

The 10 story building planned for St James Place

Beth Dulin <gproteins@yahoo.com>

Mon 5/23/2022 3:18 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

To Whom It May Concern:

The building will greatly decrease the quality of life for all who live on St James street and behind where the condo will be built. Far too many people will now be living with a brick wall to their window or balcony. Where are people to when this is being built and where will they park afterward, as there is already not enough places on the street to park. Not to mention even the garbage truck has troubles coming down the street.

Quality of life should be considered as well as space, that is a very small lot, even when we have parked there it fits very few cars and you want to build a 10 story building, hindering natural light to far too many residents in the area. This will be a disaster!

PLEASE DO NOT BUILD THIS BUILDING.

Sincerely,

Katharine Dulin

444 St James Place #805

438 W. St. James Proposed Development

Colby Hoffman <colbhoff@gmail.com>

Fri 5/20/2022 3:51 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Taylor Nesse & City of Chicago Plan Commission,

I hope that this email finds you well. I write to you in opposition with the most sincerity for the proposed development at 438 W. St. James.

As a current resident at 444 W. St. James Place, I am very concerned by this potential construction and the myriad of problems it will cause both on our street and in the greater neighborhood. As most folks are aware, this residential area is already densely populated and has limited parking options. In addition, in today's world where remote work is much more popular, ongoing construction noise causes severe disruption to the daily lives and work of many residents already. Listed below are even more problems this project produces:

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
2. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
3. Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
4. Complex construction projects require experienced contractors and developers. The application did not state the name of the contractor and my understanding is that the developer is primarily a real estate broker with limited background in new construction.
5. Given the condominium's large size, they will likely be occupied by families, many of which will have two cars. There are only 5 parking spaces provided. Additionally, replacing a single-family home with 5 condominiums represents a significant increase in activity for this site in terms of deliveries, guests, and vehicles.

As a current resident who is hoping to live on W. St. James for years to come, I strongly urge you to review the proposed plan and to address all of the issues above to the rest of the street's residents, especially to the Mansuedo family who maintains the largest private residence on the block—the Morningstar Mansion at 424 W. St. James Place. I'm confident that they are also in disagreement with this plan after having to go through all of their own trouble to build on 8 city lots at a cost of \$22 million just a few years ago.

Please let me know if you'd like any further detail. I hope to hear the results of the committee's review as that becomes available.

Thank you for your time and consideration of this matter.

Best,
Colby Hoffman

438 W St James - Plan Commission Review on 5/26 at 10am

Corene Lefkovitz <corene2017@gmail.com>

Tue 5/24/2022 7:25 PM

To: yourvoice@ward43.org <yourvoice@ward43.org>;taylor@ward43.org <taylor@ward43.org>;CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

The following project at 438 W. St James Place is to be reviewed by the Plan Commission on 5/26 at 10am and we would like to share my feelings about the project.

We currently live at 441 W St James Place - a single family home directly across from the proposed development of 438 W St James Pl. We purchased this house as a foreclosure and completely renovated it with little disruption to the street. We have gotten probably 100+ compliments from neighbors on the surrounding streets so we value the opinions of neighbors and love our neighborhood.

We believe the proposed development has some potential major issues. The density is out of character for the neighboring buildings and it will create more traffic on a highly trafficked narrow street. The 5 parking spaces are related to the number of units but aren't sufficient because the units are going to be so large.

St James street is probably one of the narrowest streets in Chicago. We have watched a fire truck reverse as they weren't able to fit down the street as some cars were sticking out a bit. It's hard to imagine all of the construction vehicles fitting down and servicing this lot. Since we do not have alleys behind our homes, we have a ton of trash cans on the sidewalk and due to most buildings being multiple units and/or apartment buildings, the number of garbage trucks servicing our street is beyond significant. As we leave to take our kids to school, if we get behind the truck servicing building 444, we are literally waiting at least 15 minutes. Another building of this size is only going to increase the number of garbage, deliveries, guests, and vehicles.

We are concerned that the developers are inexperienced. Due to the complexity of this project and because the site is landlocked on 3 sides and only 33' in width, construction complexities will significantly increase. Increased complexities generally result in increased likelihood of problems, many of which will impact us and our neighbors. I'm concerned this project is going to take much longer than planned and our street cannot handle the distress. If you factor in the number of **people** residing on the street, it's probably one of the densest streets in the city. Adding more units to such a narrow street doesn't seem like a smart strategic move.

