



City of Chicago



O2020-2990

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 4841 N Lipps Ave - App No. 20427T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 13-L in the area bounded by

West Ainslie Street; North Avondale Avenue; a line 50 feet southeast of and parallel to West Ainslie Street; and North Lipps Avenue,

to those of a C1-3 Neighborhood Commercial District.

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

Common Address of Property: 4841 North Lipps Avenue

**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT
4837-4841 N. Lipps Ave., Chicago, IL
45th Ward

The Applicant intends to change the zoning from the existing B3-2 to C1-3 for a proposed redevelopment of a former Chicago Fire Dept. firehouse to a mixed-use development with 9 apartments and first floor commercial space for restaurant, brewpub, and brewery with distribution uses. The Property is within the Jefferson Park TOD area due to proximity to the train station. This establishment is described as follows:

ZONING: C1-3

LOT AREA: 6,560 sf

MINIMUM LOT AREA PER DWELLING UNIT: 728.88 sq. ft.

FLOOR AREA RATIO: 1.79

BUILDING AREA: 11,738 sf

OFF-STREET PARKING: 6 cars *

FRONT SETBACK: 9'0"

REAR SETBACK: 30'8"

SIDE SETBACK: 0'

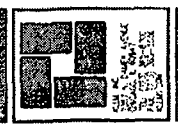
BUILDING HEIGHT: 38'6"

*seeking (TOD) Transit Oriental Development relief

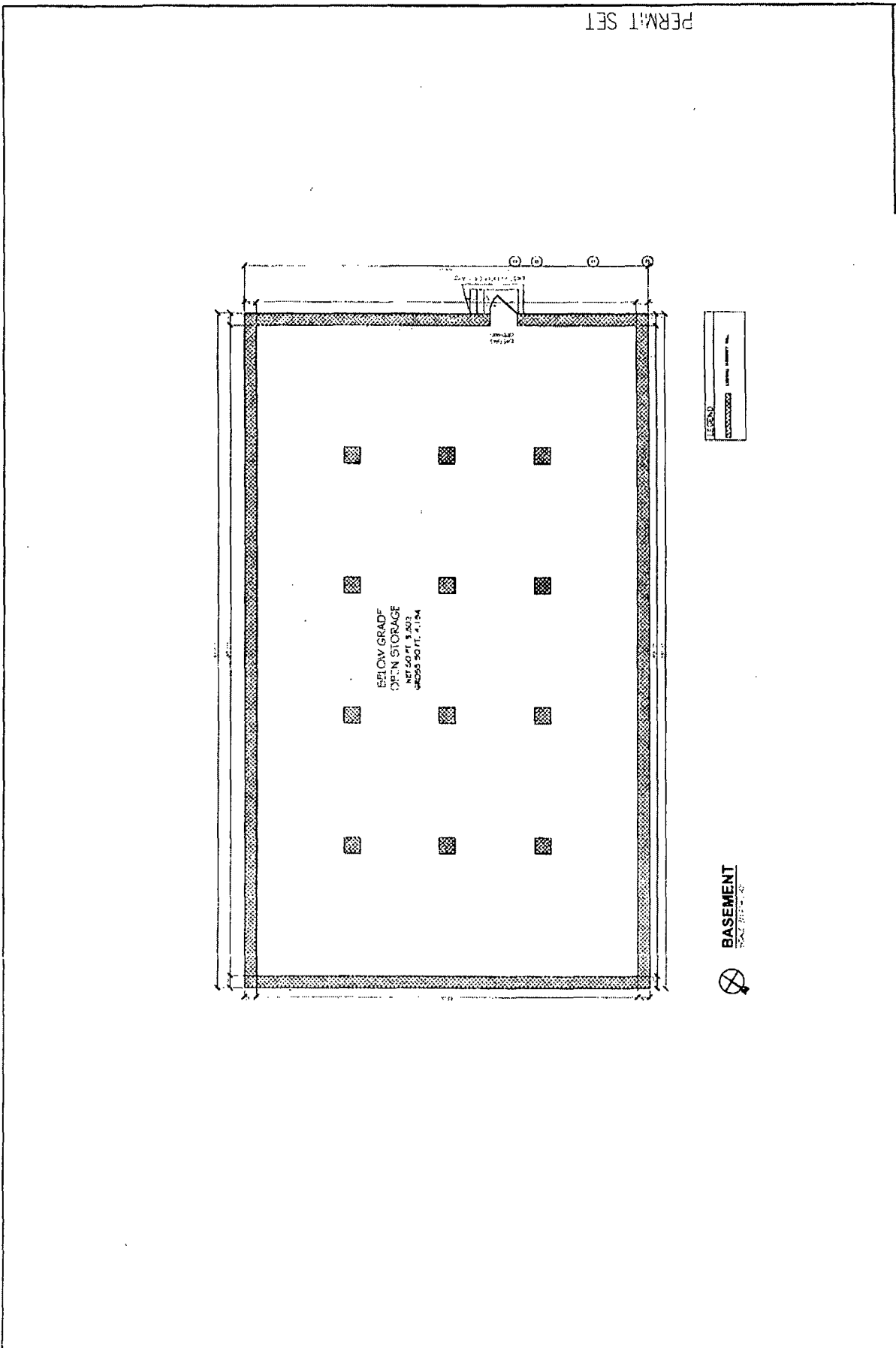
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5	11/11/11	ISSUED FOR PERMITS

