



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2017-7050, Version: 1

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### 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

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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 PUBL1CATI0S

\*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 GarritV

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

<sup>j</sup>  
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>

# PC!? PUBLICATION

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7109-29 SOUTH BENNET AVE CHICAGO, ILLINOIS

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## ALTA/NSPS Land Title Survey

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THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PAR  
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y, OF SECTION 25 TOWNSHIP 38 NORTH RANGE 14 EAST OF RANGE 7  
THE SOUTH 73 00 FEET OF THE EAST-YOF THE NORTH XI OF BLOC: 3 (EXCEPT SENNET AVENUE) IN GEORGE V. CLARKE'S SUBDIVISION OF THE EAST) OF TUL NOH I \*WIS: X OF SICTIPI 35 TOWNSHIP 38 NORTH, RANGS 1'; EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

f OVLPHREAD WIRE -

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 8'1 FEET THEREOF IN JOHN F. GOHNS SUBDIVISION OF THE EAST)-GF THE SOUTH 11 OF BLOCK 3 (EXCEPT TR: S3L14 AO FEET NORTH OF 72ND STREET) IN GEORGE W. CIAIKI S SUBDIVISION OF T-E EAST I, OF THE NORTHWEST I OF SECTION 25 TOWNSHIP \* NOR I n RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS \* L A I D T C T A \_ A R E A 1655630 FT

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EXHIBIT FOOT CHINK AREA OF BUILDING 18-132 SO FT  
COMMONLY KNOWN AS 7107-39 SOUTH BARNETT AVENUE CHICAGO, ILLINOIS  
PIN WSICoM  
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7109 S Bennett Ave. Chicago, IL 60649

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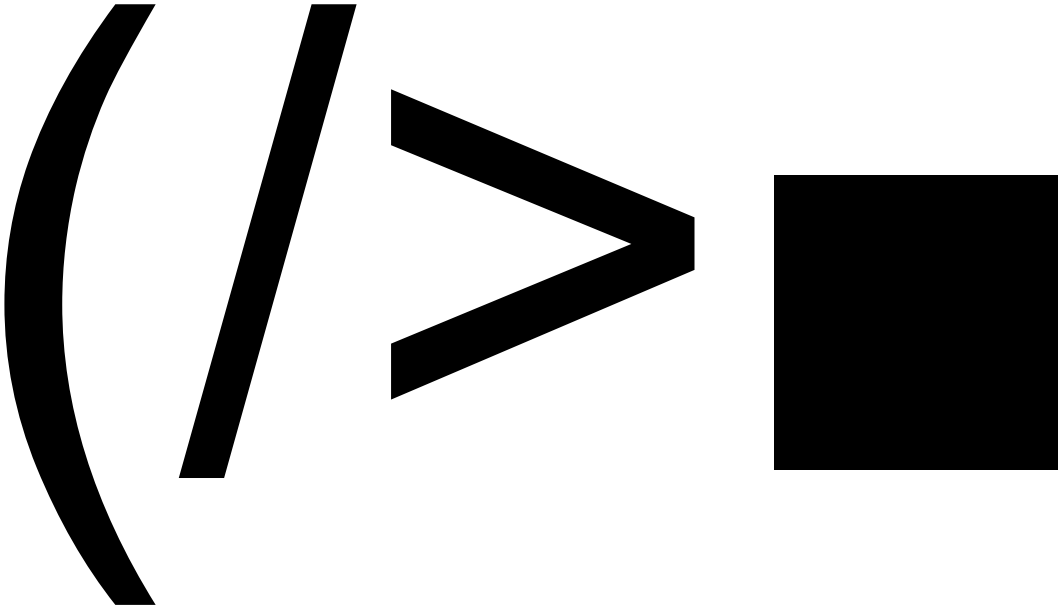
FIRE HYDRANT J J LIGHT POLE \* CATCH BASIN I Q UTILITY POLE

