City of Chicago

Office of the City Clerk

Document Tracking Sheet

SO2019-8479

Meeting Date:	11/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-H at 1767 W Rosehill Dr - App No. 20246T1
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1, Neighborhood Commercial District symbols and indications as shown on Map No. 15-H in an area bound by

West Rosehill Drive; a line 165.81 feet east of and parallel to North Ravenswood Avenue; a line 195.5 feet south of and parallel to West Rosehill Drive; a line 144 east of and parallel to North Ravenswood Avenue; a line 157.5 feet south of and parallel to West Rosehill Drive; a line 109 feet east of and parallel to North Ravenswood Avenue; a line 94.5 feet south of and parallel to West Rosehill Drive; And a line 73 feet east of and parallel to North Ravenswood Avenue

to those of a B2-3, Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1767 West Rosehill Drive

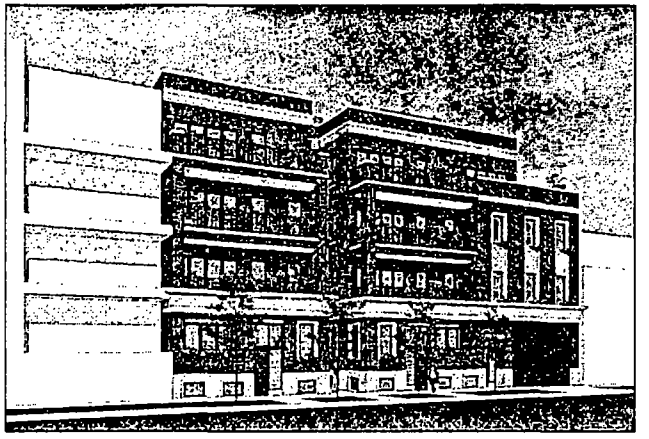
Type-1 ZONING MAP AMENDMENT: SUBSTITUTE NARRATIVE & PLANS

1767 West Roschill Drive – C1-1 to B2-3

The applicant wishes to construct a proposed 4-story, 13 dwelling unit building with basement and 13 interior parking stalls. There are no planned commercial spaces at the property.

FAR	2.67
Building Area	35,284 Square Feet
Density (MLA)	1,013.6 Square Feet
Lot Area	13,177 Square Feet
Building Height	50 Feet 1 Inch
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	13 Parking Stalls

FINAL FOR PUBLICATION

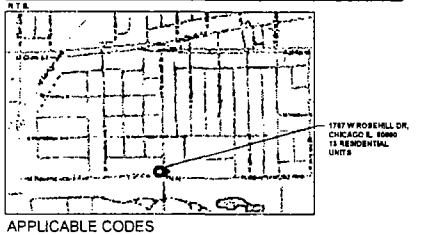


NEW 4-STORY + BASEMENT 13-UNIT MULTI-FAMILY RESIDENTIAL (R-2) w/ ACCESSORY USE 13-CAR GARAGE (U), FULLY SPRINKLERED, TYPE III-A CONSTRUCTION AT:

1767 W Rosehill Dr
Chicago, IL 60660

LOCATION PLAN

N.T.S.



DRAWING INDEX

DWG #	DESCRIPTION	DESIGN DEVELOPMENT 12.03.19
0 GENERAL		
GO-0	COVER SHEET AND DRAWING INDEX	o
GO-1	ZONING AND CODE MATRIX	o
GO-2	OCCUPANCY DIAGRAMS AND AREA CALCULATIONS	o
2 ARCHITECTURAL		
A0-0	EXISTING PLAT OF SURVEY	o
A0-1	SITE PLAN	o
A1-1	BASEMENT PLAN	o
A1-2	FIRST FLOOR PLAN	o
A1-3	SECOND AND THIRD FLOOR PLAN	o
A1-4	FOURTH FLOOR AND ROOF PLAN	o
A2-1	EXTERIOR ELEVATIONS	o
A3-1	BUILDING SECTIONS	o

APPLICABLE CODES

ZONING
2019 CHICAGO ZONING ORDINANCE
LANDSCAPING
2019 CHICAGO ZONING ORDINANCE
BUILDING
2018 CHICAGO BUILDING CODE (TITLE 14B)
MECHANICAL
2018 CHICAGO BUILDING CODE
ELECTRICAL
2019 CHICAGO BUILDING CODE
PLUMBING
2019 CHICAGO BUILDING CODE
ACCESSIBILITY
2018 ILLINOIS ACCESSIBILITY CODE AND SUBSEQUENT AMENDMENTS THEREAFTER

LEGEND

Room name
101 — ROOM NAME AND NUMBER
SPOT ELEVATION
REVISION TAG
NOTE TAG
DOOR TAG
WINDOW TAG
WALL TAG
FLOOR-1 — FLOOR TAG
DETAIL
SHEET
EXTERIOR ELEVATION
SHEET
SECTION DETAIL
SHEET
INTERIOR ELEVATION
SHEET
BUILDING EXIT
1 HOUR RATING
2 HOUR RATING
3 HOUR RATING
4 HOUR RATING
EXIT 01 — EXIT DISCHARGE IDENTIFIER
32 — DOOR PROVIDED EXIT WIDTH IN INCHES
180 — DOOR PROVIDED EGRESS OCCUPANCY CAPACITY
EXIT TRAVEL PATH (SEE SCHEDULE FOR DISTANCE)
L1-PA01 — EXIT TRAVEL PATH IDENTIFIER

ACOUSTIC TILE
ALUMINUM
BATT INSULATION OR SOUND ATTENUATION BLANKET
BRICK (SECTION)
BRICK (ELEVATION)
CARPET
CONCRETE
CONCRETE BLOCK
GLASS (ELEVATION)
GLASS (SECTION)
MORTAR, GROUT THINSET OR CEMENT
GYPSUM BOARD
METAL LATH AND PLASTER
PLYWOOD
RIGID INSULATION
SHINGLES
SIDING - LAP
SIDING - SHAKE
SIDING - HALF ROUND
STEEL
WOOD STYLE
WOOD ROUGH OR FRAMING
EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION
EXISTING CONSTRUCTION TO BE REMOVED
SCOPE OF WORK BOUNDARY LINE
NOT IN SCOPE

OWNER

CANDEA DEVELOPMENT, LLC

ARCHITECT:

COMPASS ARCHITECTURE, LLC

ARCHITECT
COMPASS ARCHITECTURE LLC
840 HOME AVE
OAK PARK IL XX,XXXX
TEL XXX-XXX-XXX
www.compass-architecture.com

STRUCTURAL ENGINEER
NLP ENGINEERING
824 W SUPERIOR ST
SUITE #203
CHICAGO IL 60642
773-724-004

DEVELOPER
CANDEA DEVELOPMENT, LLC
2820 W BERWYN AVENUE
CHICAGO IL 60625
TEL 773-412-8453 / 773-895-5287
FAX. 773-907-8869

