



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-62
Type: Ordinance
File created: 1/21/2015
Status: Passed
In control: City Council
Final action: 3/18/2015
Title: Zoning Reclassification Map No. 1-G at 640-650 N Morgan St - App No. 18278T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2015-62.pdf, 2. SO2015-62.pdf

Date	Ver.	Action By	Action	Result
3/18/2015	1	City Council	Passed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/21/2015	1	City Council	Referred	

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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.

Application Number 18278-T1

SUBSTITUTE 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"

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