



City of Chicago



SO2021-2770

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-E at 1045-1047 N Rush St - App No. 20774T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the DR-3 Downtown Residential District symbols and indications as shown on Map 3-E in the area bounded by:

A line 49 feet south of and parallel to East Cedar Street; a line 143 feet east of the intersection of North Rush Street and East Cedar Street as measured along the south line of East Cedar Street and perpendicular thereto; a line 73.5 feet south of and parallel to East Cedar Street; and a line 127 feet east of the intersection of North Rush Street and East Cedar Street as measured along the south line of East Cedar Street and perpendicular thereto,

to those of DX-7 Downtown District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication

Address: 1045-47 N. Rush Street, Chicago, Illinois

EAST181517064.5

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NARRATIVE AND PLANS AMENDED
TYPE 1 ZONING MAP AMENDMENT AT 1045-47 N. RUSH

Applicant: 1045-47 North Rush L.L.C.
Property Location: 1045 N. Rush
Proposed Zoning: DX-7 Downtown Mixed Use District
Lot Area: 384 sf

1045-47 North Rush L.L.C. is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1045 N. Rush from a DR-3 Downtown Residential District to a DX-7 Downtown Mixed Use District.

The site is located in a block bounded generally by East Bellevue Place to the south, East Cedar Street to the north, North Rush Street to the West and Lake Shore Drive to the east. The subject property is immediately adjacent to and in common ownership with the property immediately to the west zoned DX-7. To the north and south of the subject property are properties zoned DX-7. To the east of the subject property are properties zoned DR-3.

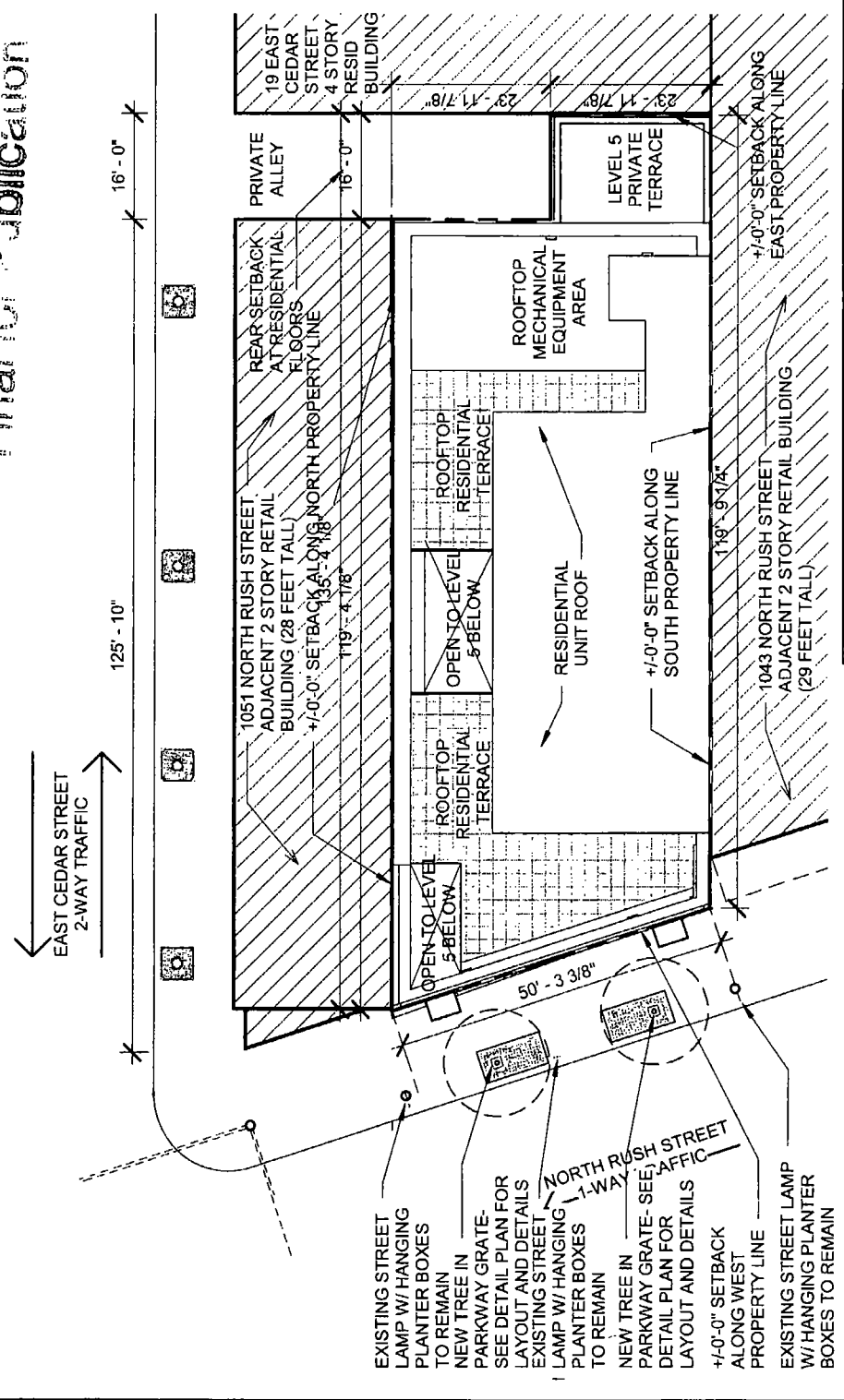
The subject property consists of approximately 384 square feet and is currently unimproved. The Applicant proposes to develop on the subject property and the property zoned DX-7 immediately to the west a 100' tall mixed-use building with five stories plus rooftop space. Plans include one duplex residential unit on the top floor, two parking spaces in the basement level with retail and restaurant programming for the base to the fourth floor. Once amended, the subject property will be combined with the property owned by the Applicant immediately to the west to form a single zoning lot of 5,725 sf to allow construction of a proposed 5-story, 100' tall building with commercial and residential uses.

NARRATIVE ZONING ANALYSIS

- | | | |
|-----|----------------------------------|--|
| (a) | Floor Area and Floor Area Ratio: | |
| | i. | Lot area: 384 square feet + adjacent property to be combined, or a total of 5,725 sf |
| | ii. | Existing building area: 0 |
| | iii. | New total building area (overall building size) approx.31,000 sq. ft. |
| | iv. | FAR 5.4 (combined with adjacent lot) |
| (b) | Density (Lot per dwelling Unit) | 1 Dwelling Unit = 5725 sq. ft. |
| (c) | Amount of off-street parking | 2 spaces |
| (d) | Setbacks: | |
| | i. | Front Setback: 0 feet |
| | ii. | Side setbacks: 0 feet |
| | iii. | Rear setback: 0 feet* |
| (e) | Building height: | 100 feet |
| (f) | Off-street Loading: | 0 spaces* |

*Applicant will seek variations for rear setback and loading

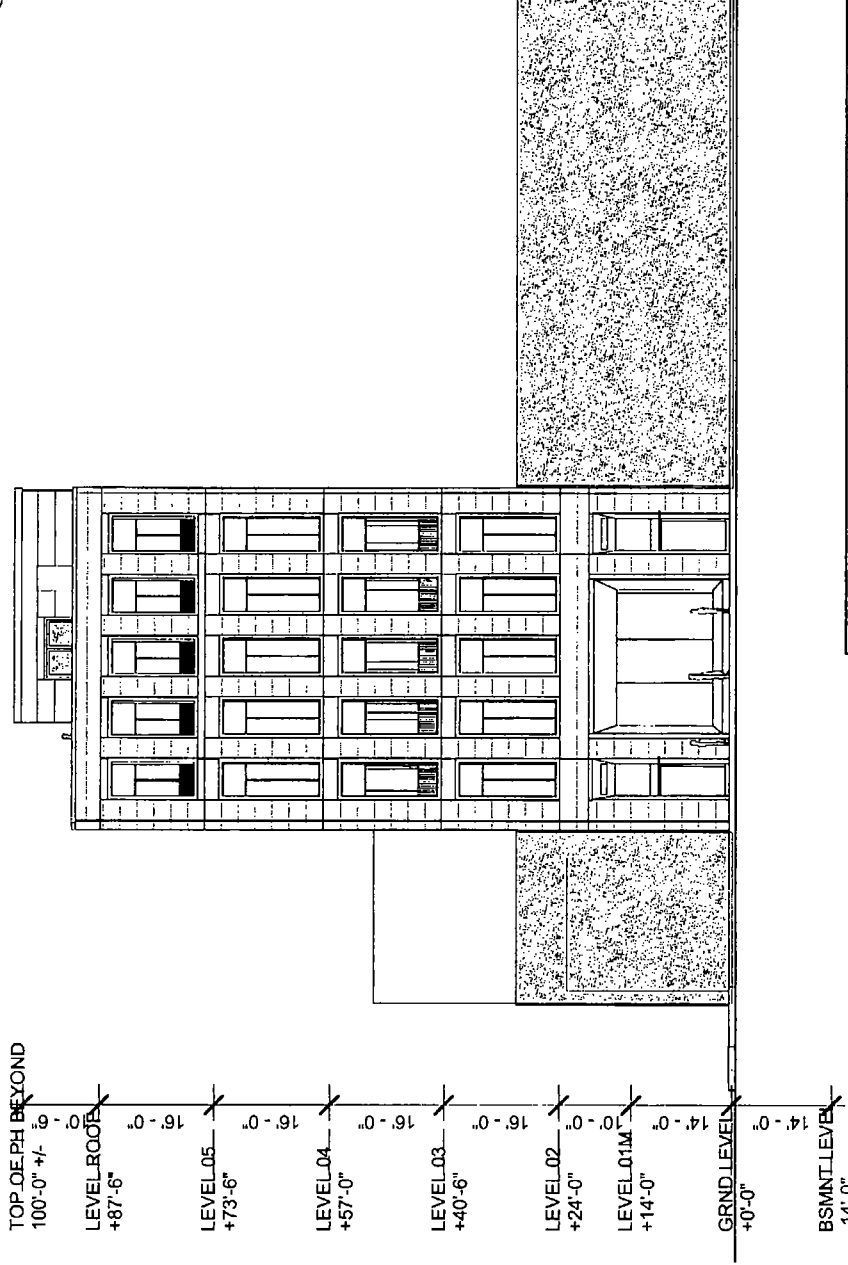
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1 SITE PLAN
1" = 20'-0"

TYPE 1 ZONING AMENDMENT
APPLICANT:
ADDRESS: 1045-1047 NORTH RUSH ST.

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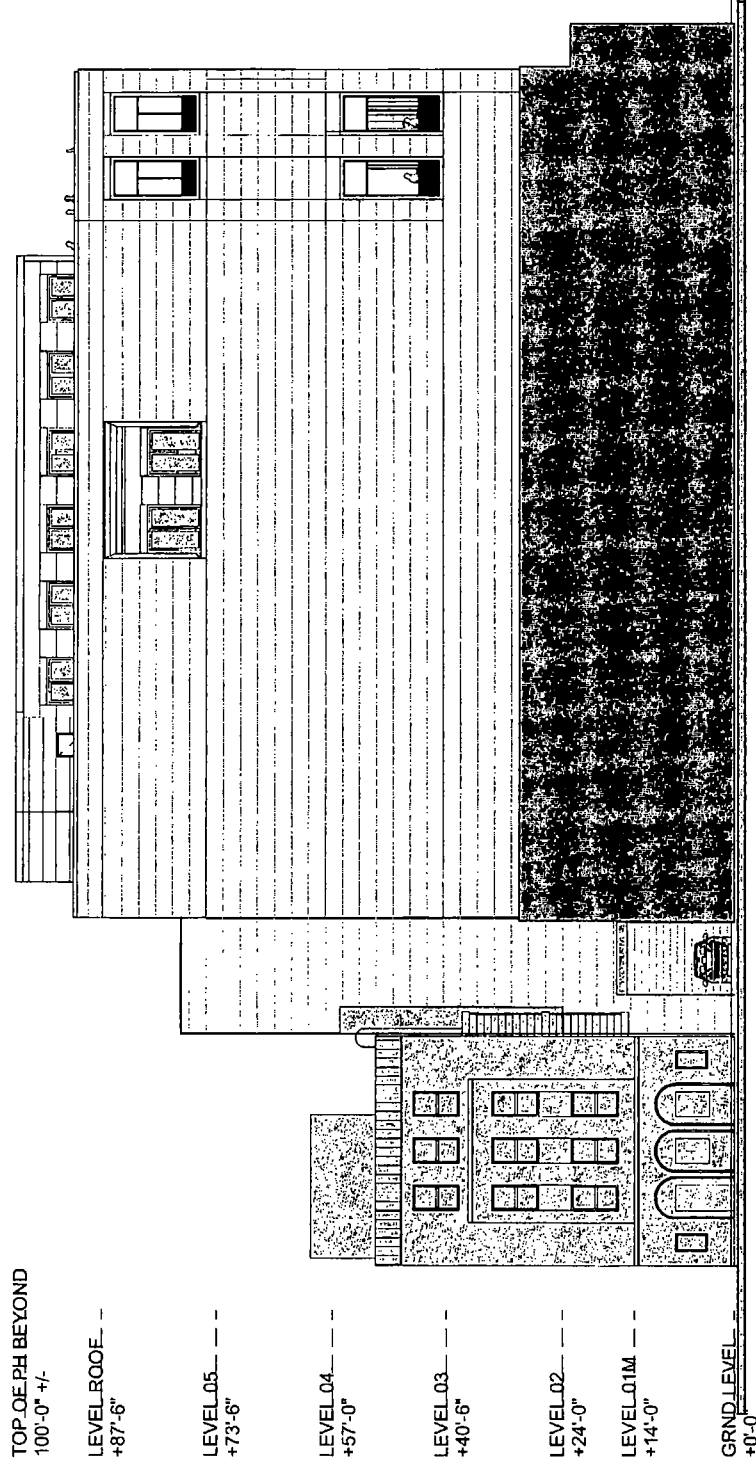
WEST ELEVATION

1

1" = 20'-0"

TYPE 1 ZONING AMENDMENT
APPLICANT:
ADDRESS: 1045-1047 NORTH RUSH ST.

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TOP.OE.PH BEYOND
100'-0" +/-

LEVEL.ROOF --
+87'-6"

LEVEL.05 --
+73'-6"

LEVEL.04 --
+57'-0"

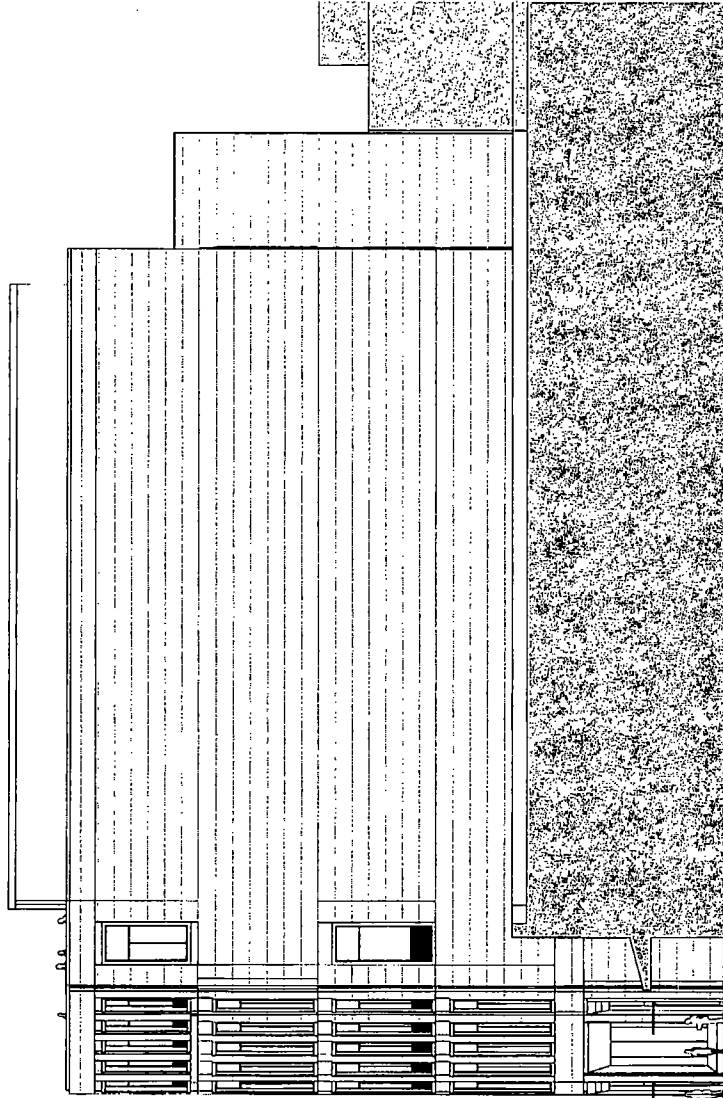
LEVEL.03 --
+40'-6"

