17-13-0303-C(1) Type 1 Narrative & Plans – 1147-51 South Independence Boulevard

Proposed Zoning: C1-2 Neighborhood Commercial District

Lot Area: Approximately 21,875 sq. ft.

Proposed Land Use: 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 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 plan.

(A) The Project's Floor Area Ratio: 3,215 square feet (0.19 FAR)

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

(C) The amount of off-street parking: 16 parking spaces

(D) Setbacks:

a. Front Setback: 28 feet (existing)
b. Side Setbacks:
North Side: 33 feet (existing)
South Side: 49 feet-8 inches (existing)
c. Rear Setback: 40 feet (existing)

(E) Building Height: 22 feet-9 inches (existing)

Final for Publication

ADDED LOT (PIN 16-14-328-005) TO EXISTING CARWASH

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE CITY OF CHICAGO BUILDING AND ZONING CODE

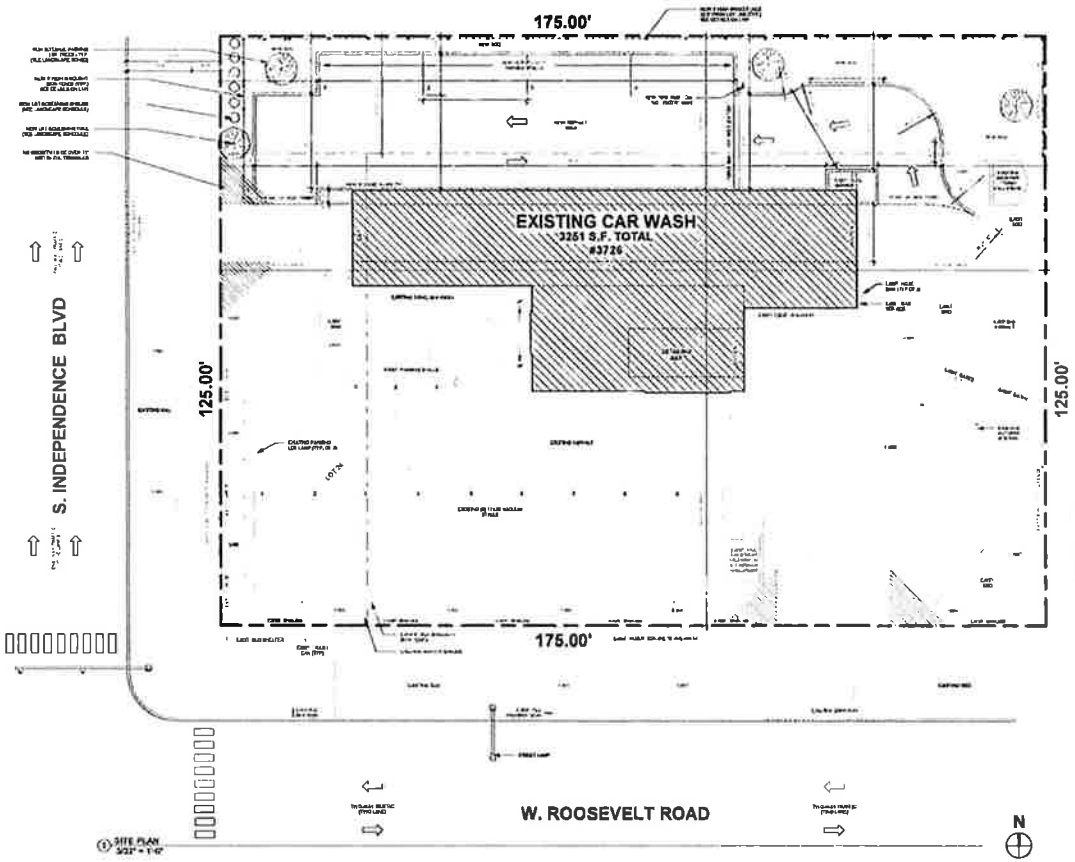
SIGNED _____ DATE 03-14-2025

LUCID ENGINEERING SERVICES GROUP, LLC
Illinois License Number 061-008822 Exp. 11/30/26

DRAWING INDEX	
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ELEVATIONS	A201
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LANDSCAPE PLANS	L102

