



# City of Chicago



SO2017-7050

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 18-C at 7107-7129 S Bennett Ave - App No. 19397T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 18-C in the area bounded by

South Bennett Avenue; a line 500.21 feet north of and parallel to East 77nd Street; a line 134.47 feet east of and parallel to South Bennett Avenue; a line 288.21 feet north of and parallel to East 77nd Street

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

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

Common Address of Property: 7107-7129 South Bennett Avenue

**FINAL FOR PUBLICATION**

**SUBSTITUTE  
PROJECT NARRATIVE  
TYPE 1 ZONING AMENDMENT  
7107-7129 SOUTH BENNETT AVENUE**

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to convert the existing 66 unit residential building by adding 2 dwelling units on the ground floor to create 68 dwelling units in an existing 4 story residential building. After rezoning, the building will have 68 dwelling units with 0 parking spaces and will remain 37 feet tall. The property is a transit served location located within 1,320 feet of the Bryn Mawr Metra station.

Lot Area	28,506 square feet
Minimum Lot Area	419 square feet per dwelling unit
Parking	0 spaces
Rear Setback	16 feet
North Setback	0 feet
Front Setback	3 feet
South Setback	0 feet
FAR	3.00
Building Square Footage	22,668 square feet
Building Height	37 feet

**FINAL FOR PUBLICATION**

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

7107-7129 South Bennett Avenue

2. Ward Number that property is located in: 5

\* 3. APPLICANT 7109 S. Bennett, LLC

ADDRESS 55 W. Monroe St., Ste. 3600

CITY Chicago

STATE IL ZIP CODE 60603

PHONE (312) 479-4898

EMAIL jon@chicagourp.com

CONTACT PERSON Jon Garrity

4. Is the applicant the owner of the property? YES  NO   
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd.

ADDRESS 70 W Madison St., Ste 5300

CITY Chicago

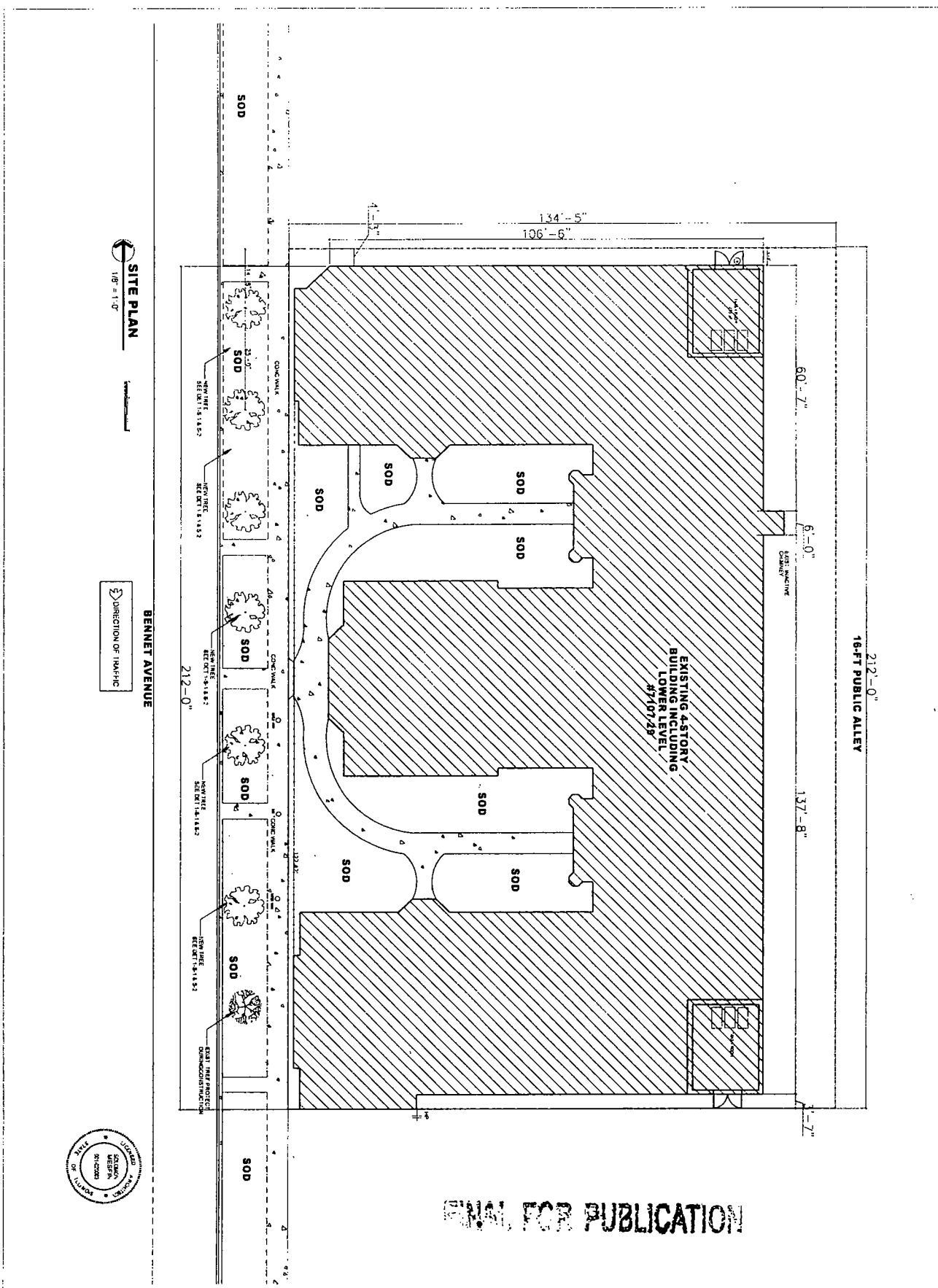
STATE IL

ZIP CODE 60602

PHONE (312) 345-5700

FAX (312) 345-5702

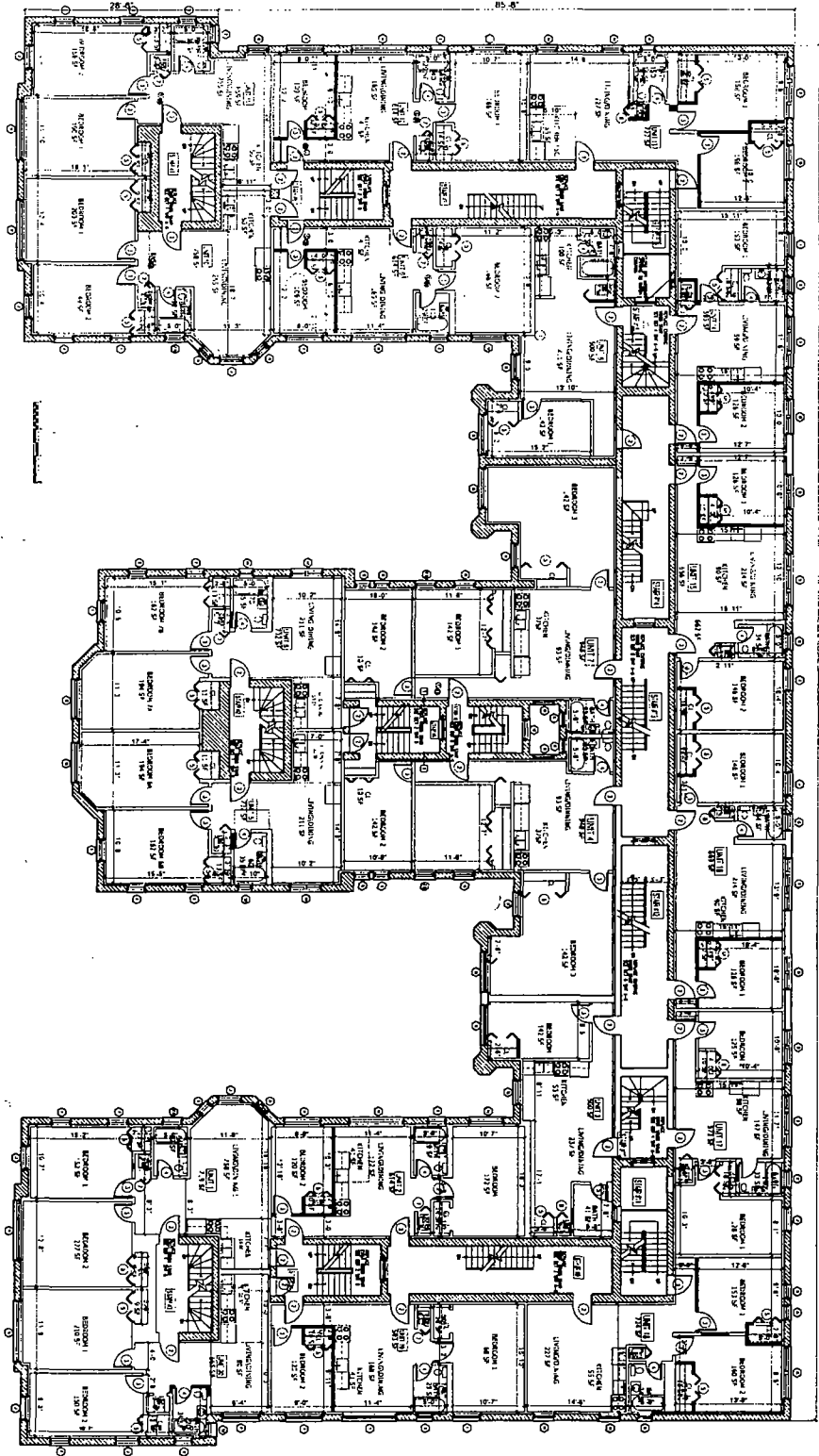
EMAIL tmanic@schainbanks.com



