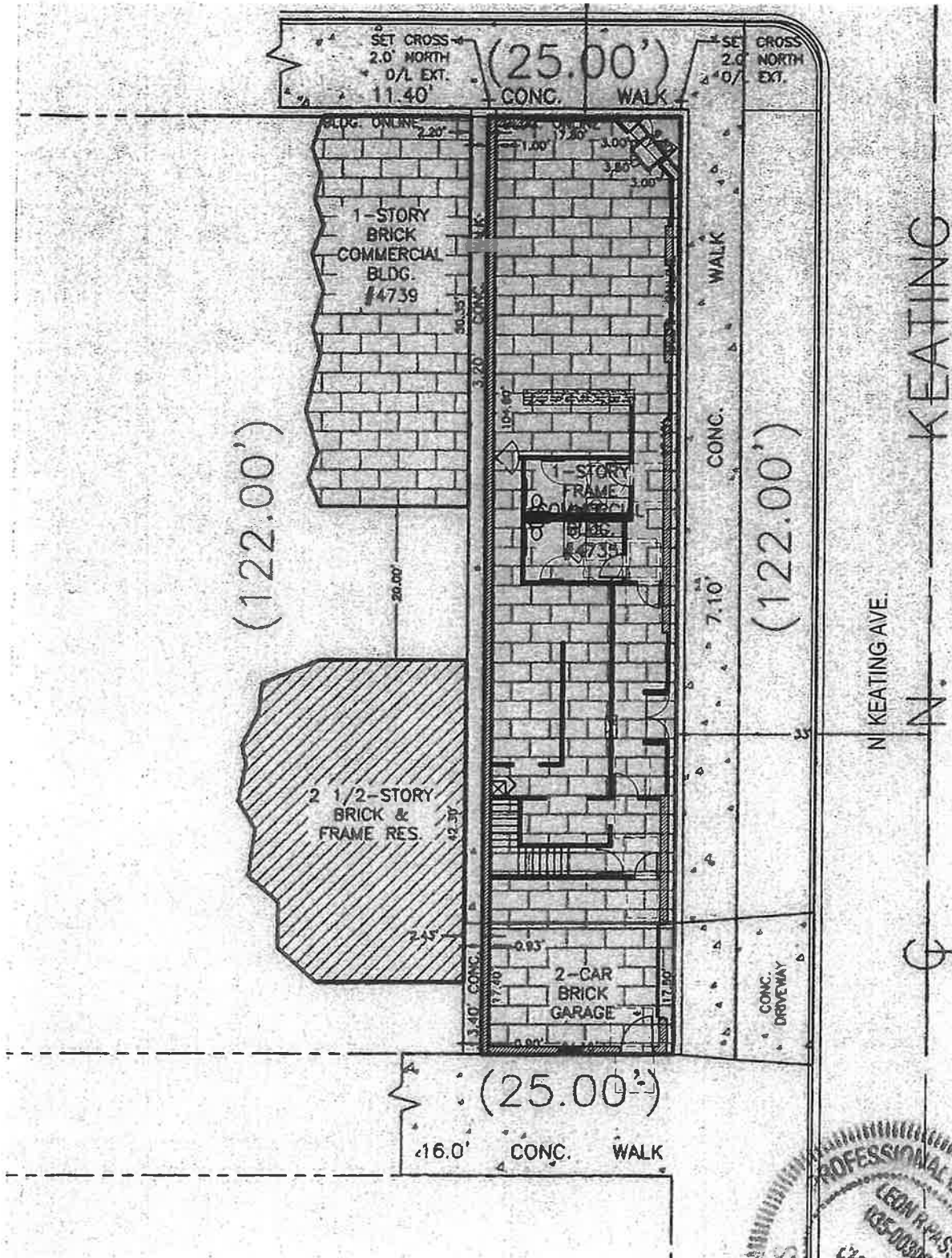


NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT – (PROPERTY ADDRESS HERE)

The current zoning of the parcel is M1-1 Limited Manufacturing District. The zoning amendment is required to change the zoning of the parcel to C1-1 Neighborhood Commercial District. The zoning change is needed to permit a General Restaurant with Liquor and a Public Place of Amusement for entertainment.

