

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 M1-1 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 3-K in the area bounded by

West North Avenue; North Keating Avenue; the alley next south of and parallel to West North Avenue; and a line 25 feet west of and parallel to North Keating Avenue,

to those of a C1-1 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: 4735 West North Avenue

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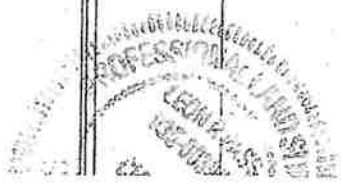
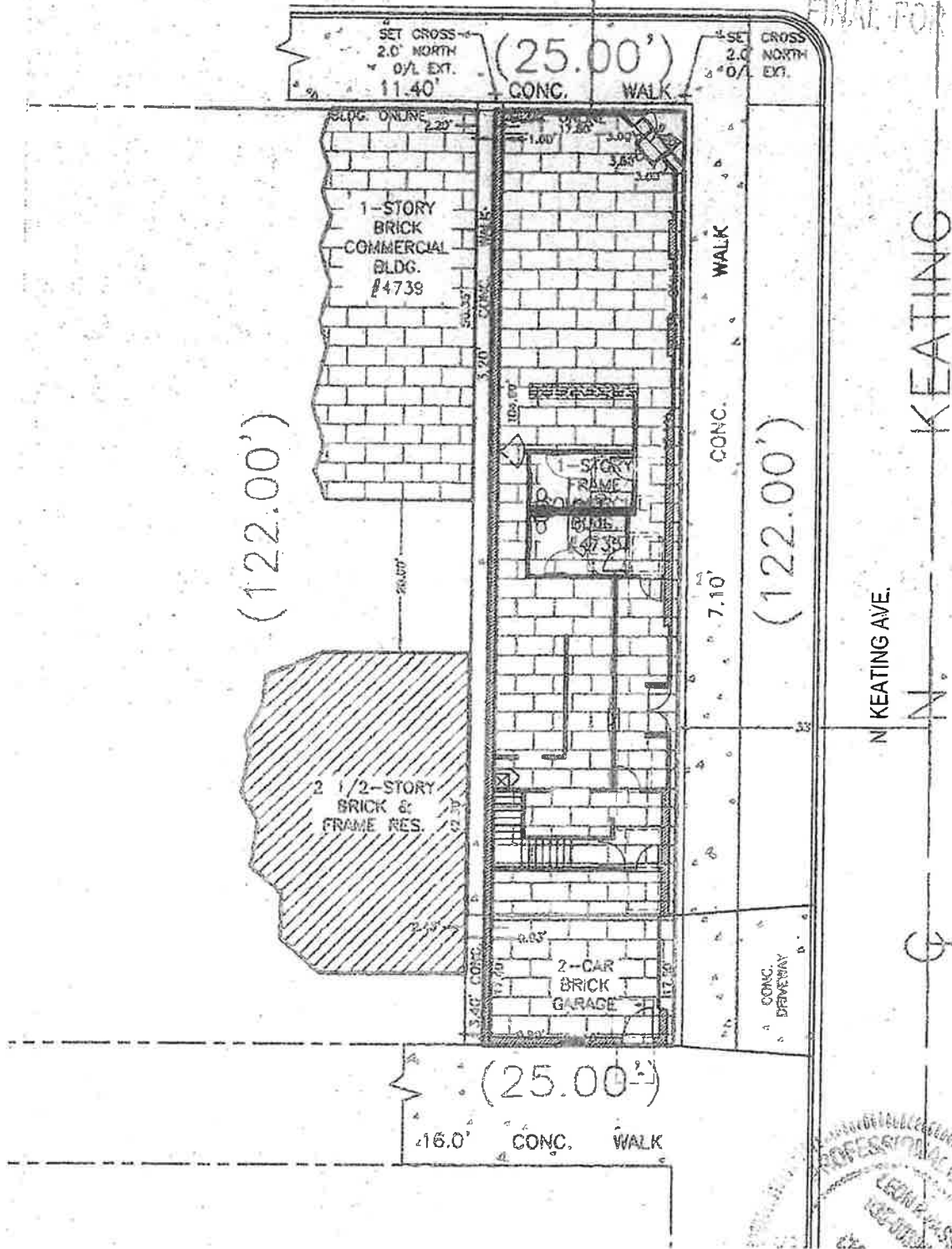
NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT - (PROPERTY ADDRESS HERE)

The current zoning of the parcel is MI-1 Limited Manufacturing District.
 The zoning amendment is required to change the zoning of the parcel to CI-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> |

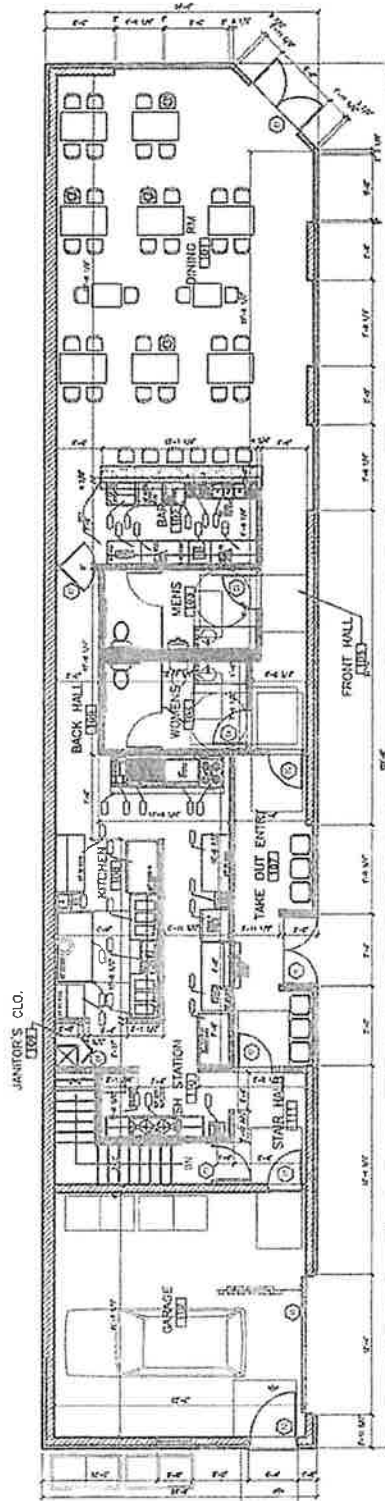
After rezoning, the property shall be used for a new one (1) story General Restaurant use with entertainment. A full service bar with one (1) on-site parking space in a one car garage attached.

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| | |
|----------|---|
| 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 | |



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"

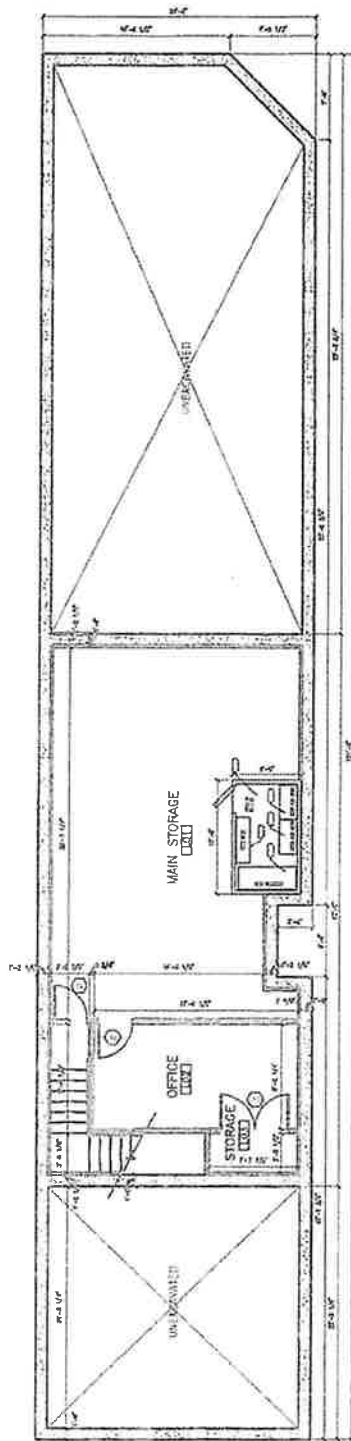
ADDENDUM #:

SHEET #

2

OF SHEETS

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GLEASON
ARCHITECTS, P.C.
PHONE: 630-469-6740
FAX: 630-466-8260

