

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

**Narrative:**

The Applicants, Lariba Group, LLC and ATG, LLC, are seeking a map amendment from C2-1 Type-1 Motor Vehicle Related Commercial District to that of a C2-2 Motor Vehicle Related Commercial District in order to allow the construction of a proposed 1 Story Retail Shopping Center and 128 parking spaces, with on-site out-door storage uses of Vehicles.

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

Applicants are seeking to develop a 6,346 sq. ft. Retail Shopping Center with 34 off-street parking spaces and 4 ADA parking spaces 315 feet south of 103<sup>rd</sup> street.

The applicants also are seeking to develop a parking lot Zero feet south of 103<sup>rd</sup> street with 94 off-street parking spaces and (1) ADA parking space to be used for the customers and the business of the proposed 6,346 sq. ft. Retail center building.

- Lot Area to be redeveloped: 83,955 sq. ft.
- Buildings Size: Existing 2,224.44 + Proposed 6,346.48  
Total Building Size: 8,592.95 sq. ft.

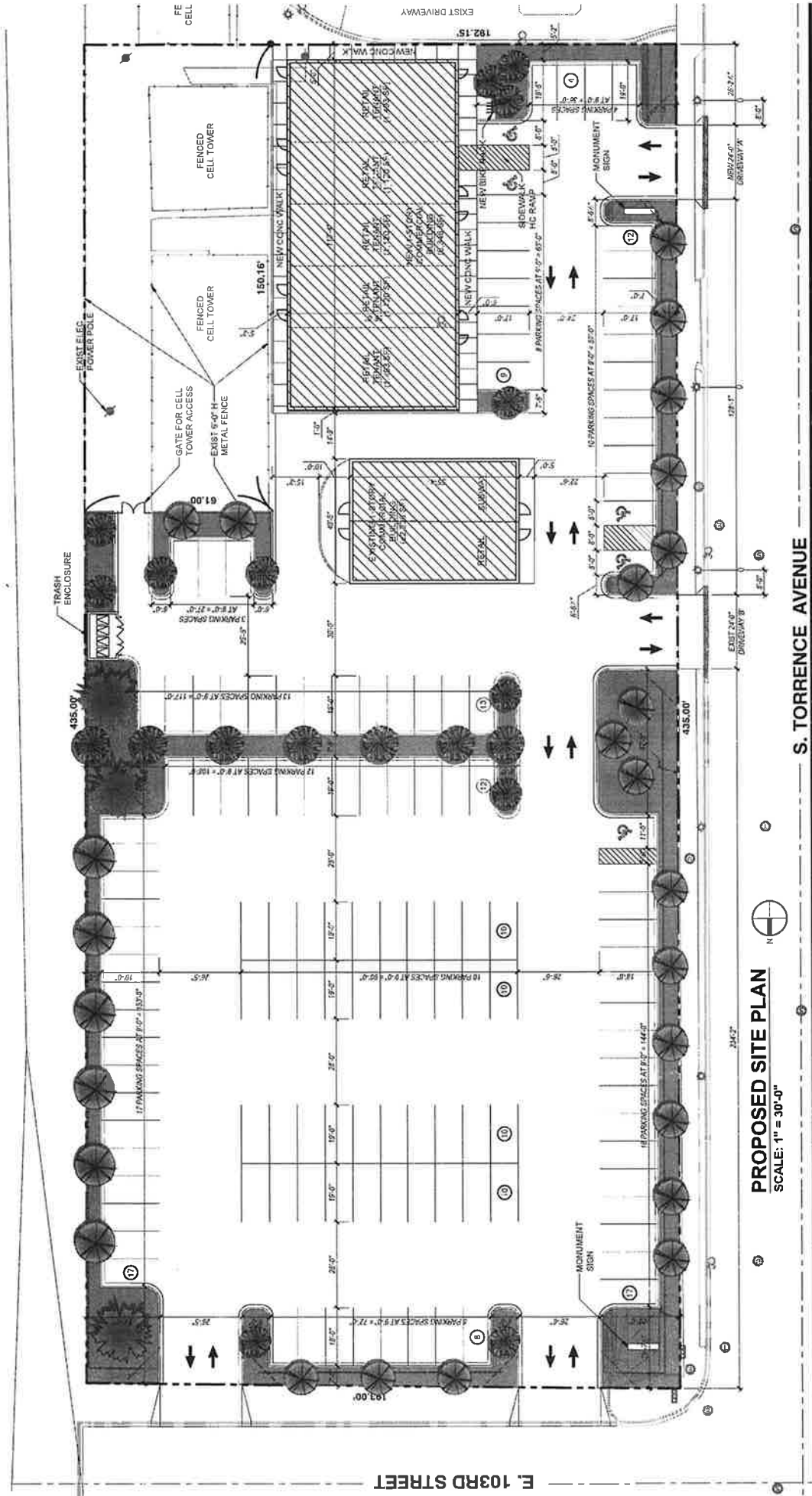
(a) Floor Area Ratio: 0.12

(b) Density: No residential Not applicable.

