



CHICAGO PLAN COMMISSION

Department of Planning and Development

2700 N Pine Grove – Lakefront Protection Ordinance only

2700 N Pine Grove (43rd Ward)

Second Church of Christ Scientist, Chicago

05/26/2022

Community Area Snap Shot

Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Lincoln Park.

General Population Characteristics, 2020

	Lincoln Park	City of Chicago	CMAP Region
Total Population	70,492	2,746,388	8,577,735
Total Households	35,570	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	9.9	1.9	1.7
Percent Population Change, 2000-20	9.6	-5.2	5.3

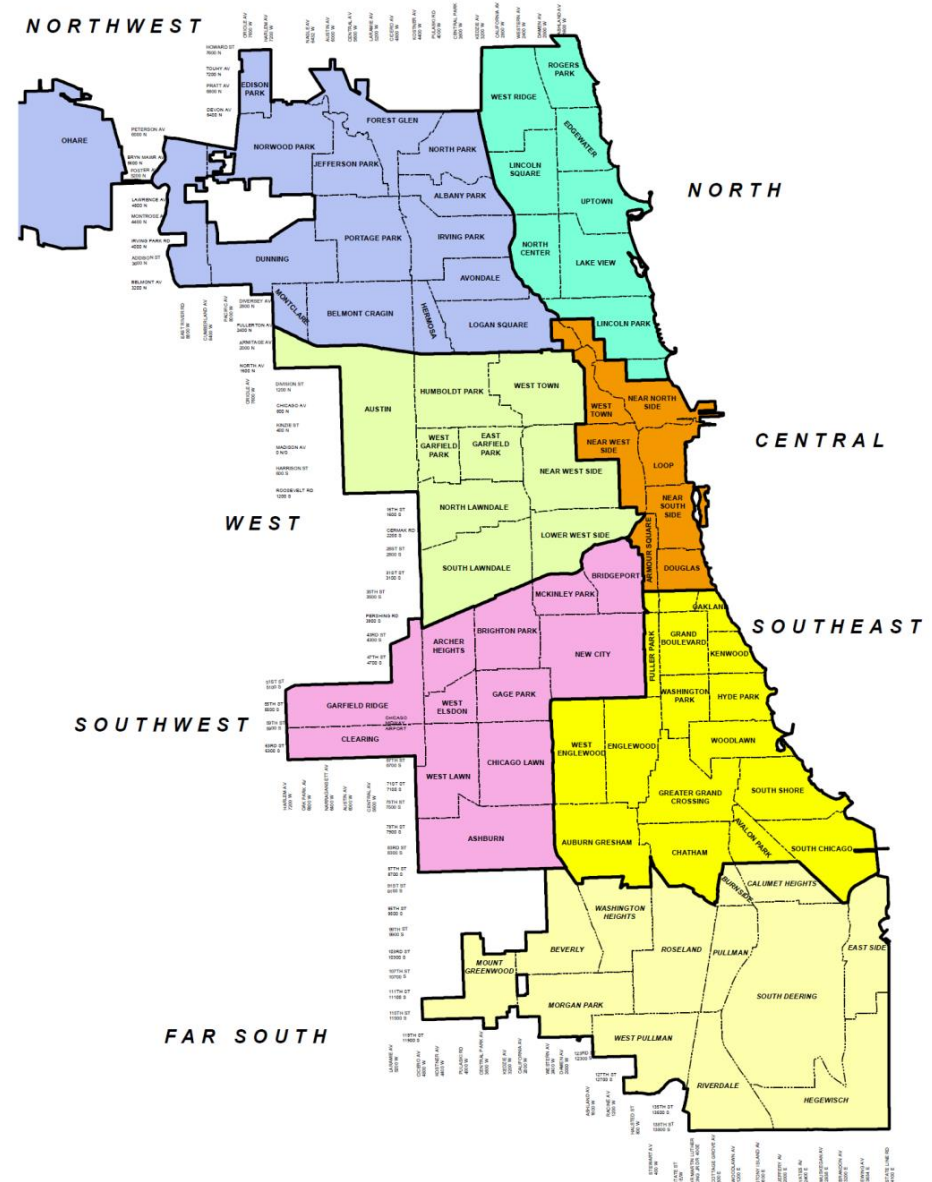
Source: 2000, 2010 and 2020 Census.

