



City of Chicago



SO2022-3463

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-F at 415 W 107th St - App No. 22013T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

No. 22013T1

SUBSTITUTE 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, is hereby amended by changing all of the M1-1-Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 26-F in the area bounded by

A line 110.0 feet east of and parallel to south Eggleston Avenue;

the public alley next south of and parallel to West 107th Street;

a line 85.0 feet east of and parallel to South Eggleston Avenue;

And 107th Street

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 415 West 107th Street

Substitute Narrative**ZONING NARRATIVE AND PLANS
TYPE-1.MAP AMENDMENT AT
415 West 107th Street**

The applicant, Mother Love Youth Connection, LLC, is seeking a map amendment from M1-1 Limited Manufacturing/ Business Park District to that of a B3-1 Community Shopping District in order to allow for the establishment of a 3,411.25 sq. ft. small venue facility in an existing one and two -story brick and masonry building (second story addition located at the rear of the building) with accessory leased parking located at 410 West 107th Street on the north side of 107th Street. The proposed one and two-story small venue facility's accessory parking will have in excess of fifteen off-street parking spaces. Subject lot is 3,125.0 sq. ft. Building height is 23.0 ft.

- Lot Area: 3,125.0 sq. ft.
- Floor Area Ratio: 1.09 FAR
- Building Size: 3,411.25 sq. ft.
- Density: No proposed or existing dwelling-units
- Off-Street Parking Spaces: Off-street parking spaces provided at proposed leased parking lot located at 410 West 107th Street.
- Setbacks: Front Yard 0.00 feet North
Side Yard 0.00 feet East
Side Yard 0.00 feet West
Rear Yard 9.33 feet South
- Building Height: Existing One and Two-Story Building 24 feet

OFFICE:
 P.O. Box 43559
 Chicago, IL 60643
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 Fax: (773) 779-9143
 lrpasacoc@yahoo.com

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 1 IN FIRST BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF PART OF LOTS 35 AND 38 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 415 W 107TH ST., CHICAGO, IL 60628.)

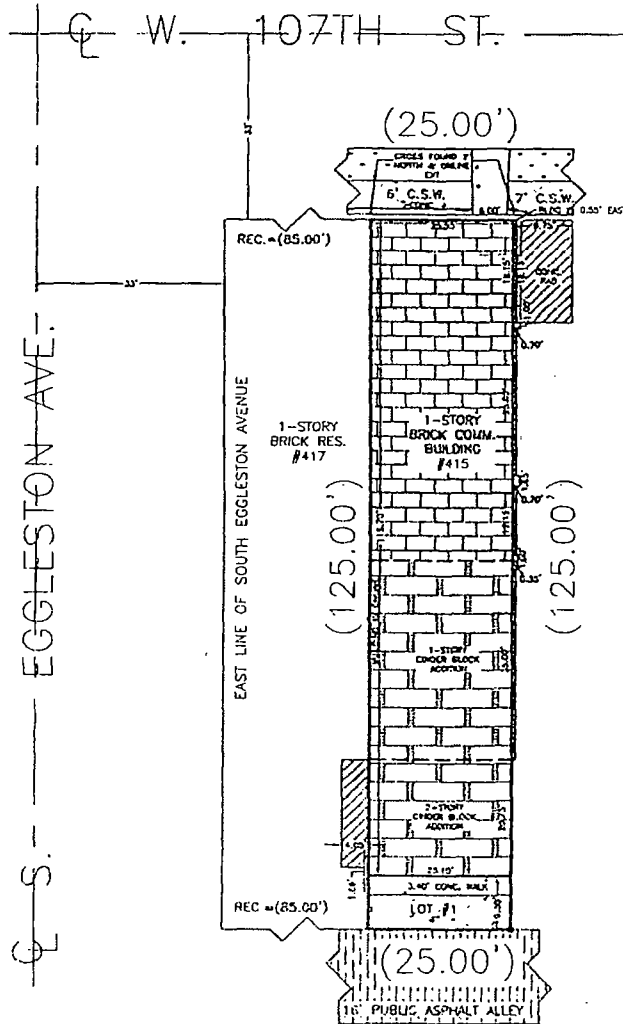
AREA= 3,125.00 SQ. FT. (MORE OR LESS)
 PERIMETER= 300.00 FT. (MORE OR LESS)
 ACREAGE= 0.071740 (MORE OR LESS)



SURVEY SCALE: 1"=20'



Site Plan



LEGEND	
[Symbol]	METAL FENCE
[Symbol]	FENCE POST (F.P.)
[Symbol]	"MAC" NAIL SET
[Symbol]	SET IRON PIPE
[Symbol]	IRON PIPE FOUND
[Symbol]	CUT CROSS- FOUND OR SET
[Symbol]	PROPERTY LINE
[Symbol]	(140 45) RECORDED DATA
[Symbol]	140.45 MEASURED DIMENSION
[Symbol]	(D) NOTCH
[Symbol]	WOOD FENCE (W.F.)
[Symbol]	CHAIN LINK FENCE (C.L.F.)
[Symbol]	WROUGHT IRON FENCE (W.I.F.)
[Symbol]	5 NAILS (SET)

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. 035-0803083.

FIELD DATE: 7/15/2022
 P. I. N.: 25-16-307-C04-0000
 BOOK NO.: G.P.
 SURVEYOR: J.S. & W.M.
 DIMENSIONS ARE NOT TO BE SCALED.
 ORDER NO.: 2207-1638
 SCALE: 1" = 20 FEET
 ORDERED BY: NICOLE GWENS
 MEMBER I.P.L.S.A.
 A.C.S.M.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE 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



WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.
 GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JULY 2022.
 LICENSE EXPIRATION DATE: 7/30/27

FINAL FOR PUBLICATION



Tasha's Beauty World, LLC
7101S. Halsted 415W. 107

P
TOW ZONE

Financial Publication