FINAL FOR PUBLICATION

<p><b>ARCHITECT</b>          854 POND VIEW DRIVE          WILMINGTON, IL 60440          TEL: 312-608-4000          FAX: 312-608-3715</p>	<p><b>ARCHITECT</b>          THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY AND HAS NO RIGHT TO STOP ANY WORK UNLESS SAFETY IS AT RISK. THE ARCHITECT IS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.</p>	<p><b>SITE PLANS</b>          SITE DATA &amp; DETAILS</p>	<p>7109-29 SOUTH BENNET AVE          CHICAGO, ILLINOIS</p>	<p>Date of issue: 11/11/11          Drawn by: J.A.          Checked by: J.M.</p>	<p><b>ISSUED FOR PERMIT</b>          30-48-17 THE JAMES BEYER</p> <p><b>REVISIONS</b></p> <table border="1"> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> </table>	1		2		<p><b>SHEET NO</b>  <b>S-1</b></p>
1										
2										

PROPOSED 2ND THRU 4TH FLOOR PLANS  
1:8" = 1' 0"



FINAL FOR PUBLICATION

SHEET NO.  
**A-1**

ISSUED FOR PERMIT  
 01-20-17 FOR SEALS - ADDED  
 REVISIONS  
 1  
 2

Date: 04-24-17  
 Drawn by: [Signature]  
 Checked by: [Signature]

