



CHICAGO PLAN COMMISSION

Department of Planning and Development

939 N. Rush Street

Near North Side/ 42nd Ward / Ald. Reilly

Developer: JMB Realty, LLC

Designer: Stephen Rankin & Associates

Attorneys: Law Office of Thomas J Murphy

February 17, 2022



Project Description

The Applicant requests approval to demolish an existing three-story 6,633 square foot retail building with a third floor storage area and replace it with a two-story 4,848 square foot retail building (and no third floor storage area).

There is no parking and there are no setbacks. The applicant's property lies within the Lakefront Protection district. This project is in zoning district DX-7, is not a Planned Development, and the new building will decrease the existing FAR and is below the allowable FAR.

Community Area Snap Shot

Demographic Data: Near North Side

General Population Characteristics, 2020

	Near North Side	City of Chicago	CMAP Region
Total Population	105,481	2,746,388	8,577,735
Total Households	66,685	1,142,725	3,266,741
Average Household Size	1.6	2.4	2.6
Percent Population Change, 2010-20	31.1	1.9	1.7
Percent Population Change, 2000-20	44.9	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Household Size, 2015-2019

	Near North Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	32,516	56.9	396,359	37.2	907,247	29.0
2-Person Household	19,733	34.5	317,167	29.7	962,910	30.8
3-Person Household	3,141	5.5	147,469	13.8	487,229	15.6
4-or-More-Person Household	1,779	3.1	205,834	19.3	765,944	24.5

