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

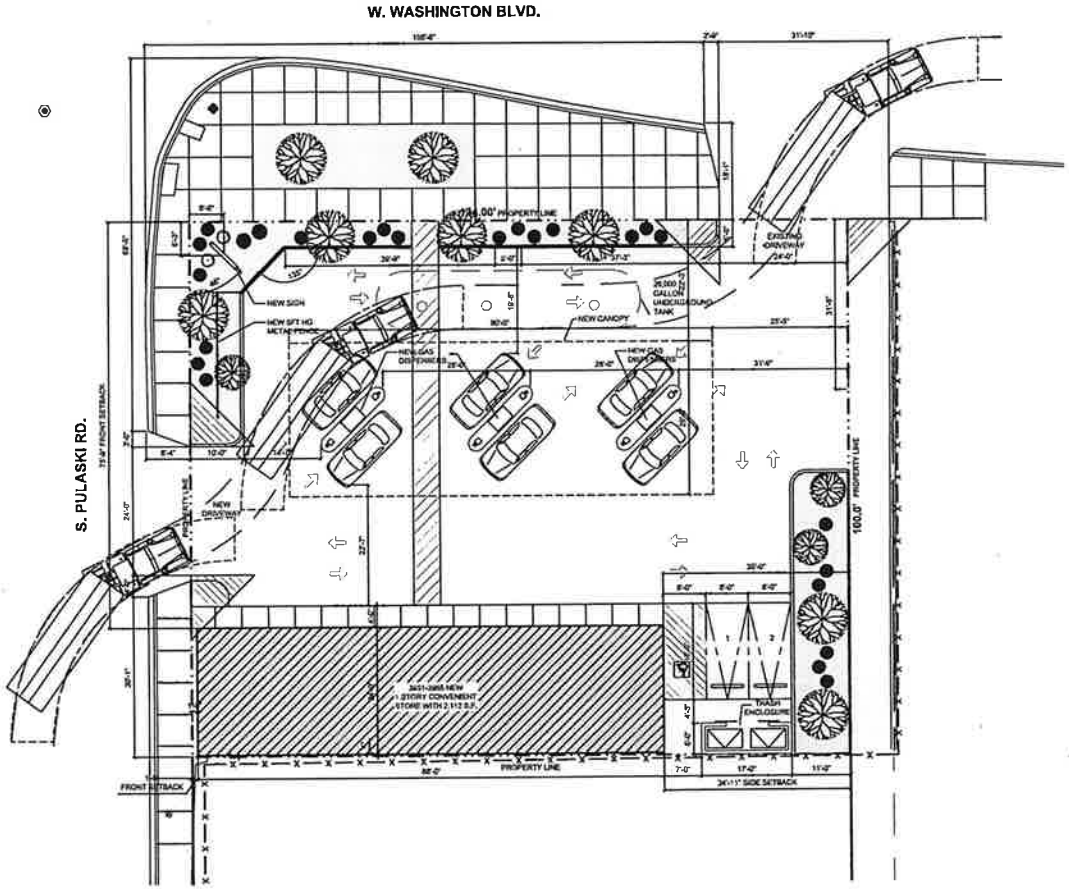
(D) Setbacks:

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

3951 W WASHINGTON BLVD

CHICAGO ILLINOIS



1 SITE PLAN
CS1.0 Scale: 1/8"=1'-0"

ZONING DATA	
Address:	3951 W WASHINGTON BLVD.
Zoning District:	B1-3
Proposed Zoning District:	NO CHANGE
Lot Dimensions:	124'-0"x 100'-0"
Lot Area:	12,400 sqft
Floor Area Ratio (FAR):	3.0 (Max Ratio)
Maximum Allowable Floor Area:	(12,400 sq ft x 3.0 (Max Ratio) = 37,200 sqft
Proposed Floor Area: Commercial Building:	2,112 sqft Actual FAR 2,112 / 37,200 = .06 Actual FAR

ARCHITECT'S CERTIFICATION

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

BILL G. KOKALIAS LICENSE NO. 001-019543

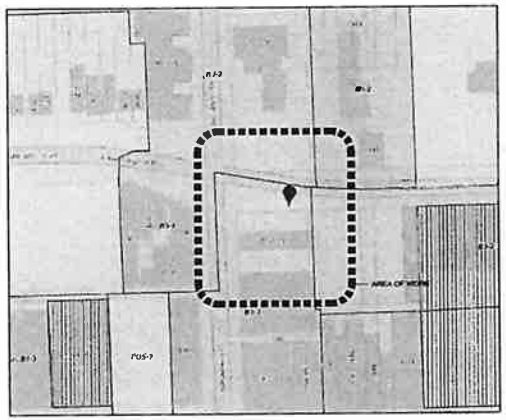
11-19-25
DATE

STATE OF ILLINOIS
BILL G. KOKALIAS
001-019543
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 4501 S COTTAGE GROVE FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO.

BILL G. KOKALIAS LICENSE NO. 001-019543
10-18-2025
DATE:



ZONING MAP

SEEKING LOT SIZE VARIANCE & SPECIAL USE

COPYRIGHT:
AXIOS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF AXIOS ARCHITECTS.

OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR CLIENT'S INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL ASPECTS TO MY CLIENT'S DESIRES AND ARE APPROVED.
BY: _____ DATE: _____
REVIEWED BY:
CONSULTANT: _____ DATE: _____
CONSULTANT: _____ DATE: _____
THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A DATE DIFFERENT THAN ORIGINALLY DRAWN DRAWN AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

NO.	DATE	DESCRIPTION
01	11.20.2025	PRELIMINARY SITE PLAN

PROJECT:
3951 W WASHINGTON BLVD
Chicago Illinois
OWNER:

ARCHITECT:
AXIOS ARCHITECTS AND CONSULTANTS
License No. 184.004911-0001 Exp. 04/30/25
188 N. Wells
SUITE NO. 300
CHICAGO, IL 60606
PH. 312.730.1331
FX. 312.730.1332

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019543
LICENSED ARCHITECT
EXPIRES 11-30-2026

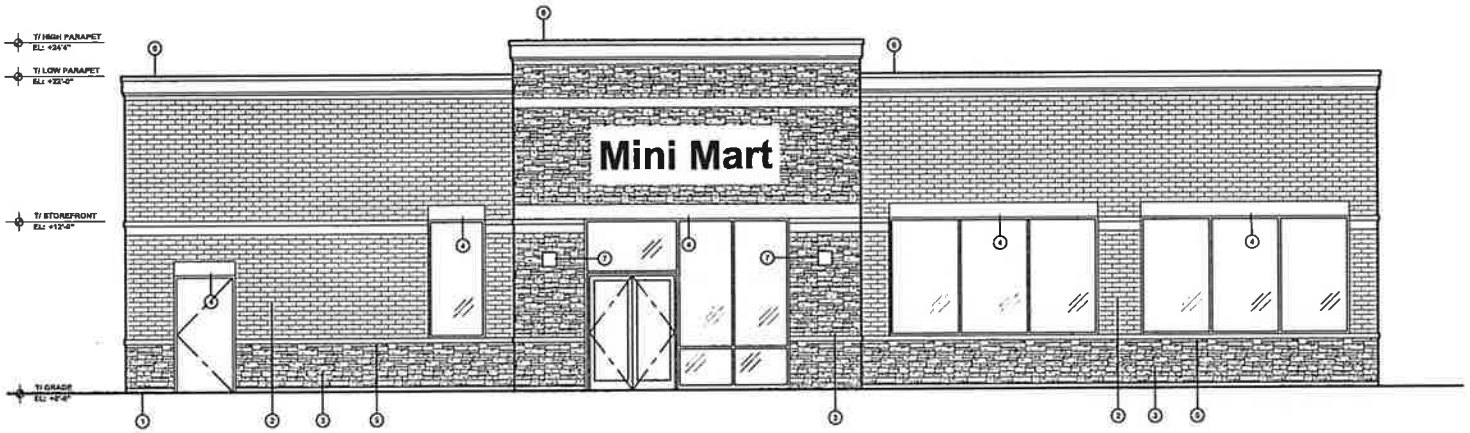
PROJECT NO.:	BGK 1078
PR. MGR.	BK
DRAWN BY	BK

COVER SHEET AND SITE PLAN

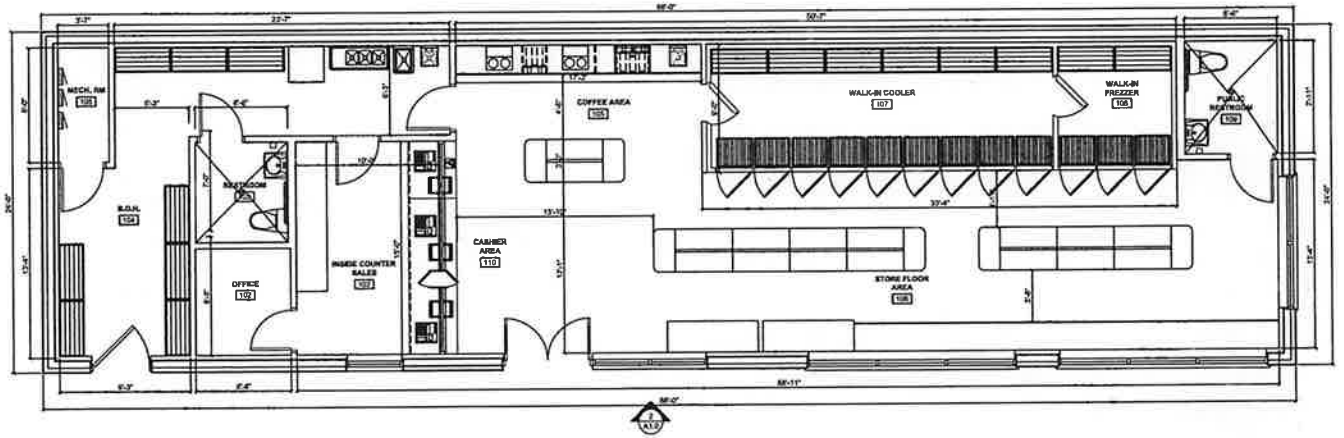
SHEET: **CS1.0**

MATERIALS LEGEND

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



2 A1.0 FRONT ELEVATION - NORTH



1 A1.0 1ST FLOOR PLAN

NO.	DATE	DESCRIPTION
01	10.02.2025	PRELIMINARY SITE PLAN

PROJECT:

3951 W WASHINGTON BLVD

Chicago Illinois

OWNER:

ARCHITECT:

X I O S
ARCHITECTS AND CONSULTANTS

License No. 184004911-0001 Exp. 04/30/25

318 N. Wells
SUITE NO. 300
CHICAGO, IL 60606
PH. 312.750.1331
FX. 312.750.1333

BILL G. KOKALIAS
ARCHITECT

STATE OF ILLINOIS
BILL G. KOKALIAS
001-018545
LICENSED ARCHITECT

EXPIRES 11-30-2026

PROJECT NO.: BGK 1078

FIL. NAME:

DRWN. BY:

FLOOR PLANS

SHEET: **A1.0**