TYPE 1 ZONING MAP AMENDMENT
Narrative, Analysis, and Plans
2401-07 West Congress Parkway
RT-3.5 District to B2-3 District (Type 1)

4Corners, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 2401-07 West Congress Parkway from the RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District in order to divide the existing improved zoning lot into two zoning lots and convert the existing four-story institutional building at the subject property for residential use.

The subject property is bounded by West Congress Parkway on the north, South Western Avenue on the east, and an alley on the south. To the west, the subject property is adjacent to the property commonly known as 2409-11 West Congress Parkway, which is currently improved with a two-story addition to the existing building on the subject property, a two-story institutional building, and a surface parking lot. The adjacent property and the subject property are currently a single improved zoning lot. The Applicant proposes to divide the existing zoning lot into two zoning lots and develop each for residential use. The subject property will be one of the new zoning lots.

The subject property contains approximately 13,104 square feet of site area and is improved with an over 100-year-old vacant institutional building. The existing building contains approximately 40,532 square feet of floor area and occupies substantially all of the site. A two-story building addition that encroaches over the boundary of the new proposed zoning lot will be demolished. No other changes or additions are proposed to the building envelope.

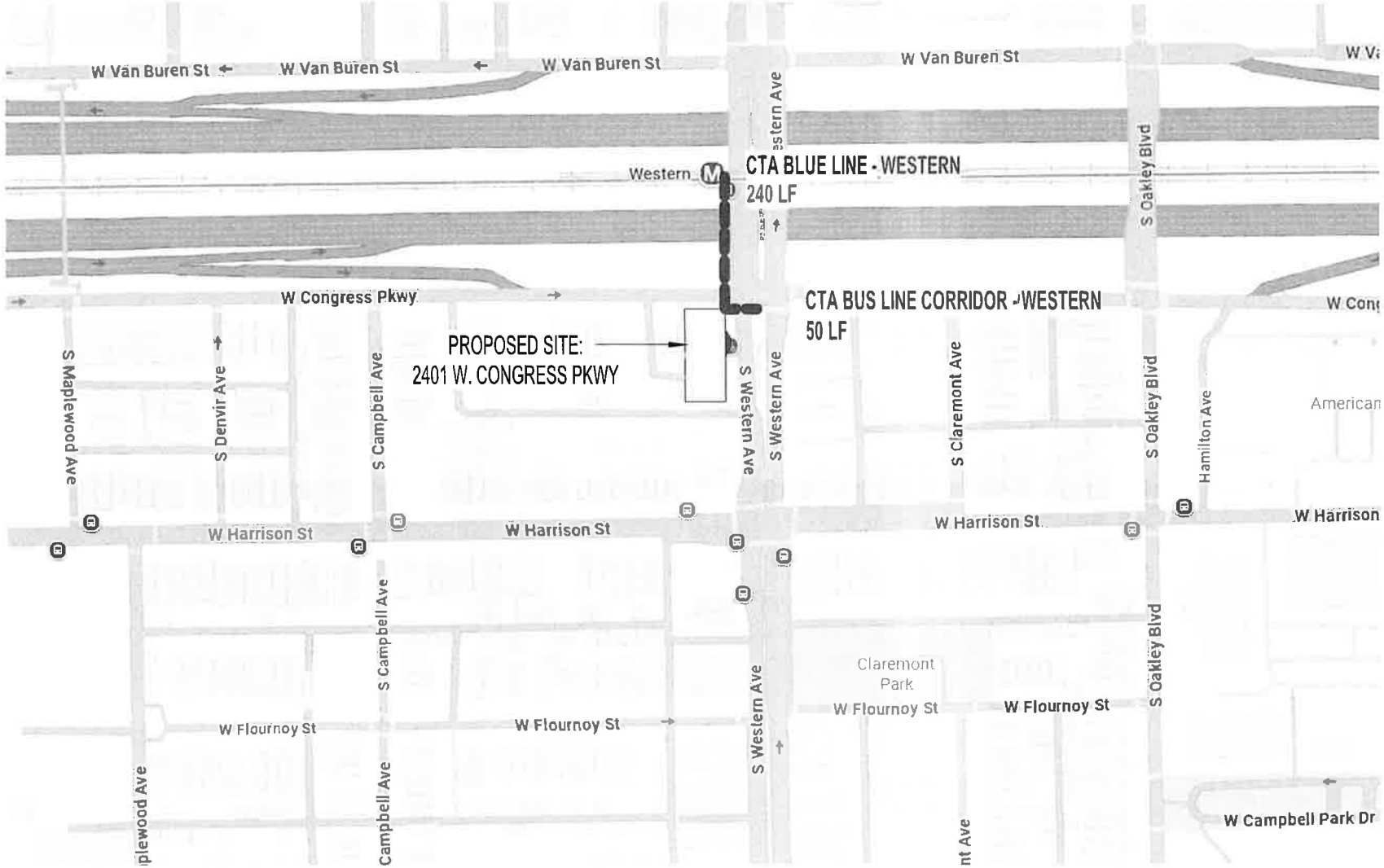
There are no off-street vehicular parking spaces on site. The subject property is a transit-served location based on its proximity to the Western Avenue CTA Blue Line station entrance and the Western Avenue CTA bus line corridor. The Applicant plans to complete a rehabilitation of the existing building to upgrade aged and substandard components of the structure and convert the building to residential use. The building will contain a total of 52 residential units (40 efficiency units and 12 dwelling units) and 24 secure bicycle parking spaces. The FAR will be 3.1. The Applicant seeks all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

Floor Area Ratio	
Lot Area:	13,104 square feet
FAR:	3.1*
Number of Residential Units	
Dwelling Units:	12
Efficiency Units:	40
Total Units:	52
Density (Lot Area Per Unit):	252 square feet*
Parking and Loading	
Vehicular Parking:	0 spaces
Bicycle Parking:	24 spaces
Loading:	0 spaces**
Setbacks	
Front (North):	0 feet
Rear (South):	1 foot 9.75 inches**
Side (East):	0 feet
Side (West):	2 feet 2.5 inches
Building Height:	52 feet

** The property is a transit-served location due to its proximity within 2,640 feet from the Western Avenue CTA Blue Line station entrance at Western Avenue (Forest Park Branch and within 1,320 feet from the Western Avene CTA bus line corridor roadway segment. The Applicant seeks an MLA reduction and a FAR increase to 3.1.*

*** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks a variation to reduce the required off-street loading from one space to zero spaces.*

DISTANCE TO NEAREST CTA STATION: 240' (CTA BLUE LINE - WESTERN)
DISTANCE TO S. WESTERN AVE. BUS CORRIDOR: 50' (CTA BUS LINE CORRIDOR - WESTERN)

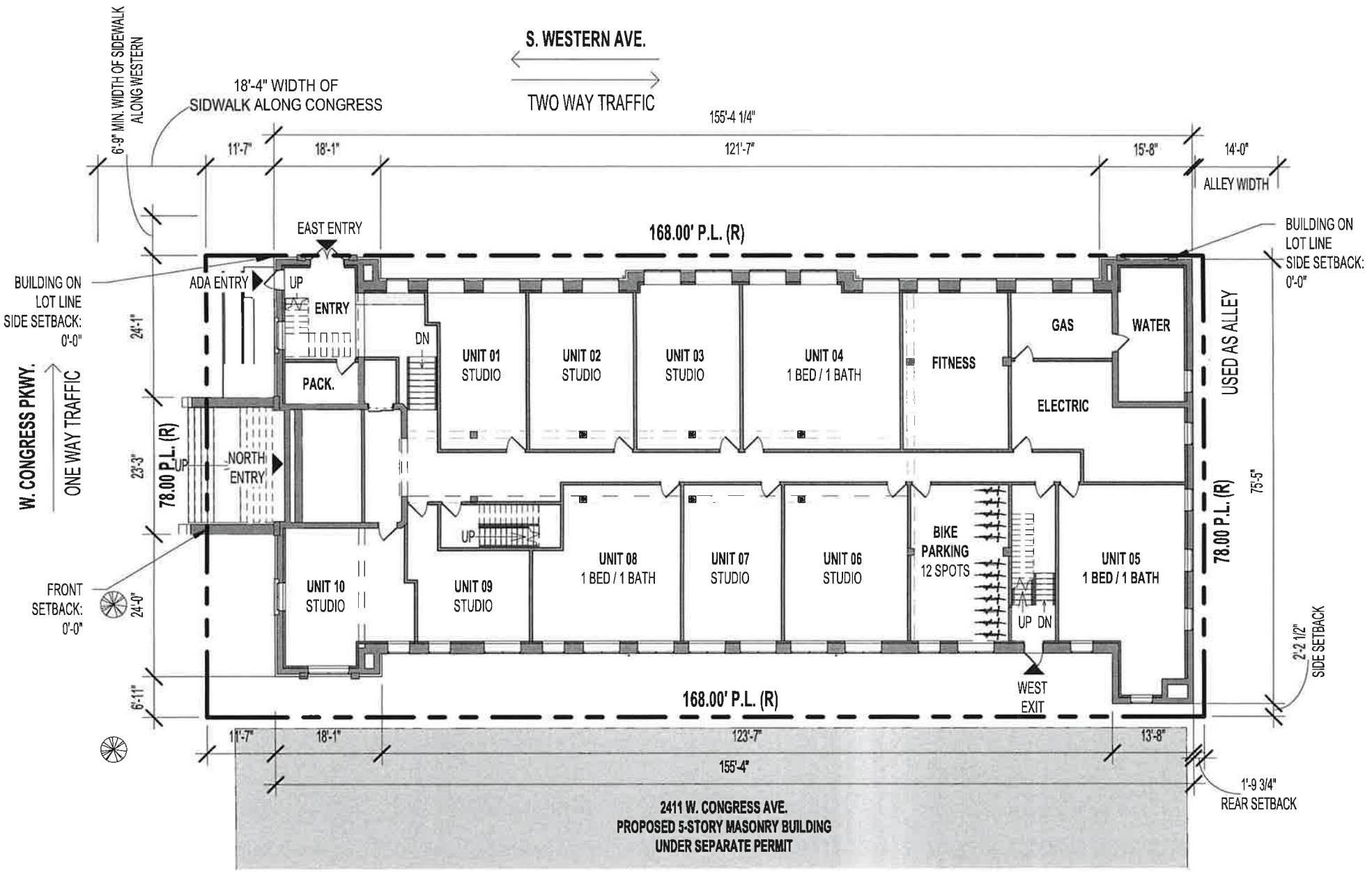


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TRANSIT-SERVED LOCATION DIAGRAM

2401 W. Congress Pkwy. Chicago IL 60612

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

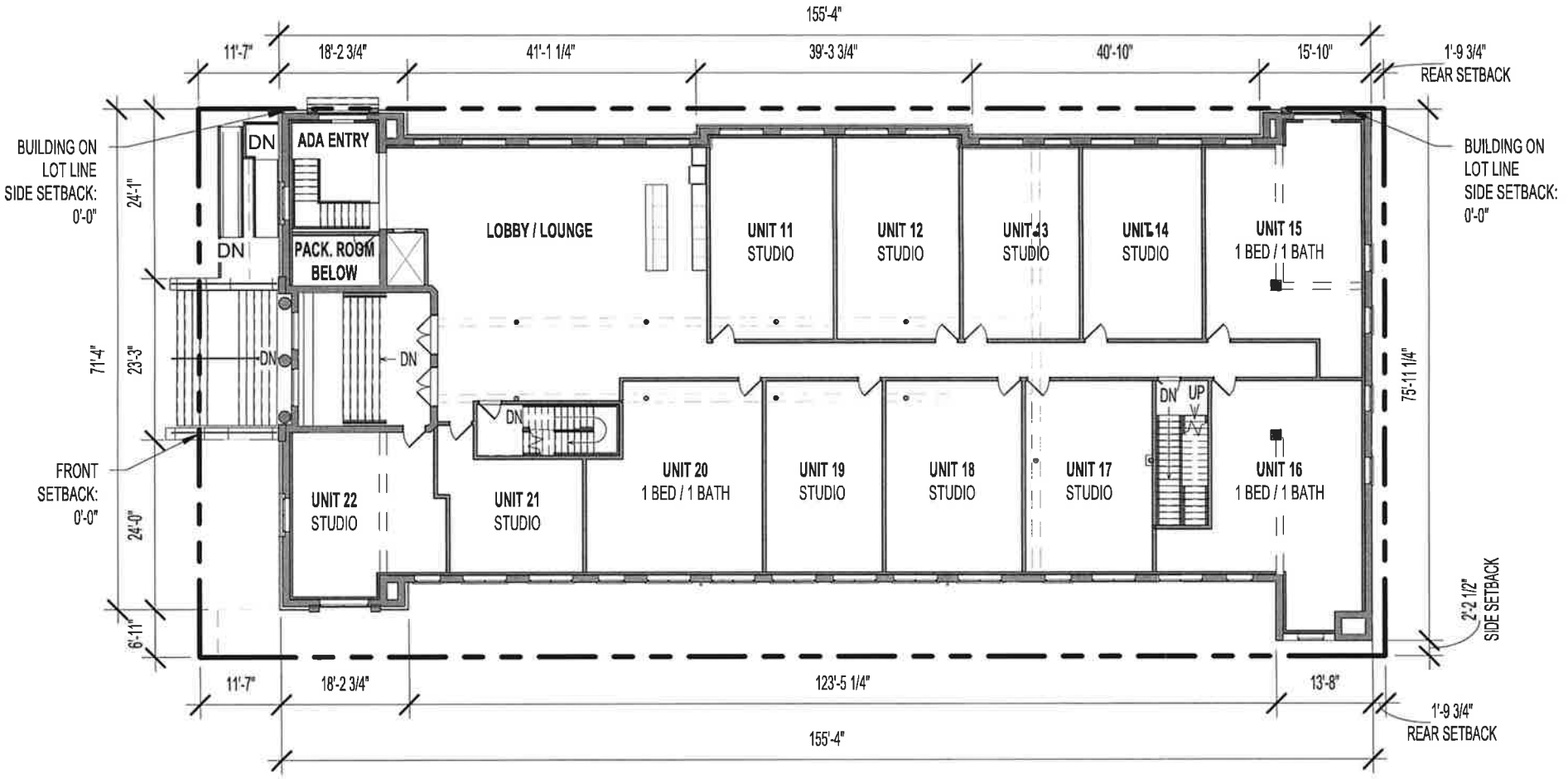


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FIRST FLOOR / SITE PLAN

2401 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"

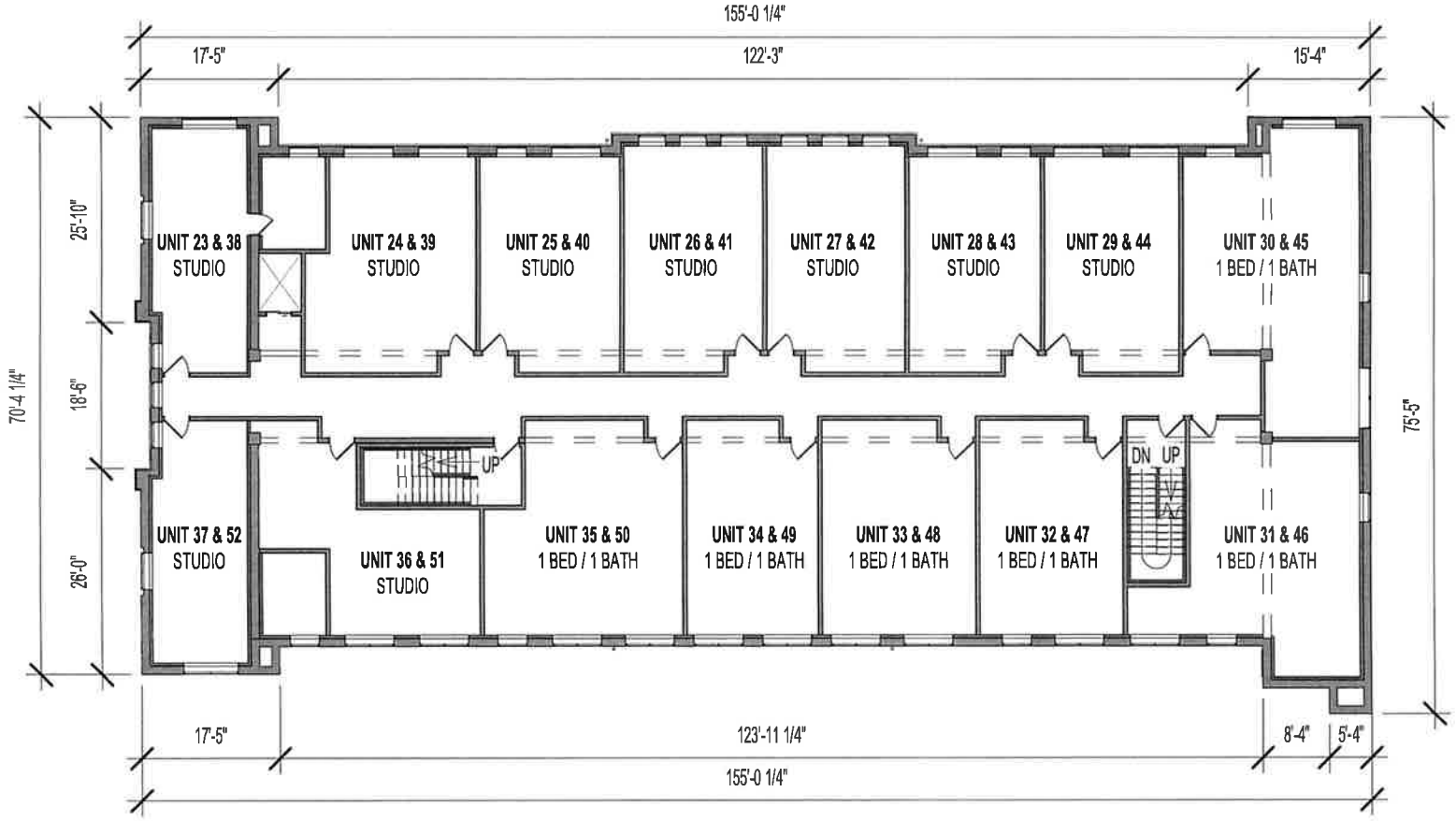


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SECOND FLOOR PLAN

2401 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"

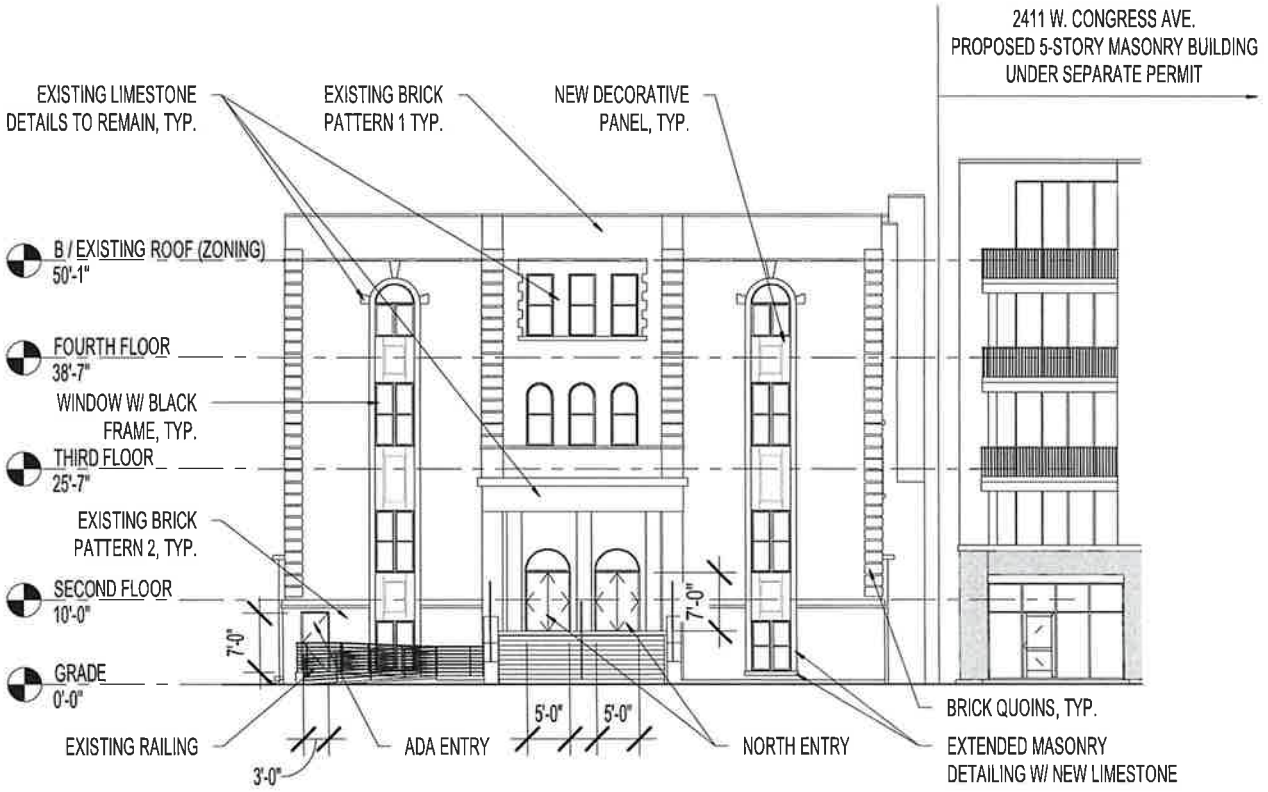


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PROPOSED TYPICAL FLOOR PLAN 3RD & 4TH FLOORS)

SCALE: 3/64" = 1'-0"

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NORTH ELEVATION

SCALE: 3/64" = 1'-0"

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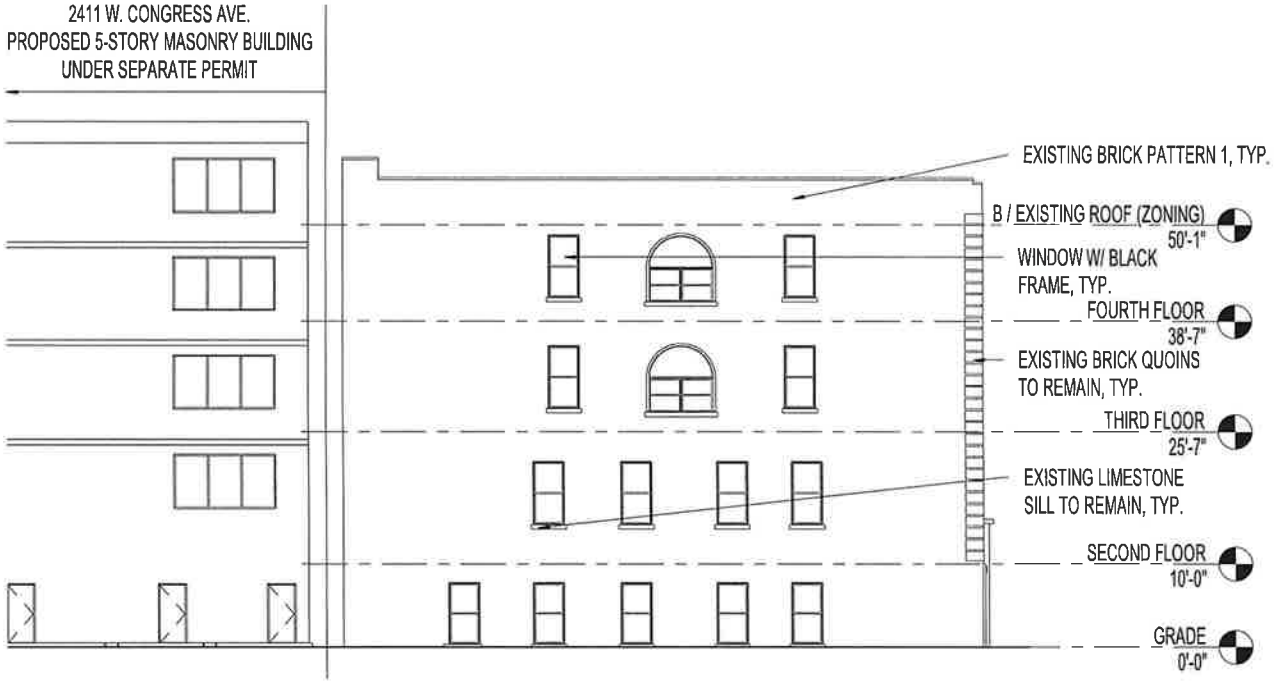


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EAST ELEVATION

SCALE: 3/64" = 1'-0"

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SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

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WEST ELEVATION

SCALE: 3/64" = 1'-0"

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