



# City of Chicago



SO2019-6855

Office of the City Clerk

## Document Tracking Sheet

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<b>Meeting Date:</b>	9/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-G at 3122-3128 S Benson St - App No. 20159T1
<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 M2-3, Light Industry District symbols as shown on Map No. 8 - G**

**in the area bounded by:**

**A line 213 feet south of and parallel to West 31st Street; South Benson Street; a line 280.81 feet south of and parallel to West 31st Street; South Benson Street; a line 293.81 feet south of and parallel to West 31st Street; South Benson Street; a line 306.1 feet south of and parallel to West 31st Street; and a line 100 feet east of and parallel to the Top of the Bank of the South Arm of the South Branch of the Chicago River.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

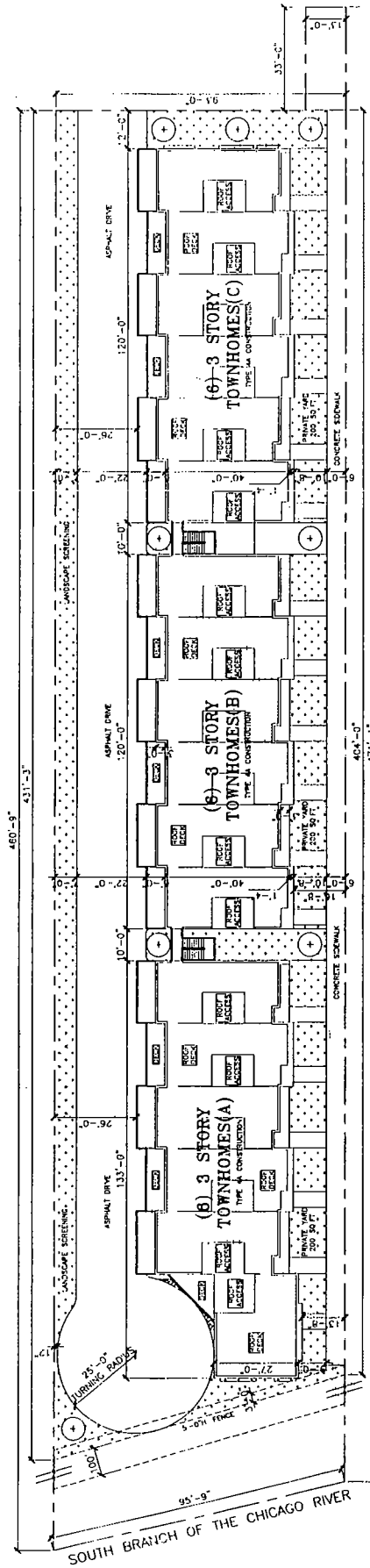
**SECTION 2. This Ordinance takes effect after its passage and due publication.**


**Common address of property: 3122-28 South Benson Street, Chicago**

**SUBSTITUTE NARRATIVE AND PLANS  
FOR TYPE 1 ZONING AMENDMENT FOR  
3122-28 SOUTH BENSON STREET, CHICAGO**

The subject property is currently a vacant industrial site. The Applicant needs a zoning change to allow residential use at the property, in order to build a new townhouse development with total of 18 dwelling units (three 3-story townhouse buildings, each with 6 dwelling units).

Project Description:	Zoning Change from an M2-3 Light Industry District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Townhouse Development (3 buildings, each with 6 dwelling units for a total of 18 dwelling units at the subject property)
Floor Area Ratio:	1.00
Lot Area:	39,360 Square Feet
Building Floor Area:	37,800 Square Feet
Density:	2,186 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 36
Set Backs:	Front (facing Benson): 12 Feet North Side: 26 Feet South Side: 13 Feet 8 Inches End Wall Facing Rear Property Line: 3 Feet
Building height:	36 Feet



 SITE PLAN  
SCALE: 1/16" = 1'-0"

**HANNA**  
ARCHITECTS  
1000 N. LAKE SHORE DRIVE  
CHICAGO, ILLINOIS 60611  
TEL: 312.280.1100  
FAX: 312.280.1101  
WWW.HANNA-ARCHITECTS.COM

PROJECT NAME & ADDRESS  
BENSON TOWNHOMES  
CHICAGO, ILLINOIS

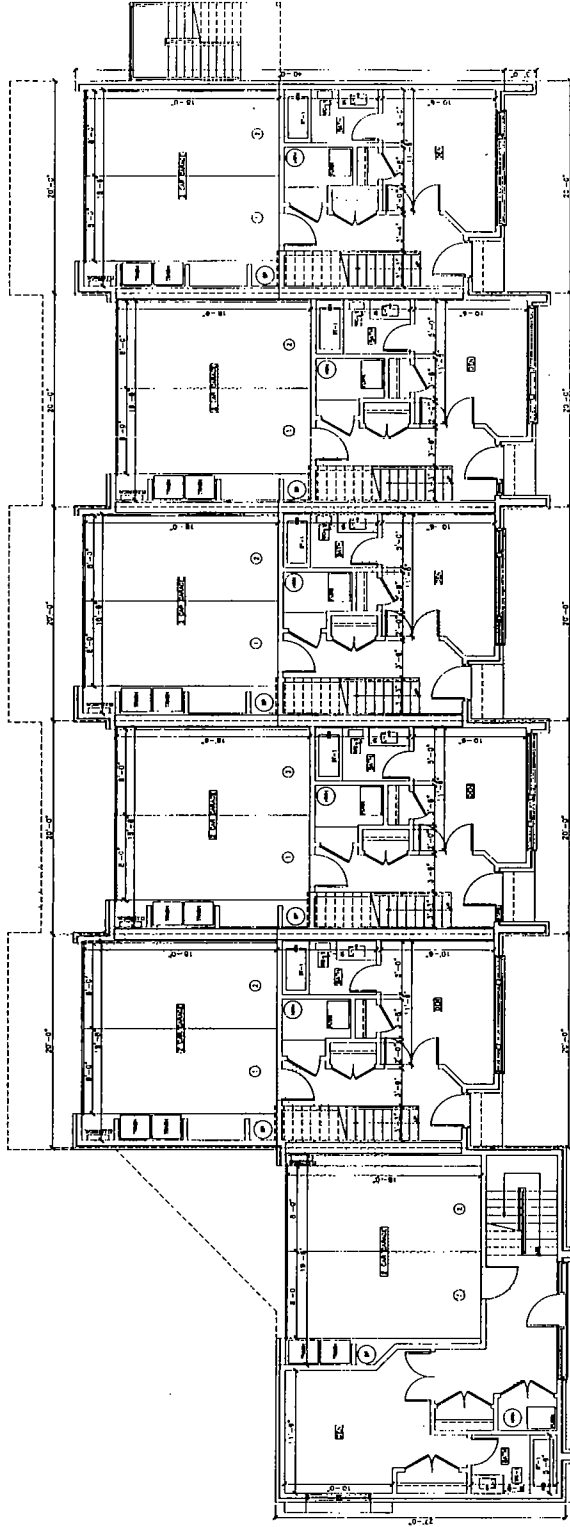
SHEET TITLE  
FLOOR PLANS  
(A)

