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

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

Lot Area: Approximately 13,687 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 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.

(A) The Project's Floor Area Ratio: 2,400 square feet (0.175 FAR)

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

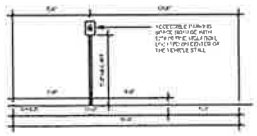
(C) The amount of off-street parking: 6 parking spaces

(D) Setbacks:

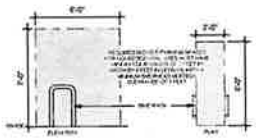
a.	Front Setback:	108 feet-8 inches
b.	Side Setbacks:	
	East Side:	17 feet
	West Side:	1 feet
c.	Rear Setback:	11 inches

(E) Building Height: 19 feet-10 inches

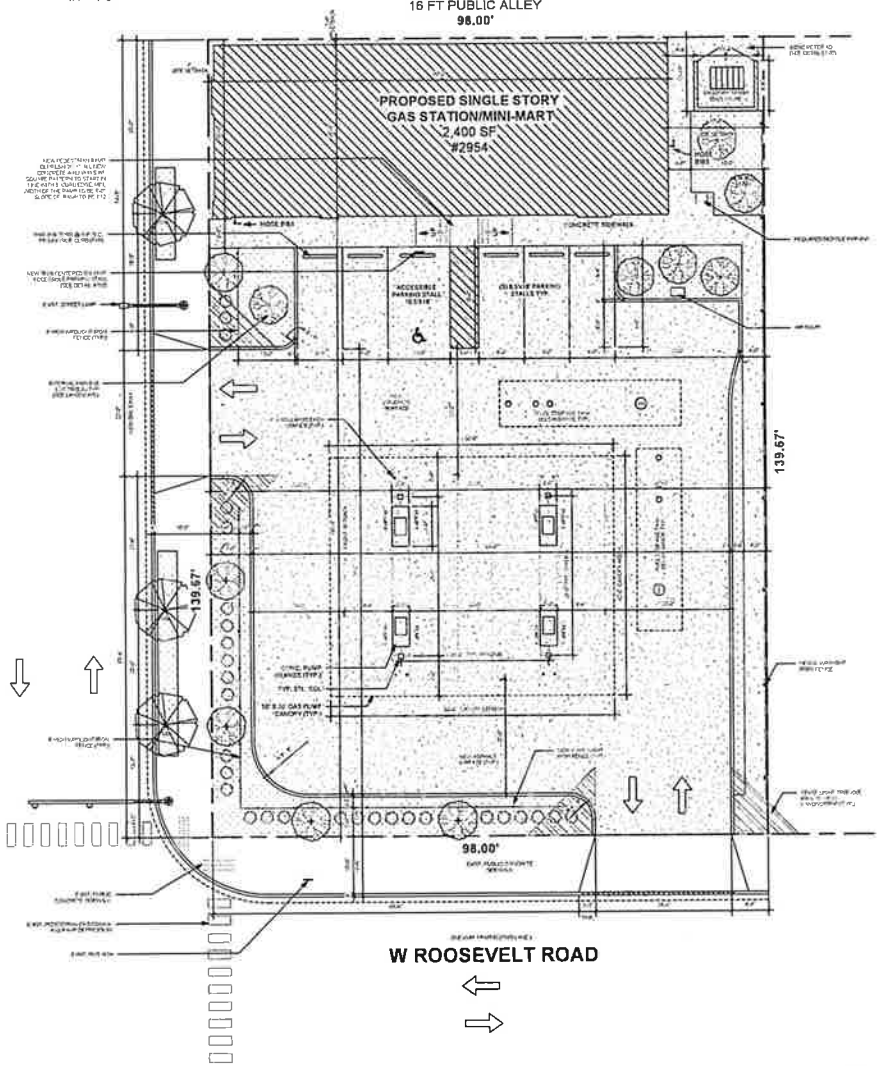
NEW GAS STATION, CANOPY AND MART ON VACANT LOT



② ACCESSIBLE PARKING
1/4" = 1'-0"



③ BICYCLE PARKING - DETAIL
N.T.S.



① SITE PLAN
1" = 10'-0"

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 APPRISED 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'S 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 ARCHITECT'S WORK PRODUCT:
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE 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.

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
PROPOSED PLANS	A102
ELEVATIONS	A201
ELEVATIONS	A202
LANDSCAPE PLANS	L101
LANDSCAPE PLANS	L102
LANDSCAPE PLANS	L103

ZONING DATA		
ZONING DISTRICT		C-3
BUILDING HEIGHT		19'-10"
GAS PUMP T/O CANOPY HEIGHT		18'-0"
B/O CANOPY HEIGHT		15'-0"
TRASH ENCLOSURE	200	SQ. FT.
ASPHALT	4,789	SQ. FT.
GAS PUMP CONC. PAD	3,564	SQ. FT.
CONC. WALKWAY / CURB	587	SQ. FT.
CONC. TRASH APRON	66	SQ. FT.
VEHICULAR USE AREA	9,006	SQ. FT.
BICYCLE PARKING		2
PARKING STALL		8
ACCESSIBLE PARKING		1
TOTAL PARKING STALLS		9

CERTIFICATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR:

2954 W. ROOSEVELT ROAD
CHICAGO, IL 60612

[x] FULLY COMPLY [ ] NEED NOT COMPLY
WITH THE REQUIREMENTS OF 2022 CHICAGO ENERGY TRANSFORMATION CODE, AS EFFECTIVE NOVEMBER 1, 2022

SIGNED _____ DATE 10-15-2025

LUCID ENGINEERING SERVICES GROUP, LLC
Illinois License Number: 081-006522 Exp: 11/2026

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 10-15-2025

LUCID ENGINEERING SERVICES GROUP, LLC
Illinois License Number: 081-006522 Exp: 11/2026

