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)

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.

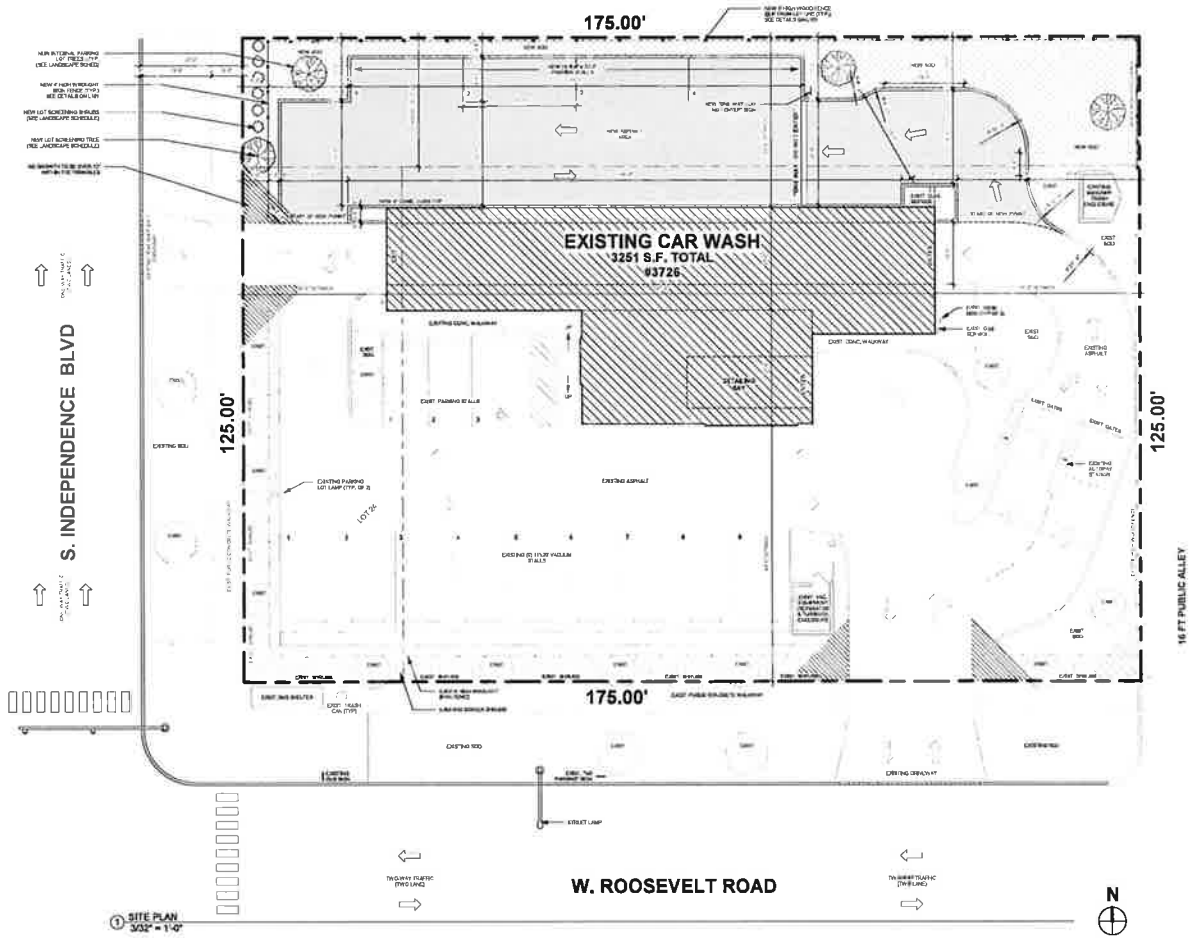
SIGNED _____ DATE: 03-14-2026

LUCID ENGINEERING SERVICES GROUP, LLC
Illinois License Number 081-008622 Exp 11/2028

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
PROPOSED PLANS	A101
ELEVATIONS	A201
LANDSCAPE PLANS	L101
LANDSCAPE PLANS	L102

