



# City of Chicago



O2020-4829

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/7/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning-Reclassification Map No. 5-I at 2120 N Mozart St - App No. 20535T1
<b>Committee(s) Assignment:</b>	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 of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 5-I in the area bounded by:

West Shakespeare Avenue; North Mozart Street; the public alley next south of and parallel to West Shakespeare Avenue; a line 63.45 feet west of and parallel to North Mozart Street; a line 97 feet south of and parallel to West Shakespeare Avenue; and a line 57.55 feet west of and parallel to North Mozart Street;

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 2120 North Mozart Street.

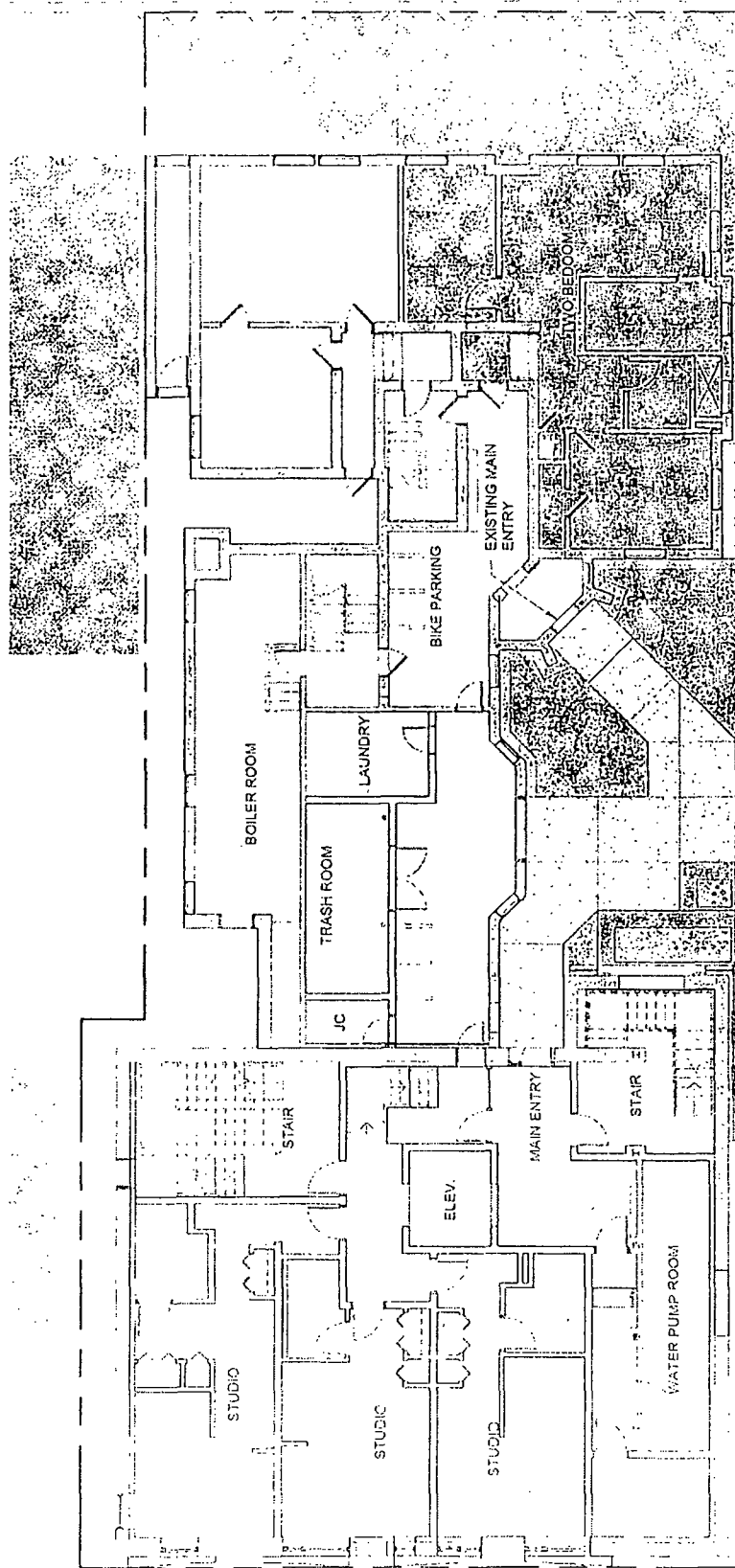
260635.2

Narrative and Plans

Type 1 Zoning  
Narrative for  
2120 N. Mozart Street  
RT4 to B2-3

- A. The applicant proposes to rezone the subject property from RT4 Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District. The subject property is improved with an existing 3-story apartment Building attached to a church. The purpose of the zoning amendment is to permit the applicant to convert the existing building into a 22 dwelling unit building.