Lot Area:	<u>3,050</u> sq. ft.
FAR:	1.2
Building Area:	<u>2,500</u> sq. ft.
Density/Dwelling Unit:	<u>N/A</u> sq. ft. (No Residential)
Off Street Parking Spaces:	<u>1</u> spaces
Front Setback: (Existing)	<u>0' - 0"</u>
Rear Setback: (Existing)	<u>0' - 0"</u>
Sideyard (East): (Existing)	<u>0' - 0"</u>
Sideyard (West): (Existing)	<u>0' - 0"</u>
Rear Yard Open Space:	<u>N/A</u>
Building Height:	<u>16 ft.</u>

After rezoning, the property shall be used for a new one (1) story General Restaurant use with entertainment. A full service bar with one (1) on-site parking space in a one car garage attached.



GLEASON
 ARCHITECTS, P.C.
 PHONE: 630-466-8740
 FAX: 630-466-8760

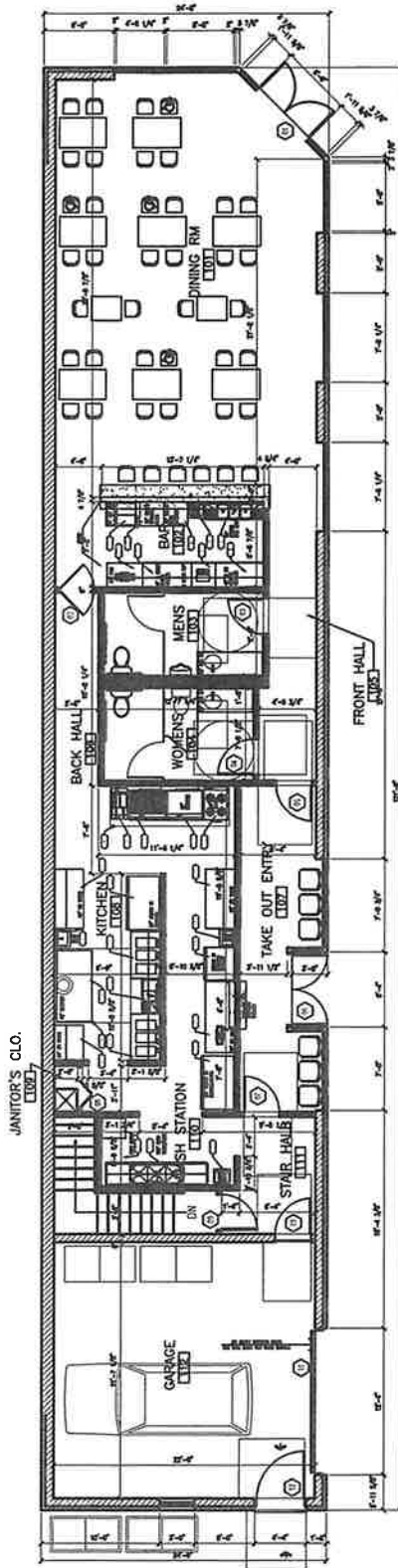
PROJECT: CHICAGO SPORTS BAR
 4735 W. North Avenue
 Chicago, Illinois

CLIENT: Reginald Baggett
 Maurice Neeley

TITLE: SITE PLAN

JOB #: 23-016
 DATE: 08-29-23
 SCALE: 1" = 20'-0"
 ADDENDUM #:

SHEET #
1
 OF 3 SHEETS



GLEASON
 ARCHITECTS, P.C.
 PHONE: 630-466-8740
 FAX: 630-466-8760

PROJECT: CHICAGO SPORTS BAR
 4735 W. North Avenue
 Chicago, Illinois

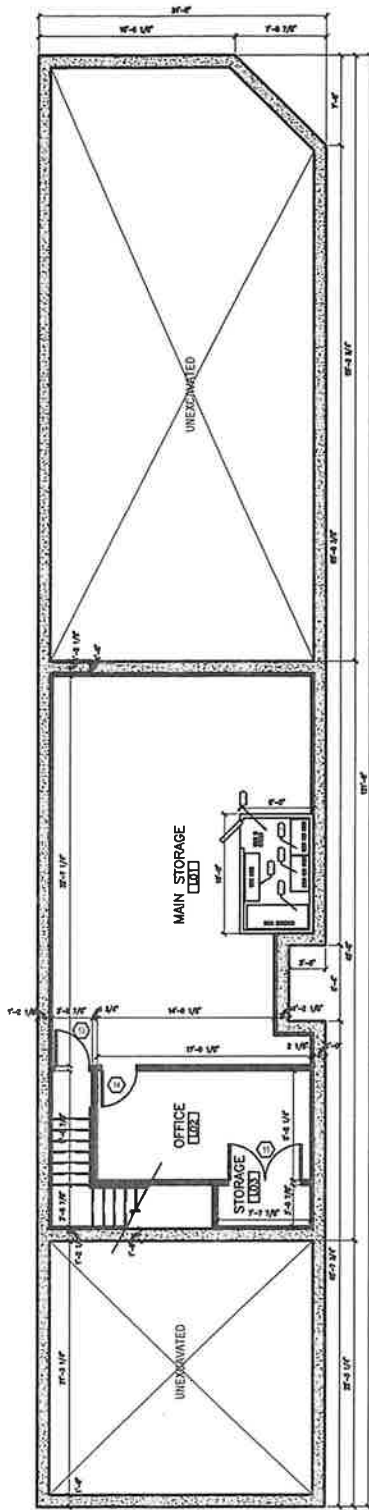
CLIENT: FAML I ENTERTAINMENT LLC

TITLE: FIRST FLOOR PLAN

JOB #: 23-016
 DATE: 11-29-23
 SCALE: 1/16" = 1'-0"
 ADDENDUM #:

SHEET #
2

OF SHEETS



PROJECT: CHICAGO SPORTS BAR
 4735 W. North Avenue
 Chicago, Illinois

CLIENT: FAML I ENTERTAINMENT LLC

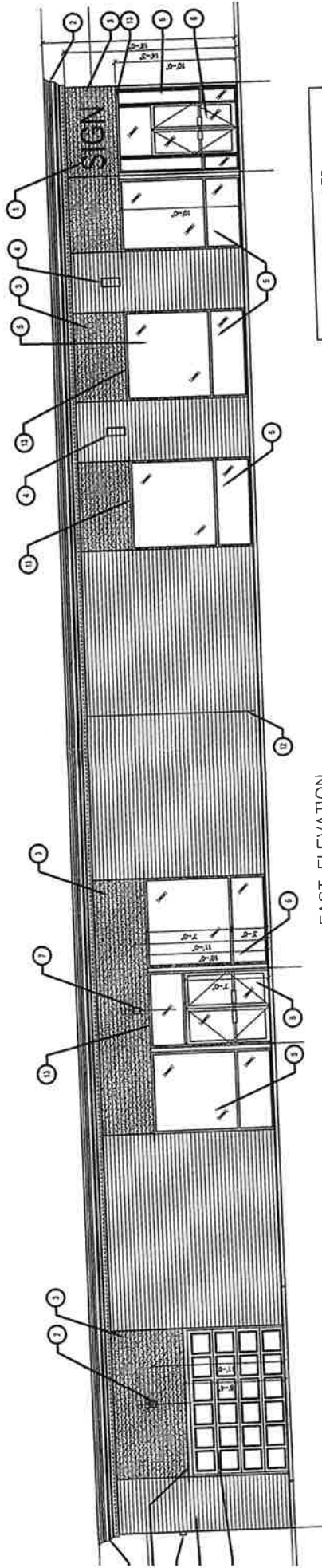
TITLE: LOWER LEVEL PLAN

JOB #: 23-016
 DATE: 11-29-23
 SCALE: 1/16" = 1'-0"
 ADDENDUM #:

SHEET #
3
 OF SHEETS

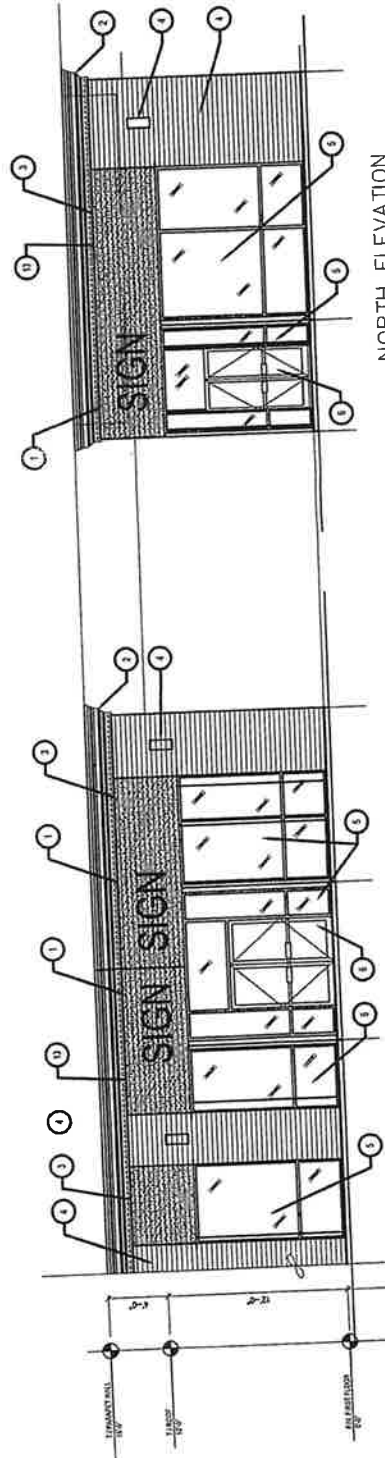
SPORTS BAR AND RESTAURANT

4735 W. NORTH AV, CHICAGO, IL



EAST ELEVATION

- ELEVATION KEY NOTES**
1. SIGNAGE - BACKOUT (FOR REFERENCE ONLY) - SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLIED FOR BY SIGN INSTALLER.
 2. POLYURETHANE CROWN MOLDING
 3. FRIER CEMENT - HANDBLANK LIP SING
 4. UTILITY BRICK VENEER - SMOOTH
 5. NEW STOREFRONT GLAZING SYSTEM
 6. NEW STOREFRONT GLASS DOUBLE-DOOR
 7. EXTERIOR LIGHTING - TO BE SELECTED BY OWNER
 8. NEW WINDOW - TO BE SELECTED BY OWNER
 9. NEW METAL DOOR
 10. NEW OVER-HEAD DOOR
 11. CONCRETE MASONRY BLOCKS
 12. EXPANSION JOINT
 13. SCHEDULED UNTEL - SEE STRUCTURAL DWGS
 14. THRU WALL SCUPPER AND DOWNSPOUT
 15. EXTERIOR MOTION DETECTOR LIGHTING - 2 HEAD



NORTH ELEVATION

NORTH-EAST ELEVATION

JOB #:	23-016
DATE:	08-31-23
SCALE:	1/8" = 1'-0"
ADDENDUM #:	
SHEET #	1
OF 2 SHEETS	

ELEVATIONS

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

PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2023 GLEASON ARCHITECTS, P.C.
 DATE: 8/31/2023
 JOB NUMBER: 23-016

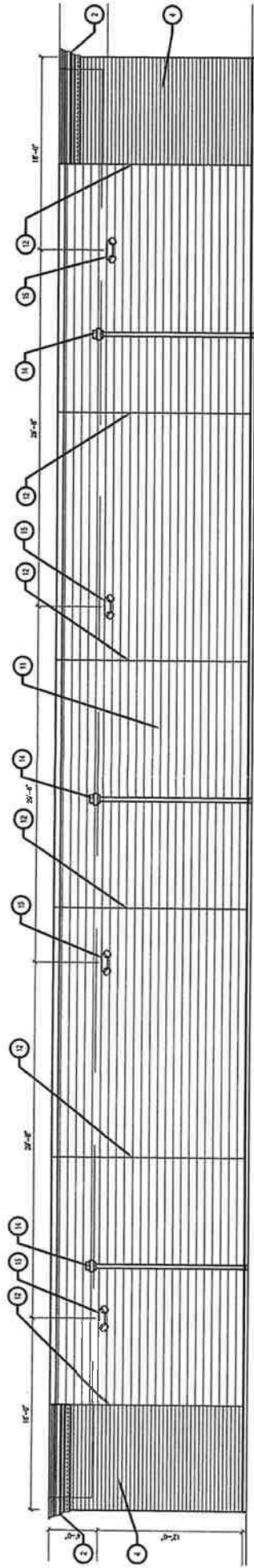


GLEASON ARCHITECTS, P.C.

709 Herald Drive, Unit A, Skokie, Illinois
 Phone: 630-466-6740 Fax: 630-466-6740

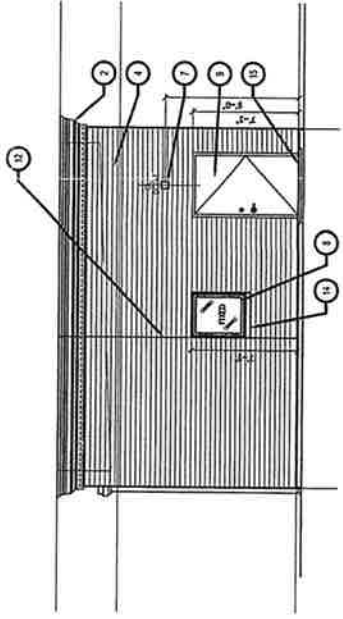
SPORTS BAR AND RESTAURANT

4735 W. NORTH AV, CHICAGO, IL



WEST ELEVATION

- ELEVATION KEY NOTES**
1. SIGNAGE - BRACKET (FOR RESERVE ONLY) - SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLIED FOR BY SIGN INSTALLER
 2. POLYURETHANE CROWN MOLDING
 3. FIBER CONCRETE - HARDPLANK LAP SOUND
 4. UTILITY BRICK VENEER - SMOOTH
 5. NEW STOREFRONT GLAZING SYSTEM
 6. NEW STOREFRONT GLASS DOUBLE-DOOR
 7. EXTERIOR LIGHTING - TO BE SELECTED BY OWNER
 8. NEW WINDOW - TO BE SELECTED BY OWNER
 9. NEW METAL DOOR
 10. NEW OVER-HEAD DOOR
 11. CONCRETE MASONRY BLOCKS
 12. EXPANSION JOINT
 13. SCHEDULED UNTEL - SEE STRUCTURAL DWGS
 14. THRU WALL SCUPPER AND DOWNSPOUT
 15. EXTERIOR MOTION DETECTOR LIGHTING - 2 HEAD



SOUTH ELEVATION

PRELIMINARY SCHEMATIC DESIGN.
 DATE: FEB 11 / 2023 GLEASON ARCHITECTS, P.C.
 JOB NUMBER: 23-016



GLEASON ARCHITECTS, P.C.

209 Hawthorn Drive, Unit A, Skokie, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

ELEVATIONS

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

JOB #:	23-016
DATE:	08-31-23
SCALE:	1/8" = 1'-0"
ADDENDUM #:	
SHEET #	2
OF 2 SHEETS	