



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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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 MI-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.

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

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