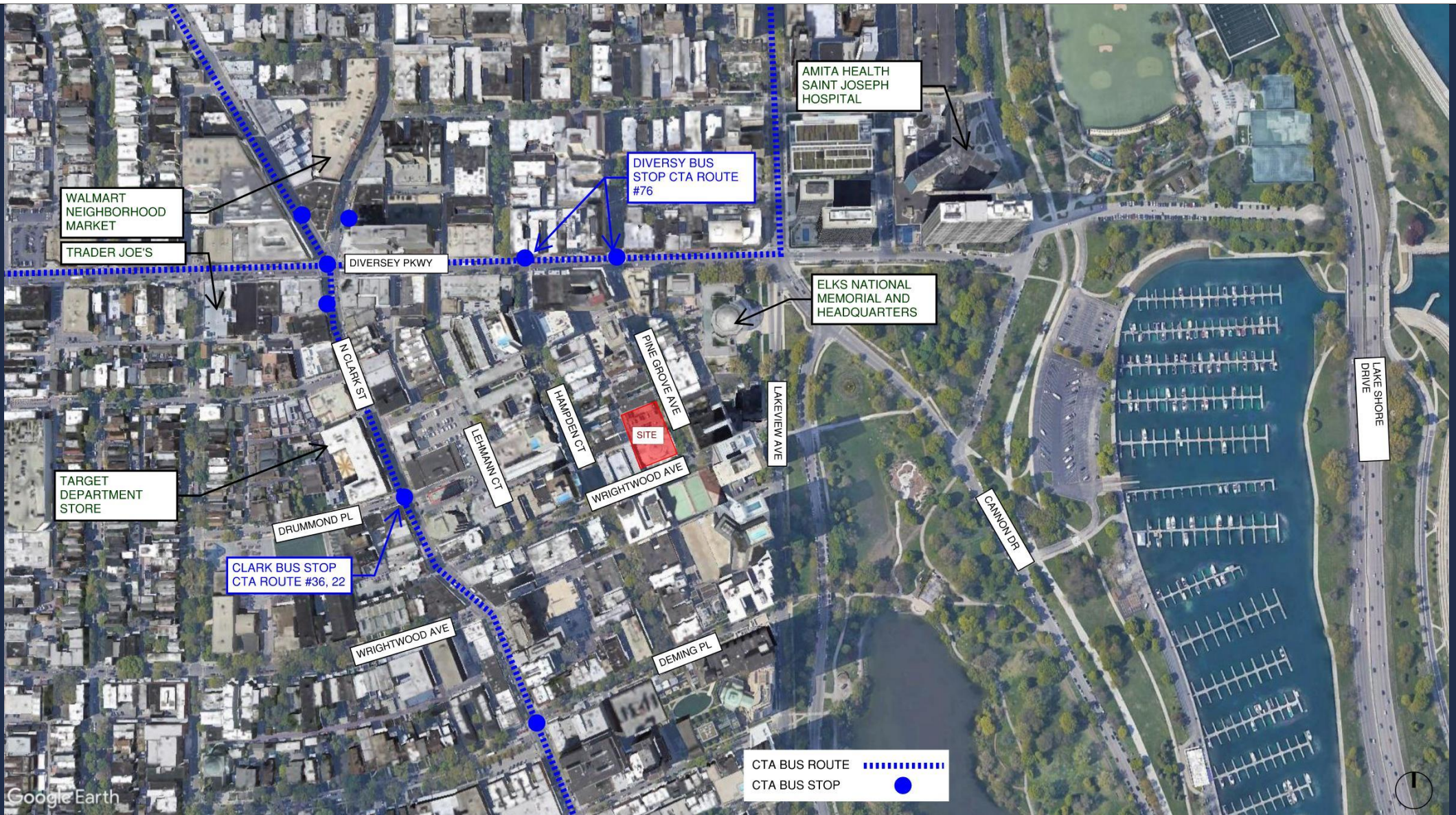
Race and Ethnicity, 2015-2019

	Lincoln Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	54,642	78.7	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	4,340	6.2	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	3,414	4.9	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	4,995	7.2	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	2,074	3.0	59,510	2.2	182,620	2.2

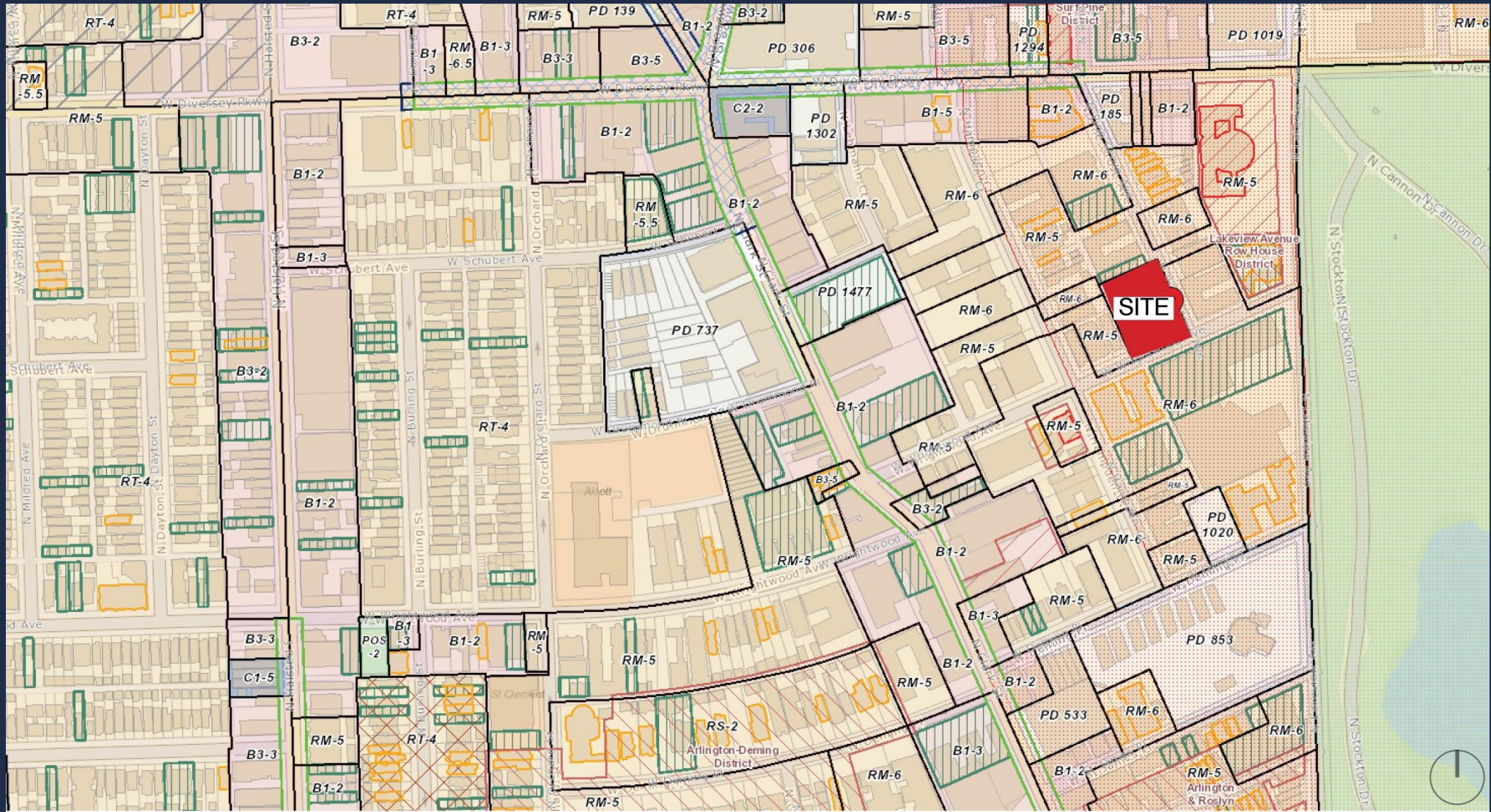
Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

