



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**LAKEFRONT PROTECTION APPLICATION**

**1045-47 N. RUSH ST. (42nd Ward)**

**APPLICANT NO. 753: 1045-47 North Rush Street LLC**

10/20/2022

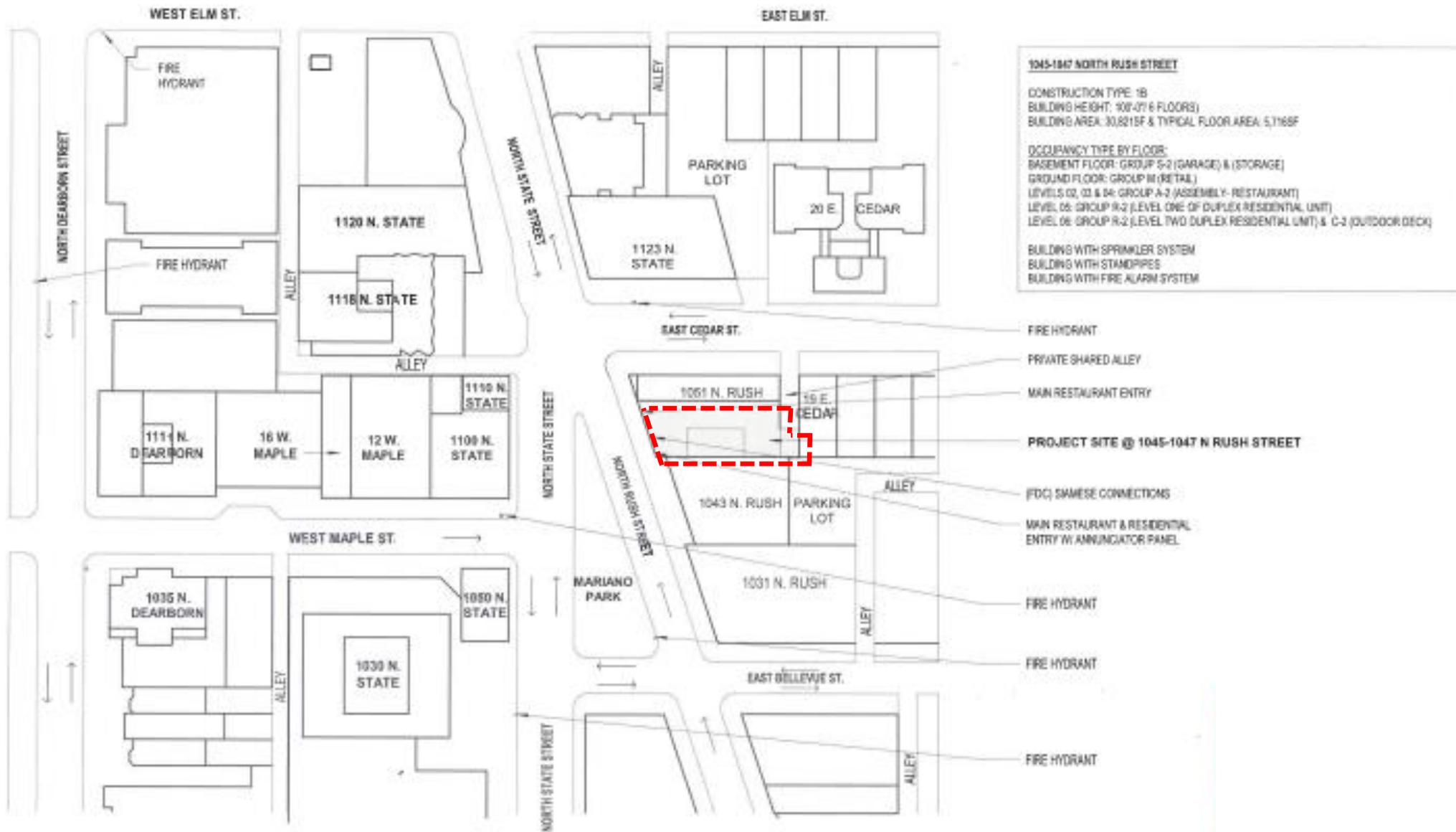






- CTA Station
- Non-Accessible
- Accessible
- METRA Station
- Chicago Public Schools
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- Community Area
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- Planned Developments
- Lakefront Zoning
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  - Str. Corner
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  - NHL - District
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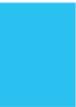




1 Vicinity Map  
 1" = 80'-0"







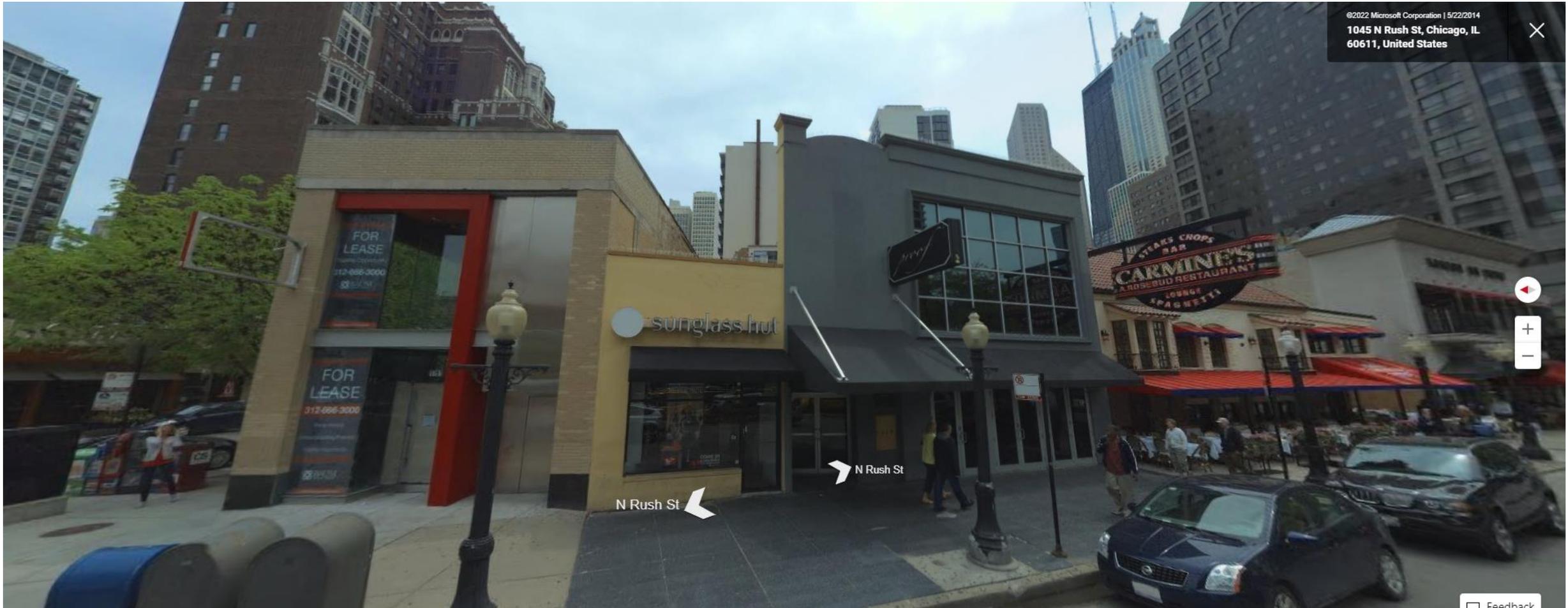
## Project Narrative

Construction of a seven-story mixed-use building at 1045-1047 North Rush Street. The net site area is approximately 5,716 square feet and is bounded by the existing one-story Vans building on the north, a private alley and four-story brick building on the east, the existing two-story Carmine's building on the south and Rush Street on the west.

