



CHICAGO PLAN COMMISSION

Department of Planning and Development

LAKEFRONT PROTECTION APPLICATION

1043 N. RUSH ST. (42nd Ward)

APPLICANT: 1043 N Rush Street LLC

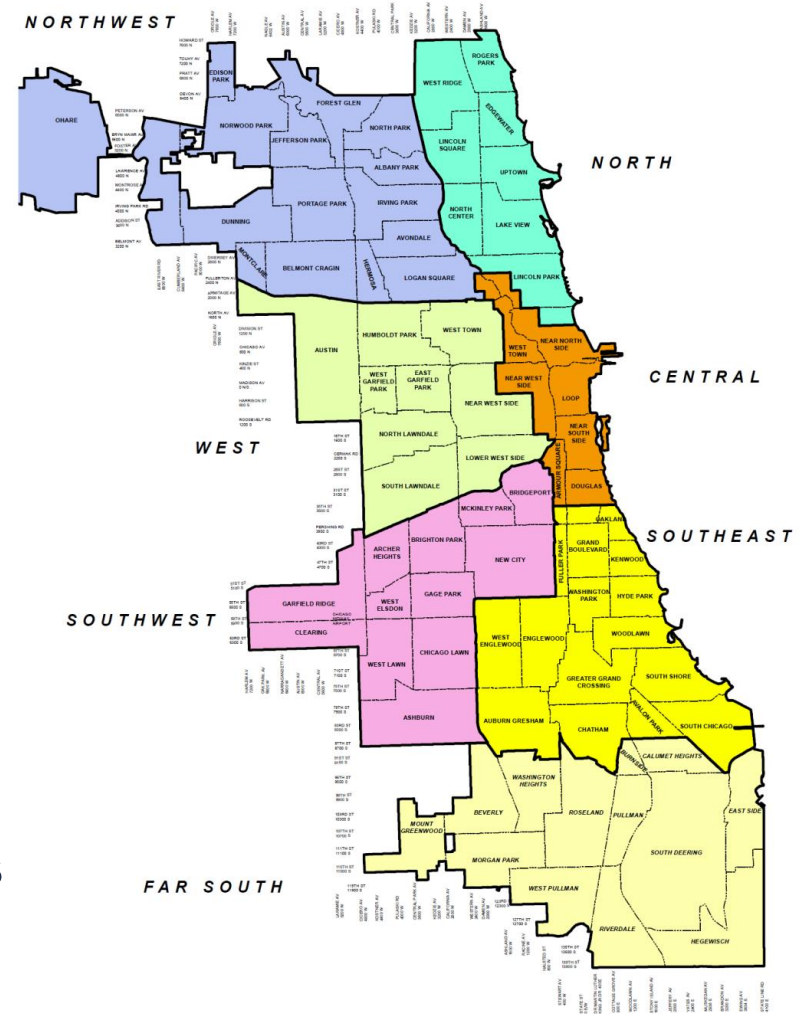
9/15/2022

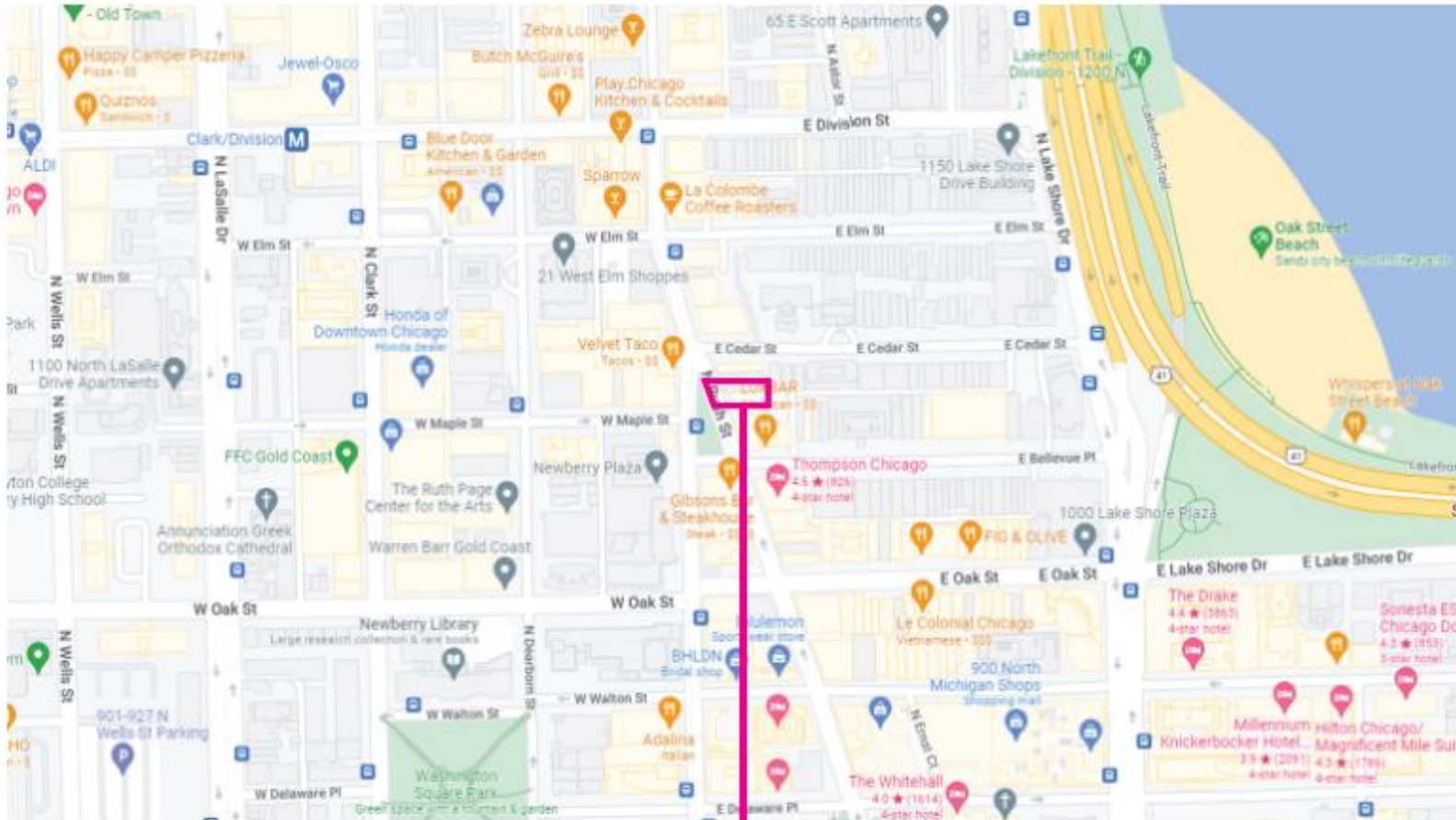
★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- Near North side
- Demographics
 - Population: 105,481
 - Median age: 34.7
- Neighborhood + Cultural/Historic Context:

The Gold Coast is known for its historic mansions as well as its high-end retail and restaurants.
- Located within the Private Use Zone of the Chicago Lakefront Protection District





1043 N RUSH STREET

SITE CONTEXT 

SITE CONTEXT PLAN



- PRIMARY PUBLIC TRANSIT LINES ■■■■■■■■■■
- PUBLIC TRANIST STATIONS/STOPS ●
- PROPOSED PROJECT LOCATION ■■■■
- ADJACENT PUBLIC PARK ■■■■



EXISTING 2
STORY BLDG.

EXISTING 1
STORY BLDG.

EXISTING 3
STORY BLDG.

1043 N RUSH STREET

AERIAL VIEW



AERIAL VIEW

Pedestrian Context



Planning Context

PLANNING
DOCUMENT
COVER
PAGE

PLANNING
DOCUMENT
COVER
PAGE

IDENTIFY ANY PLANNING DOCUMENTS RELATED TO SITE

- Provide Published Date
- Provide Name of Lead Organization
- Provide Brief Outline of Plan Goals

https://www.chicago.gov/city/en/depts/dcd/provdrs/planning_and_policydivision.html

<https://www.lisc.org/chicago/our-work/comprehensive-community-development/quality-of-life-planning/>