A. Lot Area	8,949 square feet
B. FAR	3.0
C. Number of Dwelling Units	22 dwelling units
D. Density (Lot area per dwelling unit)	406.77 square feet
E. Building Height	Not to exceed existing building height of 45'4"
F. Setbacks	All existing setbacks will be maintained
G. Parking	0 parking spaces. 100% reduction as a transit served location.

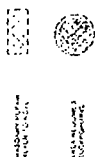


MOZART STREET

CURB CUT



## ELEVATION LEGEND



## CANOPY

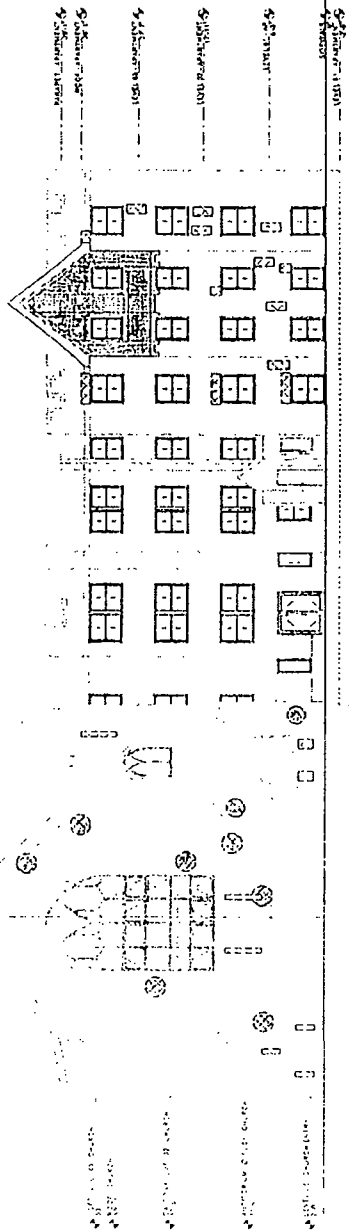
ARCHITECT  
LUCHA

HPJMC ADAPTIVE

REUSE  
2100 W. MADISON ST.  
CHICAGO, IL 60612

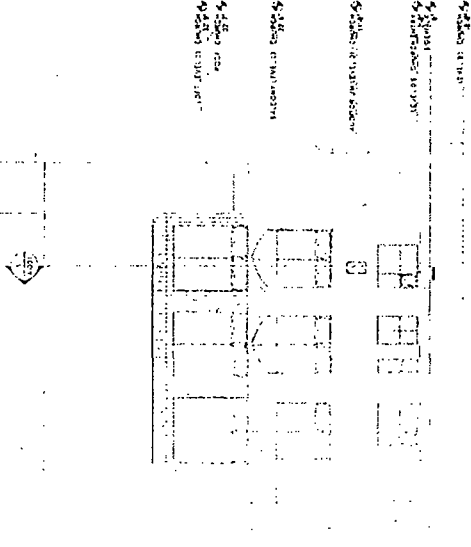
PROJECT LOCATION  
2100 W. MADISON ST.  
CHICAGO, IL 60612  
PROJECT NO. 100-000000000  
DATE: 10/1/2010  
DRAWN BY: J. LUCHA  
CHECKED BY: J. LUCHA  
APPROVED BY: J. LUCHA  
PROJECT NO. 100-000000000  
DATE: 10/1/2010  
DRAWN BY: J. LUCHA  
CHECKED BY: J. LUCHA  
APPROVED BY: J. LUCHA

e1 e2 e3 e4 e5 e6



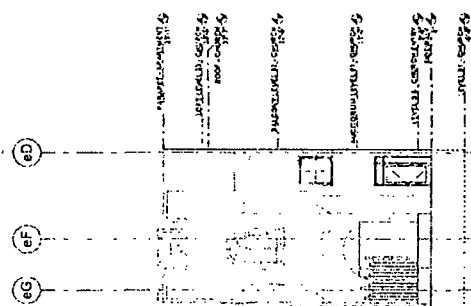
1 PROPOSED EAST ELEVATION

eA eB eC eD eE eF eG



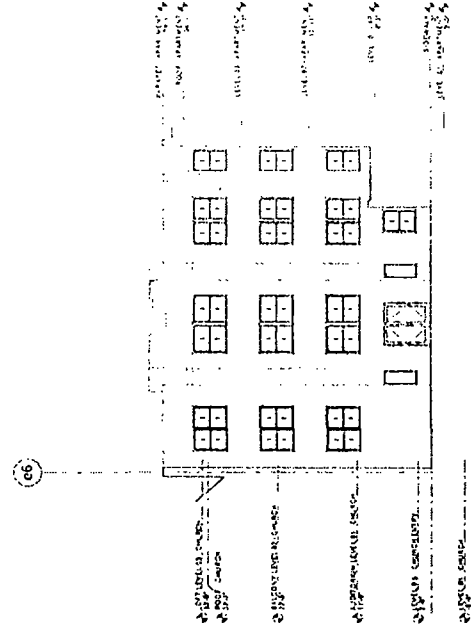
3 PROPOSED SOUTH ELEVATION

eG eF eE eD



2 PROPOSED NORTH ELEVATION - ENTRY COURTYARD

e6



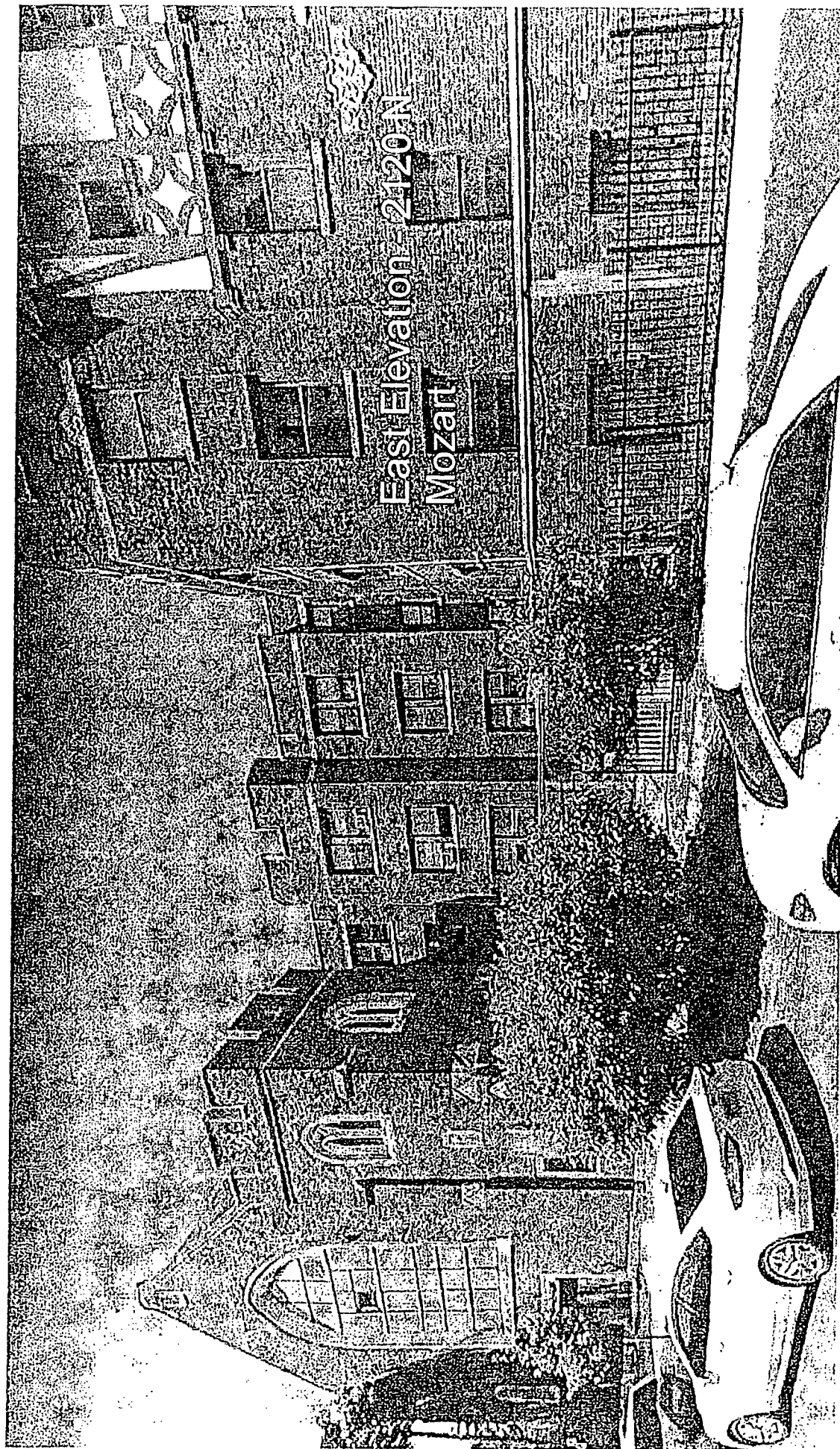
1 PROPOSED EAST ELEVATION - ENTRY COURTYARD

A-201

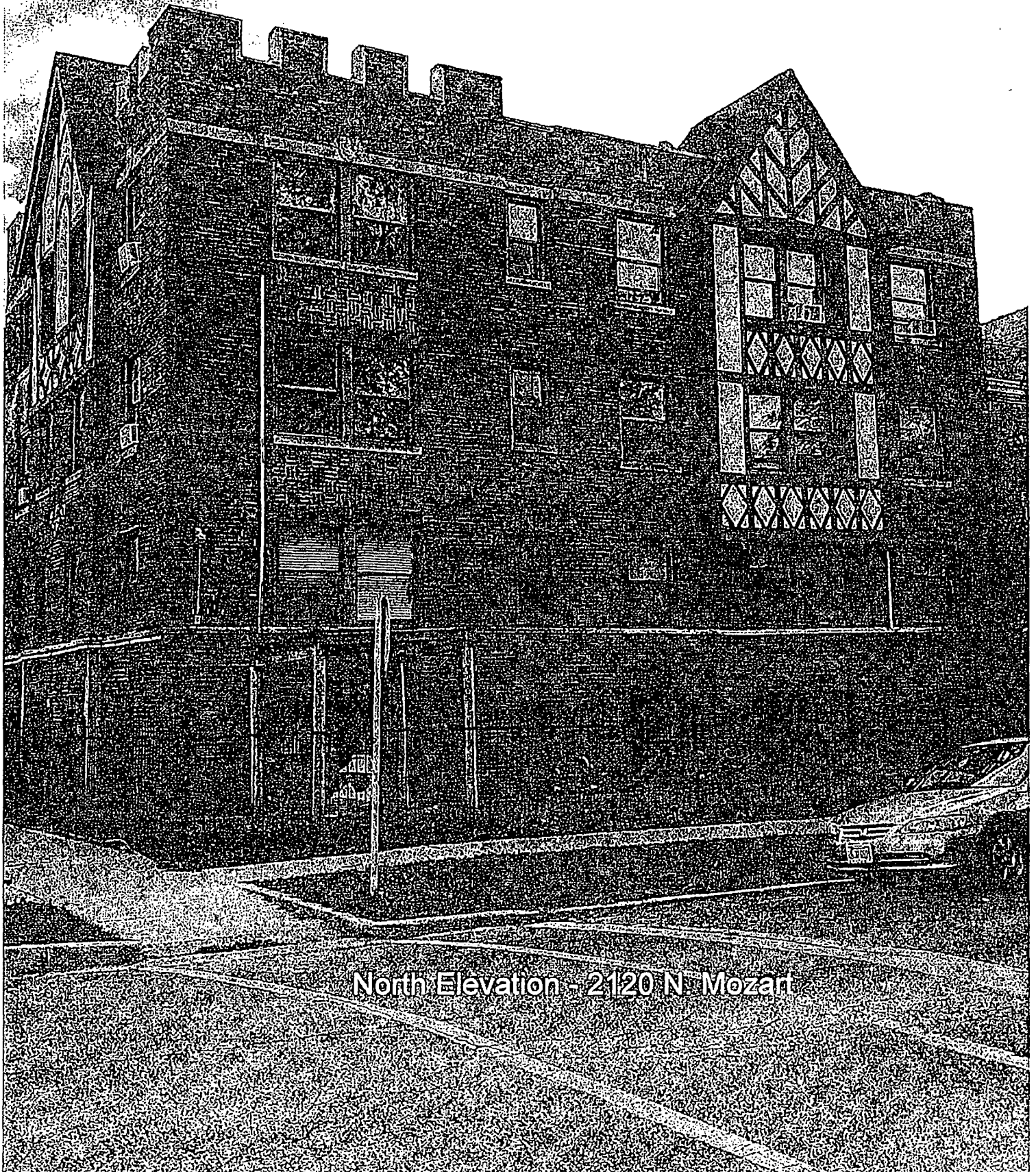
EXTERIOR ELEVATIONS



FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



North Elevation - 2120 N. Mozart



FINAL FOR PUBLICATION

West Elevation - 2120 N. Mozart

