



City of Chicago



O2021-5652

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-B at 10301-10347 S Torrence Ave - App No. 20894T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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-B in the area bounded by

East 103rd Street;

The Chicago, Rock Island & Pacific Railroad;

A line 435 feet south of and parallel to East 103rd Street;

And South Torrence Avenue

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 10301-10347 South Torrence Avenue

ZONING NARRATIVE AND PLANS
TYPE-1 MAP AMENDMENT AT
10301-47 SOUTH TORRENCE AVENUE

Applicants, Lariba Group, LLC and ATG, LLC, are seeking a map amendment from M1-1 Limited Manufacturing/ Business Park District to that of a C2-1 Motor Vehicle Related Commercial District in order to allow for the redevelopment of two commercial uses. Applicants proposes to erect a 7,067.06 sq. ft. two-story gas station mini-mart with accessory carwash and one-dwelling unit on the second floor. The proposed two-story gas station mini-mart with accessory carwash will have ten off-street parking spaces with one ADA accessible space included. Applicants also propose to demolish the existing 2,244.44 sq. ft. one-story restaurant building in order to erect a new 14,993 sq. ft. retail strip mall with twenty-seven off-street parking spaces. Subject lot is 83,376 sq. ft.

- Lot Area: 83,376 sq. ft.
- Floor Area Ratio: 0.26 FAR
- Building Size: 7,067.06 sq. ft. gas station mini mart with one dwelling-unit
14,993 sq. ft. retail strip mall building
Total: 21,560.06
- Density: (minimum lot per dwelling-unit) = 83,955 sq. ft.
- Off-Street Parking Spaces: 37 off-street parking spaces
- Setbacks: Front: Zero
Side: N. 32.4 feet
S. 12.0 feet
Rear: Zero
- Building Height: Gas Station 24 feet
Mini Mall 17 feet

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As Per Section: 179-0109 Gas Stations the use will require a Special Use.