(c) Off-Street Parking: 128 on-site parking spaces.

(d) Setbacks:                      Front:51.26ft                      North Side:260 ft.  
   Rear:71.17 ft.                      South Side 5.0 ft.

(e) Building Height: 21 feet and 4 inches. (Proposed)



**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

S. TORRENCE AVENUE

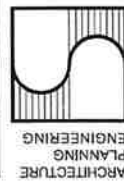
**EXISTING & PROPOSED RETAIL BUILDINGS**  
10301-10341 S TORRENCE AVE  
CHICAGO, IL 60617  
SCARLATIS JOB # 202308  
August 18, 2023

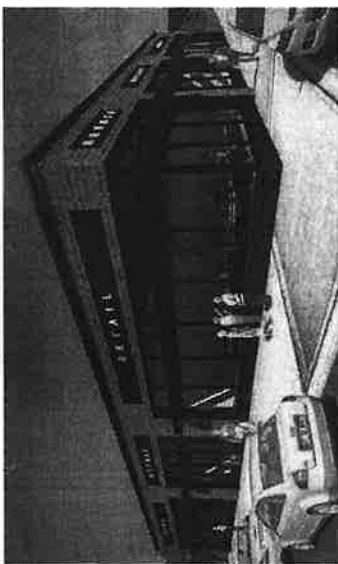
LANDSCAPE DATA	
PAVED AREA	57,373 SF
PERCENTAGE PAVED AREA	42.2%
PERCENTAGE IMPERVIOUS SURFACE	34%
PERCENTAGE PERMEABLE SURFACE	34%
PERCENTAGE PERMEABLE SURFACE	11%

SITE DATA	
LOT AREA	14,447 SF
EXISTING BUILDING AREA	2,300 SF
EXISTING PAVED AREA	11,448 SF
EXISTING PERMEABLE SURFACE	11,448 SF
EXISTING IMPERVIOUS SURFACE	11,448 SF
EXISTING PERCENTAGE PERMEABLE SURFACE	100%
EXISTING PERCENTAGE IMPERVIOUS SURFACE	0%

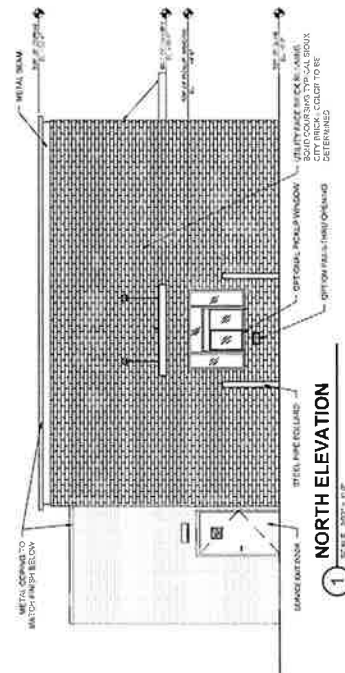
PROPOSED	
PAVED AREA	57,373 SF
PERCENTAGE PAVED AREA	42.2%
PERCENTAGE IMPERVIOUS SURFACE	34%
PERCENTAGE PERMEABLE SURFACE	34%
PERCENTAGE PERMEABLE SURFACE	11%

**NICK SCARLATIS & ASSOCIATES, LTD.**  
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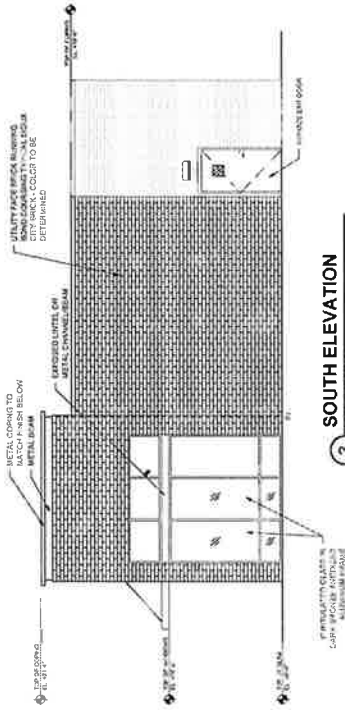