CODE MATRIX					
ISSUE	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	REQUIREMENT N/A	REMARKS
1) ZONING REQUIREMENTS					
ZONING DISTRICT / PLANNED DEVLP.	ZONING MAP 17-17-0108	C-3	C-3		
CHICAGO LANDMARK DESIGNATION	RECORDED DEED				
LAKEFRONT PROTECTION DIST.	ZONING MAP CH 18-4				
ZONING OVERLAY DIST.	ZONING MAP CH 17-7				
PEDESTRIAN STREET	ZONING MAP 17-3-0500				
LOT AREA	17-17-0402		118,871.06 +/- 2,847.66 SF		
MAXIMUM FLOOR RATIO	17-3-0403-A	3.0	0.175		
TOTAL BUILDING AREA	17-17-0402, VARIES	1,200 SF MAX	2,400 SF		
BUILDING HEIGHT - NO. OF FLOORS	17-3-0408, VARIES	50'-0"	19'-10" 1 FLR		
FRONT SETBACK	17-17-0404, VARIES	0'-0"	108'-8"		
CORNER SIDE SETBACK	17-17-0405, VARIES	0'-0"	1'-0" / 17'-0"		
REAR SETBACK	17-17-0201, VARIES	0'-0" / PUBLIC ALLEY	17'-1" / PUBLIC ALLEY		
REAR YARD / ONLOT OPEN SPACE					
NUMBER ZONE LOT UNITS					
NUMBER OF EFFICIENCY UNITS					
NUMBER OF OFF-STREET PARKING		1 PER 2 EMPLOYEES	6 SPACES		3 EMPLOYEES/SHIFT
BICYCLE READY PARKING SPACES					
NUMBER OF OFF LOADING SPACES					
LANDSCAPING STANDARDS	CH 17-11	427.5 SF	725 SF		
TOWNHOUSE DEVLP. STANDARDS	17-3-0505				
PLANNED DEVLP. STANDARDS	CH 17-13				
PLAT OF SURVEY	17-13-1003-B				PROJECTION
2) 2018 CHICAGO BUILDING CODE REQUIREMENTS					
OCCUPANCY CLASSIFICATION (S)	14B-3-302.1-4, CH. 14B-3	M	M		WAREHOUSE
SPECIAL OCCUPANCY	14B-3-302.2, CH. 14B-3				SPECIAL USE
BLDG HEIGHT/STORY ABOVE GRADE	14B-3-202 14B-5-504-3-4				
MEZZANINE / FLOOR, PLATFORM	14B-5-505				
BUILDING AREA	14B-3-203-A, 14B-5-504				
NUMBER OF BASEMENTS EXCLUDED	14B-5-506.1.3				
FRONTAGE INCREASE	14B-5-506.3				
WIDTH ACCESS. OCCUPANCY	14B-5-505.2				
TYPES OF CONSTRUCTION	14B-6-602	IIIA	IIA		
PRIMARY STRUCTURAL FRAME	TABLE 14B-6-601, 14B-3-403	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR -BEARING WALLS	TABLE 14B-6-601, 14B-6-601	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR NONBEARING WALLS	TABLE 14B-6-602	3 OR 4 HRS	3 OR 4 HRS		
INTERIOR BEARING WALLS	TABLE 14B-6-602	1 HR	1 HR		
FLOOR CONSTRUCTION	TABLE 14B-6-601	N/R	N/A		
ROOF CONSTRUCTION	TABLE 14B-6-601	N/R	N/A		
BASEMENT CONSTRUCTION	TABLE 14B-6-601	N/R	N/A		
EXTERIOR WALLS RATING	TABLE 14B-6-602, 14B-6-602	3 OR 4 HRS	UL R3961		
EXTERIOR WALL PROJECTIONS	14B-3-705.2	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR WALL OPENINGS	14B-3-705.8	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR WALL PARAPETS	14B-3-705.11				
FIRESTOPPING / DRAFTSTOPPING	14B-3-718				
FIRE ALARM SYSTEM	14B-9-907.2				
CARBON MONOXIDE DETECTION	14B-9-915				
OCCUPANCY LOAD SHOWN	14B-10-1004.1				
ACCESSIBLE EGRESS PATH SHOWN	14B-10-1005.1				
OTHER REQUIREMENTS					
TYPES OF EXITS	14B-10-1007.1	INT. STAIRWAY	NO REQ'D		
MINIMUM NUMBER OF EXITS	14B-10-1007.1	2 EXITS	2 EXITS		
SIZING OF EXIT DOORS	14B-10-1007.1		42"/LEAF/DOOR		
GUARDRAIL			NO REQ'D		
HANDRAILS	14B-10-1014, 14B-10-1015		NO REQ'D		
MIN. CEILING HEIGHT	14B-13-1007.2	8'-0"	8'-0" MIN.		
COLUMNS		N/A	N/A		
COLUMNS SUPPORTING ROOF ONLY		N/A	N/A		
BEAMS		N/A	N/A		
BEAMS SUPPORTING ROOF ONLY		N/A	N/A		
EXCAVATION CERTIFICATE	14B-3-4-308				
ACCESSIBILITY COMPLIANCE	WDFB				
STORMWATER MANAGEMENT PLAN	CH. 11-18				

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

LIC. NO. 081-006522
EXPIRES: 11-30-2026

NEW GAS STATION AND MART ON VACANT LOT
2954 W. ROOSEVELT RD
CHICAGO, IL 60612

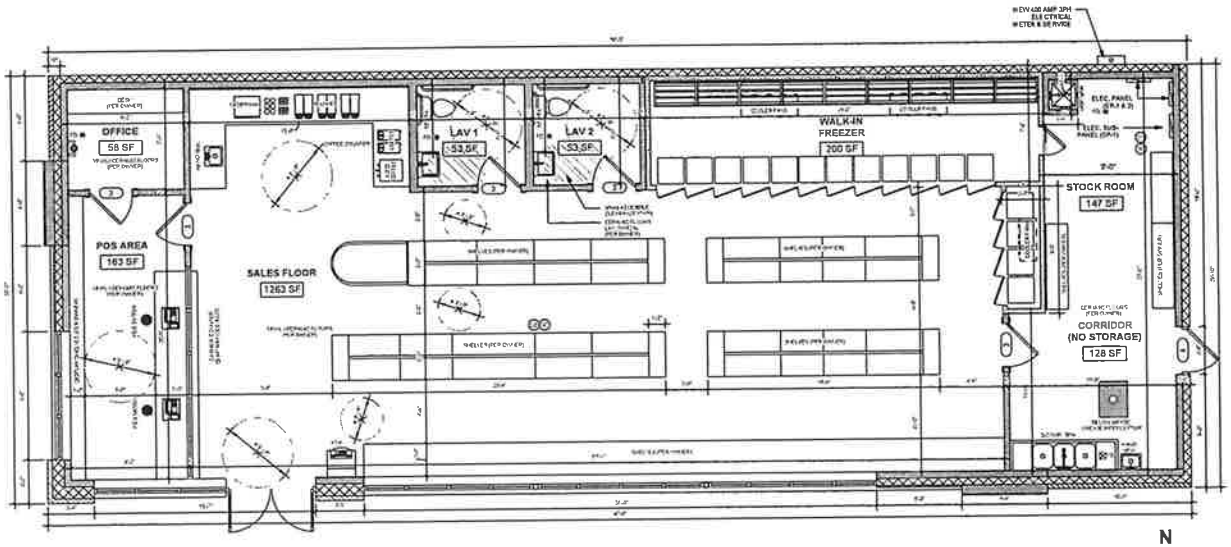
No.	Issue Description	Date
	SUBMIT TO DPD	10-17-2025