FILE NAME

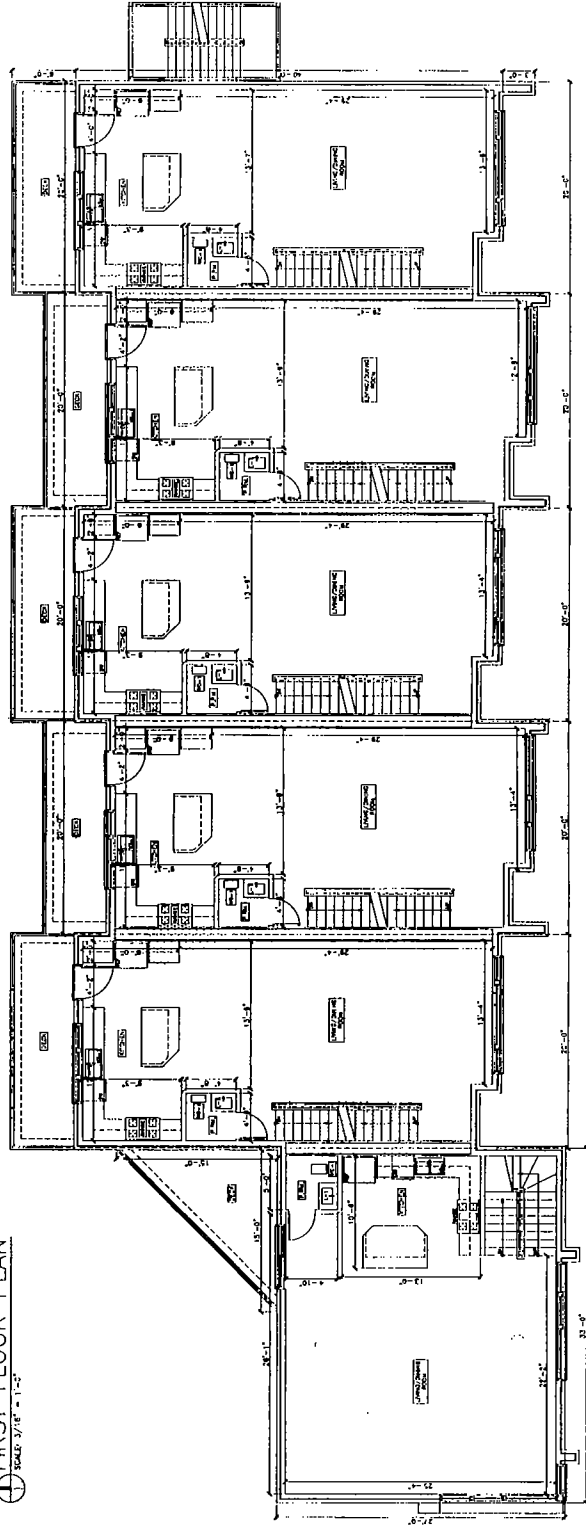
SHEET NUMBER




DATE: 10/15/14  
DRAWN BY: JH  
CHECKED BY: JH  
PROJECT: BENSON TOWNHOMES  
SHEET: 101 OF 101



FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



HANNA  
101 W. WASHINGTON, 10th FLOOR  
CHICAGO, ILL. 60601-1000  
TEL: 312.784.1000  
FAX: 312.784.1001  
WWW.HANNA-ARCH.COM

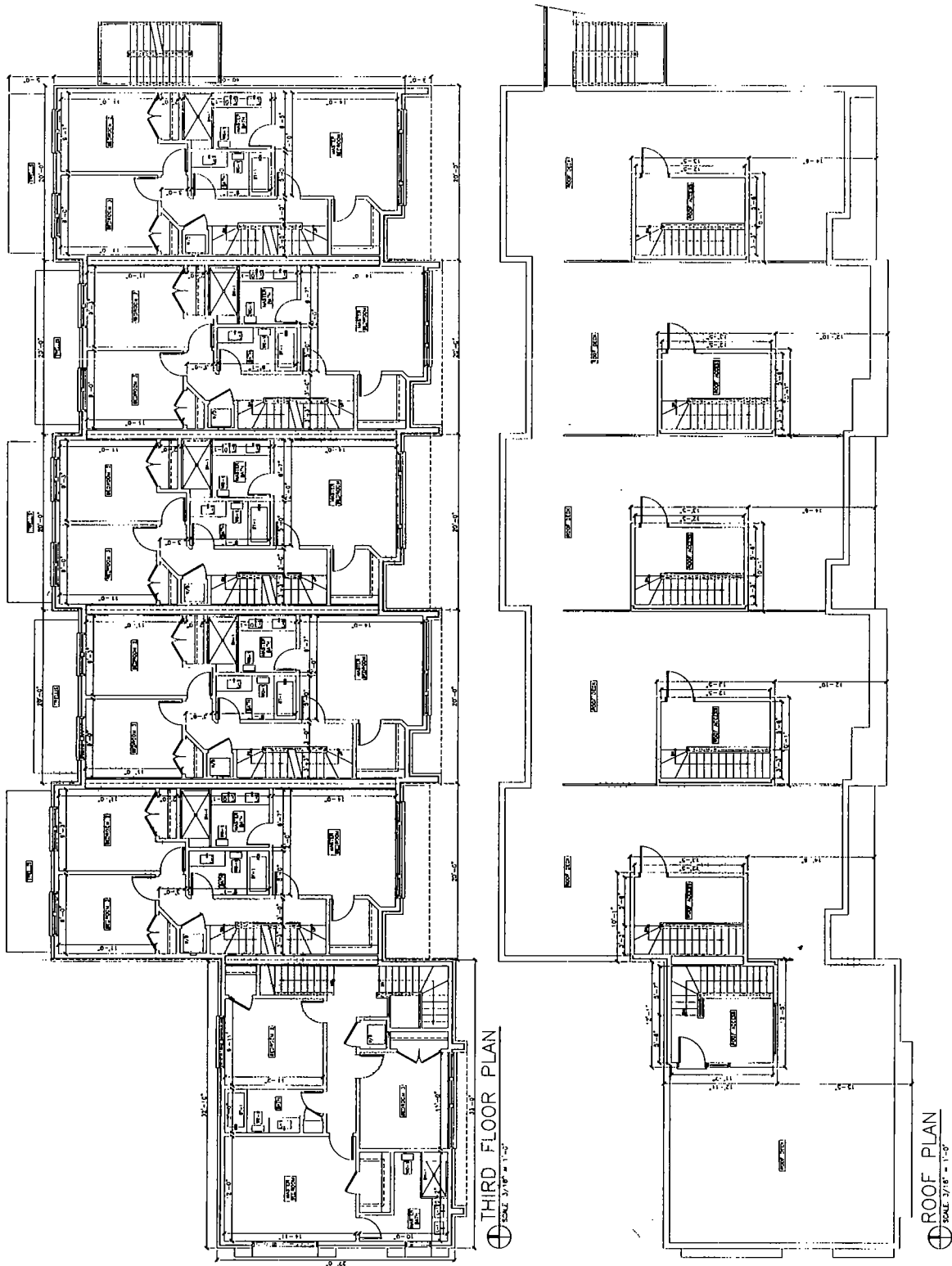
DESIGNED BY: HANNA ARCHITECTS, INC.  
DRAWN BY: J. HANNA  
CHECKED BY: J. HANNA  
DATE: 10/15/10