LANDSCAPE ARCHITECT
MEL JOYA
904 N TAYLOR ST
OAK PARK IL 60302
773-710-9298

MECHANICAL ENGINEER
THERMAL ENERGY INC
2065 IVY RIDGE
HOFFMAN ESTATES, IL 60192
847-995-1926

CIVIL ENGINEER
BONO CONSULTING INC
1018 BUSSE HIGHWAY
PARK RIDGE IL 60068
847-823-3300

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my knowledge & belief the attached plans for
1767 W ROSEHILL DR
CHICAGO, ILLINOIS 60660
comply with the requirements of Title 18, Part B Energy Conservation of the Municipal Code of Chicago as of November 29, 2018

Date

Illinois Registration Number — Expires

ARCHITECT'S STATEMENT & SEAL

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OWNER'S AND ARCHITECT'S REPUBLISHER NO REPRESENTATION FOR USE OF DRAWINGS IN SUCH A WAY AS A RESULT OF REPRODUCTION

USE OF DRAWINGS NOTE
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No	DATE	DESCRIPTION
1	12.03.19	DESIGN DEVELOPMENT

1767 W Rosehill Dr
Chicago, IL 60660

COVER SHEET AND DRAWING INDEX

G0-0

FINAL FOR PUBLICATION

ZONING REQUIREMENTS - 2019 CHICAGO ZONING ORDINANCE

ITEM	ISSUE	CHAPTER / ARTICLE	ORDINANCE REQUIREMENT	ACTUAL PROVIDED	REQUIREMENT MET	LOCATION / SHEET NO.	JURISDICT / TEST NO.	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		

GENERAL NOTES

[illegible]

CHRISTOPHER BREMER
[illegible]
STATE OF ILLINOIS

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OWNER AND ARCHITECT ISSUE NO RESPONSIBILITY FOR USE OF INCORRECT OR OUT OF DATE DOCUMENTS.

compass ARCHITECTURE, LLC

[illegible]

No	DATE	DESCRIPTION
	12-04-19	DESIGN DEVELOPMENT

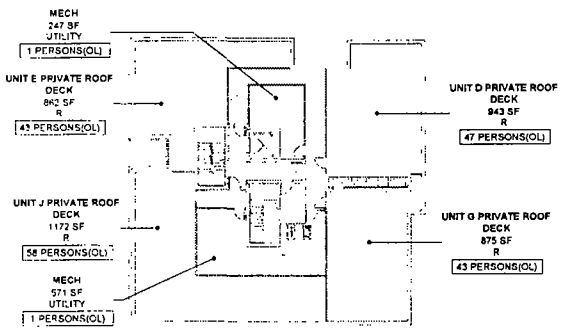
1767 W Roschill Dr

Chicago, IL 60660

ZONING AND CODE MATRIX

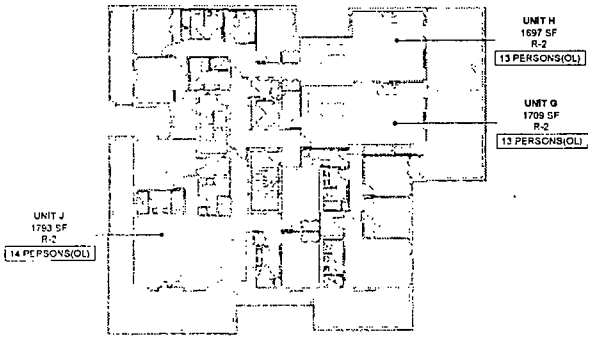
G0-1

FINAL FOR PUBLICATION



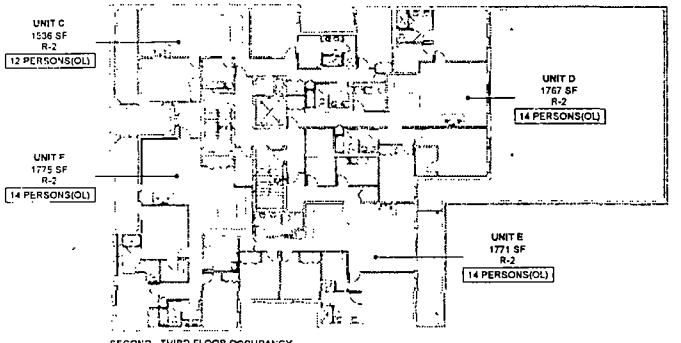
TOTAL OCCUPANT LOAD 193 PERSONS

5 ROOF OCCUPANCY DIAGRAM
1/16" = 1'-0"



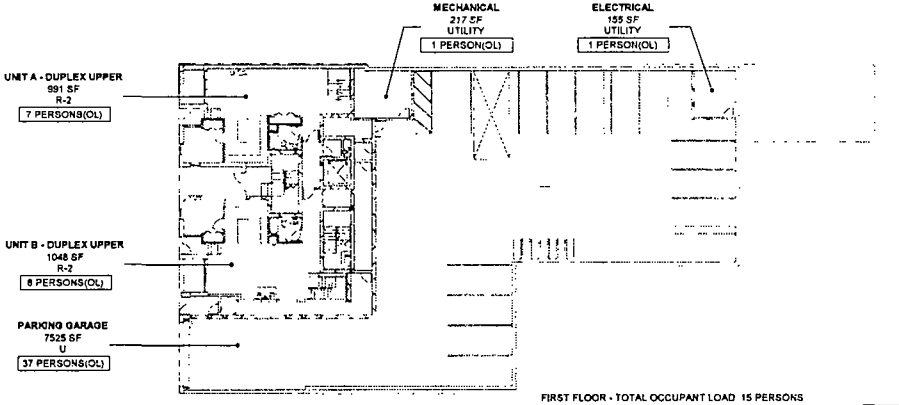
TOTAL OCCUPANT LOAD 40 PERSONS

4 FOURTH FLOOR OCCUPANCY DIAGRAM
1/16" = 1'-0"



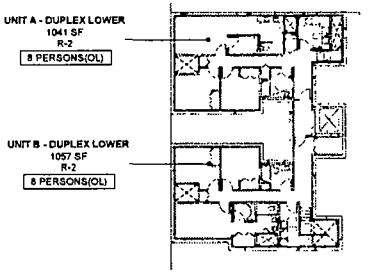
TOTAL OCCUPANT LOAD 54 PERSONS

3 SECOND - THIRD FLOOR OCCUPANCY DIAGRAM
1/16" = 1'-0"



FIRST FLOOR - TOTAL OCCUPANT LOAD 15 PERSONS
GRADE - TOTAL OCCUPANT LOAD 39 PERSONS

2 GRADE / FIRST FLOOR OCCUPANCY DIAGRAM
1/16" = 1'-0"



TOTAL OCCUPANT LOAD 16 PERSONS

1 BASEMENT OCCUPANCY DIAGRAM
1/16" = 1'-0"

GENERAL NOTES:

1. OCCUPANCY LOAD PER TYPE
   - RESIDENTIAL 1 PERSON PER 125 GSF
   - SHARED OUTDOOR SPACE 1 PERSON PER 20 NSF
   - PARKING GARAGE 1 PERSON PER 200 USF
   - UTILITY 1 PERSON PER 300 GSF

BUILDING AREA (CBC 203.4 14B-5-506)

Name	Area
BASEMENT	12254 SF
FIRST FLOOR	13363 SF
FIRST FLOOR GARAGE	7945 SF
SECOND FLOOR	7879 SF
THIRD FLOOR	7878 SF
FOURTH FLOOR	6000 SF
	34919 SF

GROSS FLOOR AREA SCHEDULE

Name	Area
BASEMENT	12720 SF
FIRST FLOOR	11866 SF
SECOND FLOOR	8140 SF
THIRD FLOOR	8140 SF
FOURTH FLOOR	6374 SF
ROOF	764 SF
	38005 SF

TOTAL LOT AREA 13177 SF
F.A.R 2.8

CHRISTOPHER BREWER
STATE OF ILLINOIS

compass ARCHITECTURE, LLC

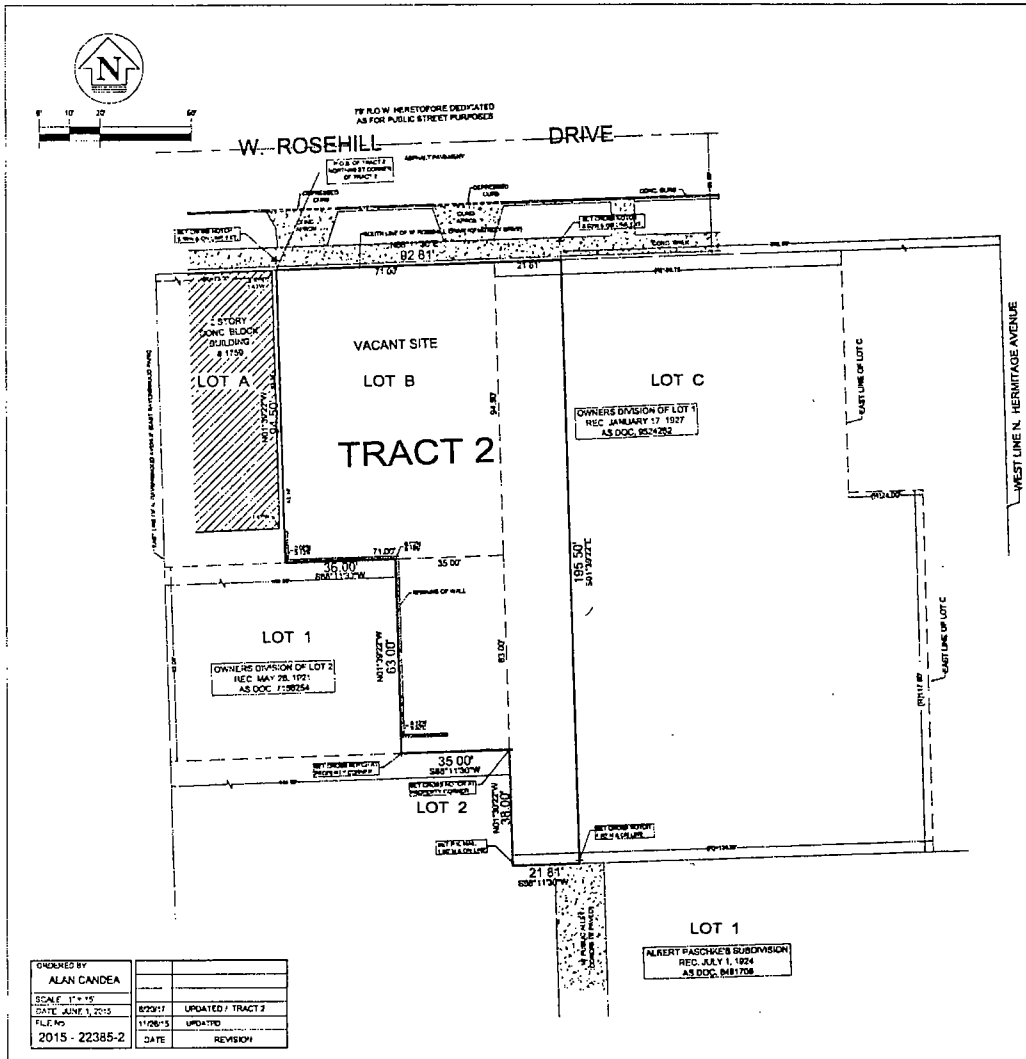
No	DATE	DESCRIPTION
	12-03-18	DESIGN DEVELOPMENT

1767 W Rosehill Dr
Chicago, IL 60660

OCCUPANCY DIAGRAMS AND AREA CALCULATIONS

G0-2

FINAL FOR PUBLICATION



ORDERED BY		
ALAN CANDEA		
SCALE 1" = 15'		
DATE JUNE 1, 2015	8/29/17	UPDATED / TRACT 2
FILE NO	11/26/15	UPDATED
2015 - 22385-2	DATE	REVISION

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 10th AVENUE, SUITE C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5667
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

TRACT 2

THE WEST 21.61 FEET OF LOT "D" IN OWNER'S DIVISION OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN OWNER'S SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 17, 1927 AS DOCUMENT NUMBER 9524262, IN COOK COUNTY, ILLINOIS

AND ALSO

LOT "B" IN OWNER'S DIVISION OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN OWNER'S SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 17, 1927 AS DOCUMENT NUMBER 9524262, IN COOK COUNTY, ILLINOIS

AND ALSO

THE EASTERLY 35 FEET OF LOT 1 IN OWNER'S DIVISION OF LOT 2 IN THE SUBDIVISION OF LOT 1 OF OWNER'S SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT RECORDED MAY 28, 1921 AS DOCUMENT NUMBER 7158254, ALL IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS,

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT;
THENCE NORTH 88 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF W. ROSEHILL DRIVE, A DISTANCE OF 92.81 FEET
THENCE SOUTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 195.50 FEET,
THENCE SOUTH 88 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 21.61 FEET
THENCE NORTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 38.00 FEET,
THENCE SOUTH 88 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 35.00 FEET,
THENCE NORTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 63.00 FEET,
THENCE SOUTH 88 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 35.00 FEET,
THENCE NORTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

KNOWN AS 1767 W. ROSEHILL AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:
14 - 06 - 407 - 029 - 0000
14 - 06 - 407 - 003 - 0000 (PART OF)
14 - 06 - 407 - 061 - 0000

