

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

#22251-T1
INTRO DATE
SEPT 13, 2023

1. ADDRESS of the property Applicant is seeking to rezone:

10301-10347 S. Torrence Ave.

2. Ward Number that property is located in: 10th Ward

3. APPLICANT ATG, LLC. AND LARIBA GROUP, LLC.

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Tawfik Tawil

4. Is the applicant the owner of the property? YES NO

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER N/A

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY N/A

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ FAX _____ EMAIL _____

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

ATG, LLC – Tamam Najjar

Lariba Group, LLC – Tawfik Tawil

7. On what date did the owner acquire legal title to the subject property? 8/30/2019

8. Has the present owner previously rezoned this property? If yes, when?

Yes, Zoning was changed from M1-1 District to C2-1 Type 1 on 1/26/2022

9. Present Zoning District C2-1 Proposed Zoning District C2-2

10. Lot size in square feet (or dimensions) 83,955 sq. ft.

11. Current Use of the property The property has improvement of a 2,244.44 sq. ft. one story brick building with fast food restaurant 260 feet south of 103rd street. Also south and east of the one story building are two fenced cell towers.

12. Reason for rezoning the property To develop the property with a Retail Shopping Center and parking lot, with Vehicle storage uses.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

To continue/keep the retail restaurant building containing 2,244.44 sq. ft. and to allow the development of a proposed 6,346 sq. ft. Retail Shopping Center with a potential of (1 to 5) Retail spaces and 128 on-site parking spaces. Proposed building height is 21 feet and 4 inches; No Residential. Also to allow out door Vehicle storage uses.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

Tawfik Tawil - Manager of Lariba Group, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

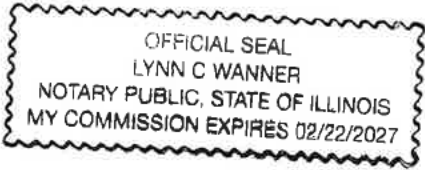


Signature of Applicant

Subscribed and sworn to before me this
31st Day of AUGUST, 2023



Notary Public



For Office Use Only

Date of introduction: _____
File Number: _____
Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

Tamam Najjar - Manager of ATG, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

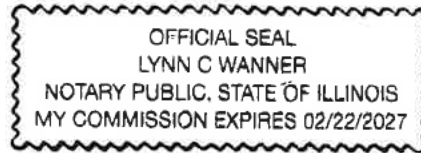


Signature of Applicant

Subscribed and sworn to before me this
31 Day of AUGUST, 2023



Notary Public



For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

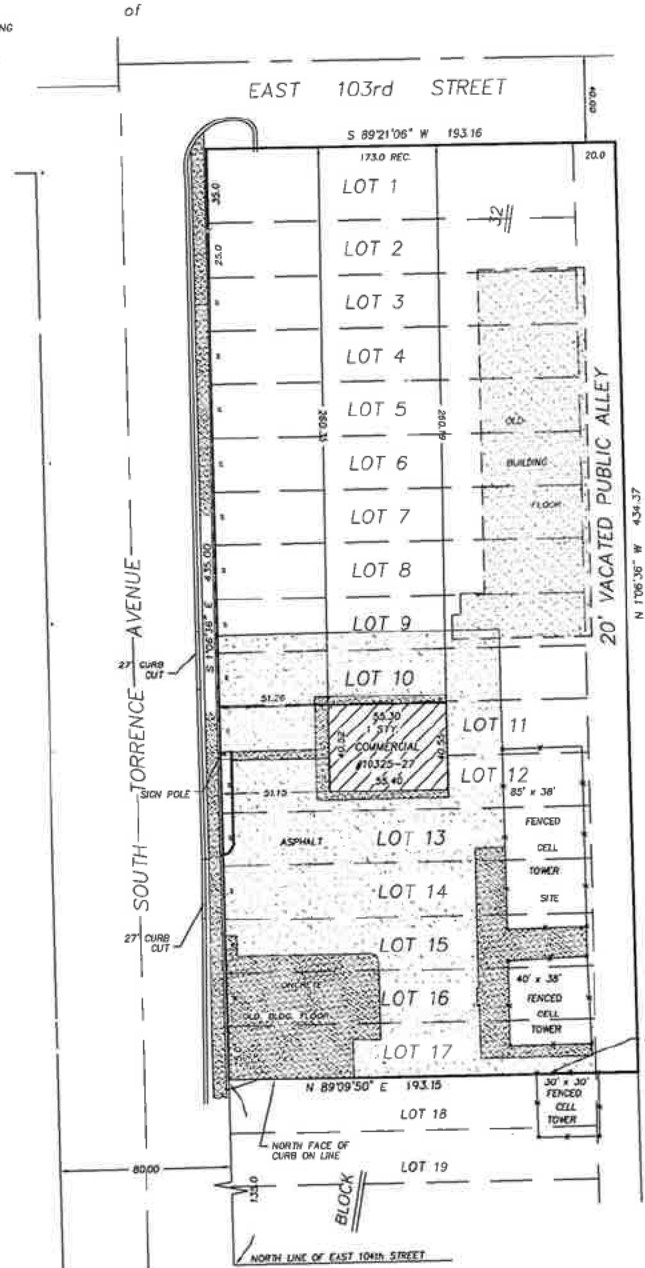
R.H. GRANATH
 SURVEYING SERVICE, P.C.
 PH: (708) 371-4478
 FAX (708) 371-3922

