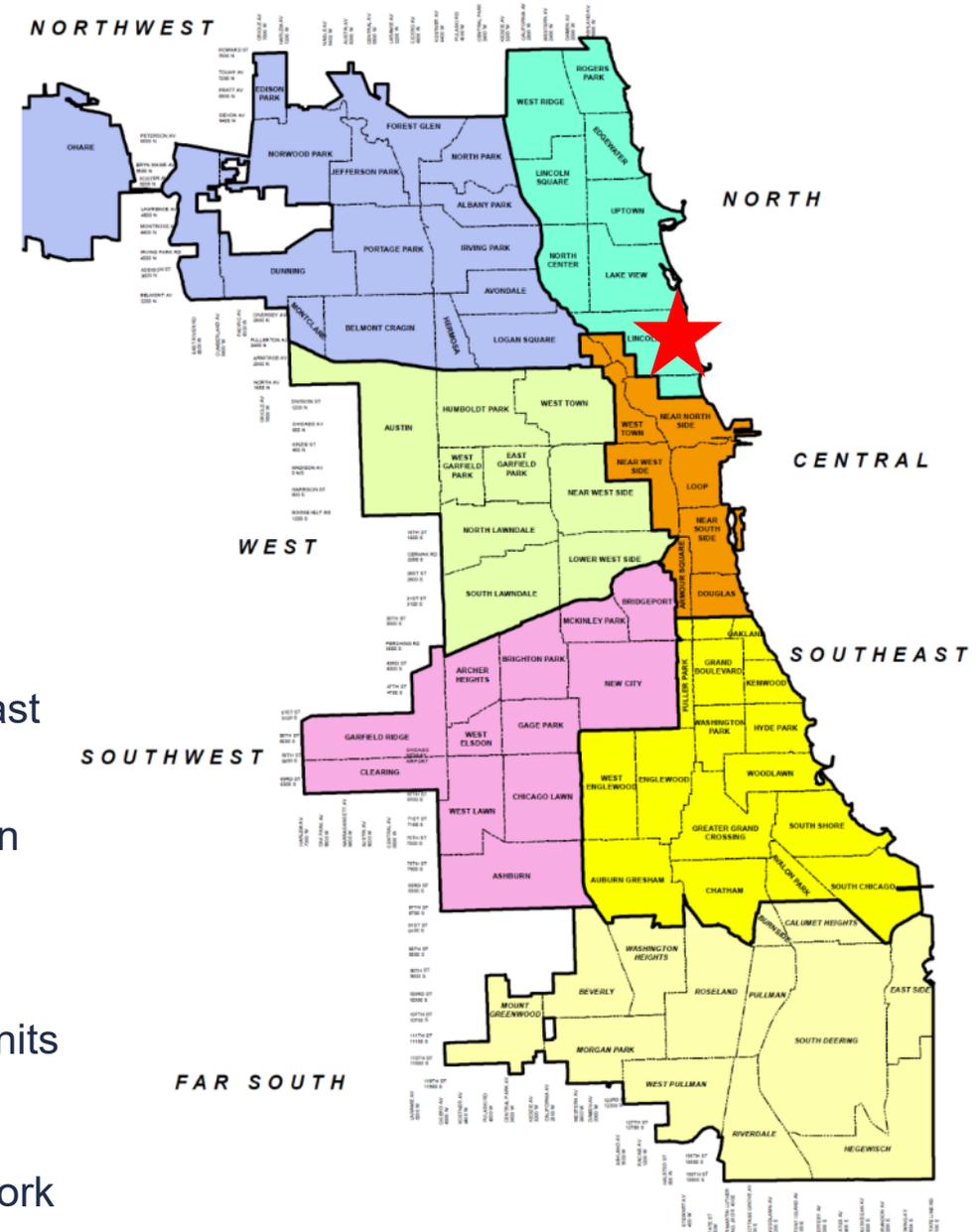
St. James Interests, LLC

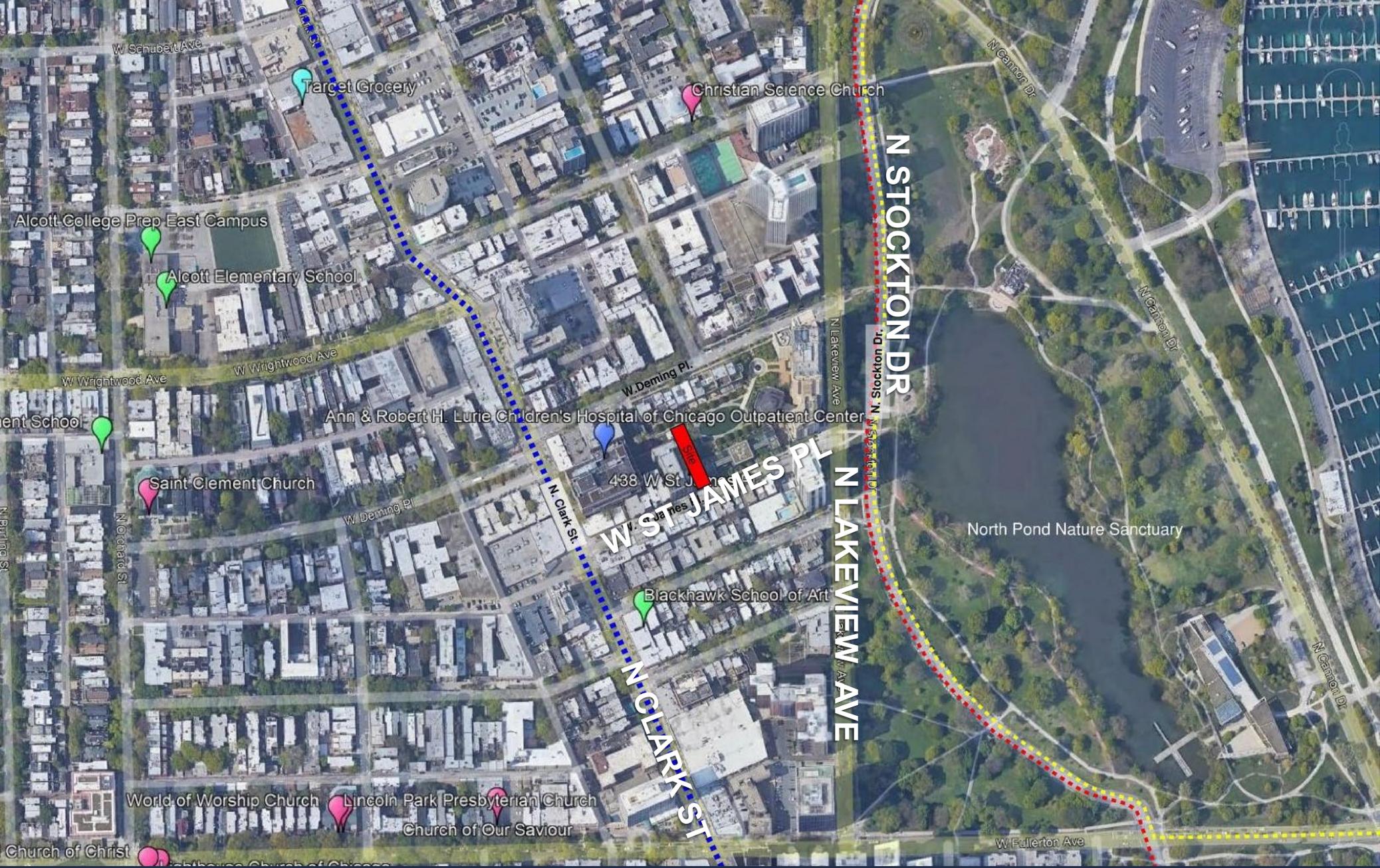
05/26/2022

★ Community Area Snapshot

LINCOLN PARK COMMUNITY AREA INFORMATION:

- Lincoln Park has grown nearly 10% in population (9.6% since 2000 and 9.9% since 2010)
- 78.7% white, more than double the percentage city-wide
- Median age is 30.8, which is younger than the city (34.6) and region (37.5)
- High educational attainment with 84% of residents having at least a bachelor's degree
- Median household income (\$115,389) is significantly higher than the city (\$58,247) and region (\$73,572)
- 55.3% of housing units are renter-occupied
- Most housing is multi-family, with 42.6% in buildings with 20+ units
- 41% of units are 0-1 bedrooms
- More than half the population takes transit, walks, or bikes to work





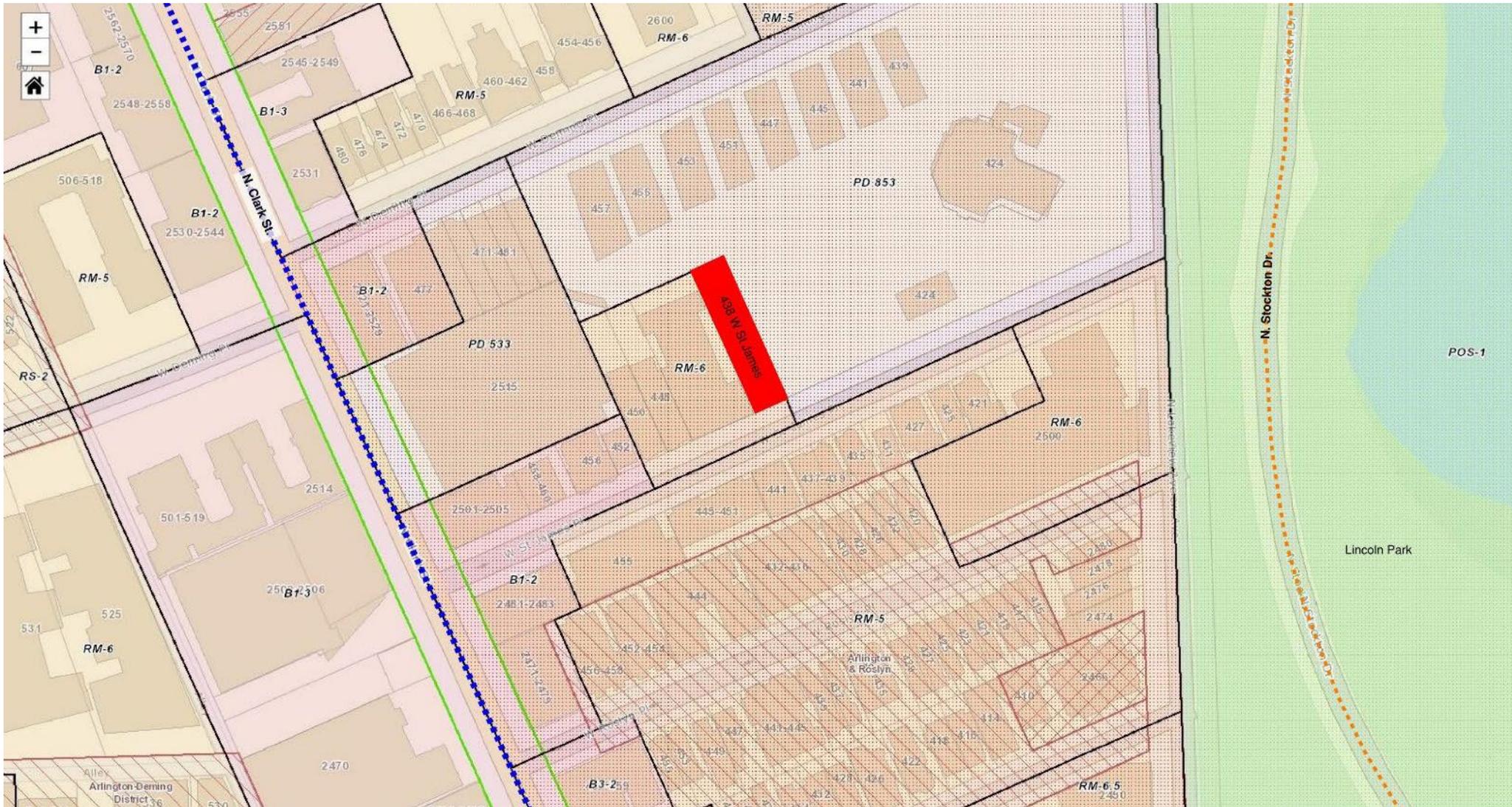
-  Churches
-  Hospitals
-  Schools
-  Grocery Stores

