Final for Publication

File Number: 23076-T1

17-13-0303-C(1) **Type 1 Substitute Narrative & Plans – 2954 West Roosevelt Road, Chicago, IL**

Proposed Zoning: C3-1 Commercial, Manufacturing and Employment District

Lot Area: Approximately 13,671 sq. ft.

Proposed Land Use: 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 25 ft.-8 in. in height (measured to top of parapet) and contain 2,398 sq. ft. of floor area. The subject property is a Transit Served Location ("TSL") and will be supported by seven (7) off-street parking spaces. 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.

(A) The Project's Floor Area Ratio: 2,398 square feet (0.18 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) The amount of off-street parking: 7 parking spaces

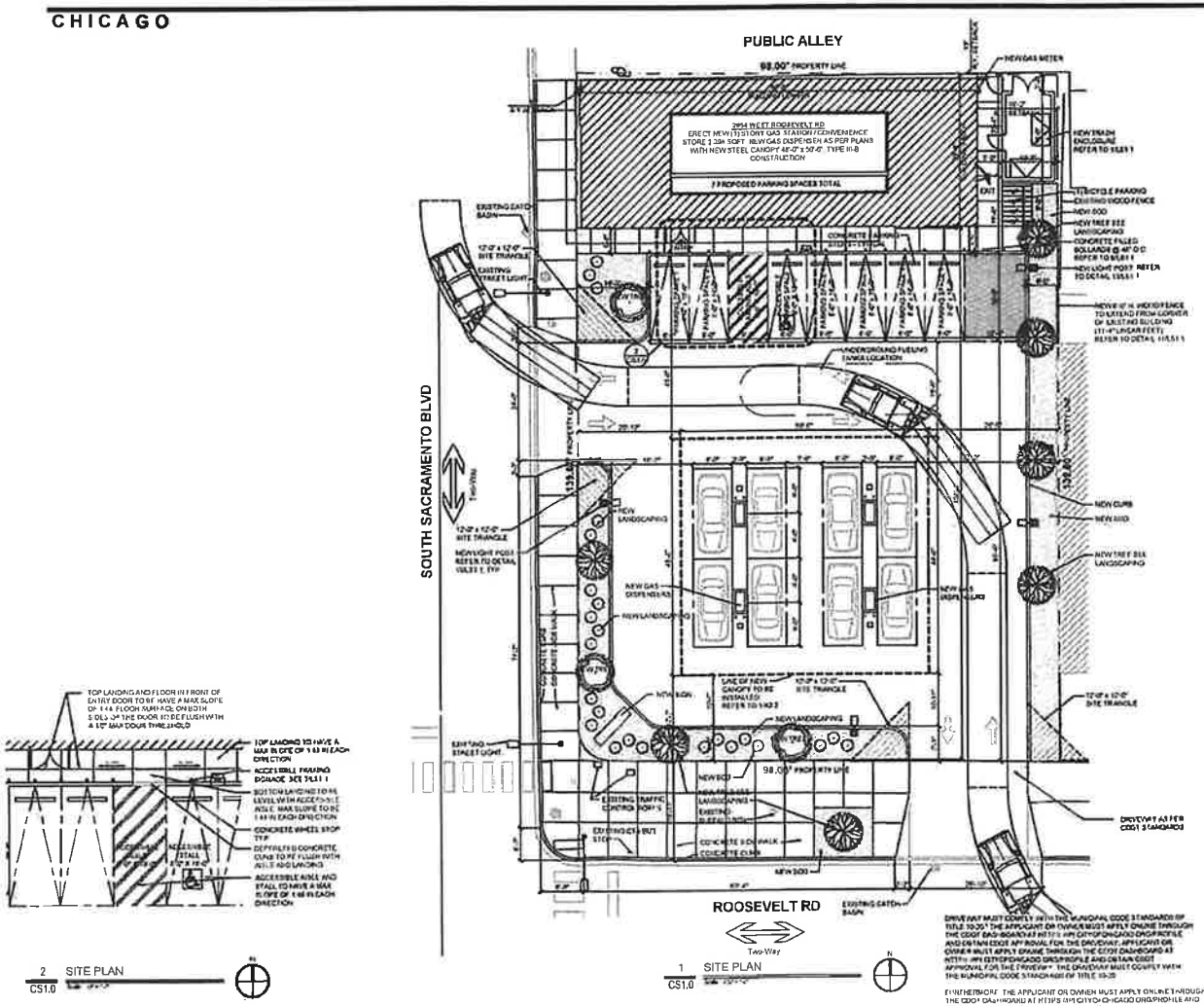
(D) Setbacks:

a.	Front Setback:	108 feet-4 inches
b.	Side Setbacks:	
	East Side:	16 feet-2 inches
	West Side:	6 inches
c.	Rear Setback:	10 inches

(E) Building Height: 25 feet-8 inches (measured to top of parapet)