I hope you will consider all of our concerns and not approve the 10 story building at 438 W St James Place.

Thank you for considering our opinion,
Corene & Joshua Lefkovitz
Owners - 441 W St James Pl

438 W. St. James Proposed Development

hannah@henkelmail.com <hannah@henkelmail.com>

Thu 5/19/2022 2:04 PM

To: taylor@ward43.org <taylor@ward43.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

Hi -

I am reaching out to express my distress with the proposed development at 438 W. St. James Pl. I am a resident of 444 W. St. James Place and have resided here for the past year and a half. I strongly urge you to reconsider the planned development as Saint James Place is already extremely overcrowded - both with cars and trash. An additional development will only further this crowding.

I appreciate you taking the time to listen to the community and urge you to reconsider this behemoth 10+ story development.

Sincerely,

Hannah Henkel

438 W. St. James Proposed Development Issues

Hayley Keene <hayleykeene96@gmail.com>

Fri 5/20/2022 10:29 AM

To: taylor@ward43.org <taylor@ward43.org>;CPC <CPC@cityofchicago.org>

[Warning: External email]

Hi Taylor,

I am emailing today to discuss the proposed development at 438 W. St. James Place. I am a resident in 444 W. St. James Place, the building next to the vacant lot where the new development would be built. There are several potential issues with this project that will affect more than just the residents nearby.

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
2. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
3. Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
4. Complex construction projects require experienced contractors and developers. The application did not state the name of the contractor and my understanding is that the developer is primarily a real estate broker with limited background in new construction.
5. Given the condominium's large size, they will likely be occupied by families, many of which will have two cars. There are only 5 parking spaces provided. Additionally, replacing a single-family home with 5 condominiums represents a significant increase in activity for this site in terms of deliveries, guests, and vehicles.

If you are familiar with the area, I am sure you are aware of how little parking we have already even with the zoning rules. I also would like to note that the lot next door is so small, you can barely do a 5 point turn / back up in it - I cannot imagine how an entire condo is going to fit there. Please take the residents of this block into consideration before allowing this project to happen.

Best,

Hayley Keene

438 W. St. James Proposed Development

Isabella Salerno <salernoisabella99@gmail.com>

Thu 5/19/2022 11:45 AM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Good morning,

As a resident of Saint James Place, I am emailing to voice my concerns regarding the proposed development at 438 W. St. James Place.

My main concern: Saint James is a TINY street already. There is barely enough room to drive a small car down the one-way street. Traffic on this street is already held up when the garbage truck comes or when someone gets a delivery. Moving trucks and other large delivery trucks cannot fit or drive down this street. I can't imagine how incredibly disruptive it would be to have an entire construction crew, with cranes and other construction supplies, attempt to drive down this street. This would completely cut off traffic on our street.

Furthermore:

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
2. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
3. Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
4. Complex construction projects require experienced contractors and developers. The application did not state the name of the contractor and my understanding is that the developer is primarily a real estate broker with limited background in new construction.
5. Given the condominium's large size, they will likely be occupied by families, many of which will have two cars. There are only 5 parking spaces provided. Additionally, replacing a

single-family home with 5 condominiums represents a significant increase in activity for this site in terms of deliveries, guests, and vehicles.

Considering the size of the street and the lack of available parking, the available lot would be better suited for a single-family home. This proposed development would be incredibly burdensome and a logistical nightmare for the residents of the street.

Thank you very much for your consideration and, I hope, your support to prevent this development from happening.

Proposed Development At 438 W St James

Jeff Cothren <tottyone23@yahoo.com>

Wed 5/25/2022 1:57 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

This proposed Ten-Story condominium complex to be constructed at 438 W St James is totally out of character with this neighborhood. A building of this magnitude will totally destroy the look and feel of this quaint neighborhood. This is one of the narrowest streets in Chicago and to have construction of this magnitude will totally disrupt everyone's livelihood for years. Totally incongruous!