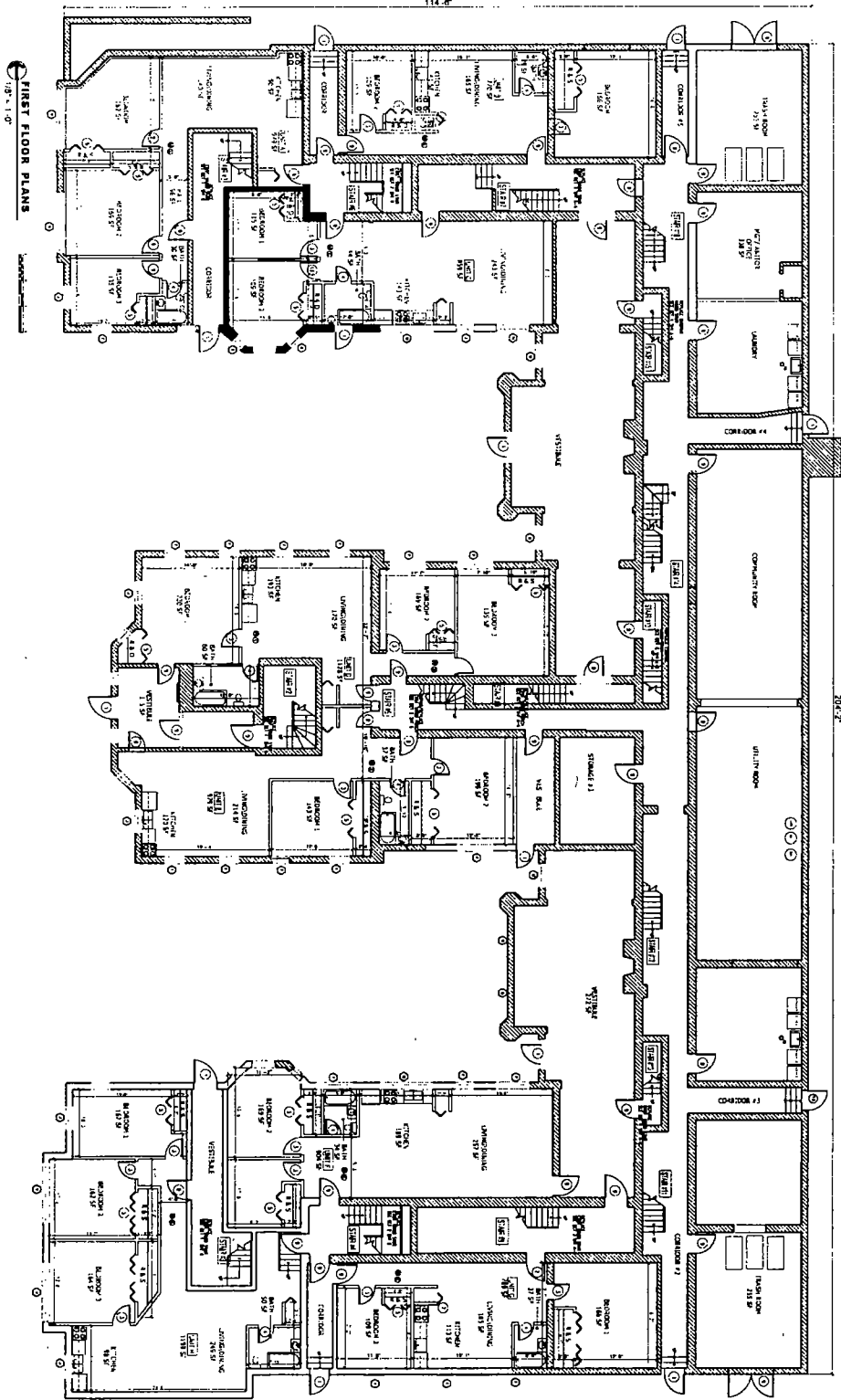
7109-29 S. BENNET AVE  
 CHICAGO, ILLINOIS

TYPICAL 2ND THRU 4TH FLOOR  
 PROPOSED PLANS

ARCHITECT  
 THE ARCHITECT HAS NO  
 RESPONSIBILITY FOR SAFETY  
 AND USE OF ANY PART OF THIS  
 ANY WORK, INSURE SAFETY  
 THE DESIGN CONTRACTORS  
 AND ALL SUBCONTRACTORS

ALVIN T. LEE  
 4524 BOND STREET  
 CHICAGO, ILLINOIS 60632  
 TEL: 312-266-4100  
 FAX: 312-266-4100

[Empty box for additional notes or signatures]



FIRST FLOOR PLANS  
1/2" = 1'-0"