TRACT 2 AREA = 13,177 SQ. FT. OR 0.302 ACRE

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT

MELROSE PARK, ILLINOIS, JUNE 20, A.D. 2017

BY: Roy G. Lawniczak

ROY G. LAWNICZAK REGISTERED ILLINOIS LAND SURVEYOR NO. 35 2280
LICENSE EXPIRES NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004879
LICENSE EXPIRES APRIL 30, 2018

ROY G. LAWNICZAK — CHICAGO, IL

CHRISTOPHER J. BRENCE — STATE OF ILLINOIS

compass ARCHITECTURE, LLC

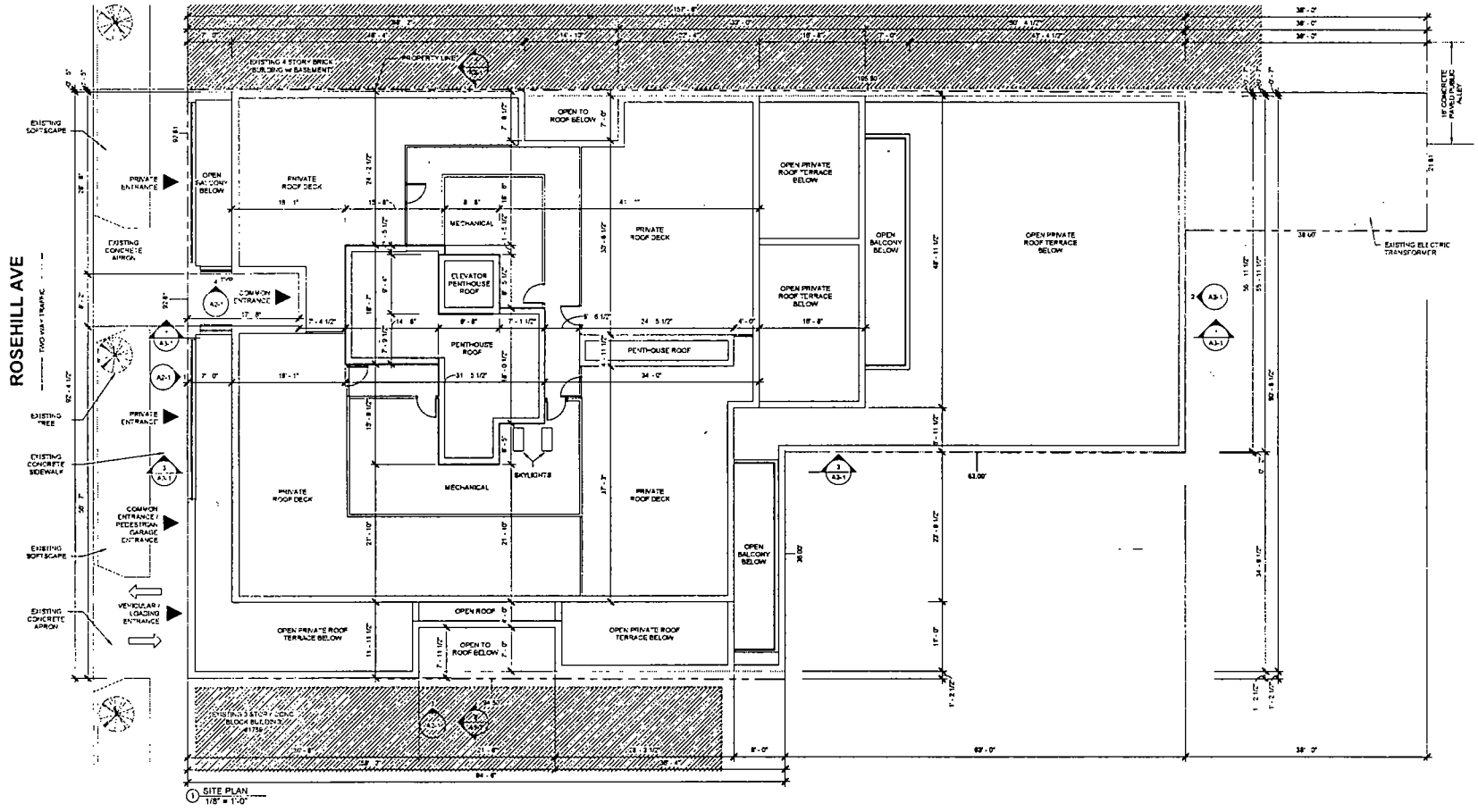
No.	DATE	DESCRIPTION
1	12.03.19	DESIGN DEVELOPMENT