The property is zoned DX-7, and the proposed overall project FAR is approximately 5.4. Vehicular access to the property will be via the private alley to the east of the property. The design for the project has taken into consideration its location within the private use zone of the Lakefront Protection Zone and the proposed development no impact on the lakefront and its parks, as set forth in the enclosed standards.

The property is currently improved with vacant retail space. The ground floor would be utilized as a commercial/retail space with entrance at the north end of the front façade. On levels three - fifth is a proposed three-story restaurant. Above the restaurant levels is a duplex single residential unit. Two vehicular parking spaces and one loading berth measuring 10'x25'.

# ★ Current Pedestrian Context



**1045-47 N. RUSH STREET**

# Pedestrian Context



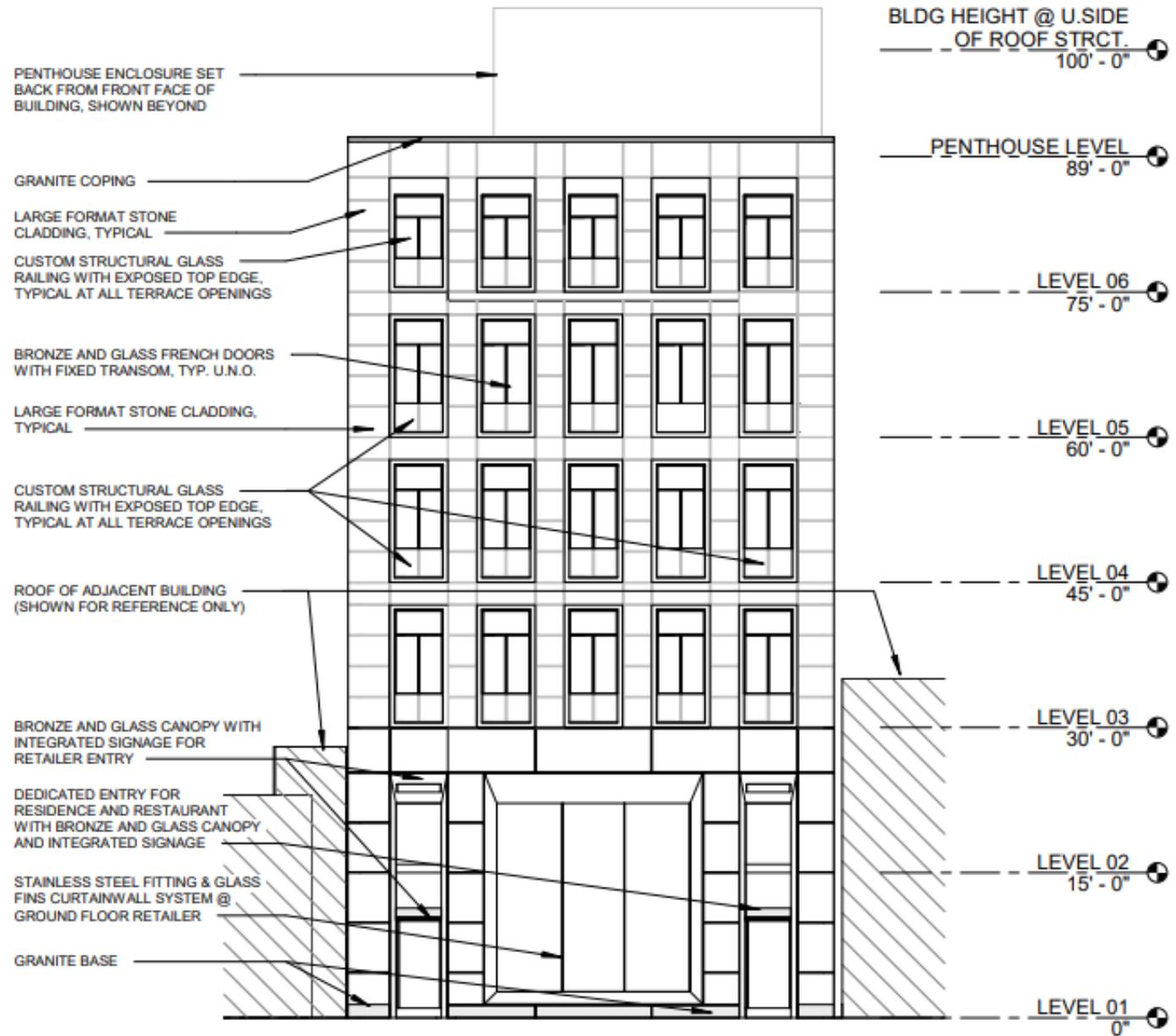
**1045-47 N. RUSH STREET**



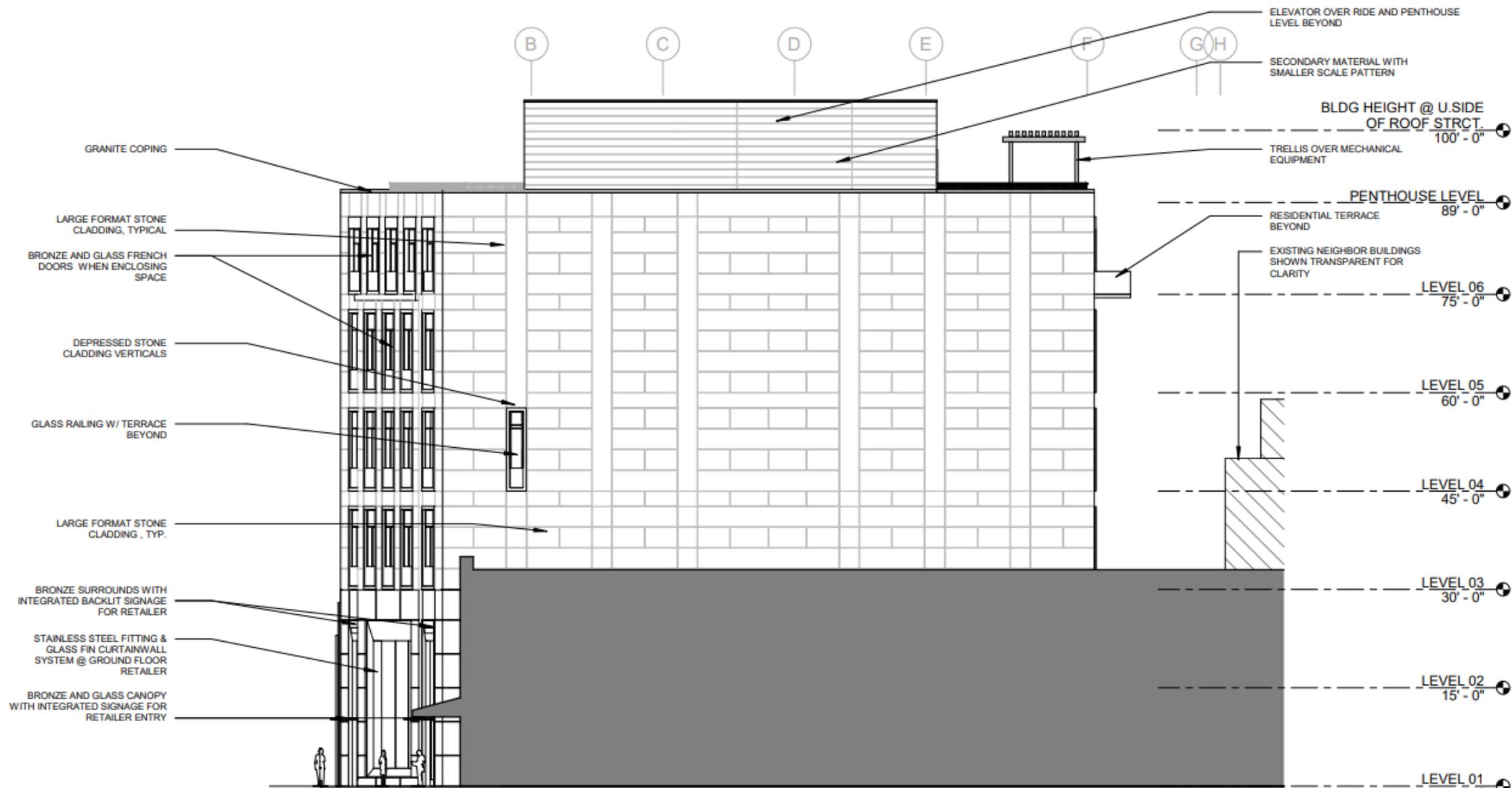
**1043 N. RUSH STREET**  
**Approved by CPC**  
**Sept. 15, 2022**