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

CLIENT: FAMLI ENTERTAINMENT LLC

TITLE: LOWER LEVEL PLAN

JOB #: 23-016

DATE: 11-29-23

SCALE: 1/16" = 1'-0"

ADDENDUM #:

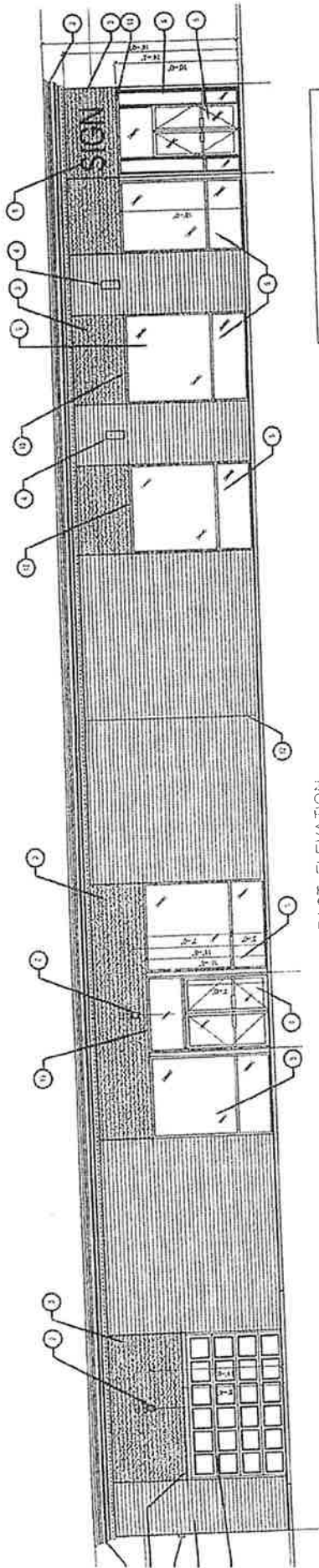
SHEET #

3

OF SHEETS

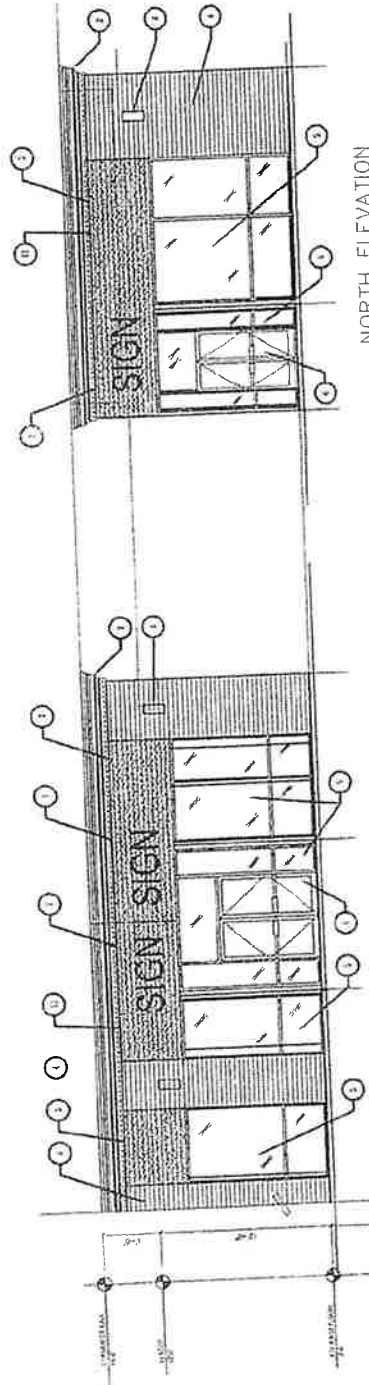
SPORTS BAR AND RESTAURANT

4735 W. NORTH AV, CHICAGO, IL



EAST ELEVATION

- ELEVATION KEY NOTES**
1. SIGNAGE - (ANALYT FOR REDDENCE ONLY) - SIGNAGE WILL RECEIVE A SEPARATE PERMIT APPLIED FOR BY ROCK MOUNTAIN
 2. POLYURETHANE OR OTHER MOUNTING
 3. FIBER GLASS - HANDBLANK LAR SIDING
 4. UNLUCKY BRICK VENEER - SHOWN
 5. NEW STAINLESS-STEEL CLADDING SYSTEM
 6. NEW STAINLESS-STEEL GLASS DANIELE-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 MOUNTING BLOCKS
 12. EXPANSION JOINT
 13. SCHEDULED UNTEL - SEE STRUCTURAL DRGS
 14. THRU WALL SCUPPER AND DOWNSPOUT
 15. EXTERIOR MURON SELECTOR LIGHTING - 2 HEAD