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THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k, 7l, 7m, 7n, 7o, 7p, 7q, 7r, 7s, 7t, 7u, 7v, 7w, 7x, 7y, 7z, 7aa, 7ab, 7ac, 7ad, 7ae, 7af, 7ag, 7ah, 7ai, 7aj, 7ak, 7al, 7am, 7an, 7ao, 7ap, 7aq, 7ar, 7as, 7at, 7au, 7av, 7aw, 7ax, 7ay, 7az, 7ba, 7bb, 7bc, 7bd, 7be, 7bf, 7bg, 7bh, 7bi, 7bj, 7bk, 7bl, 7bm, 7bn, 7bo, 7bp, 7bq, 7br, 7bs, 7bt, 7bu, 7bv, 7bw, 7bx, 7by, 7bz, 7ca, 7cb, 7cc, 7cd, 7ce, 7cf, 7cg, 7ch, 7ci, 7cj, 7ck, 7cl, 7cm, 7cn, 7co, 7cp, 7cq, 7cr, 7cs, 7ct, 7cu, 7cv, 7cw, 7cx, 7cy, 7cz, 7da, 7db, 7dc, 7dd, 7de, 7df, 7dg, 7dh, 7di, 7dj, 7dk, 7dl, 7dm, 7dn, 7do, 7dp, 7dq, 7dr, 7ds, 7dt, 7du, 7dv, 7dw, 7dx, 7dy, 7dz, 7ea, 7eb, 7ec, 7ed, 7ee, 7ef, 7eg, 7eh, 7ei, 7ej, 7ek, 7el, 7em, 7en, 7eo, 7ep, 7eq, 7er, 7es, 7et, 7eu, 7ev, 7ew, 7ex, 7ey, 7ez, 7fa, 7fb, 7fc, 7fd, 7fe, 7ff, 7fg, 7fh, 7fi, 7fj, 7fk, 7fl, 7fm, 7fn, 7fo, 7fp, 7fq, 7fr, 7fs, 7ft, 7fu, 7fv, 7fw, 7fx, 7fy, 7fz, 7ga, 7gb, 7gc, 7gd, 7ge, 7gf, 7gg, 7gh, 7gi, 7gj, 7gk, 7gl, 7gm, 7gn, 7go, 7gp, 7gq, 7gr, 7gs, 7gt, 7gu, 7gv, 7gw, 7gx, 7gy, 7gz, 7ha, 7hb, 7hc, 7hd, 7he, 7hf, 7hg, 7hh, 7hi, 7hj, 7hk, 7hl, 7hm, 7hn, 7ho, 7hp, 7hq, 7hr, 7hs, 7ht, 7hu, 7hv, 7hw, 7hx, 7hy, 7hz, 7ia, 7ib, 7ic, 7id, 7ie, 7if, 7ig, 7ih, 7ii, 7ij, 7ik, 7il, 7im, 7in, 7io, 7ip, 7iq, 7ir, 7is, 7it, 7iu, 7iv, 7iw, 7ix, 7iy, 7iz, 7ja, 7jb, 7jc, 7jd, 7je, 7jf, 7jg, 7jh, 7ji, 7jj, 7jk, 7jl, 7jm, 7jn, 7jo, 7jp, 7jq, 7jr, 7js, 7jt, 7ju, 7jv, 7jw, 7jx, 7jy, 7jz, 7ka, 7kb, 7kc, 7kd, 7ke, 7kf, 7kg, 7kh, 7ki, 7kj, 7kk, 7kl, 7km, 7kn, 7ko, 7kp, 7kq, 7kr, 7ks, 7kt, 7ku, 7kv, 7kw, 7kx, 7ky, 7kz, 7la, 7lb, 7lc, 7ld, 7le, 7lf, 7lg, 7lh, 7li, 7lj, 7lk, 7ll, 7lm, 7ln, 7lo, 7lp, 7lq, 7lr, 7ls, 7lt, 7lu, 7lv, 7lw, 7lx, 7ly, 7lz, 7ma, 7mb, 7mc, 7md, 7me, 7mf, 7mg, 7mh, 7mi, 7mj, 7mk, 7ml, 7mm, 7mn, 7mo, 7mp, 7mq, 7mr, 7ms, 7mt, 7mu, 7mv, 7mw, 7mx, 7my, 7mz, 7na, 7nb, 7nc, 7nd, 7ne, 7nf, 7ng, 7nh, 7ni, 7nj, 7nk, 7nl, 7nm, 7nn, 7no, 7np, 7nq, 7nr, 7ns, 7nt, 7nu, 7nv, 7nw, 7nx, 7ny, 7nz, 7oa, 7ob, 7oc, 7od, 7oe, 7of, 7og, 7oh, 7oi, 7oj, 7ok, 7ol, 7om, 7on, 7oo, 7op, 7oq, 7or, 7os, 7ot, 7ou, 7ov, 7ow, 