PROJECT NAME
 4837-41 North Lipps Ave.
 CHICAGO, IL 60630

Remodel & Addition
 4837-41 North Lipps Ave.
 Chicago, IL 60630



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 CLIENT: [Name]
 PROJECT NAME: [Name]



BELOW GRADE
 OPEN STORAGE
 NET 240 FT. X 200 FT.
 GROSS 300 FT. X 254 FT.

BASEMENT
 11/11/11

LEGEND
 [Symbol] [Description]

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PERMIT SET

1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 1.10 1.11 1.12 1.13 1.14 1.15 1.16 1.17 1.18 1.19 1.20 1.21 1.22 1.23 1.24 1.25 1.26 1.27 1.28 1.29 1.30 1.31 1.32 1.33 1.34 1.35 1.36 1.37 1.38 1.39 1.40 1.41 1.42 1.43 1.44 1.45 1.46 1.47 1.48 1.49 1.50 1.51 1.52 1.53 1.54 1.55 1.56 1.57 1.58 1.59 1.60 1.61 1.62 1.63 1.64 1.65 1.66 1.67 1.68 1.69 1.70 1.71 1.72 1.73 1.74 1.75 1.76 1.77 1.78 1.79 1.80 1.81 1.82 1.83 1.84 1.85 1.86 1.87 1.88 1.89 1.90 1.91 1.92 1.93 1.94 1.95 1.96 1.97 1.98 1.99 2.00	2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 2.10 2.11 2.12 2.13 2.14 2.15 2.16 2.17 2.18 2.19 2.20 2.21 2.22 2.23 2.24 2.25 2.26 2.27 2.28 2.29 2.30 2.31 2.32 2.33 2.34 2.35 2.36 2.37 2.38 2.39 2.40 2.41 2.42 2.43 2.44 2.45 2.46 2.47 2.48 2.49 2.50 2.51 2.52 2.53 2.54 2.55 2.56 2.57 2.58 2.59 2.60 2.61 2.62 2.63 2.64 2.65 2.66 2.67 2.68 2.69 2.70 2.71 2.72 2.73 2.74 2.75 2.76 2.77 2.78 2.79 2.80 2.81 2.82 2.83 2.84 2.85 2.86 2.87 2.88 2.89 2.90 2.91 2.92 2.93 2.94 2.95 2.96 2.97 2.98 2.99 3.00
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Remodel & Addition
 4837-41 North Lippis Ave.
 Chicago, IL 60630