Sent from my iPhone

438 W Saint James Pl - Construction Ramifications

Jennifer Mart <jenniferemart@gmail.com>

Sat 5/21/2022 1:01 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Chicago Plan Commission -

I live on Saint James Pl, and recently learned of the planned construction at 438 W Saint James Pl. I'm deeply concerned about the ramifications this construction and building will have on the habitability of the street;

- 1) The construction period will be 18-24 months (which will inevitably be extended), leaving the already crowded street riddled with construction equipment and vehicles, which will force loyal residents to struggle to find parking
- 2) This construction period will cause the street to be polluted with noise throughout the day, leaving permanent work from home employees (like myself) highly disrupted with potential employment impacts
- 3) Erecting a 10 story building on a very residential street, which is already over capacity in terms of parking, will cause the parking situation to become even worse - I already frequently need to drive around for 30+ minutes to even find a spot. Adding in 20+ additional units on the street would make this situation impossible.

I have been a resident on this street for 3 years, and absolutely love the neighborhood and quiet feel of the street. Allowing this construction to continue will significantly impact the quality of life for the residents on this street, and I can guarantee you will have people leave the neighborhood.

It is my hope that you will consider my fellow neighbors' and my concerns and halt this construction before it begins.

Respectfully,
Jennifer Mart
425 W Saint James Pl

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Jennifer Mart
(317) 517-5135 | jenniferemart@gmail.com

438 W. St. James Proposed Development

Jessica Pace <jessicaleepace@gmail.com>

Wed 5/18/2022 1:12 PM

To: taylor@ward43.org <taylor@ward43.org>;CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

I am writing to express EXTREME concern about the development of this building. All my concerns are below.

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
2. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
3. Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
4. Complex construction projects require experienced contractors and developers. The application did not state the name of the contractor and my understanding is that the developer is primarily a real estate broker with limited background in new construction.
5. Given the condominium's large size, they will likely be occupied by families, many of which will have two cars. There are only 5 parking spaces provided. Additionally, replacing a single-family home with 5 condominiums represents a significant increase in activity for this site in terms of deliveries, guests, and vehicles.

Best,

Jessica Pace

Objection to 438 W. St. James Proposed Development (May 26th Meeting)

John Supera <jsupera@supera.com>

Tue 5/24/2022 11:45 AM

To: CPC <CPC@cityofchicago.org>

Cc: Taylor Nesse <taylor@ward43.org>

[Warning: External email]

Hello. I am the owner of the building adjacent to the proposed development site.

I realize that the Plan Commission is primarily focused on assessing a development's impact on the Lakefront, and while this project will not have any impact on such, I did want to state my objection to the development for the below reasons:

1. This 10+story building is out of scale with the majority of buildings on the block which are 3-4 stories.
2. A 10+ story building is out of scale on a 33' wide lot. This parcel is slightly larger than a standard City lot which typically contains a single family home or a 3 flat.
3. The site is landlocked on three sides and combined with its small lot size, will be an extremely difficult site to build on. St. James is a very narrow street which will be blocked a significant part of the time each day by material delivery trucks. Furthermore, building a mid rise on such a cramped site also seems rife with potential safety issues. If materials fall down, they will in all likelihood fall on the sidewalk or on other people's property. Also, simply working in tight surroundings is just more difficult than on a larger site which increases likelihood of creating construction problems that will impact those living, walking and driving on the block.
4. The project developer has very little development experience, works primarily in real estate brokerage and lives most of the time in Michigan. Regardless of how professional the contractor might be, these projects need to be closely managed by a experienced, hands on developer.

I have no objection to a single family home or a 3 flat.

Thank you for your consideration.

John Supera

Supera Asset Management
2001 N Halsted, Suite 301 | Chicago, IL 60614
(312) 242.2122 | jsupera@supera.com

438 W. St. James Proposed Development

Katharine Dulin <katharinedulin@gmail.com>

Mon 5/23/2022 7:00 PM

To: taylor@ward43.org <taylor@ward43.org>;CPC <CPC@cityofchicago.org>;yourvoice@ward43.org <yourvoice@ward43.org>

[Warning: External email]

To Whom It May Concern:

The building will greatly decrease the quality of life for all who live on St James street and behind where the condo will be built. Far too many people will now be living with a brick wall to their window or balcony. Where are people to when this is being built and where will they park afterward, as there is already not enough places on the street to park. Not to mention even the garbage truck has troubles coming down the street.