NOT FOR PUBLICATION



ISSUED FOR PERMIT	
DATE	01-14-13
Drawn by	AM
Checked by	SM
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
SHEET NO. A-2	

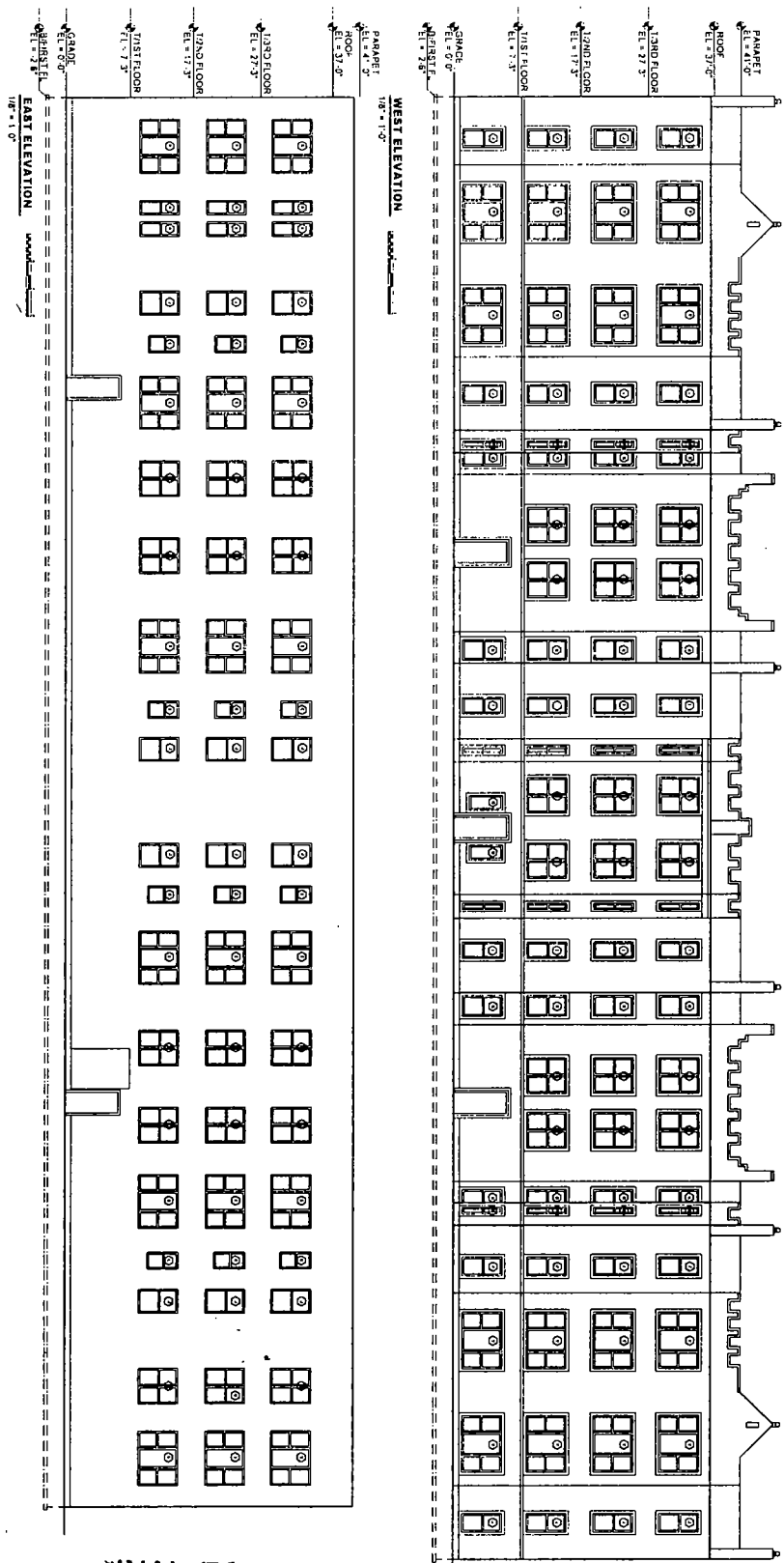
7109-29 SOUTH BENNET AVE  
CHICAGO, ILLINOIS

FIRST FLOOR PLAN

JAMES W. L. L. L. L.  
THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES ANY WORK, POSSIBLE SAFETY OR OTHER RESPONSIBILITY OF AND ALL SUBCONTRACTORS

624 N. LOMB VENT DRIVE  
SUF 332-208-4000  
TEL 708-888-3778

Blank area for additional notes or specifications.