1767 W Rosehill Dr
Chicago, IL 60660

EXISTING PLAT OF SURVEY

A0-0

FINAL FOR PUBLICATION



1 SITE PLAN
1/8" = 1'-0"

CHRISTOPHER J. BREWER
STATE OF ILLINOIS

compass ARCHITECTURE, LLC

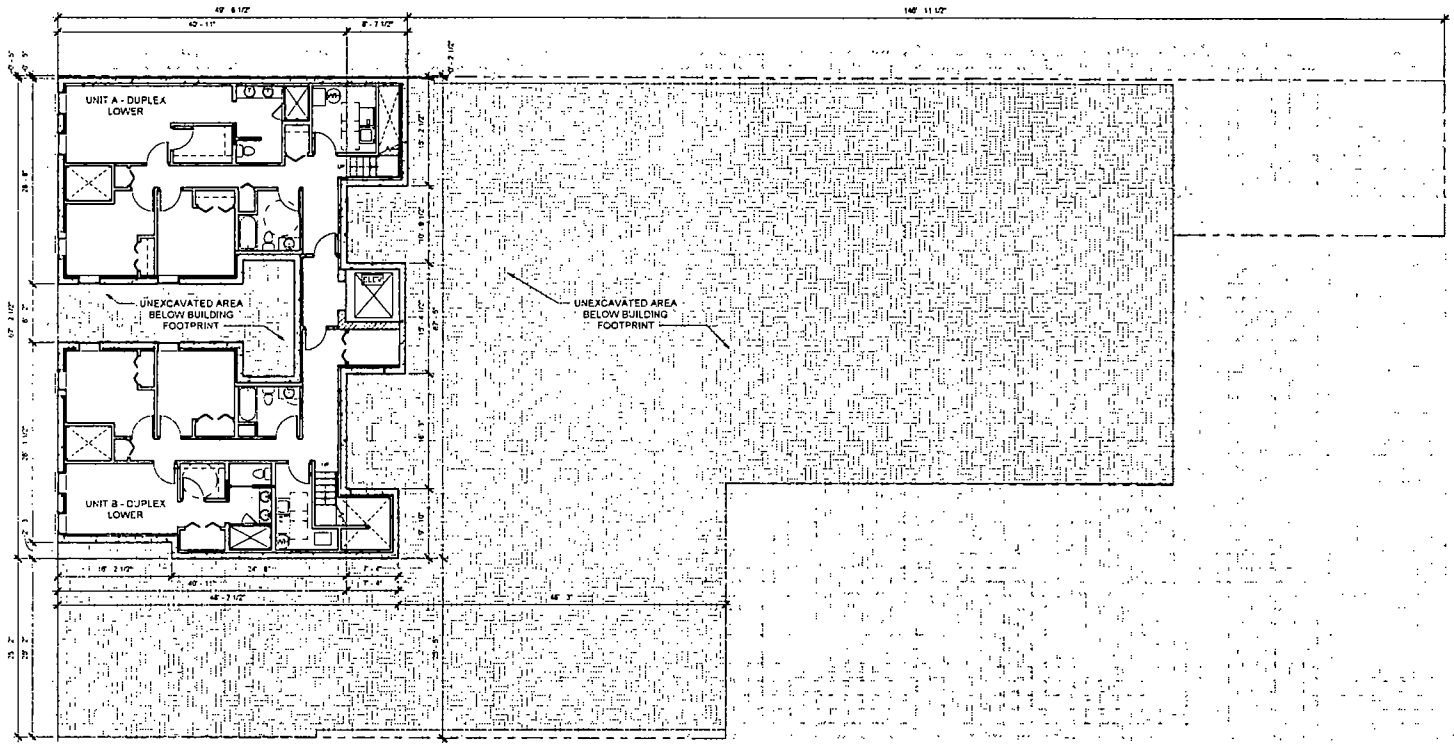
No	DATE	DESCRIPTION

1767 W Rosehill Dr
Chicago, IL 60660

SITE PLAN

A0-1

FINAL FOR PUBLICATION



① BASEMENT PLAN
1/8" = 1'-0"

