

#22396-T1
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

10209-10257 S. Torrence Ave.

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

3. APPLICANT ATG, LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE Illinois ZIP CODE 60455 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 _____

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

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?

NO

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

10. Lot size in square feet (or dimensions) 94,763 sq. ft.

11. Current Use of the property The property is Vacant Land.

12. Reason for rezoning the property To develop the property with (Two) retail buildings. 6 units Retail Shopping Center, Gas Fuel Station Facility with Drive-Thru Restaurant and retail tenant space.

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 develop a 11,200 sq. ft. Mini-Mart, Gas Fuel Station, 14 pumps, Drive-Thru Restaurant, and 12,400 sq. ft. Retail Shopping Center 6 units with 20 parking spaces for the Mini Mart, and 55 parking spaces for the Retail Shopping Center. Also, both buildings to be 28'-8" Height.

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, 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
6th Day of February, 20 24



Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

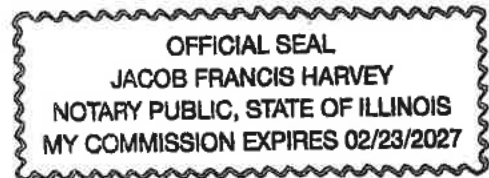
Tamam Najjar, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and sworn to before me this
6th Day of February, 20 24


Notary Public



For Office Use Only

Date of introduction: _____

File Number: _____

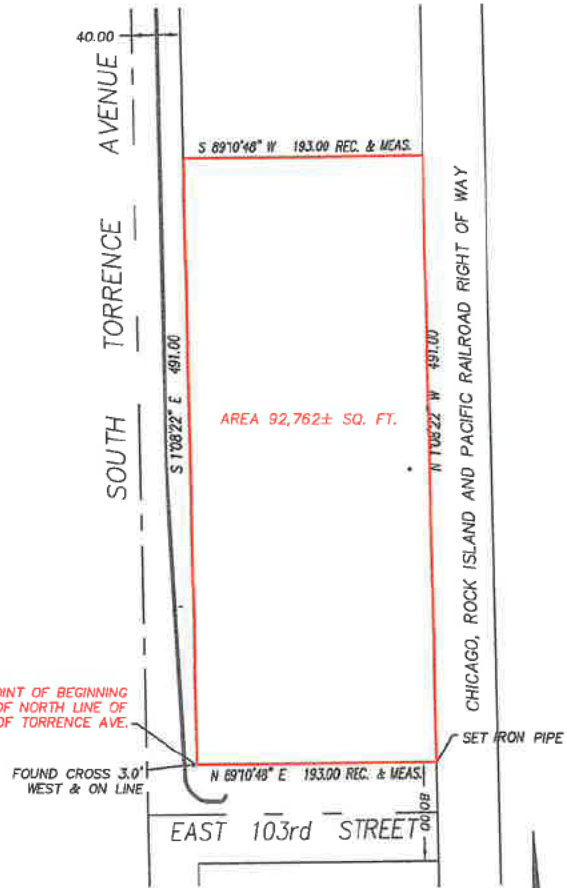
Ward: _____

R.H. GRANATH
 SURVEYING SERVICE, P.C.
 6006 W. 159th. STREET
 OAK FOREST, IL. 60452
 PH: (708) 371-4478
 FAX (708) 371-3922

PLAT OF SURVEY

of

A PARCEL OF LAND INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINES OF TORRENCE AVENUE, WITH THE NORTH LINE OF EAST 103rd STREET; THENCE EAST ALONG SAID NORTH LINE 193 FEET MORE OR LESS TO THE WEST LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTH ALONG SAID WEST LINE OF THE RAILROAD RIGHT OF WAY 491 FEET; THENCE WEST TO A POINT IN THE EAST LINE OF TORRENCE AVENUE, 491 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF EAST 103rd STREET; THENCE SOUTH ALONG SAID EAST LINE OF TORRENCE AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED 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. THE PURPOSE OF THIS PLAT IS LIMITED TO DIVISION OR RECONFIGURATION OF EXISTING TAX PARCEL(S) AND AS SUCH NO IMPROVEMENTS ARE SHOWN BY CLIENT AGREEMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

[Signature]
 STEVEN R. GRANATH, P.L.S. No. 3169
 VALID ONLY IF EMBOSSED SEAL IS AFFIXED

NOTE: STREET ADDRESSES USED ON THIS PLAT ARE AS SHOWN ON COOK COUNTY ONLINE MAPPING.