RENDERINGS



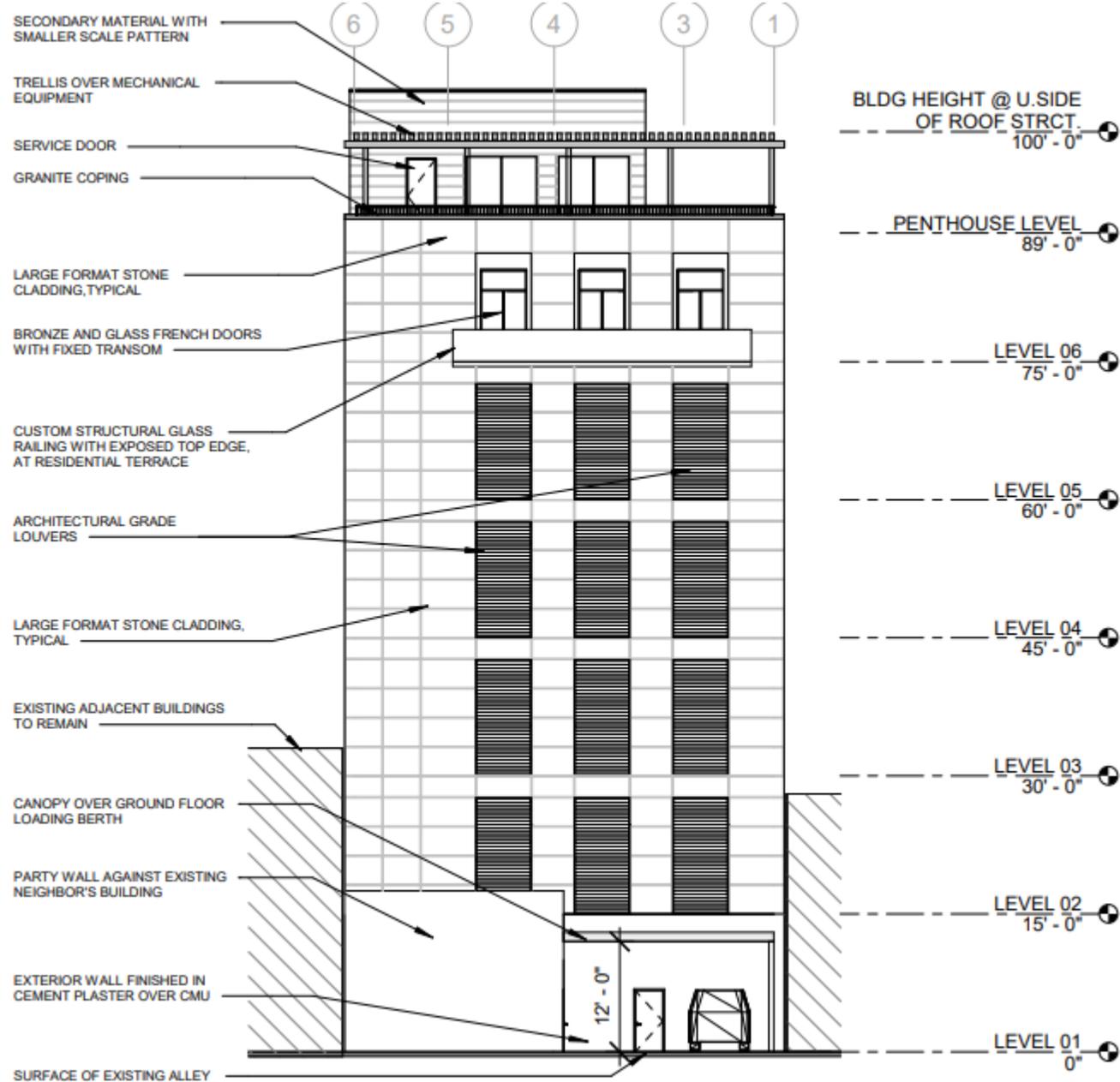
# BUILDING WEST ELEVATION



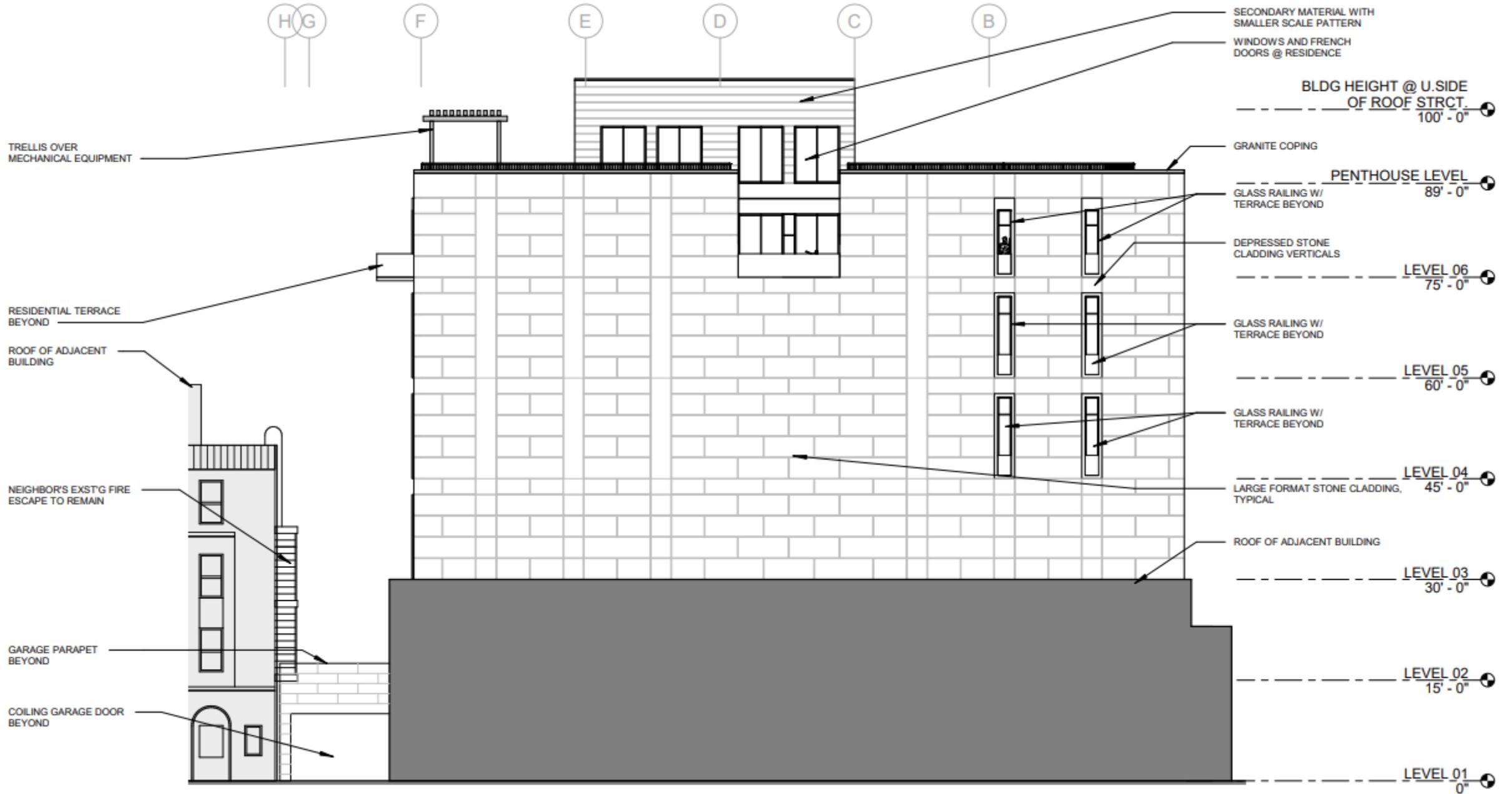
# SOUTH ELEVATION AND RENDERING



**SOUTH ELEVATION AND RENDERING**



**EAST ELEVATION AND RENDERING**



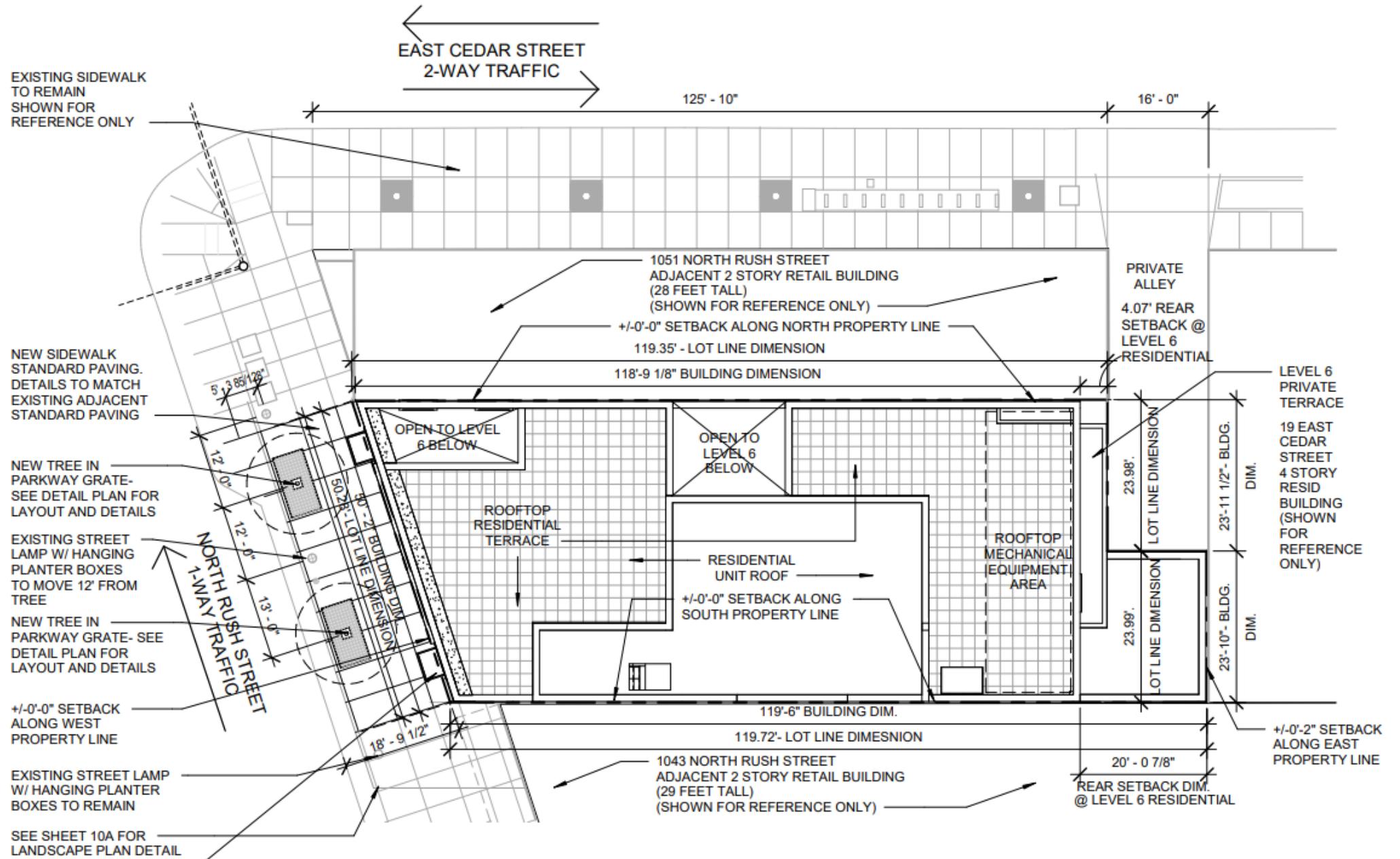
**NORTH ELEVATION AND RENDERING**



**SOUTH ELEVATION AND RENDERING**

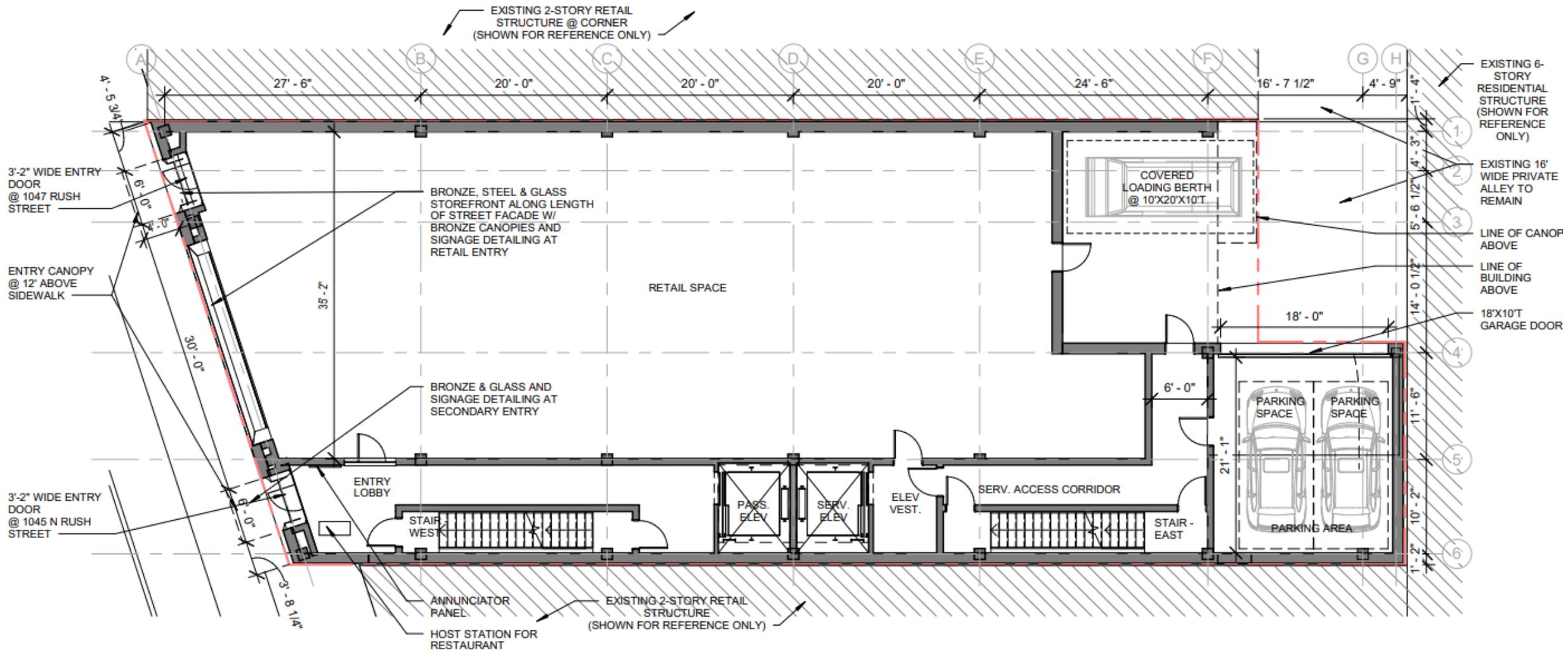