EXISTING ZONING DATA	
ZONING DISTRICT	C1-2
EXIST. BUILDING HEIGHT	22'-0"
EXIST. TRASH ENCLOSURE	84 SQ. FT.
EXIST. VACUUM EQUIP. ENCLOSURE	80 SQ. FT.
EXIST. ASPHALT	9,748 SQ. FT.
EXIST. CONC. WALKWAY / CURB	887 SQ. FT.
EXIST. CONC. TRASH APRON	84 SQ. FT.
EXIST. CONC. VACUUM EQUIP. APRON	24 SQ. FT.
EXIST. AUTOPAY STATION CONC. PAD	80 SQ. FT.
EXIST. TANKS CONCRETE PAD	224 SQ. FT.
EXIST. VEHICULAR USE AREA	10,824 SQ. FT.
EXIST. VACUUM STALL	6
EXIST. PARKING STALL	7
EXIST. ACCESSIBLE PARKING	1
TOTAL EXIST. PARKING STALLS	13

NEW ZONING DATA	
ZONING DISTRICT	C1-2
NEW ASPHALT	3,748 SQ. FT.
NEW CONC. CURB	178 SQ. FT.
NEW VEHICULAR USE AREA	3,926 SQ. FT.
NEW PARKING STALL	4
NEW ACCESSIBLE PARKING	0
TOTAL NEW PARKING STALLS	4



① SITE PLAN
3/32" = 1'-0"

CODE ANALYSIS					
RULE	CODE REFERENCE	PROPOSED	ACTUAL	REQUIRED/EXIST.	MEASURE
b) ZONING REQUIREMENTS					
ZONING DISTRICT / PLANNED DEVELOPMENT	ZONING MAP	C1-2	C1-2		
ZONING ORDINANCE REFERENCE	17-2-0207-D				
LAND USE PROTECTION DISTRICT	ZONING MAP				
PEDESTRIAN STREET	ZONING MAP				
LOT AREA	17-4-0403		17,500 SF (0.40 AC)		
MAXIMUM FLOOR RATIO	17-2-0207-D	2.0	0.15		
TOTAL BUILDING AREA	17-17-0304	35,000 SF	EXIST. 2,251 SF		
BUILDING HEIGHT - NO. OF FLOORS	17-17-0311	NONE	EXIST. 22'-0" / 1 FLR		
FRONT SETBACK	17-17-0304	0'-0"	EXIST. 0'-0"		
CORNER SIDE SETBACK	17-17-0304	NOT APPLICABLE	EXIST. 0'-0" / 0'-0"		
REAR SETBACK	17-17-0307	0 (MIN. 10 FEET)	EXIST. 0'-0"		
REAR YARD OPEN SPACE					
NUMBER OF DWELLING UNITS					
NUMBER OF STALLS PER UNIT					
TOTAL NUMBER OF PARKING SPACES		4 PER 1,000 SF (4 STALLS)	NEW 4 STALLS		2 NEW + 2 EXIST.
NUMBER OF ACCESSIBLE PARKING SPACES					
NUMBER OF OFF-STREET LOADING SPACES					
LANDSCAPING ORDINANCE	17-11-0	NEW	EXIST.		
