

Type-1 ZONING NARRATIVE AND PLANS
M1-1 to C2-1 MAP AMENDMENT
10209-10257 SOUTH TORRENCE AVENUE

Narrative:

The Applicant, ATG, LLC, is seeking a map amendment from M1-1 District to C2-1 Type-1 Motor Vehicle Related Commercial District in order to allow the construction of a proposed 1 Story Retail Shopping Center, and 1 Story building for Mini-Mart/Gas Fueling Station.

The property is a vacant lot.

Applicant is seeking to develop a 11,200 sq. ft. Food Mart, Gas Fueling Station, 14 pumps, Zero feet North of 103rd street, with 18 Parking spaces, (1) ADA parking spaces, 6 parking spaces for Charging Electric Cars, and (1) parking space for an Air Tire pump for customers.

The applicants also is seeking to develop a 12,400 sq. ft. Retail Shopping Center, 259 feet North of 103rd St. with 53 parking spaces and (2) ADA parking space to be used for the customers.

Bulk Table:

- Lot Area to be redeveloped: 94,763 sq. ft.
- Proposed Buildings Size: Mini-Mart: 11,200 sq. ft. + Retail Shopping Center 12,400 sq. ft.
Total Building Size: 23,600 sq. ft.

(a) Floor Area Ratio: 0.25

(b) Density: No residential Not applicable.

(c) Off-Street Parking: 69 on-site parking spaces.

(d) Setbacks:

Front: 87.0 Feet.

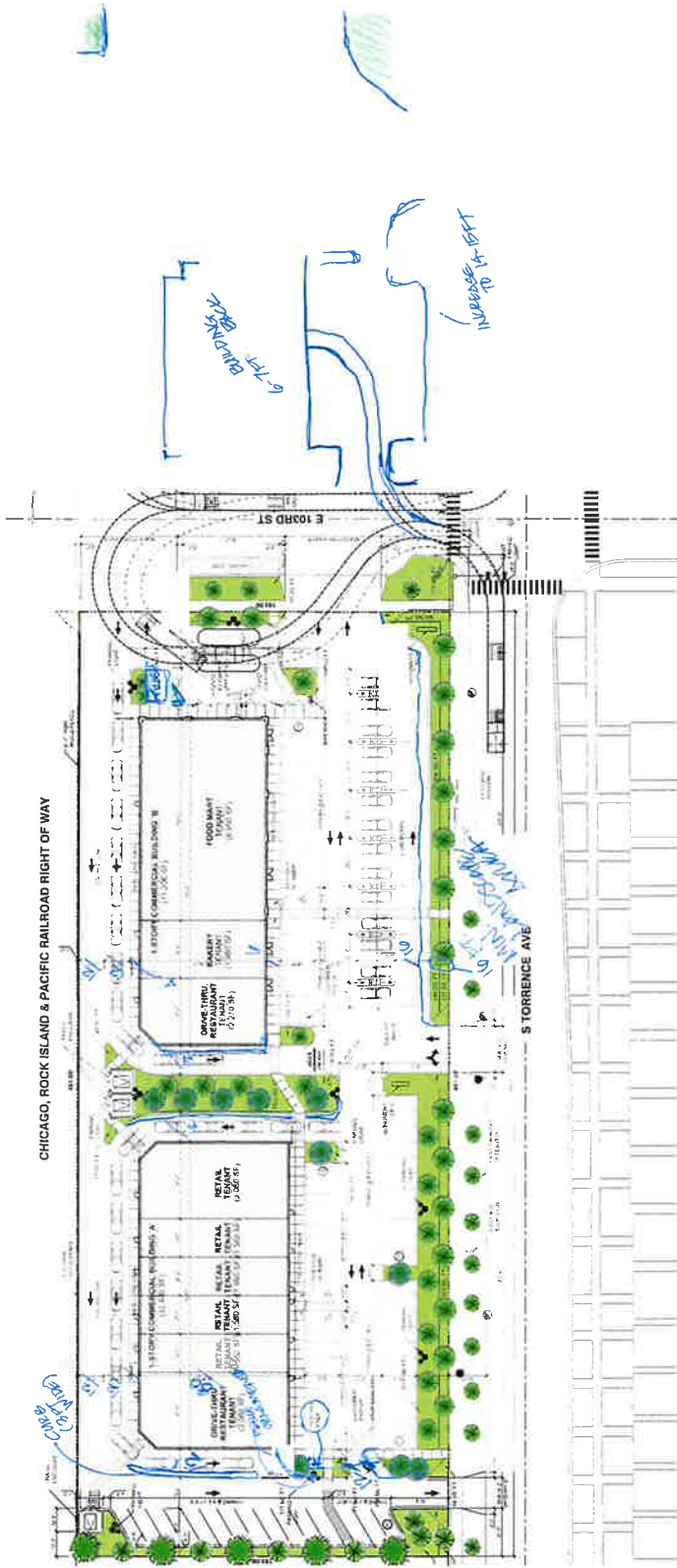
Rear: 28.0 Feet.