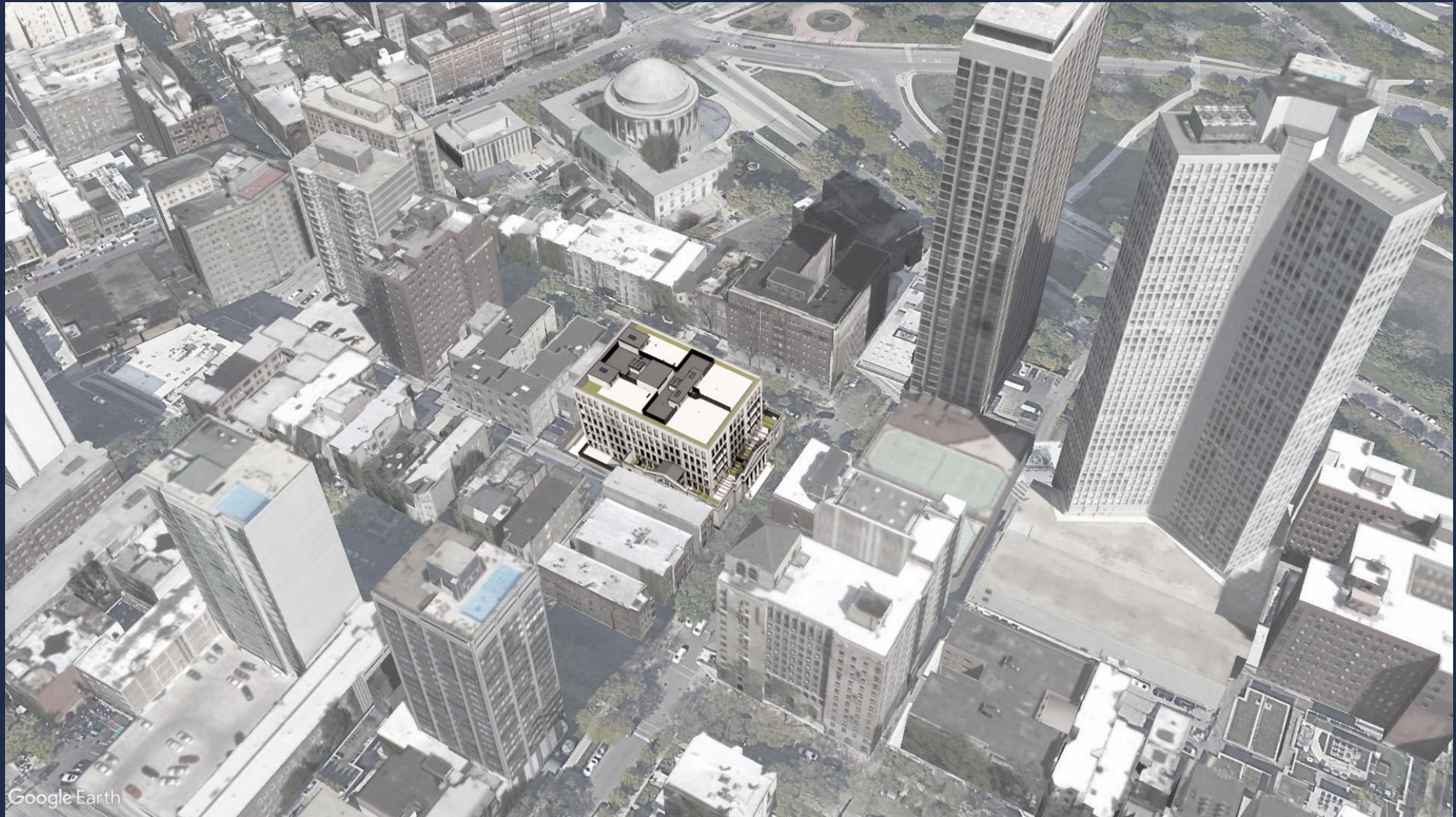




SITE CONTEXT PLAN



LAND USE CONTEXT PLAN



Google Earth

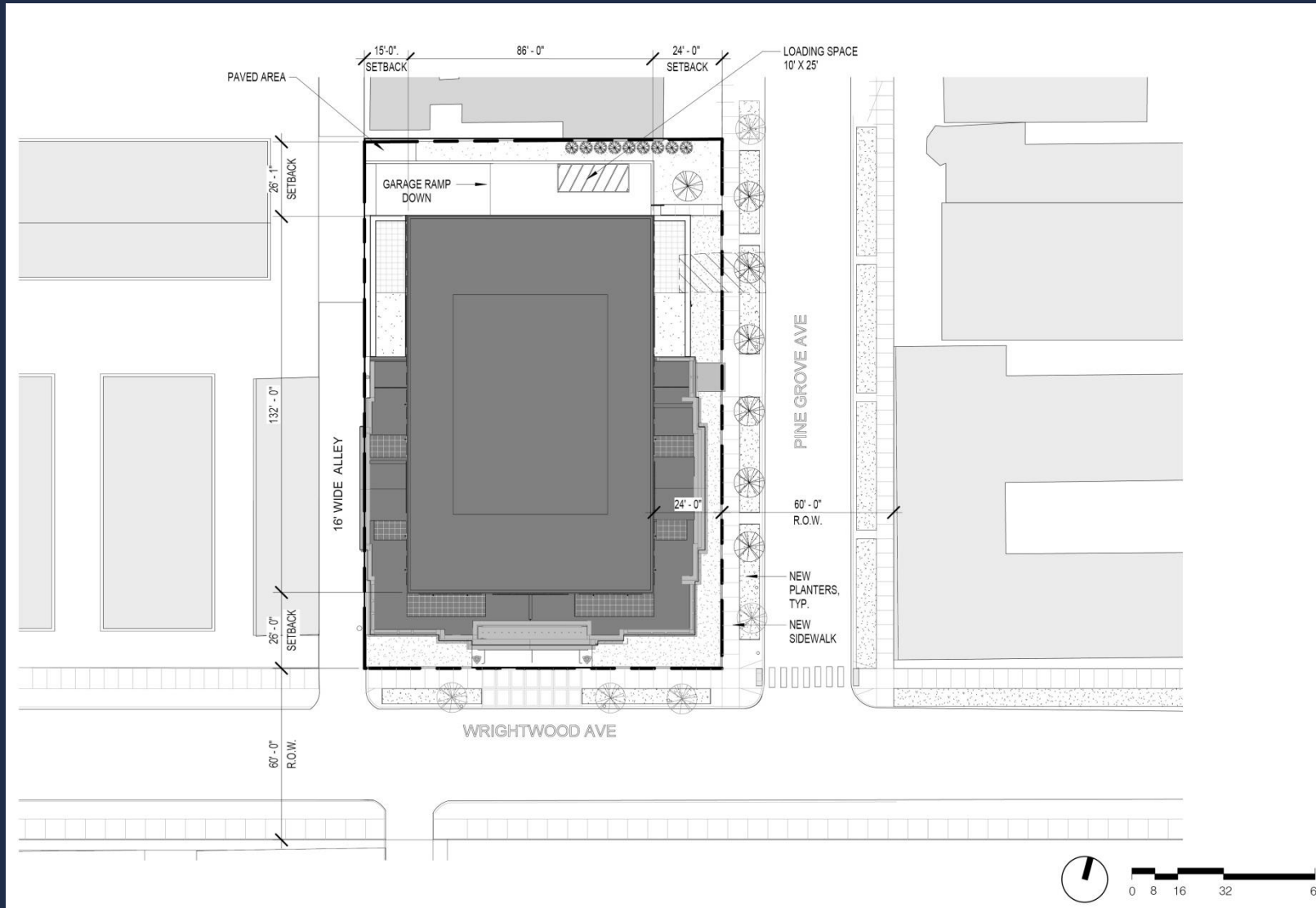
AERIAL VIEW FROM SOUTHWEST DIRECTION

Pedestrian Context

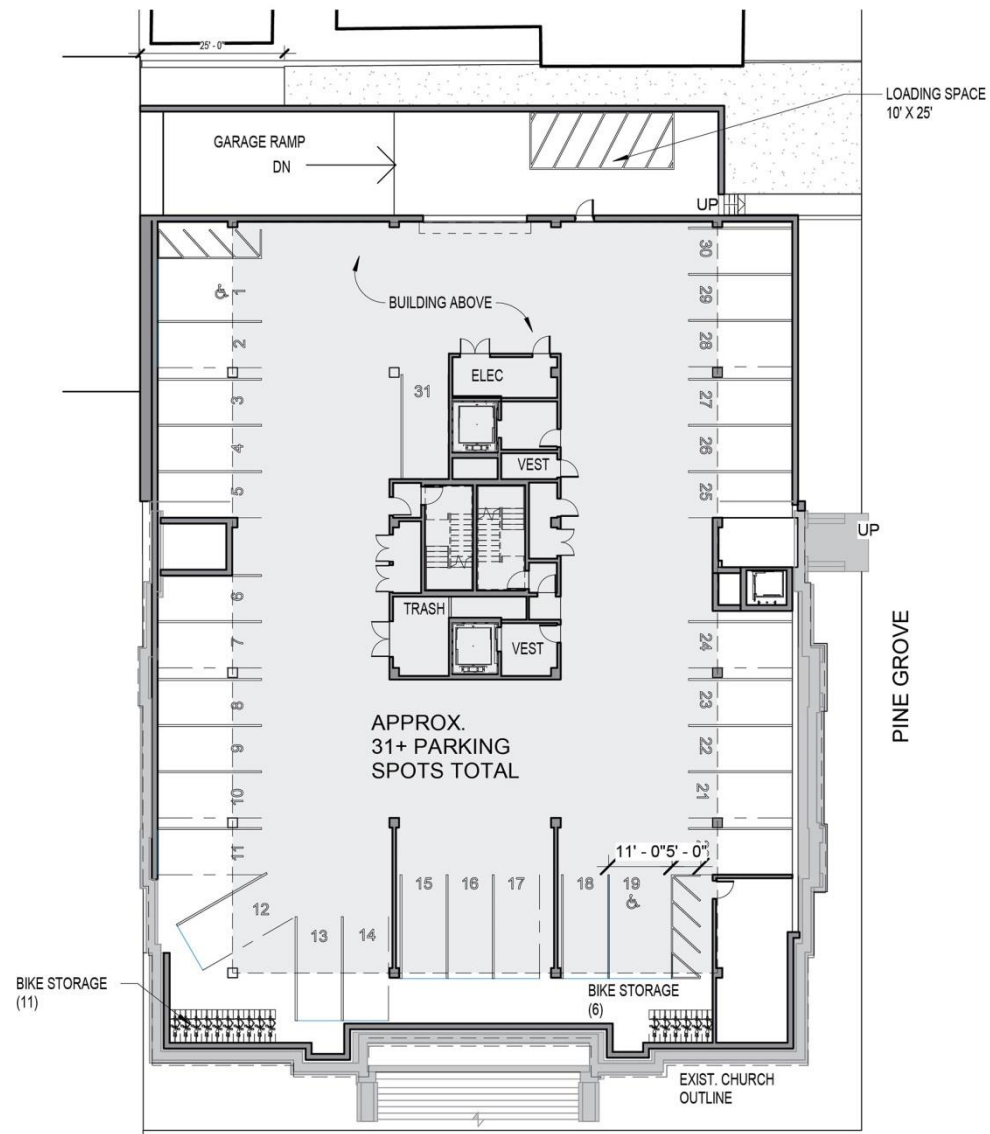


Project Timeline + Community Outreach

- **The Lakefront Protection Ordinance application was filed on April 22, 2022**
- **Community Meetings**
 - Park West Community Association Meeting
 - Public Meeting
 - City Council Meeting for Zoning Change
 - Zoning Board of Appeals Meeting for Yard Variance
- **Project Changes Based on Feedback**
 - Reduced building from seven to six stories, from 26 units to 22 units.
 - Enclosed 2nd and 3rd floors to tie existing façade to new building per meeting with Commissioner Cox and DPD
 - Changed exterior cladding material to cast stone from porcelain tile per meeting with Commissioner Cox and DPD
 - Revised façade to have more variation in window pattern and materials per DPD request
 - Revised driveway to parking accessed from alley instead of Pine Grove per DPD request