The proposal is subject to Section: 17-3-0307

Exceptions, of the Chicago Zoning Ordinance; Air Quality Ordinance

PROYEKT STUDIO, LLC
 ARCHITECTURE, ENGINEERING

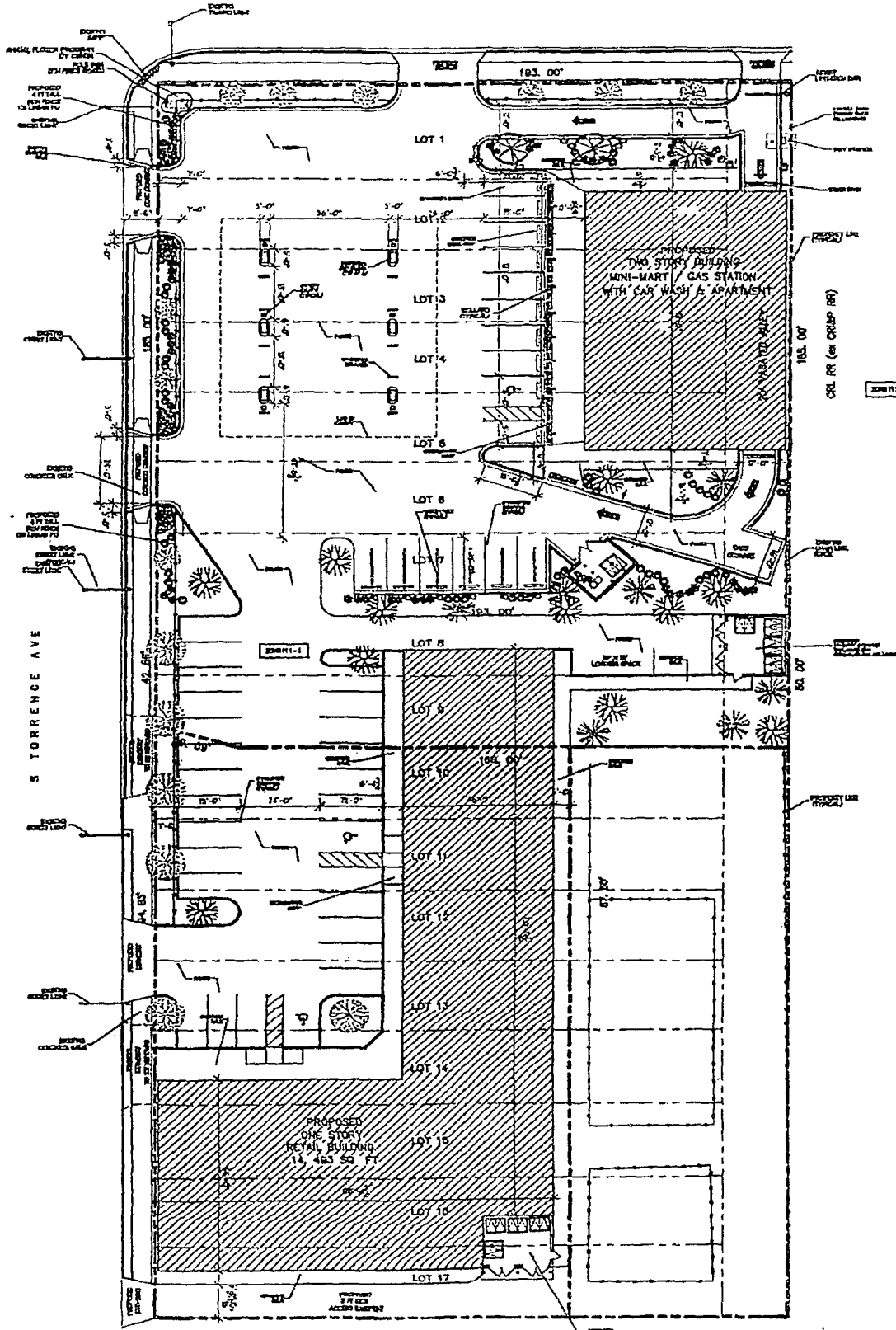
4121 N. Pulaski Ave., Suite 1
 Chicago, IL 60641
 P 773-588-8882 / F 773-588-8885