7ox, 7oy, 7oz, 7pa, 7pb, 7pc, 7pd, 7pe, 7pf, 7pg, 7ph, 7pi, 7pj, 7pk, 7pl, 7pm, 7pn, 7po, 7pp, 7pq, 7pr, 7ps, 7pt, 7pu, 7pv, 7pw, 7px, 7py, 7pz, 7qa, 7qb, 7qc, 7qd, 7qe, 7qf, 7qg, 7qh, 7qi, 7qj, 7qk, 7ql, 7qm, 7qn, 7qo, 7qp, 7qq, 7qr, 7qs, 7qt, 7qu, 7qv, 7qw, 7qx, 7qy, 7qz, 7ra, 7rb, 7rc, 7rd, 7re, 7rf, 7rg, 7rh, 7ri, 7rj, 7rk, 7rl, 7rm, 7rn, 7ro, 7rp, 7rq, 7rr, 7rs, 7rt, 7ru, 7rv, 7rw, 7rx, 7ry, 7rz, 7sa, 7sb, 7sc, 7sd, 7se, 7sf, 7sg, 7sh, 7si, 7sj, 7sk, 7sl, 7sm, 7sn, 7so, 7sp, 7sq, 7sr, 7ss, 7st, 7su, 7sv, 7sw, 7sx, 7sy, 7sz, 7ta, 7tb, 7tc, 7td, 7te, 7tf, 7tg, 7th, 7ti, 7tj, 7tk, 7tl, 7tm, 7tn, 7to, 7tp, 7tq, 7tr, 7ts, 7tt, 7tu, 7tv, 7tw, 7tx, 7ty, 7tz, 7ua, 7ub, 7uc, 7ud, 7ue, 7uf, 7ug, 7uh, 7ui, 7uj, 7uk, 7ul, 7um, 7un, 7uo, 7up, 7uq, 7ur, 7us, 7ut, 7uu, 7uv, 7uw, 7ux, 7uy, 7uz, 7va, 7vb, 7vc, 7vd, 7ve, 7vf, 7vg, 7vh, 7vi, 7vj, 7vk, 7vl, 7vm, 7vn, 7vo, 7vp, 7vq, 7vr, 7vs, 7vt, 7vu, 7vv, 7vw, 7vx, 7vy, 7vz, 7wa, 7wb, 7wc, 7wd, 7we, 7wf, 7wg, 7wh, 7wi, 7wj, 7wk, 7wl, 7wm, 7wn, 7wo, 7wp, 7wq, 7wr, 7ws, 7wt, 7wu, 7wv, 7ww, 7wx, 7wy, 7wz, 7xa, 7xb, 7xc, 7xd, 7xe, 7xf, 7xg, 7xh, 7xi, 7xj, 7xk, 7xl, 7xm, 7xn, 7xo, 7xp, 7xq, 7xr, 7xs, 7xt, 7xu, 7xv, 7xw, 7xx, 7xy, 7xz, 7ya, 7yb, 7yc, 7yd, 7ye, 7yf, 7yg, 7yh, 7yi, 7yj, 7yk, 7yl, 7ym, 7yn, 7yo, 7yp, 7yq, 7yr, 7ys, 7yt, 7yu, 7yv, 7yw, 7yx, 7yy, 7yz, 7za, 7zb, 7zc, 7zd, 7ze, 7zf, 7zg, 7zh, 7zi, 7zj, 7zk, 7zl, 7zm, 7zn, 7zo, 7zp, 7zq, 7zr, 7zs, 7zt, 7zu, 7zv, 7zw, 7zx, 7zy, 7zz

NAME BEHROOZ MORADI SIGNED  
REGISTRATION NO 035 - 003HS

NORTH LINE OF 72ND ST

FLOOD CERTIFICATE  
ACCORDING TO FLOOD INSURANCE RATE MAP OF CITY OF CHICAGO ILLINOIS DATED AUGUST 19 2016  
COMMUNITY PANEL NUMBER 170074054QJ 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

MORADI MULTI DIMENSIONS JOB NO. 17 drawn by DATE: 27.10.17 compared with deed and/or title policy building lines and easements are shown ONLY WHERE THE RECORDS ARE RECORDED IN THE MAPS OTHERWISE FOR BUILDING RESTRICTIONS  
1 AND: OH EASEMENTS REFER TO YOUR DEED, CONTRACT TITLE POLICY, AND/OR ZONING  
IF CHECKED BY SCALE 1-10/0"=1" 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