EXISTING ZONING DATA	
ZONING DISTRICT	C1-2
EXIST. BUILDING HEIGHT	22'-9"
EXIST. TRASH ENCLOSURE	64 SQ. FT.
EXIST. VACUUM EQUIP. ENCLOSURE	60 SQ. FT.
EXIST. ASPHALT	8,716 SQ. FT.
EXIST., CONC. WALKWAY / CURB	987 SQ. FT.
EXIST. CONC. TRASH APRON	64 SQ. FT.
EXIST. CONC. VACUUM EQUIP. APRON	34 SQ. FT.
EXIST. AUTOPAY STATION CONC. PAD	66 SQ. FT.
EXIST., TANKS CONCRETE PAD	224 SQ. FT.
EXIST., VEHICULAR USE AREA	10,224 SQ. FT.
EXIST., VACUUM STALL	9
EXIST., PARKING STALL	2
EXIST., ACCESSIBLE PARKING	1
TOTAL EXIST. PARKING STALLS	12

NEW ZONING DATA	
ZONING DISTRICT	C1-2
NEW ASPHALT	2,749 SQ. FT.
NEW CONC. CURB	179 SQ. FT.
NEW VEHICULAR USE AREA	3,928 SQ. FT.
NEW PARKING STALL	4
NEW ACCESSIBLE PARKING	0
TOTAL NEW PARKING STALLS	4



① SITE PLAN
3/32" = 1'-0"

CODE MATRIX					
ISSUE	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	REQUIREMENT N/A	REMARKS
1) ZONING REQUIREMENTS					
ZONING DISTRICT / PLANNED DEVLP. CHICAGO LANDMARK DESIGNATION	ZONING MAP 13-I-1413R RESOLUTION'S DATED	C1-2	C1-2		
LAKEFRONT PROTECTION DIST.	ZONING MAP 21H 15-A				
ZONING OVERLAY DIST.	ZONING MAP 13-I-1				
PEDESTRIAN STREET	ZONING MAP 13-A-2003				
LOT AREA	13-17-0202		175.00'x125.00' = 21,875 SF		
MAXIMUM FLOOR RATIO	VARIES	2.2	0.15		
TOTAL BUILDING AREA	13-17-0206, VARIES	48,250 SF	EXIST. 3,251 SF		
BUILDING HEIGHT - NO. OF FLOORS	13-17-0311, VARIES	30'-0"	EXIST. 22'-9" + 1 FLR		
FRONT SETBACK	13-17-0304, VARIES	0'-0"	EXIST. 48.9'		
CORNER SIDE SETBACK	13-17-0304, VARIES	N/A -PUBLIC ALLEY	EXIST. 26'-0" / 42'-0"		
REAR SETBACK	13-17-0307, VARIES	EQUAL TO R-ZONE DIST.	EXIST. 33'-0"		
REAR YARD / IN-LIEU OF OPEN SPACE					
NUMBER 0 DWELLING UNITS					
NUMBER OF EFFICIENCY UNITS					
NUMBER OF OFF-STREET PARKING		1 PER 3 EMPLOYEES	NEW 4 SPACES		2 EMPLOYEES/SHIFT
-EVSE-READY PARKING SPACES					
NUMBER OF OFF LOADING SPACES					
LANDSCAPING STANDARDS	CH 13-31	330 SF	1,811 SF		