**RENDERING - VIEW FROM THE NORTH**



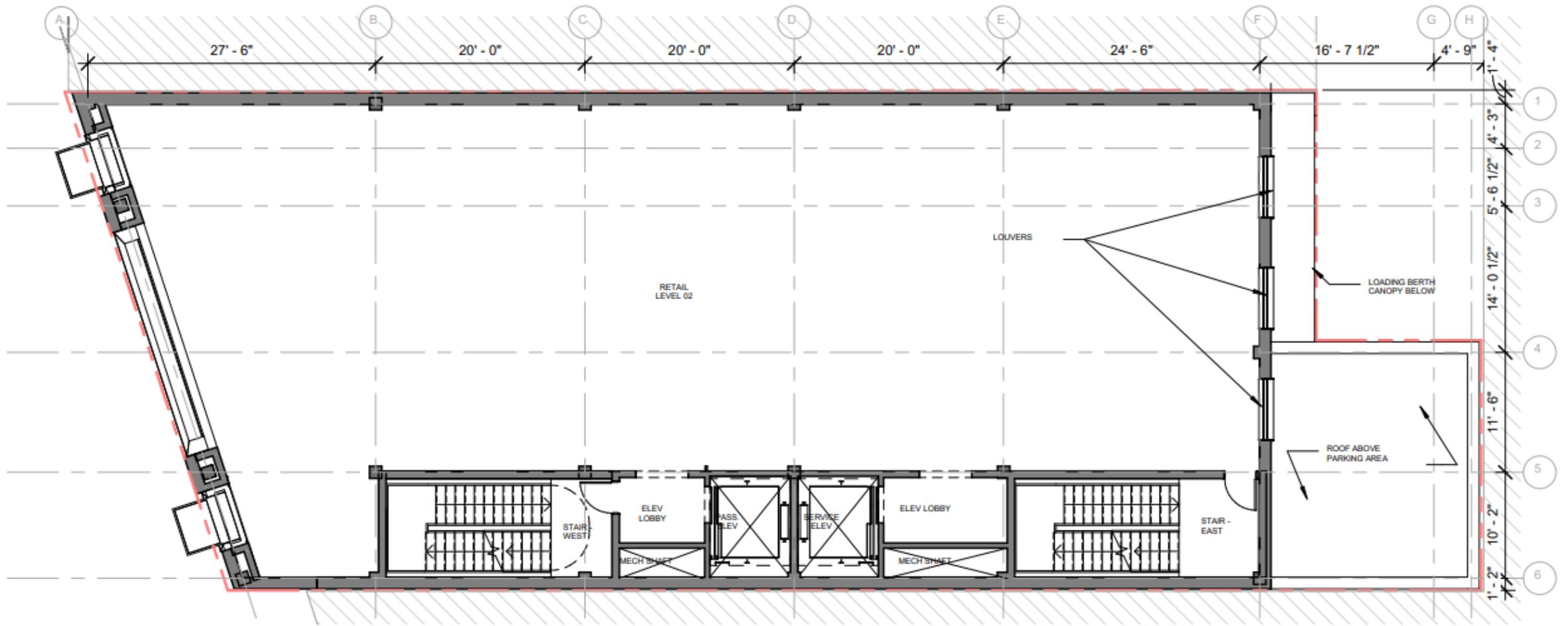
# SITE PLAN





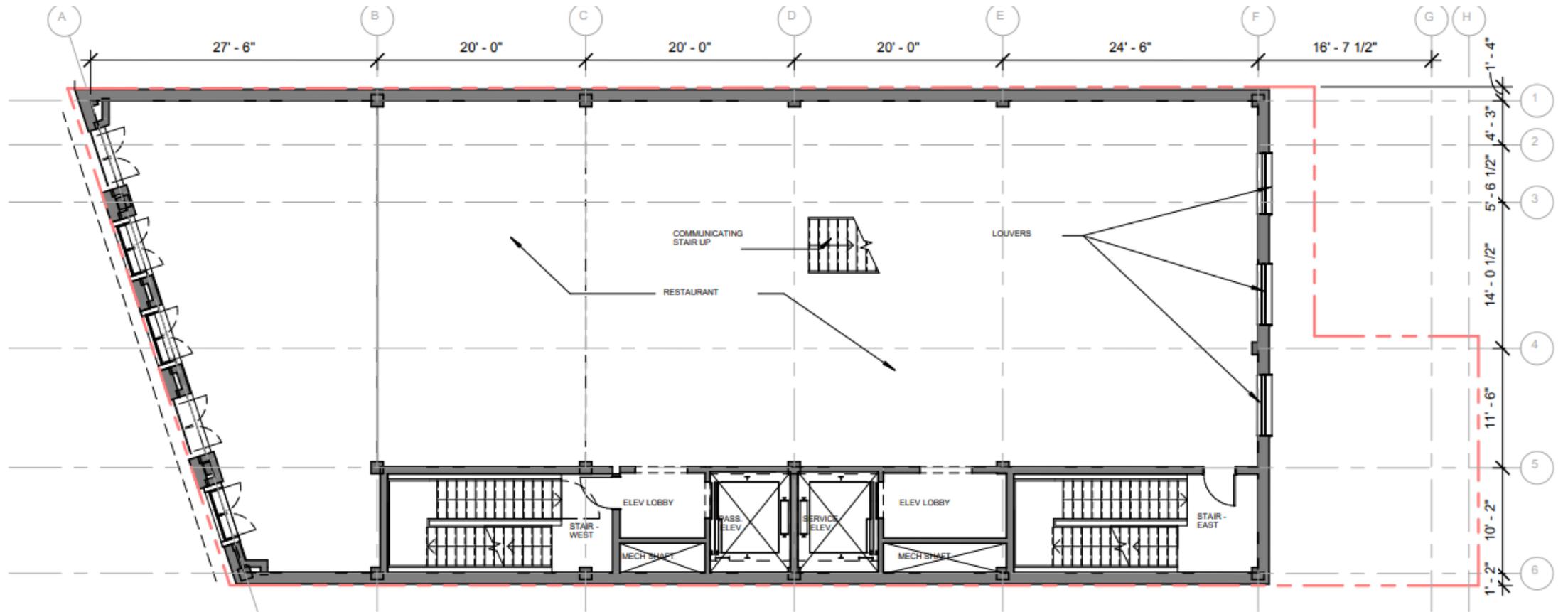
# 1ST FLOOR PLAN - RETAIL





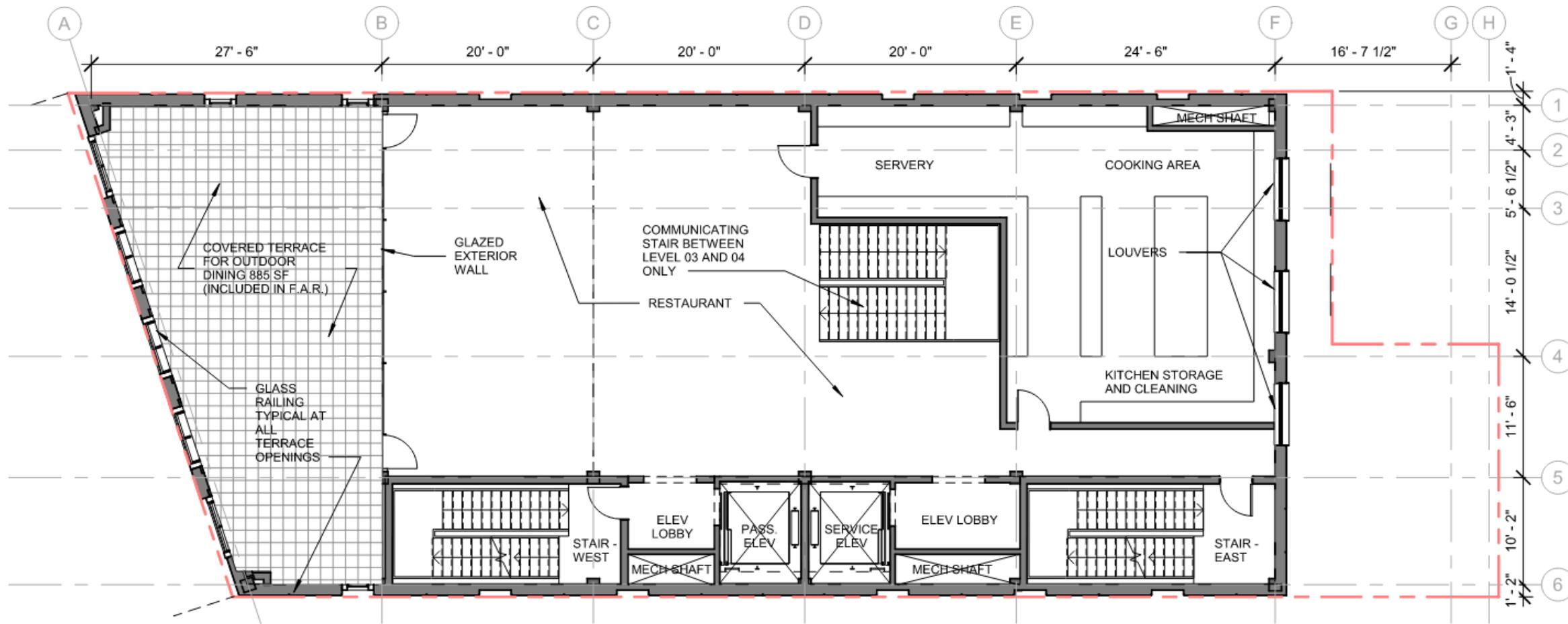
# 2<sup>ND</sup> FLOOR PLAN - RETAIL





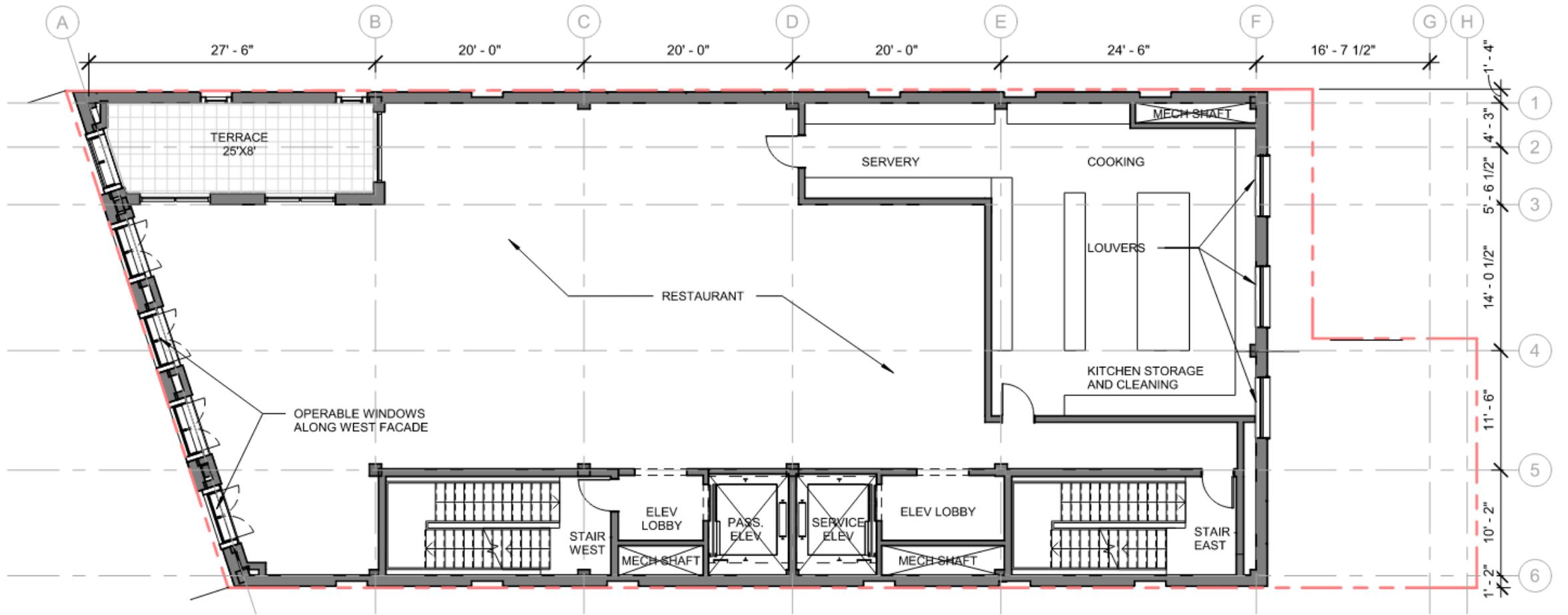
# 3RD FLOOR PLAN - RESTAURANT



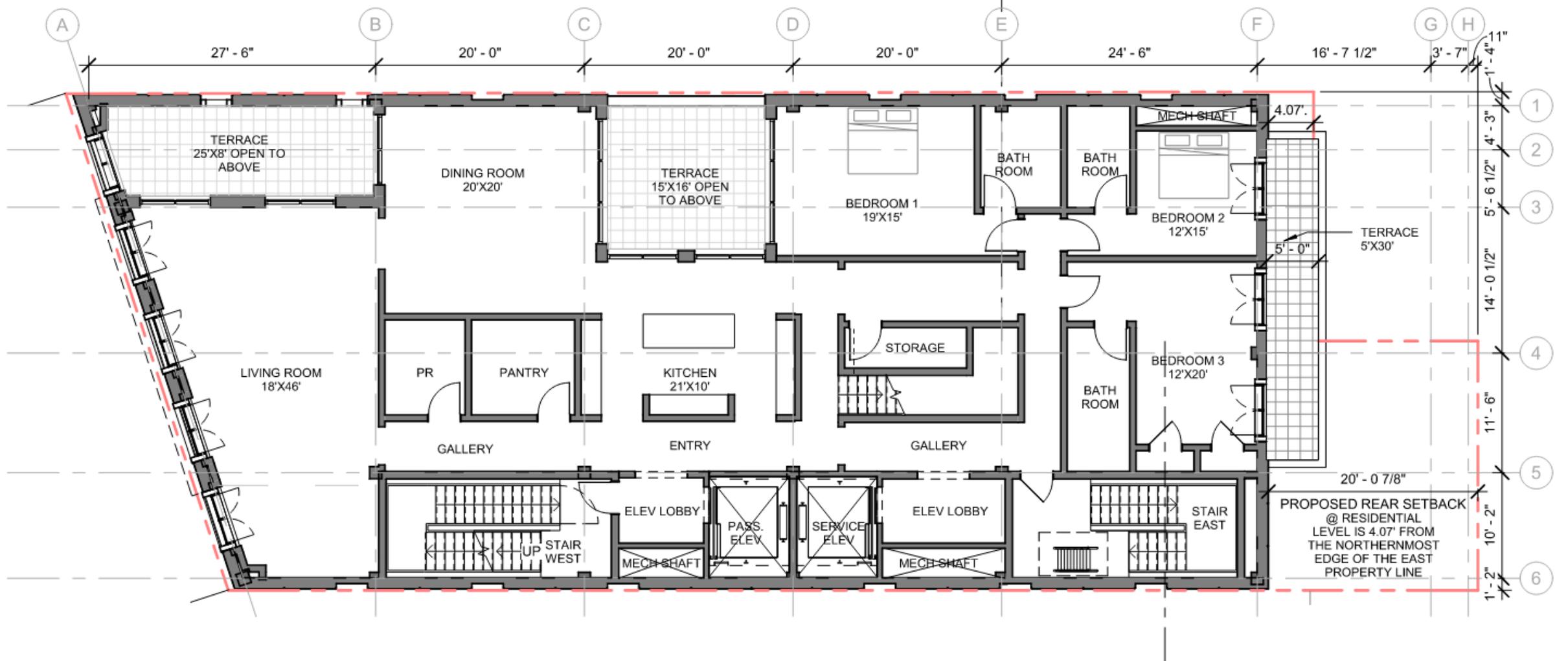