Project No.: 4CHA007
Drawn: A.D.S.
Checked: G.M.K.
Date: 10-15-2025
Scale: As indicated

Sheet Description: COVER PAGE

Sheet No.: A100

10/15/2025 1:10:18 PM



① PROPOSED FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND:

- EXISTING GYPSUM BOARD PARTITION
- REMOVE EXISTING GYPSUM BOARD PARTITION
- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE BLOCK WALL
- CONCRETE WALL

NOTE:
EVERYTHING SHOWN ON THESE PLANS ARE EXISTING UNLESS OTHERWISE INDICATED

NOTE: ALL FIRE SUPPRESSION DRAWINGS SHALL BE DESIGNED AND SUBMITTED BY A THIRD PARTY UNDER SEPARATE PERMIT

NOTE: SEE STRUCTURE SHEET FOR ALL STRUCTURAL ELEMENTS AND DETAILS

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

LIC. NO. 081-006522
EXPIRES: 11-30-2026

NEW GAS STATION AND MART
ON VACANT LOT

2954 W.ROOSEVELT RD
CHICAGO, IL 60612

No.	Issue Description	Date
	SUBMIT TO DPD	10-17-2025

Project No.: #24057
Sheet: A.O.R.
Checked: G.M.K.
Date: 10-15-2025
Scale: 1/4" = 1'-0"

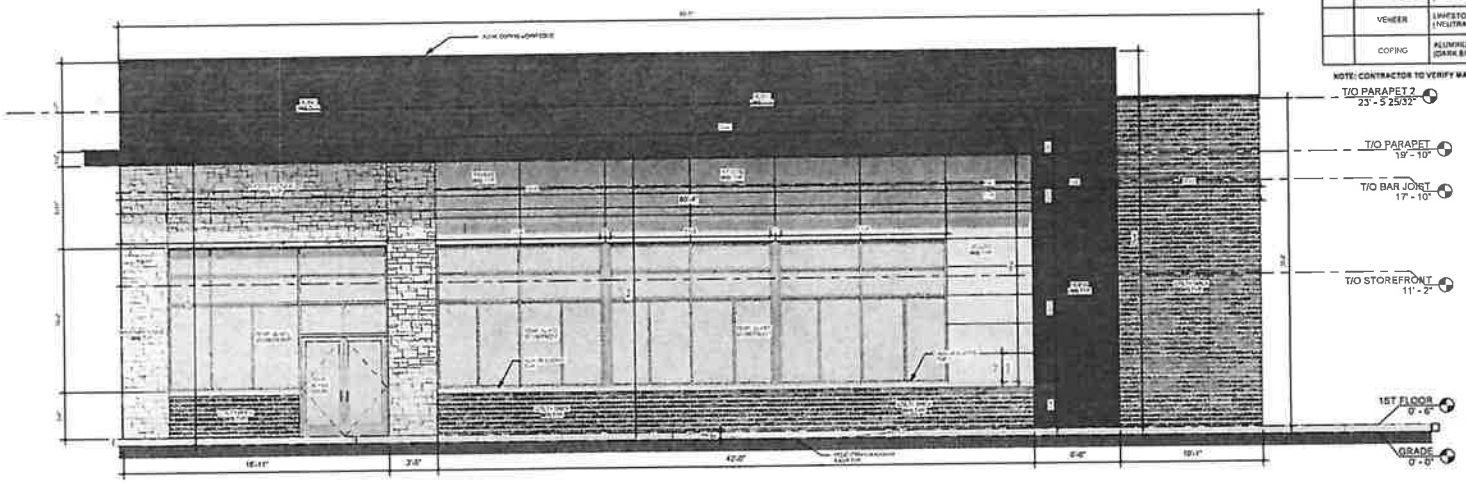
Sheet Description:
PROPOSED PLANS

Sheet No.
A102

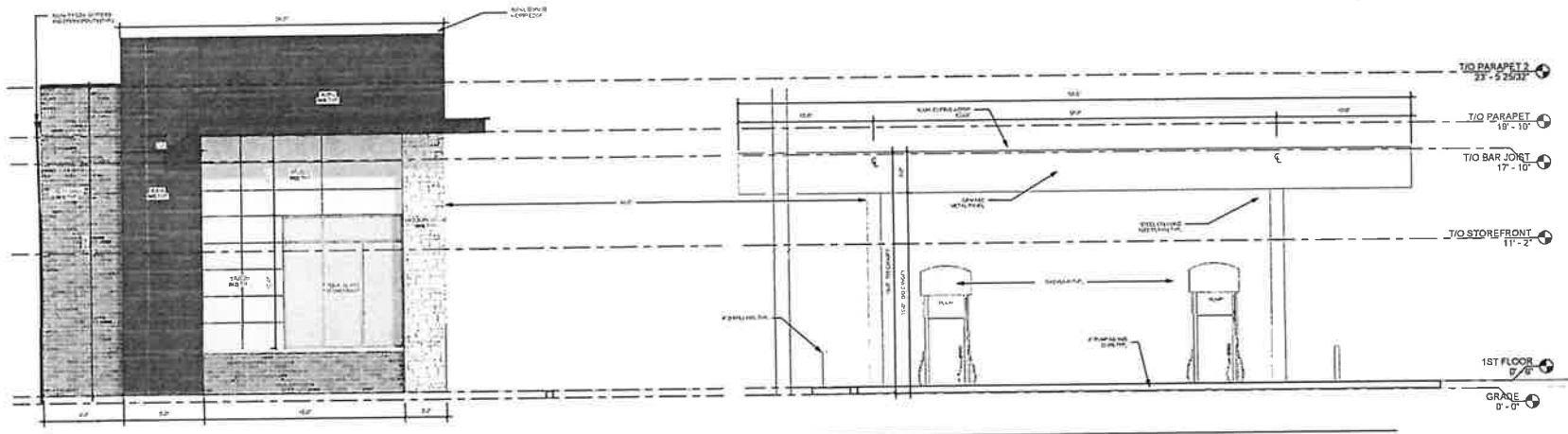
NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT BY A THIRD PARTY CONTRACTOR