TOWNHOUSE DEVLP. STANDARDS	17-2-0909				
PLANNED DEVLP. STANDARDS	CH 17-8				
PLAT OF SURVEY	13-74-130-B				PROVIDED
2) 2015 CHICAGO BUILDING CODE REQUIREMENTS					
OCCUPANCY CLASSIFICATION (S)	14B.3.302.1 & CH. 14B.3	S	S		
SPECIAL OCCUPANCY	14B.3-303.2, CH. 14B.3				
BUILDING HEIGHT/STORY ABOVE GRADE	14B.3.270 / 14B.5.504.3.4				
MEZZANINE / EQUIP. PLATFORM	14B.5.505				
BUILDING AREA	14B.3.270.4, 14B.5.506				
NUMBER OF EGRESSWAYS EXCLUDED	14B.5.506.1.3				
FRONTAGE INCREASE	14B.5.506.3				
MIXED ACCESS, OCCUPANCY	14B.5.508.3				
TYPES OF CONSTRUCTION	14B.6.602	IIIA	IIIA		
PRIMARY STRUCTURAL FRAME	14B.6.602, TABLE 14B.6.601, TABLE 14B.6.601	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR BEARING WALLS	14B.6.602	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/A	N/A		
ROOF CONSTRUCTION	TABLE 14B.6.601	N/A	N/A		
BASEMENT CONSTRUCTION	TABLE 14B.6.601	N/A	N/A		
EXTERIOR WALLS RATING	TABLE 14B.6.601, 14B.6.602	3 OR 4 HRS	1A, IB,IIB/1		
EXTERIOR WALL PROJECTIONS	14B.7.705.2	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR WALL OPENINGS	14B.7.705.6	3 OR 4 HRS	3 OR 4 HRS		
EXTERIOR WALL PARAPETS	14B.7.705.11				
FIRE-BLOCKING / DRAFTSTOPPING	14B.7.718				
FIRE ALARM SYSTEM	14B.8.807.2				
CARBON MONOXIDE DETECTION	14B.8.810				
OCCUPANCY LOAD SHOWN	14B.10.1004.1				
ACCESSIBLE EGRESS PATH SHOWN	14B.10.1003.1				
OTHER REQUIREMENTS					
TYPES OF EXITS	14B.10.1007.1	INT. STAIRWAY	AS REQ'D		
MINIMUM NUMBER OF EXITS	14B.10.1004.1	2 EXITS	2 EXITS		
SWING OF EXIT DOORS	14B.10.1007.1		OUT-SWING		
LANDINGS			AS REQ'D		
HANDRAILS	14B.10.1014, 14B.10.1015		AS REQ'D		
MIN. CEILING HEIGHT	14B.4.2.207.2	8'-0"	8'-0" MIN.		
COLUMNS		N/A	N/A		
COLUMNS SUPPORTING ROOF ONLY		N/A	N/A		
SLANG		N/A	N/A		
BEAMS SUPPORTING ROOF ONLY		N/A	N/A		
EXCAVATION CERTIFICATE	14A-4-406				
ACCESSIBILITY COMPLIANCE	MOPD				
STORMWATER MANAGEMENT PLAN	CH. 11-10				