CTA Routes

Buses	
	22 36
	134 143
	151 156



SITE CONTEXT PLAN



Zoning - Color-Coded

- Business
- Residential
- Planned Development
- Park and Open Space

Lakefront Zoning

- Private

Chicago Landmarks

- Chicago Landmark Districts

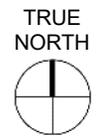
CTA Routes

Buses

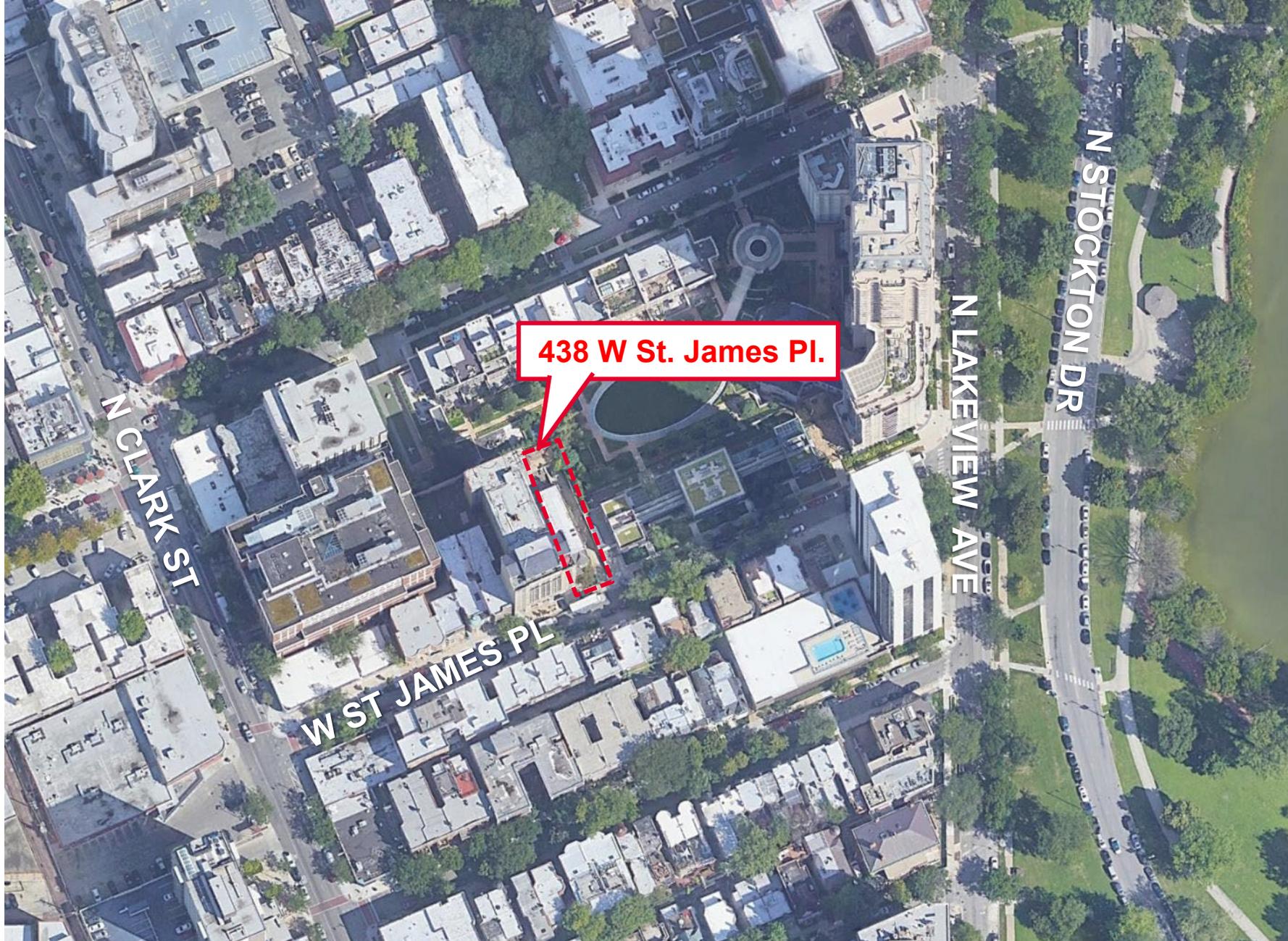
- 22, 36
- 134, 143
- 151, 156

Pedestrian Street

- Retail



LAND USE CONTEXT PLAN

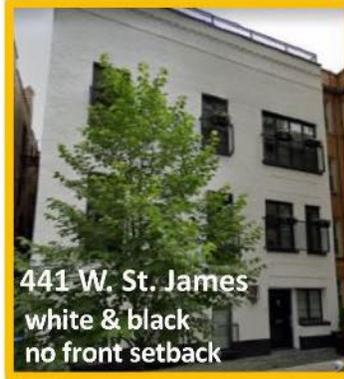
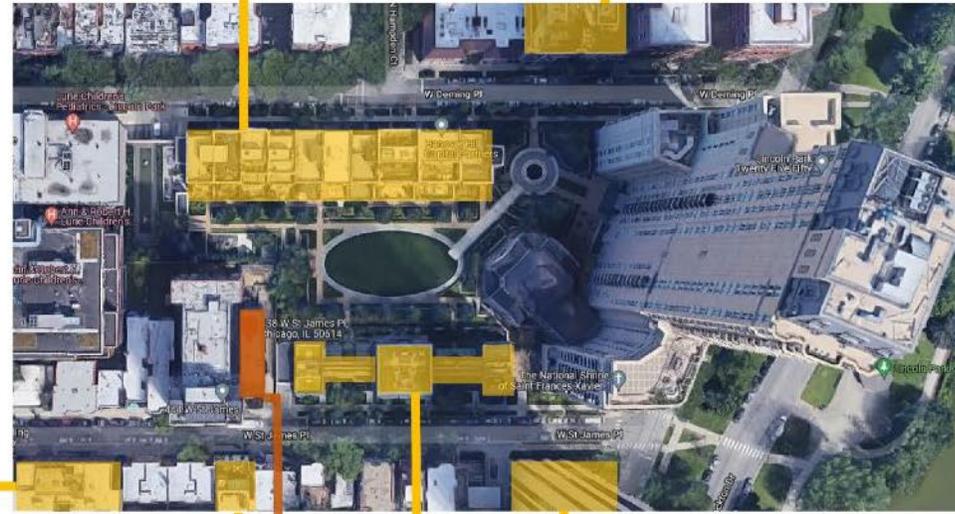