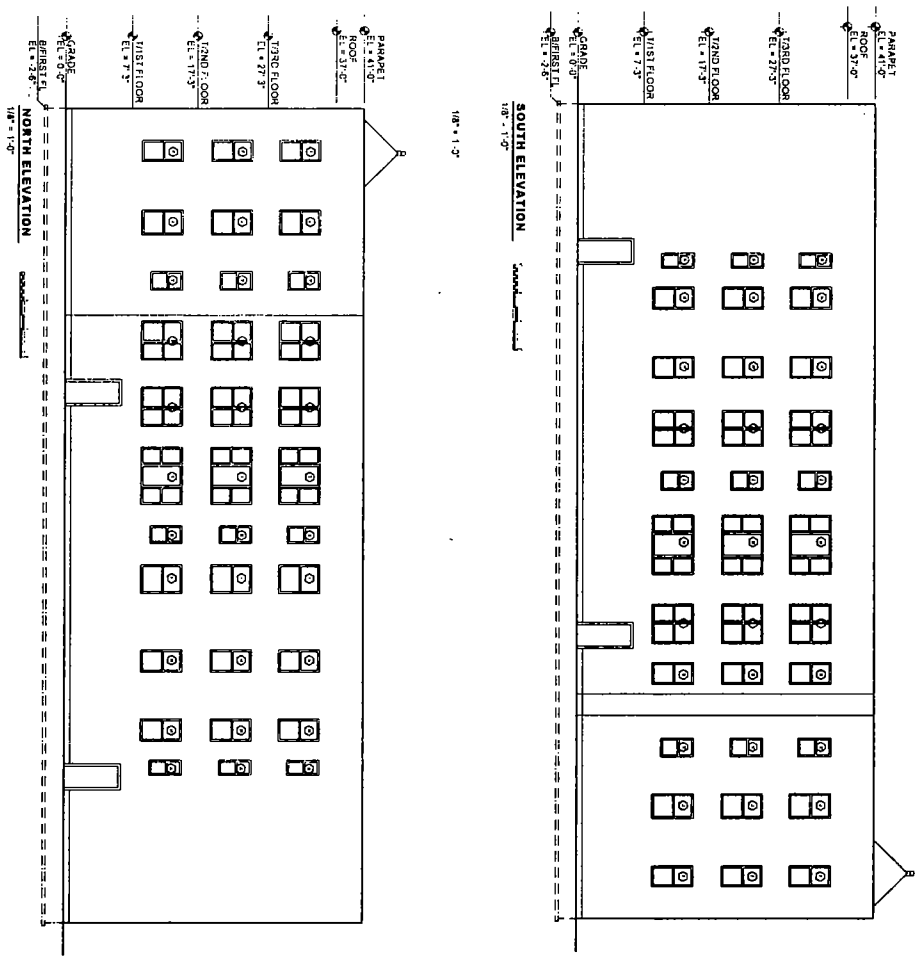


NOT FOR PUBLICATION



<p><b>ALVOA</b>          4524 ROOD WISE DRIVE          BATTLESON, IL 60443          TEL: 708-655-7000          FAX: 708-655-7176</p>	<p><b>WARRANTY STATEMENT</b>          THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY AND HAS NO RIGHT TO STOP OR WITHHOLD CONSTRUCTION FROM ANY CONTRACTOR OR SUBCONTRACTOR IN THE FEDERAL GOVERNMENT AND ALL SUBCONTRACTORS.</p>	<p>ELEVATIONS</p>	<p>7109-29 SOUTH BENNETT AVE          CHICAGO, ILLINOIS</p>	<p>Date: 04-28-13          Drawn by: [Signature]          Checked by: [Signature]</p>	<p>ISSUED FOR PERMIT          REVISIONS</p>	<p>SHEET NO.  <b>A-3</b></p>
--	---	-------------------	---	---	---	----------------------------------