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 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 ARCHITECTS' WORK OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

GHLAMM KAMAL, S.E., P.E.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL 60108
LIC. NO. EEC.0003.22
EXPIRES: 11-30-2026

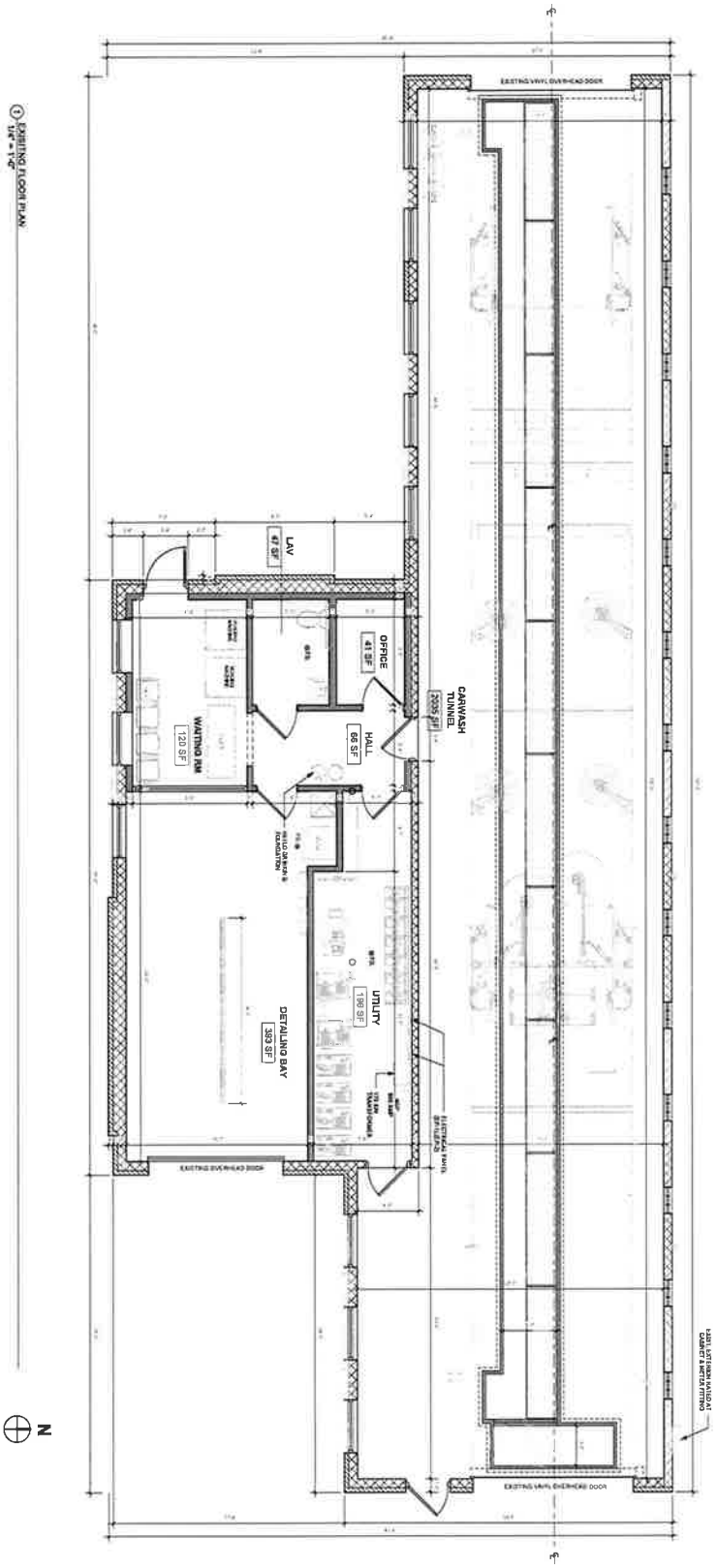
ADDED LOT
(PIN 16-14-328-005) TO
EXISTING CARWASH
3726 W ROOSEVELT ROAD
CHICAGO, IL 60624

Issue	Description	Date
No.	PERMIT	03-14-2026

Project No.: ADE 2024
Drawn: A.G.S.
Checked: G.M.K.
Date: 03-16-2026
Scale: As indicated

Sheet Description: COVER PAGE

Sheet No. A100



EXISTING FLOOR PLAN
1/4" = 1'-0"

Sheet No.	Sheet Description	Project No.	926-0024
A101	FLOOR PLANS	Sheet:	A01
		Checked:	GMK
		Date:	03-16-2026
		Scale:	1/4" = 1'-0"