AERIAL VIEW

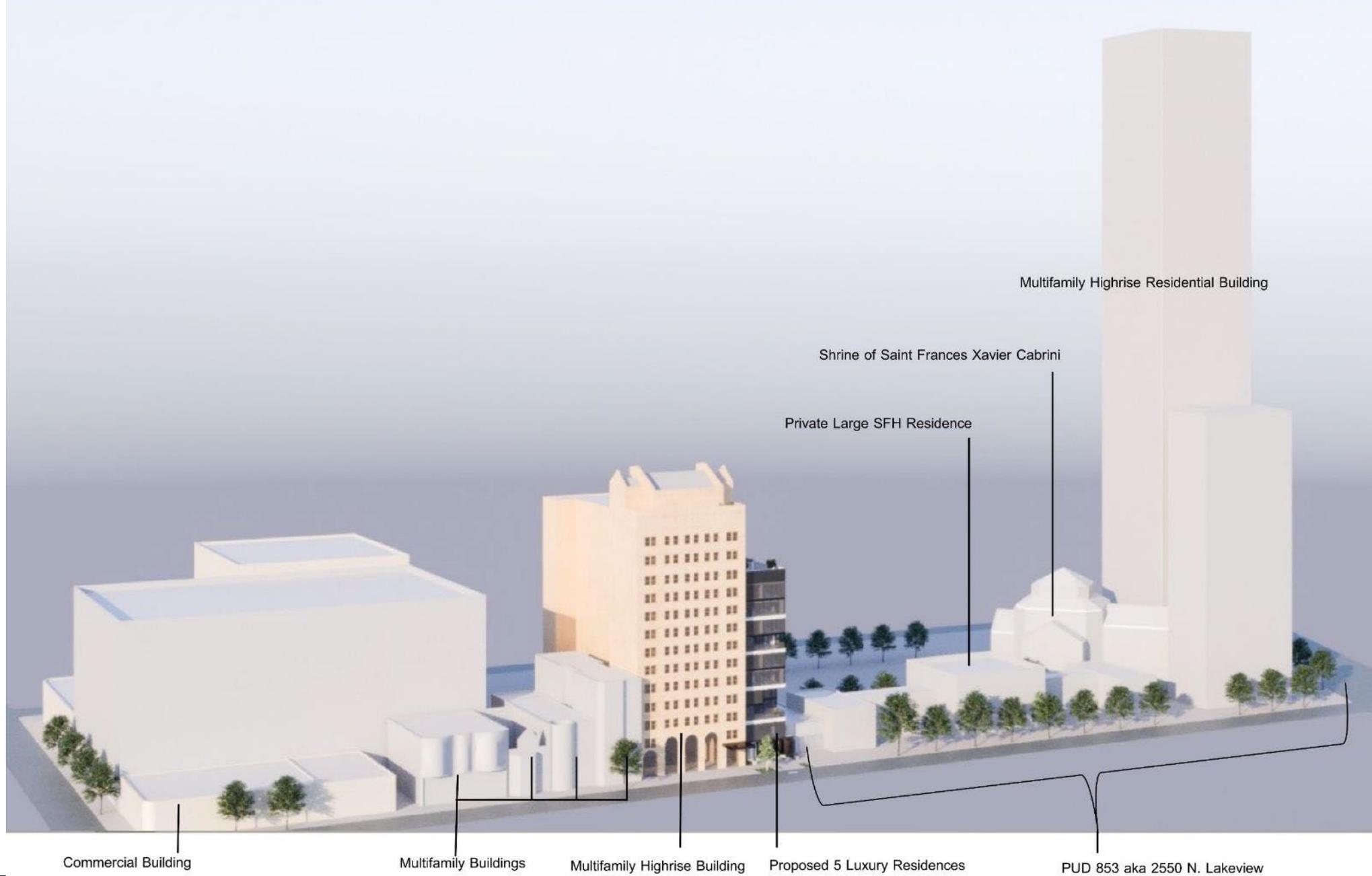


438 W St. James Pl.

AERIAL VIEW



Existing Buildings



Commercial Building

Multifamily Buildings

Multifamily Highrise Building

Proposed 5 Luxury Residences

Shrine of Saint Frances Xavier Cabrini

Private Large SFH Residence

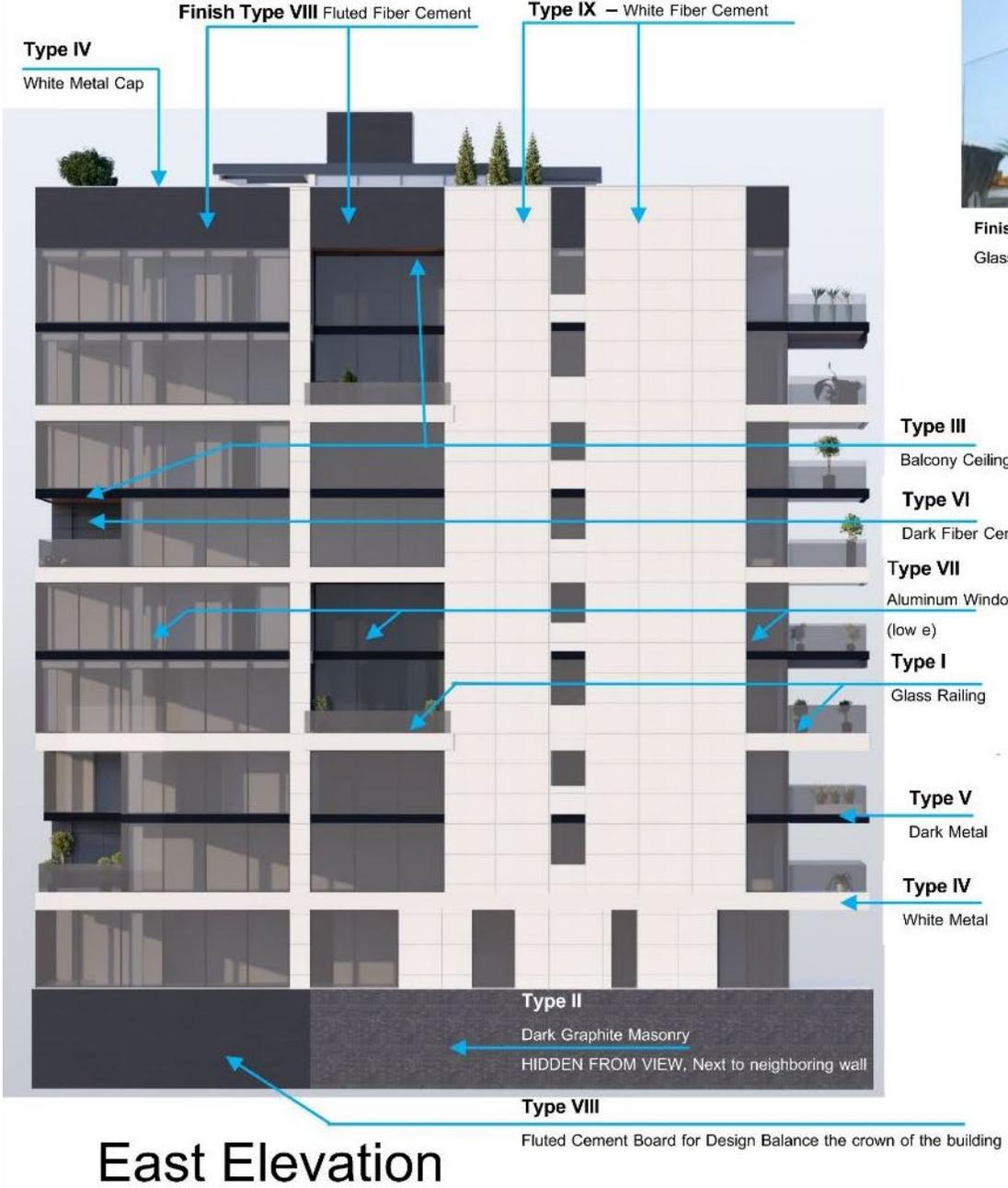
Multifamily Highrise Residential Building

PUD 853 aka 2550 N. Lakeview

AERIAL VIEW FROM SOUTHWEST



South Elevation



East Elevation

Type IV
White Metal Cap

Finish Type VIII Fluted Fiber Cement

Type IX - White Fiber Cement



Finish Type I
Glass Railing



Finish Type II
Dark Graphite Masonry



Finish Type III - Balcony
Ceiling/Soffit Composite



Finish Type IV
White Metal



Finish Type V
Dark Metal

Type III
Balcony Ceiling/Soffit Composite

Type VI
Dark Fiber Cement

Type VII
Aluminum Window Wall Glazing System
(low e)

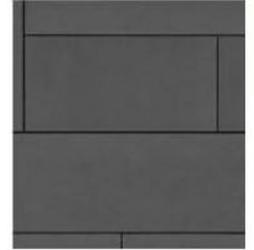
Type I
Glass Railing

Type V
Dark Metal

Type IV
White Metal

Type II
Dark Graphite Masonry
HIDDEN FROM VIEW, Next to neighboring wall

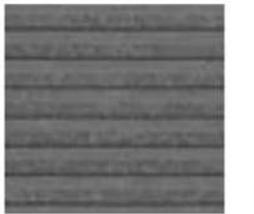
Type VIII
Fluted Cement Board for Design Balance the crown of the building



Finish Type VI
Dark smooth face fiber cement cladding



Finish Type VII - Aluminum
Window Wall Glazing (low e)