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

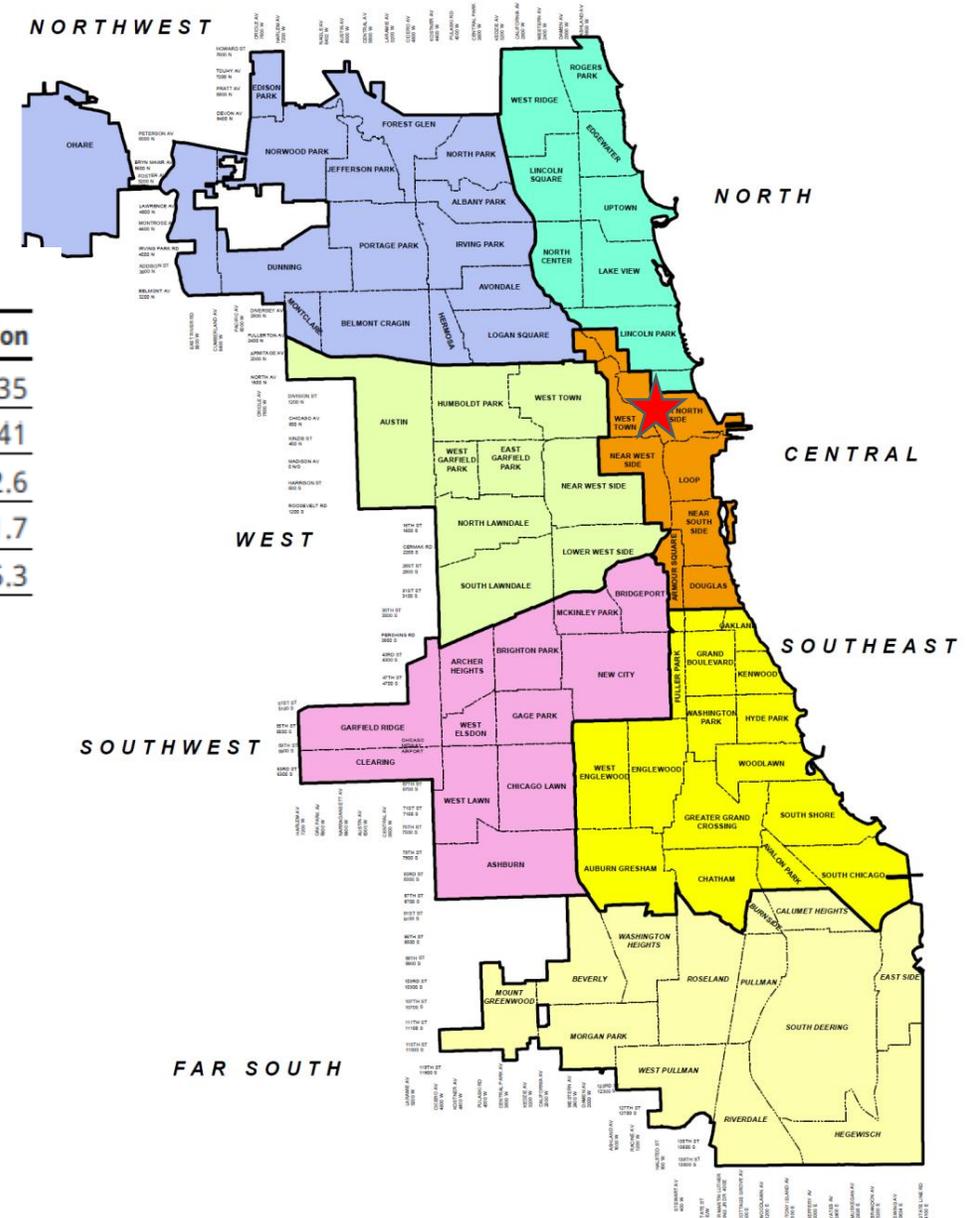
Universe: Occupied housing units

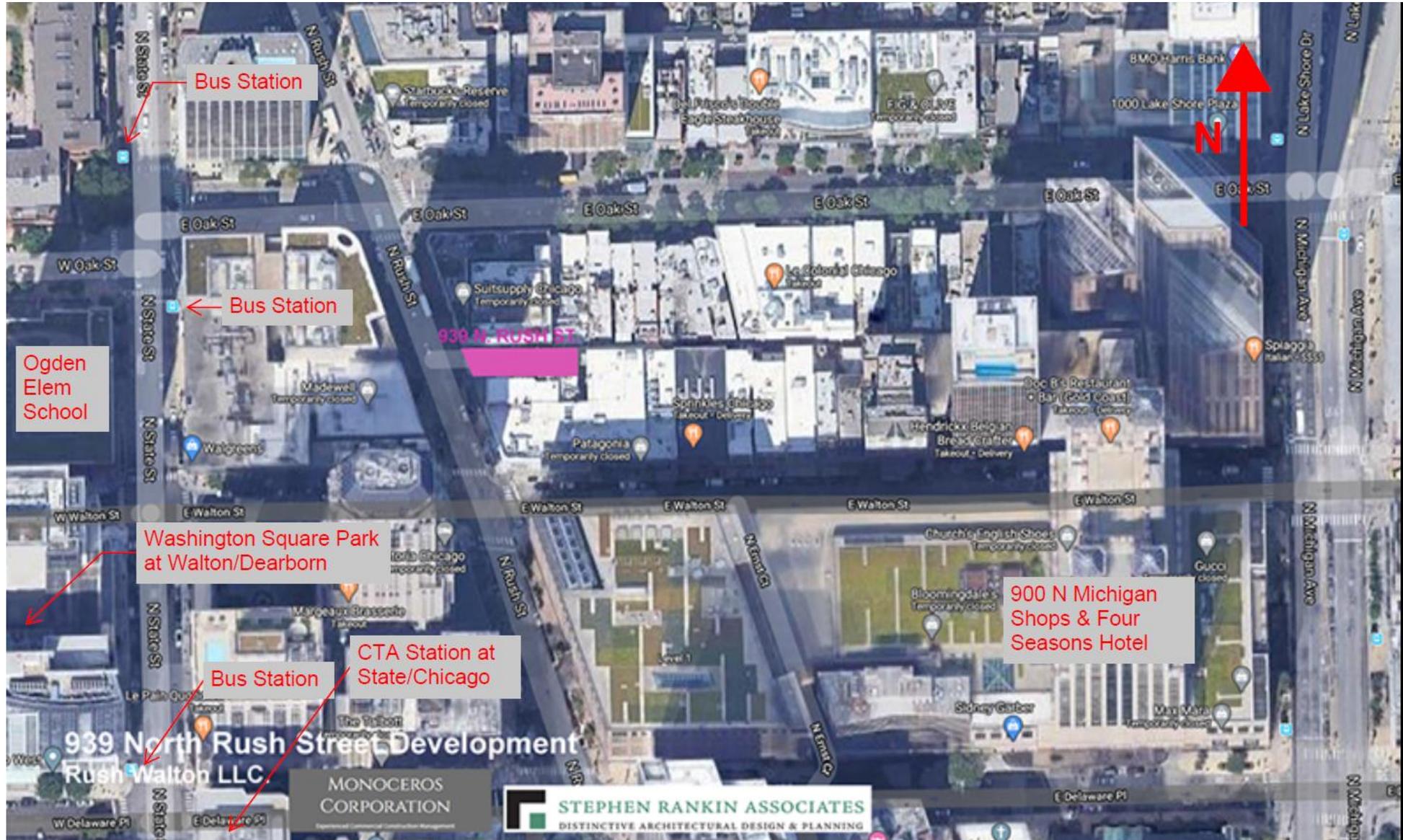
Race and Ethnicity, 2015-2019

	Near North Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	65,416	70.1	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	5,257	5.6	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	7,649	8.2	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	12,506	13.4	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	2,490	2.7	59,510	2.2	182,620	2.2

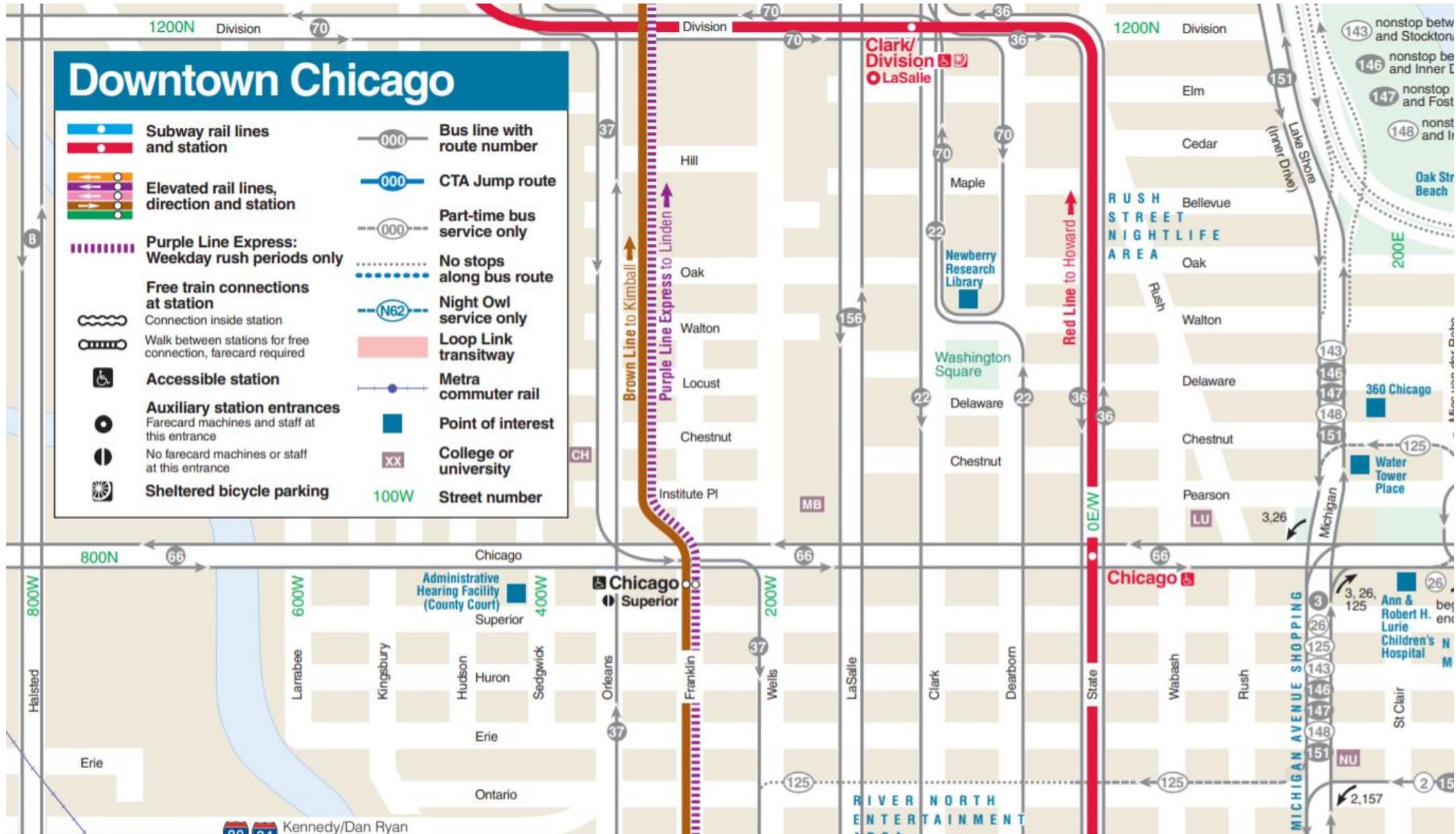
Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population





