



City of Chicago



O2020-4809

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 4-G at 1549 W Roosevelt Rd and 1201 S Ashland Ave - App No. 20526T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing C1-3 Neighborhood Commercial District symbols and RT-4 Residential Two-Flat Townhouse and Multi-Unit District and indications as shown on Map No. 4-G in the area bounded by

South Ashland Avenue; West Roosevelt Road; a line 179.50 feet (Recorded Measurement) east of and parallel to South Ashland Avenue; and the public alley next south of and parallel to West Roosevelt Road.

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1549 West Roosevelt Road/1201 South Ashland

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1549 West Roosevelt/1201 South Ashland

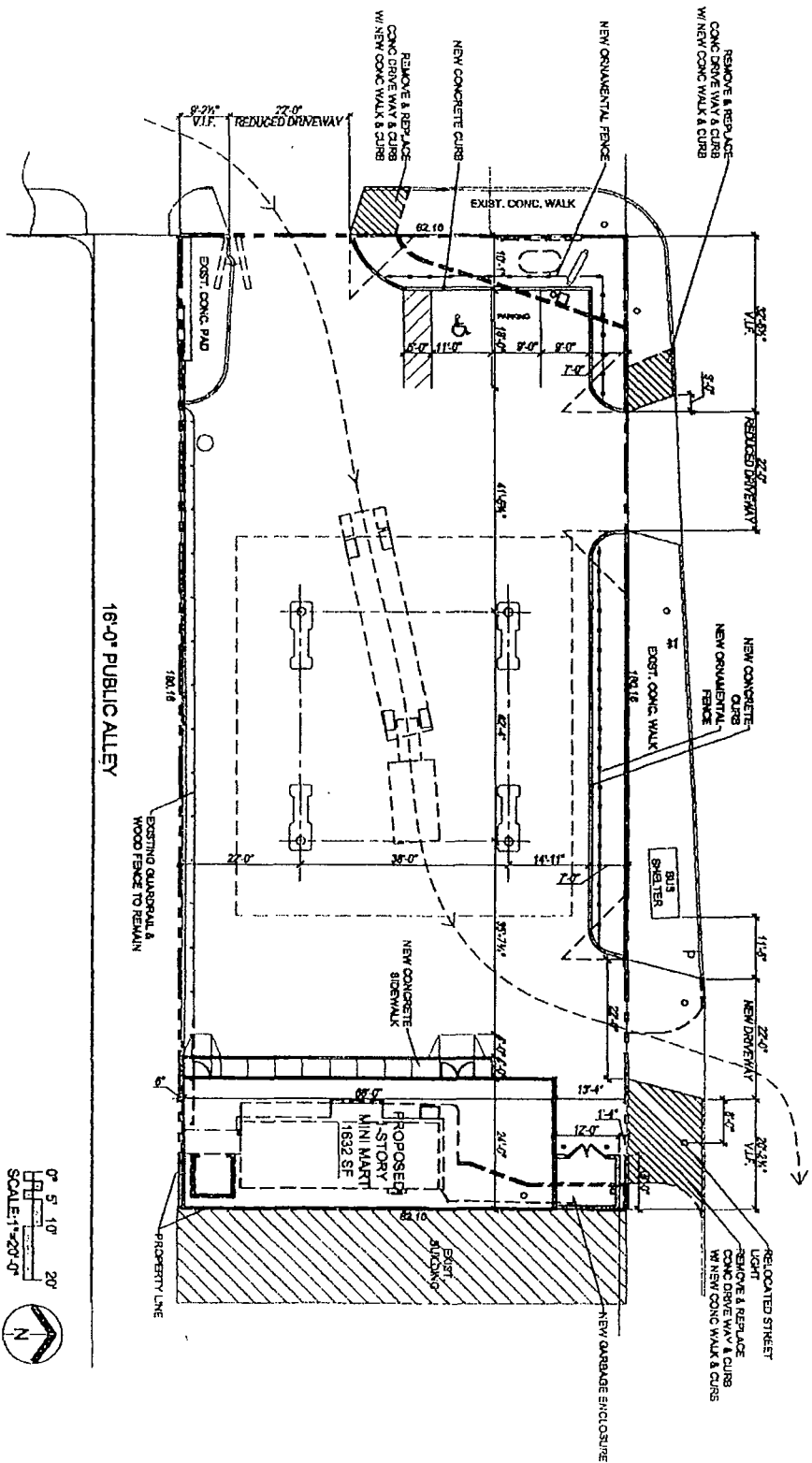
C1-1 Neighborhood Commercial District

The applicant is requesting a zoning amendment from a C1-1 Neighborhood Commercial District and a RT-4 Residential Two-Flat, Townhouse, Multi-Unit District to a C1-1 Neighborhood Commercial District to establish a Type 1 Zoning Amendment as requested by alderman to bring a current split zone lot into compliance under one single zoning designation in order to renovate and improve the existing gas station and convenience store.