Quality of life should be considered as well as space, that is a very small lot, even when we have parked there it fits very few cars and you want to build a 10 story building, hindering natural light to far too many residents in the area. This will be a disaster!

Other Potential issues associated with this project are as follows:

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
1. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
1. Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
1. Complex construction projects require experienced contractors and developers. The application did not state the name of the contractor and my understanding is that the developer is primarily a real estate broker with limited background in new construction.
1. Given the condominium's large size, they will likely be occupied by families, many of which will have two cars. There are only 5 parking spaces provided. Additionally, replacing a single-family home with 5 condominiums represents a significant increase in activity for this site in terms of deliveries, guests, and vehicles

It is better to use this space for parking for the building or a dog park. A place the whole street can enjoy. I believe in the good in people and adding this new building will turn people. Turn people cold and nasty. I think living through a pandemic has all made us realize more of others and their mental health. Let's learn from that and make everyone happy on our street.

PLEASE DO NOT BUILD THIS BUILDING.

Sincerely,

Katharine Dulin

444 St James Place #805

438 W. St. James Proposed Development

Kela Roxen <kelarockstarroxen@gmail.com>

Fri 5/20/2022 10:15 AM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Potential issues associated with this project are as follows:

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
1. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
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Sent from my iPhone

438 W. St. James Proposed Development

Kim Sexton <kimsexton1223@gmail.com>

Fri 5/20/2022 2:20 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

I am writing to you today to express my concerns about 438 W. St James proposed development project.

I have been a happy resident at 444 W. St. James since 2017. My unit is on the east side with only two windows in that direction.

This project would completely block me in the dark and take away the view of the lake that I love so much and I'm sure I'm not alone when saying this. This will have a major affect of the building going forward as part of the selling point is our view of the lake.

St. James is not meant to have more high rises and it would add more stress on the streets which there is already plenty of. It's a very, very narrow street. Deliveries and parking are already an issue and this project will only increase these issues.

We all work from home these days and a building this size will take well over a year. This will have a severe impact on all the surrounding neighbors.

Even though this is not my forever home, I hope this sheds some light on how this impacts current and future residents of 444 W. St. James.

Thank you so much for taking the time to read about my concerns for current and future residents!

-Kim

438 W. St. James - Please reconsider!!!!!!

Kindall Tucker <kindall.tuckeruky@gmail.com>

Wed 5/18/2022 1:38 PM

To: taylor@ward43.org <taylor@ward43.org>;CPC <CPC@cityofchicago.org>

[Warning: External email]

Hi Ms. Nesse,

I live at 444 W St. James and all light into my apartment will be blocked. You will also be causing several residents to need to relocate. Many of the people in 444 W. St. James are students and would be disturbed greatly by the construction noise. There is absolutely no need for a 10 story building in that small of a space. This project is damaging and not necessary.

There are so many issues with this proposal and I urge you to please reconsider for the students and residents that live on this street. Please see of other issues below:

- 1) At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block. It will also ruin the charm of these streets and I am sure it will not be affordable housing set up for those in need of homes therefore it is not necessary.
- 2) Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
- 3) Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
- 4) Complex construction projects require experienced contractors and developers. The application did not state the name of the contractor and my understanding is that the developer is primarily a real estate broker with limited background in new construction.
- 5) Given the condominium's large size, they will likely be occupied by families, many of which will have two cars. There are only 5 parking spaces provided. Additionally, replacing a single-family home with 5 condominiums represents a significant increase in activity for this site in terms of deliveries, guests, and vehicles.

This project will not improve our city, it will cause it to lose some of it's charm and what separates it from other cities. I am sure something like this may be lucrative for certain people but as someone who stands up for us in this Ward, I am asking you to reconsider this development.

