



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
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[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: O2020-2990, Version: 1

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# FINAL FCR 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:

***ANAL FCR FUBLIQATIGN***  
**NARRATIVE AND PLANS FOR THE**  
**PROPOSED TYPE 1 REZONING**  
**AT**  
4837-4841 N. Lipps Ave., Chicago, IL 45<sup>th</sup> 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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