<https://www.cmap.illinois.gov/programs/lta/projects>

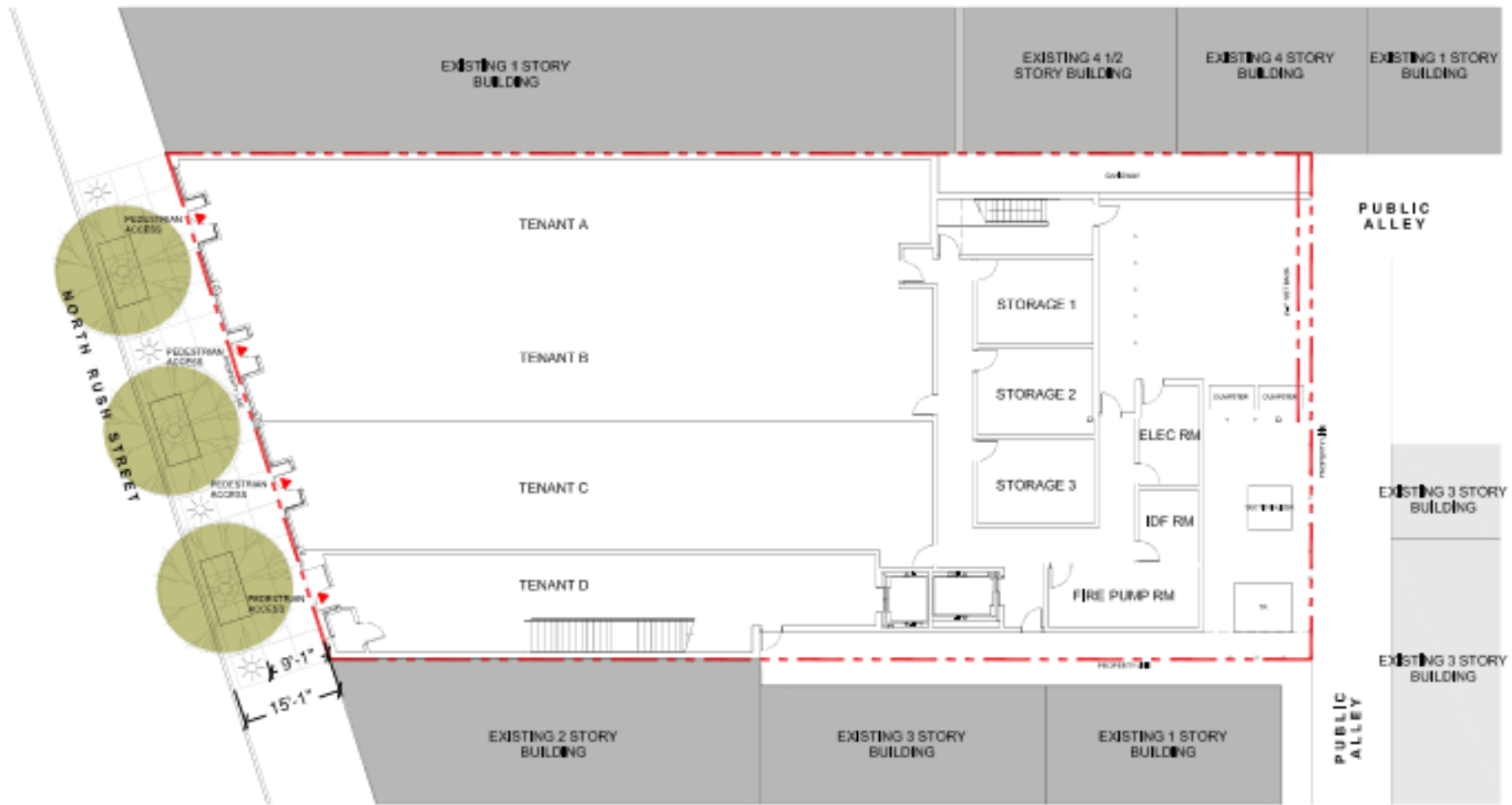


Project Timeline & Community Outreach

- Various meetings with Alderman Brendan Reilly from March 2022 through June 2022
- Notice of proposed Lakefront Protection Application sent to community residents via Alderman Reilly email blast on June 17, 2022
- Lakefront Protection Application Filed on June 21, 2022