Thank you,

Kindall

438 W. St. James Proposed Development

Kristine Birkhead <kristinemichelle17@gmail.com>

Fri 5/20/2022 11:45 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Greetings Alderman,

I am writing to ask you to reconsider the project at 438 W St James. Potential issues associated with this project are as follows:

1. At 10 stories (plus a penthouse) with 5 condominiums, this building is incompatible with the 3-4 story structures on the block.
2. Building a 10+ story building, especially one on such a small, landlocked parcel, will take significantly longer than a 3-story single family or multi-unit building. Construction disruptions to the neighborhood will in turn last significantly longer.
3. Construction of mid- and high-rise structures is significantly more complicated than lower rise structures. Given that the site is landlocked on three sides and only 33' in width, construction complexities will be significantly increased. Increased complexities generally result in increased likelihood of problems, many of which will impact the neighbors.
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I appreciate the time you've taken to consider my concerns.

Thank you,
Kristine B.

438 W. St. James Proposed Development

MADDIE HARRIENGER <maharrienger@gmail.com>

Wed 5/25/2022 12:16 AM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

 5 attachments (8 MB)

Image B.HEIC; Zoning Ordinances.pdf; Jamrozik et al.pdf; Boubekri et al.pdf; Image A.PNG;

[Warning: External email]

To whom it may concern,

I am writing to bring visibility to the potential problems related to the proposed development for the vacant lot at 438 W. Saint James Place (Zoning district RM-6).

My concerns are as follows:

1. **The size and location of the land parcel.** The proposed development outlines plans for a 10 story building with five units and five parking spaces, a factor that contributes to a multitude of complexities, unforeseen complications and potential setbacks in the construction of such a large building on such a small parcel of land. While projections about the timing and duration of construction are approximately 18 months (beginning this summer), the small size of the lot and the plans for a large building introduces a variety of technical difficulties that will inevitably increase the duration of construction and therefore further impact the daily lives of all of those who reside on the street.
2. **The parcel of land in which this development would be located at 438 W. St James is landlocked on three sides and is only accessible from the street.** Our street, which is one-way and already quite narrow and busy as it is, would therefore be obstructed for an extended period of time during construction. Street closures and the addition of necessary equipment and vehicles for construction will not only prove to be cumbersome to navigate around by those who already reside on or near the property but also displace the cars of established residents as parking spaces become limited.
3. **Difficulty adhering to current zoning ordinances.** Given the already limited space inherent to the aforementioned parcel of land, concerns arise regarding the construction of a large 10-story, multi-unit building while adhering to relevant zoning codes and ordinances. I have identified the following ordinances as relevant challenges in construction and development. Please reference the attached document (titled "Zoning Ordinances") which gives accurate details and explanations regarding the following codes for further information:
 - a. **Section 17-2-0312:** "The gross residential floor area developed on a lot divided by the total number of dwelling units on such a lot may not be less than 500 square feet. Existing residential uses may not be converted to conflict with or further conflict with this standard. The average dwelling unit size standard of this section does not apply to government-subsidized or elderly housing developments.";
 - b. **17-2-0305A:** "buildings must have a minimum setback from the property line of 15 feet or 12% of lot depth, whichever is less." (see section **17-2-0309** for RM-6 zoning codes on side setback requirements)
 - c. **Section 17-2-0308:** "Except as expressly allowed under the townhouse development standards of Sec.17-2- 0500, all development containing dwelling units located in RM5.5, RM6 and RM6.5 districts must provide at least 36 square feet of usable on-site open space per dwelling unit. Required open

space must have a minimum dimension of at least 5 feet on any side if private or 15 feet on any side if provided as common open space.”

4. **Preserving neighborhood characteristics and identity.** As outlined in Section 17-8-0103, the planned development regulations are intended to “promote economically beneficial development patterns that are compatible with the character of existing neighborhoods;”. Historically the buildings that have been on the specific plot of land have been 3-4 stories and single family homes (Image A and B). Architectural cohesion, in this instance, can be considered a poignant aspect of developing residential units that not only match, but are also compatible with the already existing flow and establishment of W Saint James Place. It is my belief that the 10-story building proposed to be developed at 438 W. Saint James Place should be no taller than the buildings that had previously existed on the same ground. In keeping with the aesthetic, architectural details and energy of the street, building a high rise condo building is highly unfavorable.
5. **Concerns about lack of access to sunlight, fresh air for the west-facing units at 444 W. Saint James Place.** Close proximity of buildings would limit direct exposure to the environment. Since the COVID-19 pandemic and the general corporate shift in attitudes about working from home, more people are spending time indoors and at home; working. Various studies have proven the importance of Vitamin D and exposure to natural sunlight and the outdoors in maintaining mental health, overall personal wellbeing and increased productivity levels in working individuals (Boubekri (2015), Jamrozik (2019)). A 10 story building would not only take away these individuals' access to open air and sunlight, but ultimately lead to decreased mood and suffering mental health. The negative impact of construction and the existence of a high rise building on a narrow parcel of land on other residents of the street, specifically in terms of negative externalities and declining resident wellbeing, must be a top priority in the consideration of approving development.

