Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 3951 West Washington Boulevard, Chicago, IL

Proposed Zoning: M1-1 Limited Manufacturing/Business Park District

Lot Area: 12,400 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three (3) pump gas station (6 fueling positions) and a one-story accessory retail convenience store building at the subject property. Off-street parking for two (2) cars will be provided. The proposed retail convenience store building will be 24 ft.-4 in. in height and contain 2,112 sq. ft. of total floor area. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation of the Chicago Zoning Ordinance, the Applicant 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: 2,112 square feet (0.17 FAR)

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

(C) The amount of off-street parking: 2

(D) Setbacks:

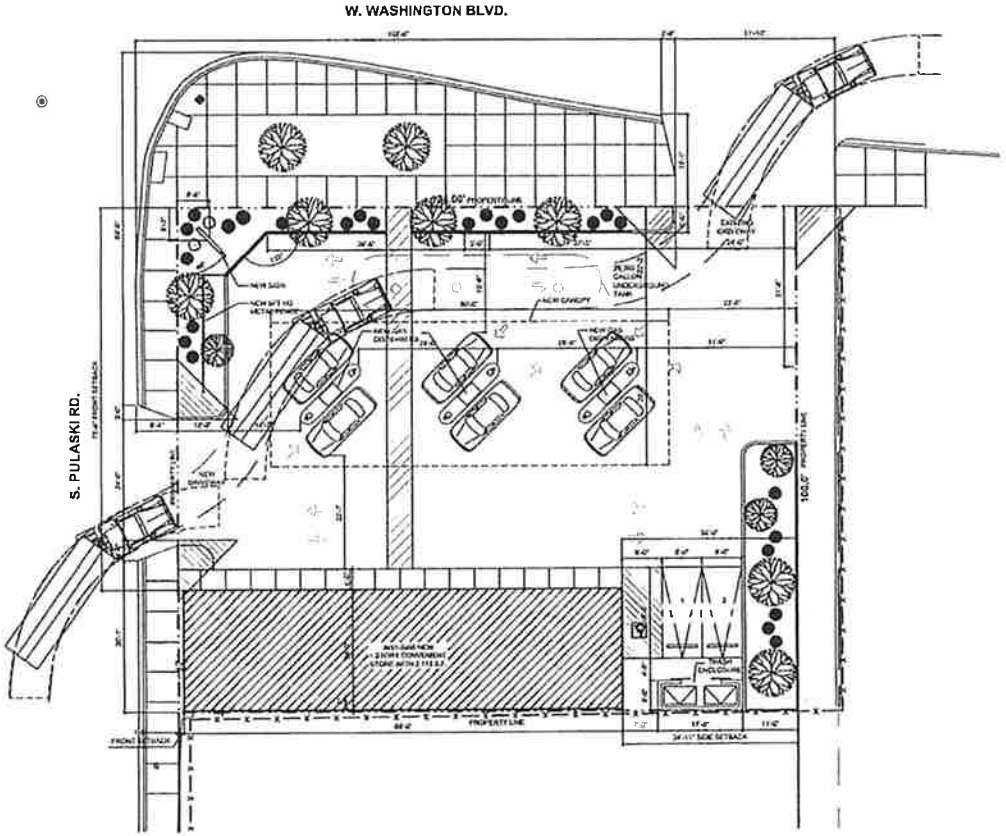
a. Front Setback: 75 feet-9 inches
b. Side Setbacks:
West Side: 1 feet
East Side: 34 feet-11 inches
c. Rear Setback: zero

(E) Building Height: 24 feet-4 inches

Final for Publication

3951 W WASHINGTON BLVD

CHICAGO ILLINOIS



1 SITE PLAN
CS1.0

ZONING DATA

Zoning District:	B1-1
Proposed Zoning District:	M1-2 PMD #5F
Lot Dimensions:	124' X 100'-0"
Lot Area:	12,400 sqft
Floor Area Ratio (FAR):	1.2 (Max Ratio)
Additional Allowable Floor Area:	9,920 sq ft @ 1.2 (Max. Ratio) = 22,320 sq ft
Proposed Floor Area Commercial Building:	4,112 sq ft

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

BILL G. KOKALIAS LICENSE NO. 001-019545

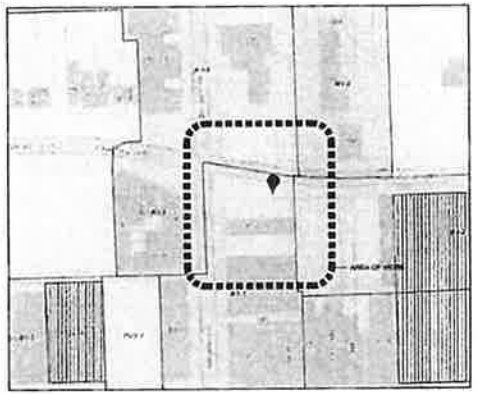
11-19-25
DATE

STATE OF ILLINOIS BILL G. KOKALIAS 001-019545 LICENSED ARCHITECT

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THE ATTACHED PLANS FOR ADULT & COTTAGE SCHOOL, FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 SUBPART G OF CONSTRUCTION OF THE MUNICIPAL CODE OF CHICAGO.