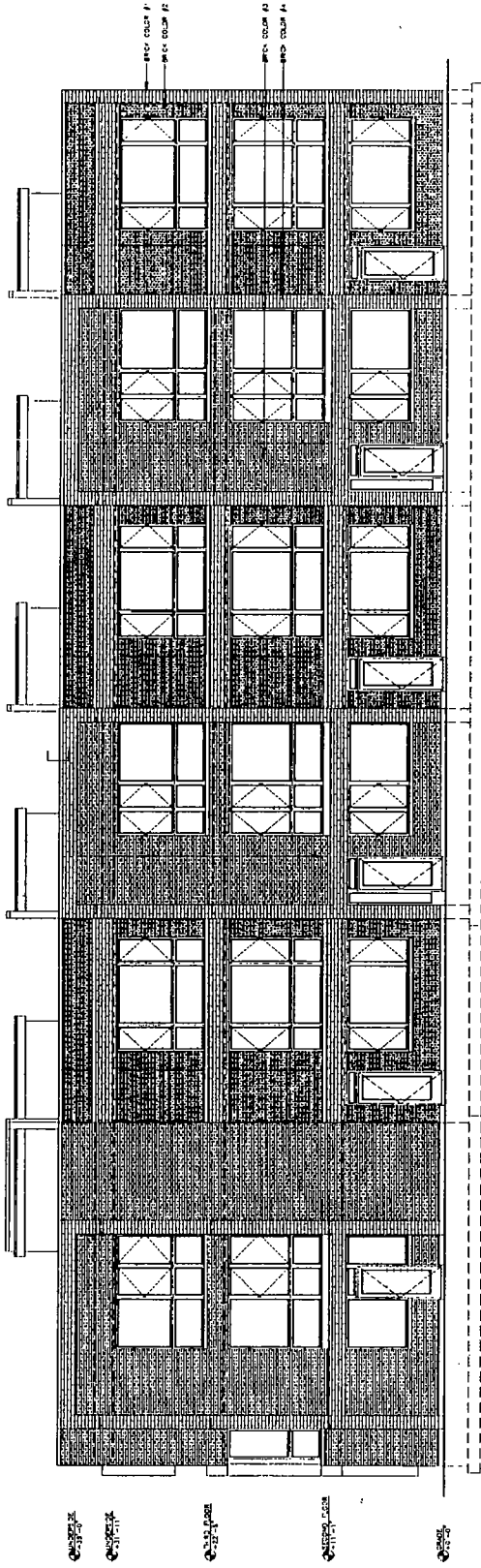
PROJECT NAME & ADDRESS  
BENSON TOWNHOMES  
CHICAGO, ILLINOIS

SHEET TITLE  
FLOOR PLANS  
(4)

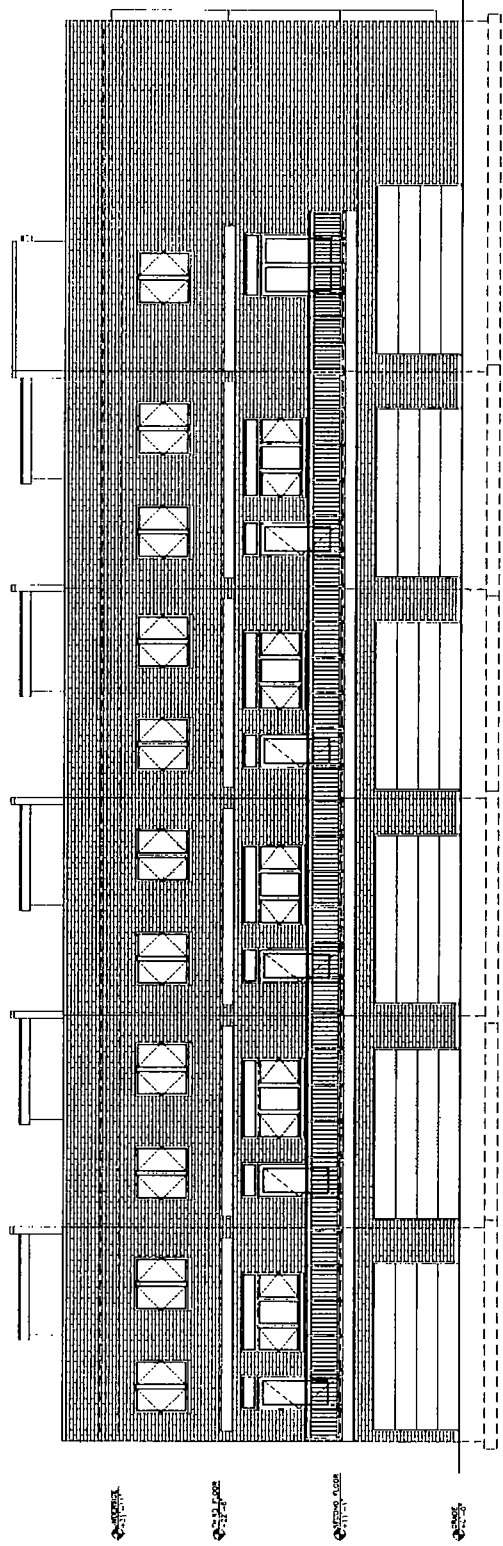
PLANNING

SHEET NUMBER





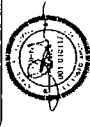
SOUTH ELEVATION  
SCALE 3/8" = 1'-0"



NORTH ELEVATION  
SCALE 3/8" = 1'-0"

**HANNA**  
ARCHITECTS  
100 W. WASHINGTON  
CHICAGO, ILLINOIS 60601  
TEL: 312.527.1000  
FAX: 312.527.1001  
WWW.HANNA-ARCHITECTS.COM  
PROJECT: 100 W. WASHINGTON  
ARCHITECT: HANNA ARCHITECTS  
DATE: 01.15.10

PROJECT NAME & ADDRESS  
BENSON, TOMMYHAWKS  
CHICAGO, ILLINOIS  
PROJECT NO. 100 W. WASHINGTON  
DATE: 01.15.10  
SCALE: 3/8" = 1'-0"

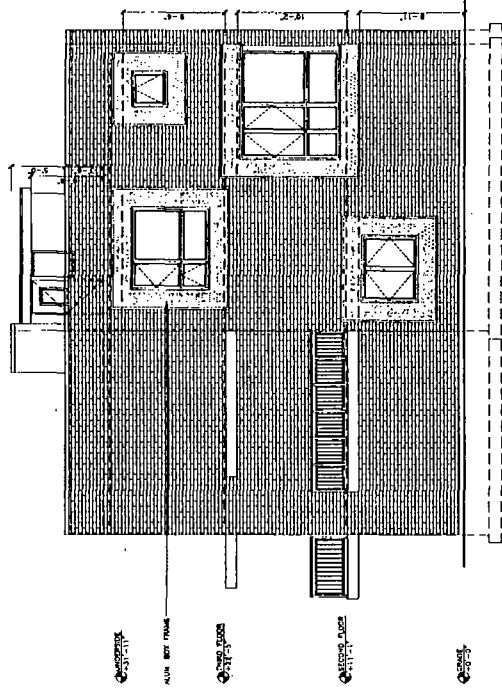


PROJECT NAME & ADDRESS  
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CHICAGO, ILLINOIS

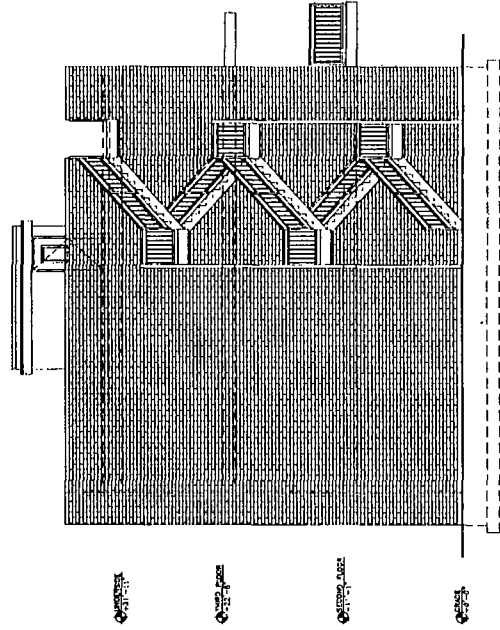
SHEET TITLE  
ELEVATIONS  
(4)

FILE NAME

SHEET NUMBER



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



EAST ELEVATION  
SCALE: 3/8" = 1'-0"

