



City of Chicago



SO2015-62

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/21/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 640-650 N Morgan St - App No. 18278T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18278 TI
INTRO DATE:
JAN. 21, 2015

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 M1-3, Limited

Manufacturing/Business Park District symbols as shown on Map No. 1-G

in the area bounded by:

The public alley next South-West of and almost parallel to North Milwaukee Avenue;

North Morgan Street; Kennedy Expressway Right of Way.

To those of a B2-5, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 640-650 North Morgan Street, Chicago IL.

FILED
JAN 21 2015
CLERK OF THE CITY COUNCIL
CHICAGO, ILL.

18278T1

Application Number 18278-T1SUBSTITUTE NARRATIVE AND PLANS

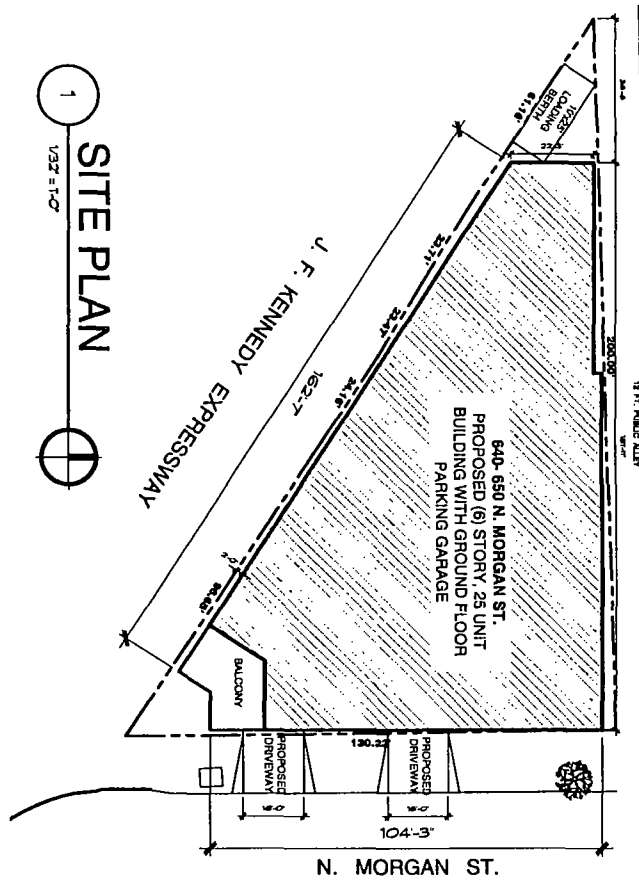
TYPE 1 REZONING FOR
640 - 650 NORTH MORGAN STREET CHICAGO, ILLINOIS

The Applicant needs a zoning change to allow construction of a residential building and to comply with the floor area requirements to build a new six-story residential building with 25 dwelling units.

PROJECT DESCRIPTION:	Zoning Change from M1-3 to B2-5
Proposed land use:	To build a new 6-story residential building with 25 DU
Floor Area Ratio:	Lot area: 12,366.70 Building Floor Area: 50,377 SF FAR: 4.08
Density:	494.7 SF per DU
Off- Street parking:	26 parking spaces 1 loading berth
Set Backs	Front: 0'-0" Side: 0'-0" Rear: 38'-8"
Building height:	75'-0"