MATERIAL SCHEDULE				
#	LOCATION	DESCRIPTION	REMARKS	MANUF.
M1	VENEER	UTILITY BRICK - 7-5/8"X3-5/8"X3-5/8" GLEN CERY (EBONITE) NO STAGGERED	AMERIMIX 44K SYN	GLEN-GREY
M2	STUCCO	UTILITY BRICK - 7-5/8"X3-5/8"X3-5/8" VELOUR (CARBON BLACK) NO STAGGERED	AMERIMIX 44X SYN	BELDEN
M3	MASONRY	DIMENTIONAL STONE - SIZE VARIES LIMESTONE (CASHMERE)		EDEN VALDERS
M4	SIDING	CLADDING - FIBER CEMENT - NICHIHA - WOODGRAIN - ROUGHSAWN - MATTE -ESPRESSO		NICHIHA
	ROOFING	RUBBER MEMBRANE ROOF		PER OWNER
	WINDOWS	ALUMINUM STOREFRONT (DARK BROWN COLOR)		PER OWNER
	ENTRY DOORS	HOLLOW METAL (DARK BROWN COLOR)		PER OWNER
	GUTTERS & DOWNSPOUTS	ALUMINUM (DARK BROWN COLOR)		PER OWNER
	VENEER	LIMESTONE LINTEL (NEUTRAL COLOR)		PER OWNER
	COPING	ALUMINUM (DARK BROWN COLOR)		PER OWNER

NOTE: CONTRACTOR TO VERIFY MATERIALS w/ OWNER BEFORE PURCHASE



1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

GHULAM M. KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

LIC. NO. 081-006522
EXPIRES: 11-30-2024

NEW GAS STATION AND MART
ON VACANT LOT

2954 W ROOSEVELT RD
CHICAGO, IL 60612

No.	Issue / Description	Date
	SUBMIT TO DPD	09-17-2025

Project No.: #24-0827
Drawn: A.D.S.
Checked: G.M.K.
Date: 09-16-2025
Scale: As shown

Sheet Description: ELEVATIONS

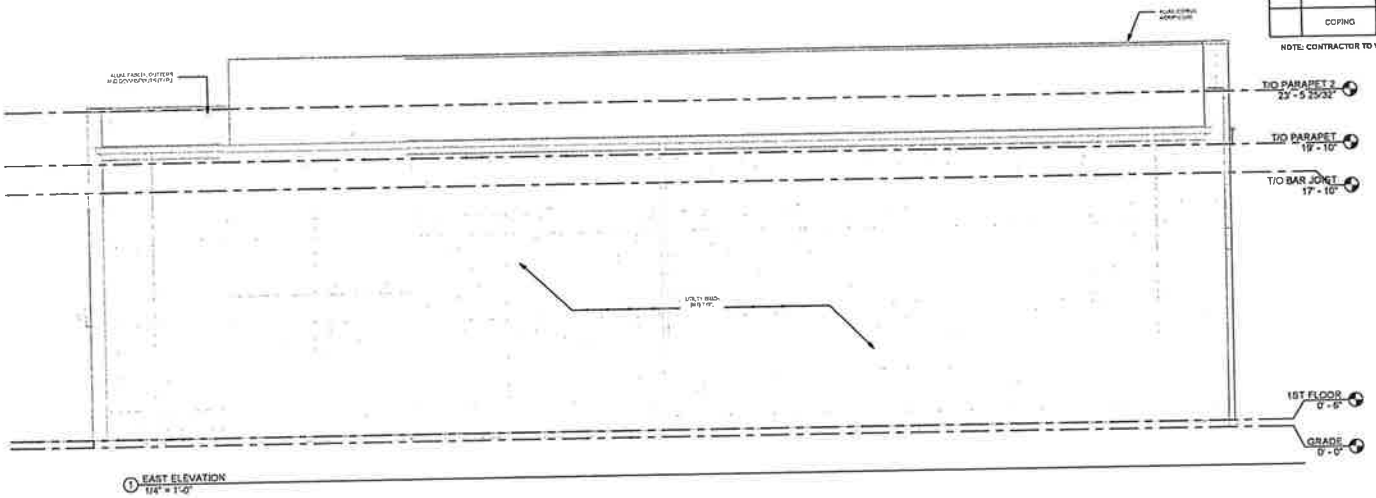
Sheet No.: A201

NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT BY A THIRD PARTY CONTRACTOR

