



City of Chicago



O2022-3419

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/26/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 4-I at 2127 S Marshall Blvd/2866-2880 W 21st PI - App No. 21183T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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 the current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-I in the area bounded by:

A line 25.80 feet north of and parallel to West 21st Place; the public alley next east of and parallel to South Marshall Boulevard; West 21st Place; and South Marshall Boulevard

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 2127 South Marshall Boulevard / 2866-80 West 21st Place

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment

2127 South Marshall Boulevard / 2866-80 West 21st Place

The Project

The property contains one zoning lot with the front lot improved with a two-story building with basement (34'7" tall) containing six dwelling units and the rear lot improved with a two-story building with basement (28'8" tall) containing two dwelling units. There is no parking and the property is located in an Equitable Transit Served Location.

2127 S. Marshall LLC (the "Applicant") The Applicant seeks to rezone the property to convert the front building from six to nine dwelling units and to convert the rear building from two to three dwelling units for a total of 12 dwelling units on the property and to eliminate any required parking under the Equitable Transit Served Location provisions of the Zoning Ordinance. The height of both buildings will remain the same and there will be no exterior additions to either building.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-5 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-10-0102-B(1) of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance section and is approximately 810.0' from the CTA California Pink Line train entrance.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	4,495.65 square feet
FAR:	2.48
Floor Area:	11,126.34 square feet
Residential Dwelling Units:	Front building: 9 Rear building: 3
MLA Density:	374.64 square feet
Height (existing):	Front: 34'-7" Rear: 28'-8"
Bicycle Parking:	4 total
Automobile Parking:	None*
Setbacks (existing one zoning lot):	Front (Marshall): 0.00' North: 0.00' South: 0.00' Rear (alley) 0.00'

A set of plans is attached.

* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 810.0' from the CTA California Pink Line train entrance.

INTERIOR RENOVATIONS TO EXISTING (6) DU & ADD (3) NEW DU TO BSMT ON 2-STORY FRONT BRICK BLDG & INTERIOR RENOVATIONS TO EXISTING (2) DU & ADD (1) NEW DU TO BSMT ON 2-STORY REAR BRICK BLDG, TOTAL (12) DU 2127 S MARSHALL BLVD, CHICAGO, IL 60623

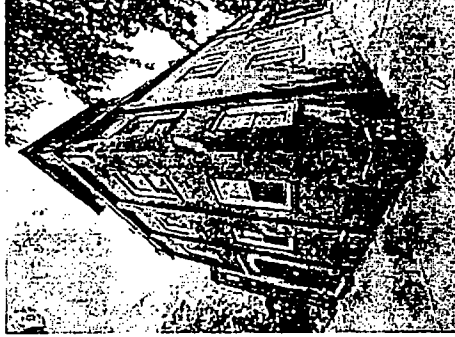
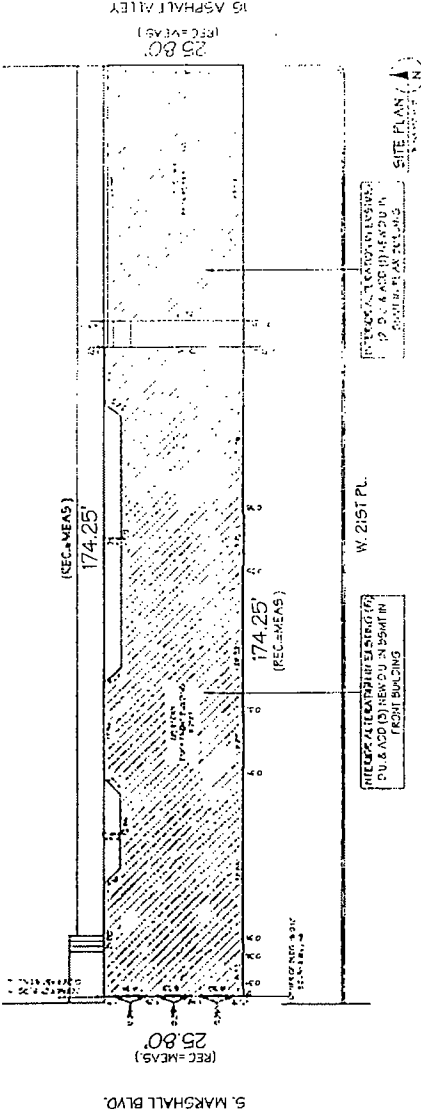
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GENERAL NOTES

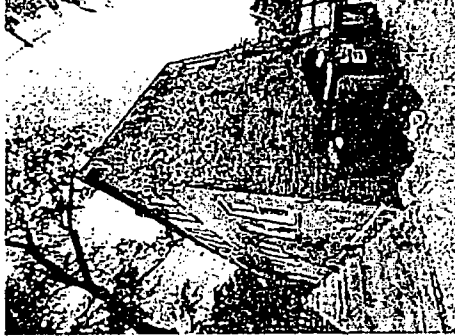
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY ON THE SITE.
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EVOLUTION NOTES

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FRONT VIEW



REAR VIEW

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IR DESIGN FIRM
 ARCHITECTS
 ENGINEERS

TEL 773 784 9725
 FAX 773 784 9735

James J. Kelly
 No. 0431
 State of Illinois

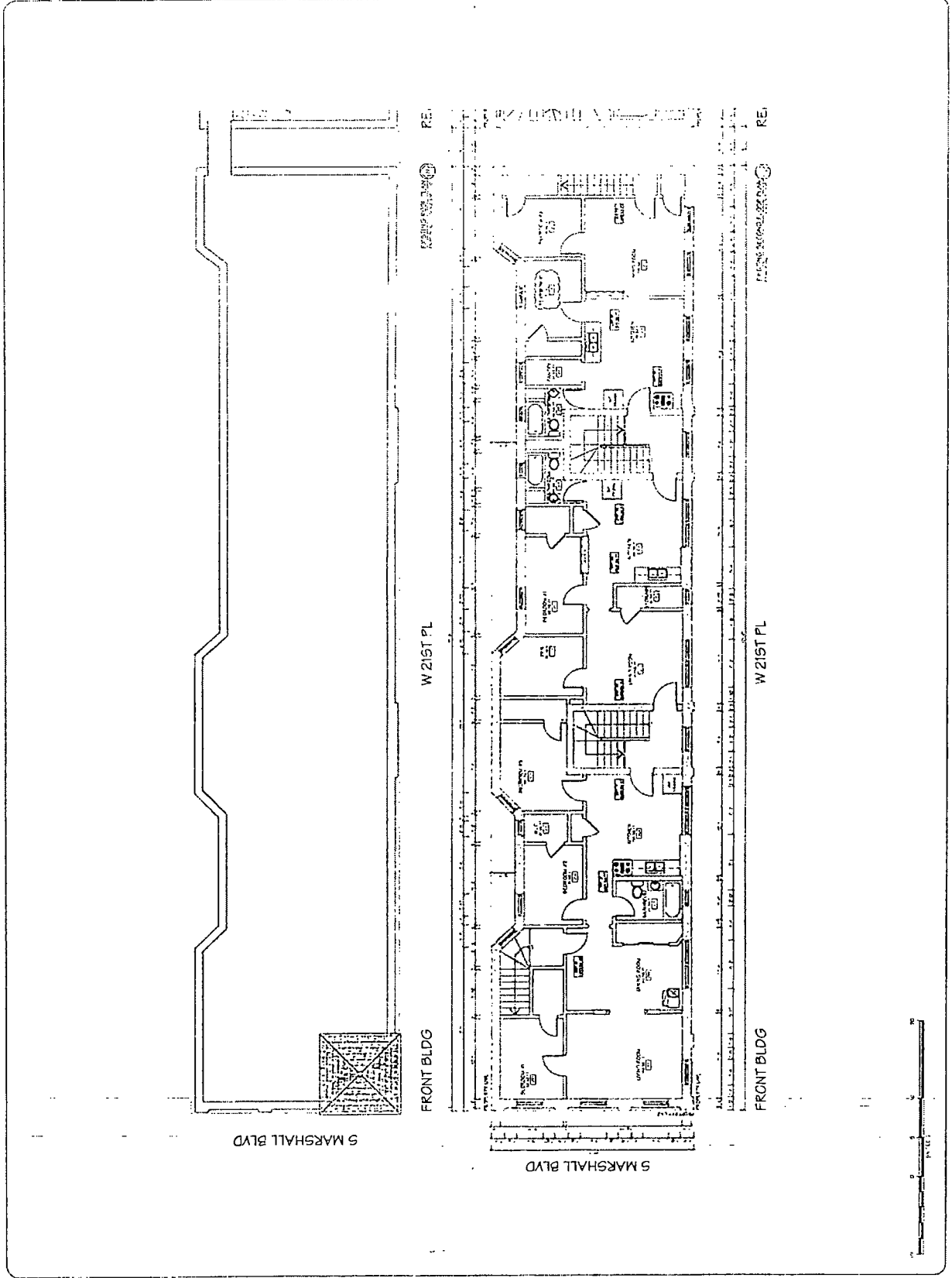
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2127 S MARSHALL BLVD

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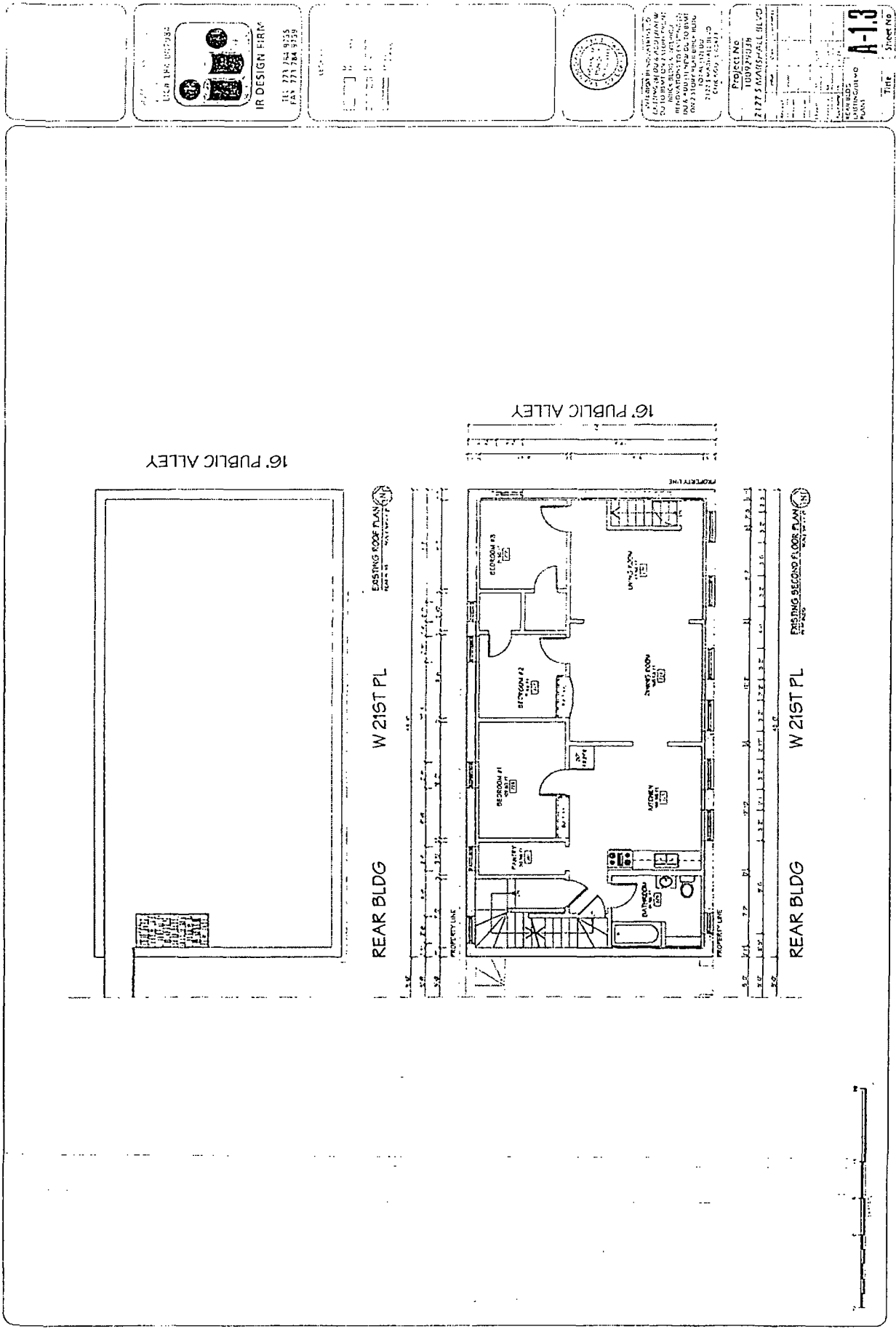
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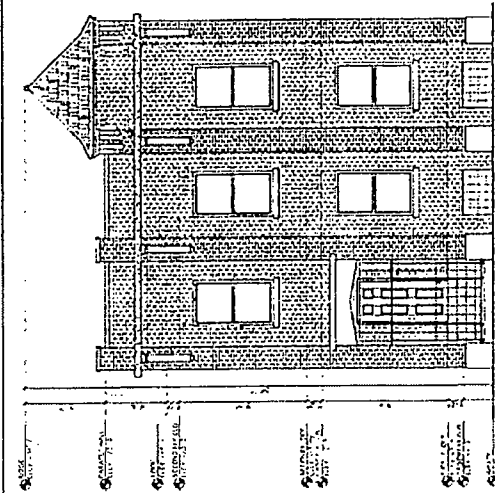
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OFFICE OF THE ARCHITECT
 2127 S MARSHALL BLVD
 CHICAGO, ILL 60616

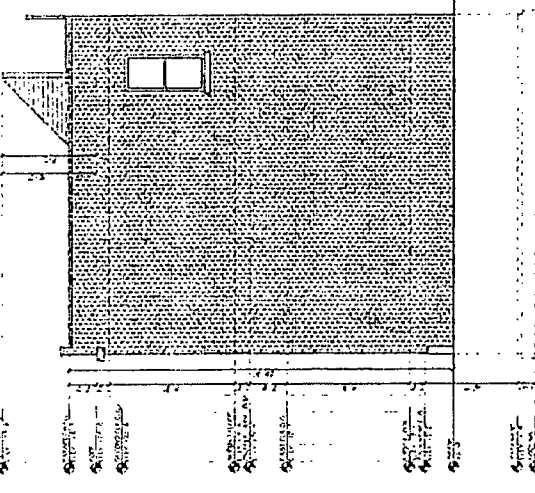
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A-11
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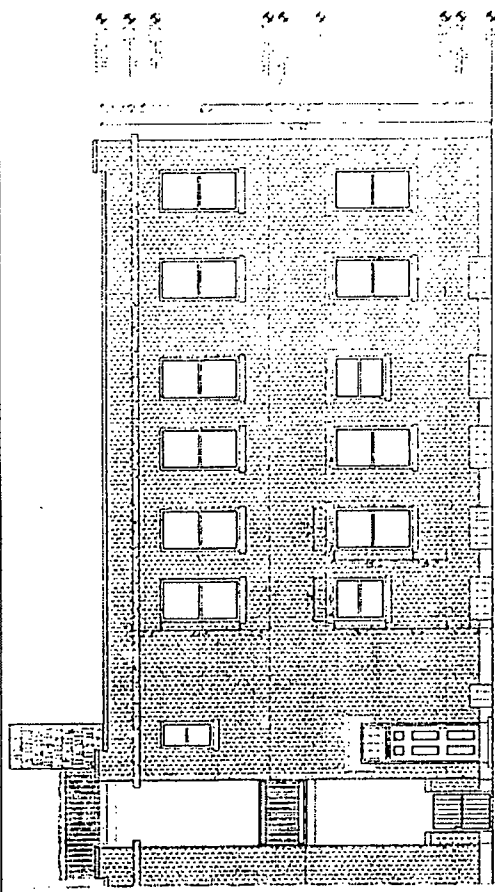




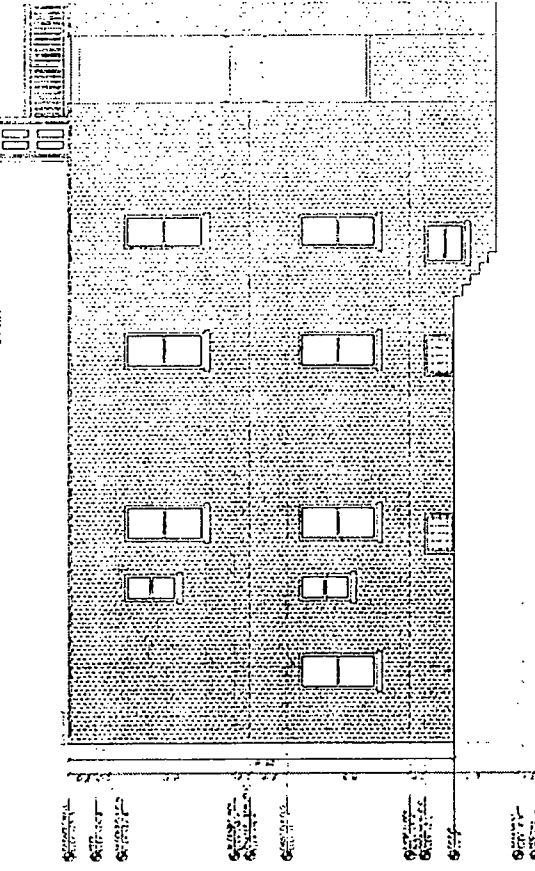
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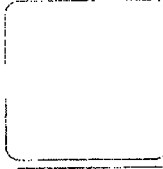
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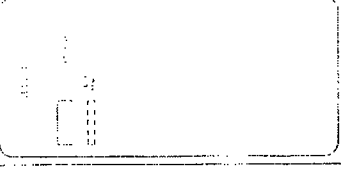
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EXISTING NORTH ELEVATION
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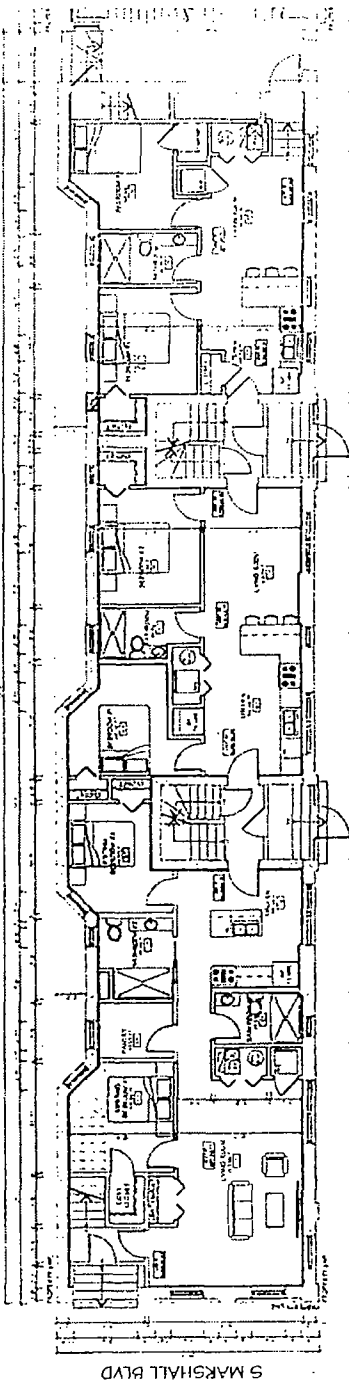
OFFICE: 1300 N. MICHIGAN
CHICAGO, ILL. 60610
IR DESIGN FIRM
TEL: 312.734.8755
FAX: 312.734.8755



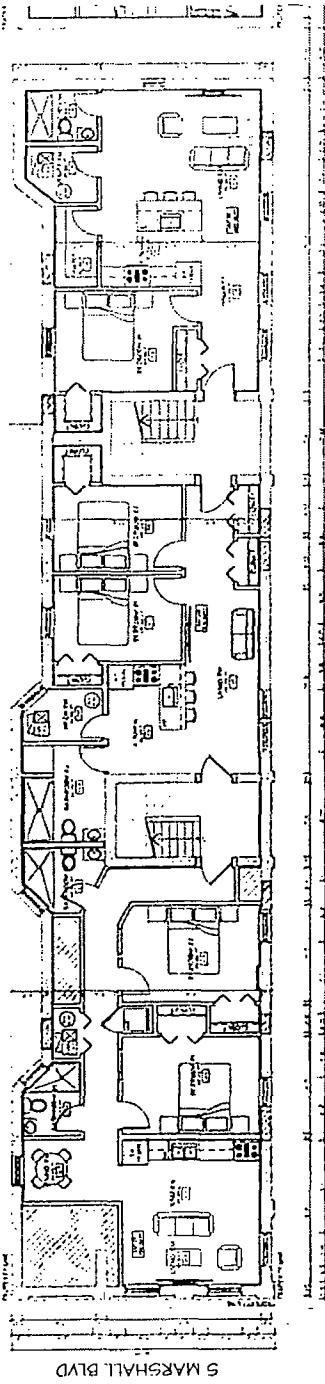
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LICENSED ARCHITECT
NO. 0027849
2127 S. MARSHFIELD BLVD.
CHICAGO, ILL. 60616

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Final for Publication



FRONT BLDG W 21ST PL REI



FRONT BLDG W 21ST PL REI

LEG: 15% 10/19/84

IR DESIGN FIRM
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PROJECT NO. 100029029
 7177 S. MARSHALL BLVD

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

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ROBERT A. MARSHALL
 PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 NO. 123456789

Project No. 100029029
 7177 S. MARSHALL BLVD

DATE: 10/19/84

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

REVISIONS:

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Project No. 100029029
 7177 S. MARSHALL BLVD

DATE: 10/19/84

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

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/19/84
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SEP. 88 10/1984



IR DESIGN FIRM
1111 W. 21ST PL
DENVER, CO 80202

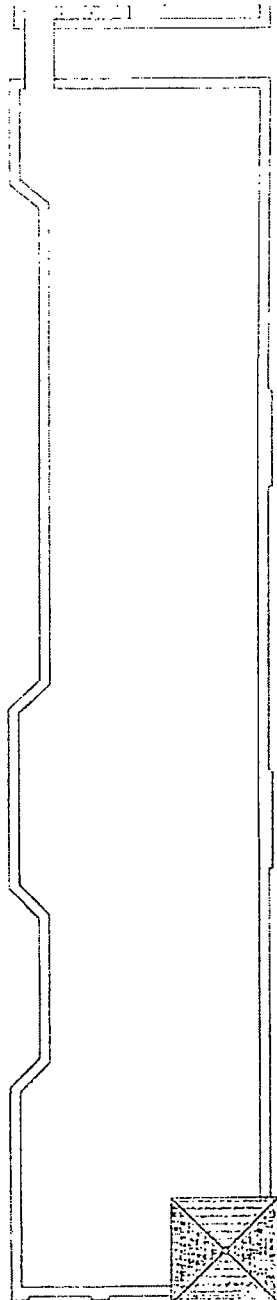


REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO
NO. 11111
EXPIRES 12/31/88
DAN A. HALL
7171 A VANDERLIND
DENVER, CO 80231

PROJECT NO.
10027024
2127 S. MARSHALL BLVD

DATE	10/19/84
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TITLE	ROOF PLAN

Sheet No.
A-3.1

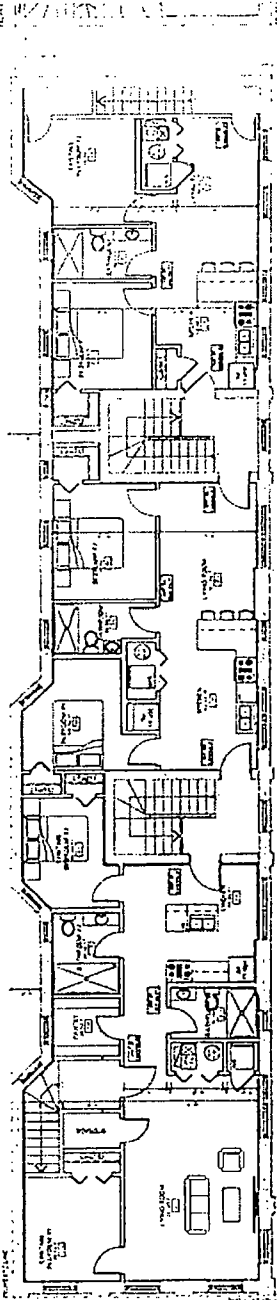


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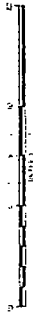


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Final for Publication

LIC# 180 007841



J.R. DESIGN FIRM
 TEL: 773 784 9155
 FAX: 773 784 3759


PROJECT NO. 100924038

DATE: 10/24/08

PROJECT: 2127 S MARSHALL BLVD.

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

DATE: 10/24/08



NOTICE: THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

DATE: 10/24/08

PROJECT NO. 100924038

Project No. 100924038

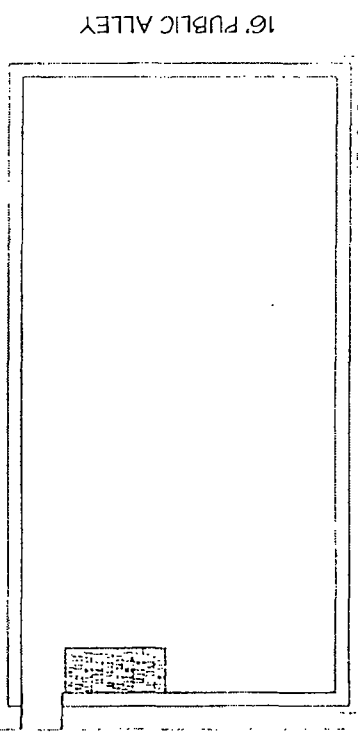
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DATE: 10/24/08

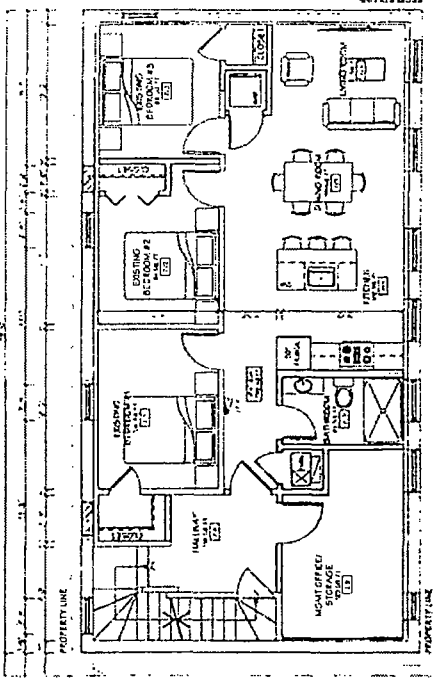
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DATE: 10/24/08

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REAR BLDG W 21ST PL PROPOSED KITCHEN PLAN



REAR BLDG W 21ST PL PROPOSED SECOND FLOOR PLAN

