



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5652
Type: Ordinance **Status:** Passed
File created: 12/15/2021 **In control:** City Council
Final action: 1/26/2022
Title: Zoning Reclassification Map No. 26-B at 10301-10347 S Torrence Ave - App No. 20894T1
Sponsors: Misc. Transmittal
Indexes: Map No. 26-B
Attachments: 1. O2021-5652 (V1).pdf, 2. O2021-5652.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	1	City Council	Referred	

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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-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 MI-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
- o Building Height: Gas Station 24 feet
Mini Mall 17 feet

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

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PROPOSED GAS STATION CARWASH WITH APARTMENT and retail PLAZA 10301 S TORRENCE CHICAGO li. 60617

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