**HANNA**  
ARCHITECTS  
312 N. WASHINGTON  
CHICAGO, ILLINOIS 60610  
TEL: 312.786.1100  
FAX: 312.786.1101  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
ILLINOIS LICENSE # 001-001-001

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PROJECT NO. 10-001-001  
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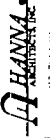
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BENSON TOWNHOMES  
CHICAGO, ILLINOIS

SHEET TITLE  
ELEVATIONS  
(4)

FILE NAME

SHEET NUMBER





130 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
TEL: (312) 784-1100  
FAX: (312) 784-1101  
PROFESSIONAL DESIGN FIRM  
ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
311 N. LAUREL STREET, SUITE 200, CHICAGO, IL 60610


PROJECT NAME & ADDRESS  
BESSON TOWNHOMES  
CHICAGO, ILLINOIS

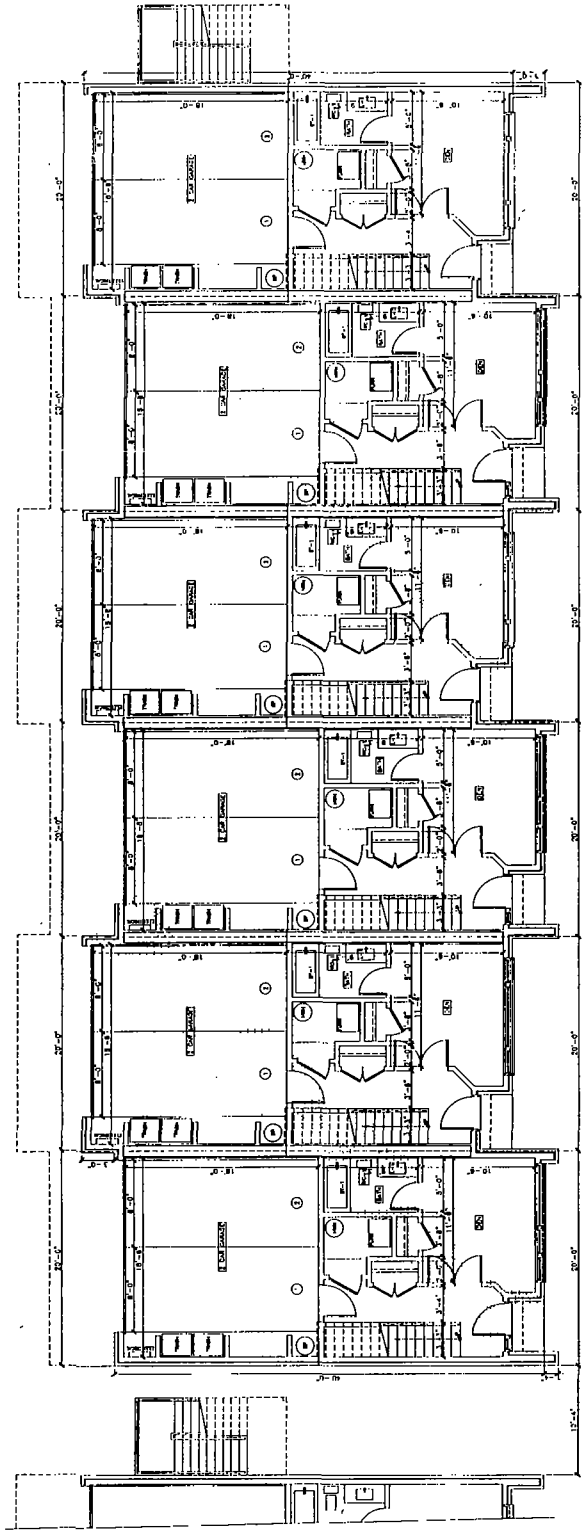
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FLOOR PLANS  
(15)

FILE NAME

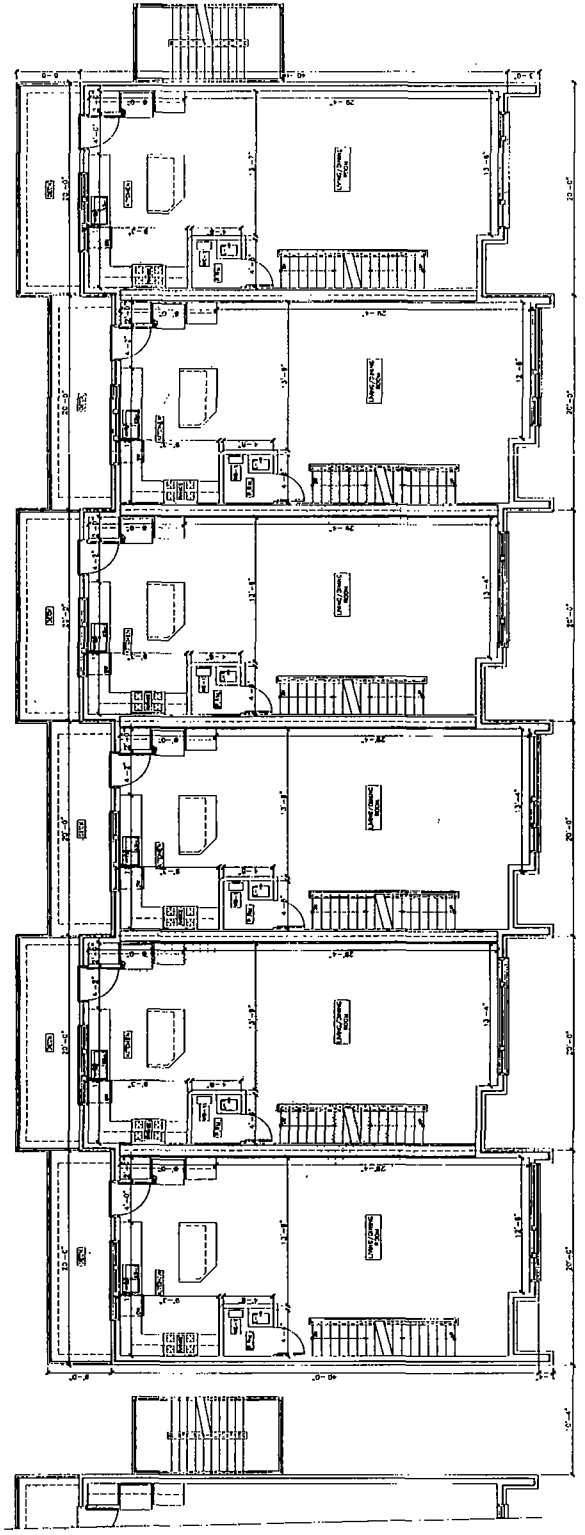
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DRAWN BY: [blank]  
CHECKED BY: [blank]  
APPROVED BY: [blank]