TOWNHOUSE GROUP STANDARDS	17-3-0400				
PLANNED DEVELOPMENT STANDARDS	17-13-0				
PLAT OF SURVEY	17-17-0102				FIELD CHECK
c) OTHER REQUIREMENTS					
MECHANICAL EQUIPMENT	18-29-301	0	0		
SPECIAL ORDINANCES	MISCELLANEOUS ORD.				
ENCROACHMENT PERMIT	10-28-010				
ENCROACHMENT FURTHER	10-28-020				
BUILDING AREA	14B-202.3				
NUMBER OF STORIES PER BUILDING	14B-504.2				
FRONTAGE INCREASE	14B-506.3				
AREA INCREASE ALTERNATE	14B-506.2				
TYPES OF CONSTRUCTION	14B-602	IIB	IIB		
PERMANENT STRUCTURAL PARTS	CHAPTER 35 & APP. A	EXISTING	EXISTING		
EXTERIOR BEARING WALLS	14B-602	EXISTING	EXISTING		
EXTERIOR NON-BEARING WALLS	14B-602	EXISTING	EXISTING		
INTERIOR BEARING WALLS	14B-602	EXISTING	EXISTING		
FLOOR CONSTRUCTION	14B-602	N/A	N/A		
ROOF CONSTRUCTION	14B-602	N/A	N/A		
SHAFT AND EXIT ENCLOSURES	14B-602	N/A	N/A		
EXTERIOR WALLS RATING	14B-602	EXISTING	NA (0 HR)		
EXTERIOR WALL PROJECTIONS	14B-602	EXISTING	EXISTING		
EXTERIOR WALL OPENINGS	14B-602	EXISTING	EXISTING		
EXTERIOR WALL PARAPETS	14B-602				
FIRE ALARM SYSTEM	14B-907				
CARBON MONOXIDE DETECTION	14B-908				
OCCUPANCY CLASSIFICATION	14B-302				
ACCESSIBLE & UNISEX BATHROOMS	14B-1109				
d) OTHER REQUIREMENTS					
TYPES OF EXITS	14B-1007	NOT STAIRWAY	NA (NONE)		
NUMBER OF EXITS PER STORY	14B-1006	EXISTING	1 EXISTING		
DISTANCE OF EXIT ACCESS	14B-1016		EXISTING		
EXIT SIGNS			NA (NONE)		
EMERGENCY LIGHTING	14B-1008, 1009, 1010		NA (NONE)		
MIN. EXIT WIDTH PER UNIT	14B-1007	44"	44" MIN.		
EXIT DOORS		N/A	N/A		
EXIT DOOR SWING		N/A	N/A		
EXIT DOOR SUPPORTING FLOOR LOAD		N/A	N/A		
EXIT DOOR LATCHES		N/A	N/A		
EXIT DOOR SIGNAGE		N/A	N/A		
EXIT DOOR SPRINKLER					
EXIT DOOR ILLUMINATION					
ENTRANCE DOOR SWING	14B-1109				
ENTRANCE DOOR LANDING	14B-1109				