SITE CONTEXT



PEDESTRIAN AND CTA CONNECTION



ADJACENT SITE CONTEXT

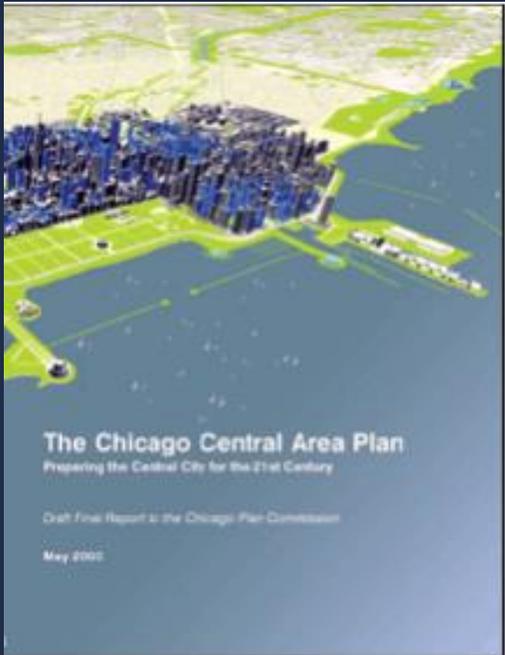


Public Process Timeline

Ward 42 – Alderman Brendan Reilly

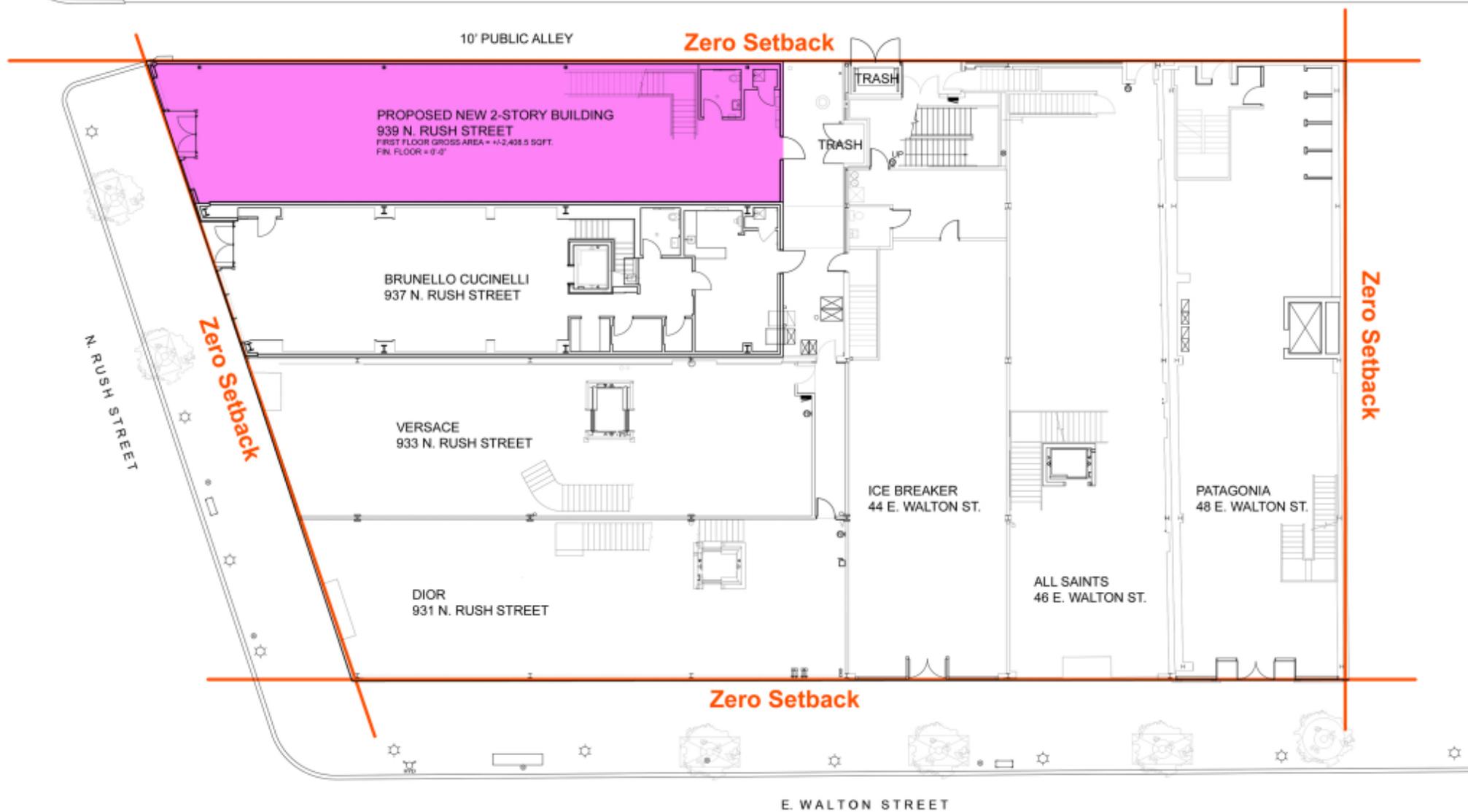
June 30	Meeting Request to 42 nd Ward Alderman’s Office
July 13	42 nd Ward Development package submittal
July 14	Confirmation of Aldermanic review of Development package
December 14	Hard copies of Lakefront Application delivered & reviewed to Lakefront Protection PM
January 3	Ownership Notice Mailing date
January 11	Intake Meeting
	CMU revised to Harvard Brick Lighting added to Public Alley
February 17	Chicago Plan Commission

★ Planning Context



Chicago Central Area Plan

- Published May 2003
- Department of Planning and Development
- The Central Area Plan focuses on the continued economic success, physical growth and environmental sustainability of Chicago's downtown.
- Extraordinary growth in the Retail Marketplace sector is planned and anticipated by the Central Area Plan.
- Rush Street, being a pedestrian street, supports the retail experience as a beautiful, dynamic urban center and a hub of business.
- The Central Area Plan aims to strengthen connections to keep the Central Area easy to reach and get around and improve the quality of the pedestrian environment. The new building design provides a high visibility glass view of the retail offerings.