In short, building a high-rise residential building with ten floors, five units and five parking spaces is unfavorable largely in part due to the negative impact of construction on the daily lives of those who already live on W. Saint James place. Additionally, the unrealistic nature of such a grand and extensive development on such a small amount of space is simply not compatible with the historical character of the street and adjacent residences. I urge you to consider the above concerns and take them seriously as considerations are made to approving or denying the development plans. A smaller development such as a three story home, or one similar to those that have previously existed on the land parcel, is not only in concordance with neighborhood characteristics but is also more reasonable, safe, realistic and less intrusive on the lives of others.

Respectfully,

Maddie Harrienger (A concerned resident of 444 W St. James Place)

438 W Saint James Proposed Plan

Madeline O'Brien <madelineobrien96@gmail.com>

Wed 5/18/2022 1:25 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Good afternoon!

I am writing to express my concerns regarding the proposed development of a condominium building at 438 W Saint James. Given the small size of the lot and the size of the proposed building, I think there will be many complexities that arise on such a small and narrow street. Saint James has a quaint feel to it and I think a new towering structure would feel invasive.

Thank you,

Madeline

438 W. St. James Proposed Development

Nicholas Lykoudis <nlykoudis@gmail.com>

Sun 5/22/2022 7:54 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

To whom it may concern,

As a neighbor of the proposed plot development, I strongly oppose the construction of the condominium buildings at 438 W. St James Pl. It would be a complete obstruction and disruption to all of those in the vicinity. It's an incredibly tight space that couldn't support the projected number of new tenants that would theoretically be living in that building. Parking is already extremely limited in this area. There would be absolutely no space with the addition of a building of this size.

I hope you are taking all of these factors into account when making development decisions.

Please reconsider,

Nicholas Lykoudis
444 W. St James Pl.

438 W St James Developmeny

ray schramm <schrammray@yahoo.com>

Wed 5/25/2022 7:33 AM

To: yourvoice@ward43.org <yourvoice@ward43.org>;taylor@ward43.org <taylor@ward43.org>;CPC <CPC@cityofchicago.org>;jsupera@supera.com <jsupera@supera.com>

[Warning: External email]

Good Day,

As the owner of the property at 448 W. St. James Place I must object to the proposal for 438 W. St. James.

Rarely do I find nearby parking when visiting my property.

My tenants major complaint is lack of parking and long walks often late at night in Chicago from far off parking.

Any services to my property for repairs or remodeling and of course move in and out are met with parking issues.

Proposing five condominiums with five off street parking spaces only exacerbates the parking problem. Consider how many individuals might reside in a 5000 sq. ft. condo and the number of vehicles they and their visitors would bring into an already overcrowded parking situation.

Construction vehicles during this build would I suspect impact most travel on St. James during a lengthy build out.

Of course your approval may encourage a developer to make a generous offer for my property or my neighbors and add further congestion issues.

Ray Schramm
Owner 448 W. St. James

438 W. St. James Proposed Development

sara haynes <shaynes099@yahoo.com>

Wed 5/18/2022 2:25 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Hi Taylor,

I am emailing in regard to the proposed development at 438 W. St. James Place. I am a current resident of 444 W. St. James place and have unit facing east with lake view, and view of where the proposed development will land. I am urging you all to reconsider the proposed plan for a variety of reasons.

1) the 10 story proposal does not replicate the standing structures on St. James place, as a primarily 3 story flat street. I appreciate the feel of our small pocket of park west, as well as neighboring streets that mirror a similar format, and I am afraid this would tarnish that. From increased guests, deliveries, and overall congestion.