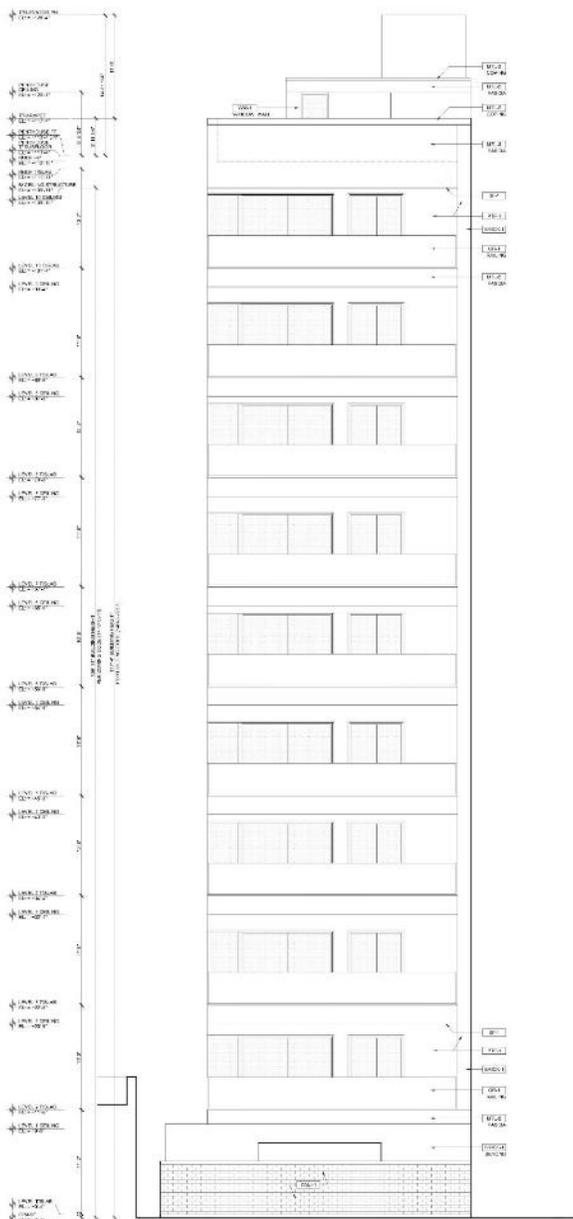


Finish Type VIII
Dark Fluted fiber cement cladding

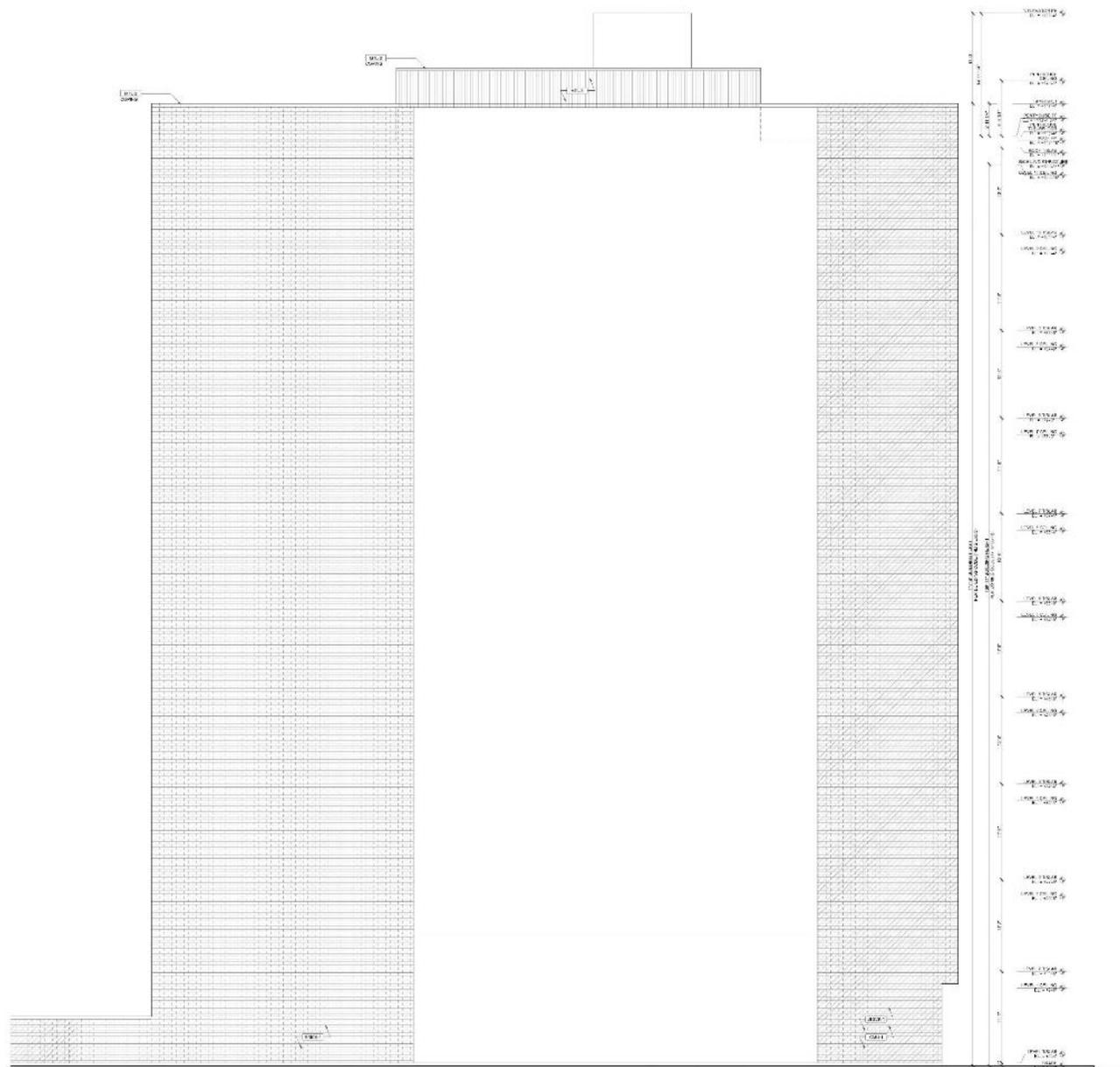


Finish Type IX
White smooth face fiber cement cladding

SOUTH & EAST ELEVATIONS

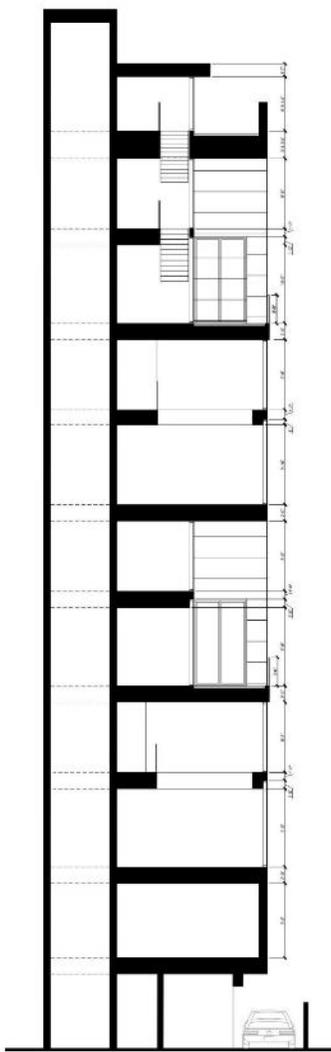
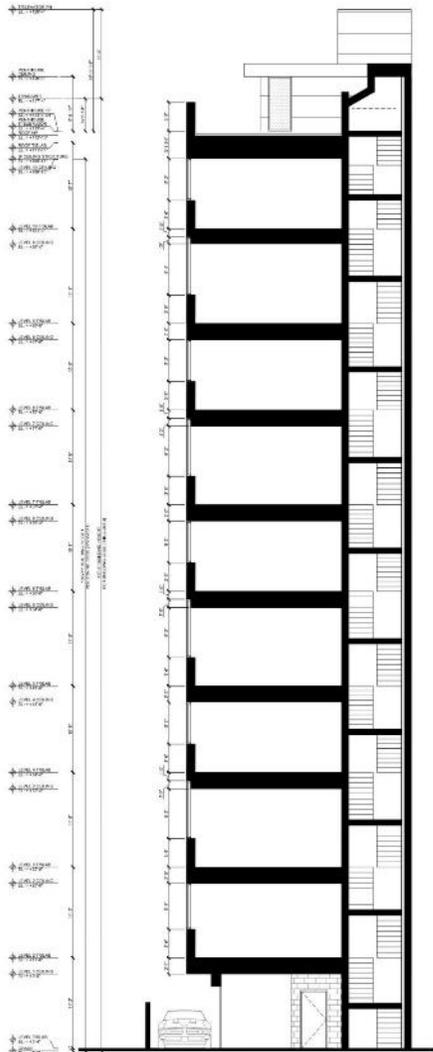