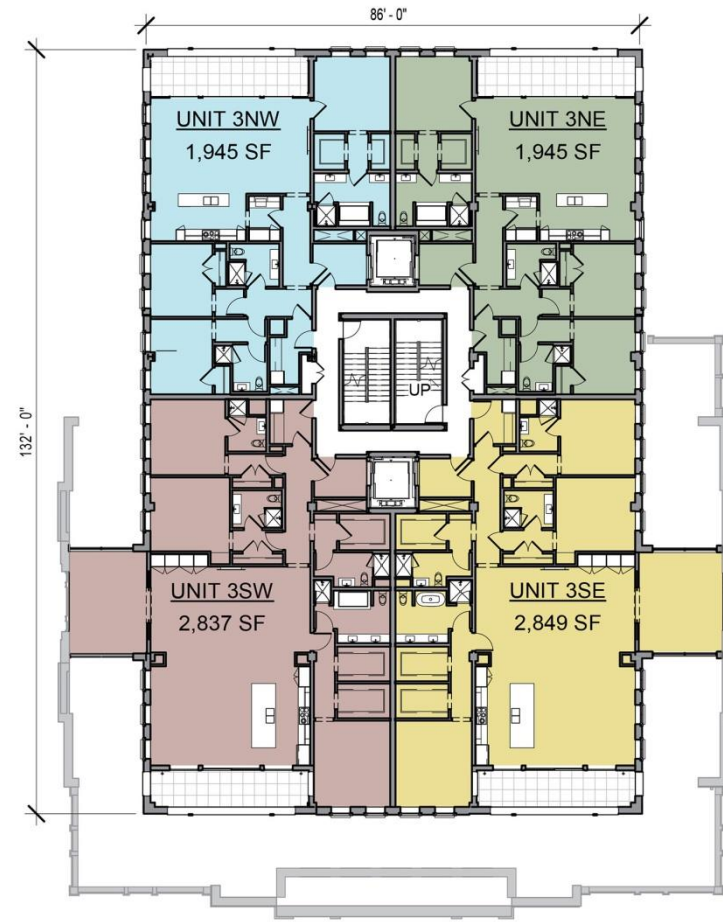
SITE PLAN



PARKING PLAN & 1ST FLOOR PLAN

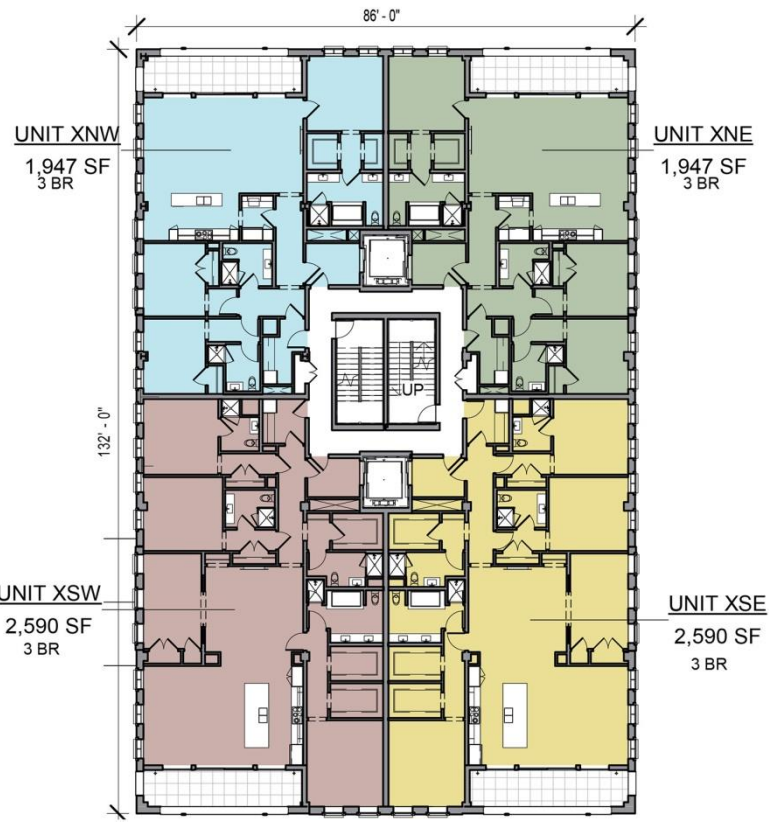


2ND FLOOR PLAN

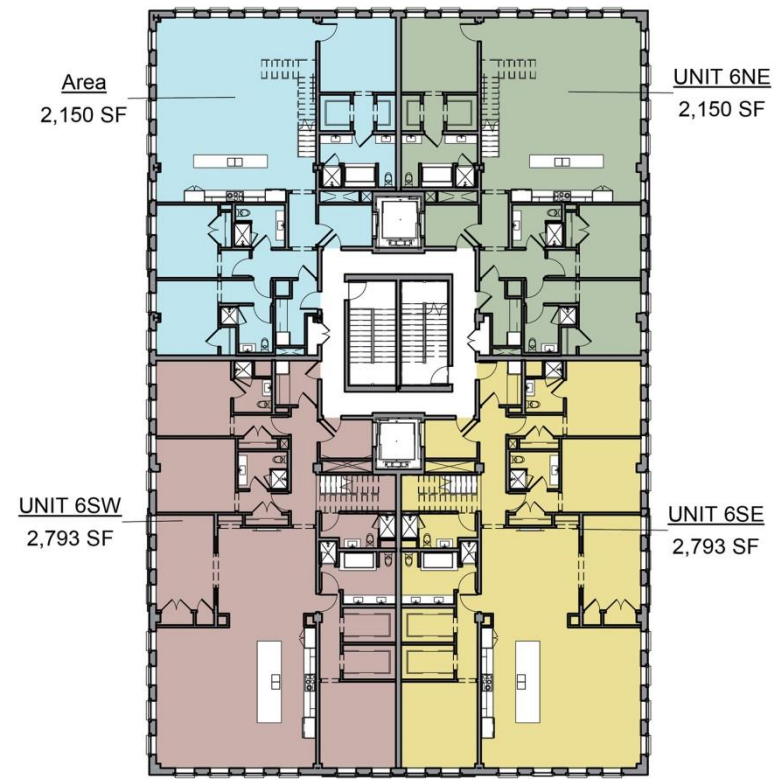


3RD FLOOR PLAN





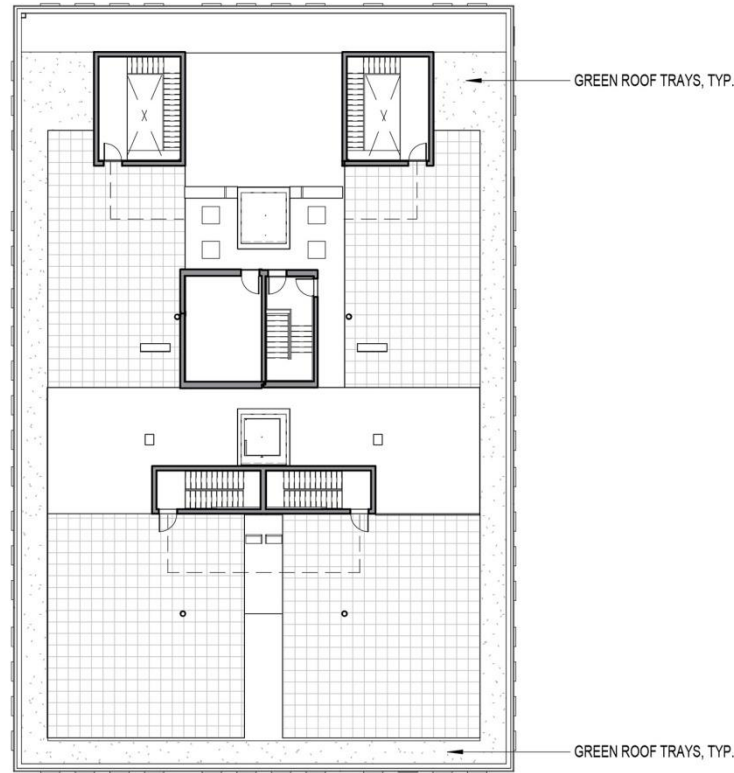
TYP FLOOR PLAN



6TH FLOOR PLAN



TYPICAL FLOOR PLAN + 6TH FLOOR PLAN





SOUTH ELEVATION



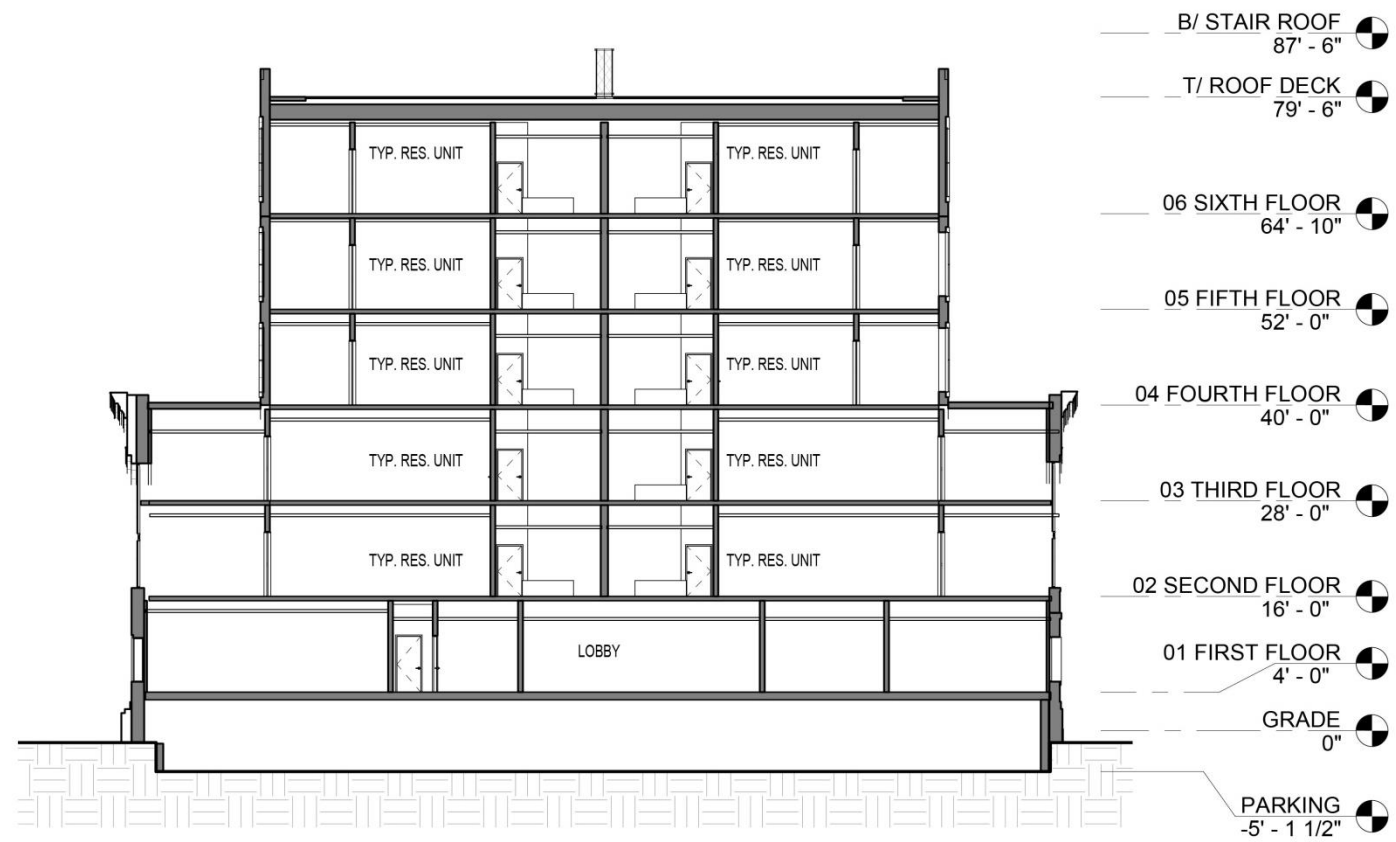
EAST ELEVATION



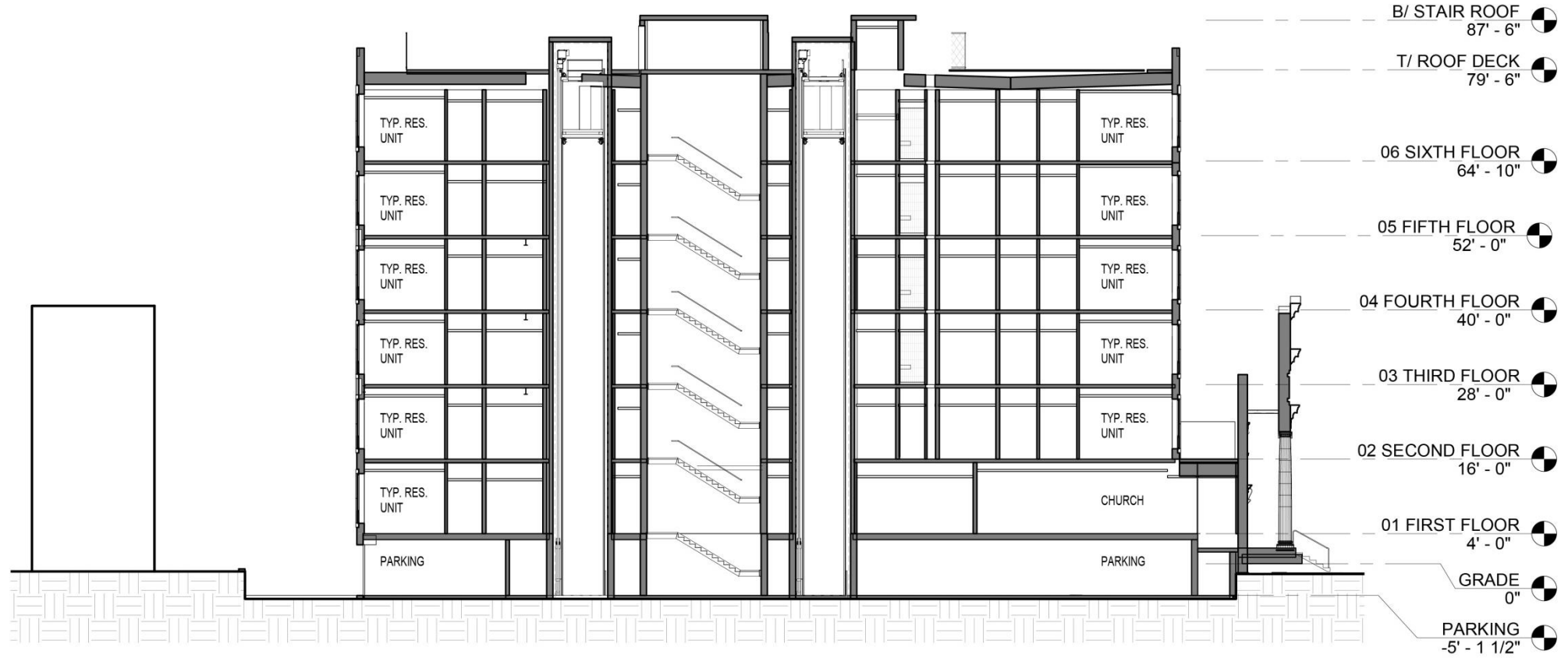
NORTH ELEVATION



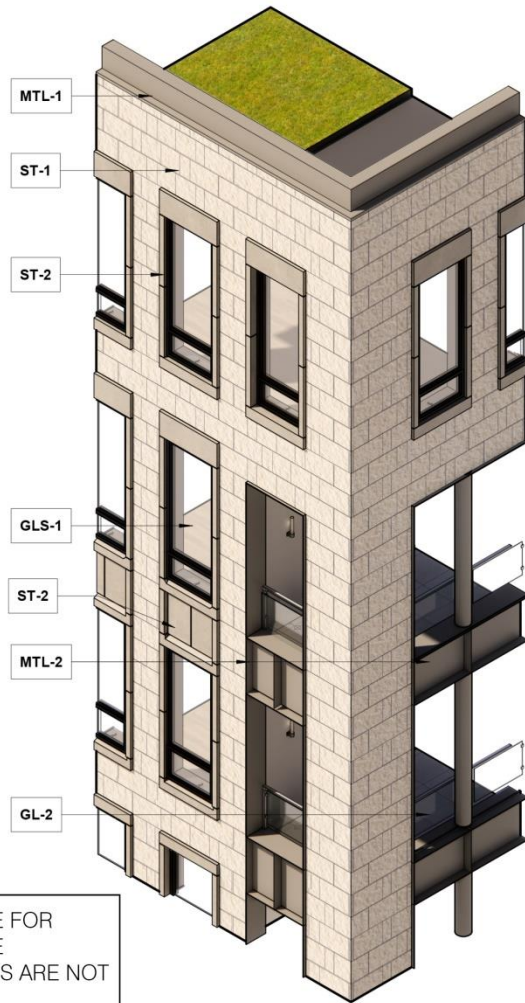
WEST ELEVATION



BUILDING SECTIONS – EAST/WEST SECTION



BUILDING SECTIONS – NORTH/SOUTH SECTION

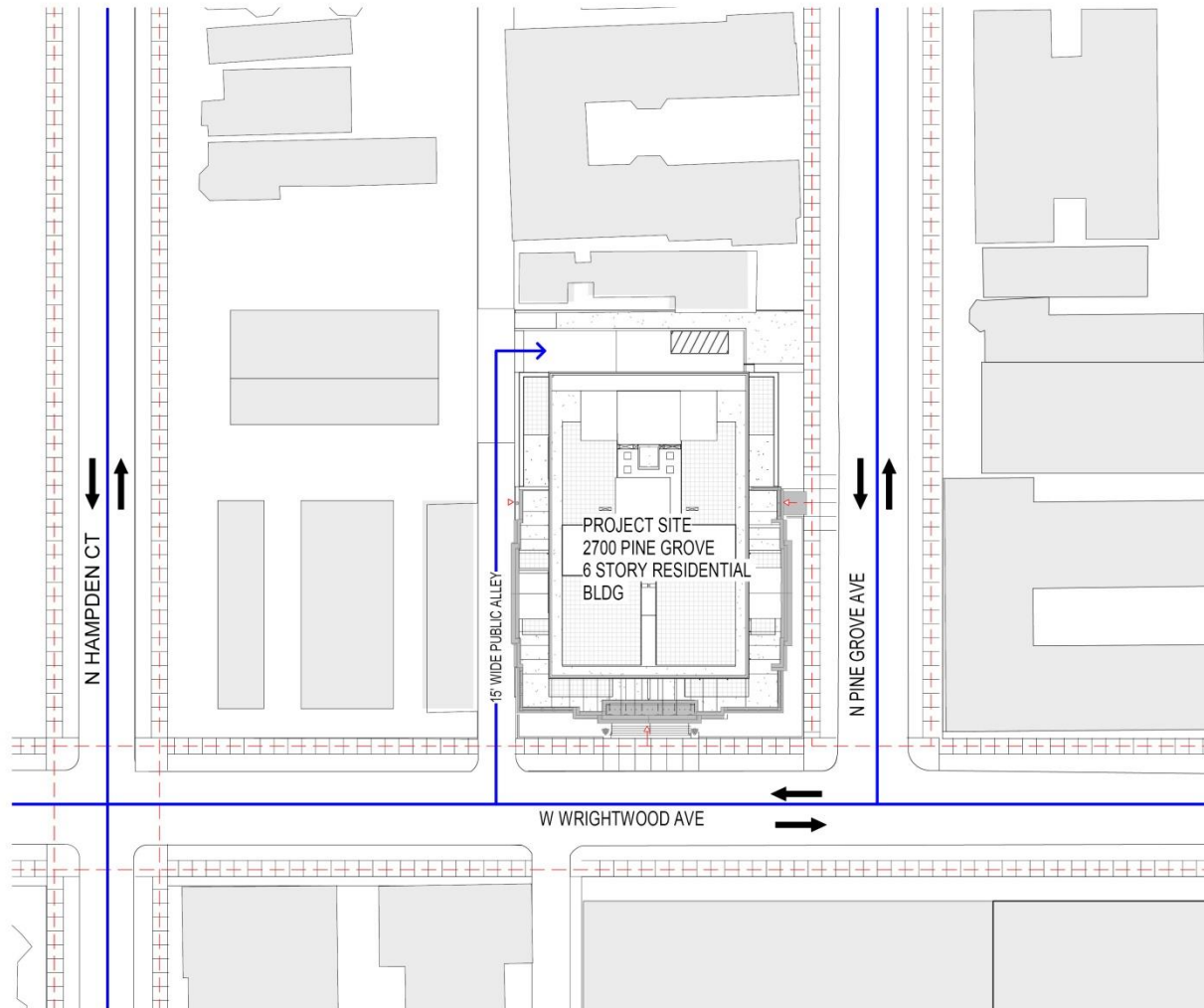


NOTE: IMAGES ARE FOR VIEWING 3D STONE DETAILING. COLORS ARE NOT ACCURATE.