# 4TH FLOOR PLAN - RESTAURANT

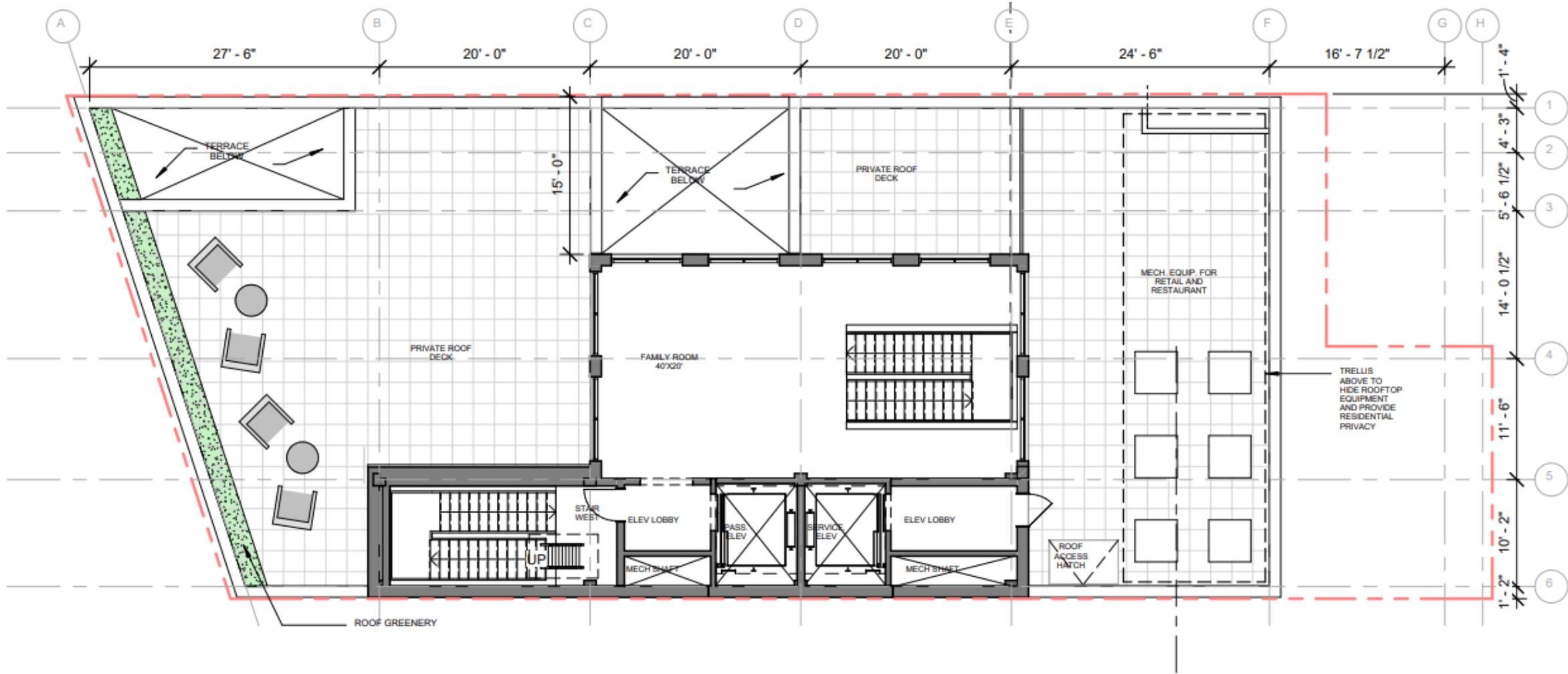




**5TH FLOOR PLAN - RESTAURANT**



**6TH FLOOR PLAN - RESIDENTIAL**



# PENTHOUSE PLAN



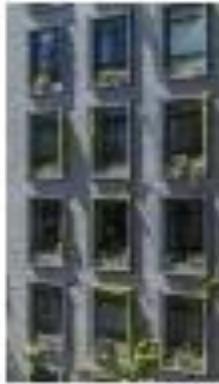


1045-1047 N. RUSH STREET VIEW FROM NW





GREENERY SPILLING OVER THE PARAPET



INTEGRATED GREENERY



GLASSY STOREFRONT AT GROUND LEVEL