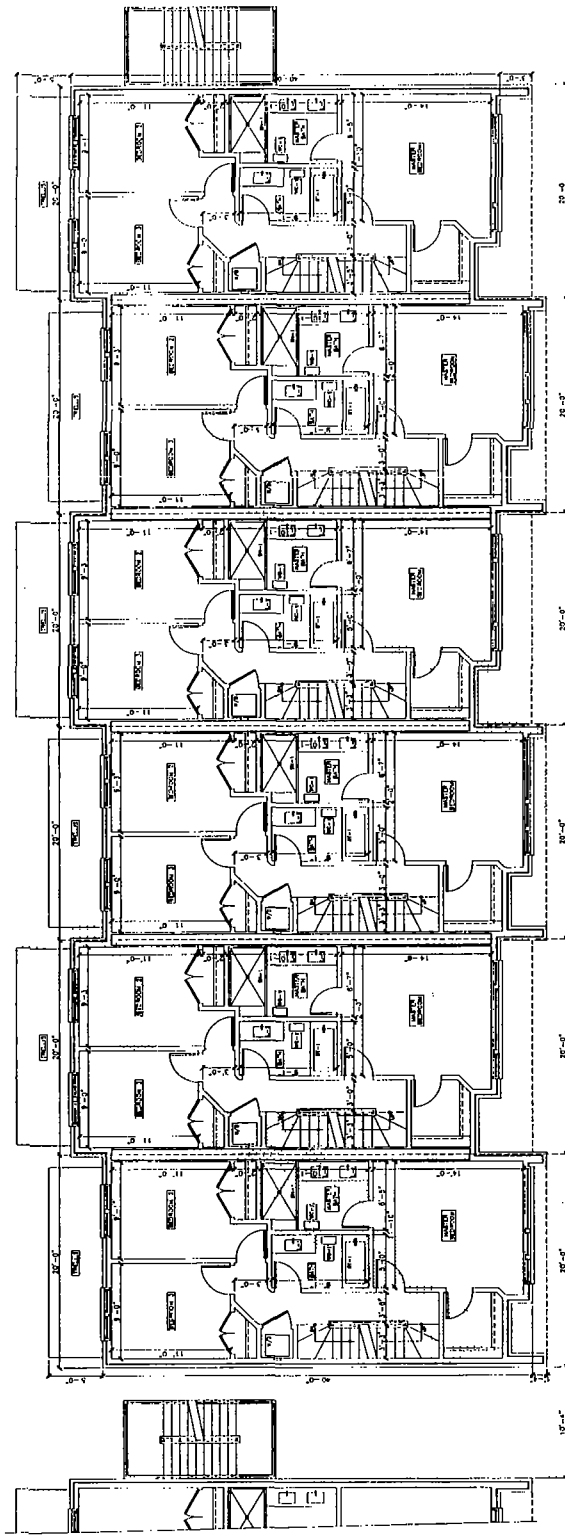




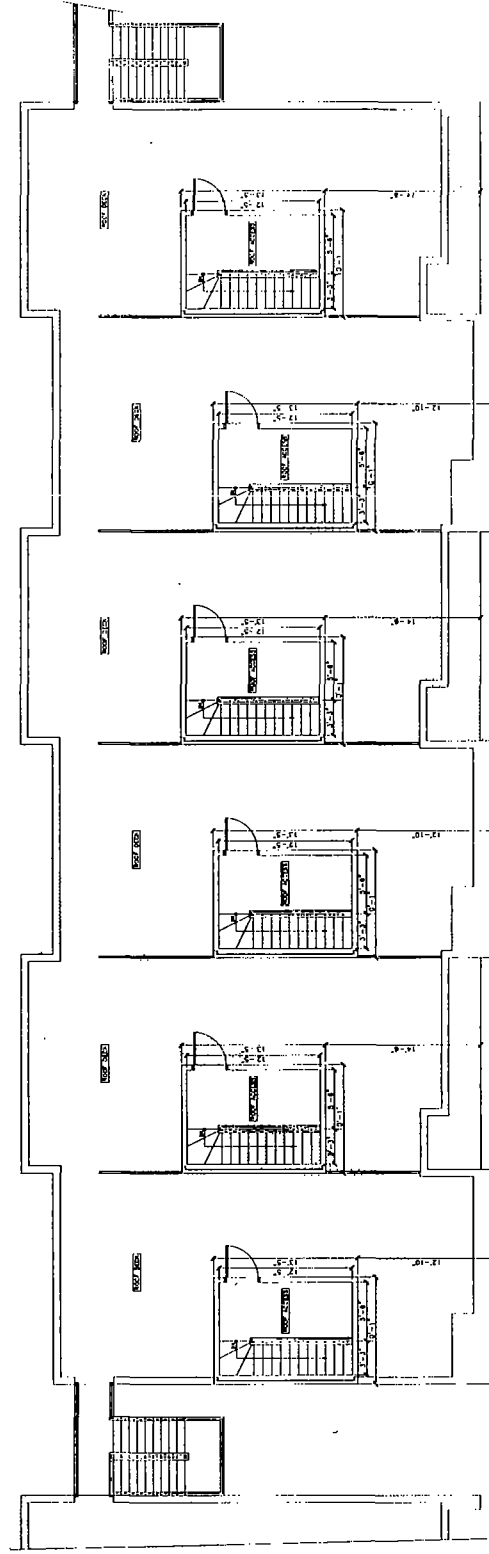
FIRST FLOOR PLAN  
SCALE 3/16" = 1'-0"



SECOND FLOOR PLAN  
SCALE 3/16" = 1'-0"



THIRD FLOOR PLAN  
SCALE 3/8" = 1'-0"

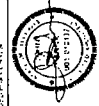


ROOF PLAN  
SCALE 3/8" = 1'-0"

**HANNA**  
ARCHITECTS  
1517 PULASKI  
CHICAGO, ILLINOIS 60607  
TEL: (312) 799-1000  
FAX: (312) 799-1001  
PROFESSIONAL DESIGNER  
ARCHITECT COMPANY  
ILLINOIS LICENSE # 1-000-155

THIS PLAN PREPARED UNDER CONTRACT  
BY THE ARCHITECT FOR THE CLIENT  
AND IS NOT TO BE USED FOR ANY OTHER  
PROJECT WITHOUT THE WRITTEN CONSENT  
OF THE ARCHITECT.  
DATE: 10/10/00