EXT. MATERIAL & SYSTEMS LEGEND

- GLS-1 PREFIN. ANODIZED BRONZE COLOR ALUM. COMMERCIAL GRADE WINDOW UNIT W/ INSUL. LOW-E GLASS. OPERABLE AWNING WINDOWS
- GLS-2 SPANDREL GLASS
- ST-1 16" X 24" CAST STONE EXTERIOR WALL
- ST-2 CAST STONE WINDOW SURROUND & INFILL, MATCH COLOR OF ST-1
- ST-3 CAST STONE - PROTRUDES 2" BEYOND ST-1, DARKER COLOR TO MATCH CHURCH STONE
- MTL-1 METAL COPING
- MTL-2 PREFINISHED STEEL SPANDREL



--- PEDESTRIAN CIRCULATION
 — VEHICULAR CIRCULATION



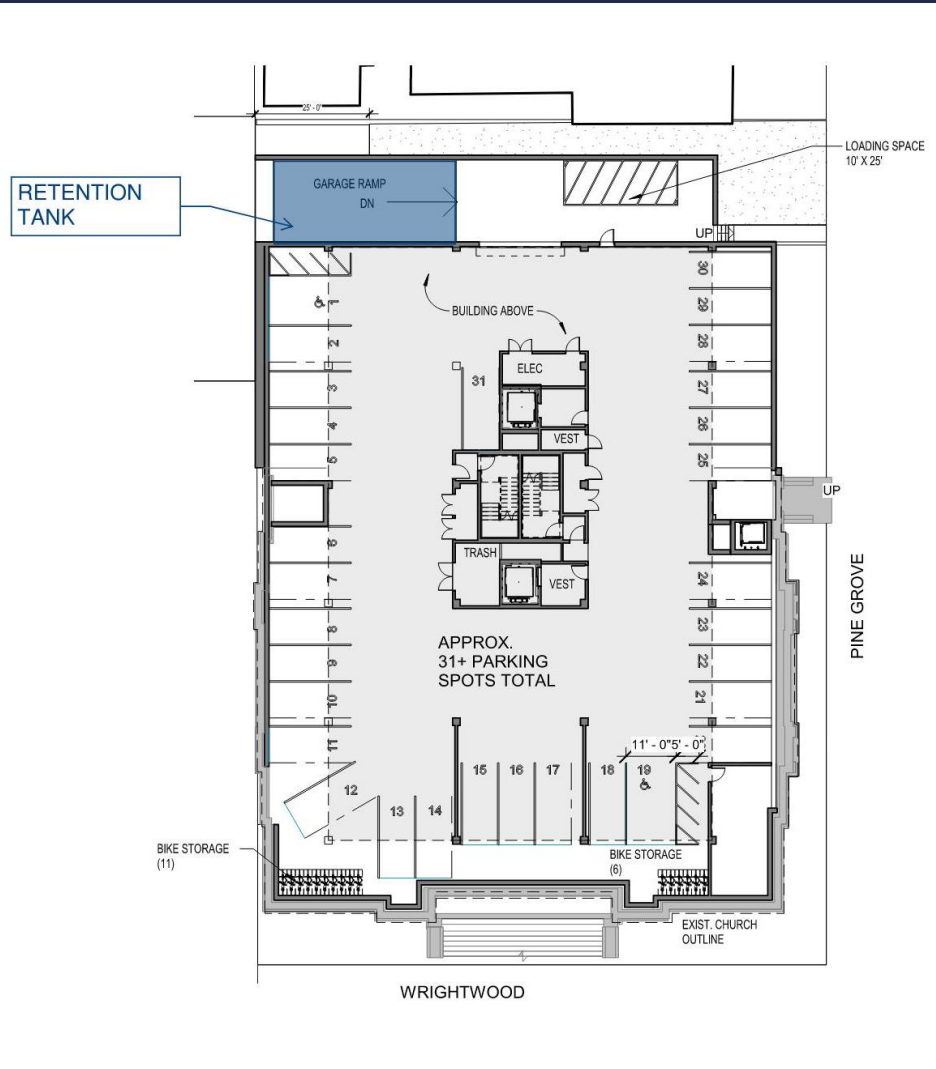
TRANSPORTATION, TRAFFIC, PARKING

- **Eliminated curb cut and driveway on Pine Grove to continue existing sidewalk. Proposed onsite parking is accessed through public alley. Eliminated on grade parking lot, proposed parking located under building.**
- **Eliminated existing concrete parkways and replaced with landscaped parkways with wrought iron guard rails.**
- **Preserved existing church facades and provided new space for the Second Church of Christ Scientist, Chicago, maintaining existing Wrightwood Entry.**



CAST STONE PANEL & WINDOW SURROUNDS

- **Green Roof on 2nd floor terrace and main roof**
- **Bike Parking for Residents**
- **EV Charging stations compatible at all parking spaces**



RETENTION TANK LOCATION

- The Project is regulated and will be providing a Stormwater Retention system in accordance with the guidelines in the Stormwater Management Ordinance Manual
- Stormwater Retention shall be provided via a retention storage tank below the driveway at the northwest corner of the building.
- To reduce stormwater runoff, the project has green roof trays at the first floor terraces, second floor terraces, and roof level.

- **Project contains 22 new dwelling units, requiring 2 affordable dwelling units.**
- **One 4-bedroom affordable unit to be provided off site within the 2 mile radius.**
- **In lieu payment to be made for second required unit.**

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 has found that the project is in compliance with the Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance