#23076-T1
INTRO DATE
MAY 20, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2954 West Roosevelt Road, Chicago, Illinois

2. Ward Number that property is located in: 28th

3. APPLICANT Roosevelt Fuel Mart, Inc.

ADDRESS 2954 West Roosevelt Road CITY Chicago

STATE Illinois ZIP CODE 60612 PHONE 708-837-1406

EMAIL [redacted] CONTACT PERSON Haney Khalil

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 Roosevelt & Sacramento Property, LLC

ADDRESS 2954 West Roosevelt Road CITY Chicago

STATE Illinois ZIP CODE 60612 PHONE 708-837-1406

EMAIL [redacted] CONTACT PERSON Haney Khalil

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

ATTORNEY Law Offices of Sam Banks, Nicholas Ftikas

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL nick@sambankslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Haney Khalil (President of Applicant and Manager of Property Owner) Fadi Khalil & Sami Khalil (Managers of Property Owner)

7. On what date did the owner acquire legal title to the subject property? August 2021

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: C1-3 Proposed Zoning District: C3-1

10. Lot size in square feet (or dimensions): 98 ft. x 139.6 ft. (Approx. 13,687 sq. ft.)

11. Current Use of the Property: The subject property is vacant and unimproved.

12. Reason for rezoning the property: The Applicant is proposing to develop the subject property with a new four (4) pump gas station (8 total fueling positions) and a one-story accessory retail convenience store.

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 proposed building. (BE SPECIFIC): The Applicant is proposing to develop the subject lot with a new 4 pump gas station (8 fueling positions) and a one-story accessory retail convenience store that will be 19 ft.- 10 in. in height and contain 2,400 sq. ft. of floor area. The subject lot is a Transit Served Location and will provide 6 off-street parking spaces. The Applicant will seek Special Use Approval to establish the proposed gas station.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** (17-13-1101-T) to allow a gas station on a lot that is less than 20,000 sq. ft., but greater than 10,000 sq. ft. and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

15. 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 ☒

COUNTY OF COOK
STATE OF ILLINOIS

Haney Khalil, 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.

X
Signature of Applicant

Subscribed and Sworn to before me this
27 day of APRIL, 20 26.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, Haney Khalil, as a Manager of Roosevelt & Sacramento Property, LLC, the property owner of the subject property located at 2954 West Roosevelt Road, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

Haney Khalil

Manager
Roosevelt & Sacramento Property, LLC

Written Notice, Form of Affidavit: Section 17-13-0107
May 20, 2026

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

To Whom It May Concern:

The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2954 West Roosevelt Road, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **May 20, 2026.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 20 day of APRIL, 2026.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail
May 20, 2026

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about May 20, 2026, I, the undersigned, intend to file an application for a change in zoning from the C1-3 Neighborhood Commercial District to the C3-1 Commercial, Manufacturing and Employment District, on behalf of the Applicant, 3951 Washington Real Estate, LLC, for the property located at **2954 West Roosevelt Road, Chicago, IL**.

The Applicant is seeking a zoning change to permit a new four (4) pump gas station (8 fueling positions total) and a one-story accessory retail convenience store building at the subject property. The proposed retail convenience store will measure approximately 19 ft.-10 in. in height and contain 2,400 sq. ft. of floor area. The subject property is a Transit Served Location ("TSL") and will be supported by six (6) off-street parking spaces. The Applicant will seek Special Use approval to establish the proposed gas station and retail convenience store. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-T of the Chicago Zoning Ordinance, the Applicant is seeking to allow a gas station on a lot that is less than 20,000 sq. ft., but greater than 10,000 sq. ft. and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning code, for the attached plans.

The Applicant, Roosevelt Fuel Mart, Inc., maintains offices at 2954 West Roosevelt Road, Chicago, IL 60612.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Nicholas J. Ftikas
Attorney for the Applicant

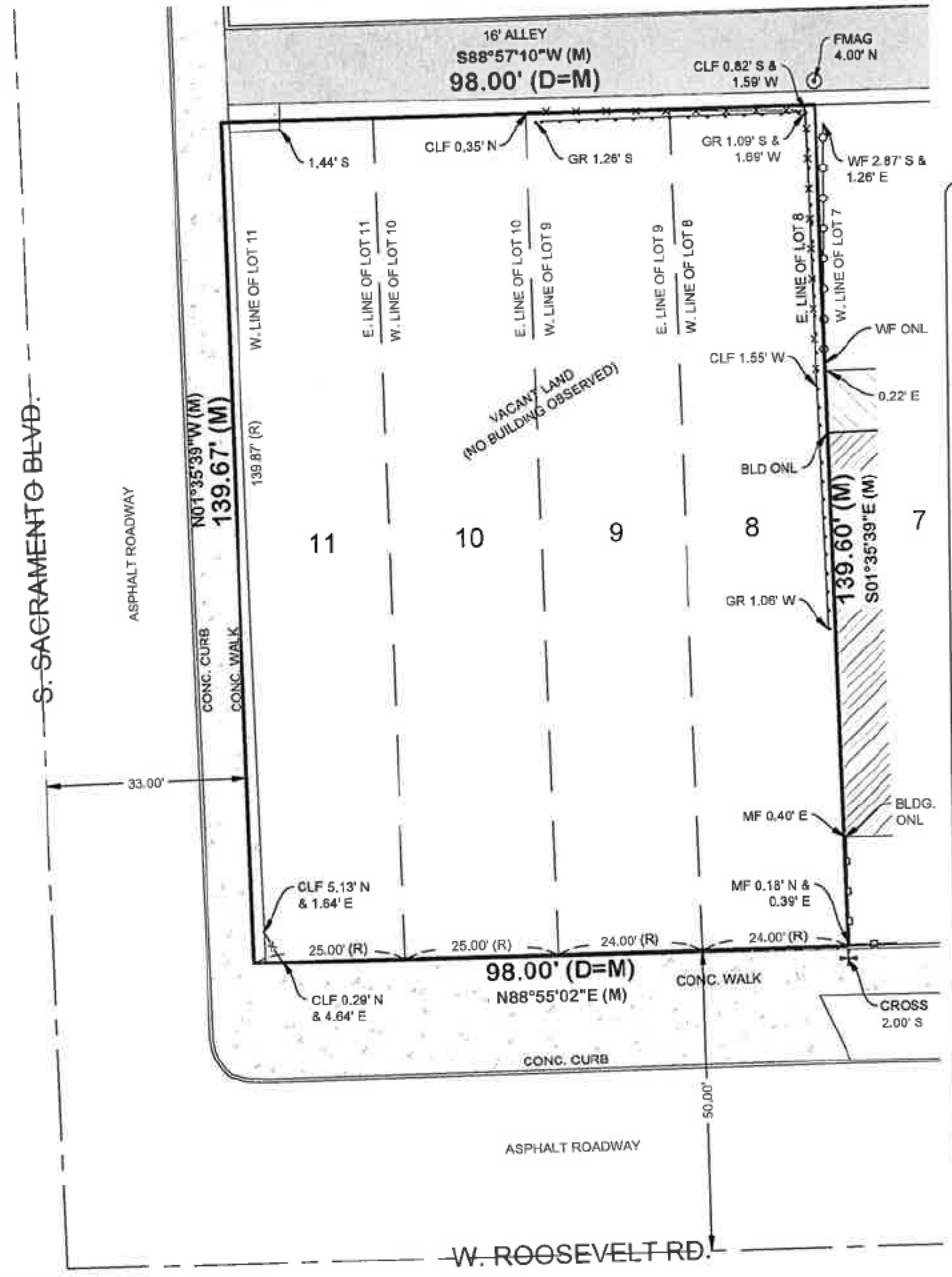
***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

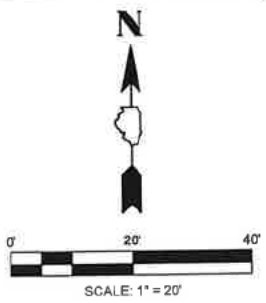
SUBJECT SITE AREA:
13361.0± SQ. FT.

PLAT OF SURVEY

OF

LOTS 8,9,10 AND 11 IN BLOCK 28 IN HENNEBERGS SUBDIVISION, BLOCK 28 OF G.W. CLARKE'S SUBDIVISION, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DEED DIMENSION
(CH)	CHORD DIMENSION
LE	LANDSCAPE EASEMENT
VE	VILLAGE EASEMENT
CE	CITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
L	ARC LENGTH
R	RADIUS
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
ONL	ONL
OH	OVERHANG
TYP	TYPICAL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
	FOUND IRON PIPE (FIP)
	SET IRON PIPE (SIP)
	FOUND IRON ROD (FIR)
	SET IRON ROD (SIR)
	CUT CROSS
	FOUND CROSS
	CUT NOTCH
	FOUND NOTCH
	FOUND MAG NAIL (FMAG)
	SET MAG NAIL (SMAG)
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
MF	IRON/METAL FENCE
PF	PLASTIC/VINYL FENCE
WRF	WIRE FENCE
GR	GUARD RAIL
RTW	RETAINING WALL
	BUILDING
	CONCRETE
	ASPHALT
	WOOD (DECK)
	METAL (DECK)
	BRICK
	GRAVEL
	STONE
	WATER
	OVERHANG/CANOPY
	ADDITION

SURVEY NOTES:

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
13. ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
14. ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
15. NO ZEROX, SCANNED COPIES SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM PROFESSIONAL LAND SURVEYOR.

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STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 23rd DAY OF SEPTEMBER, 2024.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008



COPYRIGHT NOTICE
THIS DRAWING IS THE PROPERTY OF PI SURVEYING PLLC AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND DATE NAMED HEREIN AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM PI SURVEYING PLLC

Pi Surveying PLLC
LAND SURVEYORS
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 2954 W ROOSEVELT RD, CHICAGO, IL, 60612		
FIELD BY: AM	DRAWN BY: AB	CHECKED BY: WAW
FILE NUMBER: L24-18520		
ORDERED BY: ELMOSA & ASSOCIATES LAW OFFICE		
CATEGORY: BOUNDARY		

REVISIONS	NO.	DATE	DESCRIPTION
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