

#22308-T1
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

4735 W. North Avenue

2. Ward Number that property is located in: 37th Ward

3. APPLICANT Fam-Li Entertainment, LLC

ADDRESS 4735 W. North Avenue CITY Chicago
STATE Illinois ZIP CODE 60639 PHONE (312) 410-8360
EMAIL [REDACTED] CONTACT PERSON Maurice Neely

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER (Same as Above)
ADDRESS CITY
STATE ZIP CODE PHONE
EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Dean T. Maragos
ADDRESS 1 N. LaSalle Street
CITY Chicago STATE IL ZIP CODE 60602
PHONE (312) 578-1012 FAX EMAIL dtm@maragoslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Maurice L. Neely Sole Managing Member

7. On what date did the owner acquire legal title to the subject property? 1/31/23

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District M1-1 Proposed Zoning District C1-1

10. Lot size in square feet (or dimensions) 125' x 122' = 3,050 sq.ft.

11. Current Use of the property Vacant Lot

12. Reason for rezoning the property To meet the Use Table and Standards requirement of the C1-1 for a family style General restaurant with live entertainment. To establish a new 1 story General Restaurant with entertainment and liquor.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) After the Rezoning, the property will be used as a general restaurant with entertainment. The lot is 3,050 sqft. There is one garage on site parking space. New construction of a 1 story building with garage. The approximate square feet is 3,629 including the proposed basement level. The Building Height is 16 feet.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES NO X

COUNTY OF COOK
STATE OF ILLINOIS

Maurice Neely, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

X Maurice Neely X
Signature of Applicant OWNER-MANAGER

Subscribed and Sworn to before me this
15th day of November, 2023.



Dean T. Maragos
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

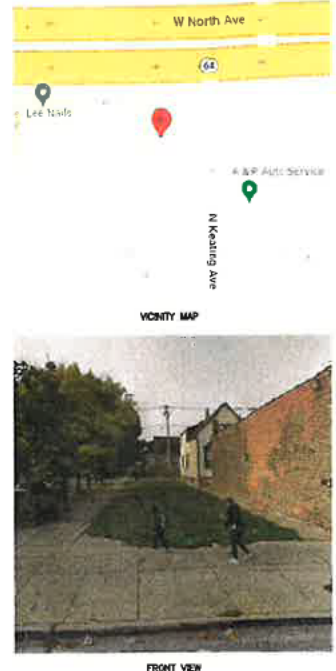
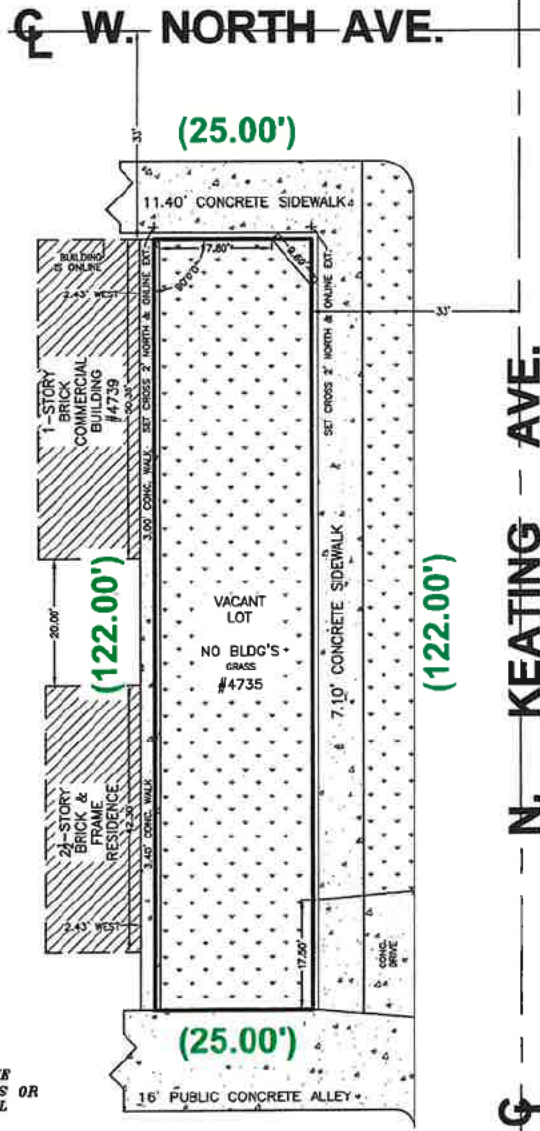
LOT 1 IN BLOCK 9 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(COMMONLY KNOWN AS: 4735 W NORTH AVE, CHICAGO, IL 60639.)