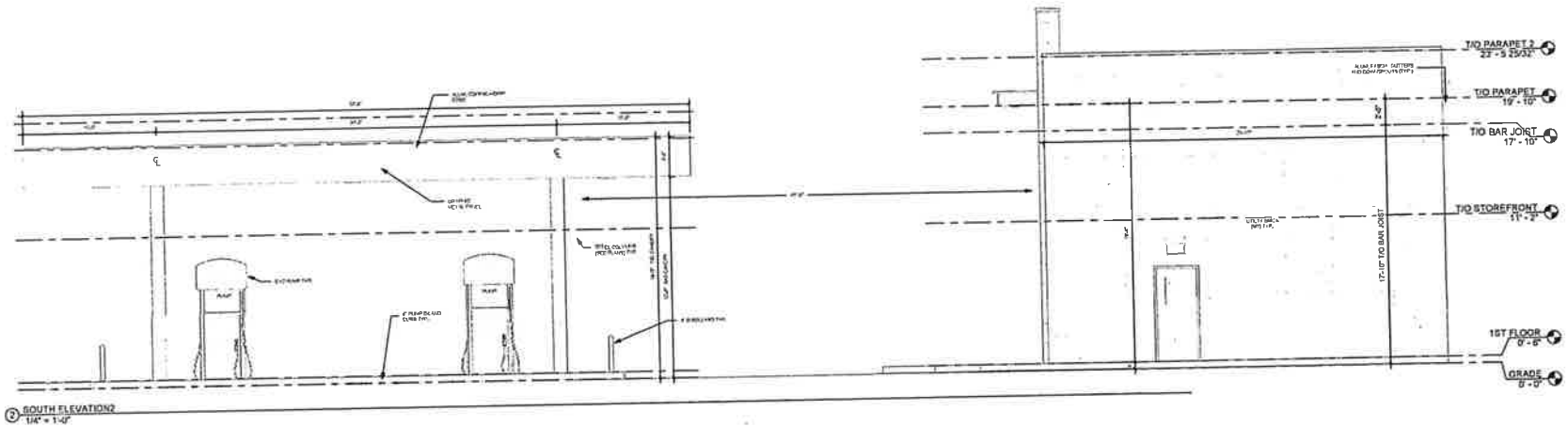
MATERIAL SCHEDULE

#	LOCATION	DESCRIPTION	REMARKS	MANUF.
M1	VENEER	UTILITY BRICK - 7-5/8"x3-5/8"x3-5/8" GLEN GREY (BONITE) 1/3 STAGGERED	ALTERNATE #48 STN	GLEN-GREY
M2	STUCCO	UTILITY BRICK - 7-5/8"x3-5/8"x3-5/8" VELOUR (CARBON BLACK) 1/3 STAGGERED	ALTERNATE #48 STN	BELDEN
M3	MASONRY	DIMENTIONAL STONE - SIZE VARIES LIMESTONE (CASHMERE)		EDEN VALDERS
M4	SIDING	CLADDING - FIBER CEMENT - NICHIHA - WOODGRAIN - BOUGHMANN - MATTE -ESPRESSO		NICHIHA
	ROOFING	RUBBER MEMBRANE ROOF		PER OWNER
	WINDOWS	ALUMINUM STOREFRONT (DARK BROWN COLOR)		PER OWNER
	ENTRY DOORS	HOLLOW METAL (DARK BROWN COLOR)		PER OWNER
	GUTTERS & DOWNSPOUTS	ALUMINUM (DARK BROWN COLOR)		PER OWNER
	VENEER	LIMESTONE LINTEL (NEUTRAL COLOR)		PER OWNER
	COPING	ALUMINUM (DARK BROWN COLOR)		PER OWNER

NOTE: CONTRACTOR TO VERIFY MATERIALS w/ OWNER BEFORE PURCHASE



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION2
1/4" = 1'-0"

GHOLAM M. KANAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

LIC. NO: 081-006532
EXPIRES: 11-30-2024

NEW GAS STATION AND MART
ON VACANT LOT

2954 W.ROOSEVELT RD
CHICAGO, IL 60612

No.	Issue	Date
	SUBMIT TO DPD	10-17-2022

Project No.: #24-0007
Drawn: A.B.S.
Checked: G.M.K.
Date: 10-15-2022
Scale: As indicated

Sheet Description: ELEVATIONS

Sheet No.: A202

LANDSCAPE NOTES

1. PLANTS SHALL MEET THE STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 - LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLAN INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
3. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.
4. SUBSTANDARD "B-GRADE" OR "PARK GRADE" PLANTS ARE NOT ACCEPTABLE.
5. FIELD-COLLECTED PLANTS ARE NOT ACCEPTABLE, EVEN IF THEY HAVE BEEN SUBSEQUENTLY PLANTED IN THE GROUND IN A NURSERY OR PLANTED IN A CONTAINER.
6. PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO CHICAGO'S, I.E. UNITED STATES DEPARTMENT OF AGRICULTURE ZONE 4 OR 5. PLANTS FOR ZONE 6B OR MORE, I.E., WARMER CLIMATE ZONES, ARE NOT ACCEPTABLE.
7. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES. SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OF BRANCHES, RUBBING BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM. MULTI-STEM TREES ARE NOT ACCEPTABLE FOR REQUIRED PLANTING IN PARKWAYS.
8. PLANTS SHALL HAVE FULL, EVEN, WELL DEVELOPED BRANCHING AND A DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
9. BALLED-AND-BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGE THE ROOT SYSTEM.
10. BARE-ROOT SHRUBS AND GROUNDCOVER PLANTS ARE ACCEPTABLE, IF THEY ARE DUG AND INSTALLED AT THE APPROPRIATE SEASON AND HANDLED IN THE APPROPRIATE MANNER.
11. BARE-ROOT TREES ARE NOT ACCEPTABLE.
12. PLANTS SHALL BE PROTECTED FROM DRYING-OUT DURING SHIPPING WITH TARPAULINS OR OTHER COVERINGS.
13. PLANTS SHALL BE PROTECTED FROM DRYING-OUT AFTER DELIVERY BY PLANTING IMMEDIATELY; IF THIS IS NOT POSSIBLE, THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
14. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANYWAY.
15. ALL GRATED AT GRADE PLANTERS WILL BE EDGED WITH A 24" OPENING SET 12" OFF BACK OF CURB. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S "L" BOLTING HARDWARE.
16. 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSION OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.
17. TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS 24" DEEP. ALL CONSTRUCTION DEBRIS, SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS, MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
18. 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.

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	NOTES
RA	RIBES ALPINUM	ALPINE CURRANT	30" HGT	3 GAL.	30	3'-0" O.C.
CO	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL.	B & B	1	BRANCHED UP 6'
AS	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL.	B & B	5	BRANCHED UP 6'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.5" CAL.	B & B	2	BRANCHED UP 6'
UN	ULMUS MINOR NEW HORIZON	ELM NEW HORIZON	2.5" CAL.	B & B	4	BRANCHED UP 6'
SOD	POA PRATENSIS	KENTUCKY BLUEGRASS	2'x5' ROLL	-	V.I.F	

LANDSCAPE ANALYSIS

VEHICULAR USE AREA	8,587 SF
REQUIRED LANDSCAPED AREA	675.45 SF (7.5%)
ACTUAL LANDSCAPED AREA	735 SF
REQUIRED INTERNAL TREES	5.4 (1 PER 125 REQ. SF)
ACTUAL INTERNAL TREES	6
TOTAL NEW PARKWAY TREES	1
NEW LOT SCREENING TREES	5

LANDSCAPING STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN FOR THE PROPERTY AT :

2954 W. ROOSEVELT ROAD , CHICAGO, IL 60612

TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY THE CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE , AND THE "GUIDE TO THE CHICAGO LANDSCAPING ORDINANCE."