CLIENT: HANNA  
DATE: 10/10/00  
PROJECT: HANNA  
SHEET: 10/10/00

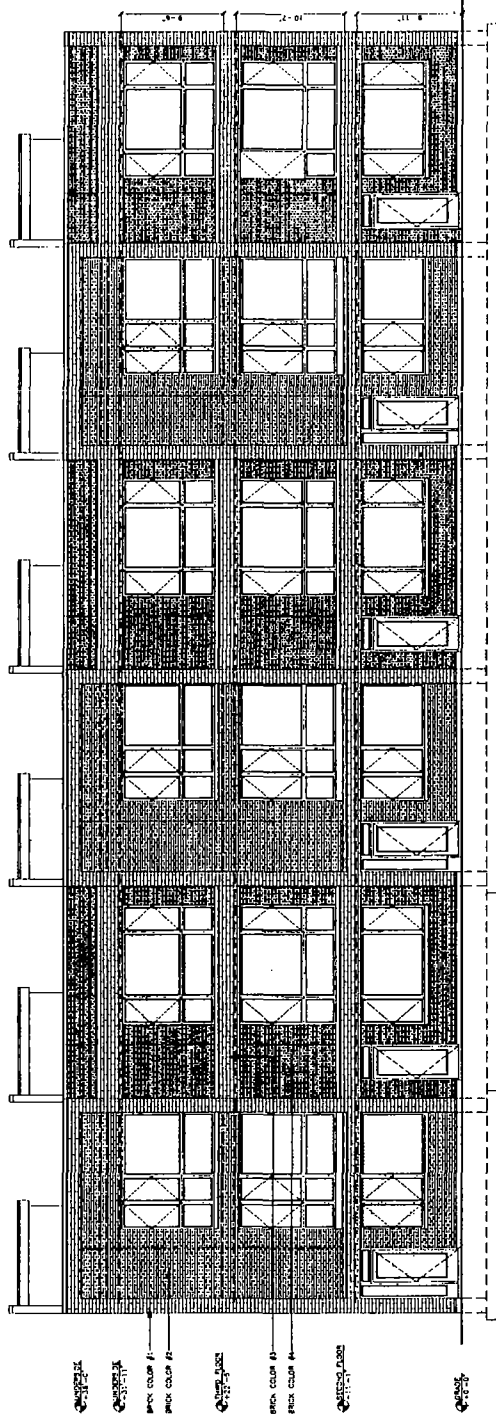


PROJECT NAME & ADDRESS  
BENSON TOWNSHIPS  
CHICAGO, ILLINOIS

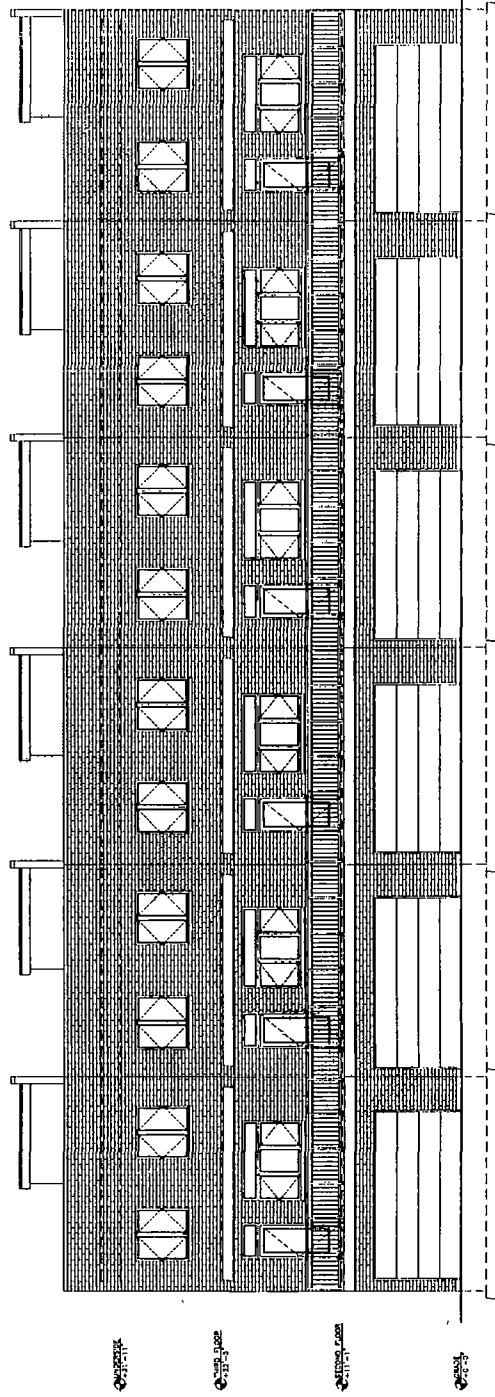
SHEET TITLE  
FLOOR PLANS  
(B)

FILE NAME

SHEET NUMBER



SOUTH ELEVATION  
SCALE 3/8" = 1'-0"



NORTH ELEVATION  
SCALE 3/8" = 1'-0"

**AMANA**  
ARCHITECTS  
1000 N. LAUREL AVE.  
CHICAGO, ILLINOIS 60610  
TEL: 312.329.1000  
FAX: 312.329.1001  
WWW.AMANA-ARCHITECTS.COM  
PROFESSIONAL DESIGNER  
ARCHITECT, ILLINOIS  
LICENSE NUMBER: 001-00000000

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DATE: 10.29.13  
DESIGNED BY: J. H. HANNA  
DRAWN BY: J. H. HANNA  
CHECKED BY: J. H. HANNA  
SCALE: 3/8" = 1'-0"

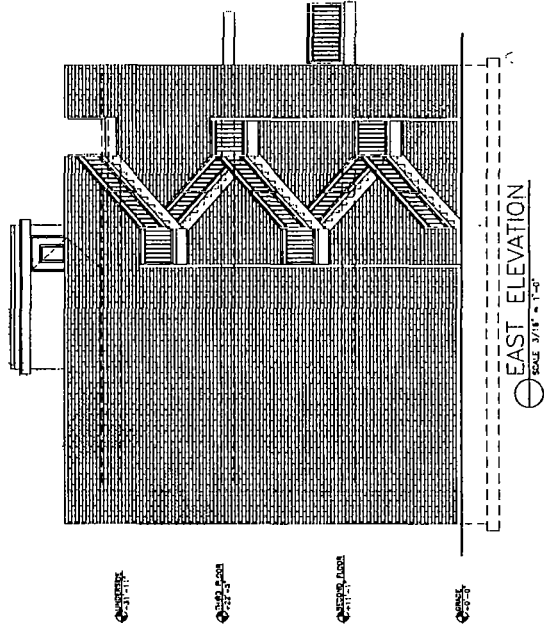
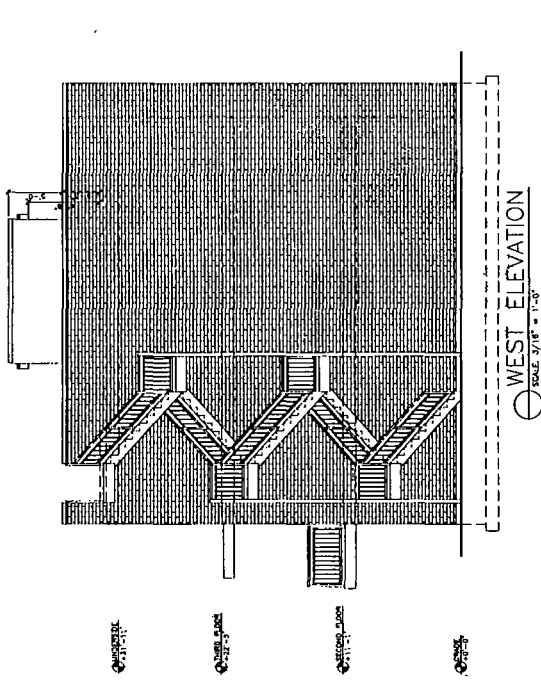


PROJECT NAME & ADDRESS  
BENSON TOMSHOUSE  
CHICAGO, ILLINOIS

SHEET TITLE  
(E)  
ELEVATIONS

FILE NAME

SHEET NUMBER



**HANNA**  
ARCHITECTS, INC.  
100 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
TEL: 312.555.1234  
FAX: 312.555.1235  
PROFESSIONAL DESIGNER  
ARCHITECT  
LICENSE NUMBER 111-001111

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PERMISSION OF HANNA ARCHITECTS, INC.