2954 W ROOSEVELT RD.

CHICAGO ILLINOIS



1 CS1.0 SITE PLAN

2 CS1.0 SITE PLAN

ZONING DATA

Address:	2954 W Roosevelt Rd
Zoning District:	C1-3
Lot Dimensions:	130.50' x 98.0'
Lot Area:	13,371 sq ft
Floor Area Ratio (FAR):	3.0 (Max. Ratio)
Maximum Allowable Floor Area:	13,371 x 3.0 (Max Ratio) = 41,913 sq ft
Proposed Floor Area:	2,394 sq ft
Actual FAR:	2,394 sq ft / 13,371 sq ft = 0.18 Actual Far
Required Yards:	
Front Yard Setback:	0'-0"
Side Yard Setback (West):	0'-0"
Side Yard Setback (East):	0'-0"
Rear Yard Setback:	0'-0"
Provided Yards:	
Front Yard Setback:	108'-4"
Side Yard Setback (West):	0'-0"
Side Yard Setback (East):	10'-7"
Rear Yard Setback:	0'-10"
EVSE Ready or EVSE Installed Provided:	1
Required Parking:	1 for 3 Employees = 4 Employees ÷ 2 Parking Spaces
Provided Parking:	7 Parking Spaces
Bicycle Parking:	
Required:	1 per 5 Auto Spaces = 2 Bicycle Parking Spaces
Provided:	4 Bicycle Parking Spaces

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES

BILL C. KOKKALAS LICENSE NO. 001-016955

DATE

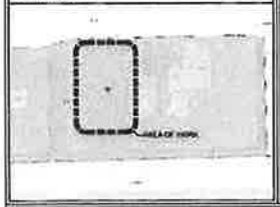
ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL AND THAT I HOLD CERTIFICATE NO. [illegible]. I CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2954 W ROOSEVELT RD. FULLY COMPLY WITH THE ENERGY CONSERVATION CODE OF THE MUNICIPAL CODE OF CHICAGO.

BILL C. KOKKALAS LICENSE NO. 001-016955

DATE 8-14-2025

ZONING MAP



SCOPE OF WORK

ERECT NEW (1) STORY GAS STATION/CONVENIENCE STORE 2,394 SQFT. NEW GAS DISPENSER AS PER PLANS WITH NEW STEEL CANOPY 42'-0" x 50'-0". TYPE II-B CONSTRUCTION

DRAWING LIST

ARCHITECTURAL

CS1.0	COVER SHEET AND SITE PLAN
LS1.0	LANDSCAPING PLAN
LS1.1	LANDSCAPING DETAILS
A1.0	FIRST FLOOR PLAN
A1.1	ROOF PLAN
A2.0	NORTH ELEVATION
A2.1	SOUTH EAST WEST ELEVATIONS
A2.2	CANOPY PLANS AND ELEVATIONS
A3.0	BUILDING SECTIONS

Final for Publication

COPYRIGHT

OWNER RELEASE

#	DATE	DESCRIPTION
1	[illegible]	REVISED ZONING SET

PROJECT

2954 W ROOSEVELT RD.
CHICAGO, ILLINOIS

XIOS
ARCHITECTS AND CONSULTANTS
[illegible] Fax [illegible]
801 S. ADAMS ST
SUITE 205
CHICAGO, IL [illegible]
PHONE [illegible]

PROJECT NUMBER	BGK 1107
PROJECT MANAGER	BK
DRAWN BY	CO /HS

COVER SHEET AND SITE PLAN

SHEET **CS1.0**

LANDSCAPE NOTES

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB U.N.O.

2. NO SITE PAVING, CONC., FLAT WORK RAMPS & CURBS SHALL BE DONE WITHOUT REFERENCE TO STRUCTURAL, ARCHITECTURAL

3. PROVIDE ALL REQUIRED SIDEWALK/ PARKING,PLANTING AND LANDSCAPE BUFFER.

4. COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE CHICAGO LANDSCAPING ORDINANCE FOR ALL MATERIALS, PLANTS AND METHODS

5. MINIMUM TREE SIZE TO ALL BE 3 1/2" CALIPER, MEASURED AT 6'-0" ABOVE GRADE, 12'-0" - 14'-0" HIGH AND SHALL BE BALLED AND BURLAPPED WITH A MINIMUM 2'-0" DIA. BY 1'-0" DEEP ROOT BALL.

6. HEDGES SHALL BE 2'-0" HIGH AT TIME OF INSTALLATION WITH A 2'-0" SPREAD

7. PLANT SPECIES SHALL BE USDA FOR ZONES 4 OR 5 AND HAVE BEEN RAISED AT A NURSERY GROWN NORTH OF THE CITY OF CHICAGO ALL PLANTS SHALL BE HIGH QUALITY NURSERY GROWN, "PARK GRADE". PLANTS ARE NOT ACCEPTABLE, COMPLY WITH "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI A60-1-1986).

