CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   2401-07 West Congress Parkway, Chicago, Illinois, 60612

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

3. APPLICANT 4Corners, LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL jp.bartley@4cornersllc.com CONTACT PERSON J.P. Bartley

4. Is the applicant the owner of the property? YES ☐ NO ☒
   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 The Catholic Bishop of Chicago, an Illinois Corporation Sole on behalf of Blessed Maria Gabriella Parish

   ADDRESS 835 North Rush Street CITY Chicago

   STATE IL ZIP CODE 60611 PHONE 312-534-8394

   EMAIL ewollan@archchicago.org CONTACT PERSON Eric Wollan

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 / Janet Stengle / Braeden Lord – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4121 / 312-836-4067 / 312-836-4165 FAX

   EMAIL LButler@taftlaw.com / JStengle@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 on the Economic Disclosure statements: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? October 1907

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

   Proposed Zoning District: B2-3 Neighborhood Mixed-Use District (Type 1)

10. Lot size in square feet (or dimensions): 13,104 square feet

11. Current Use of the Property: The property is improved with an existing vacant 4-story institutional building.

12. Reason for rezoning the property: To comply with the use table and standards of the B2-3 Neighborhood Mixed-Use District and divide an improved zoning lot to allow the conversion of the existing 4-story institutional building for multi-unit residential use.

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 the proposed building. (BE SPECIFIC):

    The Applicant requests a rezoning of the property from the RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District to divide an improved zoning lot and allow the conversion of a vacant 4-story institutional building which measures approximately 50 feet 1 inch in height and will contain 52 residential units (40 efficiency units and 12 dwelling units), 24 bicycle parking spaces, no vehicular parking spaces, and no 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.**

17-13-1101-D – The Applicant seeks a variation to reduce the off-street loading requirement from 1 to 0 spaces. Seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

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 for more information). Is this project subject to the ARO? YES ☒ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

James P. Bartley, Manager 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
25th day of September, 2025.

Notary Public

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROPERTY OWNER AUTHORIZATION

The undersigned, as Chief Capital Assets Officer of The Catholic Bishop of Chicago, an Illinois Corporation Sole the legal titleholder of the property commonly known as 2401-2411 West Congress Parkway, Chicago, IL (the "**Property**") on behalf of Blessed Maria Gabriella Parish hereby authorizes 4Corners, LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

IN WITNESS WHEREOF, the undersigned, as authorized signatory on behalf of The Catholic Bishop of Chicago, has executed this Property Owner Authorization as of this 18 day of September, 2025.

Debra S. Finley
Notary Signature

OFFICIAL SEAL
DEBRA S FINLEY
Notary Public - State Of Illinois
Commission No. 1014195
My Commission Expires July 23, 2029

The Catholic Bishop of Chicago, an Illinois Corporation Sole

By: Eric Wollan
Name: Eric Wollan
Its: Chief Capital Assets Officer

Taft

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

Braeden Lord
312.836.4165
BLord@taftlaw.com

October 16, 2025

Bennett Lawson, Acting Chairman
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Re: Application for Amendment to the Chicago Zoning Ordinance
2401-07 West Congress Parkway, Chicago, Illinois

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 2401-07 West Congress Parkway from the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use 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 the 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 filing the 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 owner; a statement that the applicant intends to file the application for a change in zoning on approximately October 16, 2025; and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the address 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 the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden Lord

Subscribed and Sworn to before me this
29th day of September, 2025

Andrea Grace Horvath
Notary Public

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

176594401v1

Taft/

Liz Butler
312.836.4121
LButler@taftlaw.com

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

October 16, 2025

FIRST CLASS MAIL

To Whom It May Concern:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance (the "**Ordinance**"), Title 17 of the Municipal Code of Chicago, please be informed that on or about October 16, 2025, the undersigned, on behalf of 4Corners, LLC (the "**Applicant**"), intends to file an application for a zoning change for the property located at 2401-07 West Congress Parkway, Chicago, Illinois 60612 (the "**Property**") from the RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed Use District. The Applicant is also seeking a variation to reduce the off-street loading requirement from 1 to 0 spaces per Sections 17-13-0303-D (Optional Administrative Adjustment and Variation) and 17-13-1101-D of the Ordinance.

A map indicating the location of the Property is printed on the reverse side of this letter. The Property is improved with an existing vacant 4-story institutional building. The Applicant requests a rezoning of the Property to divide the improved zoning lot that encompasses the Property and the adjacent property to the west into two zoning lots to allow the conversion of the existing building at the Property which measures approximately 50 feet 1 inch in height and will include 52 residential units, no vehicular parking spaces, 24 bicycle parking spaces, and no 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 [redacted] The owner of the Property is The Catholic Bishop of Chicago, an Illinois Corporation Sole on behalf of Blessed Maria Gabriella Parish, and its business address is 835 North Rush Street, Chicago, IL 60611. Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler
Attorney for the Applicant

Property Location Map



Property Address:
2401-07 West Congress Parkway

PIN:
16-13-234-027-0000
16-13-234-028-0000

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
LICENSE No. 184-005532

PROFESSIONAL LAND SURVEYORS

1505 NORTH ELSTON AVENUE, CHICAGO, IL 60631
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

THE NORTH 1/2 OF LOT 22 AND THE NORTH 1/2 OF LOT 23 (EXCEPT THE WEST 82.00 FEET OF SAID LOT 22) IN BLOCK 5 IN ROCKWELL'S ADDITION TO CHICAGO, BEING THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTH-WEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN OR USED FOR ALLEY AND EXCEPT THAT PART TAKEN OR USED FOR CONGRESS PARKWAY) AND (EXCEPT THE EAST 50 FEET OF THE NORTH 1/2 OF LOT 23 CONVEYED TO THE CITY OF CHICAGO FOR STREET PURPOSES (WESTERN AVENUE) BY DEED RECORDED JULY 28, 1920 AS DOCUMENT 10718571) IN COOK COUNTY, ILLINOIS

CONTAINING 13,218 SQUARE FEET OR 0.303 ACRES MORE OR LESS

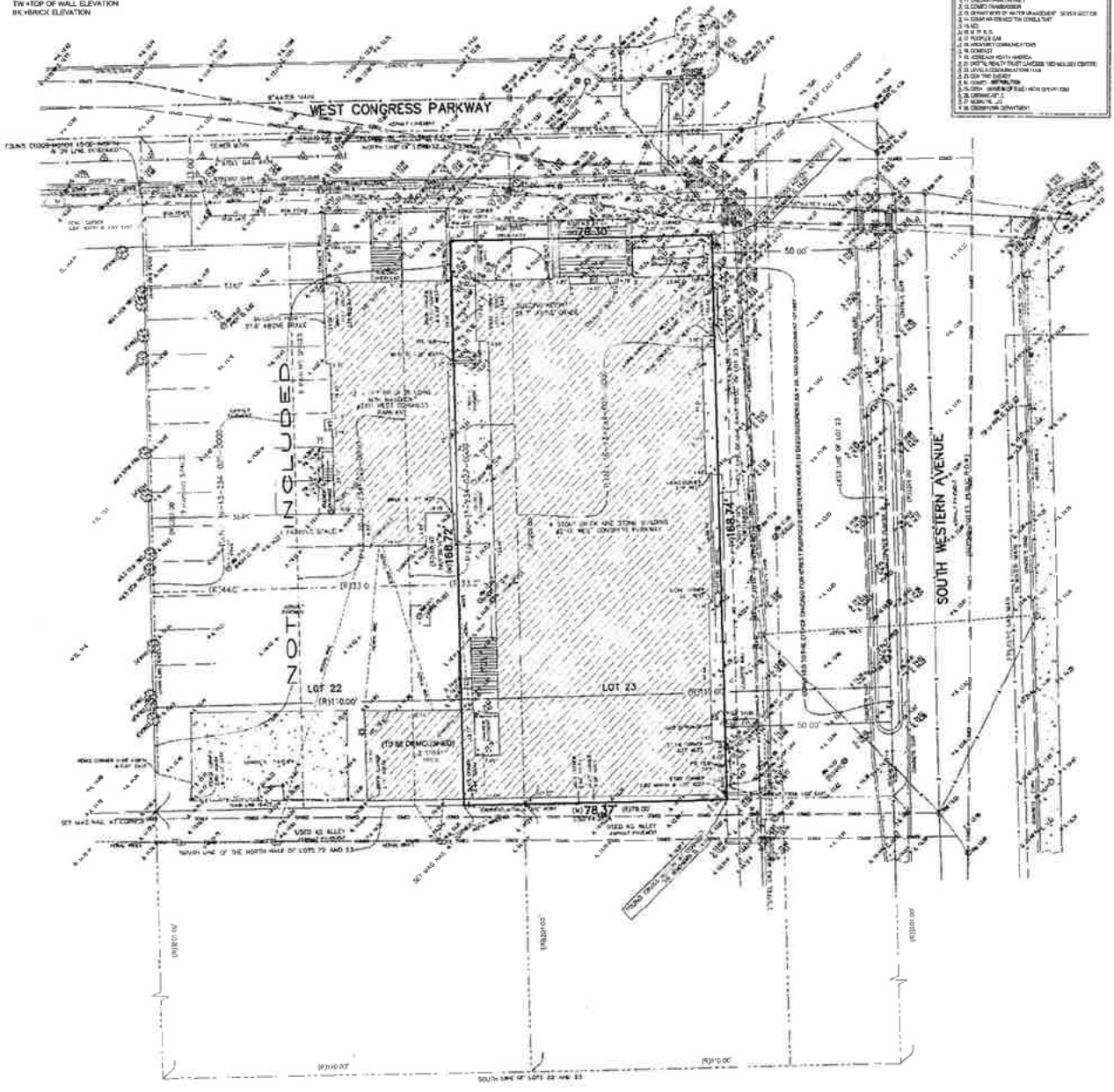
GRAPHIC SCALE

0 5 7.5 15
(IN FEET)
1" = 15'

LEGEND

- Auto Sprinkler
- Electric Light Pole
- Electric Light Pole with Traffic Signal
- Electric Mounted Wall Light
- Electric MH
- Utility Pole
- Fire Alarm
- Utility Mark – Electric
- Utility Mark – Gas
- Utility Mark – Telephone
- Utility Mark – Water
- Cut Cross
- Gas Storm Combo MH
- Gas Clean Out
- Storm CB
- Storm Inlet
- Tree – Deciduous
- Telephone MH
- Bumper Post
- Unclassified Manhole
- Sign Post
- Water Buffalo Box
- Water Fire Hydrant
- Water Hand Hole
- Water Meter
- Water MH

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
A.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION
TW.=TOP OF WALL ELEVATION
BK.=BRICK ELEVATION



UNDERGROUND UTILITY DATA ADDED SEPTEMBER 12, 2025.
REVISED AUGUST 27, 2025 PER EMAIL DATED AUGUST 26, 2025

ORDERED BY:	SUBMIT TO:	ENCLOSED:	DRAWN BY:
ADDRESS: 2646 WEST CONGRESS PARKWAY		NO	KL

GREMLEY & BIEDERMANN
PLCS CORPORATION
LICENSE No. 184-005532
PROFESSIONAL LAND SURVEYORS
1505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER #:	DATE:	PAGE #:
2025-33039-001	AUGUST 1, 2025	1 of 1
	SCALE: 1 inch = 15 feet	

G:\CAD\2025\2025-33039\2025-33039-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Bold (Field) Semi-bold Measured and Monument Elevations shown Bold.

Dimensions shorted in feet and decimal parts thereof. Compare all points BEFORE building by same, and after work report any discrepancies IMMEDIATELY. Damage in error.

For easements, building lines and other restrictions not shown on survey plat refer to your contract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2025 "All Rights Reserved"

SURVEY NOTES:

PRIMARY BENCHMARK
CITY OF CHICAGO STANDARD BENCHMARK 6679
ELEVATION= 14.857
8.4' N. OF S. LINE OF W. CONGRESS PKWY.
47.1' E. OF E. LINE OF S. WASHTENAW AVE.

SECONDARY BENCHMARK
CITY OF CHICAGO BENCHMARK 6672
ELEVATION= 13.999
13.6 FEET N. OF S. LINE OF W. ROOSEVELT ROAD
62.5 FEET E. OF S. ALBANY AVE (AT N.W. CORNER OF DOUGLAS PARK)

UTILITY WARNING
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
Call DIGGER – (312) 744-7000 within the City of Chicago.
Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON AUGUST 18, 2025.

SIGNED ON SEPTEMBER 18, 2025.

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2992
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.