

Common Address of Property:

ANAL FCR FUBLIQATIGN
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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