

#23191T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
507-09 South California Avenue, Chicago, IL
2. Ward Number that property is located in: 28
3. APPLICANT 511 California Property LLC
ADDRESS 801 West Adams Street, STE 205 CITY Chicago
STATE Illinois ZIP CODE 60607 PHONE 312-750-1333
EMAIL bill@axiosarchitects.com CONTACT PERSON Bill Kokalias
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 Same as above.
ADDRESS _____ CITY _____
STATE _____ ZIP CODE _____ PHONE _____
EMAIL _____ CONTACT PERSON _____
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: Bill Kokalias and Nasr Ali (managers)
7. On what date did the owner acquire legal title to the subject property? September 2026
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-3 Proposed Zoning District: M1-1
10. Lot size in square feet (or dimensions): 18,750 sq. ft. (150 ft. by 125 ft.)
11. Current Use of the Property: The subject property is vacant and unimproved.
12. Reason for rezoning the property: The Applicant is proposing to develop the subject property with a new four (4) pump gas station (8 fueling positions) with a one-story accessory retail convenience store.
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 develop the subject property with a new four (4) pump gas station (8 fueling positions) and a one-story accessory retail convenience store. Off-street parking for fourteen (14) cars will be provided. The proposed retail convenience store building will be 25 ft.-8 in. in height and contain 3,840 sq. ft. of total floor area.
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)

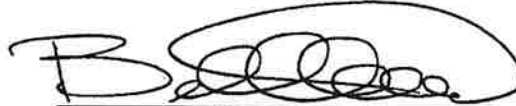
☐ **Administrative Adjustment 17-13-1003:** _____

☒ **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. (17-13-1101-T) Reduce the minimum lot area for a gas station from the required 20,000 sq. ft. to 18,750 sq. ft. and 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

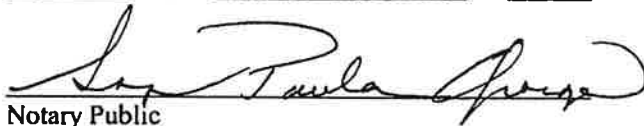
Bill Kokalias (Manager of Applicant), being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

1st day of September, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107

October 14, 2026

Chairman Villegas
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

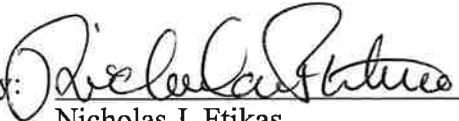
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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 **507-09 South California Avenue, 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 application for a change in zoning on approximately **October 14, 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 28 day of SEPTEMBER, 2026.


Notary Public



Via USPS First Class Mail
October 14, 2026

PUBLIC NOTICE

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 October 14, 2026, I, the undersigned, intend to file an application for a change in zoning from the B3-3 Community Shopping District to the M1-1 Limited Manufacturing/Business Park District, on behalf of the Applicant and Property Owner, 511 California Property LLC, for the property located at **507-09 South California Avenue, Chicago, IL.**

The Applicant is seeking a zoning change to permit a new four (4) pump gas station (8 fueling positions) and a one-story accessory retail convenience store building at the subject property. Off-street parking for fourteen (14) cars will be provided. The proposed retail convenience store building will be 25 ft.-8 in. in height and contain 3,840 sq. ft. of total floor area. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation, and Sec. 17-13-1101-T of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the minimum lot area for a gas station from the required 20,000 sq. ft. to 18,750 sq. ft. and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant/Property Owner, 511 California Property LLC, maintains offices at 801 West Adams Street, STE. 205, Chicago, IL 60607.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 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 NOT 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.**