PROPOSED
 GAS STATION CARWASH WITH
 APARTMENT AND RETAIL
 PLAZA
 10301 S TORRENCE
 CHICAGO IL 60617

REVISIONS			DATE
NO.	DATE	DESCRIPTION	11/23/20
			2020Z

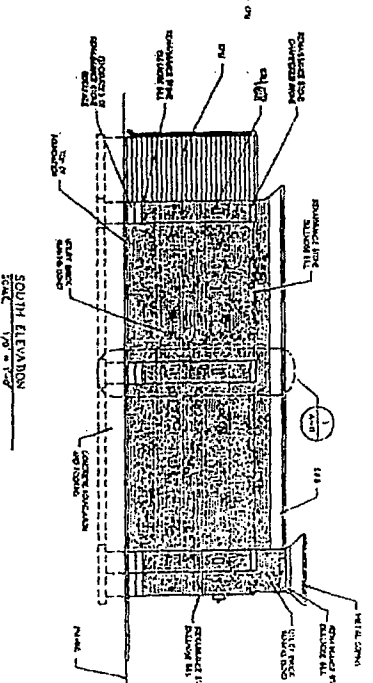
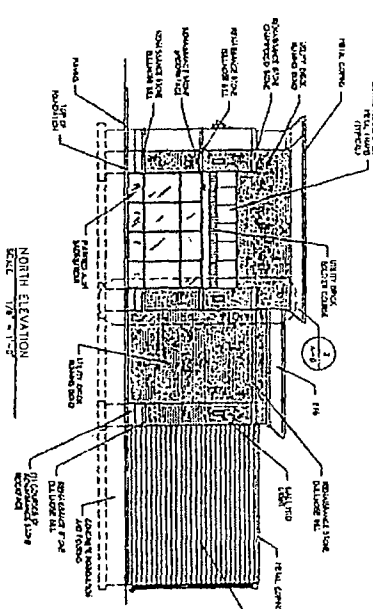
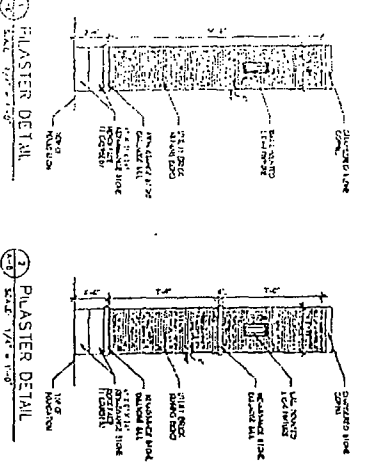
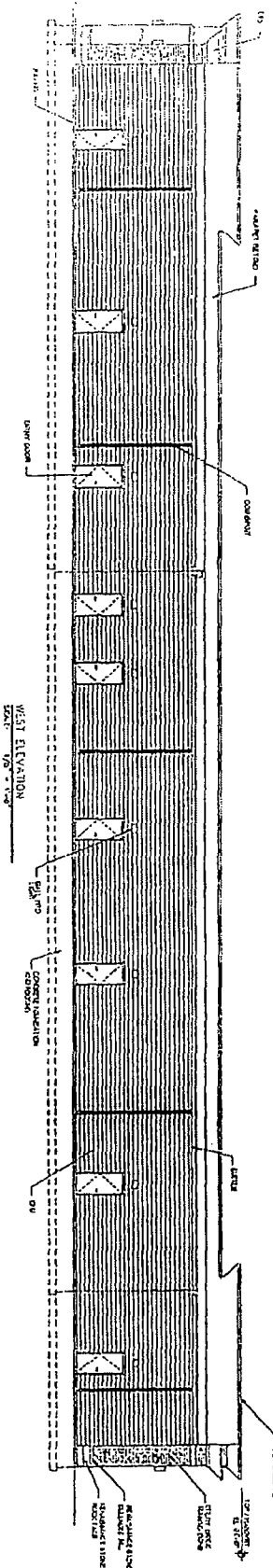
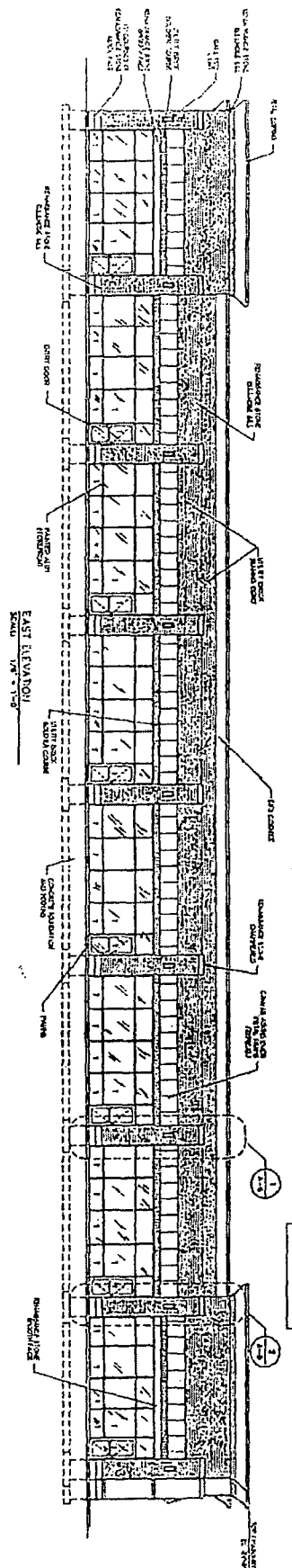
SCALE: 1" = 10'-0"

E 103rd STREET



FINAL FOR PUBLICATION

SITE DESIGN 1
 SCALE: 1" = 10'-0"



