

# 22350-T1

INTRO DATE

JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 801-809 South Western Avenue / 2349-2359 West Polk Street, Chicago, IL 60612

2. Ward Number that property is located in: 28th Ward

3. APPLICANT 4Corners, LLC ADDRESS 6405 Caton Farm Road CITY Plainfield STATE IL ZIP CODE 60586 PHONE (708) 935-9059 EMAIL jp.bartley@4cornersllc.com CONTACT PERSON J.P. Bartley

4. Is the applicant the owner of the property? YES NO X 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 801 S Western LLC ADDRESS 425 W. North Avenue CITY Chicago STATE IL ZIP CODE 60610 PHONE (312) 399-1391 EMAIL cgrossman@jrgcap.com CONTACT PERSON Cheri Grossman

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information: ATTORNEY Liz Butler/Braeden Lord - Taft Stettinius & Hollister LLP ADDRESS 111 East Wacker Drive, Suite 2600 CITY Chicago STATE IL ZIP CODE 60601 PHONE 312-836-4121/312-836-4161 FAX EMAIL LButler@taftlaw.com/BLord@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: See attached Economic Disclosure Statements
- 
7. On what date did the owner acquire legal title to the subject property? December 12, 2016
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: C2-2 Motor Vehicle-Related Commercial District  
 Proposed Zoning District: B3-3 Community Shopping District
10. Lot size in square feet (or dimensions): 10,331.25 sqft
11. Current Use of the Property: Surface parking lot
- 
12. Reason for rezoning the property: To develop a 5-story mixed-use building with ground floor commercial and multi-unit residential above.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC):  
The Applicant requests a rezoning of the subject property from the C2-2 Motor Vehicle-Related Commercial District to the B3-3 Community Shopping District in order to construct a 5-story mixed-use residential building measuring approximately 57'-6" in height, containing 36 dwelling units, 18 vehicular parking spaces, 36 secure bicycle parking spaces, and approximately 2,915 square feet of ground floor commercial space.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

**Administrative Adjustment 17-13-1003:** \_\_\_\_\_

---

**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.

The Applicant requests variations from: (1) Section 17-3-0405-A, to reduce the minimum rear setback for floors containing dwelling units from 30' to 0'; and (2) Section 17-10-1101, to reduce the off-street loading requirement from one space to zero spaces.

---


15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

COUNTY  
OF COOK  
STATE OF  
ILLINOIS

James P. Bartley, authorized signatory of 4Corners, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this  
13 day of October, 2023.

  
\_\_\_\_\_  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_





Braeden Lord  
312.836.4165  
BLord@taftlaw.com

111 East Wacker Drive, Suite 2600  
Chicago, IL 60601-4208  
Tel: 312.527.4000 | Fax: 312.527.4011  
taftlaw.com

January 24, 2024

Chairman  
City Council Committee on Zoning, Landmarks, and Building Standards  
121 North LaSalle Street, Room 200, Office 9  
Chicago, IL 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance  
801-809 South Western Avenue / 2349-2359 West Polk Street, Chicago, IL 60612**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 4Corners, LLC, the applicant for a proposal to rezone the subject property located at 801-809 South Western Avenue / 2349-2359 West Polk Street, Chicago, IL 60612 from the C2-2 Motor Vehicle-Related Commercial District to the B3-3 Community Shopping District, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before the filing application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the names and address of the owners; and a statement that the applicant intends to file the application for a change in zoning on approximately January 24, 2024; and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden Lord

Subscribed and Sworn to before me this  
1st day of December 2023

Vanessa R. Montano  
Notary Public





111 East Wacker Drive, Suite 2600  
Chicago, IL 60601-4208  
Tel: 312.527.4000 | Fax: 312.527.4011  
taftlaw.com

Liz Butler  
312.836.4121  
LButler@taftlaw.com

January 24, 2024

**FIRST CLASS MAIL**

To Whom It May Concern:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 24, 2024, the undersigned, on behalf of 4Corners, LLC (the "Applicant") intends to file an application for a change in zoning from the C2-2 Motor Vehicle-Related Commercial District to the B3-3 Community Shopping District for the property located at 801-809 South Western Avenue / 2349-2359 West Polk Street, Chicago, IL 60612 (the "Property") to include the following specific relief per Section 17-13-0303-D of the Chicago Zoning Ordinance:

- 1) A variation to reduce the minimum rear setback for floors containing dwelling units from 30' to 0'; and
- 2) A variation to reduce the required off-street loading from one space to zero spaces.

A map indicating the location of the Property is printed on the reverse side of this letter. The Property is currently improved with a surface parking lot. The Applicant requests the zoning approvals to authorize the construction of 5-story mixed-use multi-unit residential development measuring approximately 57'-6" in height, containing 36 dwelling units, 18 automobile parking spaces, 36 bicycle parking spaces, and 2,915 square feet of ground floor commercial space.

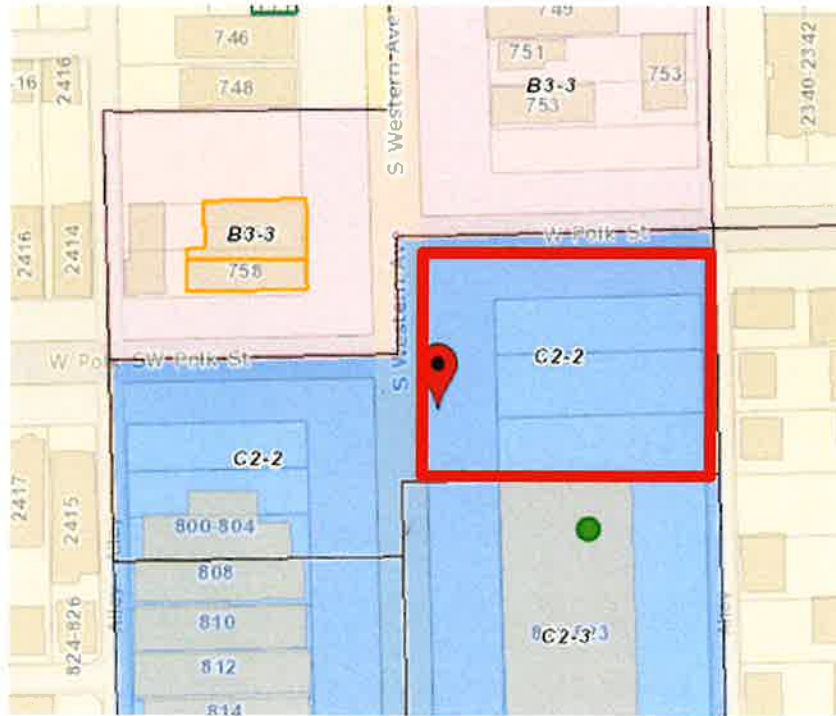
**Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the subject property.**

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant is 4Corners, LLC and its business address is 6504 Caton Farm Road, Plainfield, Illinois 60586. The property owner is 801 S Western LLC and its business address is 425 West North Avenue, Chicago, Illinois 60610. Please feel free to contact me at (312) 836-4121 or [LButler@taftlaw.com](mailto:LButler@taftlaw.com) with questions or to obtain additional information.

Sincerely,  
Taft Stettinius & Hollister LLP

Liz Butler

### Property Location Map



#### Property Address:

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

#### PINs:

17-18-314-001-0000  
17-18-314-002-0000  
17-18-314-003-0000