North Elevation



West Elevation

NORTH AND WEST ELEVATIONS

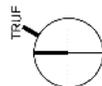
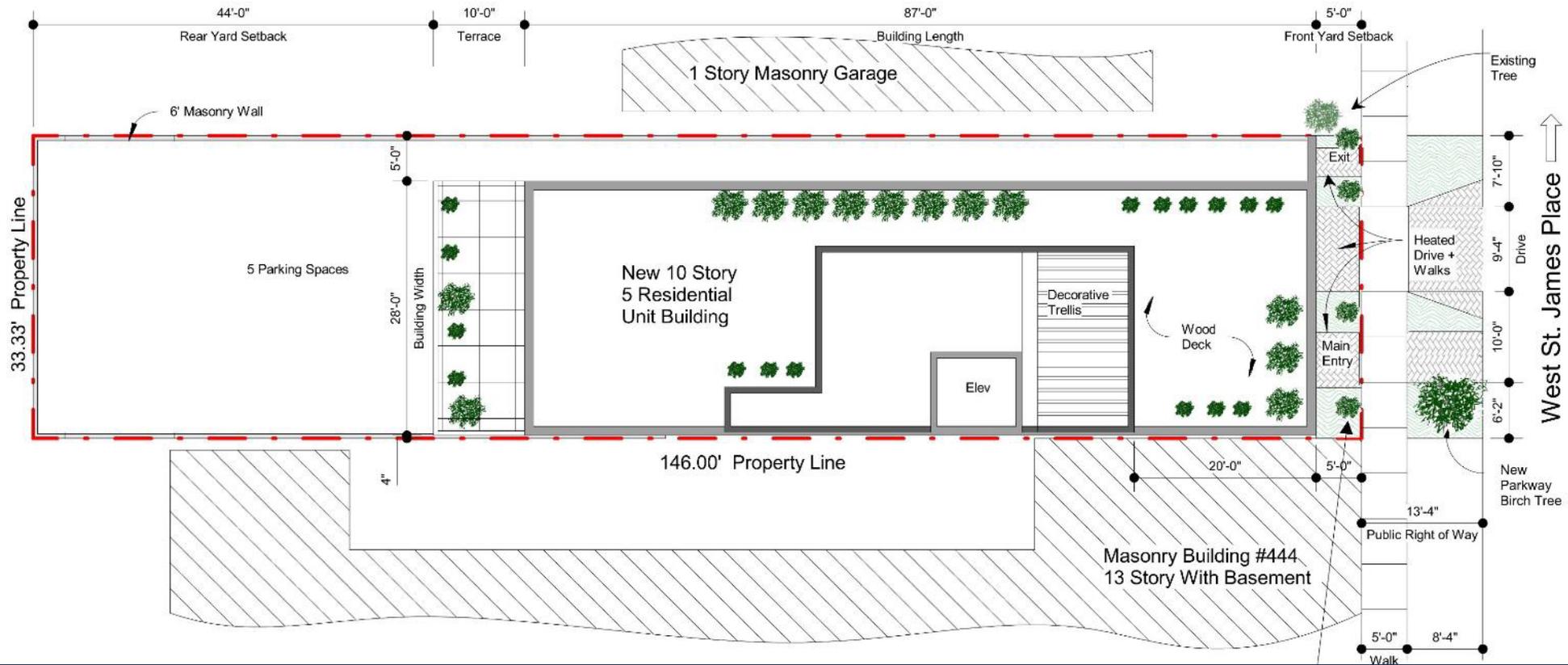
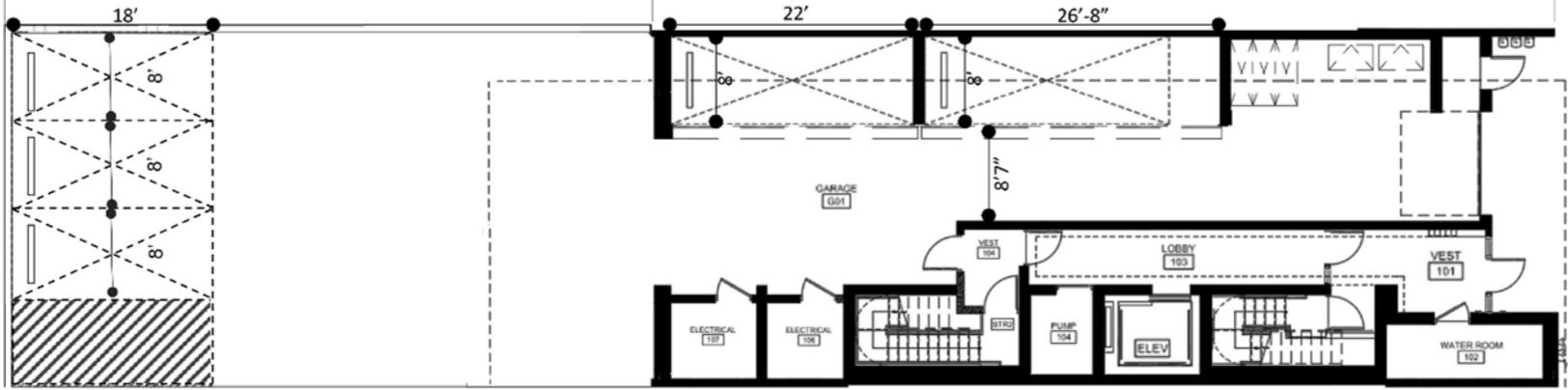


E-W, Looking South

E-W, Looking North

N-S, Looking West

BUILDING SECTIONS



SITE + GROUND FLOOR PLAN

Pedestrian Context

PROPOSED



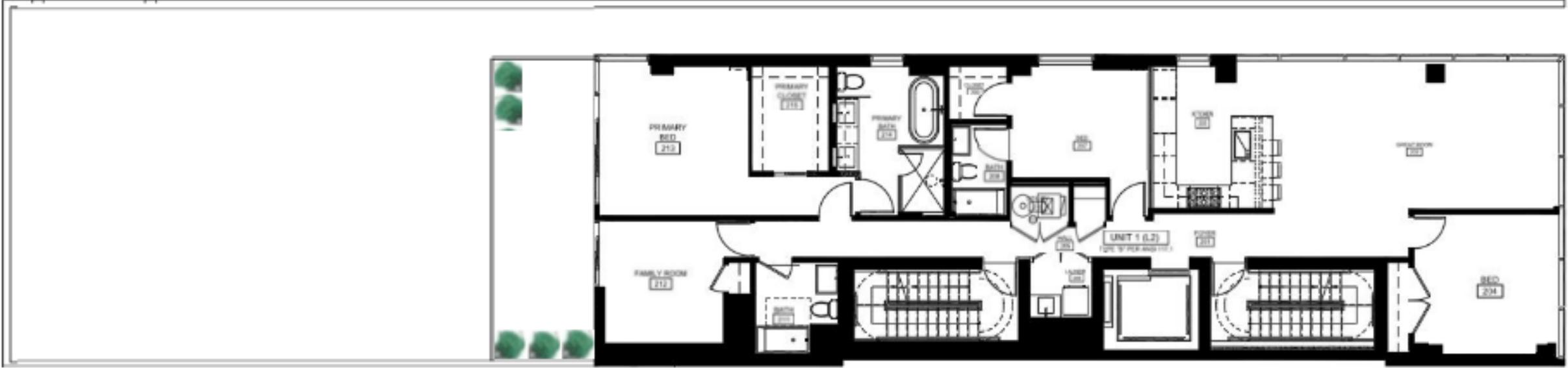
EXISTING



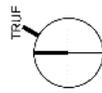
- EXISTING 13 STORY RESIDENCE AT 444 W. ST. JAMES
- EXISTING 2-3 STORY RESIDENCE AT 436 W. ST. JAMES
- EXISTING TREE (IN PRIVATE YARD)
- EXISTING 1 STORY GARAGE
- EXISTING SITE WALL
- EXISTING TREE (IN PRIVATE YARD)
- EXISTING CURB CUT
- EXISTING AT GRADE PLANTER