AREA= 3,050.00 SQ. FT. (MORE OR LESS)
PERIMETER= 294.00 FT. (MORE OR LESS)
ACREAGE= 0.070018 (MORE OR LESS)



SCALE: 1"=20'



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-0003083.

P.O. Box 43659 Chicago, Illinois 60743 TEL: (773) 779-1700 Fax: (773) 779-9143 E-mail: lrpassassoc@yahoo.com	
MAURICE NEELEY	
P.I.N.#	16-03-100-004-0000
CHECKED BY: L.R.P.	FIELD DATE: 04-27-2023
BOOK NO.: C.P.	SURVEYOR: D.S.
PROJECT NO.: 2304-0162	SCALE: 1"=20'
LVS. © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.	

COMPARE ALL POINTS BEFORE BUILDING IMPROVEMENTS SHOULD BE MADE ON BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF APRIL 2023
LEON R. PASS
LICENSE EXPIRATION DATE 4/30/24

MARAGOS & MARAGOS I, CHTD.

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LaSALLE STREET • SUITE 2242

CHICAGO, ILLINOIS 60602

PHONE: 312.578.1012 • FAX: 312.578.1016

E-MAIL: dtm@maragoslaw.com

HON. SAMUEL C. MARAGOS
(1922-2005)

HON. DEAN T. MARAGOS*
*ALSO ADMITTED IN FLORIDA

OF COUNSEL
FRANCIS X. RILEY
(1912 - 2006)

WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

November 24, 2023

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Dean T. Maragos, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

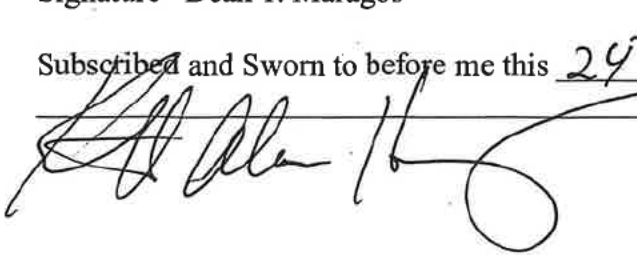
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately December 13, 2023.

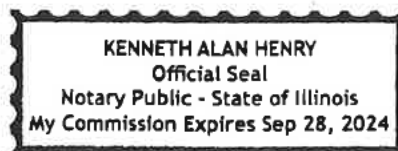
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Signature Dean T. Maragos

Subscribed and Sworn to before me this 24th day of Nov, 2023.





MARAGOS & MARAGOS I, CHTD.

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LASALLE STREET • SUITE 2242

CHICAGO, ILLINOIS 60602

PHONE: 312.578.1012 • FAX: 312.578.1016

E-MAIL: dtm@maragoslaw.com

HON. SAMUEL C. MARAGOS
(1922-2005)

HON. DEAN T. MARAGOS*

*ALSO ADMITTED IN FLORIDA

OF COUNSEL
FRANCIS X. RILEY
(1912 - 2006)

November 15, 2023

Dear Property Owner:

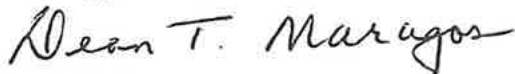
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 13, 2023, the undersigned will file an application for a change in zoning from an M1-1 Limited Manufacturing /Business Park District to a C1-1 Neighborhood Commercial District on behalf of Fam-Li Entertainment, LLC, the Applicant, located at 4735 W. North Avenue, Chicago IL 60639.

The applicant intends to use the subject property to build a 1 story Family-Type general restaurant with entertainment and liquor. The lot size is 3,050 sq. ft. There is one (1) on-site parking space within an attached garage at the rear of the building. The proposed building will be 16 feet in height.

The applicant/owner is located at 4735 W. North Avenue, Chicago, Illinois 60639. The contact person for this application is Dean T. Maragos, attorney, 1 North LaSalle Street, Chicago, Illinois 60602, (312) 578-1012.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,



Dean T. Maragos
DTM/pvv