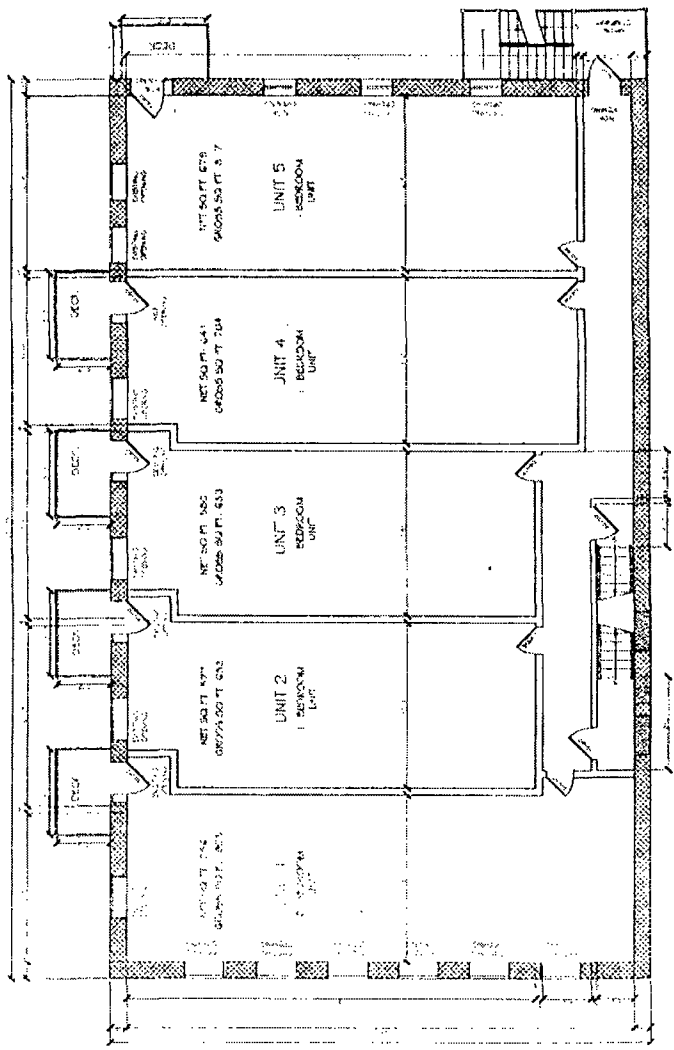


RKL INC.
 100 N. LAUREL ST.
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW: WWW.RKLINC.COM

DATE: 11/11/11
 DRAWN: J. J. J.
 CHECKED: J. J. J.
 APPROVED: J. J. J.
 PROJECT: 4837-41
 SHEET: 2.01
 OF: 2.01

PERMIT SET

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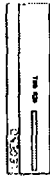
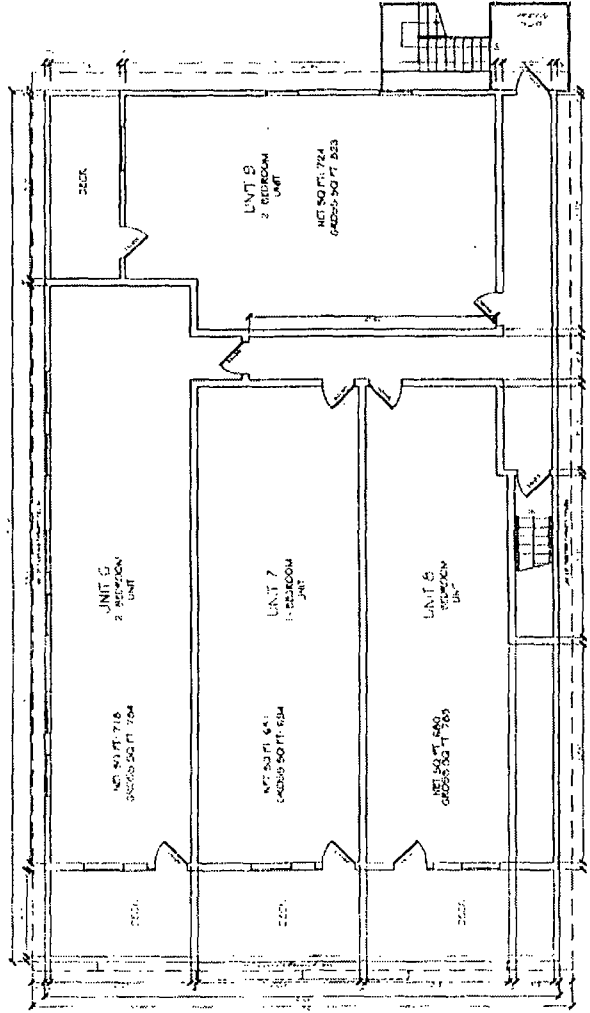
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[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	PLUMBING
[Symbol]	ELECTRICAL
[Symbol]	FINISH

