



Common Address of Property: 7107-7129 South Bennett Avenue

**LICATION**

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**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

## \$!"". FCH PUBLICATIONS

\*Amended Application

### CITY OF CHICAGO

#### APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone: 7107-7129 South Bennett Avenue

Ward Number that property is located in: ^

APPLICANT<sup>71095</sup> Bennett, LLC

ADDRESS 55 w\_ Monroe st\_ ste\_ 3600

CITY Chicago

STATE<sup>11</sup>

ZIP CODE<sup>60603</sup>

PHONE(312)479-4898

EMAIL [jon@chicagourp.com](mailto:jon@chicagourp.com)

CONTACT PERSON Jon Garrity

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NO

Is the applicant the owner of the property? YES

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

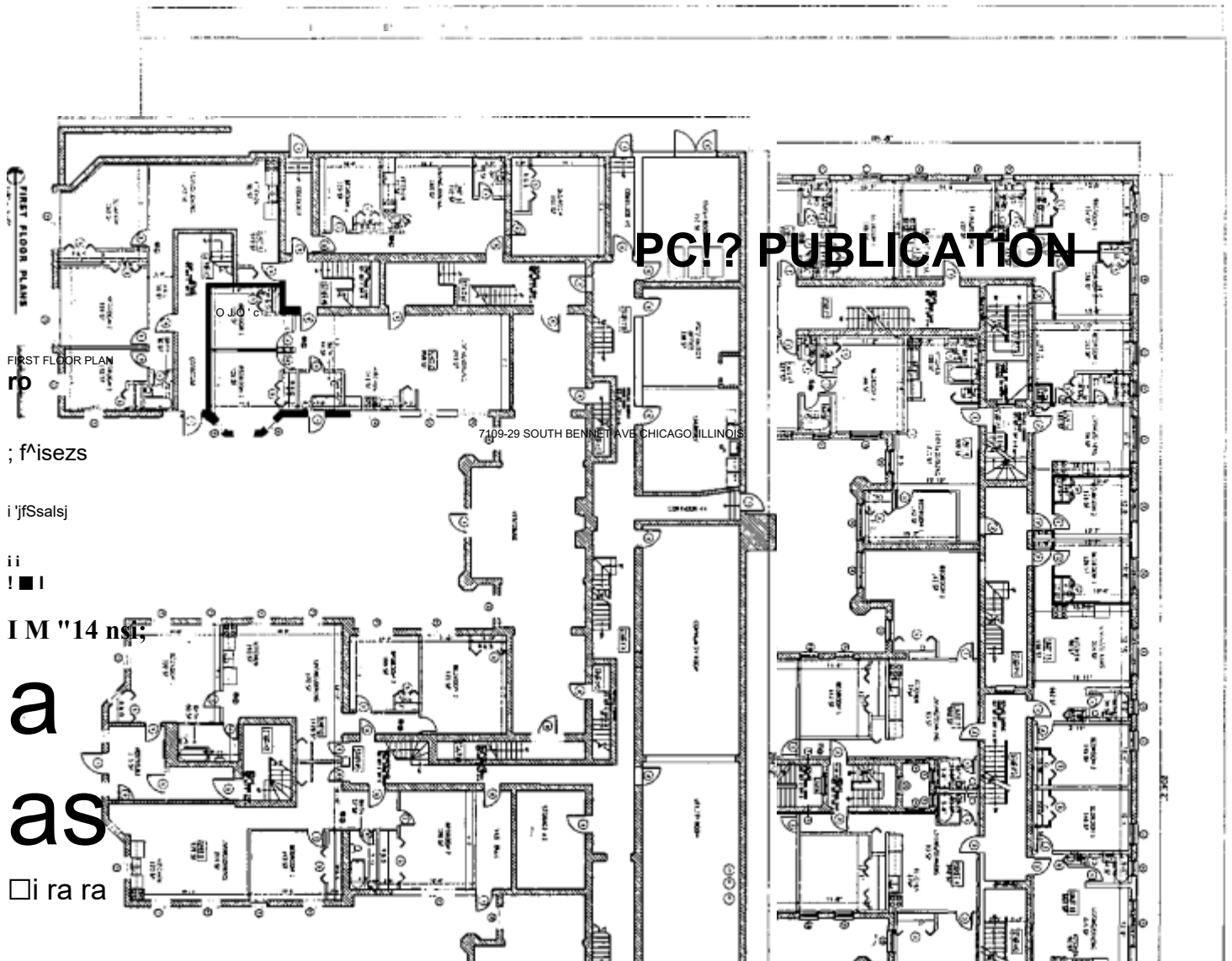
If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

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

ADDRESS 70 W Madison St., Ste 5300

CITY Chicago STATE jl ZIP CODE 60602

PHONE (312) 345-5700 p^x (312) 345-5702 EMAIL [tmanic@schainbanks.com](mailto:tmanic@schainbanks.com)