8. ARRANGE FOR INSPECTION OF ALL PLANT MATERIALS BY THE CHICAGO DEPARTMENT OF FORESTRY PRIOR TO INSTALLATION.

9. PROVIDE ON-GOING MAINTENANCE OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER. OWNER SHALL PROVIDE MAINTENANCE OF PLANTS FOR A MINIMUM OF TWO YEARS FOLLOWING INITIAL PLANTING. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, PLANT REPLACEMENT AND TRIMMING.

10. ALL GRATED AT GRADE PLANTERS WILL BE 5'X10' WITH A 24" OPENING SET 12" OFF BACK OF CURB. SECURING CHAINS OR HANGERS IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT HOLES AND MANUFACTURER'S "U" BOLTING HARDWARE.

11. A LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED, LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

12. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS AND SODDED PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIME STONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION

13. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

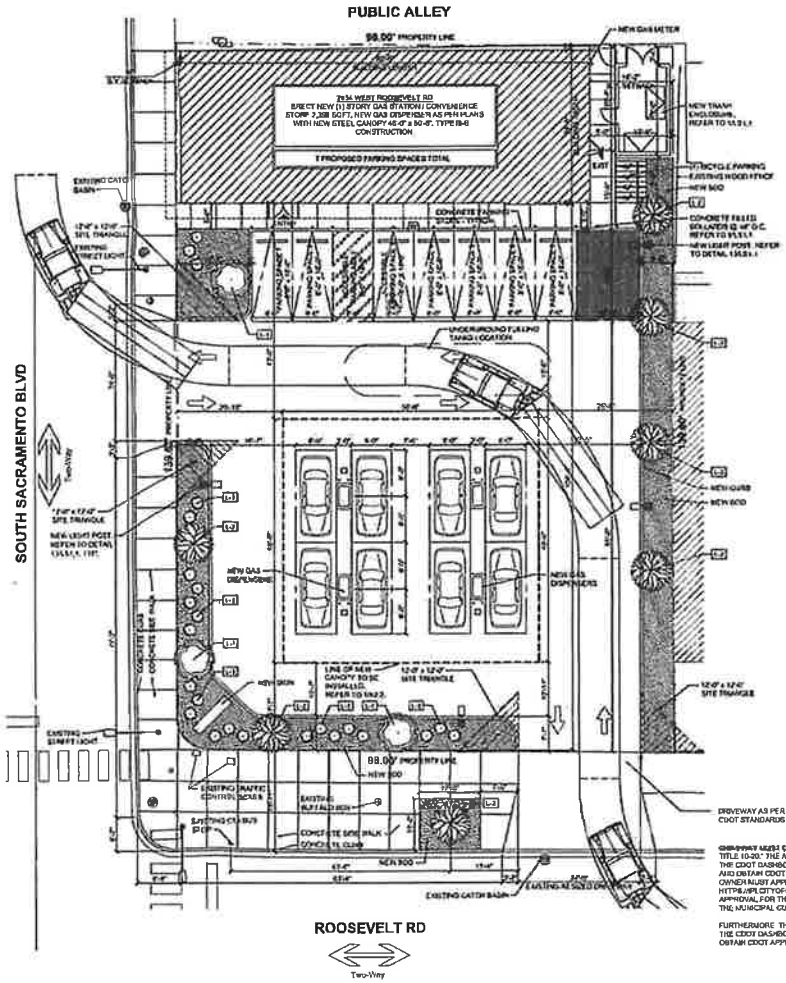
PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	NOTES
L-1	9	STERLING SILVER LINDEN	T. TOMENTOSA 'STERLING SILVER'	MINIMUM 2.5" CALIPER TREE
L-2	9	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	MINIMUM 2.5" CALIPER TREE
L-3	24	KOREAN MAIDEN LILAC	SYRINGA PATULA 'MISS KIM'	5-FOOT

LANDSCAPE CALCULATIONS

VEHICULAR USE AREA = 8,314 SQFT
REQUIRED INTERIOR LANDSCAPING =
8,314 = 8,244 SQFT = 618 SQFT
REQUIRED INTERIOR TREES =
618 SQFT / 125 = 5 INTERIOR TREES

SITE HAS LANDSCAPING PROVIDED = 744 SQFT
INTERIOR TREES PROVIDED = 5 TREES.



DRIVEWAY MUST COMPLY WITH THE MUNICIPAL CODE STANDARDS OF TITLE 10-20." THE APPLICANT OR OWNER MUST APPLY ONLINE THROUGH THE CDOT DASHBOARD AT HTTPS://PLOTTY.OF CHICAGO.ORG/PROFILE AND OBTAIN CDOT APPROVAL FOR THE DRIVEWAY, APPLICANT OR OWNER MUST APPLY ONLINE THROUGH THE CDOT DASHBOARD AT HTTPS://PLOTTY.OF CHICAGO.ORG/PROFILE AND OBTAIN CDOT APPROVAL FOR THE DRIVEWAY, THE DRIVEWAY MUST COMPLY WITH THE MUNICIPAL CODE STANDARDS OF TITLE 10-20.

FURTHERMORE THE APPLICANT OR OWNER MUST APPLY ONLINE THROUGH THE CDOT DASHBOARD AT HTTPS://PLOTTY.OF CHICAGO.ORG/PROFILE AND OBTAIN CDOT APPROVAL FOR THE DRIVEWAY.

Final for Publication

COPYRIGHT.

OWNER RELEASE

#	DATE	DESCRIPTION
1	7/12/2019	REVISE ZONING INFO

ADVERSELY.

2954 W ROOSEVELT RD.

CHICAGO, ILLINOIS

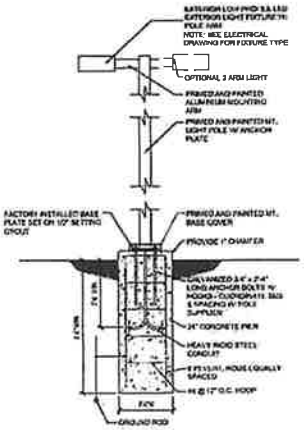
XIOS
ARCHITECTS AND CONSULTANTS

PROJECT NUMBER	BGK 1107
PROJECT MANAGER	BK
DRAWN BY	CD TG

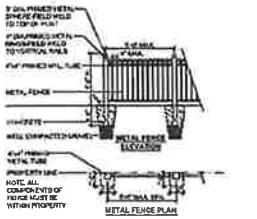
LANDSCAPING PLAN

SHEET **LS1.0**

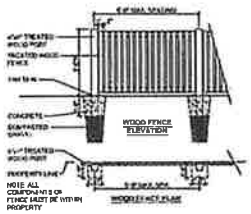
Final for Publication



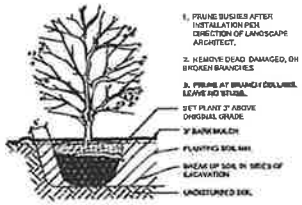
13 CONCRETE FILLED STEEL BOLLARD
LS1.1



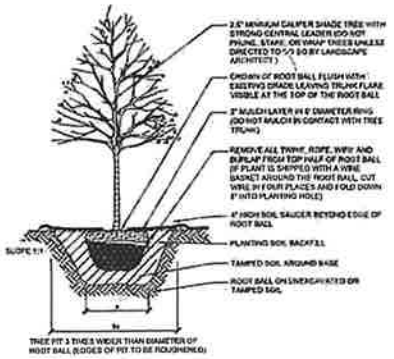
12 METAL FENCE DETAIL
LS1.1



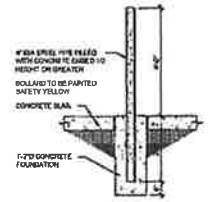
11 WOOD FENCE DETAIL
LS1.1



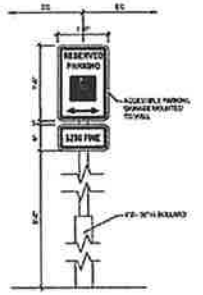
10 SHRUB DETAIL
LS1.1



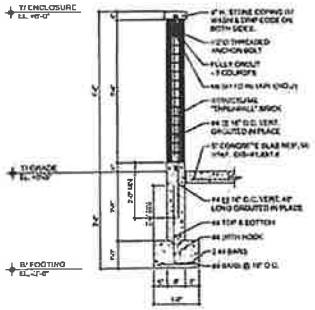
9 TREE DETAIL
LS1.1



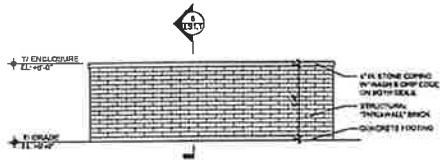
6 CONCRETE FILLED STEEL BOLLARD
LS1.1



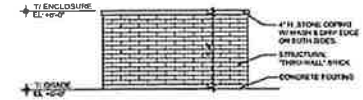
7 ACCESSIBLE PARKING SIGNAGE
LS1.1



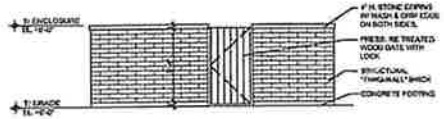
6 TRASH ENCLOSURE FRONT ELEVATION
LS1.1



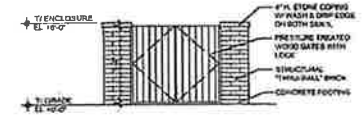
5 TRASH ENCLOSURE EAST ELEVATION
LS1.1



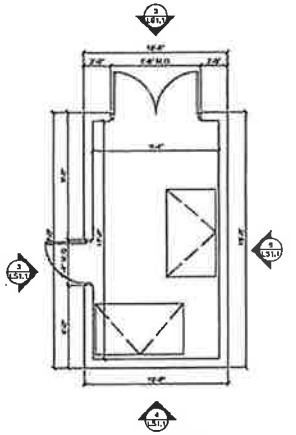
4 TRASH ENCLOSURE SOUTH ELEVATION
LS1.1



3 TRASH ENCLOSURE WEST ELEVATION
LS1.1



2 TRASH ENCLOSURE NORTH ELEVATION
LS1.1



1 TRASH ENCLOSURE PLAN
LS1.1

COPYRIGHT.