DATE: 01/18/19  
DESIGNED BY: J. H. HANNA  
DRAWN BY: J. H. HANNA  
CHECKED BY: J. H. HANNA  
APPROVED BY: J. H. HANNA

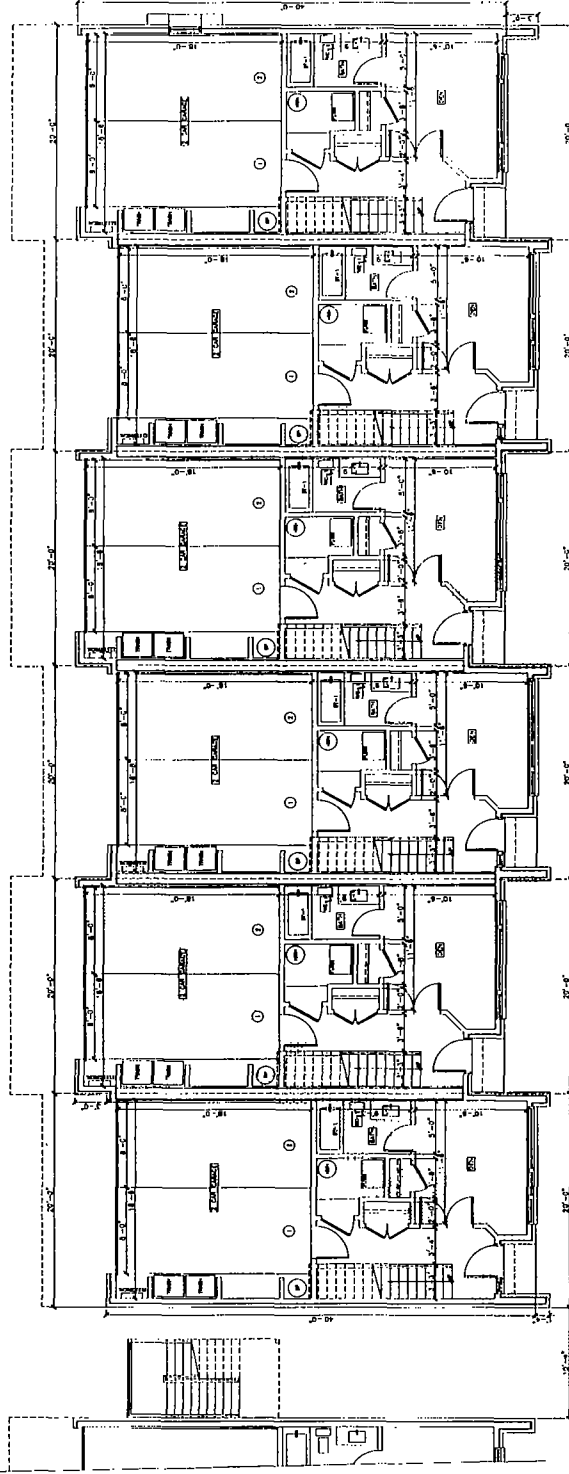


PROJECT NAME & ADDRESS  
BENSON TOWNHOMES  
CHICAGO, ILLINOIS

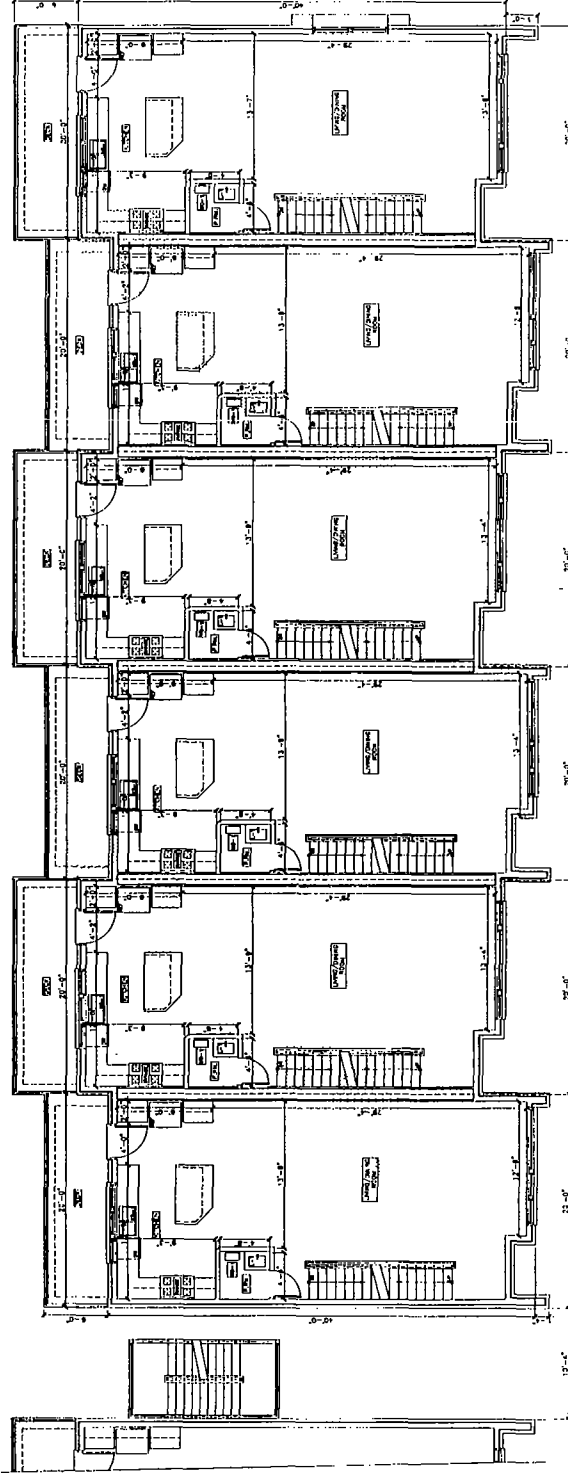
SHEET TITLE  
ELEVATIONS  
(3)

FILE NAME

SHEET NUMBER



⊕ FIRST FLOOR PLAN  
SCALE 3/8" = 1'-0"

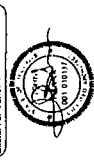


⊕ SECOND FLOOR PLAN  
SCALE 3/8" = 1'-0"

**HANNA**  
517-797-1301  
380 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PA: 412-760-1905  
PROFESSIONAL DESIGN FIRMA  
ARCHITECTURAL CORPORATION  
JULIANE SANDER, AIA 19114

DESIGN  
This plan represents a design concept only. It is not to be used for construction without the approval of the architect. The architect assumes no responsibility for the accuracy of the information shown on this plan. The architect's office is located at 517 North Dearborn Street, Chicago, Illinois 60610. Phone: 517-797-1301. Fax: 517-797-1302. E-mail: hanna@han-na.com