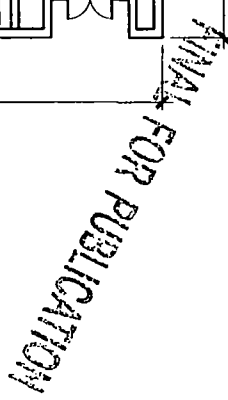
FINAL FOR PUBLICATION

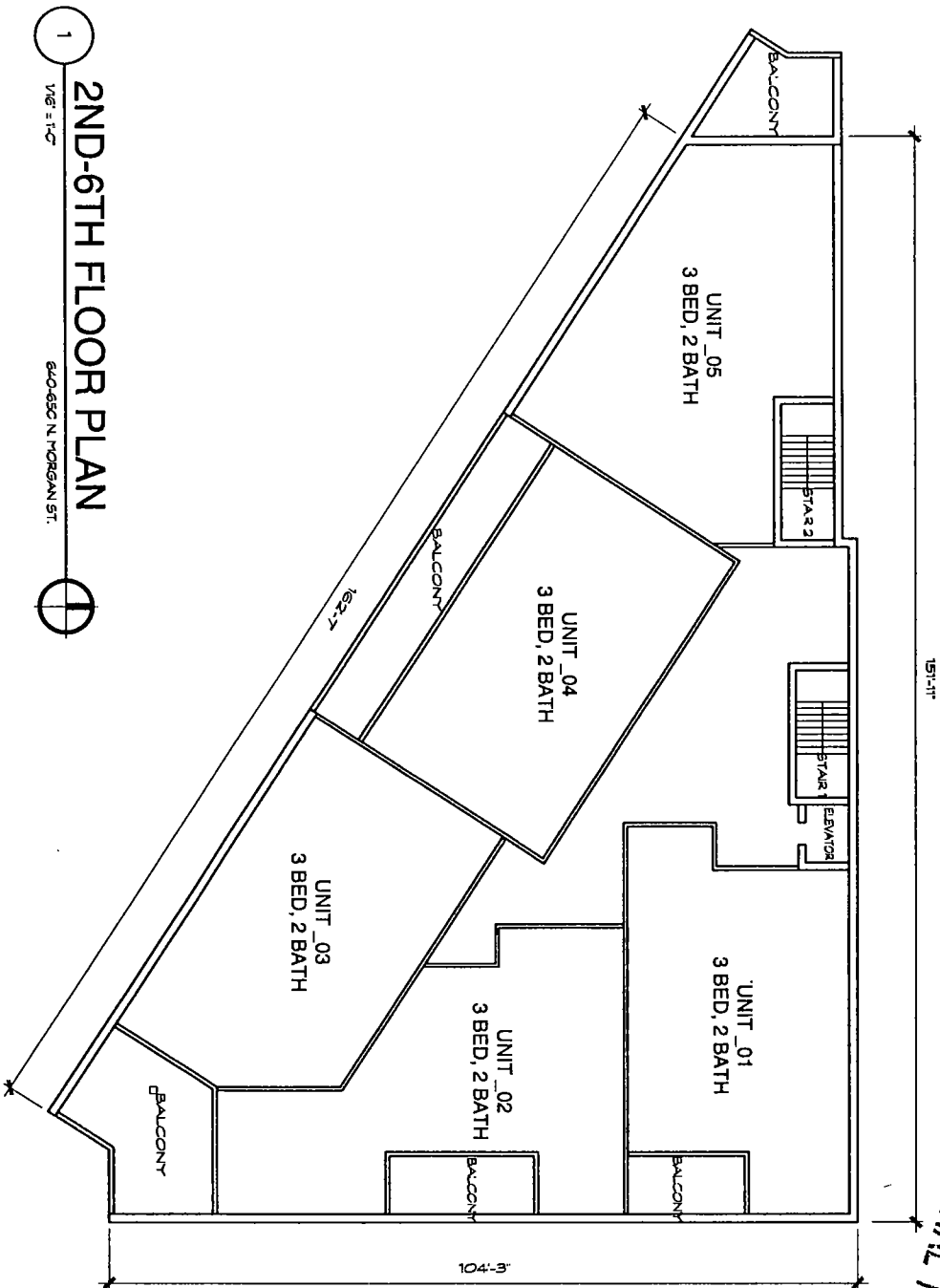
FINAL FOR PUBLICATION



1 SITE PLAN
1/32" = 1'-0"

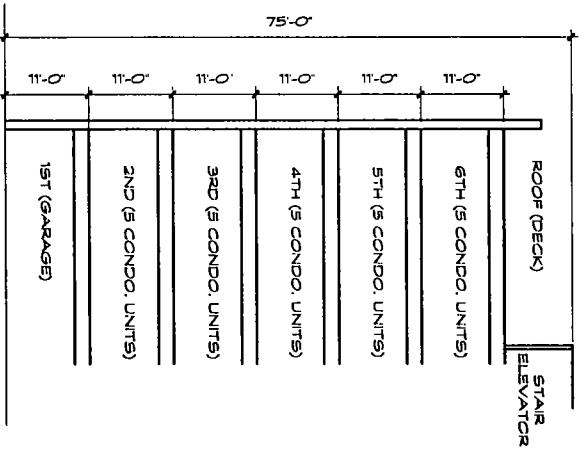
vari	DWG. NAME: SITE PLAN	SKETCH NO
PROJECT	640-650 N. MORGAN ST.	2/6
ADDRESS:	1/32" = 1'-0"	
SCALE:	DATE: 1/19/2015	
DATE:		





FINAL FOR PUBLICATION

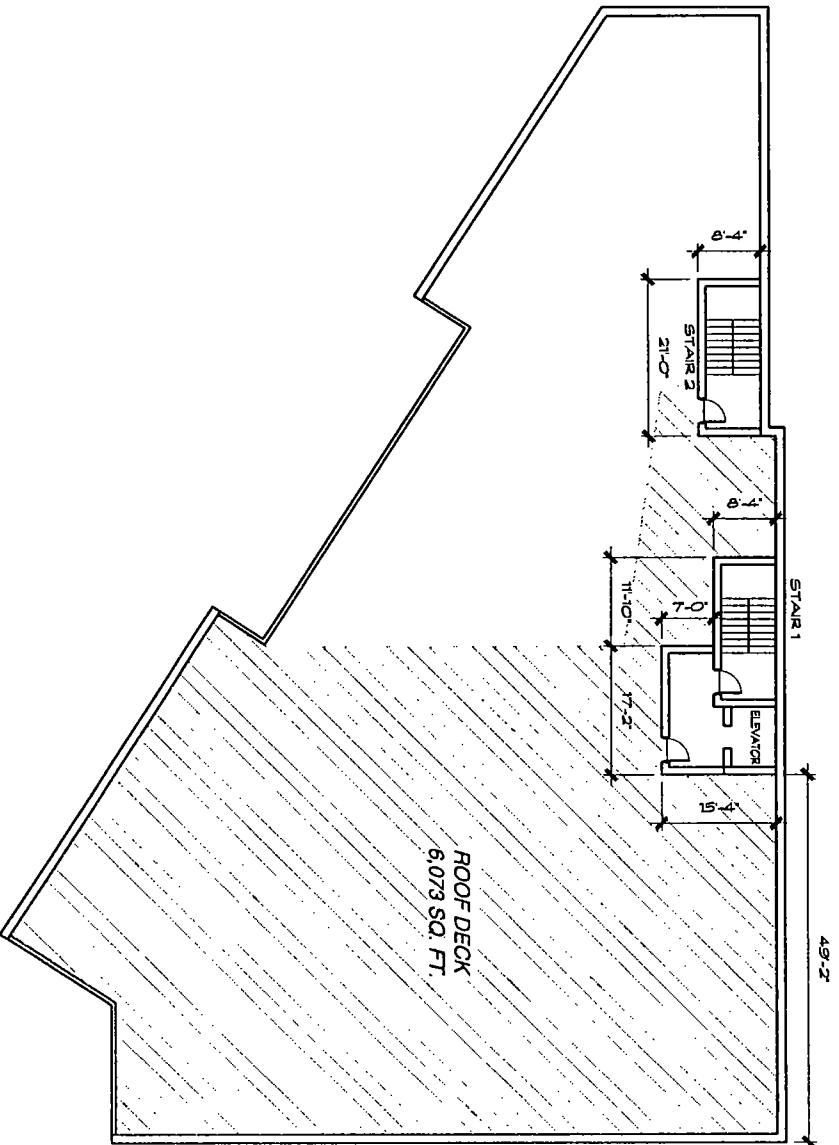
Vari	DWG NAME: 2ND-6TH FLOOR	SKETCH NO. 4/6
	PROJECT	
	ADDRESS: 640-650 N MORGAN ST	
	SCALE: 1/8" = 1'-0"	
	DATE: 1/8/2015	
824 north racing avenue Chicago, Illinois 60642 312.829.4788		



2

1/8" = 1'-0"

SCHEMATIC SECTION



1

1/8" = 1'-0"

ROOF PLAN

640-650 N. MORGAN ST.



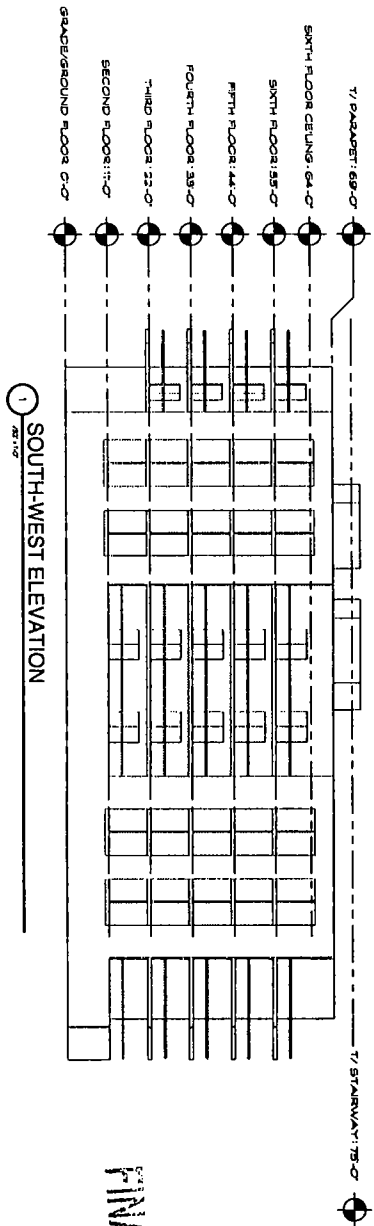
VARI

824 north racine avenue
chicago, illinois 60642
312.828.4788

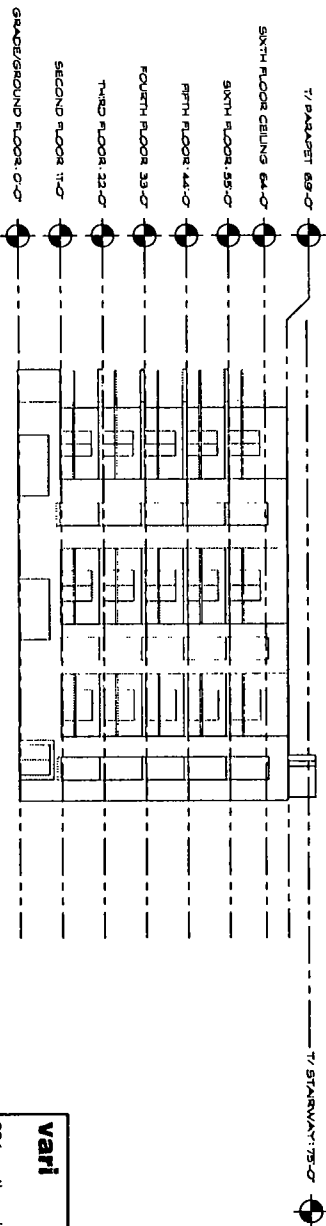
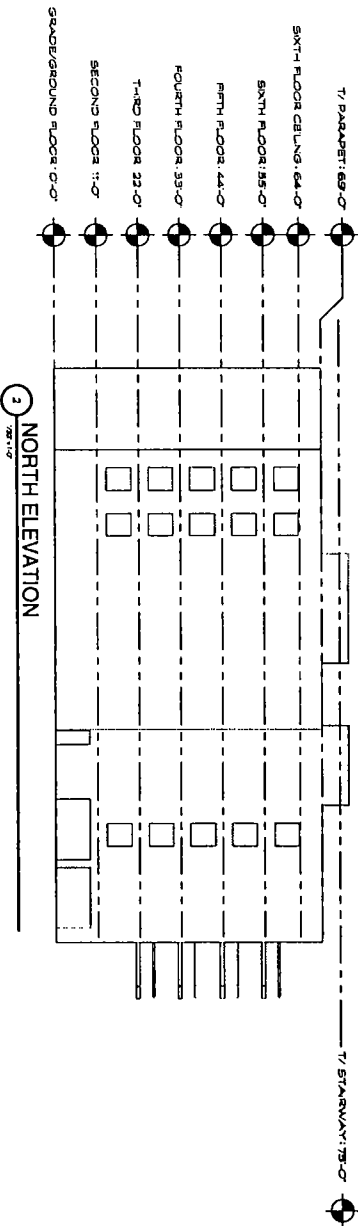
DWG. NAME: ROOF PLAN
PROJECT: _____
ADDRESS: 640-650 N. MORGAN ST.
SCALE: 1/8" = 1'-0"
DATE: 1/9/2015

SKETCH NO.

5/6



FINAL FOR PUBLICATION



Vari	DWG NAME: ELEVATIONS	SKETCH NO
824 north racine avenue chicago, illinois 60642 312.829.4788	PROJECT: 640-650 N MORGAN ST	6/6
	SCALE: 1/8" = 1'-0"	
	DATE: 1/8/2015	