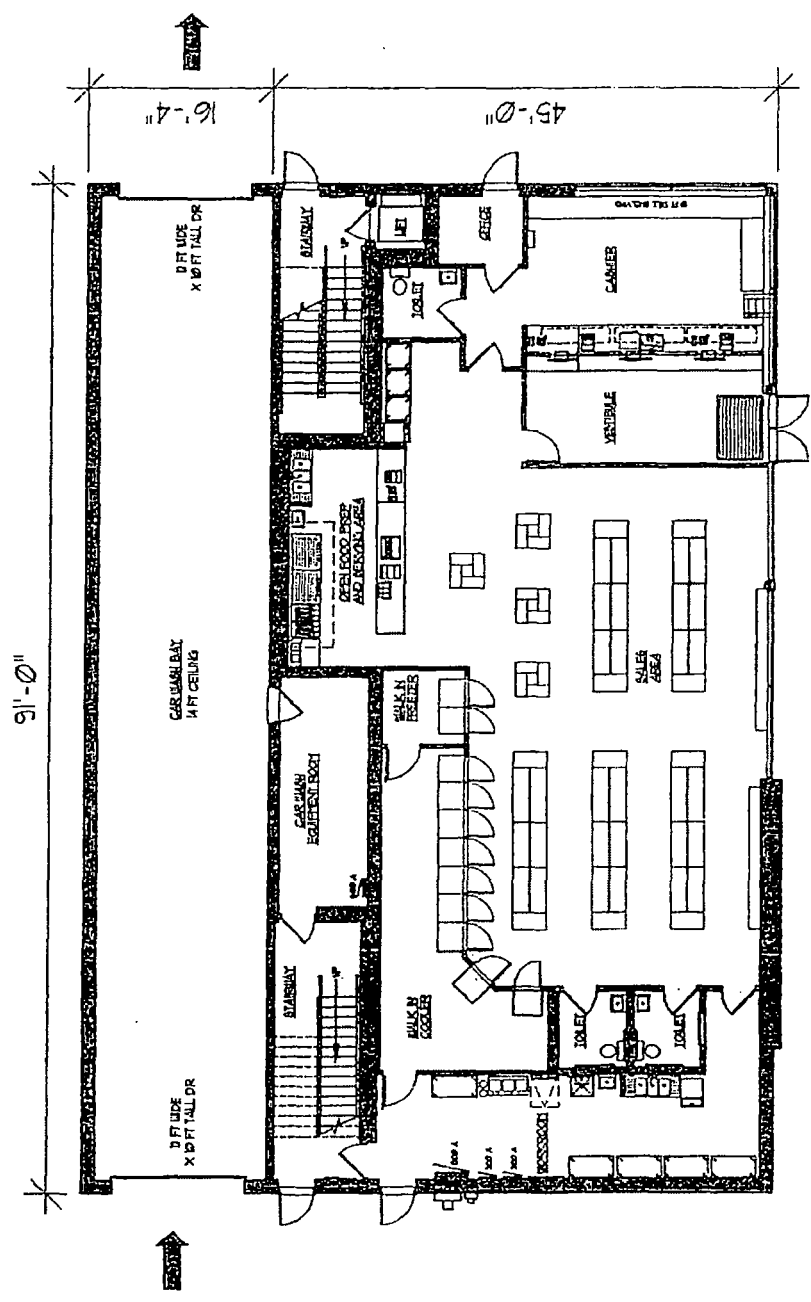
PROPOSED CONVENIENCE STORE & RETAIL BUILDINGS
 10380 S TORRENCE
 CHICAGO, IL

NOTICE
 THE CLIENT HAS REVIEWED THE GENERAL CONTRACT DOCUMENTS AND HAS ACCEPTED THEM AS SHOWN. THE CLIENT HAS REVIEWED THE GENERAL CONTRACT DOCUMENTS AND HAS ACCEPTED THEM AS SHOWN. THE CLIENT HAS REVIEWED THE GENERAL CONTRACT DOCUMENTS AND HAS ACCEPTED THEM AS SHOWN.