BRONZE FRAMED WINDOWS & DOORS



INTERIOR FINISHES TO COMPLIMENT THE EXTERIOR



INTERIOR FINISHES TO COMPLIMENT THE EXTERIOR

DOMINANT EXTERIOR MATERIAL PALETTE



GRANITE



LIMESTONE

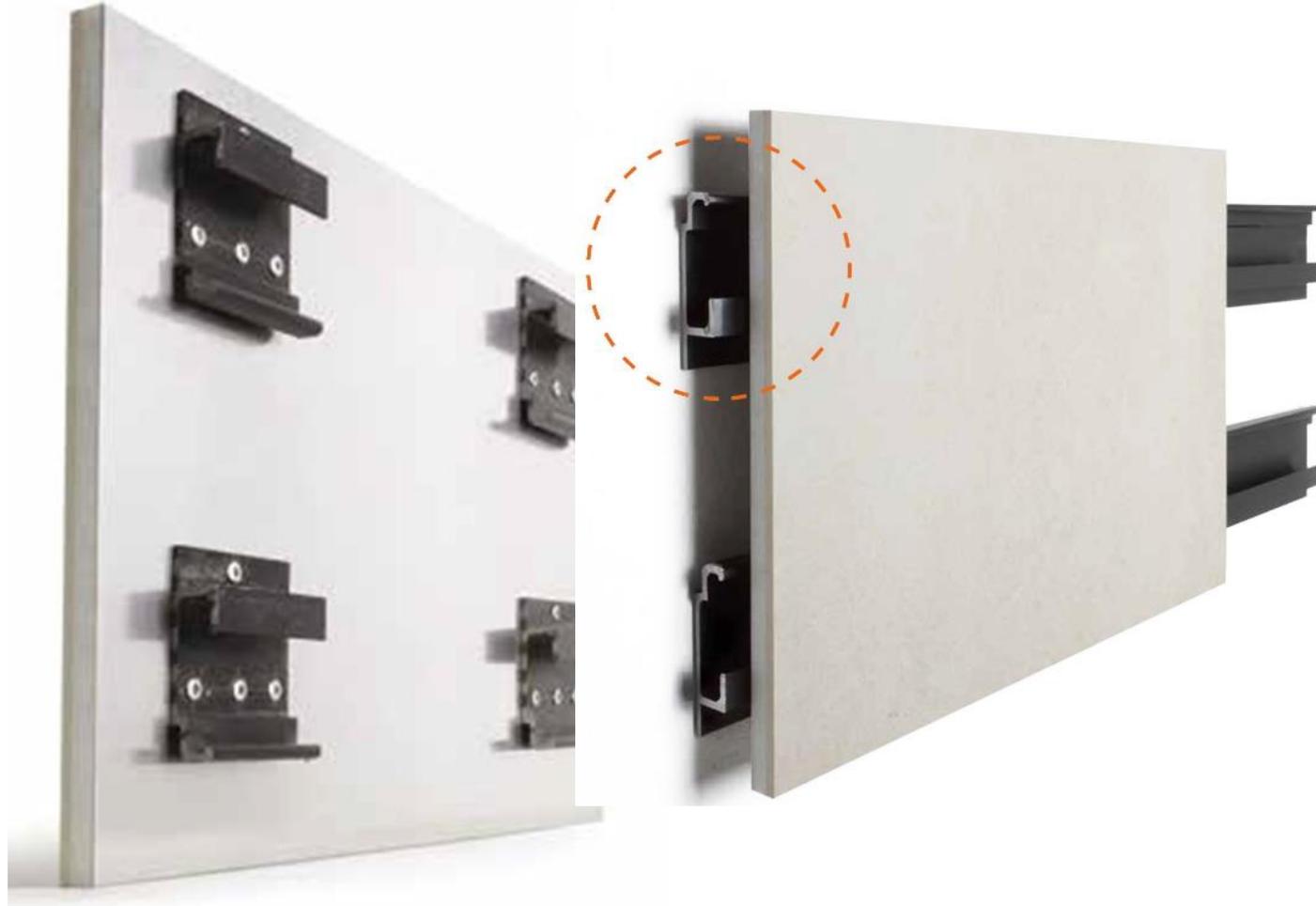


BRONZE

# BUILDING MATERIALS



4 LAYER PANEL SYSTEM



## Interlocking clip and rail system.

The panels come preinstalled with clips on the back of the panels that attach to the rails, which can be anchored to steel studs, grits and other facade systems. Details can be downloaded here.



# 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.



# Lakefront Protection: Purposes

- The proposal will have no impact on the lakefront or any lakeshore parks.
- The site is remote from the lake.
- The building is 7 stories and cannot be viewed from the lakefront or any lakeshore parks.
- The proposal will increase safety and security in the area because it will maintain the activity of the current site while also adding new retail uses to the ground floor with glazed storefronts for increased visibility at the pedestrian level.



# 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