

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

**FINAL FOR
PUBLICATION**

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 MI-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
- o 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

FINAL FOR
SUBMITTAL

OFFICE:
P.O. Box 43559 Chicago, IL 60643 Tel: (773) 779-1700 Fax: (773) 779-9143 lrpasr.acsoc@yahoo.com

PLAT OF SURVEY

L, R. PASS & ASSOCIATES

Plat of Surveys Topography Mortgage Inspection Condominiums Land Development
Lagos Descriptions

LOT 1 IN BLOCK 1 IN FIRST BELLVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF PART OF LOTS .55 AND MI IN SCHOOL TRUSTEES SUBDIVISION OR SECTION 16, TOWNSHIP 37 NORTH, RANGE U, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 41b W J07TH ST., CHICAGO, IL 60526-)

AREA- 3,125.00 SQ. FT. (MORE OR LESS) PERIMETER-- 100.00 FT. (MORE OR LESS) ACRES 0.071740 (MORE OR LESS)

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 00000000

HELD DATE: 7/15/2022 | P. I. M.: 25-16-307-G04-Q000
FLOOR NO.: CP
SURVEYOR: J.S. W. U. DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.:
SCALE: 1" = 7.0 ft
ORD. PED. 3" - NCGIC 1/AF.NS

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 LOCAL TITLE POLICY AND/OR LOCAL ORDINANCES TO 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 FRACTIONS. AS TO "S":
COURTESY TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT

- LEGEND
- JIL METAL FENCE
 - fence post (r.pj)
 - O "MAC" NAIL SET OR SET IRON PIPE
 - . iron PIPE round
 - CUT CROSS- FOUND OR SET

JL- PERMIT LINE (MO'S) RECORDED OA.V, 140.45 MEASURED DIMENSION NOTCH
/1' WOOD FENCE (W.F.) X CHAIN LINK FENCE (C.L.F.) 1-G ALUMINUM IRON FENCE (W.I.F.) ••• 5 NAILS (SET)
JRW OF ILLINOIS
COUNTY OF COOK

WE, L. R. PASS & ASSOCIATES, P.C. DO HEREBY

CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED

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