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# ALTA/NSPS Land Title Survey

THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

SECTION 25 TOWNSHIP 38 NORTH RANGE 14 EAST OF RANGE 7  
THE SOUTH 73.00 FEET OF THE EAST OF THE NORTH XI OF BLOCK 3 (EXCEPT SENNET AVENUE) IN GEORGE V. CLARKE'S SUBDIVISION OF THE EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 81 FEET THEREOF IN JOHN F. GOHNS'S SUBDIVISION OF THE EAST OF THE SOUTH XI OF BLOCK 3 (EXCEPT TR. S31.4 AD FEET NORTH OF 72ND STREET) IN GEORGE V. CLARKE'S SUBDIVISION OF THE EAST OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS "LADTCTA" AREA 1655630 FT

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EXHIBIT FOOT CHINK AREA OF BUILDING 18-132 SQ FT  
COMMONLY KNOWN AS 7' 07"-39" SOUTH 36" WEST AVENUE CHICAGO, ILLINOIS  
PIN W51026M

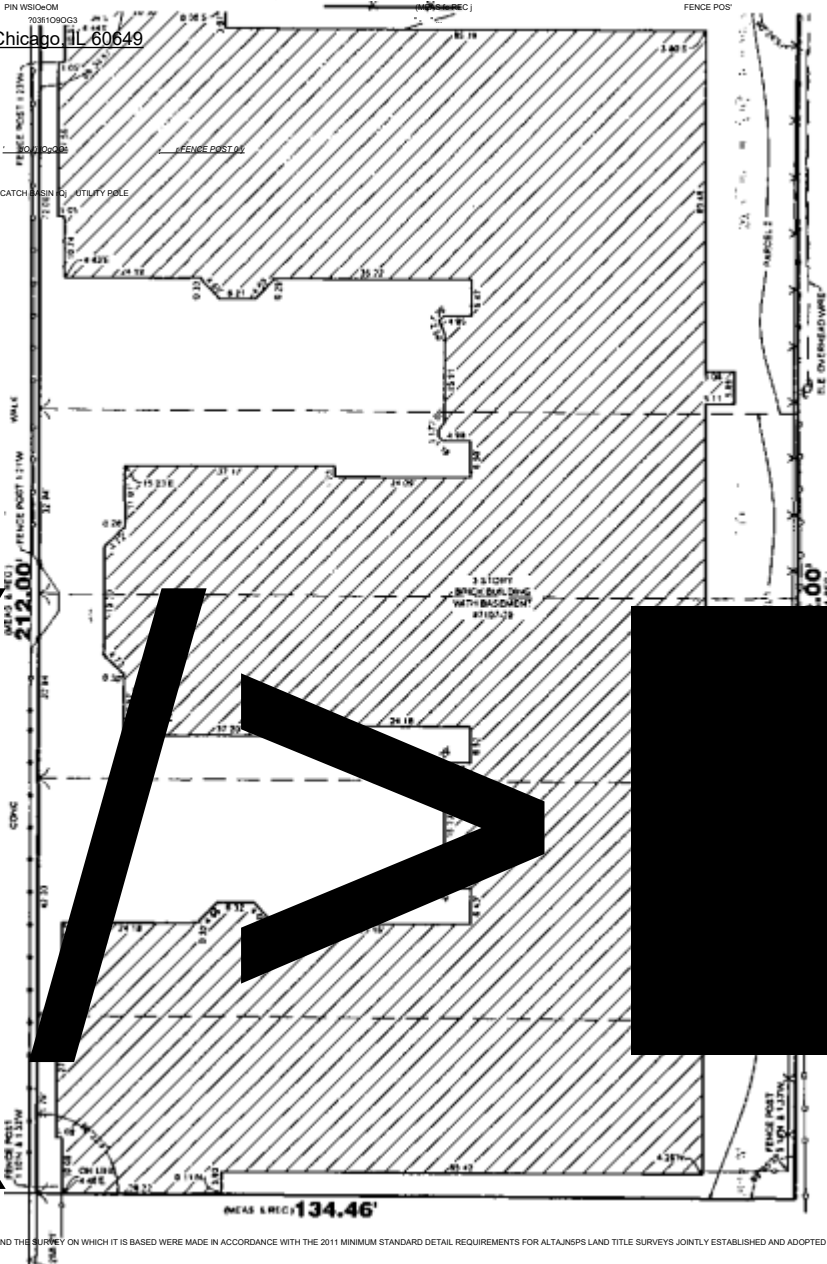
7109 S Bennett Ave. Chicago, IL 60649

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LEGEND

FIRE HYDRANT, LIGHT POLE, CATCH BASIN, UTILITY POLE

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THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 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, 7, & 7b OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/27/2017. DATE OF PLAN OR MAP 02/27/2017.



NORTH LINE OF 72ND ST