PLAT OF SURVEY

R.H. GRANATH
 SURVEYING SERVICE, P.C.
 6006 W. 159th. STREET
 OAK FOREST, IL. 60452

LOTS 1 TO 17, BOTH INCLUSIVE AND THE 20 FOOT VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 1 TO 10, BOTH INCLUSIVE, ALL IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA OF SUBJECT: 83,960± SQUARE FEET
 (1.927± ACRES)



CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT OF WAY



STATE OF ILLINOIS }
 COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM PUBLICALLY RECORDED SURVEY DATA FOR AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NOTE: BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST MAD3-12 BY GPS OBSERVATION.

Digitally signed by Steven Granath
 DN: cn=Steven Granath, o=R.H. Granath Surveying Service, ou, email=sp3169@aol.com, c=US
 Date: 2023.08.29 10:32:46 -05'00'

STEVEN R. GRANATH I.P.L.S. No. 3169
 VALID ONLY IF EMBOSSED SEAL IS AFFIXED

R.H. GRANATH SURVEYING SERVICE	
DATE: AUGUST 25, 2023	DRAWN BY:
DWG. NO. 0023-06-038	CAD/SRC
PROJECT: LOTS 1 TO 17, BLOCK 32, TORRENCE AVE.	
LOCATION: CHICAGO, ILLINOIS	
CLIENT: TIM TAWIL	

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0 I07)

Sept, 13 2023

Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, **Tawfik Tawil and Tamam Najjar**, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately Sept, 13 2023

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Signature

Tawfik Tawil-- Manager of Lariba Group, LLC

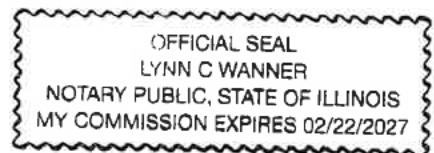


Signature

Tamam Najjar - Manager of ATG, L.L.C

Subscribed and Sworn to before me this

31 Day of AUGUST, 2023



Notary Public

LYNN C WANNER

LETTER TO SURROUNDING PROPERTY OWNERS

Via USPS First Class Mail

September 5th, 2023

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about **September 13, 2023** the undersigned will file an application for a change in zoning from C2-1 to C2-2 on behalf of the applicants, ATG, LLC and Lariba Group, LLC. For the property located at 10301-10347 South Torrence Avenue.

The applicant intent to construct a new retail shopping center with an approximate 128 parking spaces with potential to allow out door vehicle storage uses

The applicants which are also the property owners are as follows:

ATG, LLC - Tamam Najjar is:

ATG, LLC Manager

Lariba Group, LLC - Tawfik Tawil is:

Lariba Group, LLC Manager.

Both are located at [REDACTED]

I, Tawfik Tawil the Agent representing the applicants and the person contact for the application.

My Information is as follows:

Tawfik Tawil at [REDACTED]

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,

Tawfik Tawil



Signature

To whom it may concern:

I, Tamam Najjar, as Manager of ATG, LLC, a co-owner of the subject property located at 10301-10347 S. Torrence Ave., Chicago, IL, authorize Tawfik Tawil to file a Zoning Amendment Application on behalf of the co-Applicant, ATG LLC, with the City of Chicago for that property.



Tamam Najjar, Manager
ATG, LLC

To whom it may concern:

I, Tawfik Tawil, as Manager of Lariba Group, LLC, a co-owner of the subject property located at 10301-10347 S. Torrence Ave., Chicago, IL, authorize Tawfik Tawil to file a Zoning Amendment Application on behalf of the co-Applicant, Lariba Group, LLC with the City of Chicago for that property.



Tawfik Tawil, Manager
Lariba Group, LLC