DRAWN RELEASE:

REVIEWED By:

#	DATE	DESCRIPTION

PROJECT

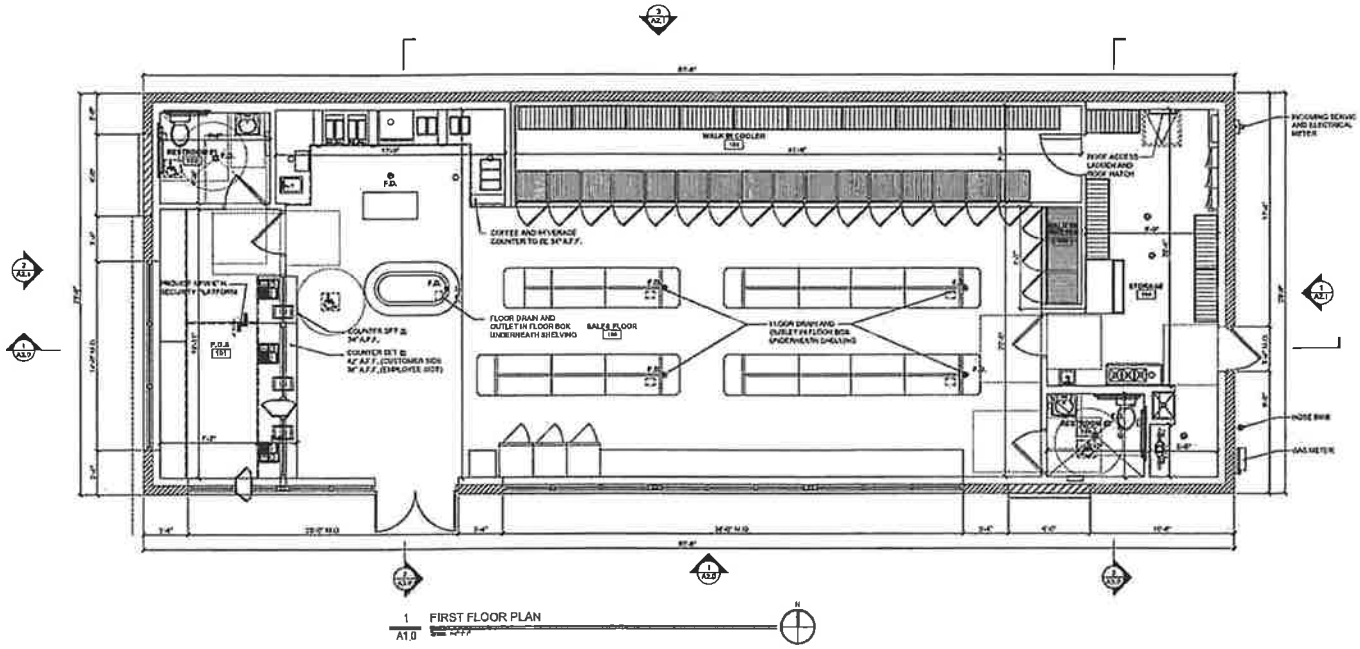
2954 W ROOSEVELT RD.
CHICAGO, ILLINOIS

XIOS
ARCHITECTS AND CONSULTANTS

PROJECT NUMBER	BGK 1107
PROJECT MANAGER	BK
DRAWN BY	CD, HR

LANDSCAPING DETAILS

SHEET **LS1.1**



1 FIRST FLOOR PLAN
A1.0

Final for Publication

#	DATE	DESCRIPTION

2954 W ROOSEVELT RD.
CHICAGO, ILLINOIS

XIOS ARCHITECTS AND CONSULTANTS

PROJECT NUMBER	BGK 1107
DRAWN BY	CO, HS

FIRST FLOOR PLAN

SHEET **A1.0**

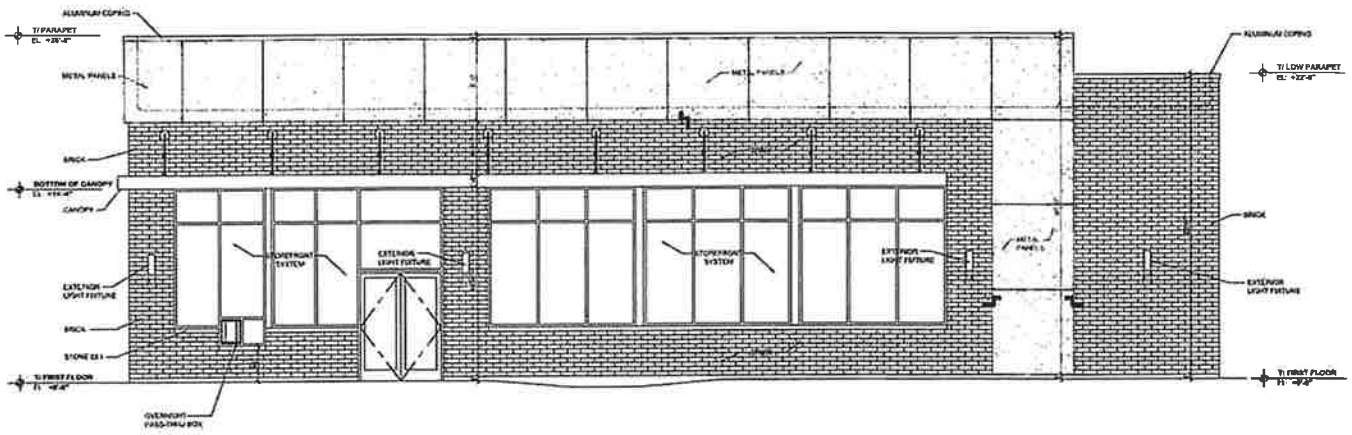
Final for Publication

1 ROOF PLAN