No.	Issue Description	Date
	PERMIT	03-16-2026

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

LICENSED ILLINOIS STRUCTURAL ENGINEER
GHULAM M KAMAL
081-030443
EXPIRES: 11-30-2026

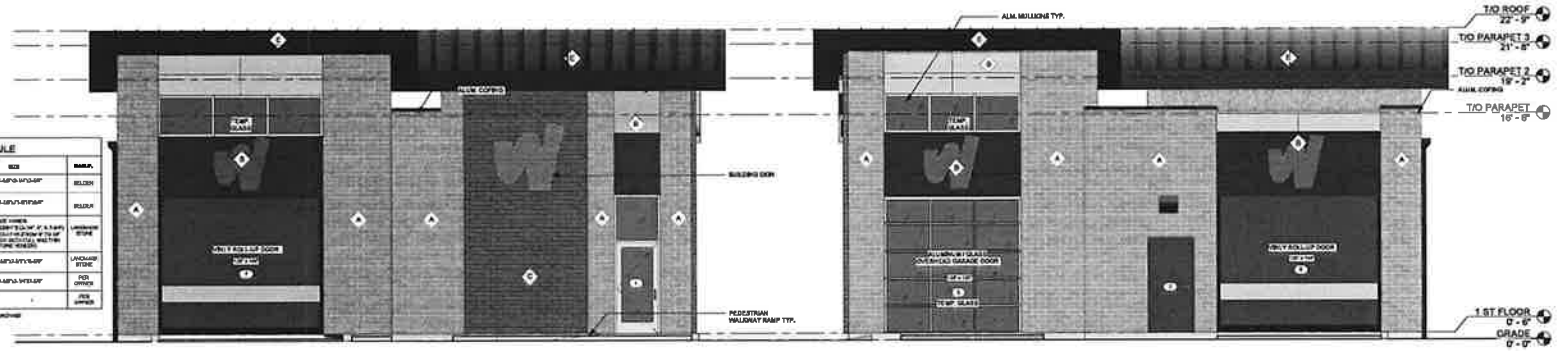
GHULAM M KAMAL, S.E., P.E
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

3/17/2026 3:51:25 AM

MATERIAL SCHEDULE

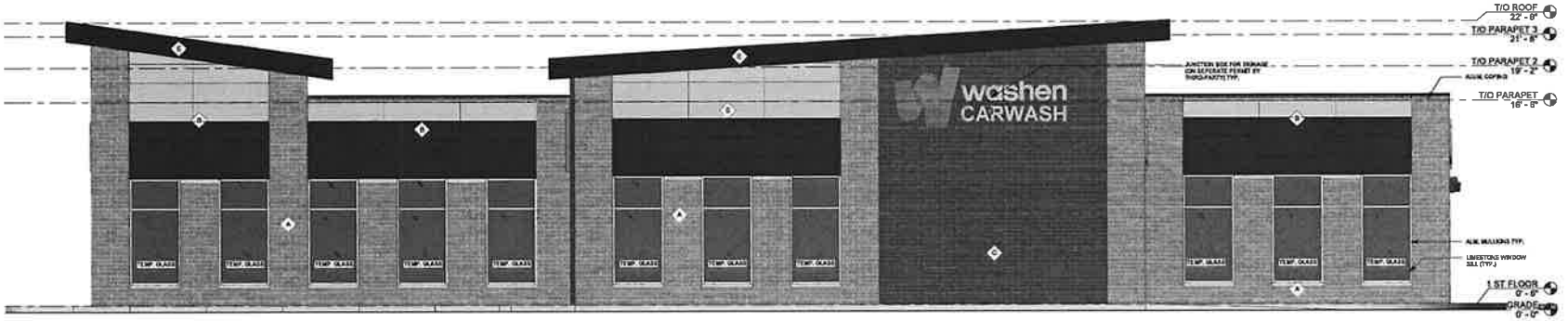
LABEL	LOCATION	MATERIAL/MANUFACTURER	SIZE	RAL/CLR.
A	VENEER	UTILITY BRICK - RED SMOOTH (STANDARD)	11-5/8"W X 3-7/8" X 3-5/8"	BELDEN
B	VENEER	CAMEO / HIGH PRESSURE MOLDING - ARCHITECTURAL BLOCK MODERN - SLIMCAM	11-5/8"X 7-5/8"X 5-5/8"	BOLDUR
C	MASONRY	STACK STONE - CHALCON WHEAT - DRY STACK	SIZE VARIES RANDOM SIZE 4" X 16" & 8" X 16" ADJUSTING STACK AT TIE OF FOR SMOOTH & MULTI-TRIM STONE HEADER	LANDMARK STONE
D	MASONRY	SPLIT FACE CONCRETE BLOCKS	7-5/8"X 3-5/8"X 15-5/8"	LANDMARK STONE
E	VENEER	MASONRY - ARCHITECTURAL CMU - SPLIT FACE - MACHU PICHU	11-5/8"X 3-5/8"X 5-5/8"	PDS CANYON
F	POWDERCOAT	ALUMINUM - BLUE	-	PDS CANYON