ARCHITECT

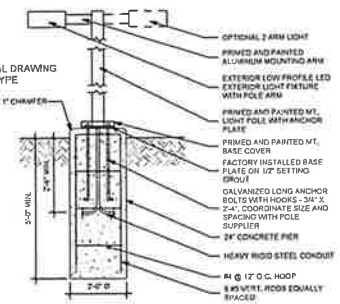
SIGNED: _____ DATE: _____

OWNER

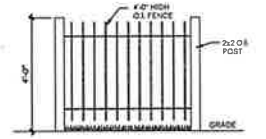
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NOTES: -

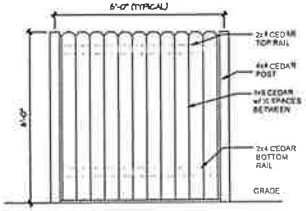
SEE ELECTRICAL DRAWING FOR FIXTURE TYPE



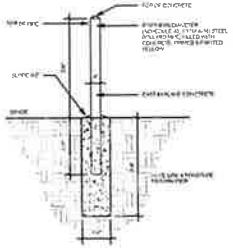
5 PARKING LOT LAMP - DETAIL
1/2" = 1'-0"



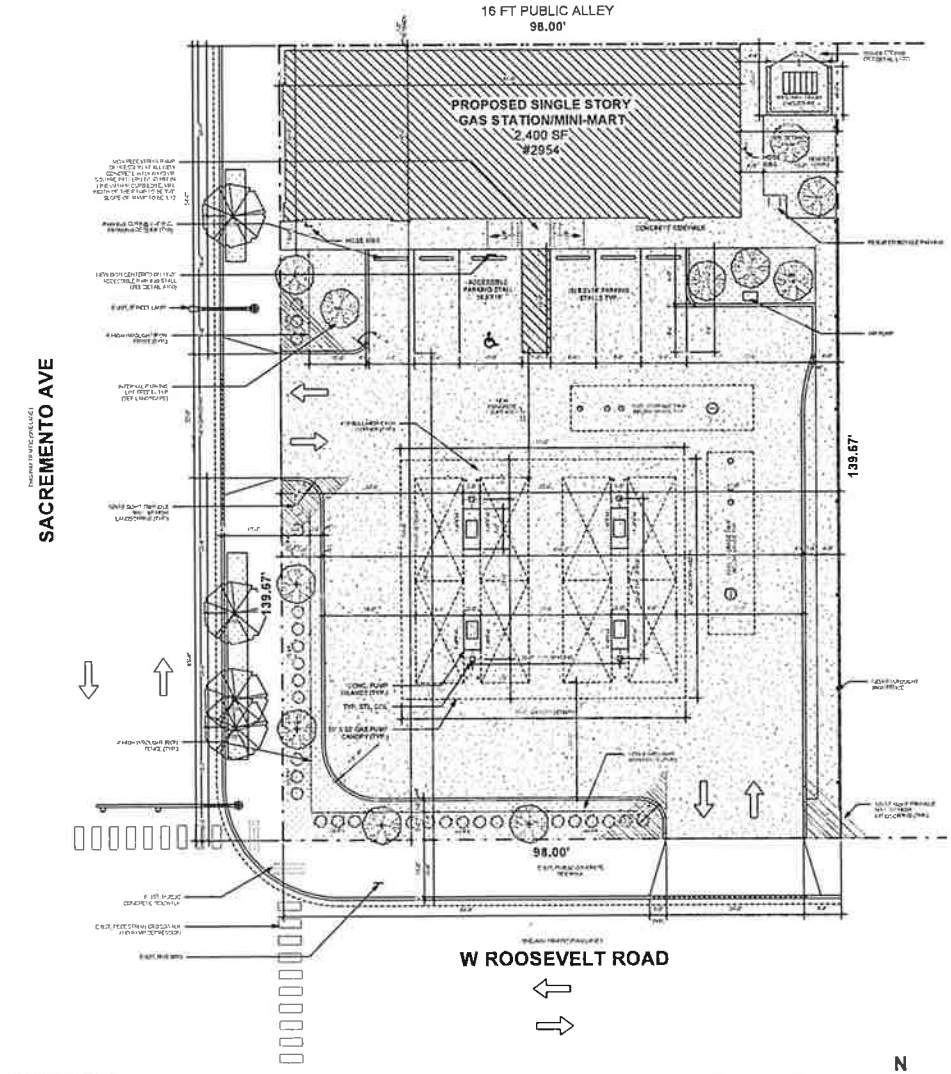
4 IRON FENCE - DETAIL
1/2" = 1'-0"



3 WOOD FENCE - DETAIL
1/2" = 1'-0"



2 BOLLARD - DETAIL
1/2" = 1'-0"



6 LANDSCAPE PLAN
1" = 10'-0"

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

LIC. NO. 081-005512
EXPIRES: 11-30-2024

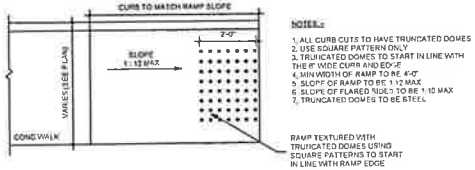
NEW GAS STATION AND MART
ON VACANT LOT
2954 W. ROOSEVELT RD
CHICAGO, IL 60612

No.	Issue Description	Date
	SUBMIT TO DPD	10-15-2015

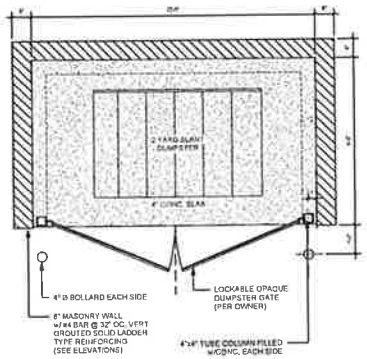
Project No.: #Project
Drawn: A.G.S.
Checked: G.M.K.
Date: 10-15-2015
Scale: As indicated

Sheet Description: LANDSCAPE PLANS

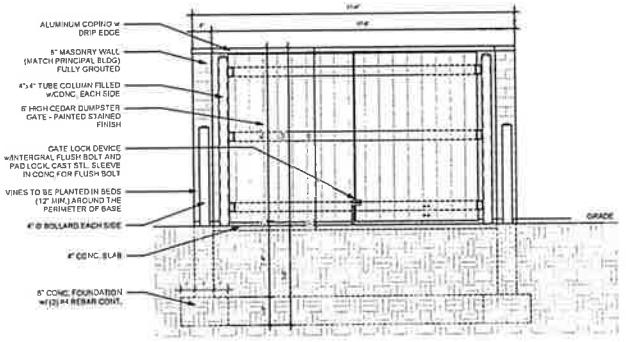
Sheet No.: L101



7 ACCESSIBLE RAMP - DETAIL
1/2" = 1'-0"



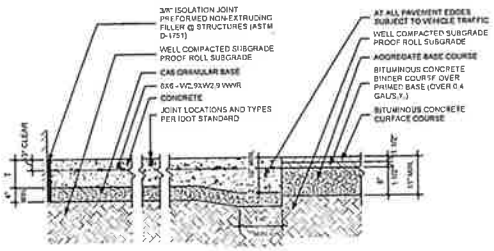
8 TRASH ENCLOSURE-PLAN
1/2" = 1'-0"