LEVEL.02 --
+24'-0"

LEVEL.01M --
+14'-0"

GRND.LEVEL --
+0'-0"

BSMNT.LEVEL --
-14'-0"



SOUTH ELEVATION

1

1" = 20'-0"

TYPE 1 ZONING AMENDMENT
APPLICANT:
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TOP OF RPH BEYOND
100'-0" +/-

LEVEL ROOF --
+87'-6"

LEVEL_05 -- --
+73'-6"

LEVEL_04 -- --
+57'-0"

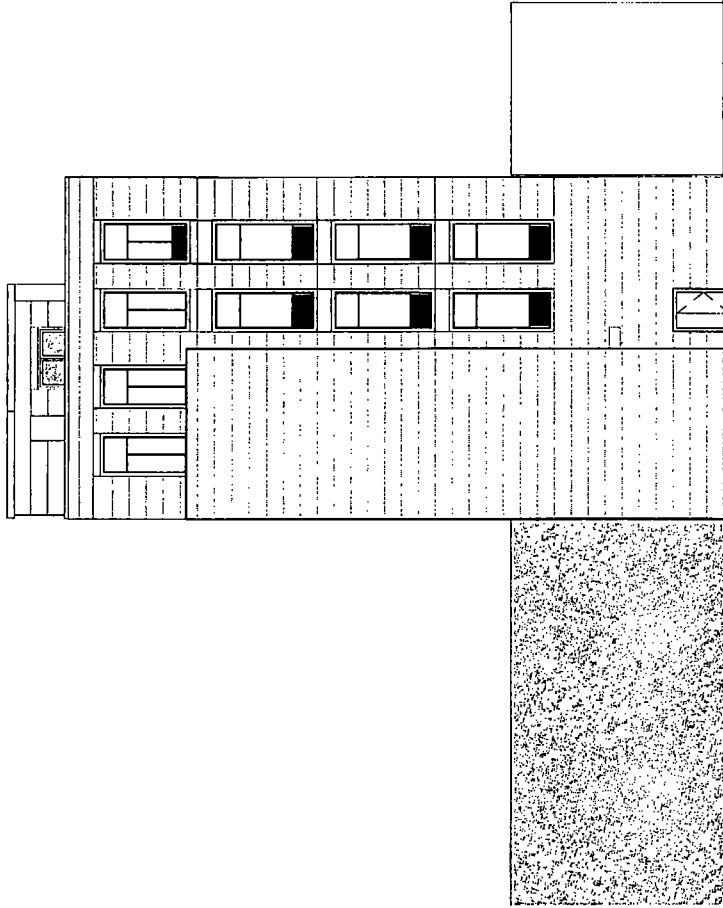
LEVEL_03 -- --
+40'-6"

LEVEL_02 -- --
+24'-0"

LEVEL_01M -- --
+14'-0"

GRND LEVEL
+14'-0"

BSMNT LEVEL -14'-0"



EAST ELEVATION

1" = 20'-0"

1

TYPE 1 ZONING AMENDMENT
APPLICANT:
ADDRESS: 1045-1047 NORTH RUSH ST.