

TYPE 1 ZONING MAP AMENDMENT
Narrative Zoning and Development Analysis

801-809 South Western Avenue / 2349-2359 West Polk Street

4Corners, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 801-809 South Western Avenue / 2349-2359 West Polk Street (the “Property”) from the C2-2 Motor Vehicle-Related Commercial District to the B3-3 Community Shopping District in order to develop a 5-story mixed-use building with ground floor commercial and multi-unit residential above (the “Proposed Development”).

The Property is bounded by West Polk Street on the north; a 16’-wide public alley on the east; a 4-story mixed-use commercial and residential building to the south; and North Western Avenue on the west. The Property contains approximately 10,331.25 square feet of net site area and is currently improved with an underutilized surface parking lot.

The Applicant proposes to redevelop the Property with a 5-story building containing approximately 2,915 square feet of commercial space on the ground floor and 36 dwelling units above. The overall project FAR for the Proposed Development will be 3.4. The Proposed Development will include 18 on-site vehicular parking spaces and 36 secure bicycle parking spaces.

- (a) Floor Area and Floor Area Ratio:
 - i. Lot Area: 10,331.25 square feet
 - ii. Maximum FAR: 3.4*
- (b) Density (Lot Area Per Dwelling Unit): 287 sf*
- (c) Amount of off-street parking: 18 vehicular spaces
- (d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback: 0 feet
 - iii. Side setback: 0 feet
 - iv. Rear setback: 0 feet**
- (e) Building height: 57 feet 6 inches
- (f) Off-street Loading: 0 spaces**

**The project seeks an FAR increase and MLA reduction for transit-served locations. The project will provide required ARO units on-site and will comply with the mandatory criteria for new construction in transit-served locations set forth in Sec. 17-3-0308-B(1-5).*

*** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks variations: (1) to reduce the minimum rear setback for floors containing dwelling units from 30’ to 0’; and (2) to reduce the required off-street loading from one space to zero spaces.*

Compliance with Specific Criteria for Transit-Served Locations (17-3-0308)

The Property is a transit-served location due to its proximity within 2,640 feet from the Western-Congress CTA Blue Line Station entrance and within 1,320 feet from the Western Avenue CTA bus line corridor.

New construction in the B3-3 Community Shopping District and located in a transit-served location must comply with the Specific Criteria for Transit-Served Locations set forth in Section 17-3-0308:

1. *The project must comply with the applicable standards of Section 17-10-0102-B;*

The Proposed Development complies with the applicable standards of Section 17-10-0102-B. One bicycle parking space is provided per dwelling unit. The subject property is located immediately on the Western Avenue CTA bus line corridor and within less than 1,600 feet of the Western-Congress CTA Blue Line Station entrance.

2. *The project must comply with the standards and regulations set forth in Section 17-3-0504 pertaining to pedestrian streets and pedestrian retail streets;*

As depicted on the accompanying Type 1 plans, the Proposed Development satisfies the design standards set forth in Section 17-3-0504, including with respect to building location, transparency, location of doors and entrances, parking location, driveways, and vehicle access standards.

3. *The project must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;*

The Western-Congress CTA Blue Line Station is designated an “Urban Neighborhood” station type. One of the main focuses of assigning a typology is the aspirational land use mix. The Urban Neighborhood type includes station areas in well-established, primarily residential neighborhoods where retail development exists primarily to support the immediate area. The urban neighborhoods are often a mix of multifamily buildings immediately around the station and single-family homes on surrounding streets. The Transit Friendly Development Guide encourages maintaining residential density and infill projects that maintain the stability of the neighborhood and encourage transit use.

The Proposed Development will replace an underutilized surface parking lot with 36 residential units and thereby increase the population to support the commercial activities on Western. The Proposed Development fits with the Transit Friendly Development Guide recommendations for zoning to facilitate increases in density, lower parking ratios and mid- to low-rise housing development. The project will therefore comply with and support the goals set forth in the Transit Friendly Development Guide for the applicable station type.