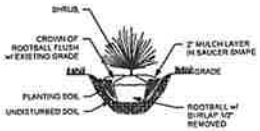
9 TRASH ENCLOSURE-NORTH ELEVATION
1/2" = 1'-0"

NOTES:
THICKNESS (T) IS 8" OVER UNDERGROUND STORAGE TANKS AND 6" ALL OTHER LOCATION

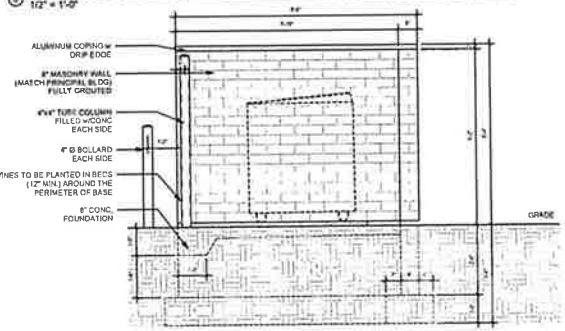
CONCRETE PAD (ABOVE) FUEL TANKS / DISPENSING SHALL BE NONCOATED OR OTHER APPROVED PAVING MATERIAL HAVING A RESISTANCE NOT EXCEEDING 1 MEGOHM AS DETERMINED BY METHODOLOGY IN EN 1081.



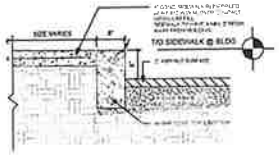
6 CONCRETE & BITUMINOUS - DETAIL
N.T.S.



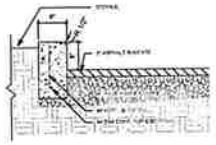
3 SHRUB - DETAIL
N.T.S.



10 TRASH ENCLOSURE-WEST ELEVATION
1/2" = 1'-0"



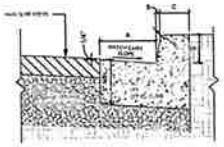
A SIDEWALK CURB DETAIL



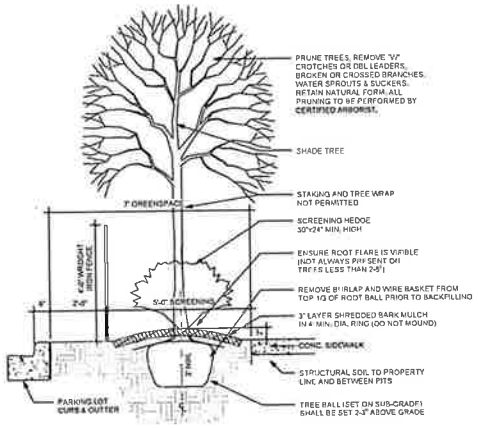
B GREEN SPACE CURB DETAIL

TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R1
B-6.06	6"	1"	6"	6"	1"
B-6.12	12"	1"	6"	6"	1"
B-6.18	18"	1"	6"	6"	1"
B-6.24	24"	1"	6"	6"	1"
B-9.12	12"	2"	5"	9"	1"
B-9.18	18"	2"	5"	9"	1"
B-9.24	24"	2"	5"	9"	1"

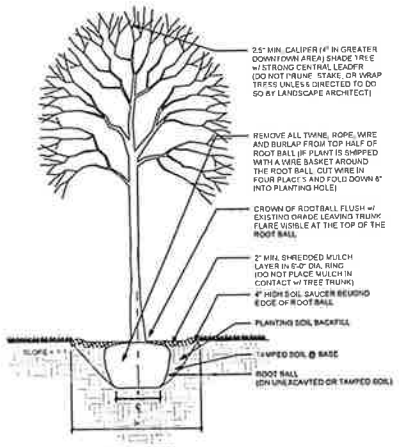
5 CONCRETE CURB - DETAIL
N.T.S.



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



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



1 TREE PLANTING - DETAIL
N.T.S.

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EXPIRES: 11-30-2024

NEW GAS STATION AND MART
ON VACANT LOT

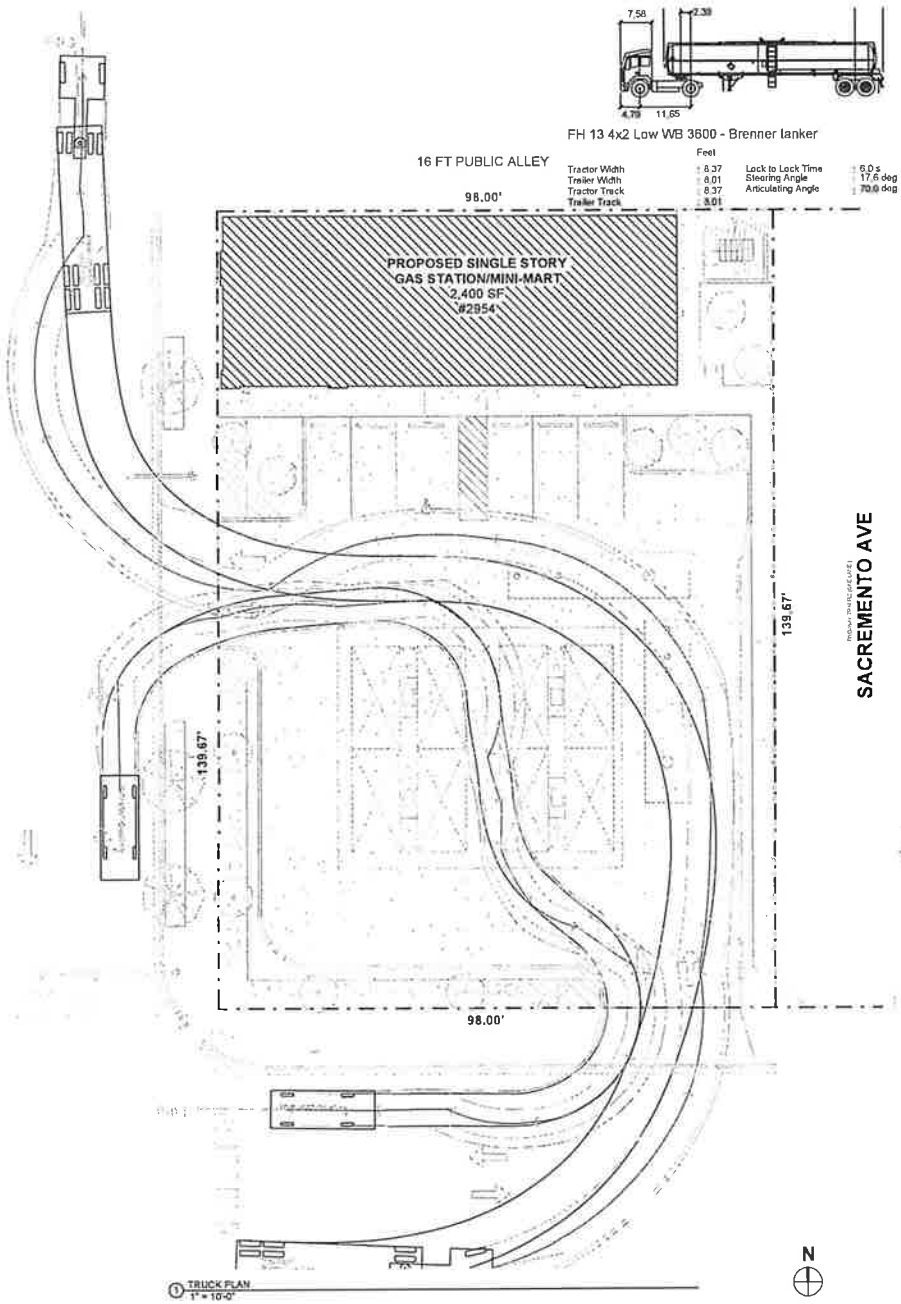
2954 W ROOSEVELT RD
CHICAGO, IL 60612

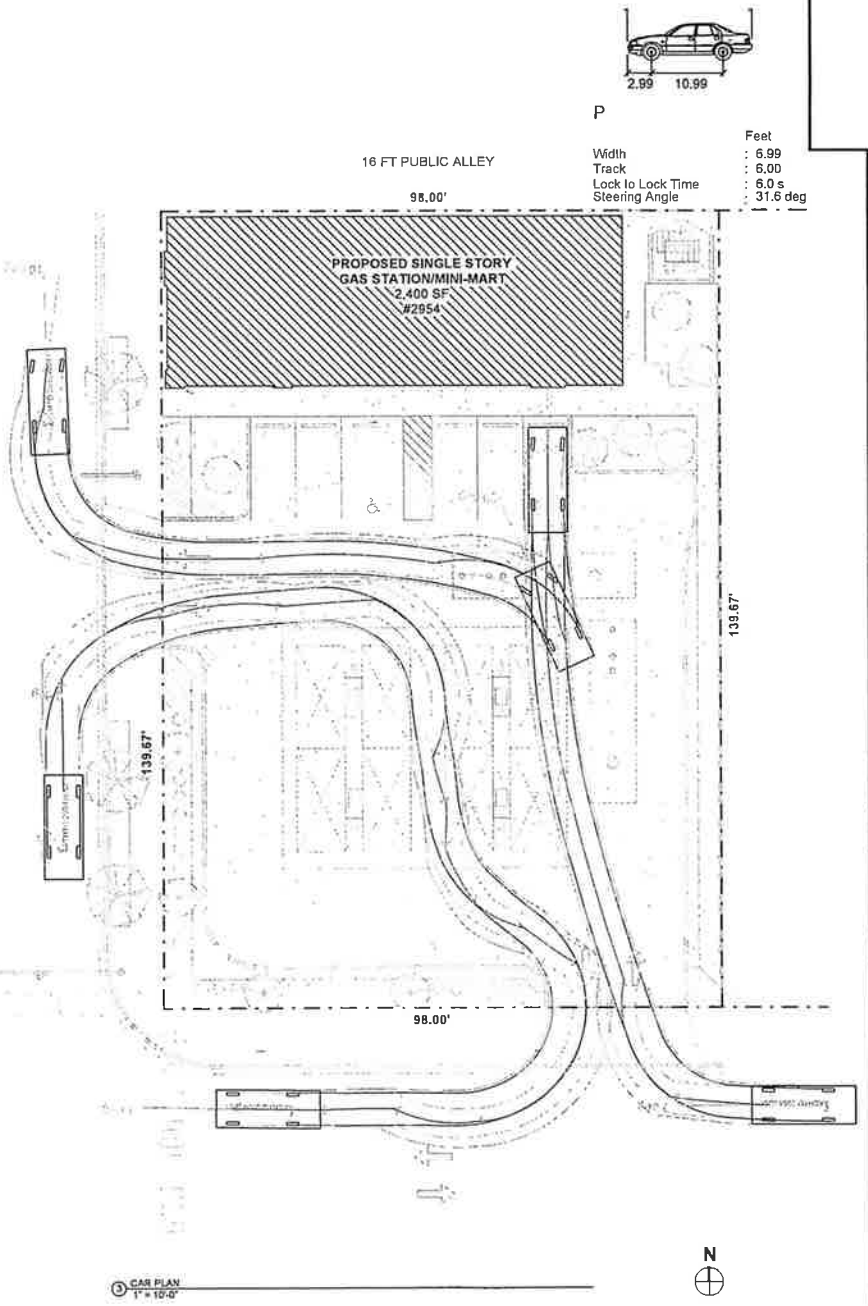
Issue	Date
Permit Submittal	10-15-2015
SUBMIT TO CITY	

Project No.: #15-0057
Drawn: A.D.S.
Checked: G.M.K.
Date: 10-15-2015
Scale: As indicated

Sheet Description: LANDSCAPE PLANS

Sheet No.
L102





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LIC. NO. 081-006521
EXPIRES: 11-30-2024

NEW GAS STATION AND MART
ON VACANT LOT

2954 W ROOSEVELT RD
CHICAGO, IL 60612

No.	Issue Description	Date
	Submit FD (SP3)	10-17-2025

Project No.: 24-0057
Drawn: A.G.S.
Checked: D.M.K.
Date: 10-15-2025
Scale: 1" = 10'-0"

Sheet Description: LANDSCAPE PLANS

Sheet No.: L103