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

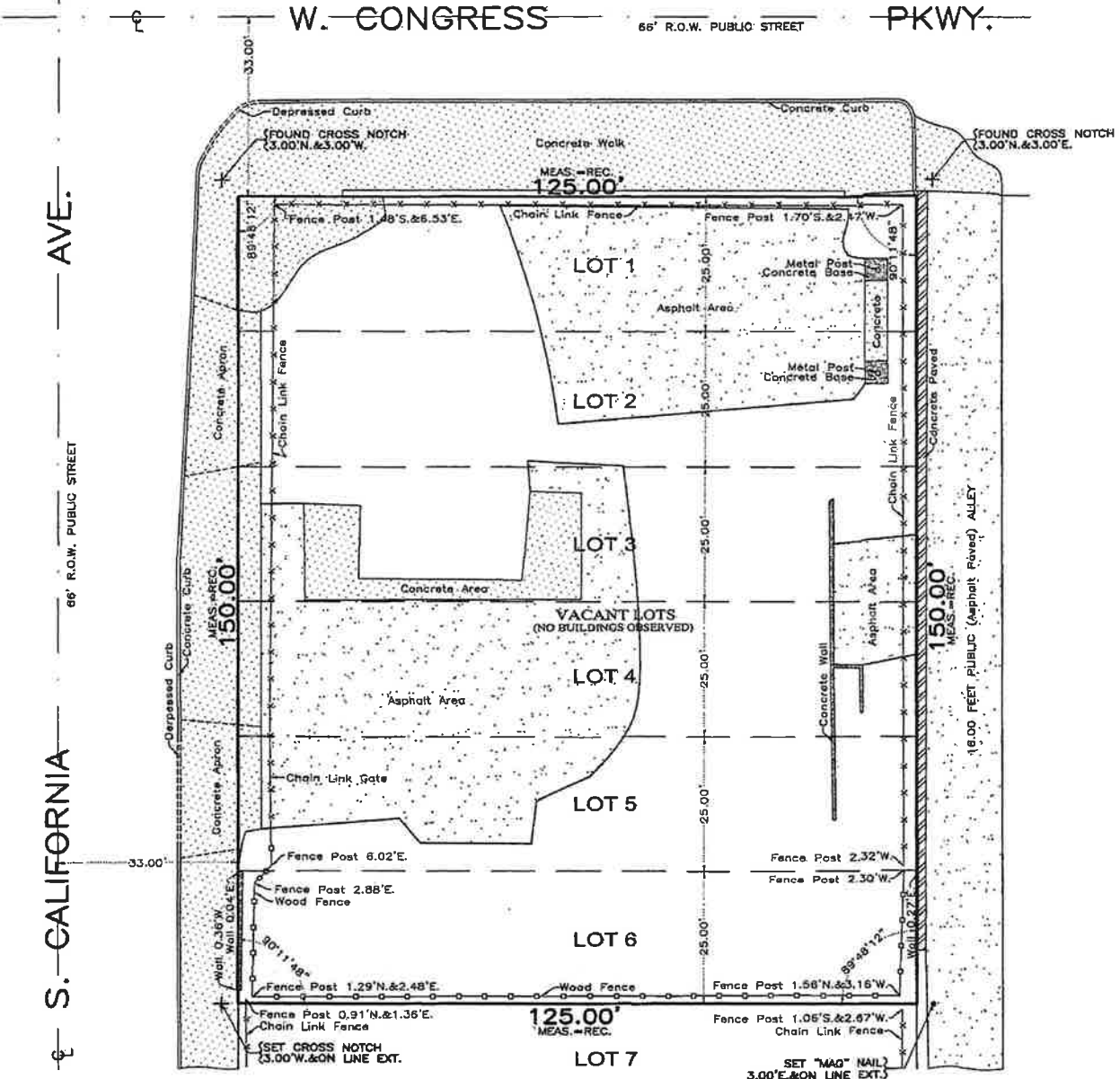
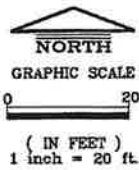
PLAT OF SURVEY

OF

LOTS 1, 2, 3, 4, 5 AND 6 IN SUBDIVISION OF LOTS 2, 3 AND 6 IN BLOCK 4
IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST
1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 18,750 SQ.FT. = 0.430 ACRES.

COMMONLY KNOWN AS: 511-13 SOUTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS.



NOTE:
A COPY OF THE CURRENT TITLE INSURANCE POLICY WAS NOT
PROVIDED TO THE SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. 23-101854
Scale: 1 inch = 20 feet.
Date of Field Work: October 3, 2025
Ordered by: NA BUILDERS INC.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } s.s.
County of Cook }
We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby
certify that we have surveyed the above described property and that,
to the best of our knowledge, the plat hereon drawn is an accurate
representation of said survey.

Date: October 6, 2025

Hylton E. Donaldson
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.
DRAWN BY: S.Z.