Pedestrian Context



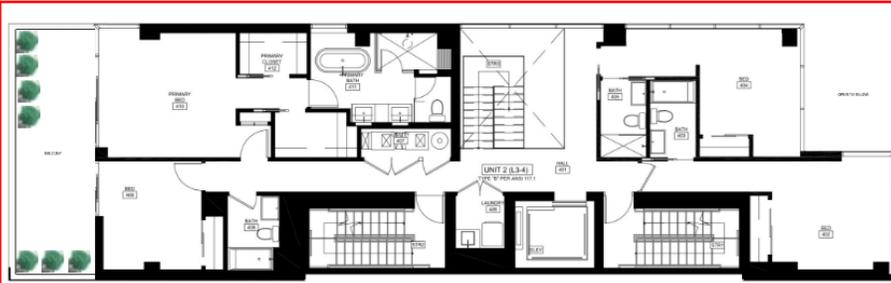


W. St. James Place



2ND FLOOR PLAN

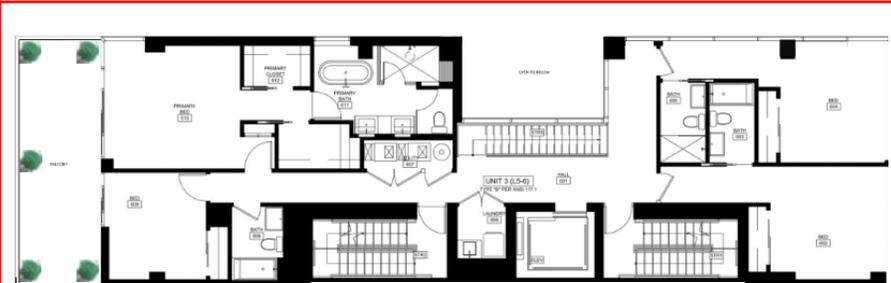
Floor 3



Floor 4



Floor 5



Floor 6



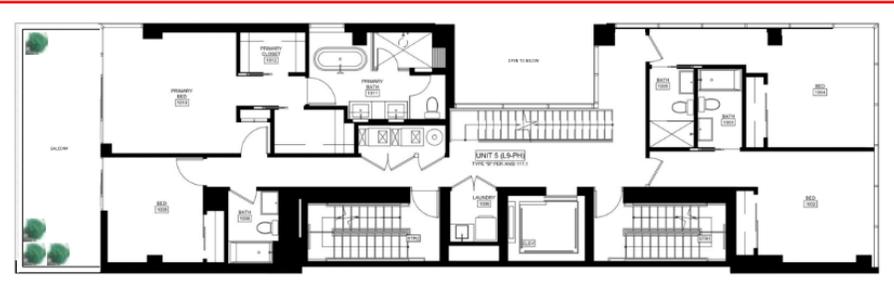
Floor 7



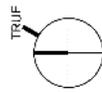
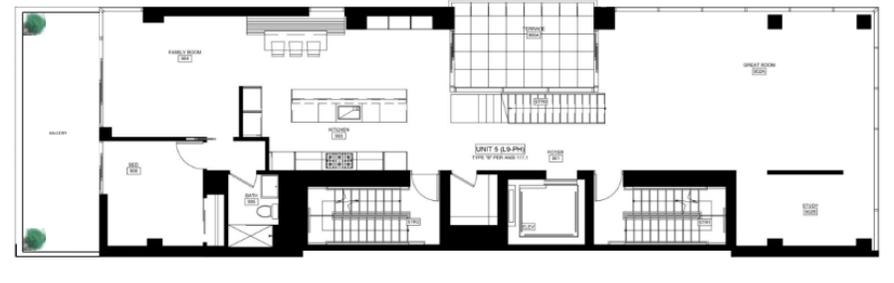
Floor 8



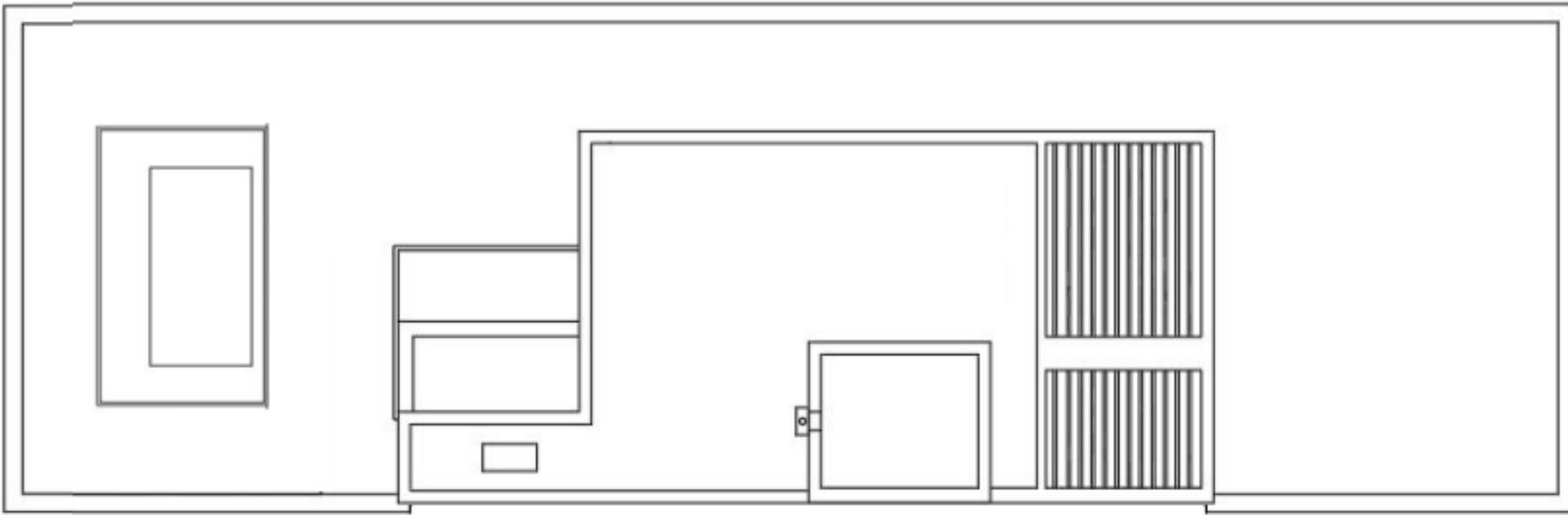
Floor 9



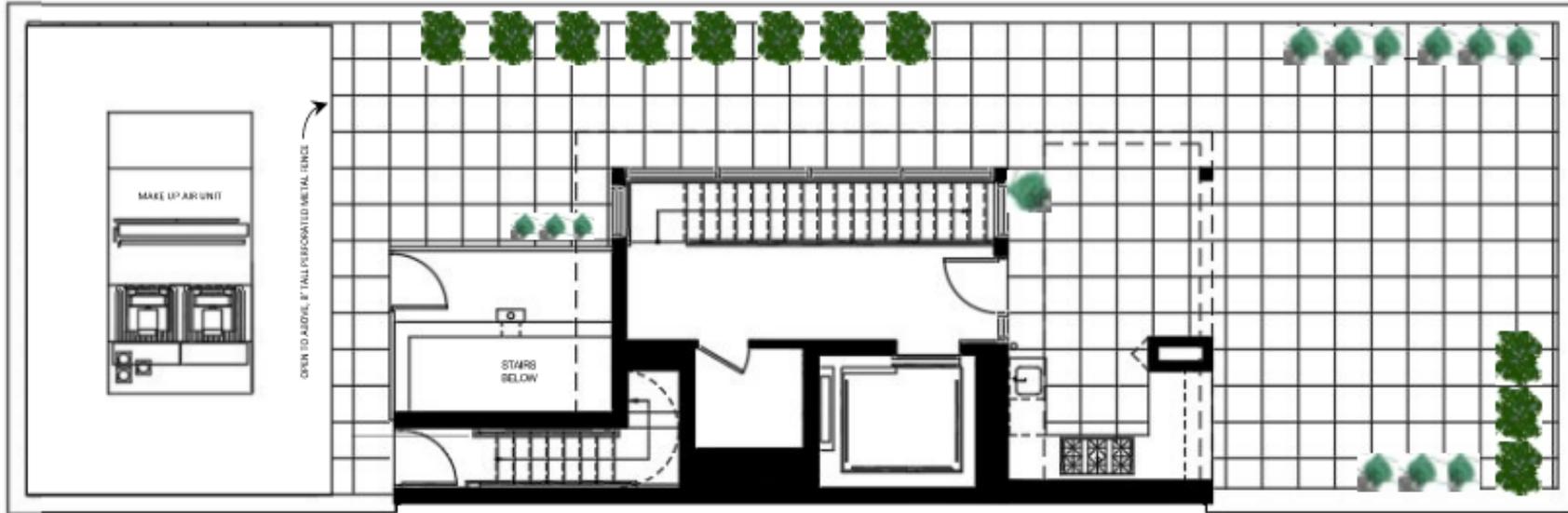
Floor 10



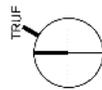
UPPER FLOOR PLANS (5 bed, 5 bath duplexes)



W. St. James Place



W. St. James Place

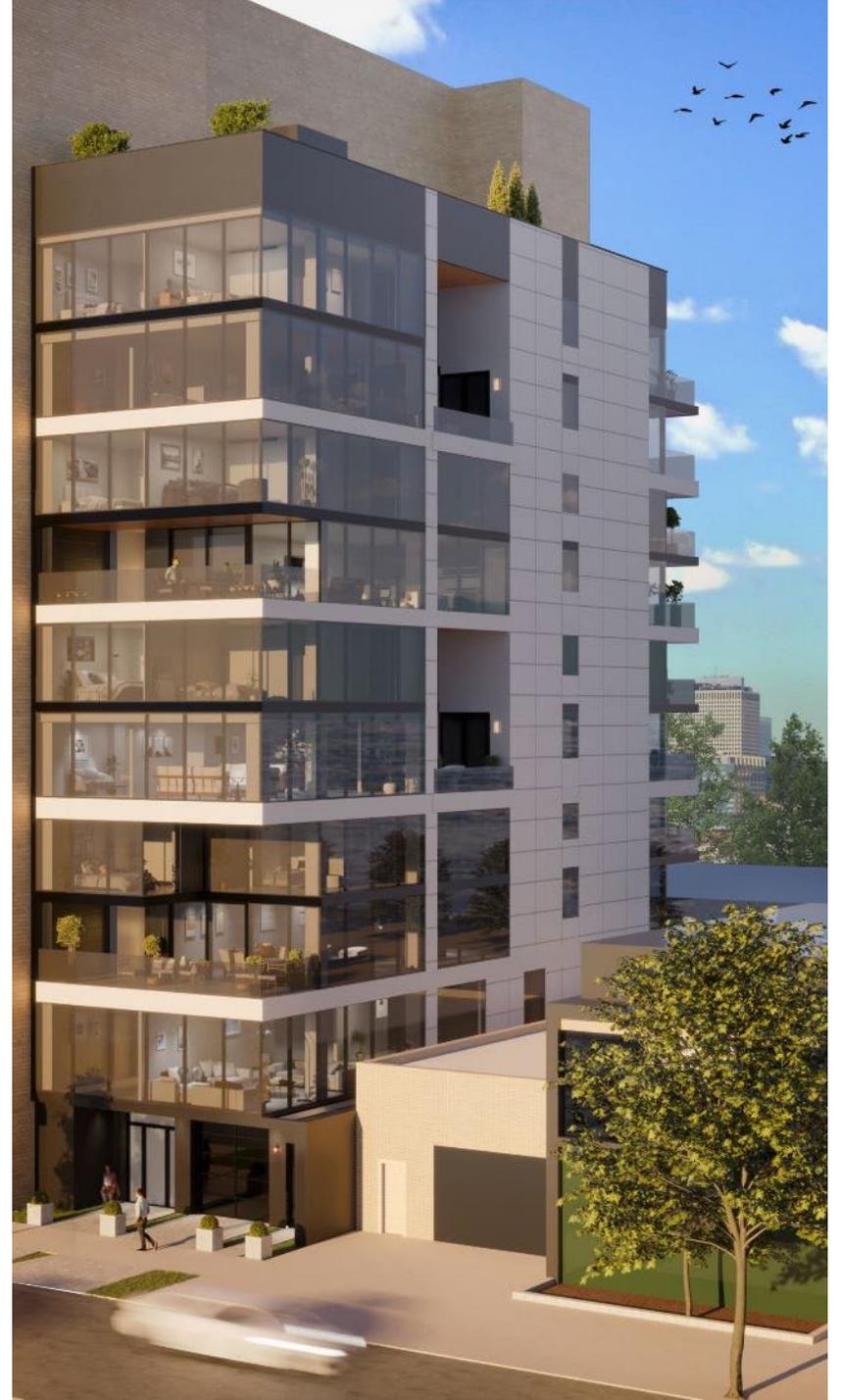


PENTHOUSE AND ROOF PLANS

Project Timeline

- Community Mailing March 29, 2022
- Date of LPO Filing March 29, 2022
- Second Community Mailing March 4, 2022
- Date of Community Meetings May 26, 2022

- Construction Start July 2022
- Construction Completion September 2023

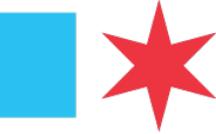


Overall Economic Impact:

Estimated Project Cost:	\$7,500,000
Construction Jobs Created:	60
Permanent Jobs Created:	3
MBE/WBE Participation Commitment:	26% / 6%
Local Resident Employment Participation:	50%

Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



DPD Recommendations

- DPD has determined that the Application has met the minimum requirements of Section 17-6 of the Chicago Zoning Code
- DPD found that the project was assessed and is in compliance with Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance