#23154-T1
INTRO DATE
SEPT 23, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1147-51 South Independence Boulevard, Chicago, Illinois

2. Ward Number that property is located in: 24

3. APPLICANT Roosdi Property LLC

ADDRESS 1147 South Independence Boulevard CITY Chicago

STATE Illinois ZIP CODE 60624 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Mohammed Abdallah

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 City of Chicago (Owner of 1147 South Independence Boulevard)

ADDRESS 121 North LaSalle Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-744-4190

EMAIL kyle.bartlett@cityofchicago.org CONTACT PERSON Kyle Bartlett and Ciere Boatright

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 Samuel V.P. 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: Mohammed Abdallah and Maysa Abdallah

7. On what date did the owner acquire legal title to the subject property? 1151 S. Independence ~ Jan 2020

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

9. Present Zoning District: RT-4 and C1-2 Proposed Zoning District: C1-2

10. Lot size in square feet (or dimensions): 125 ft. by 175 ft. (Approximately 21,875 sq. ft.)

11. Current Use of the Property: The 1151 S. Independence Blvd. is improved with an operating car wash, a one-story commercial building, and off-street parking spaces. 1147 S. Independence Blvd. is vacant and unimproved.

12. Reason for rezoning the property: to establish a uniform zoning district, maintain the existing car wash at 1151 S. Independence Blvd., and develop the 1147 S. Independence Blvd. with four (4) off-street parking spaces and a drive aisle to serve the existing car wash.

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 maintain the existing car wash and commercial building at 1151 S. Independence Blvd. and develop 1147 S. Independence Blvd with four (4) off-street parking spaces to serve the existing car wash. The one-story commercial building and car wash will remain without change. The subject property will be supported by sixteen (16) off-street parking spaces.

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.** Applicant 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

Maysa Abdallah, 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
25 day of August, 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: _____

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

July 7, 2026

Gilbert Villegas
Chairman of Committee on Zoning
121 N. LaSalle Street, Room 300
Chicago, IL 60602

Matter: Consent to file building permit and zoning change application for City-owned property located at 1147 S. Independence Blvd (PIN 16-14-328-005).

Dear Chairman Villegas,

This letter serves to inform you that the City of Chicago owns the above-referenced property, and consents to Roosdi Property LLC to file a zoning change and building application for their redevelopment project at 1147 S. Independence. The applicant intends to expand their existing car wash business.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the permit application.

Sincerely,

Ciere Boatright
Commissioner

Written Notice, Form of Affidavit: Section 17-13-0107
September 23, 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 **1147-51 South Independence Boulevard, 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 amended application for a change in zoning on approximately **September 23, 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 4 day of September, 2026.

_____
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

Via USPS First Class Mail

PUBLIC NOTICE

September 23, 2026

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 September 23, 2026, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and the C1-2 Neighborhood Commercial District to the C1-2 Neighborhood Commercial District, on behalf of the Applicant, Roosdi Property LLC, for the property located at **1147-51 South Independence Boulevard, Chicago, IL**.

The Applicant is seeking to establish a uniform zoning district, maintain the existing car wash and commercial building at 1151 South Independence Boulevard, and develop 1147 South Independence Boulevard with four (4) off-street parking spaces and a drive aisle to serve the existing car wash. The existing car wash and one-story commercial building at 1151 South Independence Boulevard will remain without change. The subject property is a Transit Served Location and will be supported by sixteen (16) off-street parking spaces. Pursuant to Sec. 17-13-0300 optional Administrative Adjustment and Variation the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, Roosdi Property LLC, maintains offices at 1147 South Independence Boulevard, Chicago, IL 60624.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 North LaSalle Street, 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 <u>NOT</u> 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.**

R.H. GRANATH
SURVEYING SERVICE,P.C.
PH: (708) 371-4478
FAX (708) 371-3922

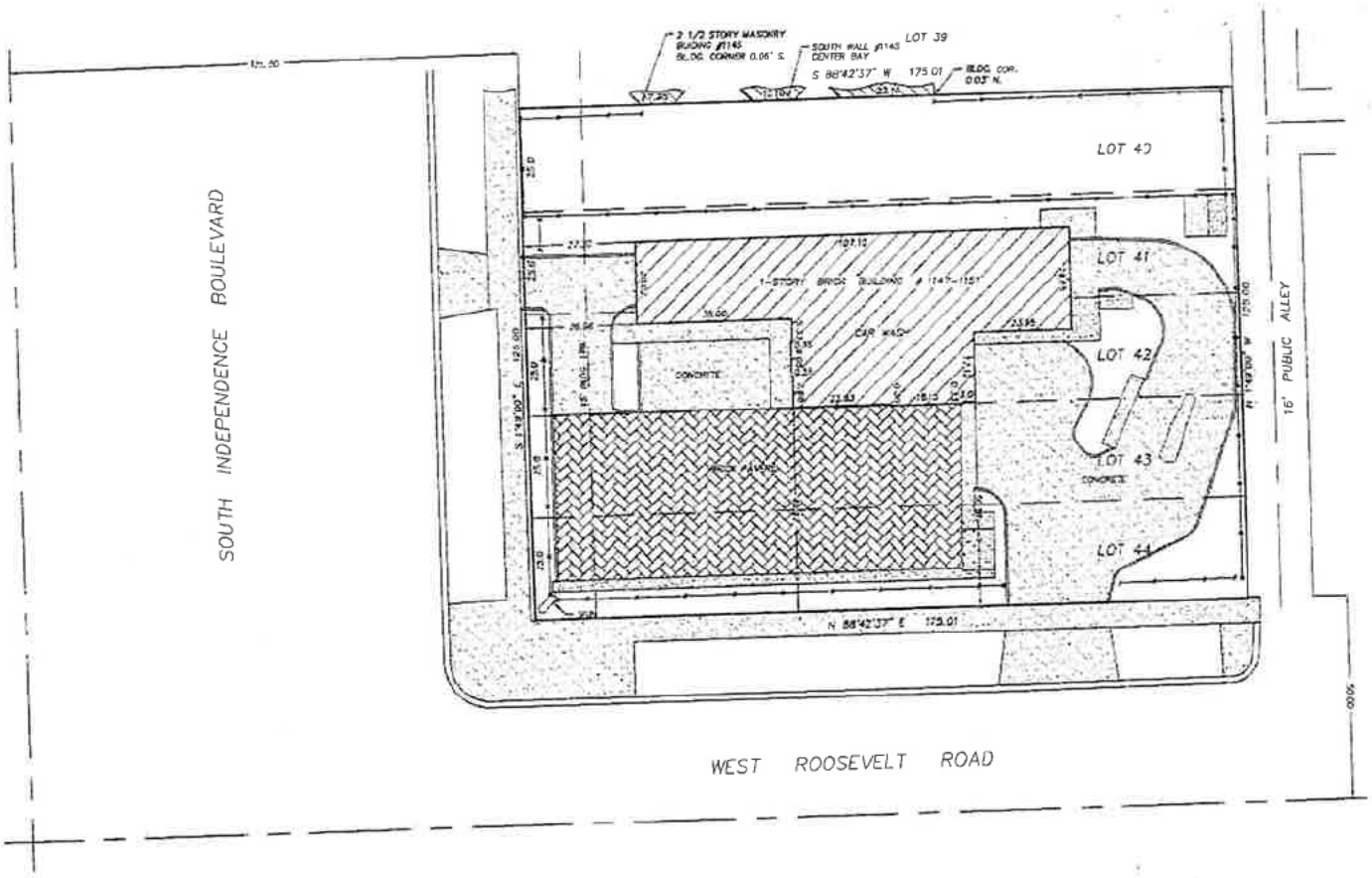
PLAT OF SURVEY

of

R.H. GRANATH
SURVEYING SERVICE,P.C.
6006 W. 159th STREET
BUILDING B UNIT 1-SOUTH
OAK FOREST, ILL. 60452

LOTS 40, 41, 42, 43 AND 44 IN EDWARD CASEY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 6 ACRES OF THE SOUTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 EAST OF BOULEVARD OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE 1"=20'



STEVEN R. GRANATH
No 035-003169
OAK FOREST, IL.
EXP 11/30/2026
STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR

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. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR TITLE 68 CHAPTER VII, SUBCHAPTER b, SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STEVEN R. GRANATH I.P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE REFER TO DEED OR TITLE POLICY FOR BUILDING LINES OR EASEMENTS

NOTE: 15' BUILDING SETBACK LINE SHOWN WAS TAKEN FROM THE CITY OF CHICAGO 90 ACRE MAP.

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

R.H.GRANATH SURVEYING SERVICE,P.C.	
DATE: FEBRUARY 19, 2026	DRAWN BY:
DRAWING NO.: CAD 0026-02-019	KAG/SRG
PROJECT LOCATION: 1147-51 S INDEPENDENCE BOULEVARD CHICAGO, ILLINOIS	
CLIENT: ROOSDL PROPERTY LLC	