North Side: 56.0 Feet.

South Side: 55.0 Feet.

(e) Tow Building Height: 22 feet and 8 inches. (Proposed)

CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT OF WAY



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

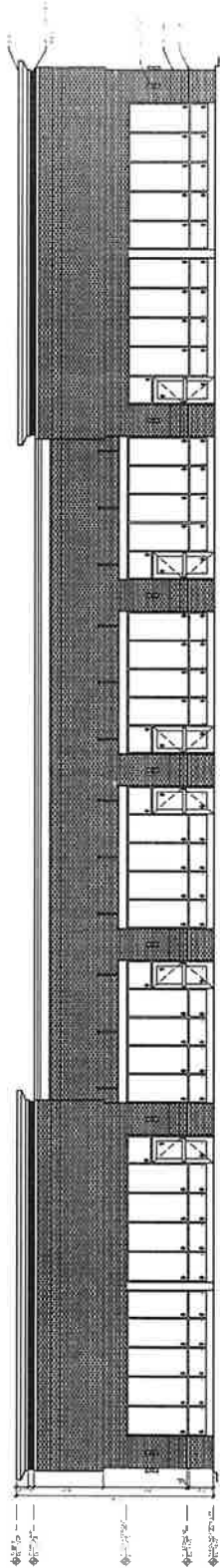


SITE DATA	
NO. OF PARCELS	1
NO. OF BUILDINGS	1
NO. OF UNITS	1
NO. OF STORES	1
NO. OF GARAGES	1
NO. OF DRIVEWAYS	1
NO. OF DRIVEWAYS	1
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NO. OF DRIVEWAYS	1
NO. OF DRIVEWAYS	1

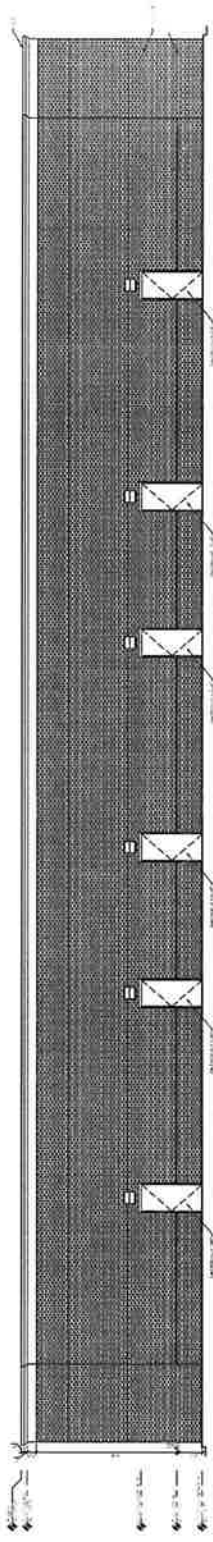
SITE DEVELOPMENT
E 103RD ST AND S TORRENCE AVE
CHICAGO, IL
SCARLATIS/2018 # 2002
DATE: 10/15/2018

NICK SCARLATIS & ASSOCIATES, LTD.
3400 West 129th Street
Chicago, IL 60642
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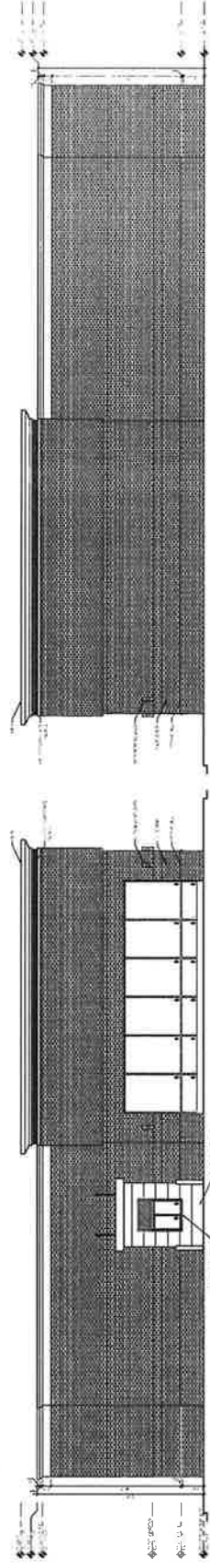




① WEST ELEVATION
5/16" = 1'-0"



② EAST ELEVATION
5/16" = 1'-0"



③ SOUTH ELEVATION
5/16" = 1'-0"

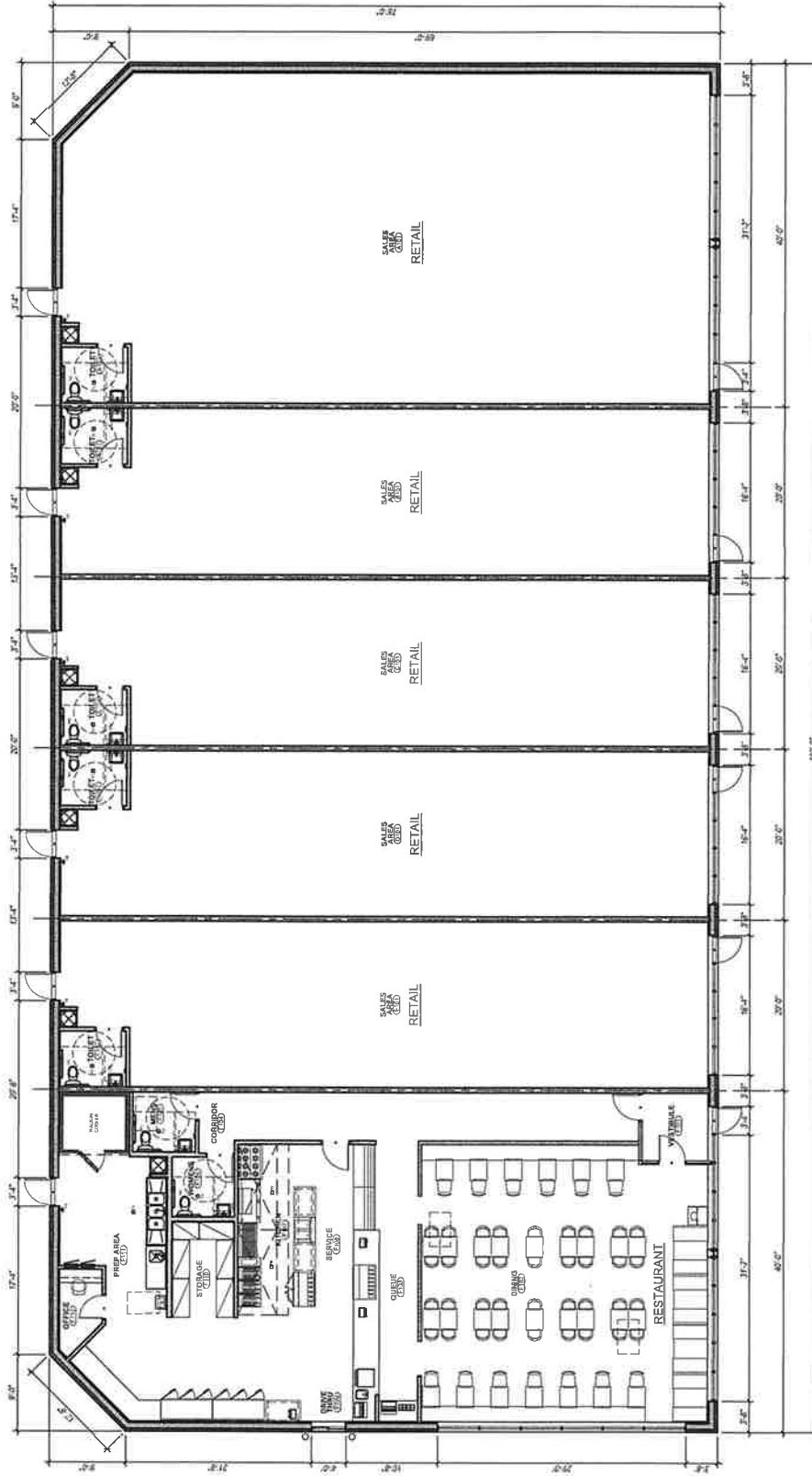


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PROPOSED EXTERIOR ELEVATIONS
 SCALE: 5/16" = 1'-0"

RETAIL SHOPPING CENTER BUILDING
 E 103RD ST AND S TORRENCE AVE
 CHICAGO, IL
 SCARLATIS JOB # 202324
 January 30, 2024

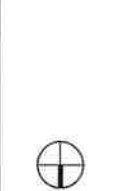
ARCHITECTURE
 PLANNING
 ENGINEERING



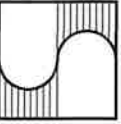
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RETAIL SHOPPING CENTER BUILDING
 E 103RD ST AND S TORRENCE AVE
 CHICAGO, IL
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 January 30, 2024

PROPOSED FLOOR PLAN
 SCALE: 5/16" = 1'-0"



ARCHITECTURE
 PLANNING
 ENGINEERING



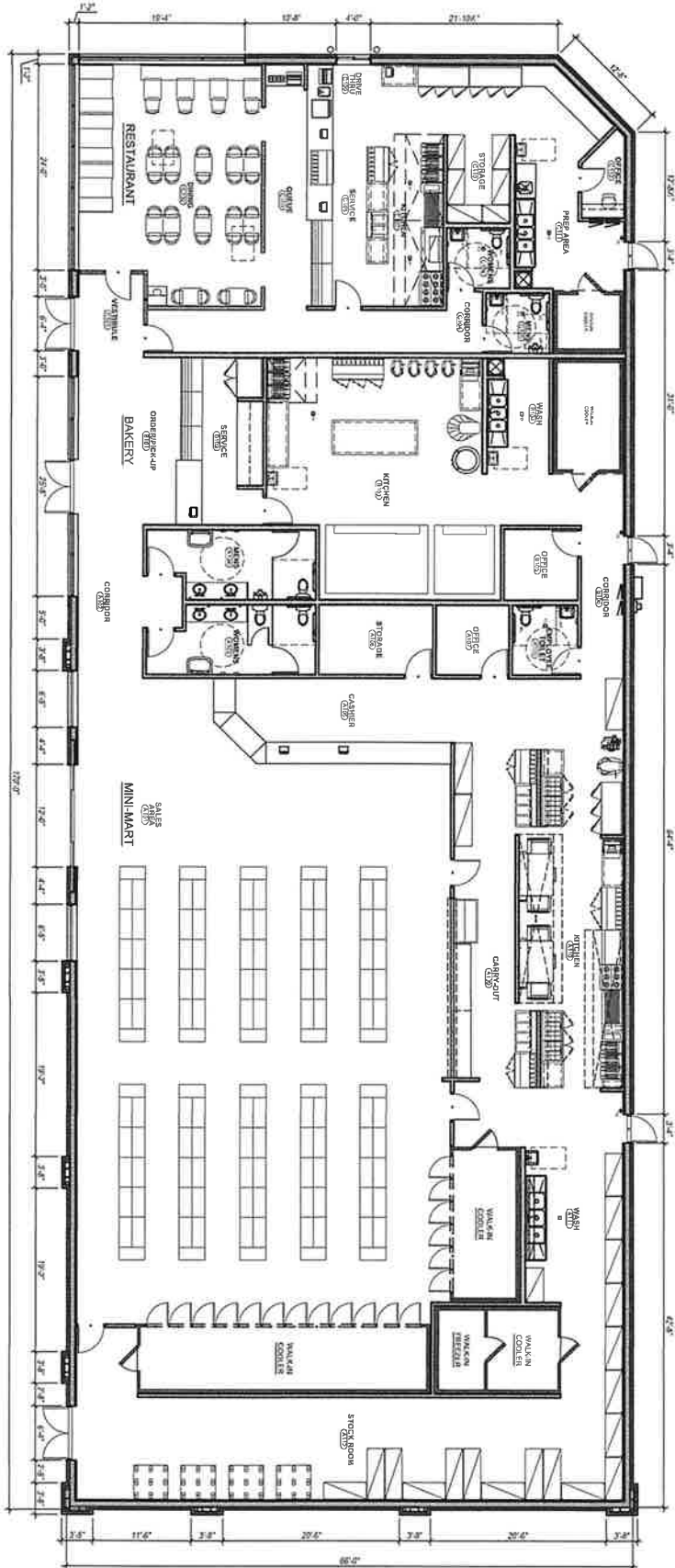
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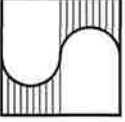
PROPOSED FLOOR PLAN
SCALE: 5/16" = 1'-0"



GAS STATION MINI-MART BUILDING

E 103RD ST AND S TORRENCE AVE
CHICAGO, IL
SCARLATIS JOB # 202324
December 5, 2023





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PROPOSED EXTERIOR ELEVATIONS
SCALE: 5/16" = 1'-0"

GAS STATION MINI-MART BUILDING

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