NOTE: CONTRACTOR TO VERIFY MATERIALS & COLOR BEFORE PURCHASE

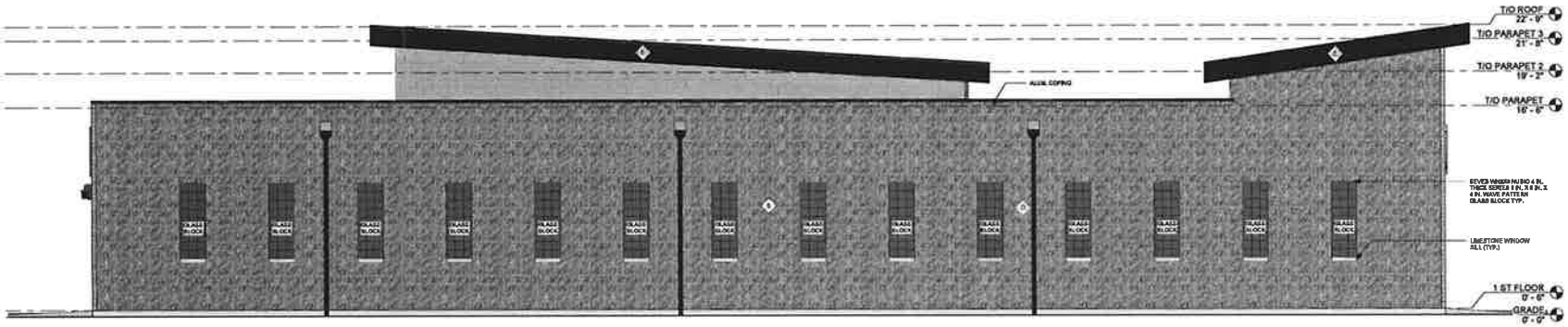


4 EXISITNG WEST ELEVATION
1/4" = 1'-0"

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



1 EXISITNG SOUTH ELEVATION
1/4" = 1'-0"



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

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

LIC. NO. 081-006532
EXPIRES: 11 30 2026

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

No.	Issue Description	Date
	PERMIT	03-14-2026

Project No: 25-0004
Drawn: A.S.B.
Checked: G.M.K.
Date: 03-16-2026
Scale: As Indicated

Sheet Description: ELEVATIONS

Sheet No.: A201

3/17/2026 3:44:42 AM

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 PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
3. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK, #1 GRADE OR "PARK GRADE". PLANTS ARE NOT ACCEPTABLE.
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 #8 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 DAMAGES 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 5'X10' WITH A 24" OPENING SIT 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 SPECIFIED HARDWARE.
16. 4" 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.
17. TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS 24" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL FITTED 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	9	3'-0" O.C.
CO	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL	B & B	2	BRANCHED UP 6'
AS	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL	B & B	2	BRANCHED UP 6'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.5" CAL	B & B	1	BRANCHED UP 6'
UM	ULMUS MINOR NEW HORIZON	ELM NEW HORIZON	2.5" CAL	B & B	1	BRANCHED UP 6'
SOD	FDA PRATENSIS	KENTUCKY BLUEGRASS	2NE ROLL	-	412	

LANDSCAPE ANALYSIS

VEHICULAR USE AREA	3,928 SF
REQUIRED LANDSCAPED AREA	295 SF (7.5%)
ACTUAL LANDSCAPED AREA	1,311 SF
REQUIRED INTERNAL TREES	3 (1 PER 125 REQ. SF)
ACTUAL IN INTERNAL TREES	3
TOTAL NEW PARKWAY TREES	0
NEW LOT SCREENING TREES	1

LANDSCAPING STATEMENT

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

1147 S INDEPENDENCE BLVD
CHICAGO, IL 60624

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."

