



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2022-3463  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/26/2022 **In control:** City Council  
**Final action:** 12/14/2022  
**Title:** Zoning Reclassification Map No. 26-F at 415 W 107th St - App No. 22013T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 26-F  
**Attachments:** 1. O2022-3463.pdf, 2. SO2022-3463.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed as Substitute	Pass
12/13/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/26/2022	1	City Council	Referred	

FINAL FOR  
PUBLICATION

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 MI-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 107<sup>th</sup> Street;

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  
SUBMITTAL

OFFICE:  
P.O. Box 43559 Chicago, IL 60643 Tel: (773) 779-1700 Fax: (773) 779-9143 lrpasr.acsocio@aho.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 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 410 W 107TH ST., CHICAGO, IL 60626)

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  
F000 NO.: CP  
SURVEYOR: J.S. \* W.U. \* DIMENSIONS ARE NOT TO BE SCALED.  
ORDER NO.:  
SCALE: 1" = 7.0 ft  
ORDF PED 3" = NCGIC 1/4" = 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 THE 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. ANGLES ARE SHOWN IN DEGREES, MINUTES AND SECONDS.  
COURTESY OF THE ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION

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- PERIMETER LINE (MO'S) RECORDED O.A.V., 140.45 MEASURED DIMENSION NOTCH  
/ 1' WOOD FENCE (W.F.) X CHAIN LINK FENCE (C.L.F.) 1" G. 1/2" JOINT IRON FENCE (W.I.F.) ••• 5 NAILS (SET)  
\* J.W. OF ILLINOIS  
COUNTY OF COOK

CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED WE, L. R. PASS & ASSOCIATES, P.C. DO HEREBY

rHortffrT ami\* 10 (JC5l or ovit rMOrtiLOOZ. INFORMATION ANO 3; LIEF, THE PLAT HEREON DRAWN I:

\*T7a T i "67" DA"tE^ »-T 'IV?/2?