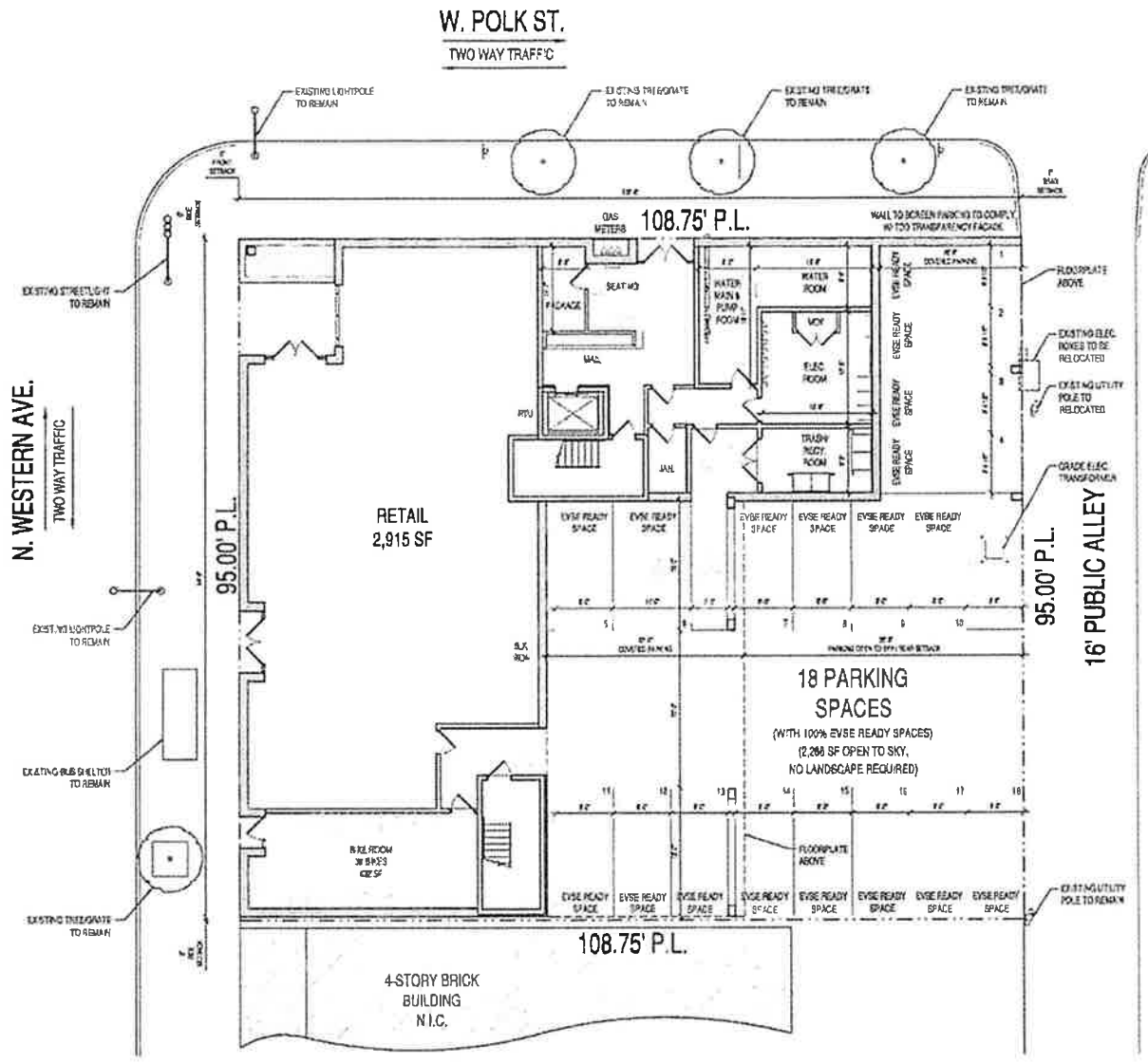
4. *Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number;*