SECOND FLOOR



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THIRD FLOOR
SCALE: 1/8" = 1'-0"

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REMODEL & ADDITION 4837-41 North Lippis Ave. Chicago, IL 60630		PROJECT NO.: DATE:	SHEET NO.: OF:
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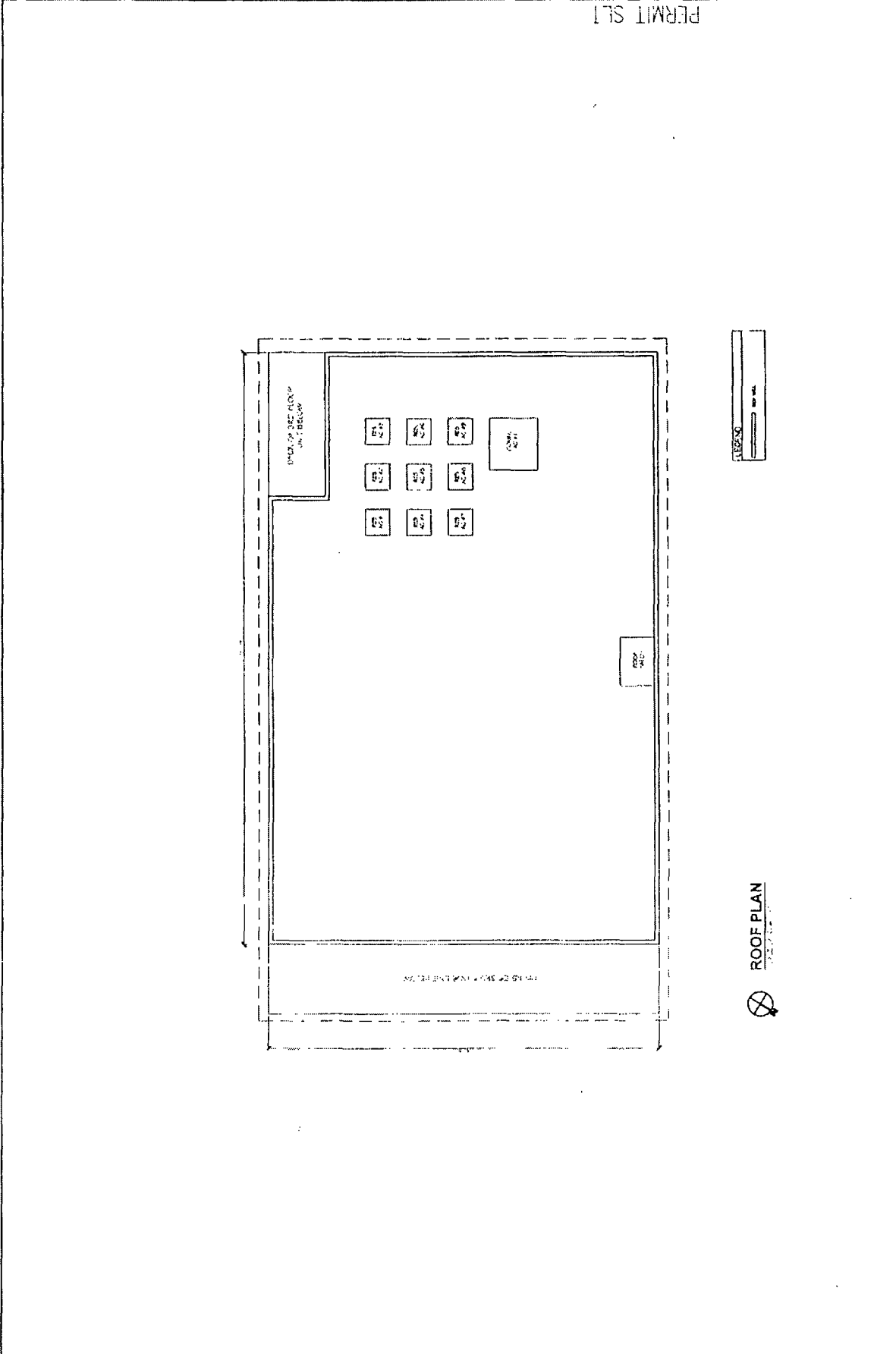
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DATE: 1/2/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Remodel & Addition
 483/-41 North Lippis Ave.
 Chicago, IL 60630



PROJECT NO.: 2019-001
 SHEET NO.: 6 OF 10



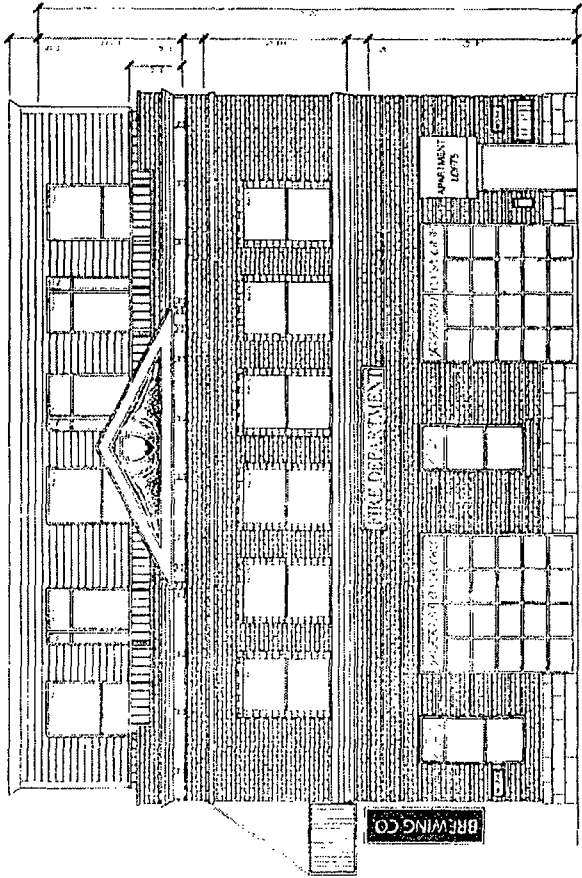
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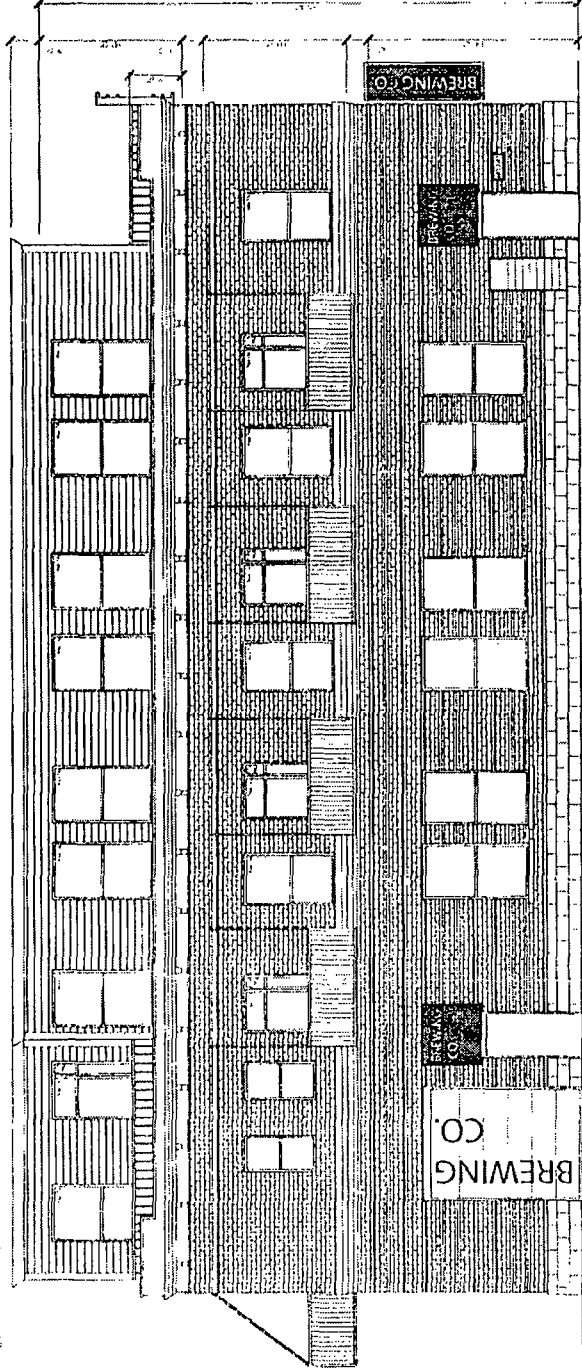
1/2" = 1'-0"

ROOF PLAN





FRONT ELEVATION (LIPPS STREET)



SIDE ELEVATION (AINSLIE STREET)

PERMIT SET

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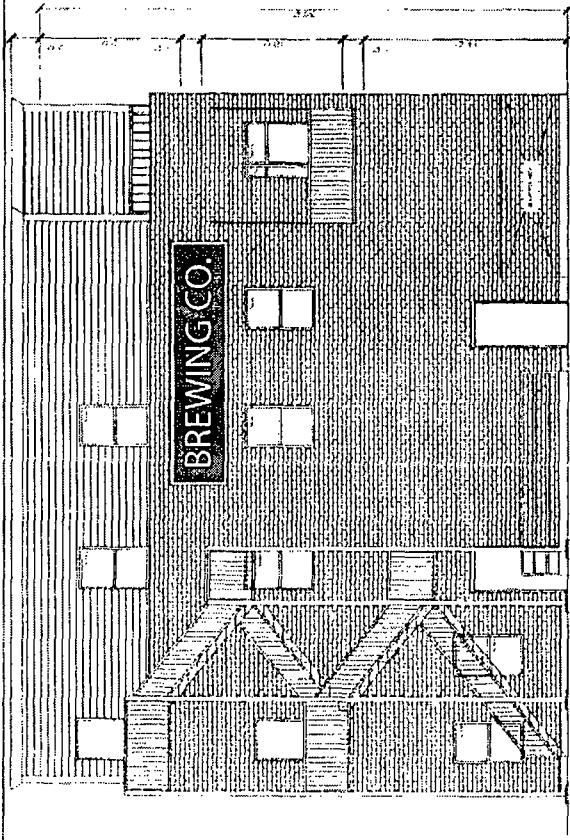
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9	10/20/20	ISSUED FOR PERMIT
10	10/20/20	ISSUED FOR PERMIT

DATE: 10/20/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NAME: [Name]

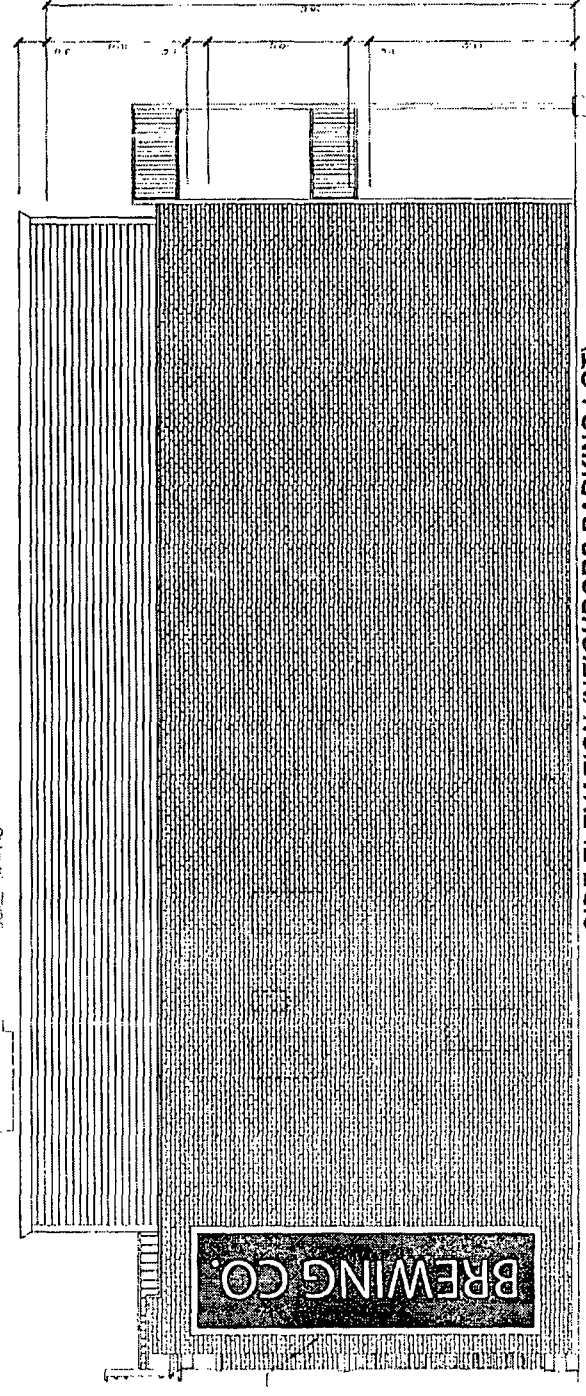
Remodel & Addition
 4837-41 North Lipps Ave.
 Chicago, IL 60630



PROJECT NOTES:
 1. SEE PERMIT SET FOR ALL NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



REAR ELEVATION (AVONDALE)
SCALE 1/8"=1'-0"



SIDE ELEVATION (NEIGHBORS PARKING LOT)
SCALE 1/8"=1'-0"

PERMIT SET

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NO.	DATE	DESCRIPTION
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PROJECT NAME: Remodel & Addition
 4837 41 North Lippis Ave.
 Chicago, IL 60630



PROJECT NUMBER: 2020-001
 ARCHITECT: NEMU, INC.
 1000 N. LAKE ST. SUITE 100
 CHICAGO, IL 60610
 TEL: 312.462.1000
 WWW.NEMUINC.COM

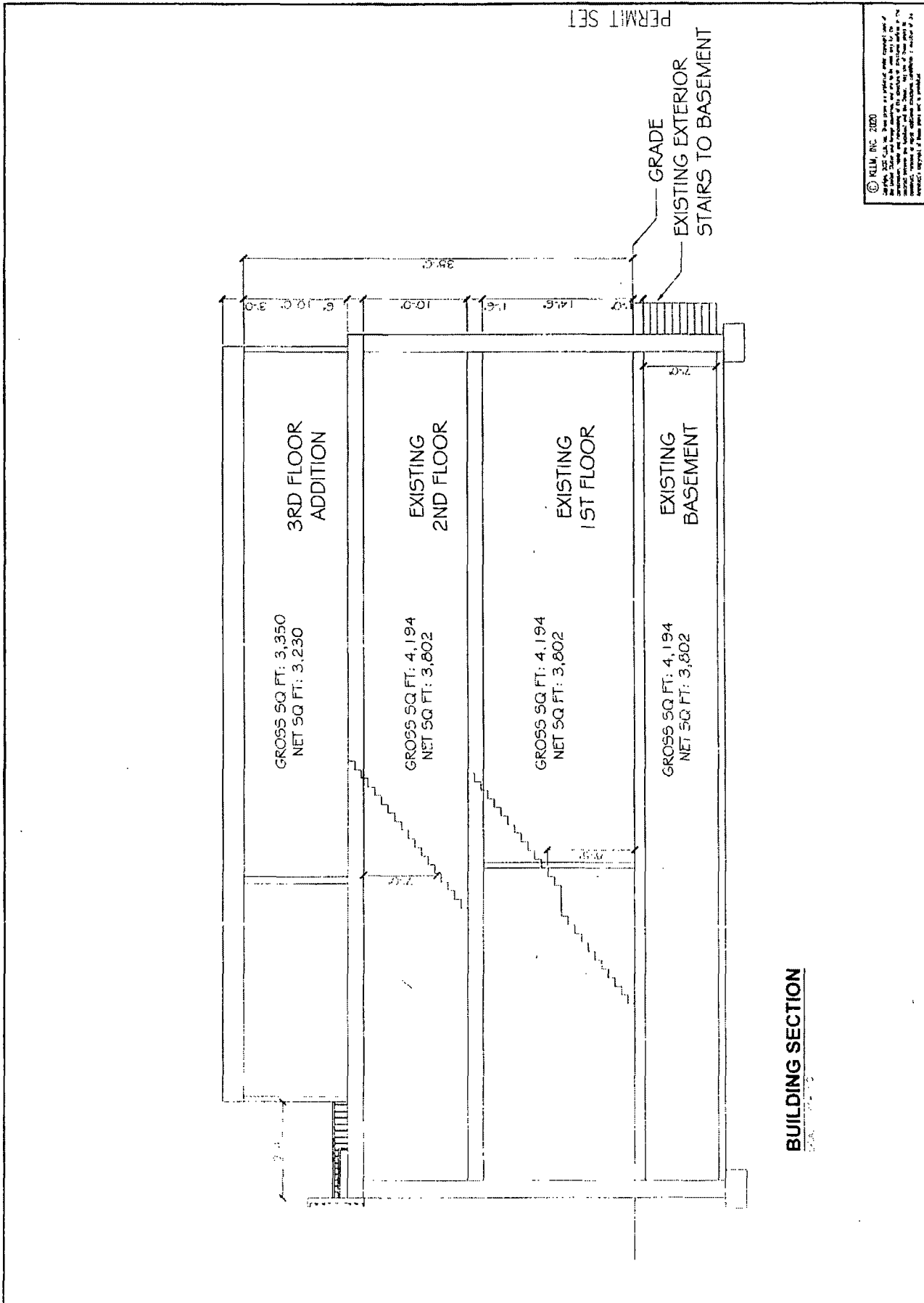
NO.	DATE	BY	REVISION

DATE: 10/22/13
 SCALE: AS SHOWN
 DRAWN BY: [Signature]

Remodel & Addition
 4837 41 North Lips Ave.
 Chicago, IL 60630



PERMITS: 13-000000000000000000
 PROJECT NO.: 13-000000000000000000
 CLIENT: [Name]
 SHEET NUMBER: 13-000000000000000000



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