NORTH-EAST ELEVATION

NORTH ELEVATION

ELEVATIONS

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

| | |
|-------------|--------------|
| JOB #: | 23-016 |
| DATE: | 06-31-23 |
| SCALE: | 1/8" = 1'-0" |
| APPENDIX #: | |
| SHEET #: | 1 |
| OF 2 SHEETS | |

PRELIMINARY SCHEMATIC DESIGN
 COPYRIGHT 2023 GLEASON ARCHITECTS, P.C.
 DATE: 6/31/2023
 JOB NUMBER: 23-016



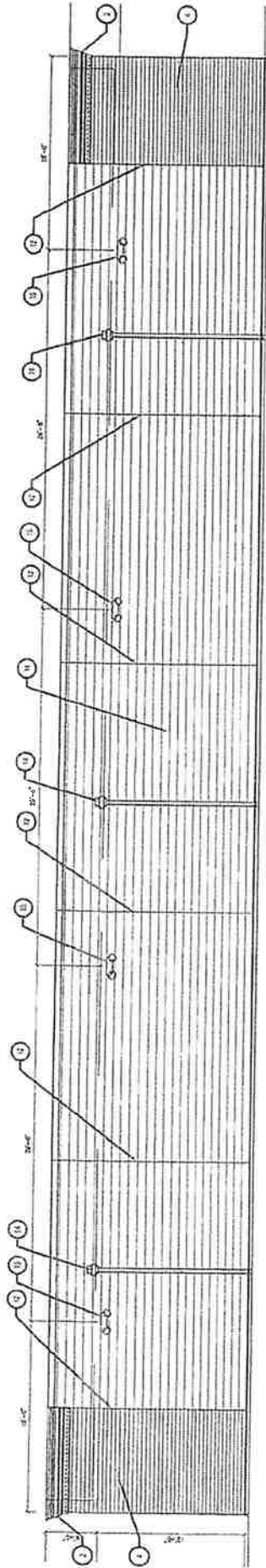
GLEASON ARCHITECTS, P.C.

701 Highland Drive, Suite A, Skokie, Illinois
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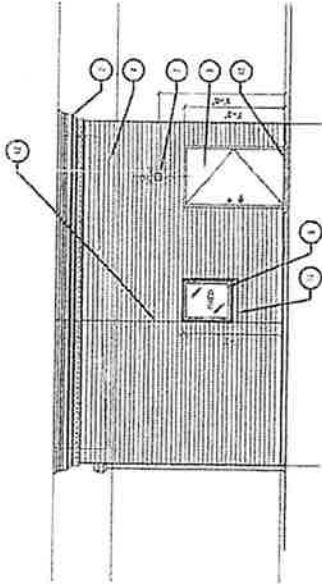
SPORTS BAR AND RESTAURANT

4735 W. NORTH AV, CHICAGO, IL



WEST ELEVATION

- ELEVATION KEY NOTES**
1. SCHEDULE BRICK (FOR REFERENCE ONLY) - TO BE REPLACED WITH PERMITS APPLIED FOR BY SIGN INSTALLER.
 2. POLYURETHANE ENAMEL MULLIONS
 3. FAIRFAX COLOUR - HACEBUNK UP SIGN
 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. EXPANDED JOINT
 13. SCHEDULED LINTEL - SEE STRUCTURAL DRKS
 14. NEW WALL SCOFFER AND DOWNSPOUT
 15. EXTERIOR MOTION DETECTOR LIGHTING - 2 HEAD



SOUTH ELEVATION

ELEVATIONS

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

PRELIMINARY SCHEMATIC DESIGN
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 DATE: 8/31/2023
 JOB NUMBER: 23-016



GLEASON ARCHITECTS, P.C.

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 635-355-4444 (740) Fax: 630-466-6755

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