Pursuant to Section 17-10-0207-A, a multi-unit residential development in the B3-3 Community Shopping District must include one off-street automobile parking space per dwelling unit. The Proposed Development will include 36 dwelling units. Therefore, the Proposed Development may not provide more than 18 parking spaces. The Proposed Development will include 18 parking spaces, which is not in excess of 50% of the

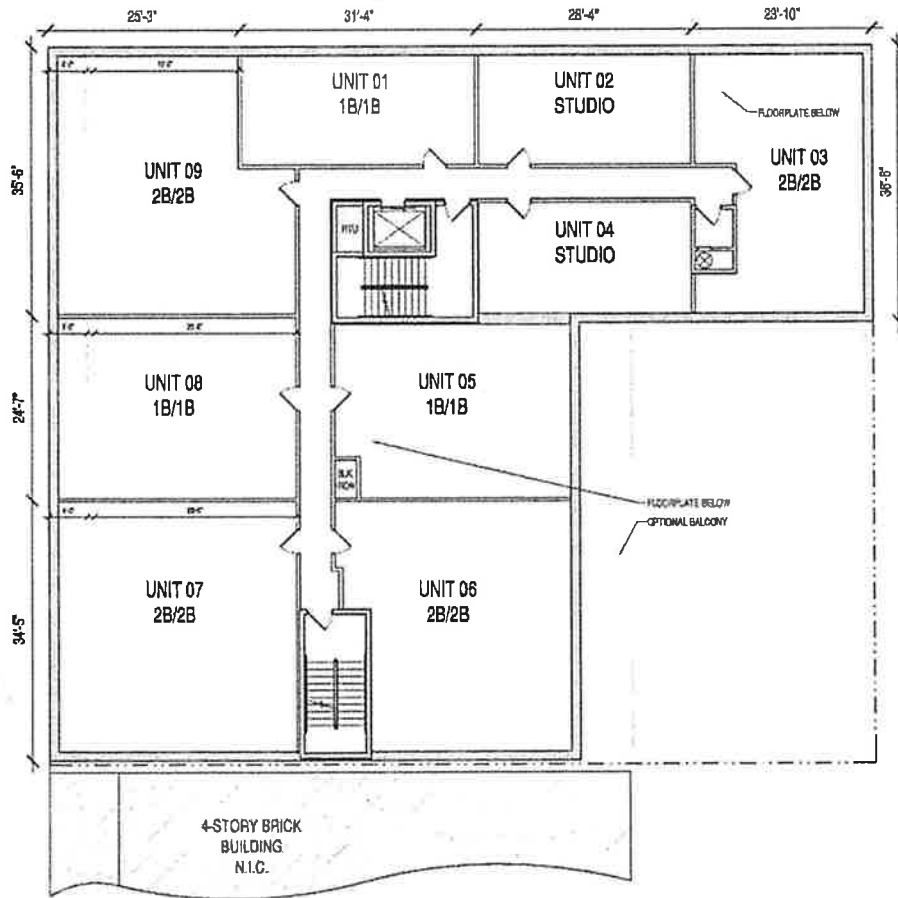
applicable Minimum Automobile Parking Ratio.

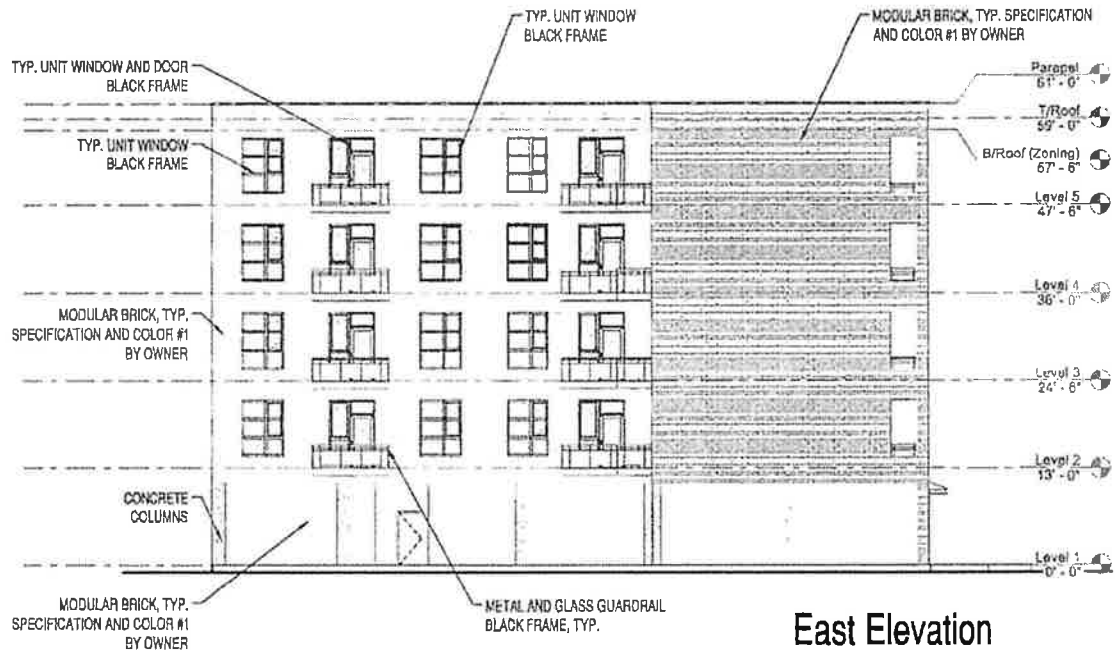
5. *Must comply with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.*

The project will comply with the Travel Demand Study and Management Plan rules in effect at the time of filing of this application.

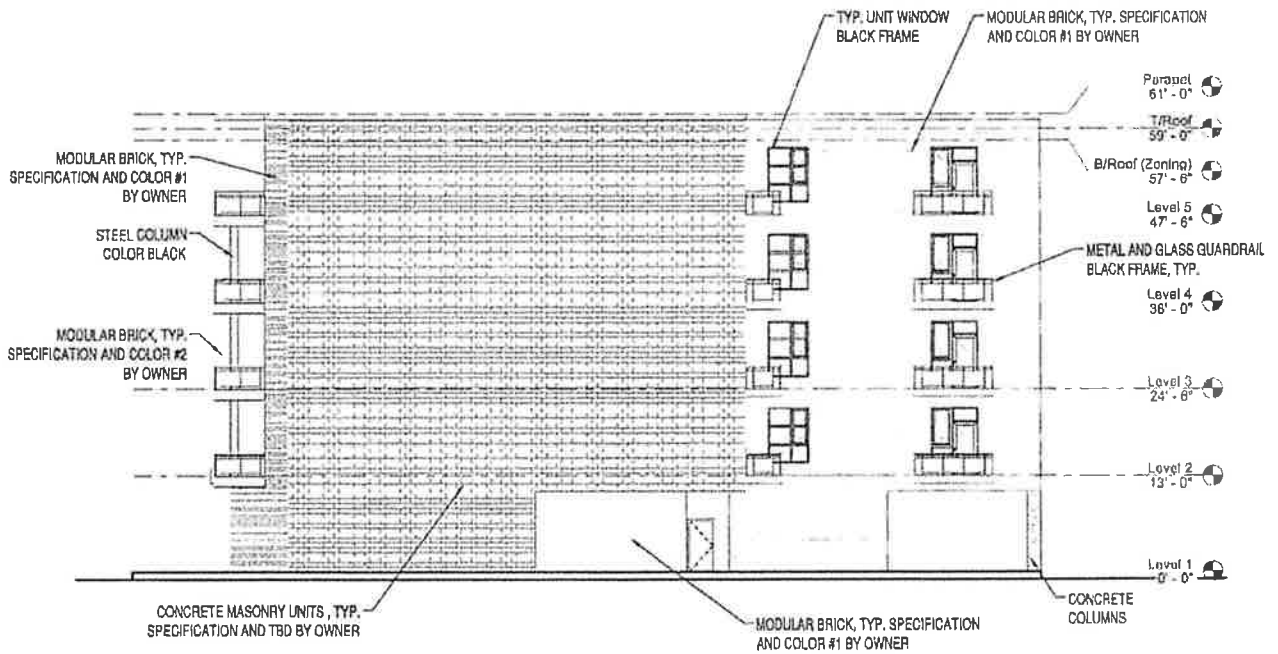


5-FLOORS
 FULLY SPRINKLERED BUILDING
 36 RES. UNITS / 1 RETAIL
 36 BIKE PARKING PROVIDED
 18 PARKING PROVIDED





East Elevation



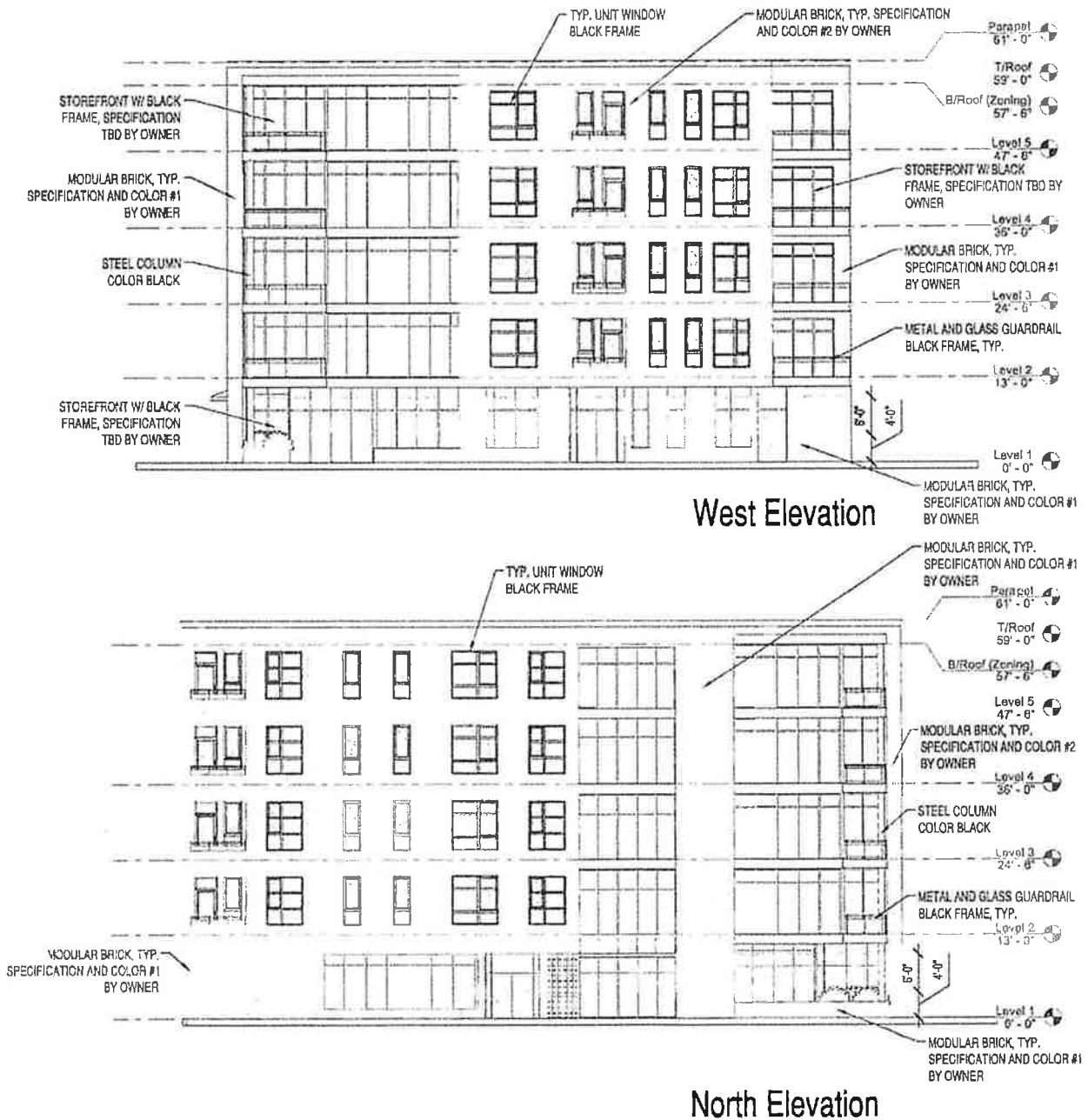
South Elevation

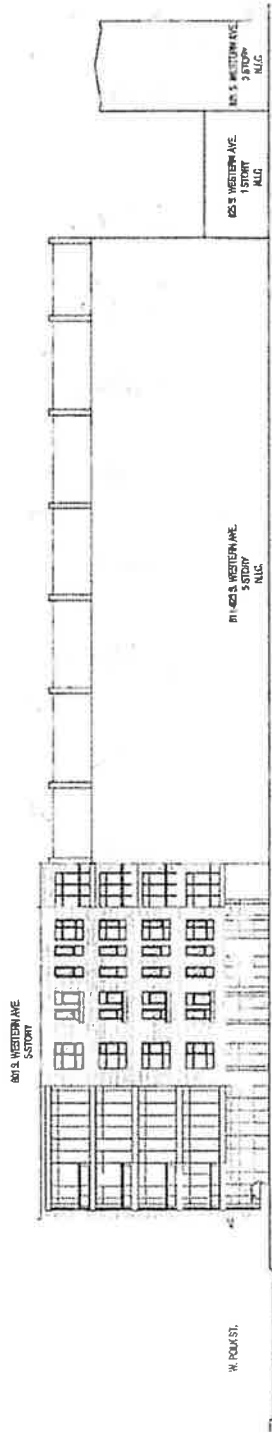
TOD PEDESTRIAN STREET TRANSPARENCY REQUIREMENTS (17-3-0504-C TRANSPARENCY)

NORTH ELEVATION (COMMERCIAL LAND USE ONLY)		WEST ELEVATION (COMMERCIAL LAND USE ONLY)	
1ST FLOOR NORTH ELEVATION FACADE AREA	282 SF	1ST FLOOR WEST ELEVATION FACADE AREA	480.13 SF
1ST FLOOR NORTH ELEVATION GLASS AREA	229 SF	1ST FLOOR WEST ELEVATION GLASS AREA	356.94 SF
TOTAL GLASS PERCENTAGE	229 / 282 = 81.21%	TOTAL GLASS PERCENTAGE	356.94 / 480.13 = 74.34%

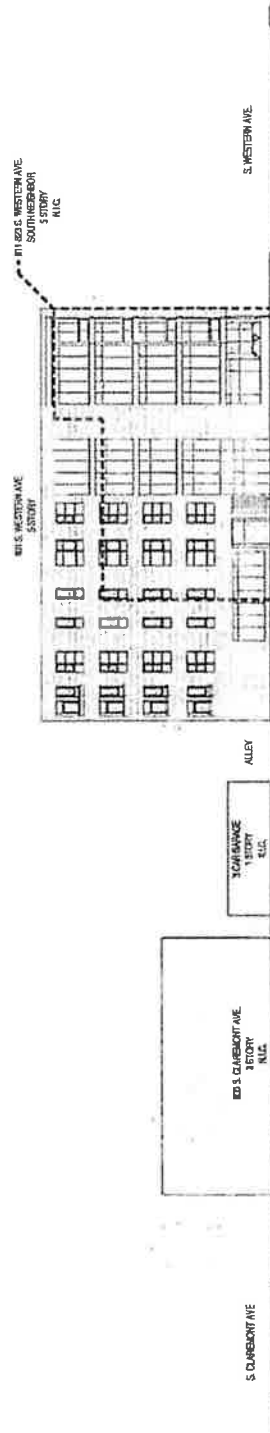
GLASS AREA

DRAFT FOR PUBLICATION





West Elevation



North Elevation