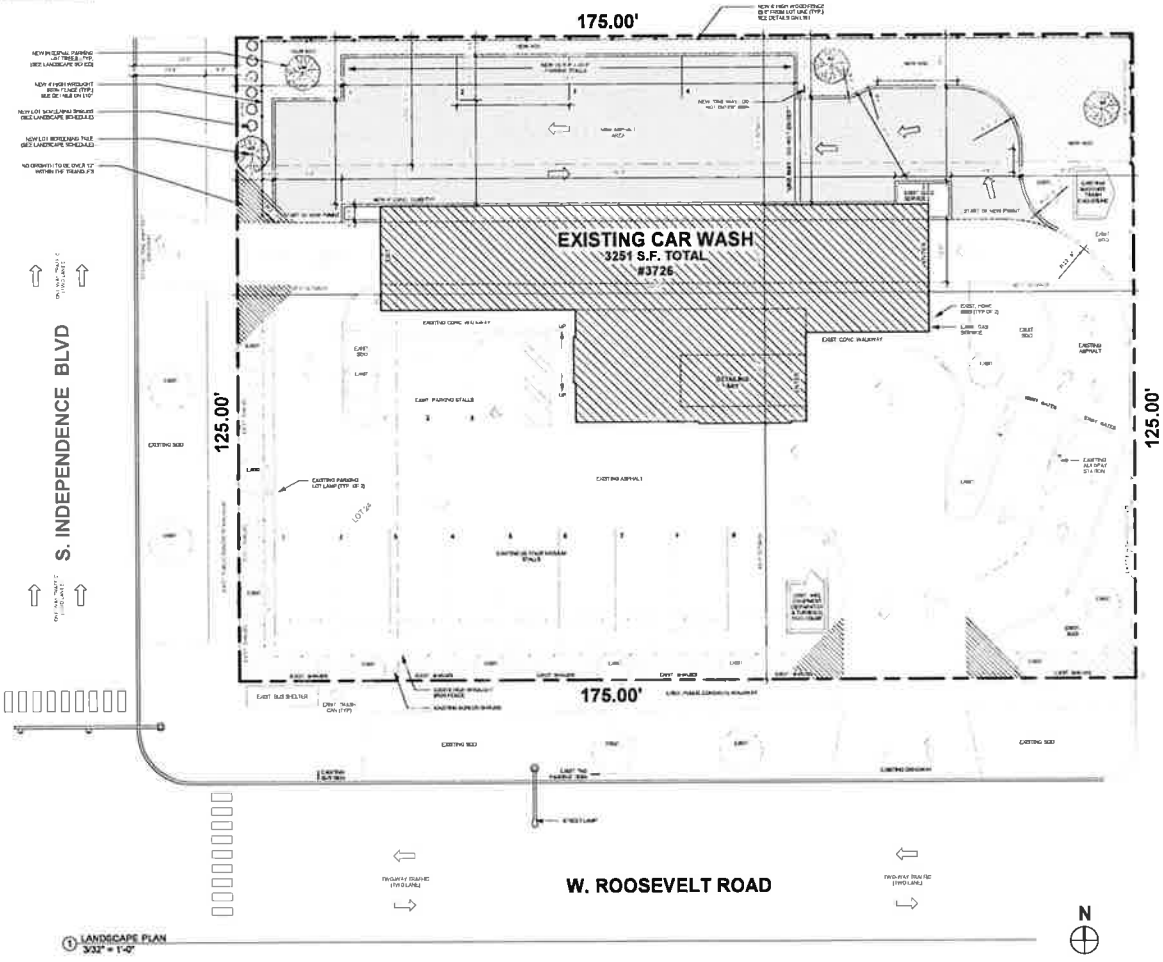
PLANT TIME: OCT. 15, 2026

PROFESSIONAL

SIGNED: _____ DATE: 03-16-2026

OWNER

SIGNED: _____ DATE: 03-16-2026



1 LANDSCAPE PLAN
3/32" = 1'-0"

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

LIC. NO. 081-006322
EXPIRES: 11-30-2026

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

Issue	Description	Date
	PERMIT	03-14-2026

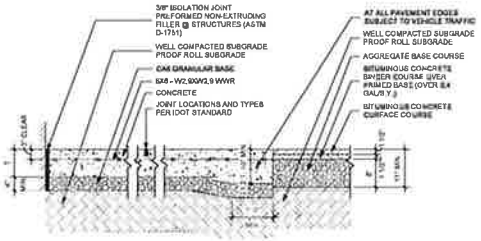
Project No.: 4CR-0024
Drawn: AS
Checked: CK
Date: 03-16-2026
Scale: As indicated