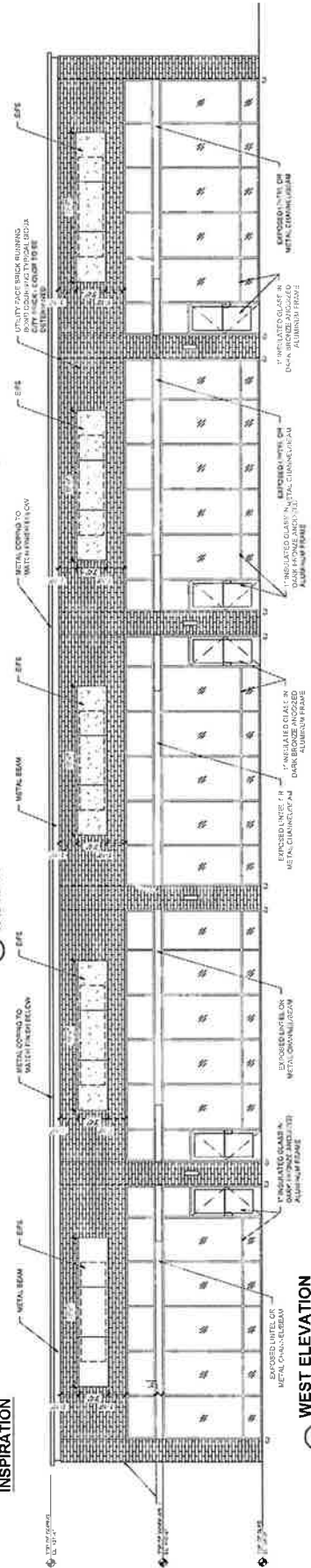
INSPIRATION



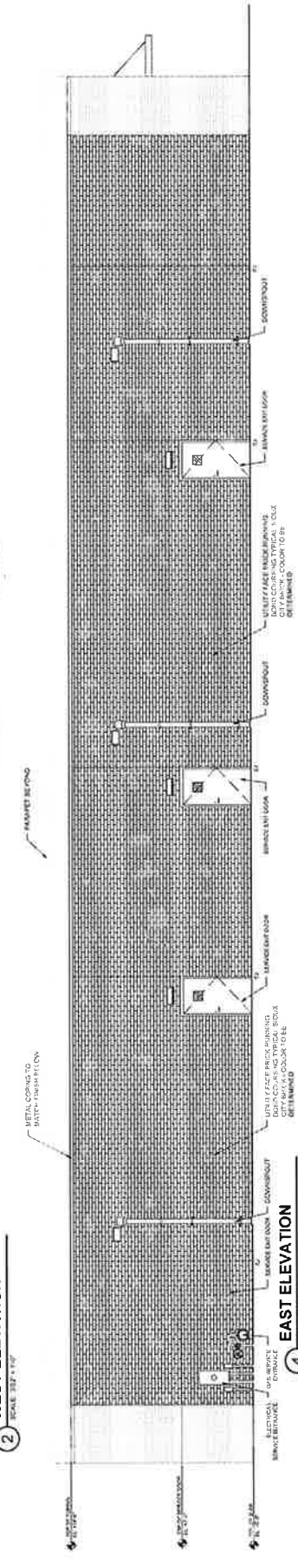
**1 NORTH ELEVATION**  
SCALE 3/32" = 1'-0"



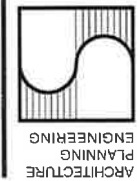
**3 SOUTH ELEVATION**  
SCALE 3/32" = 1'-0"



**2 WEST ELEVATION**  
SCALE 3/32" = 1'-0"



**4 EAST ELEVATION**  
SCALE 3/32" = 1'-0"



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**PRELIMINARY EXTERIOR ELEVATIONS OP-2**  
SCALE: 3/32" = 1'-0"

**RETAIL BUILDING**  
E 103RD ST AND S TORRENCE AVE  
CHICAGO, IL  
SCARLATIS JOB # 202308  
February 16, 2023

ARCHITECTURE  
PLANNING  
ENGINEERING