DATE: 10/10/11  
BY: J.S.  
CHECKED: J.S.  
IN CHARGE: J.S.  
PROJECT: 100-100-100

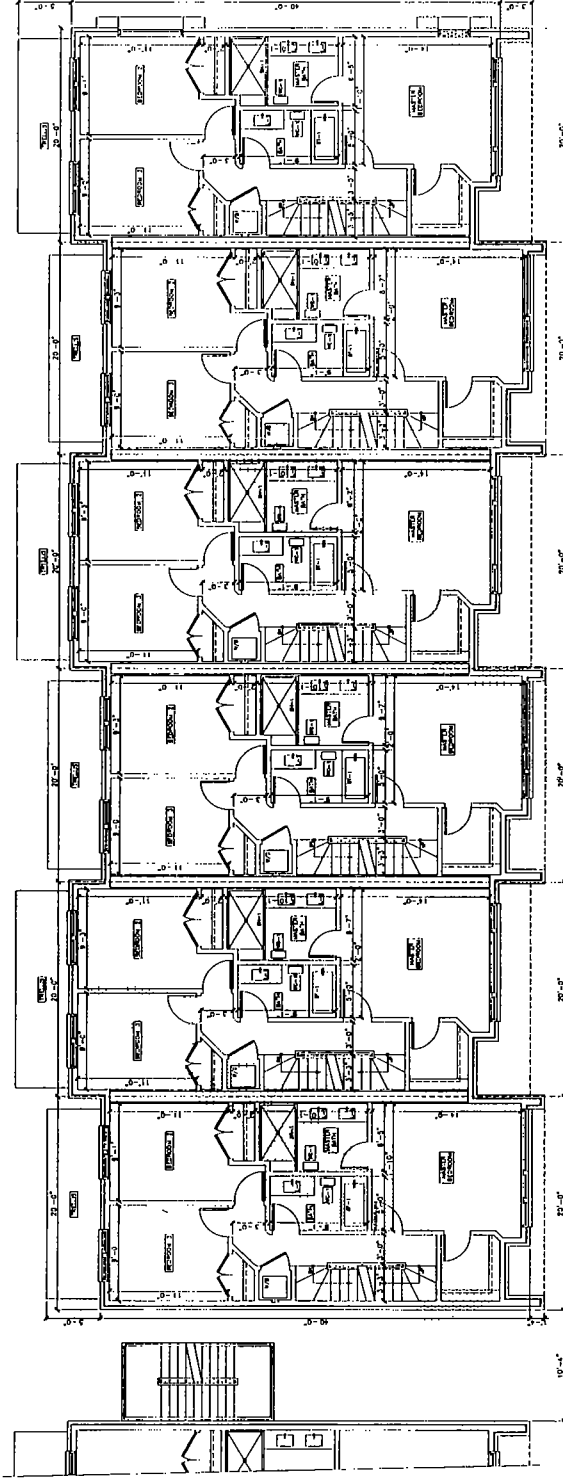


PROJECT NAME & ADDRESS  
BENSON TOWNHOMES  
CHICAGO, ILLINOIS

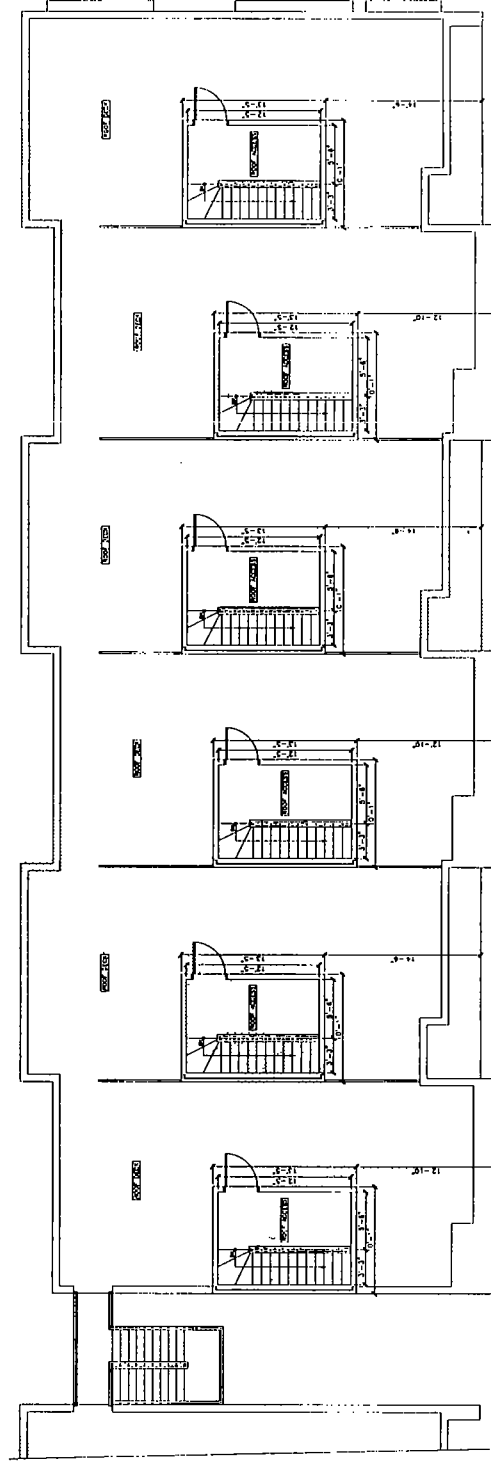
SHEET TITLE  
FLOOR PLANS  
(C)

FILE NAME

SHEET NUMBER



THIRD FLOOR PLAN  
SCALE 3/16" = 1'-0"

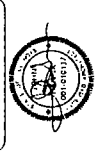


ROOF PLAN  
SCALE 3/16" = 1'-0"

**HANNA**  
ARCHITECTS  
1100 WASHINGTON  
CHICAGO, ILLINOIS 60601  
TEL: 312.726.4400  
FAX: 312.726.4401  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
ILL. REG. NUMBER 225,001,735

**NOTES**  
1. These plans represent the design of the project as shown on the drawings and are not to be used for construction without the approval of the architect.  
2. The architect is not responsible for the construction of the project.  
3. The architect is not responsible for the construction of the project.

DATE: 12/11/18  
BY: [Signature]  
CHECKED: [Signature]  
PROJECT: BENS



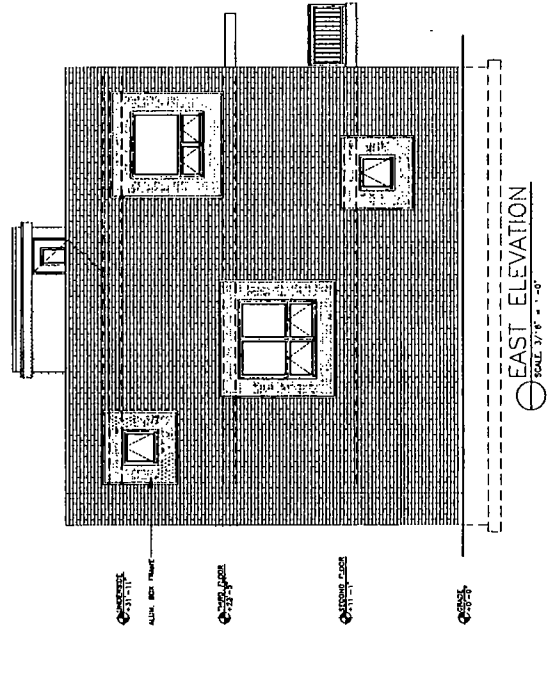
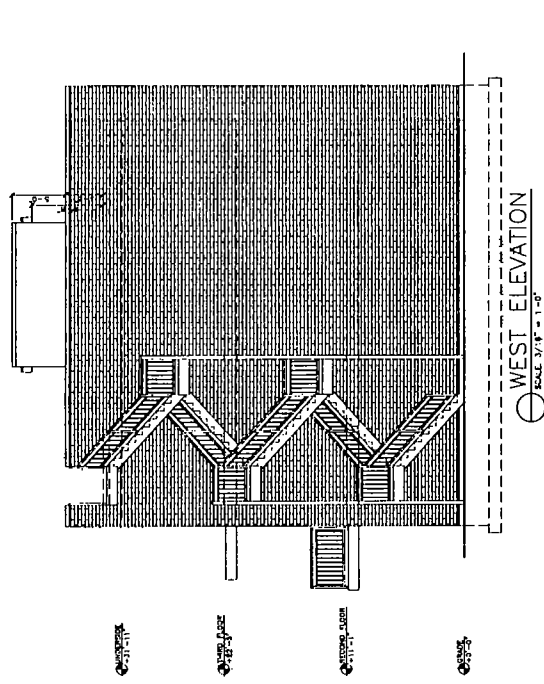
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BENSON TOWNHOMES  
CHICAGO, ILLINOIS

SHEET TITLE  
FLOOR PLANS  
(C)

DESIGNER

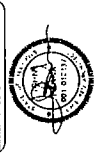
SHEET NUMBER





**HANNA**  
ARCHITECTS  
164 W. WASHINGTON - 2ND  
CHICAGO, ILLINOIS 60601  
TEL: 312.786.1111  
FAX: 312.786.1111  
PROJECT: BENSON TOWNHOMES  
ARCHITECT: CORPUS ARCHITECTS  
LICENSE: 00000000000000000000

DESIGNER: HANNA ARCHITECTS  
DATE: 10/10/10  
PROJECT: BENSON TOWNHOMES  
ARCHITECT: CORPUS ARCHITECTS  
LICENSE: 00000000000000000000



PROJECT NAME & ADDRESS  
BENSON TOWNHOMES  
CHICAGO, ILLINOIS

SHEET TITLE  
ELEVATIONS  
(C)

FILE NAME

SHEET NUMBER