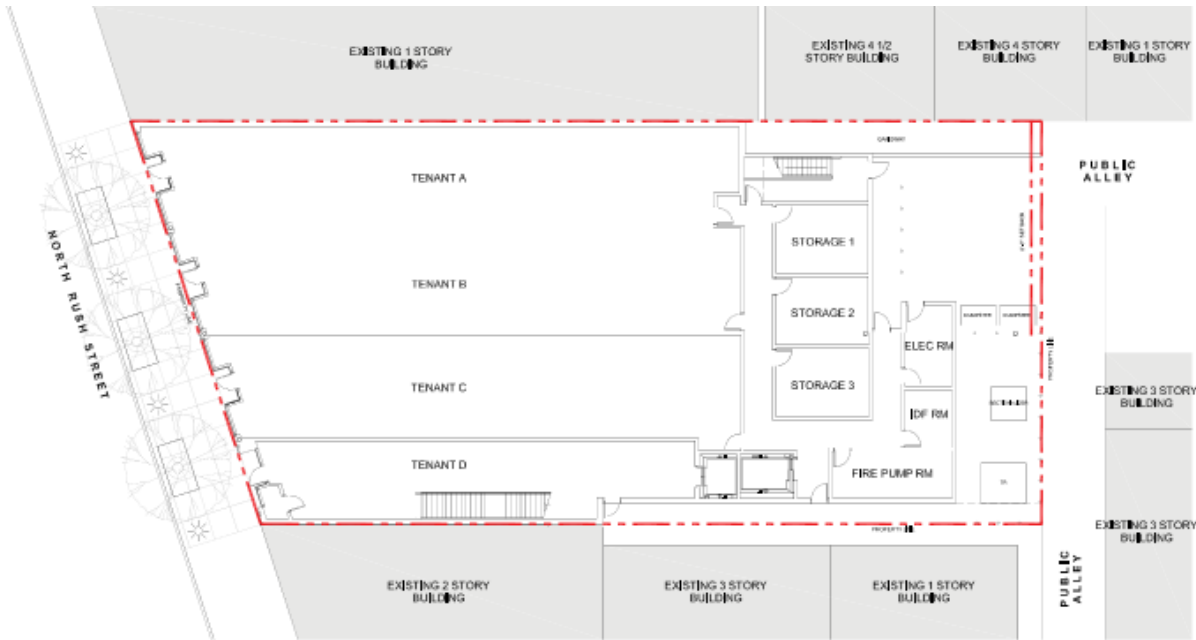
COMMUNITY BENEFITS:

- Redevelopment into multi-tenant building will increase Rush St.'s shopping and dining offer, and the retention of Carmine's will preserve the rich history of the neighborhood's restaurant scene.
- New design will significantly increase pedestrian sidewalk right-of-way, preventing people from wondering into the street.
- Redevelopment will replace temporary and aging permanent structures with a new building that will support the neighborhood for years to come, while highlighting historical architecture elements.
- Construction project and new tenants will bring additional jobs to the neighborhood.