Sheet Description: LANDSCAPE PLANS

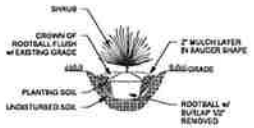
Sheet No.: L101

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

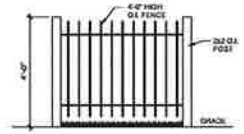
CONCRETE PAD (ABOVE) FUEL TANKS / DISPENSING SHALL BE NONCOATED OR OTHER APPROVED PAVING MATERIAL HAVING A RESISTANCE NOT EXCEEDING 1 MEGOHM AS DETERMINED BY METHODOLOGY IN EN 1081.



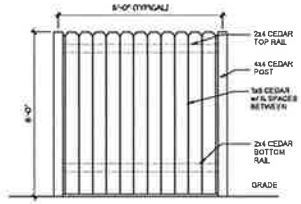
6 CONCRETE & BITUMINOUS - DETAIL
N.T.S.



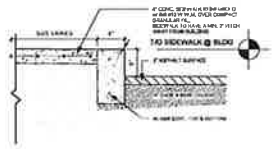
3 SHRUB - DETAIL
N.T.S.



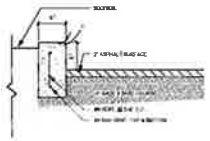
7 IRON FENCE - DETAIL
1/2" = 1'-0"



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



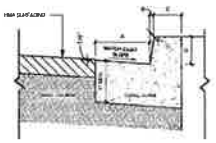
A SIDEWALK CURB DETAIL



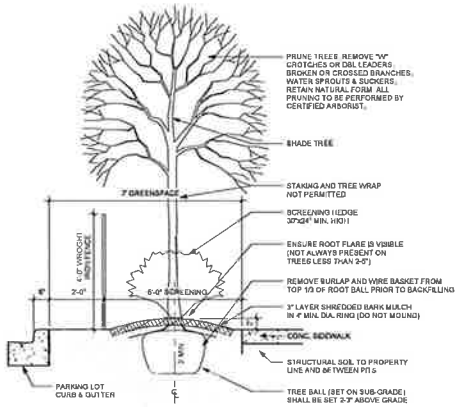
B GREEN SPACE CURB DETAIL

5 CONCRETE CURB - DETAIL
N.T.S.

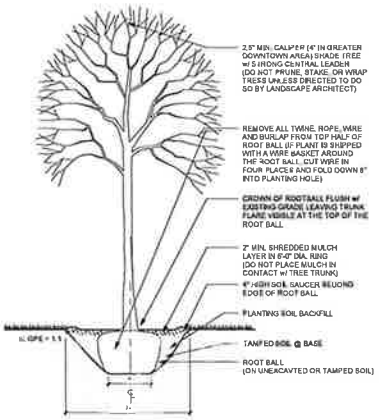
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R1
B-6.06	6"	1"	6"	6"	1"
B-6.12	12"	1"	6"	6"	1"
B-6.18	18"	1"	6"	6"	1"
B-6.24	24"	1"	6"	6"	1"
B-9.12	12"	2"	5"	9"	1"
B-9.18	18"	2"	5"	9"	1"
B-9.24	24"	2"	5"	9"	1"



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.
LUCID ENGINEERING SERVICES GROUP, LLC
163 FRANKLIN STREET, BLOOMINGDALE, IL 60108

LIC. NO. 062-060332
EXPIRES: 11-30-2018

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

Issue Description	Date
PERMIT	03.14.2018

Project No.: PZ 0034
Drawn: A.D.S
Checked: G.M.K.
Date: 03.19.2018
Scale: As indicated

Sheet Description
LANDSCAPE PLANS

Sheet No.
L102