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. THE DIMENSIONS OF THE BUILDING MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT BASED ON THE DRAWINGS THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR MATERIALS EQUIPMENT, APPLIANCES AND SERVICES AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS – DO NOT SCALE DRAWINGS
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS AND TO THE BEST INDUSTRY STANDARDS
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT:
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE SKILL AND CARE. IF ANY MISTAKES, DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE ALL IS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH DISCREPANCIES SHALL RELEASE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE ARCHITECT'S WORK OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS

CHAKARIYA KAMAL, P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL 60108

LIC. NO. 062.068343
EXPIRES: 11-30-2026

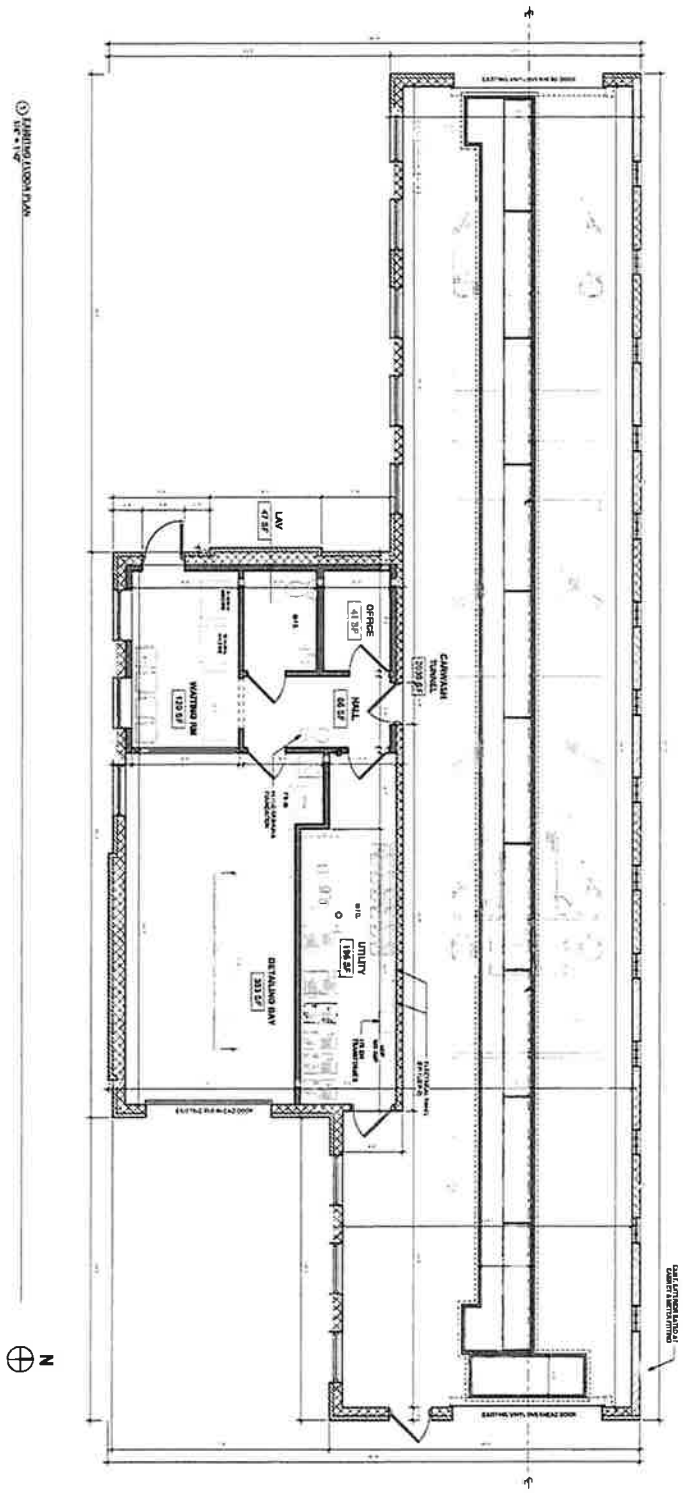
ADDED LOT
(PIN 16-14-328-005) TO
EXISTING CARWASH
3726 W ROOSEVELT ROAD
CHICAGO, IL 60624

Issue	No.	Description	Date
Project No.			
Drawn			
Checked			
Date			
Scale			

Sheet Description: COVER PAGE

Sheet No: A100

Final for Publication



A101	FLOOR PLANS	Project No.	829-2025	ADDED LOT (PIN 16-14-328-005) TO EXISTING CARWASH 3726 W ROOSEVELT ROAD CHICAGO, IL 60624	CHUKANN KAWAL, S.E., P.E. LUCID ENGINEERING SERVICES GROUP, LLC 163 FRANKLIN STREET, BLOOMINGDALE, IL 60108
		Drawn	ASS		
		Checked	CHK		
		Date	03-16-2026		
		Scale	1/8" = 1'-0"		