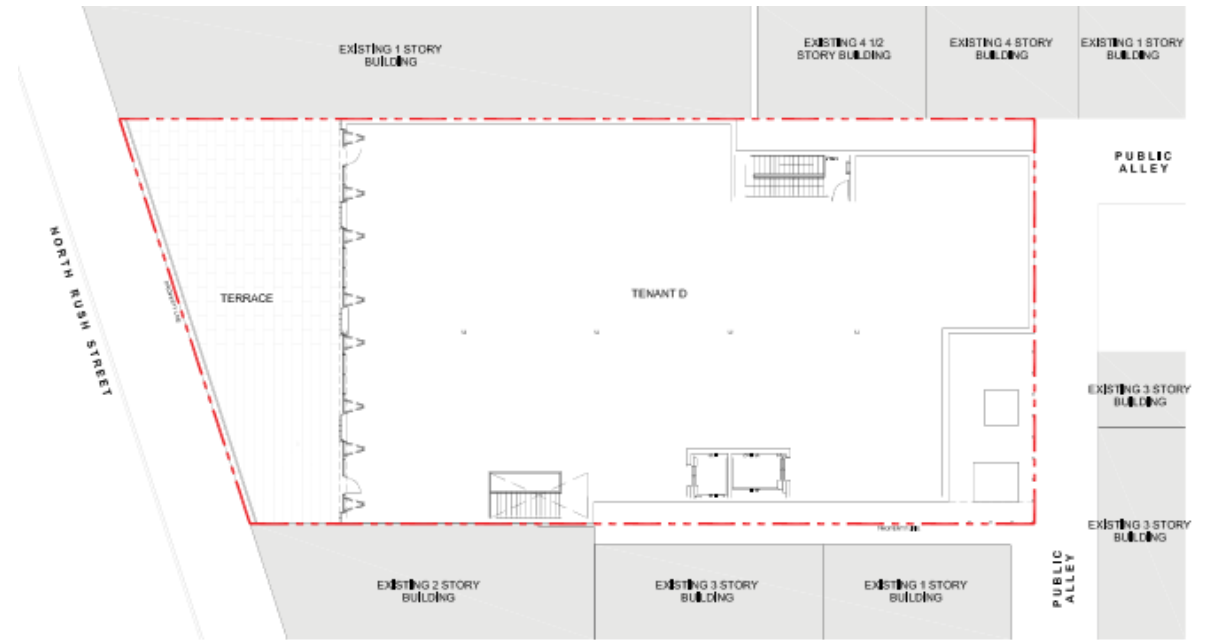


SITE PLAN 

SITE + GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN 



PROPOSED SECOND FLOOR PLAN 

TYPICAL FLOOR PLANS

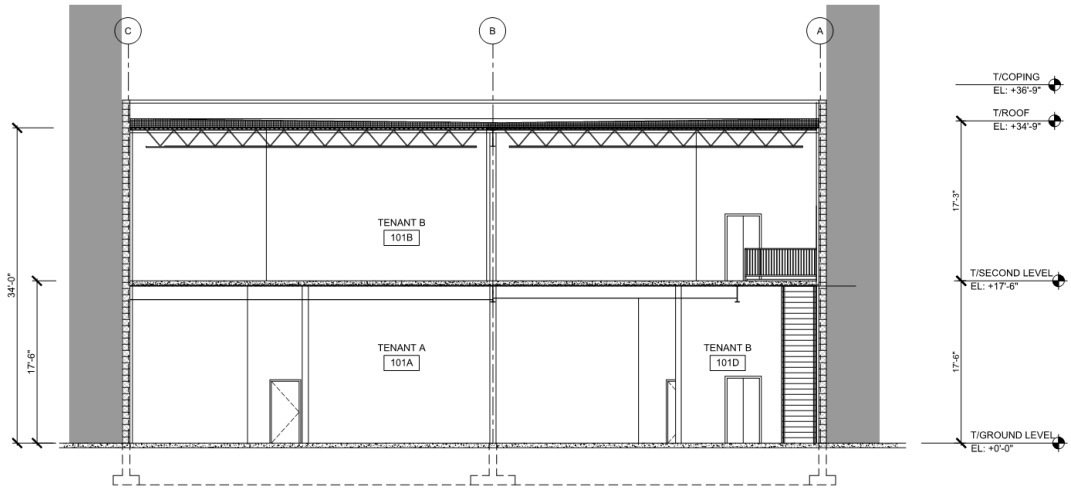


PROPOSED FRONT ELEVATION

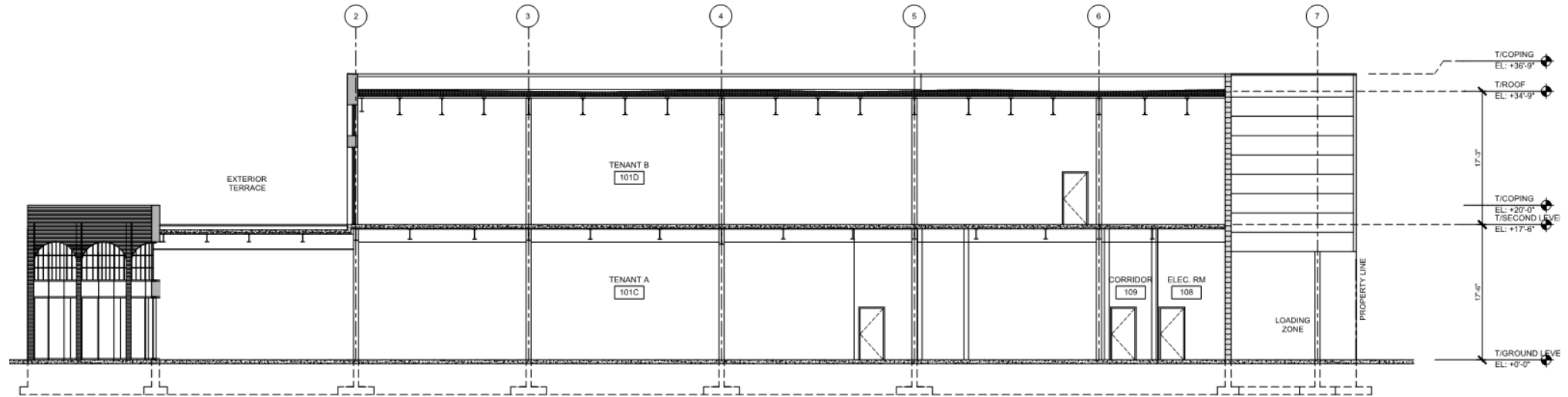


PROPOSED REAR ELEVATION

BUILDING ELEVATION (IDENTIFY DIRECTION)