NOT FOR PUBLICATION



SHEET NO.  
**A-4**

ISSUED FOR PERMIT  
10-28-17  
REVISIONS

Drawn by  
Checked by

7109-29 SOUTH BENNET AVE  
CHICAGO, ILLINOIS

ELEVATIONS

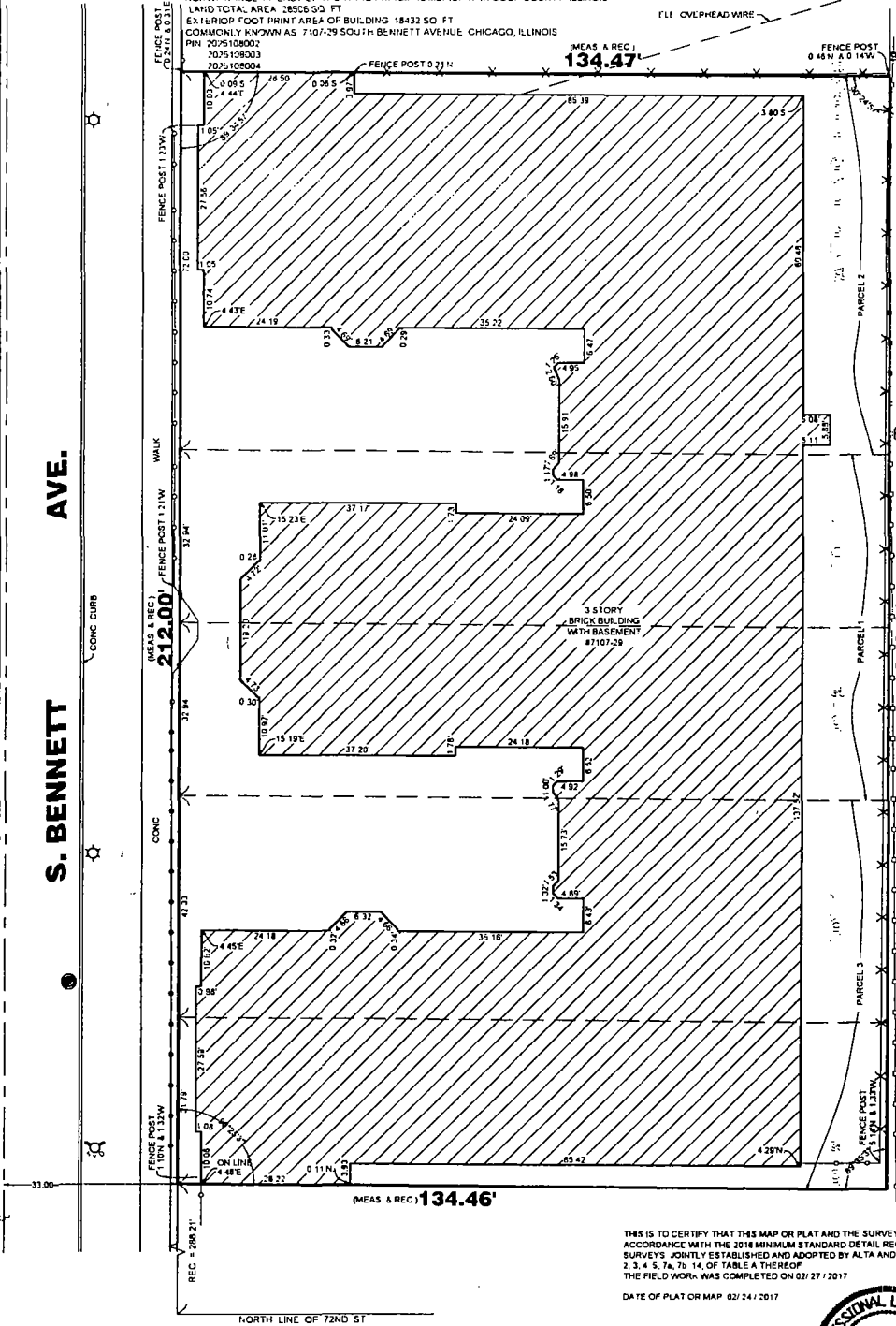
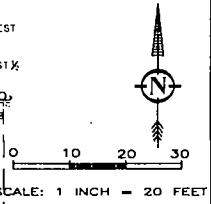
THE ARCHITECT HAS NO  
RESPONSIBILITY FOR SAFETY  
PROGRAMS OR PROCEDURES  
ANY WORK, WHETHER SAFETY  
OR NOT, IS THE RESPONSIBILITY OF  
THE CONTRACTOR AND ALL SUBCONTRACTORS