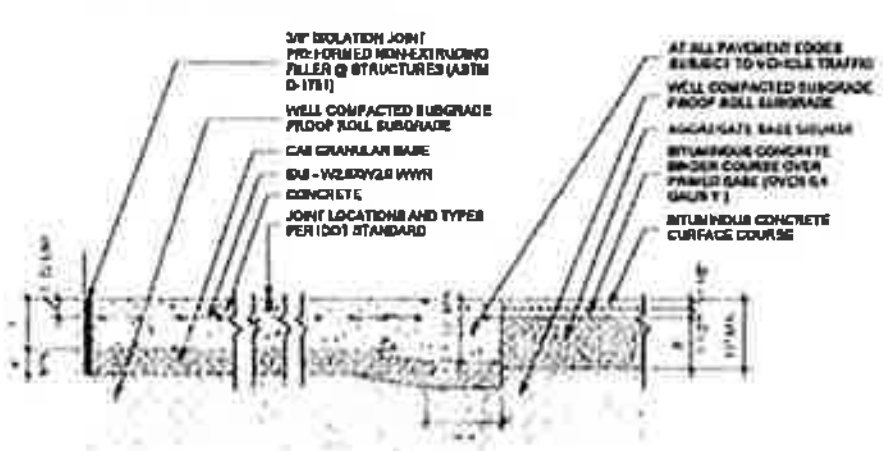
Final for Publication

L101
LANDSCAPE PLANS
ADDED LOT
(PIN 16-14-328-005) TO
EXISTING CARWASH
3726 W ROOSEVELT ROAD
CHICAGO, IL 60624
DHULIA M. KAMAL, S.E., P.E.
LUDD ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL 60108
LANDSCAPE NOTES
PLANT LIST
LANDSCAPE ANALYSIS
LANDSCAPING STATEMENT
EXISTING CAR WASH
3251 S.F. TOTAL
#3726
175.00'
125.00'
W. ROOSEVELT ROAD
S. INDEPENDENCE BLVD
N
1 LANDSCAPE PLAN
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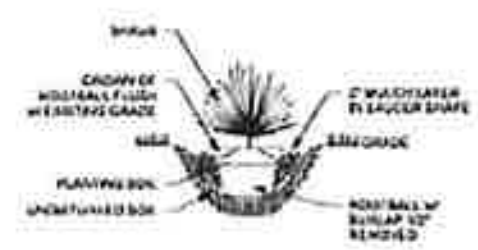
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NOTES:
THICKNESS (T) IS 8" OVER UNDERGROUND STORAGE TANKS AND 6" ALL OTHER LOCATION

CONCRETE PAD (ABOVE) FUEL TANKS / DISPENSING SHALL BE NONSEGATED OR OTHER APPROVED PAVING MATERIAL HAVING A RESISTANCE NOT EXCEEDING 1 MEGOHM AS DETERMINED BY METHODOLOGY IN EN 1081



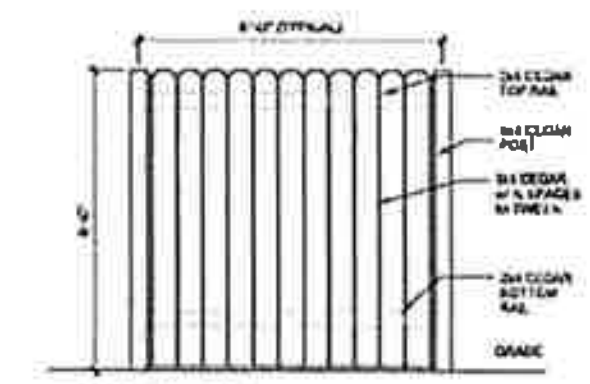
⑥ CONCRETE & BITUMINOUS - DETAIL
N.T.S.



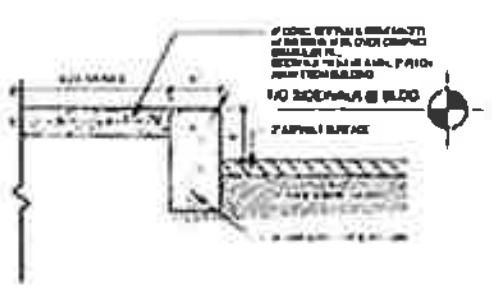
③ SHRUB - DETAIL
N.T.S.



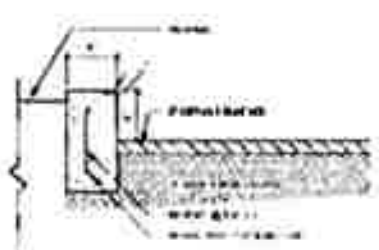
⑦ IRON FENCE - DETAIL
1/2" = 1'-0"



⑧ WOOD FENCE - DETAIL
1/2" = 1'-0"



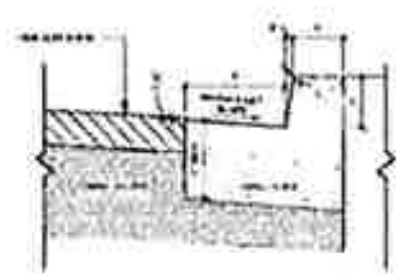
Ⓐ SIDEWALK CURB DETAIL



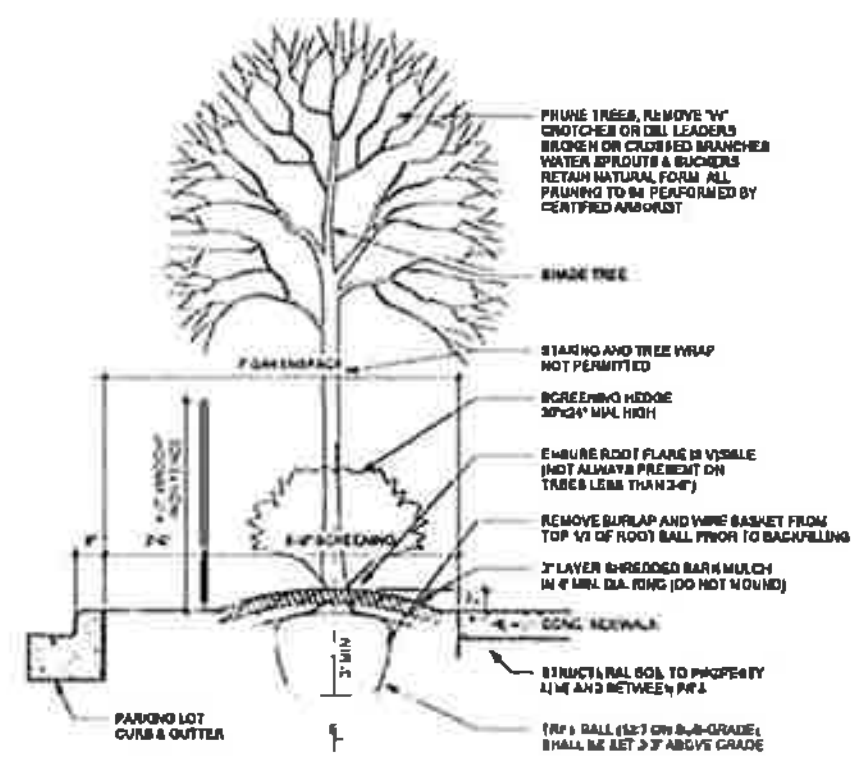
Ⓑ GREEN SPACE CURB DETAIL

⑤ CONCRETE CURB - DETAIL
N.T.S.

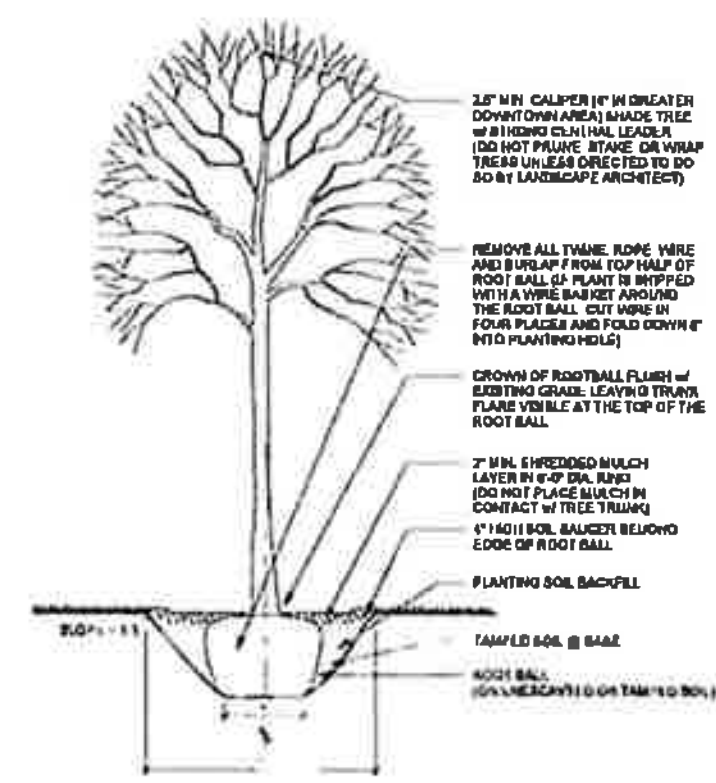
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R1
B-6 06	6"	1"	6"	8"	1"
B-6 12	12"	1"	6"	8"	1"
B-6 18	18"	1"	6"	8"	1"
B-6.24	24"	1"	6"	8"	1"
B-9 12	12"	2"	3"	9"	1"
B-9 18	18"	2"	3"	9"	1"
B-9 24	24"	2"	3"	9"	1"



④ CONCRETE STREET CURB - DETAIL
N.T.S.



② PARKING LOT SCREENING - DETAIL
N.T.S.



① TREE PLANTING - DETAIL
N.T.S.

GHULAM M. KAMAL, S.E., P.E.
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LANDSCAPE PLANS

Sheet No.
L102