



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

And 107<sup>th</sup> 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 107<sup>th</sup> Street

**FINAL FOR  
PUBLICATION**

**Substitute Narrative**

**ZONING NARRATIVE AND PLANS TYPE-**

**1.MAP AMENDMENT AT 415 West 107<sup>th</sup>**

**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 107<sup>th</sup> Street on the north side of 107<sup>th</sup> 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 107<sup>th</sup> 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  
FUBUCATIOM

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  
Lagol Descrjilany

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-- JOO.OO FT. (MOKE OR LESS) ACREAGES 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. ■■■ OOUJOaj.

HELD DATE: 7/15/2022 | P. I. M.: 25-16-307-G04-Q000  
FJ00< NO.: CP  
SURVEYOR: J.S. \* W.u. nIMNSIUNS AIC NOT TO HE SCALED.  
ORDER NO.:  
SCALE 1" = 7.0 fm  
ORDF.PED 3"- NCGIC rVAF.NS

COMPARE ALL POINTS BEFORE BUILDING. HO \* IMPROVEUENTS SHOULD BE UADc ON THE BASIS THIS PUT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO OLT TO TITLE POLICY AND/OR LOCAL ORDINANCES TO BUILDINGS 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. TO A TEMPERATURE OF 67 DEGREES FAHRENHEIT

- LEGEND
- JIL METAL FENCE
  - fence post (r.pj)
  - O 1/2" MAC" NAIL SET OR 1/2" SET IRON PIPE
  - . 1/2" IRON PIPE OR 1/2"
  - 1/2" CUT CROSS- FOUND OR? SET

JL- PERPET LINE (MO'S) RECORDED OA.V, 140.45 MEASURED DIMENSION NOTCH  
1/2" WOOD FENCE (W.F.) X CHAIN LINK FENCE (C.I.F.) 1-1/2" GALVANIZED IRON FENCE (W.I.F.) ••• 5 NAILS (SET)

JRW OF ILLINOIS  
COUNTY OF COOK

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

CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED

Information is being withheld under the provisions of the Freedom of Information Act (FOIA), 5 U.S.C. 552(b)(7)(C) and (b)(7)(D).

\*T7a T i "67" DA"1E" »-T 'AV?/2?