ARCHITECT  
3004 POND VIEW DRIVE  
CHICAGO, ILLINOIS 60640  
TEL: 312-268-4120  
FAX: 312-268-4120  
WWW.AJLINC.COM

7109-29 SOUTH BENNET AVE  
CHICAGO, ILLINOIS

# ALTA/NSPS Land Title Survey

PARCEL 1  
 LOTS 1 AND 2 IN BELKNAP'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF BLOCK 3 IN CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS  
 PARCEL 2  
 THE SOUTH 72.00 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF BLOCK 3 (EXCEPT BENNETT AVENUE) IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS  
 PARCEL 3  
 LOT 1 AND LOT 2 (EXCEPT THE SOUTH 8.21 FEET THEREOF) IN JOHN F. ROHN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF BLOCK 3 (EXCEPT THE SOUTH 71.80 FEET NORTH OF 72ND STREET) IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS  
 LAND TOTAL AREA 28528.53 FT<sup>2</sup>  
 EXTERIOR FOOT PRINT AREA OF BUILDING 18432.50 FT<sup>2</sup>  
 COMMONLY KNOWN AS 7107-29 SOUTH BENNETT AVENUE CHICAGO, ILLINOIS  
 P/N 7095108002  
 7095108003  
 7095108004



7109 S Bennett Ave,  
 Chicago, IL 60649

- LEGEND**
- FIRE HYDRANT
  - LIGHT POLE
  - CATCH BASIN
  - UTILITY POLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b, 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/27/2017.  
 DATE OF PLAT OR MAP 02/24/2017

NAME BEHROOZ MORADI  
 SIGNED  
 REGISTRATION NO 035 - 003349



Illinois Land Surveyor Number 035-003349  
 BEHROOZ MORADI, Ph.D., P.E., S.E., P.L.S.  
 11 PROF. LAND SURVY YORK - ILLINOIS EXP. DATE NOV. 10, 2018

FLOOD CERTIFICATE  
 ACCORDING TO FLOOD INSURANCE RATE MAP OF CITY OF CHICAGO  
 ILLINOIS DATED AUGUST 19, 2008  
 COMMUNITY PANEL NUMBER 170074 0540 J THIS PROPERTY  
 IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X"

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.  
 BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR DESCRIPTION PROVIDED.  
 FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.

<p>MORADI MULTI DIMENSIONS CONSULTING ENGINEERS                  5604 N WESTERN AVE SUITE R2 CHICAGO, IL 60616                  TEL (773) 478-6966 TEL (773) 478-6967</p>	JOB # 60-17	DRAWN HA	DATE 02/27/2017	CLIENT LAVON M. JOHNS, ESQ.
	SHEET 1	CHECKED BM	SCALE 1"=20'-0"	DATE OF FIELD WORK 02/24/2017

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS. OTHERWISE FOR BUILDING RESTRICTIONS AND/OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.