A1.1

2954 W ROOSEVELT RD.
CHICAGO, ILLINOIS

ROOF PLAN

A1.1



1 A2.0 SOUTH ELEVATION

Final for Publication

COPYRIGHT:	OWNER RELEASE:	#	DATE	DESCRIPTION

PROJECT

2954 W ROOSEVELT RD.

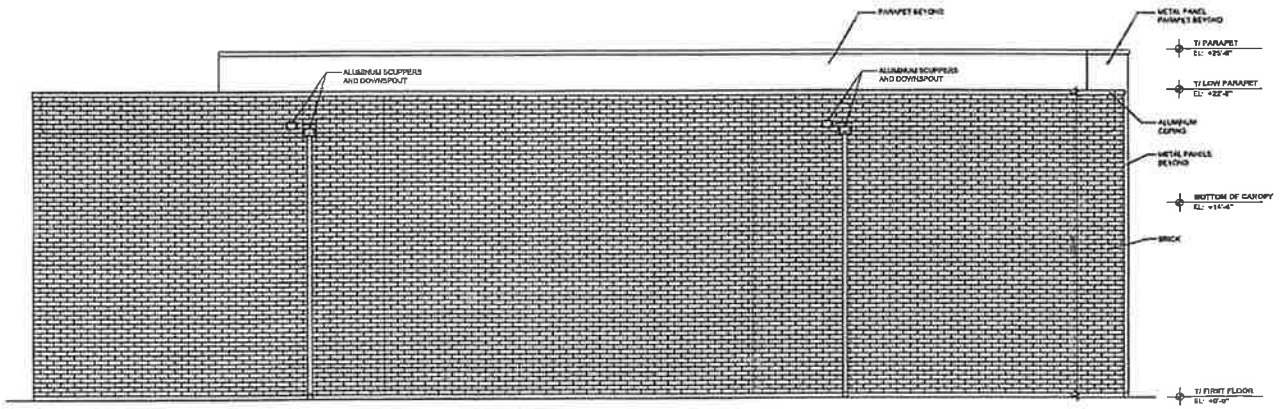
CHICAGO, ILLINOIS

XIOS ARCHITECTS AND CONSULTANTS

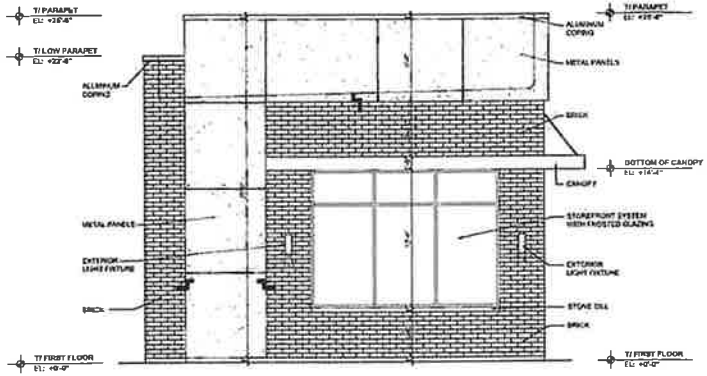
PROJECT NUMBER	BGK 1107
PROJECT MANAGER	RK
DRAWN BY	CO MS

ELEVATION

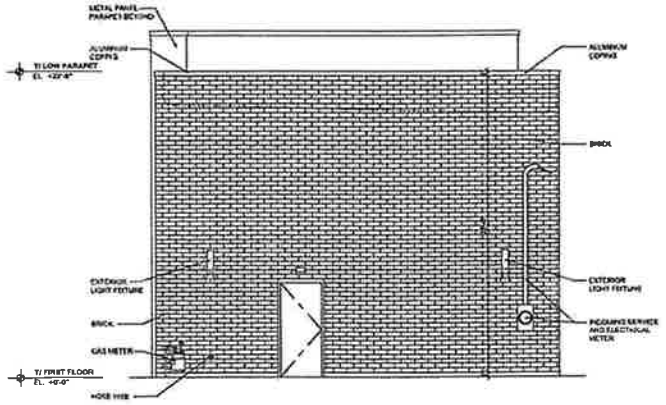
A2.0



3 A2.1 NORTH ELEVATION



2 A2.1 WEST ELEVATION



1 A2.1 EAST ELEVATION

Final for Publication

#	DATE	DESCRIPTION
1	09/25/2015	PER SITE PLAN COMMENTS

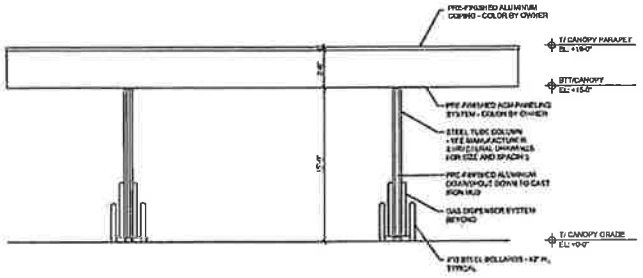
2954 W ROOSEVELT RD.
CHICAGO, ILLINOIS

XIOS ARCHITECTS AND CONSULTANTS

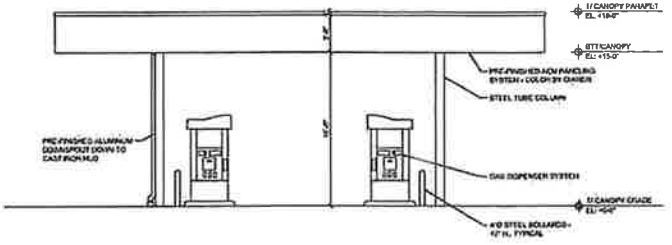
PROJECT NUMBER	BGK 1107
PROJECT MANAGER	RK
DRAWN BY	CD HS

ELEVATIONS

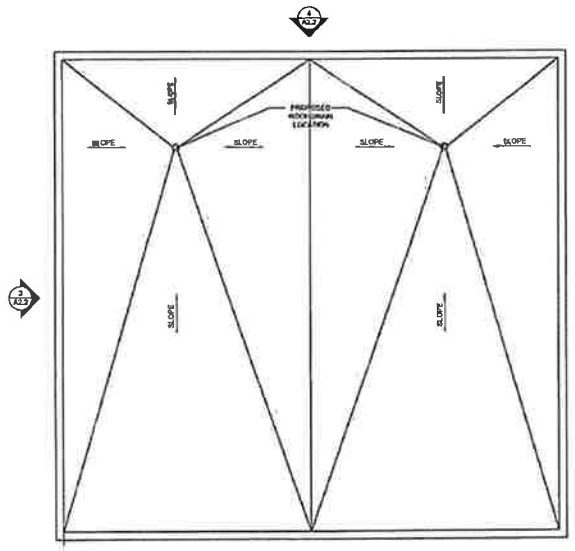
A2.1



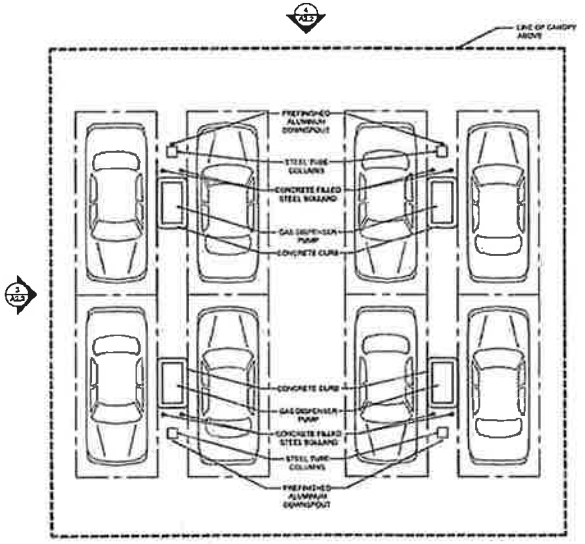
4 A2.2 CANOPY ELEVATION



3 A2.2 CANOPY ELEVATION



2 A2.2 CANOPY ROOF PLAN



1 A2.2 CANOPY PLAN

Final for Publication

COPYRIGHT:		#	DATE	DESCRIPTION	PROJECT:
					2954 W ROOSEVELT RD. CHICAGO, ILLINOIS
	REVIEWED BY:				