NOTE: IMPROVEMENTS NOT SHOWN FOR THIS SURVEY BY CLIENT INSTRUCTIONS.

NOTE: BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST NAD83-12 BY GPS OBSERVATION.

R.H. GRANATH SURVEYING SERVICE	
DATE: FEBRUARY 2, 2024	DRAWN BY:
DWG. NO. CAD: 0024-01-022	CAD/SRG
PROJECT: 10219 SOUTH TORRENCE / 2634 EAST 103rd STREET LOCATION: CHICAGO, ILLINOIS	
CLIENT: TAWFIK TAWIL	

R.H. GRANATH
 SURVEYING SERVICE, P.C.
 6006 W. 159th. STREET
 OAK FOREST, IL 60452
 PH: (708) 371-4478
 FAX (708) 371-3922

TAX DIVISION PLAT

of

CURRENT PARCEL 1: 10129 SOUTH TORRENCE AVENUE PIN 26-07-157-023-0000

PARCEL 1: A PARCEL OF LAND INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF TORRENCE AVENUE, 610.00 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF 103rd STREET; THENCE NORTH ALONG SAID EAST LINE 183.33 FEET; THENCE EAST 193.00 FEET; ALONG A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 103rd STREET, TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST RIGHT OF WAY LINE OF TORRENCE AVENUE 183.33 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 103rd STREET, 193.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CURRENT PARCEL 2: 2634 EAST 103rd STREET PIN 26-07-157-006-0000

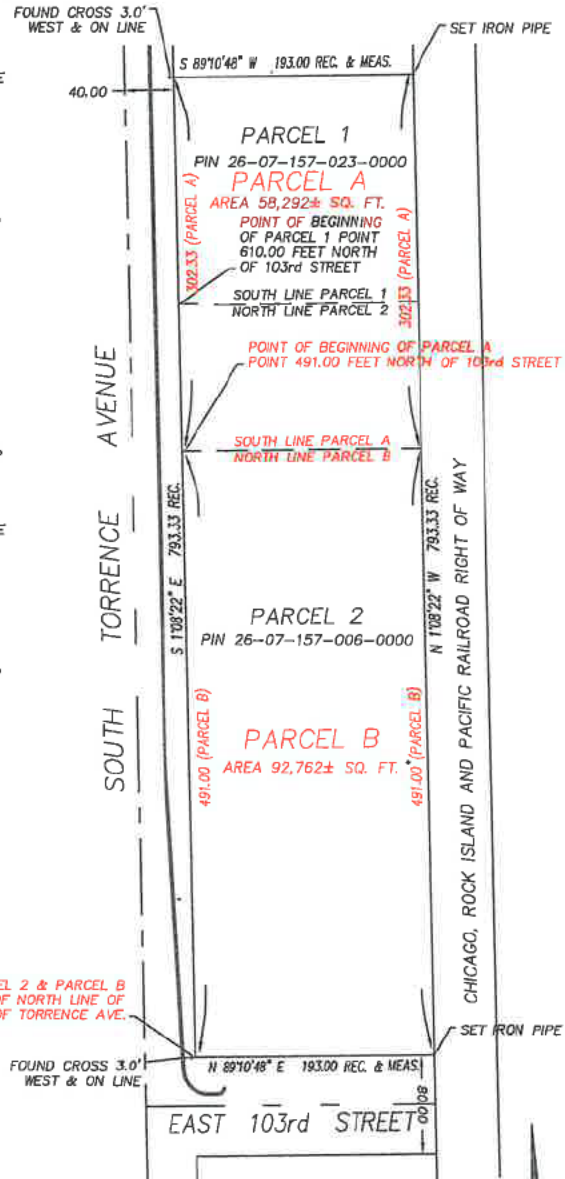
PARCEL 2: A PARCEL OF LAND INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINES OF TORRENCE AVENUE, WITH THE NORTH LINE OF EAST 103rd STREET; THENCE EAST ALONG SAID NORTH LINE 193 FEET MORE OR LESS TO THE WEST LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTH ALONG SAID WEST LINE OF THE RAILROAD RIGHT OF WAY 610 FEET; THENCE WEST TO A POINT IN THE EAST LINE OF TORRENCE AVENUE, 610 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF EAST 103rd STREET; THENCE SOUTH ALONG SAID EAST LINE OF TORRENCE AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPOSED PARCEL A:

PARCEL A: A PARCEL OF LAND INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF TORRENCE AVENUE, 491.00 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF 103rd STREET; THENCE NORTH ALONG SAID EAST LINE 302.33 FEET; THENCE EAST 193.00 FEET, ALONG A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 103rd STREET, TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST RIGHT OF WAY LINE OF TORRENCE AVENUE 302.33 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 103rd STREET, 193.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPOSED PARCEL B:

PARCEL B: A PARCEL OF LAND INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINES OF TORRENCE AVENUE, WITH THE NORTH LINE OF EAST 103rd STREET; THENCE EAST ALONG SAID NORTH LINE 193 FEET MORE OR LESS TO THE WEST LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTH ALONG SAID WEST LINE OF THE RAILROAD RIGHT OF WAY 491 FEET; THENCE WEST TO A POINT IN THE EAST LINE OF TORRENCE AVENUE, 491 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF EAST 103rd STREET; THENCE SOUTH ALONG SAID EAST LINE OF TORRENCE AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



POINT OF BEGINNING OF PARCEL 2 & PARCEL B
 POINT OF INTERSECTION OF NORTH LINE OF
 103rd STREET AND EAST LINE OF TORRENCE AVE.



STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED 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. THE PURPOSE OF THIS PLAT IS LIMITED TO DIVISION OR RECONFIGURATION OF EXISTING TAX PARCEL(S) AND AS SUCH NO IMPROVEMENTS ARE SHOWN BY CLIENT AGREEMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

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

NOTE: STREET ADDRESSES USED ON THIS PLAT ARE AS SHOWN ON COOK COUNTY ONLINE MAPPING.

NOTE: TOTAL LAND AREA OF BOTH PARCELS IS 153,054± SQ. FT. (3.5136± ACRES).

NOTE: BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST NAD83-12 BY GPS OBSERVATION.

SCALE 1" = 100'

R.H. GRANATH SURVEYING SERVICE	
DATE: FEBRUARY 2, 2024	DRAWN BY:
DWG. NO. CAD 0024-01-021	CAD/SRG
PROJECT: 10129 SOUTH TORRENCE / 2634 EAST 103rd STREET	
LOCATION: CHICAGO, ILLINOIS	
CLIENT: TAWFIK TAWIL	

**"WRITTEN NOTICE" FORM
OF AFFIDAVIT
(Section 17-13-0 107)**

March 20, 2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tawfik Tawil, 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 **March 20, 2024**

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.



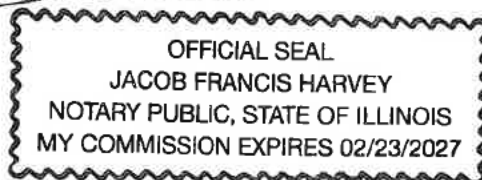
Signature

Subscribed and Sworn to before me this

14th Day of March, 20 24



Notary Public



LETTER TO SURROUNDING PROPERTY OWNERS

March 20, 2024

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 March 20, 2024 the undersigned will file an application for a change in zoning from M1-1 to C2-1 Type 1 on behalf of the Applicant, ATG, LLC for the property located at 10209-10257 South Torrence Avenue.

The applicant intends to use the subject property for to construct (Two) One story building. Building A contain 6 units strip center with outdoor parking, and building B contains 3 units; Mini-Mart, Gas Station with 14 pumps, retail tenant and Restaurant with drive-thru.

The applicant is also the property owner. ATG, LLC and Tamam Najjar is the Manager.

Located at [REDACTED]

I, Tawfik Tawil the Agent/Owner representing the applicant 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,



Signature