GENERAL NOTES

SHEET NOTES

No.	DATE	DESCRIPTION
	2.03.19	DESIGN DEVELOPMENT

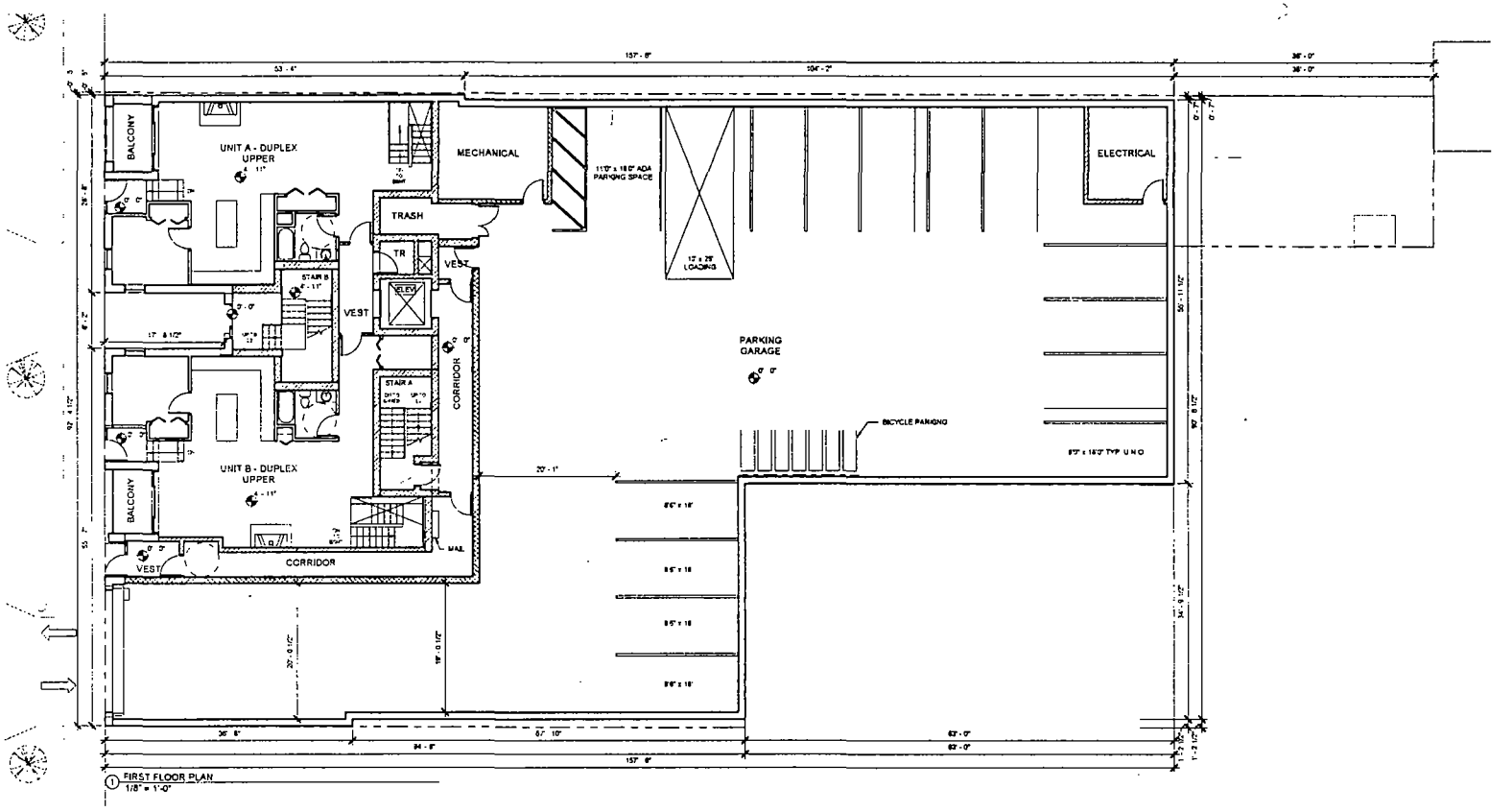
1767 W
Rosehill Dr

Chicago, IL 60660

BASEMENT PLAN

A1-1

FINAL FOR PUBLICATION



1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

SHEET NOTES

CHRISTOPHER BIENER

compass ARCHITECTURE LLC

No.	DATE	DESCRIPTION

1767 W Rosehill Dr

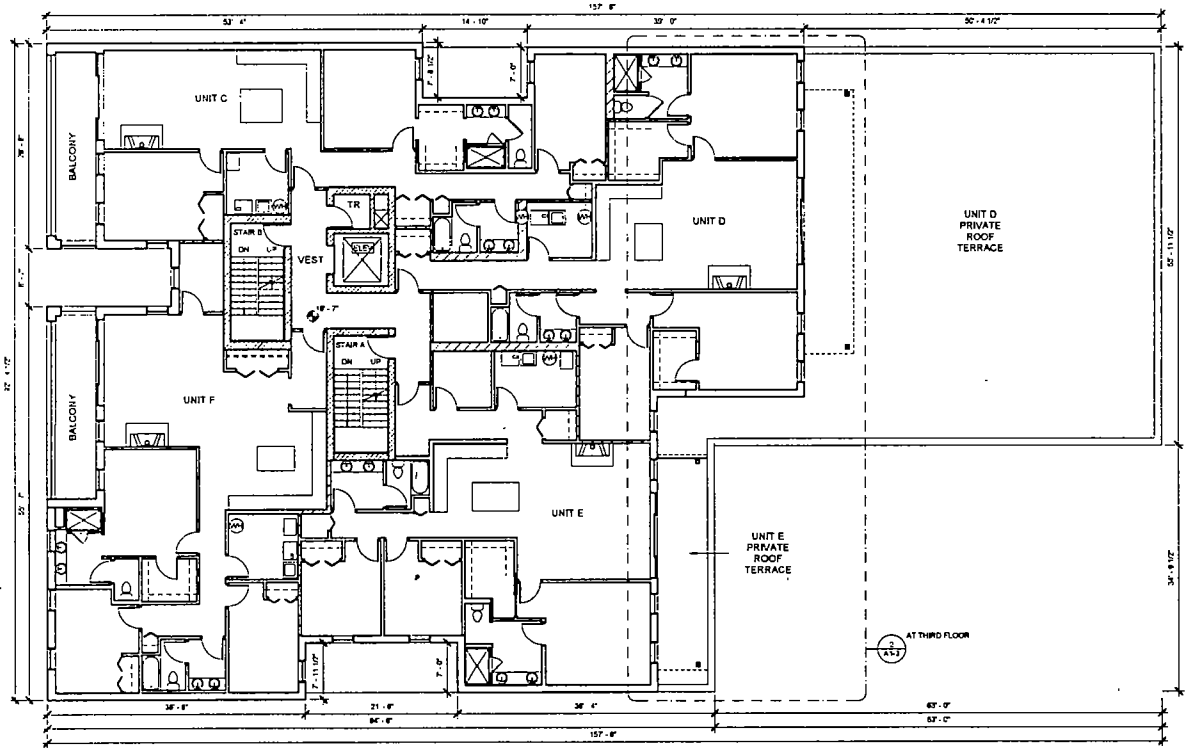
Chicago, IL 60660

FIRST FLOOR PLAN

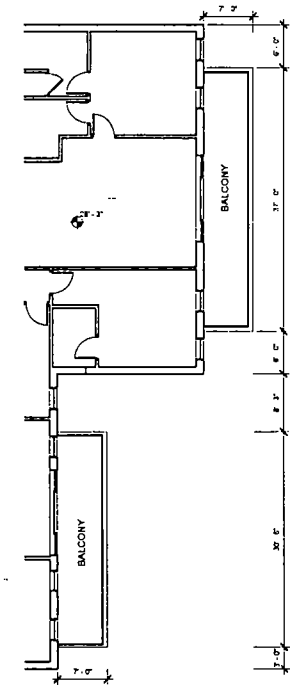
A1-2

FINAL FOR PUBLICATION

GENERAL NOTES



1 SECOND AND THIRD FLOOR PLANS
1/8" = 1'-0"



2 PARTIAL THIRD FLOOR PLAN
1/8" = 1'-0"

CHRISTOPHER BROWER
001-014991
STATE OF ILLINOIS

compass ARCHITECTURE, LLC

No.	DATE	DESCRIPTION

1767 W Rosehill Dr

Chicago, IL 60660

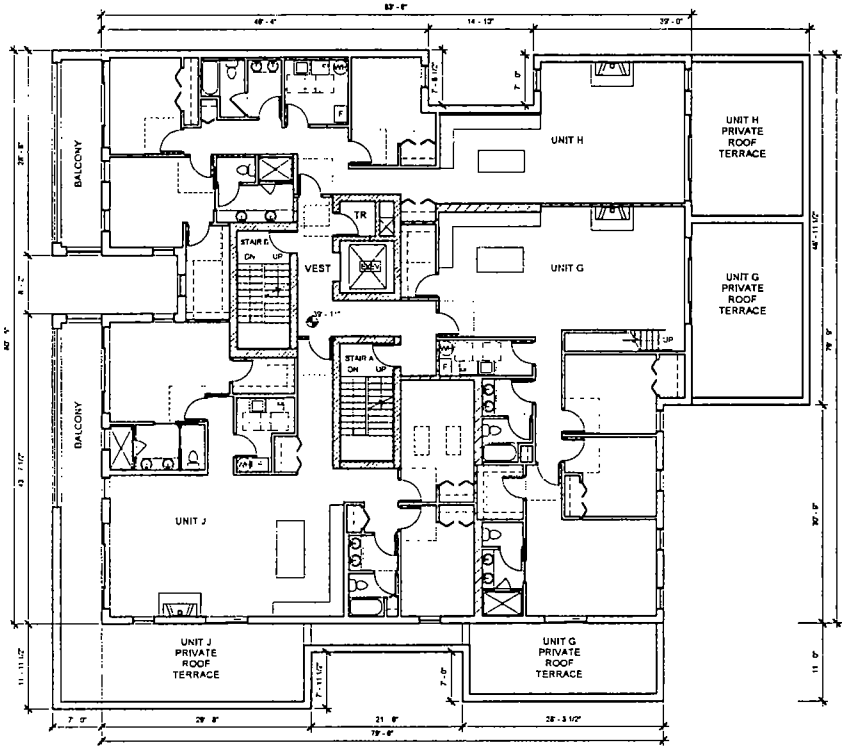
SECOND AND THIRD FLOOR PLAN

A1-3

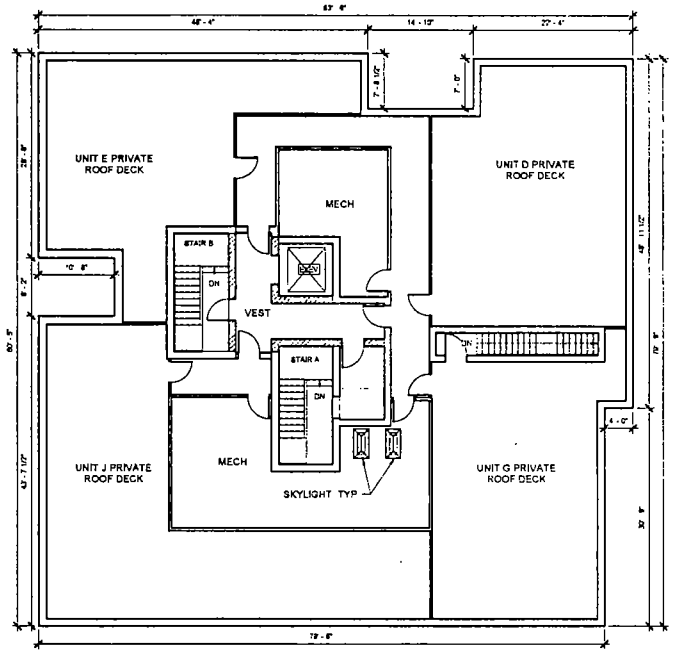
FINAL FOR PUBLICATION

GENERAL NOTES

SHEET NOTES



① FOURTH FLOOR PLAN
1/8" = 1'-0"



② ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES

CHRISTOPHER J. BRENNER
REGISTERED ARCHITECT
STATE OF ILLINOIS

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No	DATE	DESCRIPTION
	2-23-16	DESIGN DEVELOPMENT

1767 W Rosehill Dr

Chicago, IL 60660

FOURTH FLOOR AND ROOF PLAN

A1-4

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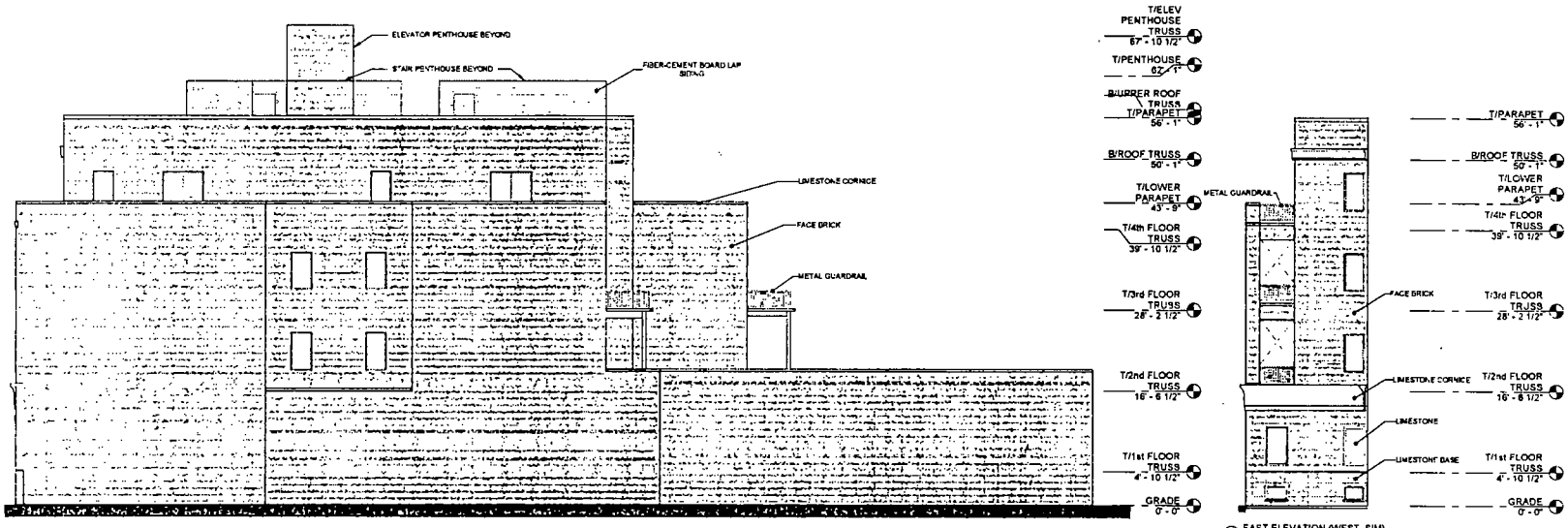
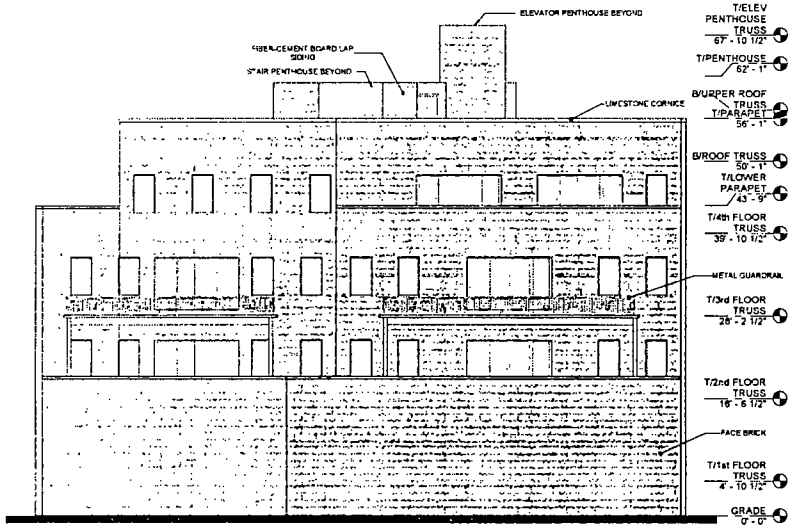


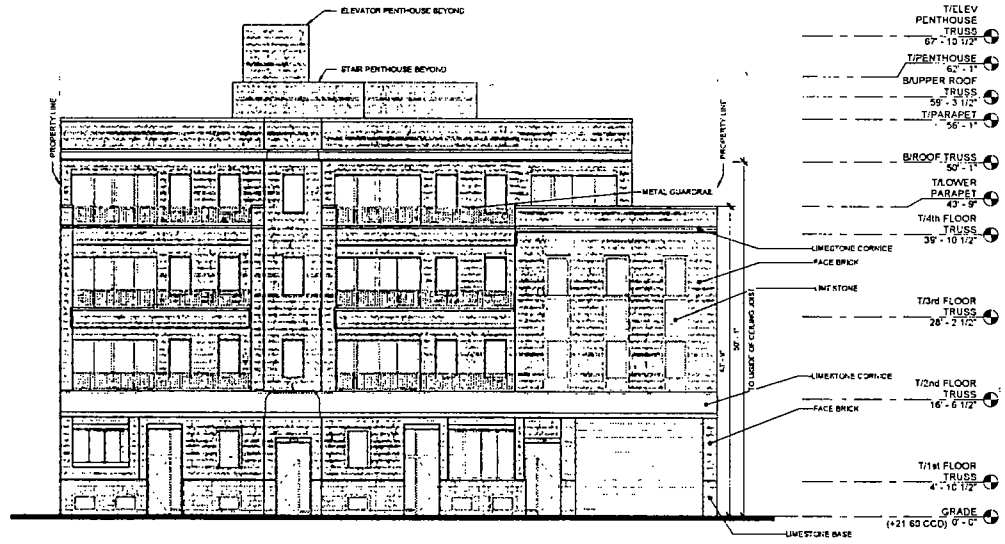
3 WEST ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION (WEST, SIM)
1/8" = 1'-0"