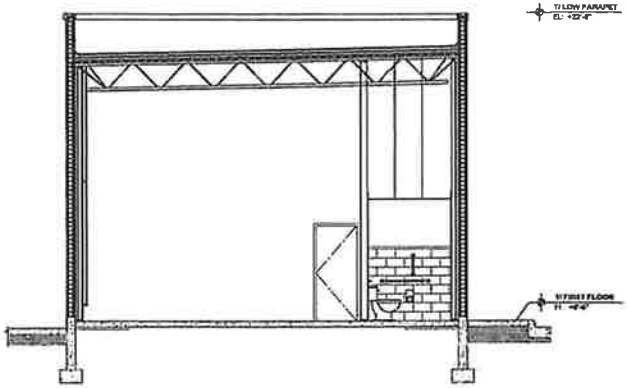
XIOS ARCHITECTS AND CONSULTANTS

401 W. ADAMS ST. SUITE 403 CHICAGO, IL 60607 PHONE 312.780.2330

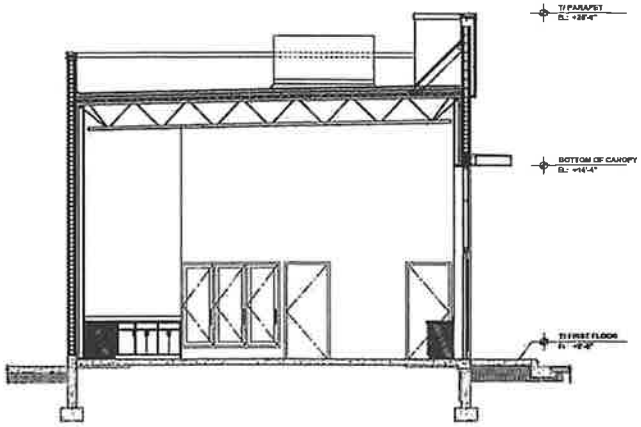
PROJECT MANAGER:	BOK 1107
PROJECT MANAGER:	BK
DRAWN BY:	CD HS

CANOPY PLANS AND ELEVATIONS

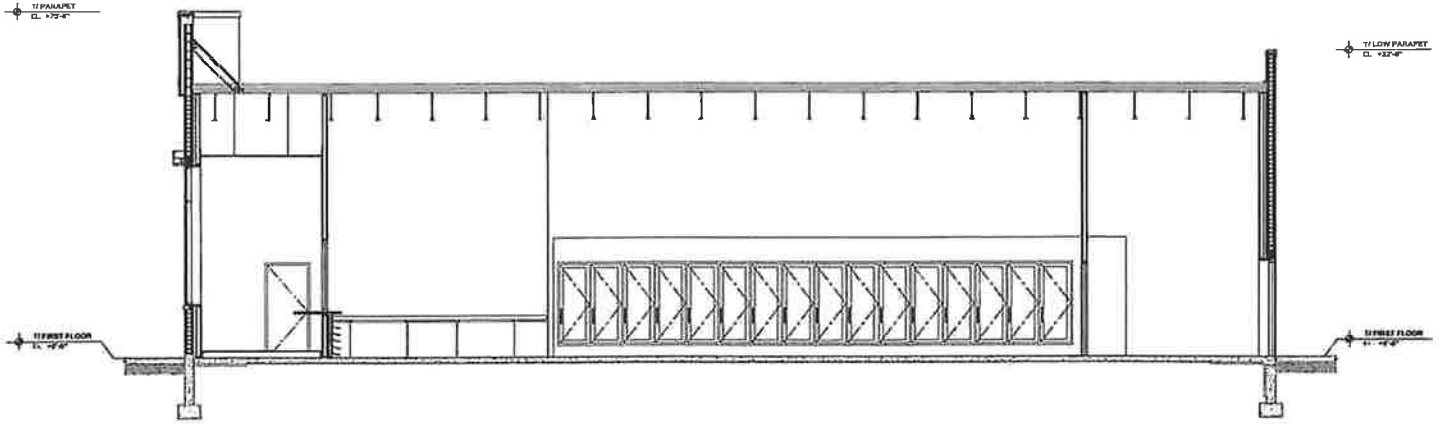
SHEET: **A2.2**



3 BUILDING SECTION
A3.0



2 BUILDING SECTION
A3.0



1 BUILDING SECTION
A3.0

Final for Publication

COPYRIGHT	OWNER RELEASE:	#	DATE	DESCRIPTION

2954 W ROOSEVELT RD.
CHICAGO, ILLINOIS

XIOS
ARCHITECTS AND CONSULTANTS

PROJECT NUMBER	BGK 1107
PROJECT MANAGER	BK
DRAWN BY	CD, HS

BUILDING SECTIONS

SHEET **A3.0**