PROYEKT STUDIO, LLC
 ARCHITECTURE, ENGINEERING
 4121 N. Folsom Ave. Unit 1
 Chicago, IL 60641
 P. 773-584-8862 / F. 773-588-8265

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/20/17
2	ISSUED FOR PERMITS	10/20/17
3	ISSUED FOR PERMITS	10/20/17
4	ISSUED FOR PERMITS	10/20/17
5	ISSUED FOR PERMITS	10/20/17
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7	ISSUED FOR PERMITS	10/20/17
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10	ISSUED FOR PERMITS	10/20/17

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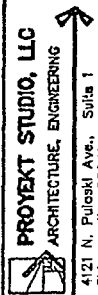
FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



REV.	DATE	DESCRIPTION

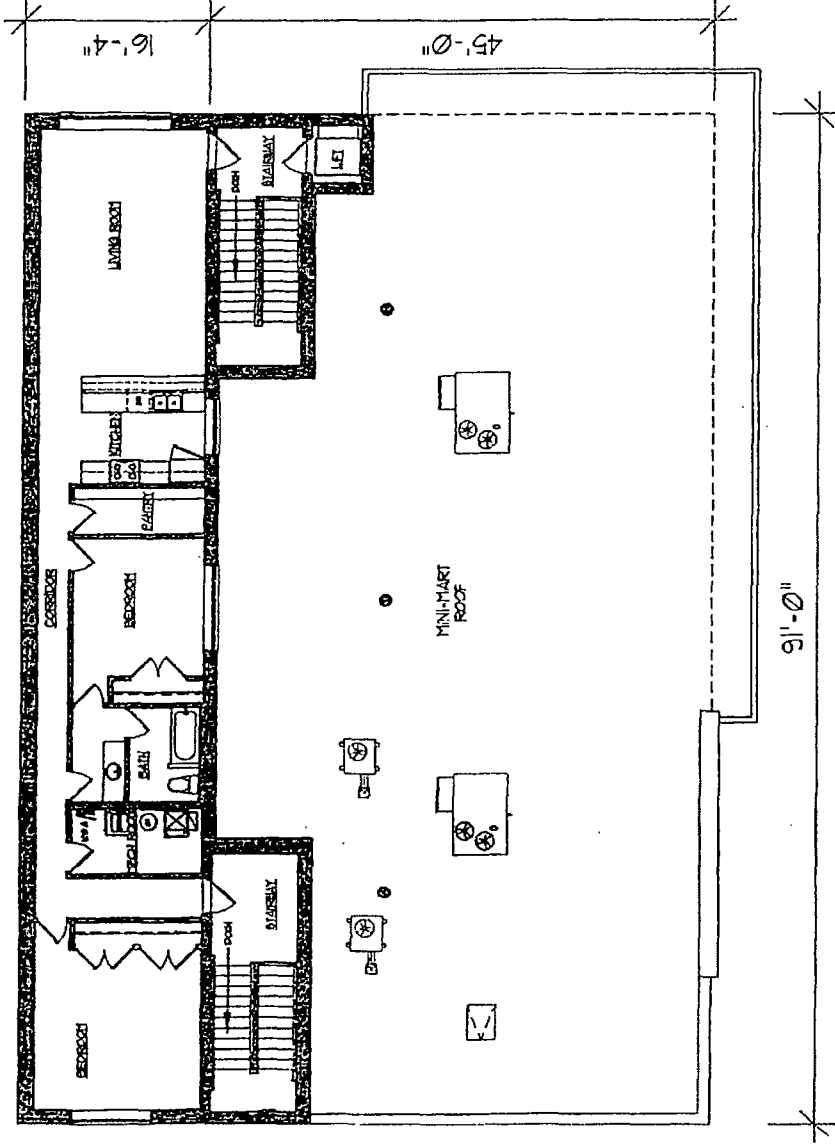
DATE: 12/17/20
 JOB: 2026Z
 SHEET: A-2
 OF: 1 SHEETS

PROYEXT STUDIO, LLC
 ARCHITECTURE, ENGINEERING
 4121 N. PULASKI AVE., Suite 1
 CHICAGO, IL 60641
 P 773-588-8862 / F 773-588-8865



PROPOSED
 GAS STATION / CARWASH
 WITH APARTMENTS
 10301 S TORRENCE
 CHICAGO IL 60617

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SECOND FLOOR PLAN
SCALE 3/32" = 1'-0"