GENERAL NOTES



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

CHRISTOPHER A. BREMER
001-019001
STATE OF ILLINOIS

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compass ARCHITECTURE, LLC
500 North Clark
Chicago, IL 60654
773-412-0000
Illinois Corporation Registration Number 184.000112.0000

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No.	DATE	DESCRIPTION

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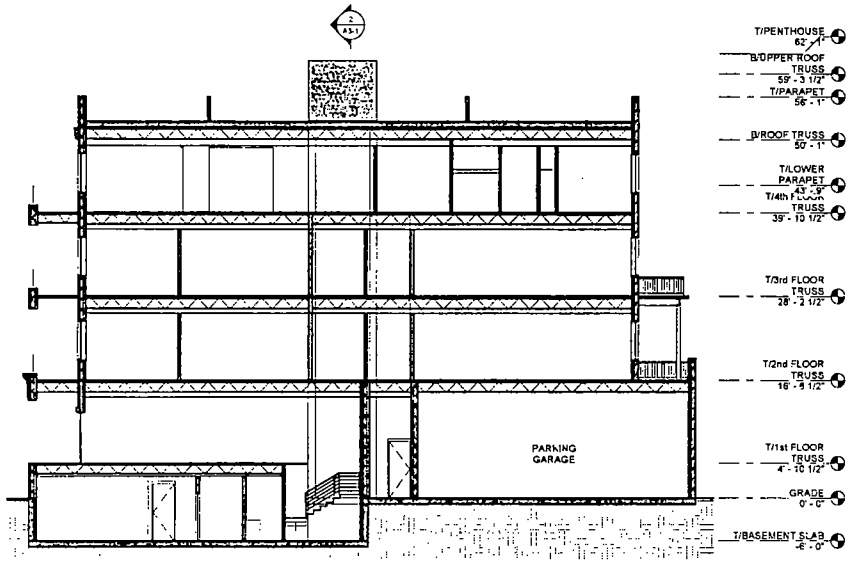
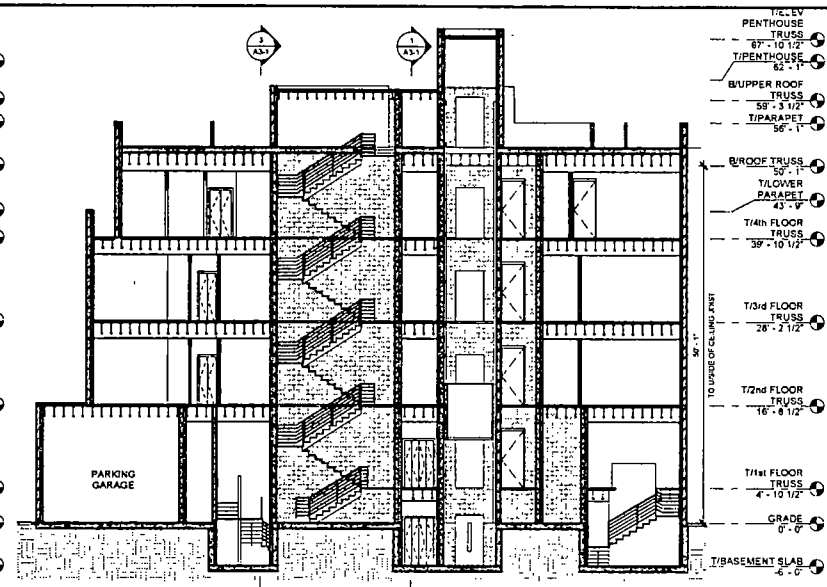
EXTERIOR ELEVATIONS

A2-1

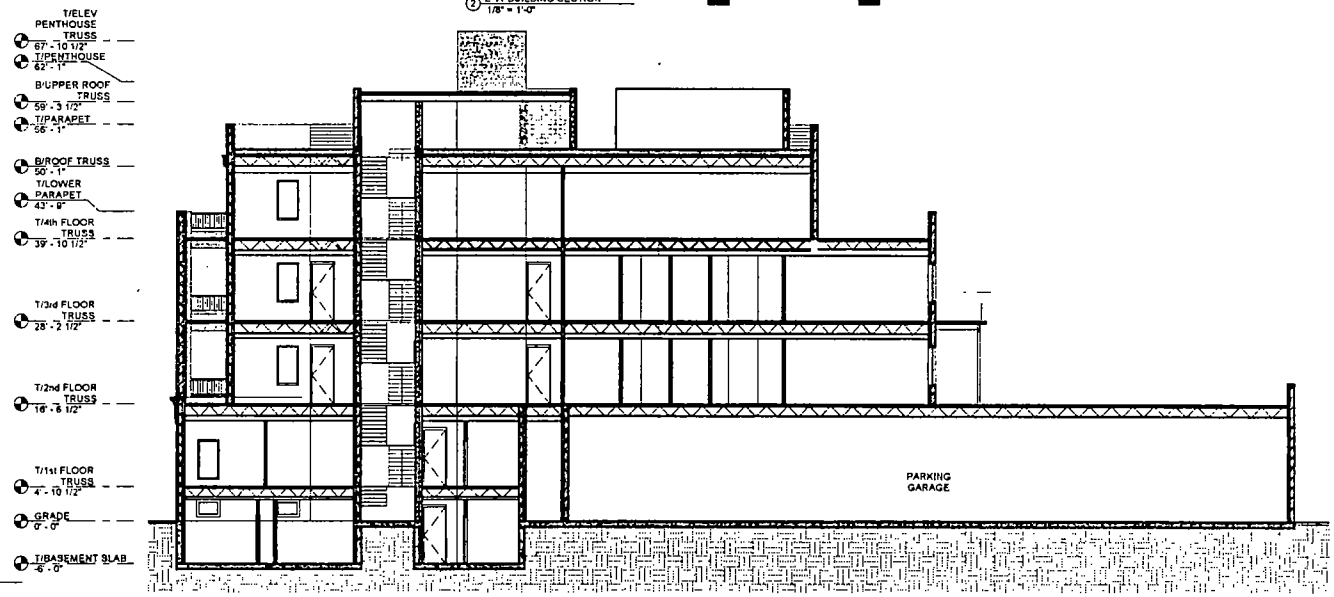
FINAL FOR PUBLICATION



3 N-S BUILDING SECTION
1/8" = 1'-0"



2 E-W BUILDING SECTION
1/8" = 1'-0"



1 N-S BUILDING SECTION
1/8" = 1'-0"

CHRISTOPHER BRENER
081-016081
STATE OF ILLINOIS

compass ARCHITECTURE, LLC

No.	DATE	DESCRIPTION
1	12-03-19	DESIGN DEVELOPMENT

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Chicago, IL 60660

BUILDING SECTIONS

A3-1