2) I am concerned about the length of time this project will take as the structure would be built on a significantly small piece of land for its size. Many of us in the area also work from home and fear the length of time this construction would take, would be a huge disruption to our day, and sense of peace the neighborhood gives us.

Thanks for you time!

Best,
Sara

Deny approval of 10+ story condo at 446 W St James Pl.

Sara Walls <sara.walls816@gmail.com>

Wed 5/18/2022 4:08 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Mr. Nesse,

I am writing to you as an incredibly concerned resident of the 43rd Ward and direct neighbor to the proposed condo development. As a longtime resident of 444 W St, James Pl I vehemently oppose such a project for several reasons. Firstly, the type of structure proposed is incompatible with the rest of the structures on the block. A ten story condominium would dwarf the 1-2 story homes and apartment walk ups in the vicinity, and such a new build would not match the style of the surrounding buildings either, quickly becoming an eyesore in comparison to the beautiful historic architecture. Additionally, I am deeply concerned that the developer has failed to name a contractor for such a complex project on his proposal for the development. Such an ambitious project would need a contractor of experience, and to not name anyone is deeply disturbing.

Secondly, construction of such a structure would be a massive burden on the street. The lot in question is only 30 feet wide and landlocked on three sides with the only way in and out being an incredibly narrow street. This lack of safe and regular access has the potential to cause major logistical problems. Not only is my residence still under construction and frequently causes major traffic on W St. James, but on a regular day there could be a ten minute plus traffic jam due to the normal complexities of daily life such as deliveries, garbage collection or morning rush hour. There are no alleyways, or accessible driveways on the majority of the one way street and adding significant construction machinery or personnel would have a severely negative and perhaps unsafe impact. Additionally, because of the frequent traffic a timeline of 18 months is incredibly optimistic. The, in comparison, minor construction in remodeling my residences lobby and amenity spaces was scheduled for three or four months, it has now taken almost a year to complete.

Thirdly, I want to continue to emphasize the cramped nature of W St. James. It is noted the condo will provide five parking spaces, I find it hard to imagine there could be any new space at all for five vehicles, and if the condo is catered to families- who will likely have more than one car- the space for that simply does not exist, or if it was provided would only add to the severe traffic problems.

In addition to these very serious problems with the development that affect the whole street, a project of this nature would have a serious negative effect on my life, personally.

As a resident of your ward with a disability I require a great deal of rest and peace of mind. When my residence was remortaring the exterior of the building I suffered greatly from the noise pollution and chaos created by all the personnel in the building to complete the project. I can only imagine the kind of negative disruption this building might create.

While I understand the empty lot will be developed in some manner and cannot remain empty, I implore you to demand this development scale its plans back, or deny their project until a development more compatible with the street applies instead. I love this neighborhood and I love

being a resident of W St. James, I would hate to leave or have such a wonderful community disrupted and changed forever by a project that's just too big for it.

Best,

Sara Walls

438 W. St. James Proposed Development

Stephen Morsch <smmorsch@gmail.com>

Wed 5/18/2022 1:28 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Taylor Nesse,

Please reconsider your approval of the 438 W. St. James 10 story condominium development. This street is already very overcrowded with apartment buildings and there is almost never an open parking space nearby. Residents of the area have been seeing this vacant lot and hoping that maybe it would turn into a parking lot due to how chaotic and overcrowded this area is, and turning it into a large 10 story building would be nothing short of devastating for everyone in the area. Everyone in the neighborhood will be extremely inconvenienced by the prolonged construction, just recently I saw a family with very young children move in across the street from this building, and getting a quiet night's sleep can already be a struggle for people around here. As you know, when people don't get their sleep, they will complain, and complain, and complain, which could lead to a halt in the construction if it does indeed start. This project is one that clearly adds nothing of value to the neighborhood, is poorly thought out, and simply the result of shortsighted greed. This street has already struggled to accommodate increased summer time traffic, and another building with 5 condominiums would not only be an aesthetic and architectural nightmare for this currently beautiful street, but it would mean more traffic and deliveries that are already getting out of hand. I trust that you will reconsider your previous decision and save many many people from an extreme inconvenience that will have more unintended consequences than anyone with money on their mind is really thinking about.