NO.	DATE	DESCRIPTION

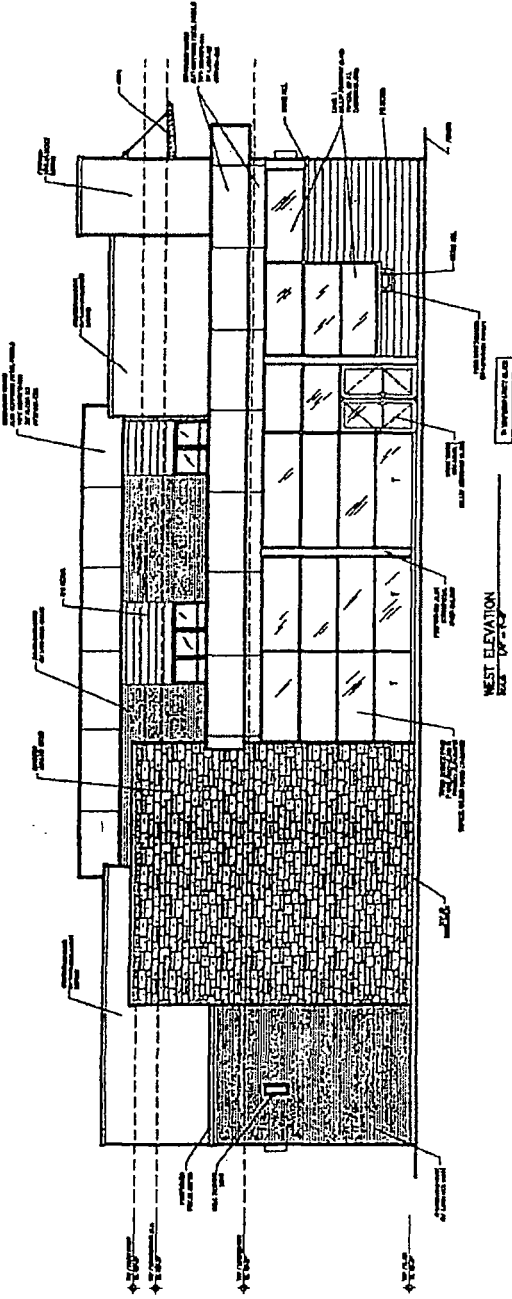
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GAS STATION / CARWASH
WITH APARTMENTS
10301 S TORRENCE
CHICAGO IL 60617

PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

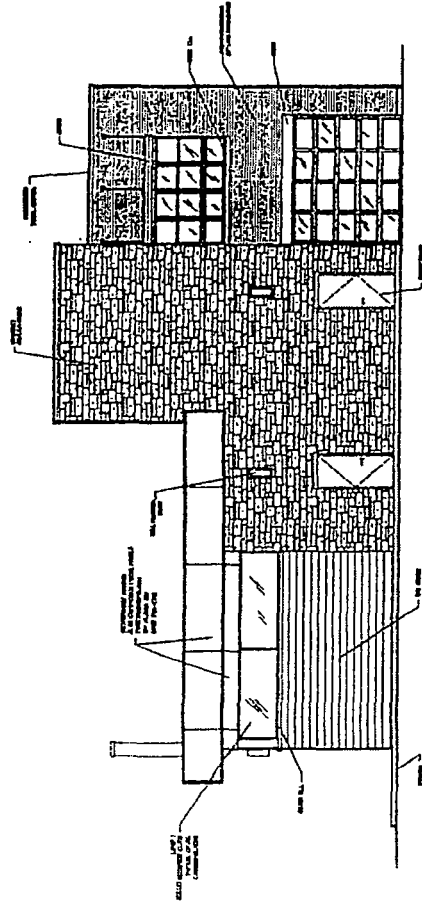
4121 N. Pulaski Ave., Suite 1
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DATE 12/17/20
JOB 2018Z
SHEET A of 3
OF 1 SHEETS

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WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROXYST STUDIO, LLC
 ARCHITECTURE, ENGINEERING

4121 N. Pulaski Ave., Suite 1
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 P 773-568-8982 / F 773-568-8885

PROPOSED
 GAS STATION / CARWASH
 WITH APARTMENTS

10301 S TORRENCE
 CHICAGO, IL 60617

NO.	DATE	DESCRIPTION	BY

DATE: 12/17/20
 APP: 2026Z
 SHEET: A OF 4
 OF 1 SHEETS