



# Office of the City Clerk

City Hall  
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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		
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 103<sup>rd</sup> Street;

The Chicago, Rock Island & Pacific Railroad;

A line 435 feet south of and parallel to East 103<sup>rd</sup> 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

E 10 3rd