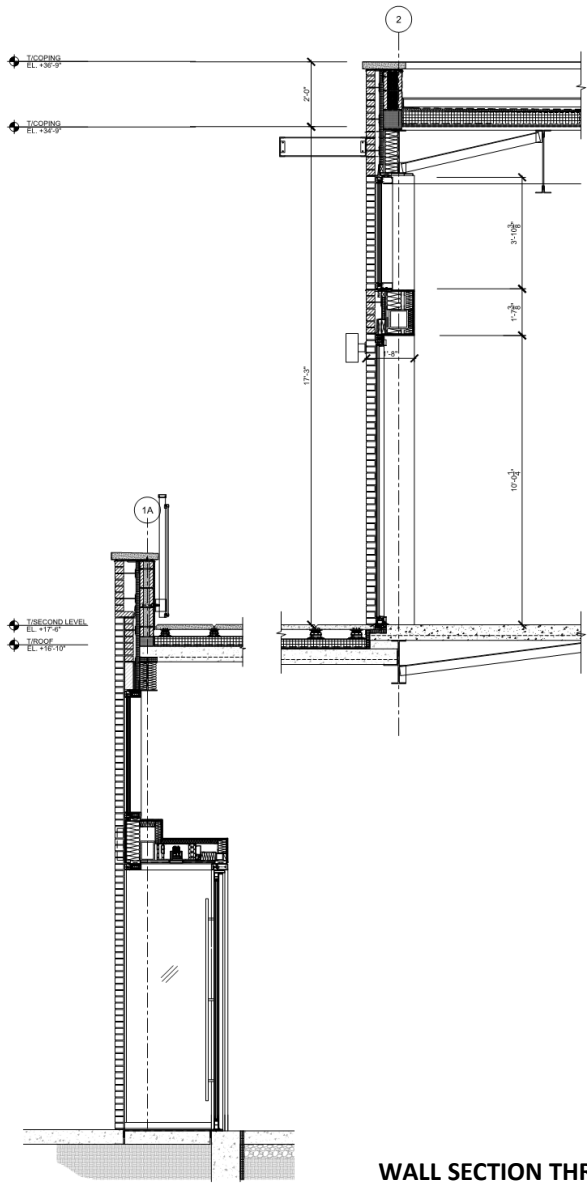


PROPOSED NORTH-SOUTH SECTION



PROPOSED EAST-WEST SECTION

BUILDING SECTIONS



WALL SECTION THROUGH PRIMARY WEST
FACING ELEVATION (N. RUSH STREET)



- The proposal will have no impact on the lakefront or any lakeshore parks.
- The site is remote from the lake.
- The building is two stories and cannot be viewed from the lakefront or any lakeshore parks, nor can you view the lakefront from the building.
- 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.

LAKEFRONT PROTECTION ORDINANCE PURPOSE



TAV



Sawgrass

This sample is presented only as a general representation of the brick we propose to furnish. With only a few bricks it is impossible to show the wide variety of colors and textures which will actually be provided. We do not guarantee to exactly match this sample. Interstate Brick manufactures brick to meet or exceed applicable ASTM Standards.

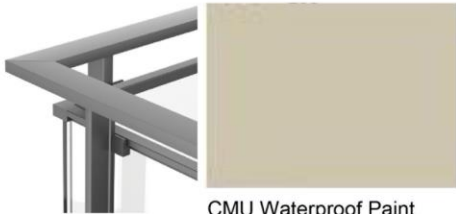


Norman Sized Brick
Masonry - Both Levels

Dark Bronze Anodized Finish
Storefront/Entry Doors



Second Level Railings and Posts with glass infill panels. Railing systems sits behind Second level parapet.



CMU Waterproof Paint
Cantera 343

BUILDING MATERIAL PALETTE

BUILDING MATERIALS



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 (staff to complete)

The commission shall make a determination with respect to the proposed application, plan, design or proposal in writing within 30 days after the hearings are concluded and shall notify the forwarding public agency and the applicant of the commission's approval or disapproval thereof, setting forth findings of fact constituting the basis for its decision. **The decision of the Chicago Plan Commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section [16-4-030](#) hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.** The decision of the Chicago plan commission shall be deemed a final order and binding upon all parties. Failure of the commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval.