

PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment 2127 South Marshall Boulevard / 2866-80 West 21st Place

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:

11,126.34 square feet

Residential Dwelling Units:

374.64 square feet

Front: 34'-7" Rear: 28'-8"

Bicycle Parking:

Automobile Parking:

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.

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