	PROPOSED
Lot Area	14,719 SF
Parking	3
FAR	1,632 SF & 0.11
Rear Setback	0 feet
East Setback	0 feet
West Setback	10'1" feet (Existing)
Front Setback	12 feet (Existing)
Building Height	14'2"

S. ASHLAND AVE. NORTH SOUTH

WEST EAST W. ROOSEVELT RD.



ARCHITECTURE
PLANNING
ENGINEERING

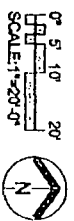


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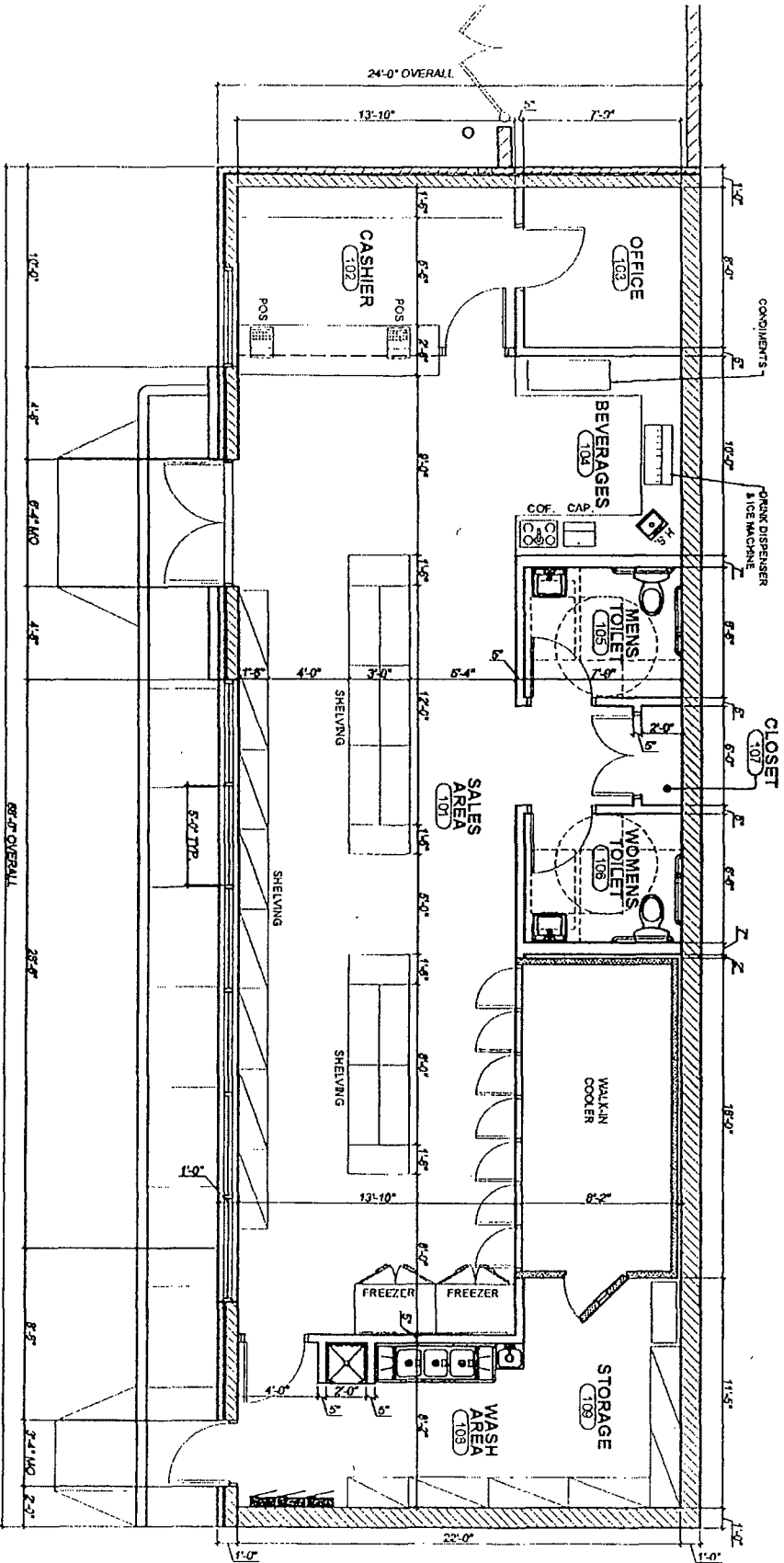
PRELIMINARY PROPOSED SITE PLAN #1
SCALE: 1" = 20'-0"

PROPOSED MINI MART TO
EXISTING GAS STATION

1549 W. ROOSEVELT RD
CHICAGO, IL 60628
SCARLATIS, JOE # 202322
September 21, 2010



Final for Publication



ARCHITECTURE
PLANNING
ENGINEERING

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PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"

**PROPOSED MINI-MART TO
EXISTING GAS STATION**
1548 W. ROOSEVELT RD
CHICAGO, IL 60609
SCARLATTIS JOB # 457039
September 17, 1999