Thank you,

Resident of W. St James Place

No to 438 W. St. James Proposed Development

Fisher, Steven <fisher@hds.harvard.edu>

Wed 5/18/2022 1:10 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Alderman Nesse,

I want to alert you to my discontent around your approval of the 438 W St James development as a resident of our ward and this street. I expect the construction disruption to the neighborhood will be significant and disruptive in this limited and congested space, and will undoubtedly worsen the quality of life in the neighborhood of which I am proudly a part of and in a street that is already struggling to maintain ease of traffic flow, garbage pick up, and littering. Please reconsider your approval. Happy to talk on the phone or email further.

With regard,

Steven Salido Fisher | [He/Him/His](#)
Harvard Divinity School, Harvard University

438 W st James pl construction

susan mahoney <mahoney.susan12@gmail.com>

Wed 5/18/2022 2:03 PM

To: taylor@ward43.org <taylor@ward43.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

As a resident of 444 w Saint James pl and occupant of a east sitting unit, I am deeply concerned and opposed to the possibility of a 10 story condominium on a small residential street. If you approved the construction of a large building in what used to be a single family home, how are you going to fit all the extra cars they will be bringing to an already crowded street? You do not have the space for these extra vehicles. This is also a street of either smaller residential buildings that have existed for 100 years or split bungalow homes/ private smaller homes.

Also, the lot is blocked on three of the 4 sides, construction will need to be overseen by an extremely experienced contractor, and from the available information the buyer is a very inexperienced developer. This poses a extremely high risk of danger to not only construction but to the surrounding neighbors.

Construction will block the road, our street can not handle a construction crew and would block residents from entering and exiting the street and will most likely cause issues for us in 444 w Saint James just trying to come and go. This is a one way street, you will be posing a massive safety risk for EVERYONE not just our building but others on the street if needing life saving services or fire rescue. Also, if people try to move in out out during construction, how are we going to be able to move with a construction crew blocking our main entry and exit, you will trap us on our street and from moving by blocking our loading zone with construction.

The noise caused on our quiet street will also be a massive disruption with such a large construction. With Covid still a risk and many people now working from home, you will be causing extreme noise pollution during working hours. This construction also poses safety risks with vandalism and bringing possible theft of construction materials and other theft to normal residents of the street.

Danger to east facing residents. Circling back to the unknown construction company and the great experience needed for a small enclosed space to build in, what safety is there for the residents of the east side units? Do you plan to block out some peoples only sources of natural light/ exit in a fire where our doors are block or consumed with a fire emergency and possibly cause damage /danger for the buildings east side and the people living their? This new construction is large and a great risk, you could be damaging a historic (100year old) building and the homes of 100's of people.

Please do not approve this, the quality of life will be diminished for all and cause major dissatisfaction for our street that is quite and you pose a massive safety risk to us all with such unknown building plans. Do you plan on getting contractors reviewed for their ability to even construct something this difficult and possibly cause millions in damage/lawsuits if not done properly? This is not in the best interest of actual residents of your ward, working on affordable rents and proper construction or

builds should be. This 10 story condominium is not of your constituent's best interest but seemingly something that possibly benefits someone else bottom line.

Thank you,

Susan Mahoney
Resident of 444 w Saint James PL

438 W St James - Project Development

Thaiane Drummond <thaiane.drummond@hotmail.com>

Wed 5/18/2022 1:20 PM

To: taylor@ward43.org <taylor@ward43.org>; CPC <CPC@cityofchicago.org>

[Warning: External email]

Good afternoon,

I'm a resident at the W St James Place street and it came to my knowledge the project of a 10 stories building for the 438 address.

I'd like to note a few concerns about it:

-The street is extremely small and tight, a project this big will require a long time to be completed and the vacant space is not that big which means we'll have a lot of traffic and the street needing to be closed in order to get all the machinery required.

-Parking is already difficult in the street, with a 10 stories building if we count the addition of cars for the new building will make everything extremely difficult and will make a huge difference in terms of number of parking, guests, deliveries.

-A construction this big will require a large period of time, which means months and months of disruptions in the neighborhood.

Please take all of those into consideration for us that already live and enjoy the neighborhood and area so much.

Thank you,
Thaiane.