BILL G. KOKALIAS LICENSE NO. 001-019545
10-16-2025
DATE



ZONING MAP

SEEKING LOT SIZE VARIANCE & SPECIAL USE

NO.	DATE	DESCRIPTION
01	10/22/2025	PRELIMINARY SITE PLAN

3951 W WASHINGTON BLVD
Chicago Illinois

XIOS ARCHITECTS AND CONSULTANTS

BILL G. KOKALIAS ARCHITECT
STATE OF ILLINOIS BILL G. KOKALIAS 001-019545 LICENSED ARCHITECT
EXPIRES 11-30-2025

BGK 1078

COVER SHEET AND SITE PLAN

CS1.0

Final for Publication

MATERIALS LEGEND

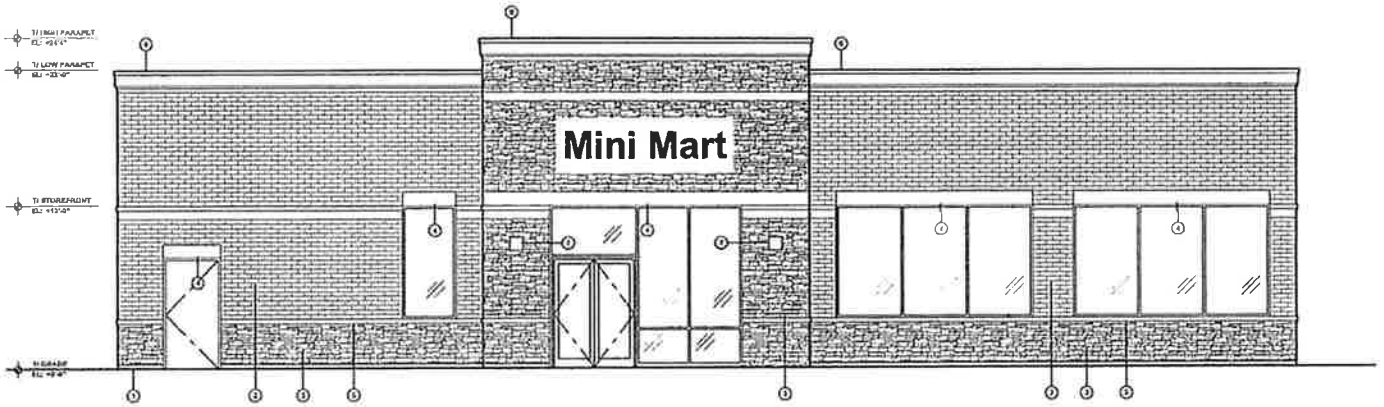
1. EXPOSED CONCRETE FOUNDATION
2. BRICK - COLOR BY OWNER
3. DECORATIVE STONE
4. CEMENT FIBER BOARD - COLOR BY OWNER
5. 4" EL STONE SILL WITH WASH & DRIP
6. 8" EL PRE-FINISHED ALUMINUM COPING W/ WASH AND DRIP - COLOR BY OWNER
7. WEATHER PROTECTED LIGHT FIXTURE
8. PRE-FINISHED ALUMINUM SCUPPER AND DOWNSPOUT

TI PARAPET EL. +23'-0"

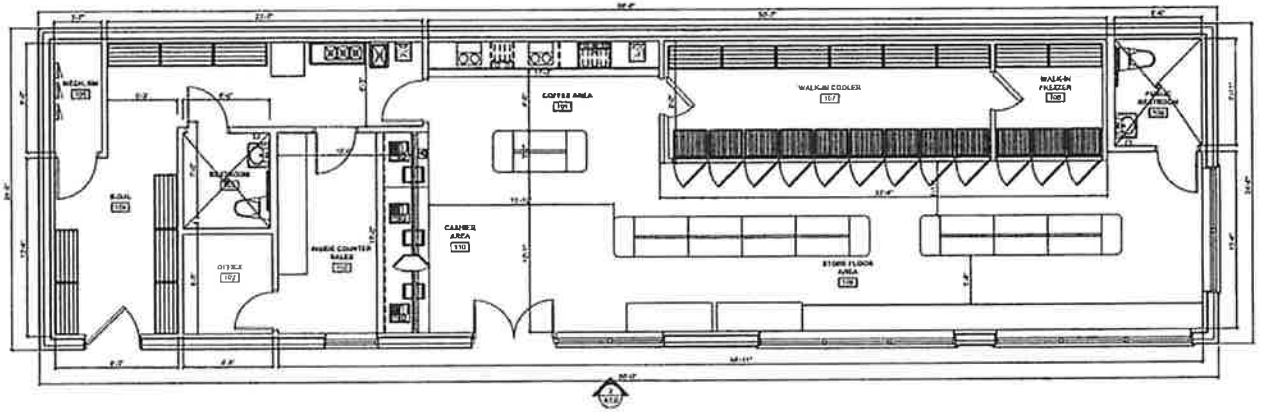
TI LOW PARAPET EL. +22'-0"

TI STOREFRONT EL. +13'-0"

H GRADE EL. +0'-0"



2 A1.0 FRONT ELEVATION - NORTH



1 A1.0 1ST FLOOR PLAN

COPYRIGHT:

NO.	DATE	DESCRIPTION
01	10.07.2025	PRELIMINARY SITE PLAN

PROJECT:

3951 W WASHINGTON BLVD

Chicago Illinois

OWNER:

ARCHITECT:

XIOS
ARCHITECTS AND CONSULTANTS

BILL G. KOKALTAS ARCHITECT

STATE OF ILLINOIS
BILL G. KOKALTAS
001-016645
REGISTERED ARCHITECT

EXPIRES 11-30-2026

PROJECT NO.: BGK 1078

FILE NAME:

DRAWN BY:

FLOOR PLANS

SHEET: **A1.0**