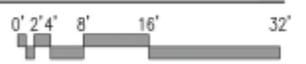


939 N. RUSH STREET DEVELOPMENT

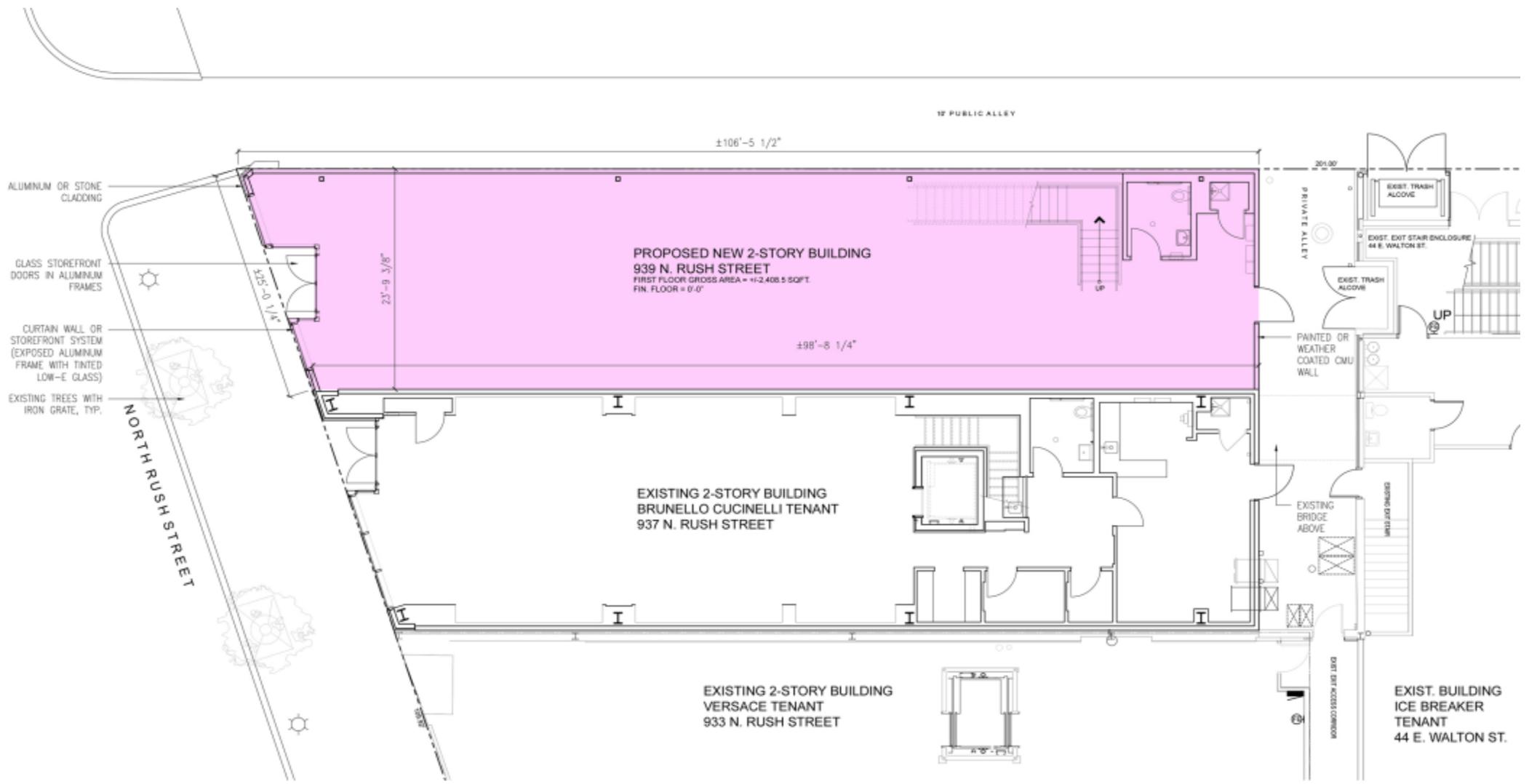
RUSH WALTON, LLC



north **PROPOSED SITE PLAN**



November 15th, 2021

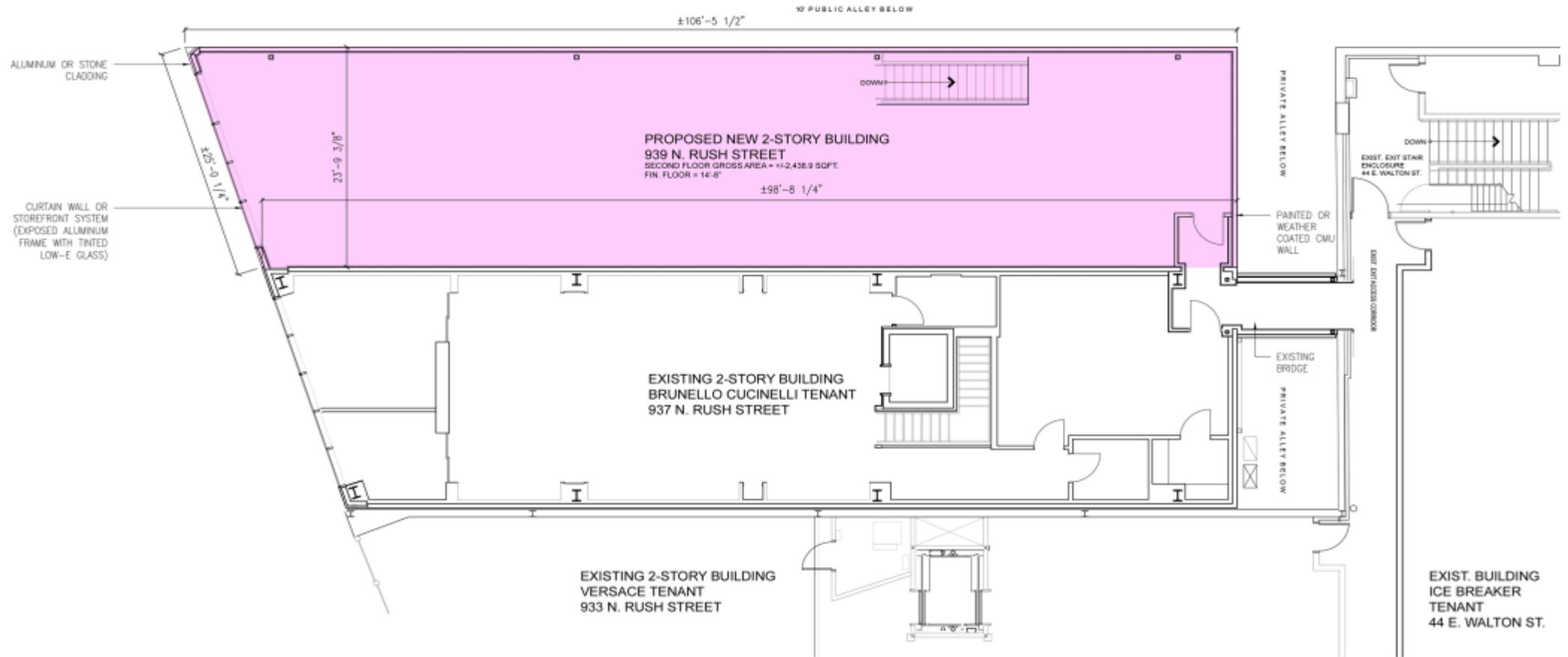


939 N. RUSH STREET DEVELOPMENT

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November 15th, 2021



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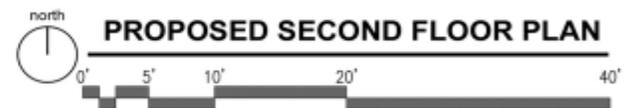
RUSH WALTON, LLC

