

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

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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:
 - ii. Existing building area:
 - iii. New total building area (overall building size)
 - iv. FAR
- b) Density (Lot per dwelling Unit)
- c) Amount of off-street parking
- 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*

384 square feet - adjacent property to be combined, or a total of 5,725 sf

approx.31,000 sq. ft.

5.4 (combined with adjacent lot)

1 Dwelling Unit = 5725 sq. ft.

2 spaces

◆Applicant will seek variations for rear setback and loading

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