MONOCEROS
CORPORATION

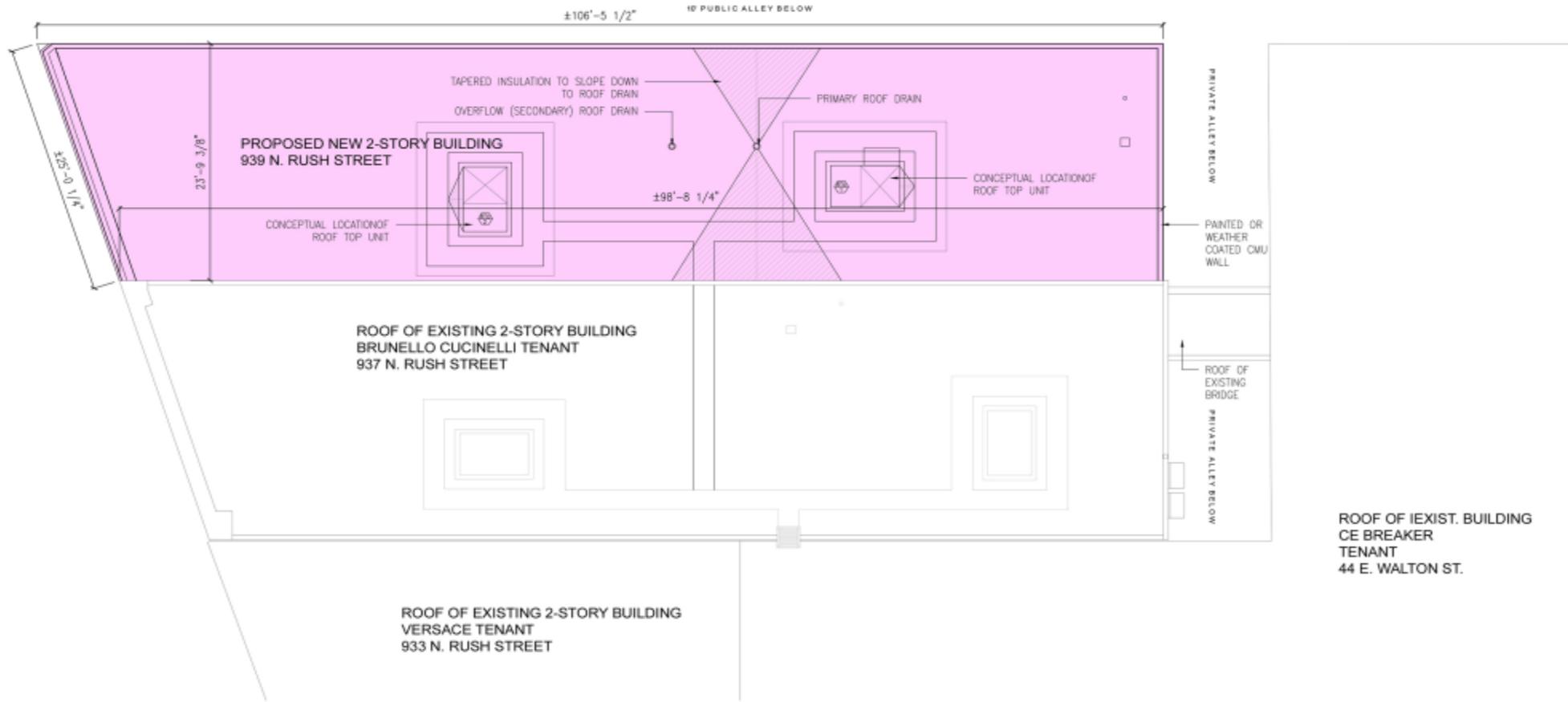
Experienced Commercial Construction Management



STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

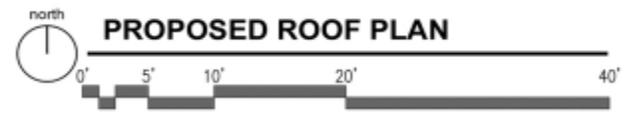


November 15th, 2021

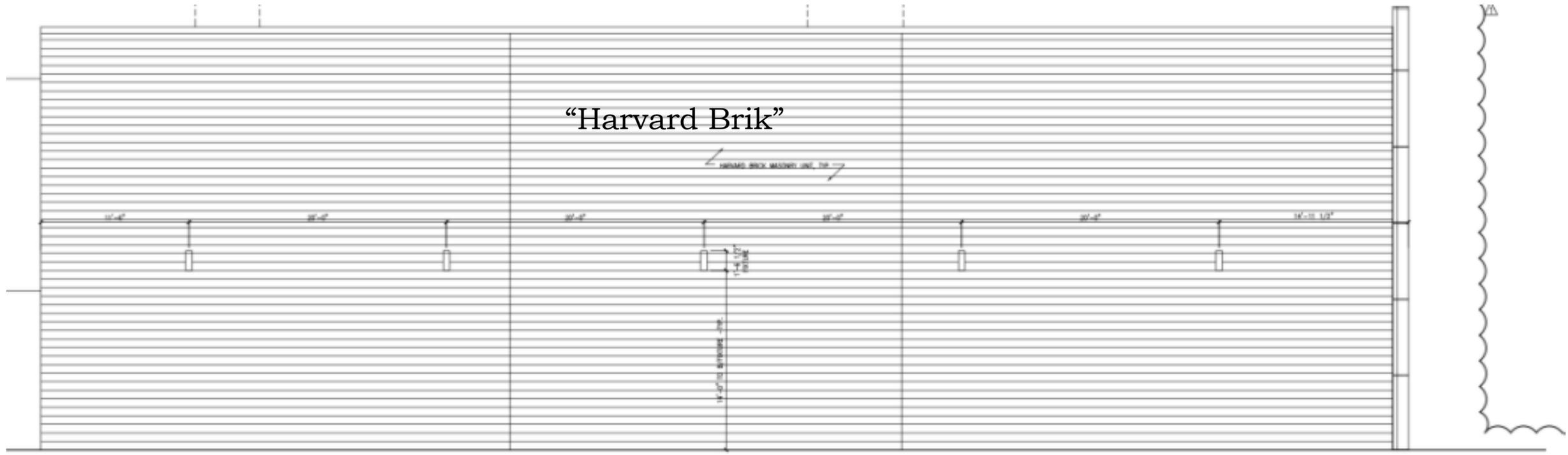


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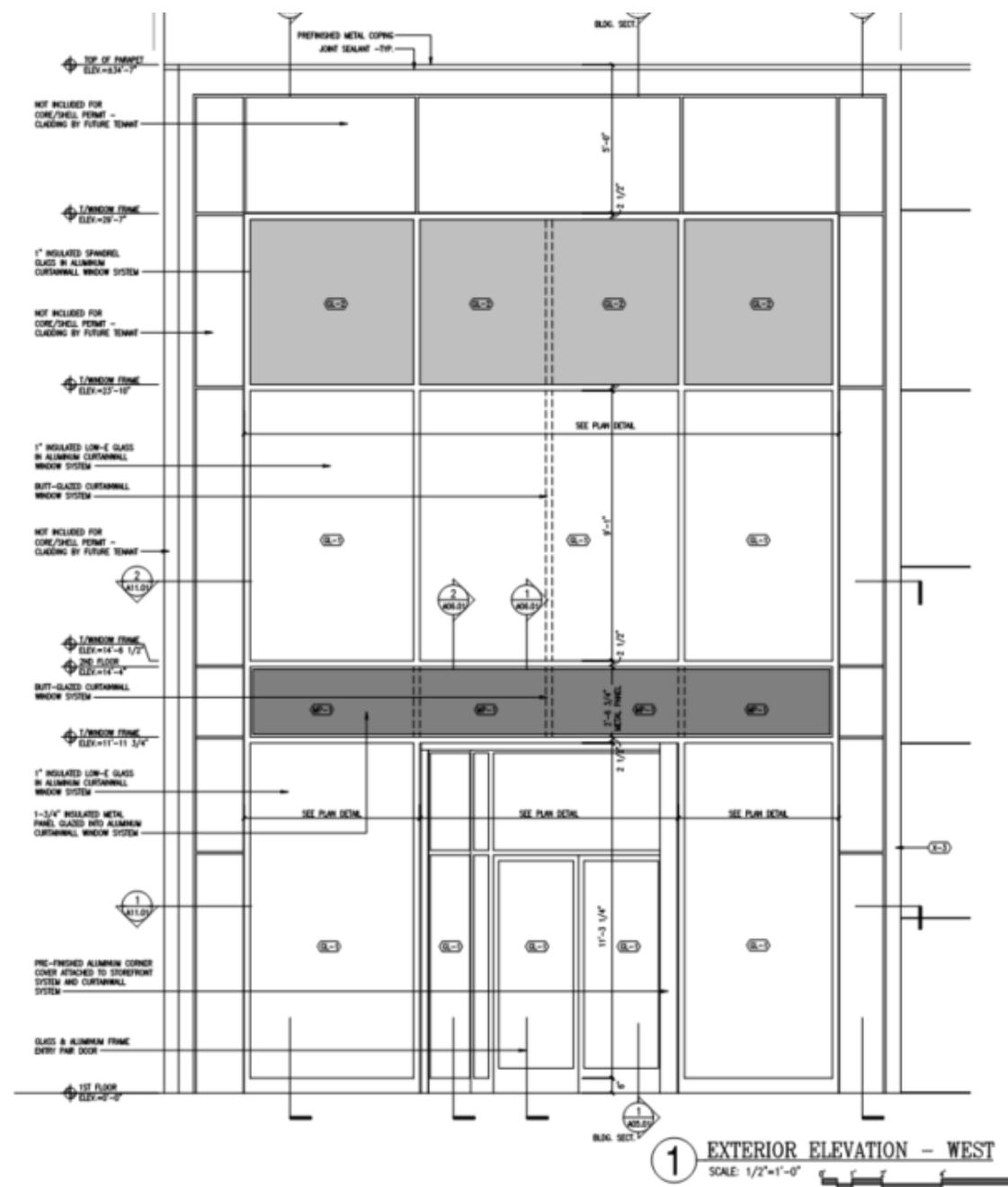
November 15th, 2021



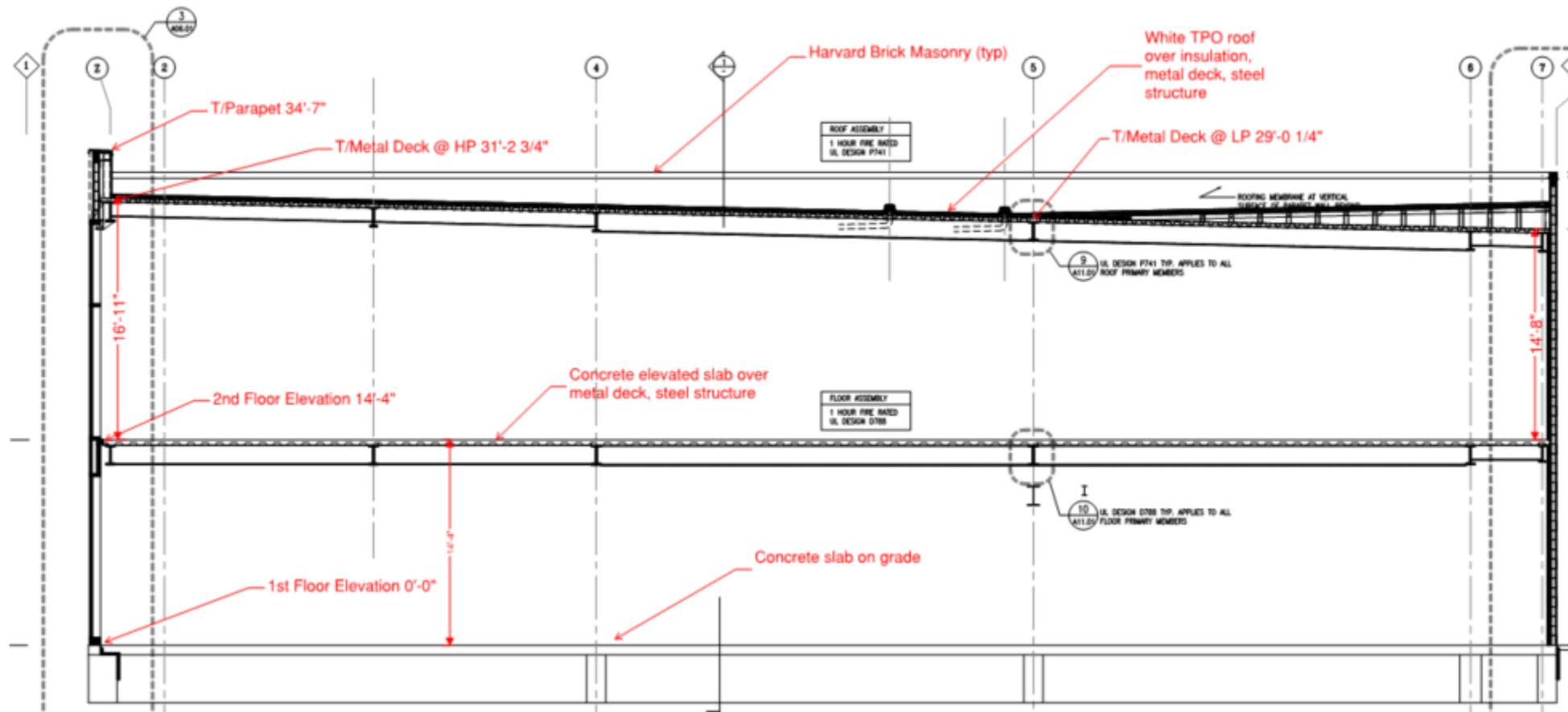
⑧ NORTH BUILDING ELEVATION WITH WALL-MOUNTED ALLEY LIGHTS
SCALE: 1/4"=1'-0"



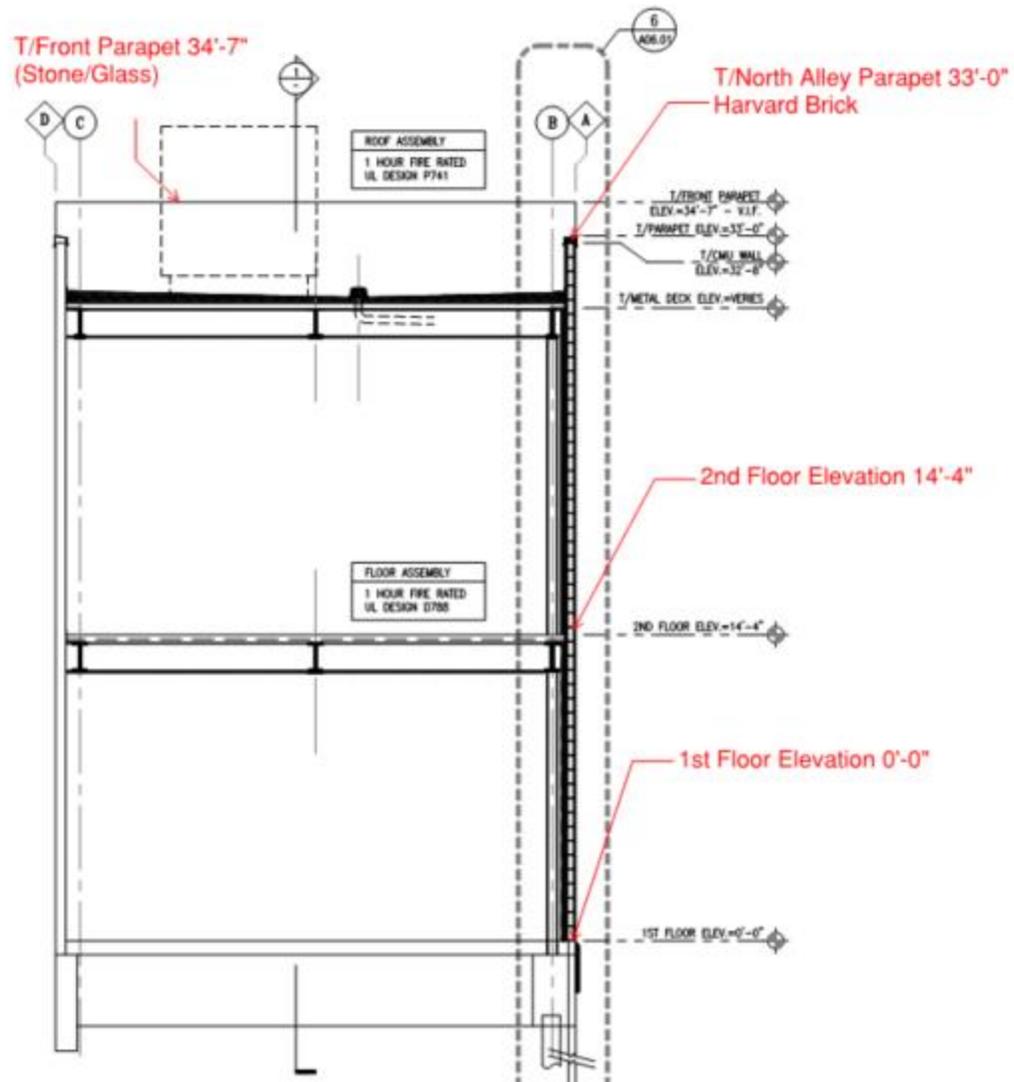
- Stone Cladding & Aluminum Curtainwall
- Insulated spandrel glass in exposed aluminum frame
- Insulated metal panel in exposed aluminum frame
- Glass storefront doors



BUILDING ELEVATION (West)



BUILDING SECTION (View looking North)

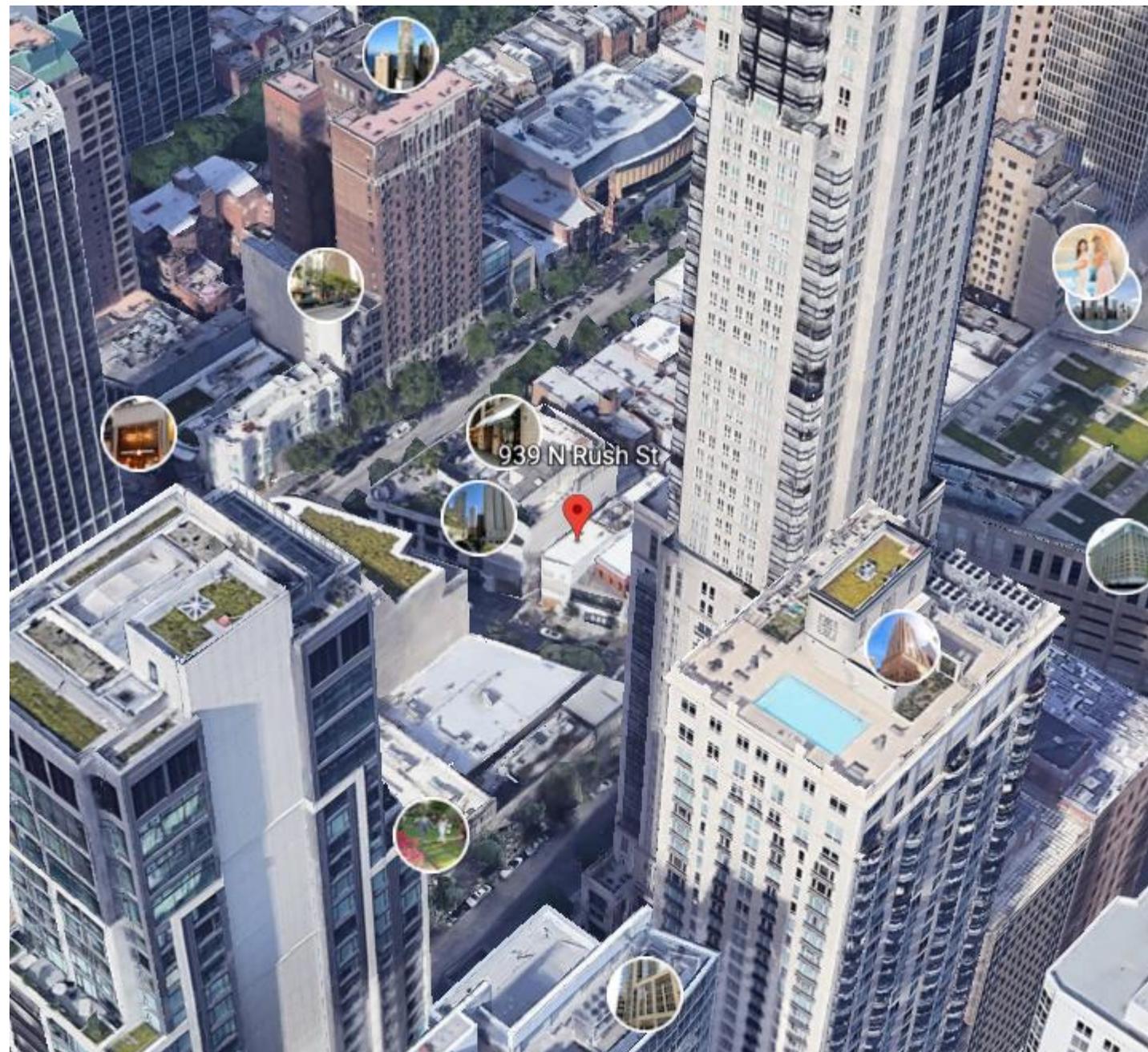


BUILDING SECTION (View looking West)



AERIAL VIEW OF CONTEXT WITH RENDERING OF PROPOSED PROJECT

Surrounding buildings are high rise,
varying elevations relative to 939 N. Rush
which is 2-story



RENDERING WITH AERIAL CONTEXT



RENDERING (with dimensions and materials)



RENDERING (Looking East along Rush/Walton)



Alley Light Fixture

Stone

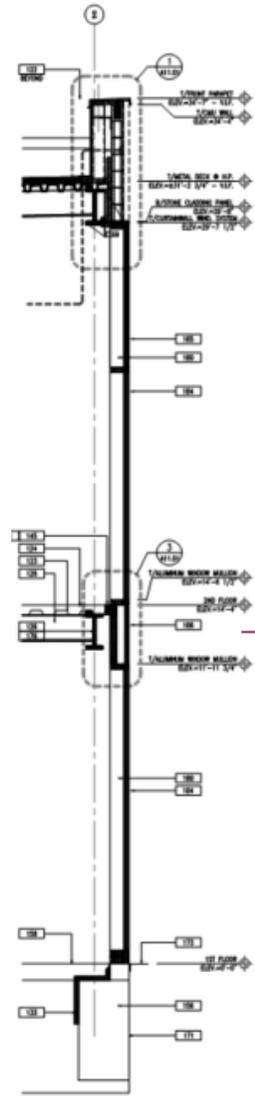
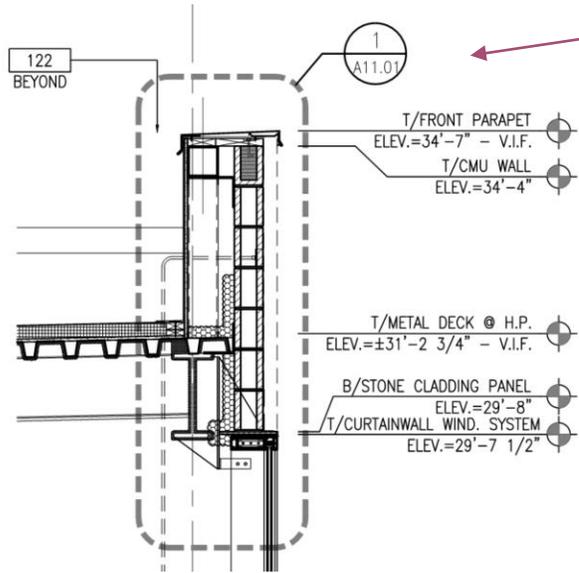


HARVARD BRIK®

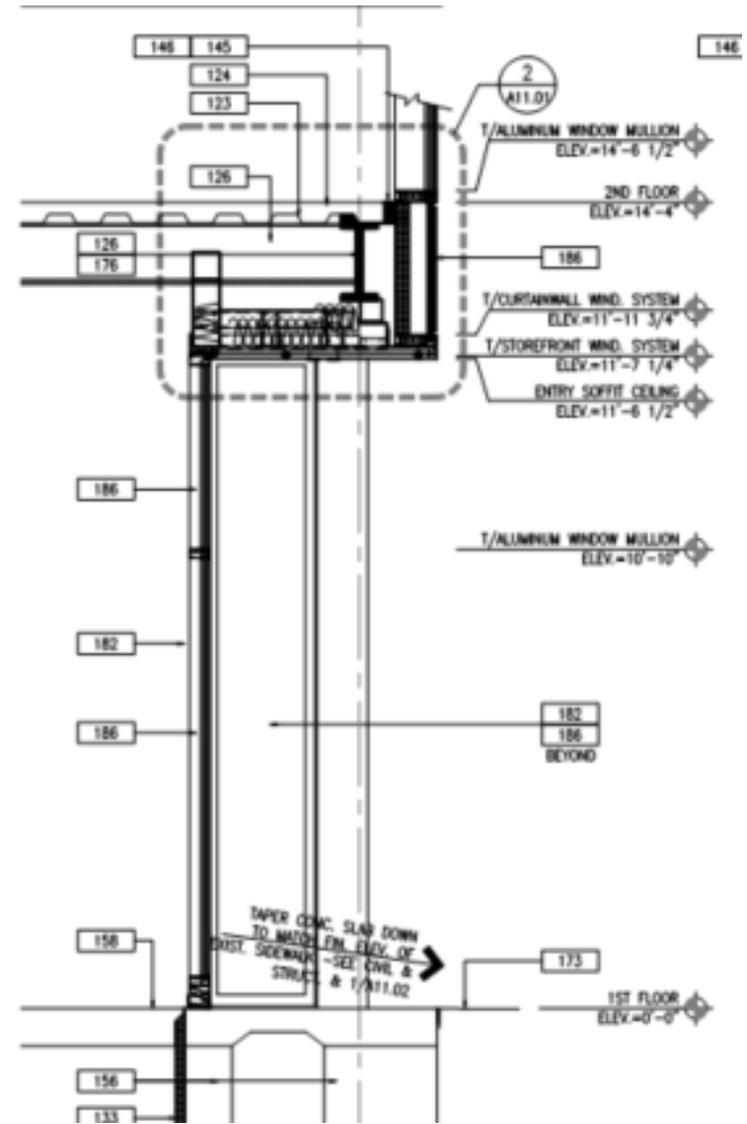
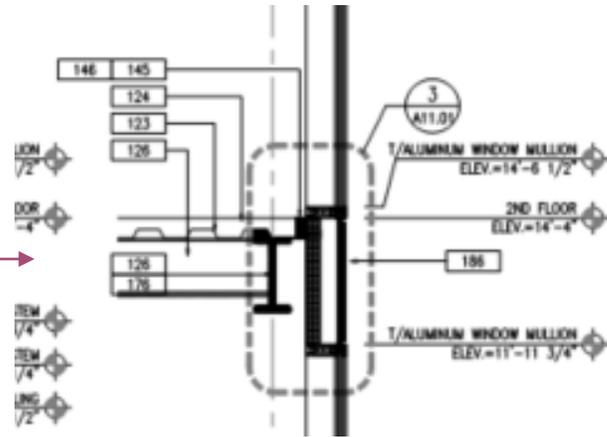
Harvard Brik Series offers all of the benefits of Quik Brik with a unique "blended" color palette to accentuate your building & provide color fastness.

Austin	Bismarck	Boston	Montgomery	Providence	Richmond	Coppertone
Sacramento	Tallahassee	Butternut Silk	Mesaba Calm	Charleston	Cheyenne	Ash Blend
Brandywine	Bronzestone	Cherokee	Deer Creek	Evergreen Gray	Mist	Monument
QT Black	Sandcastle	Slate				

Note: All color samples are representative only. For accurate color selection, ask your sales representative for samples.



Front Facade



Front Façade at Doors

FACADE SECTIONS (At Wall & Entry Doors)



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



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DPD Recommendations

- ❖ This application, being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance, be approved, subject to compliance with the Site and Landscape Plans and Building Elevations as presented to you today.