

**17-13-0303-C(1) Type 1 Narrative & Plans – 507-09 South California Avenue, Chicago, IL**

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

Lot Area: 18,750 sq. ft.

Proposed Land Use: 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.

(A) The Project's Floor Area Ratio: 3,840 square feet (0.204 FAR)

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

(C) The amount of off-street parking: 14

(D) Setbacks:

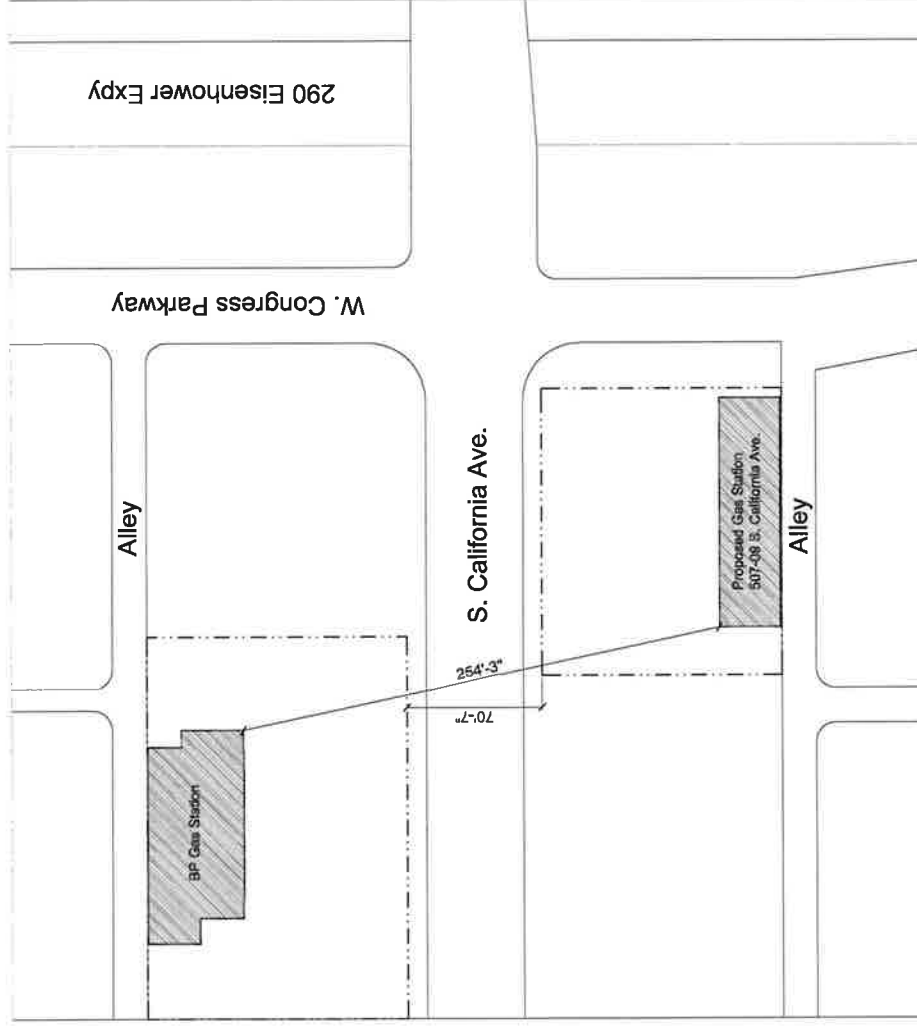
- a. Front Setback: 92 feet-4 inches
- b. Side Setbacks:
  - North Side: 2 feet
  - South Side: 28 feet
- c. Rear Setback: 1 foot

(E) Building Height: 25 feet-8 inches

# 507 S. CALIFORNIA AVENUE

Chicago

Illinois



1 SITE MAP PLAN  
P5  
Scale: N.T.S.



X I O S ARCHITECTS AND CONSULTANTS L.P.  
100 N. WABASH STREET  
FLOOR 10  
CHICAGO, ILLINOIS 60601

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## ZONING DATA

Address: 507 S CALIFORNIA  
 Lot Dimensions: 150'-0" x 125'-0"  
 Lot Area: 18,750 SQ.FT.  
 EXISTING Zoning District: B3-3  
 Proposed Zoning District: M1-1  
 Maximum Allowable Floor Area: 18,750 SQ.FT. x 1.2 (MAX. RATIO) = 22,500 SQ.FT.

Proposed Floor Area  
 First Floor 3,840 SQ.FT.  
 Total Floor Area 3,840 SQ.FT.

Required yards  
 Front yard setback: N.R.  
 Side yard setback: N.R.  
 Rear yard setback: N.R.

Actual yards  
 Front yard setback: 92' - 4"  
 Side yard setback (NORTH): 2' - 0"  
 Side yard setback (SOUTH): 28' - 0"  
 Rear yard setback: 1' - 0"

Required parking (1) FOR EVERY (3) EMPLOYEE  
 Proposed parking 14

SEEKING TYPE 1 ZONING  
 CHANGE TO SAME ZONING

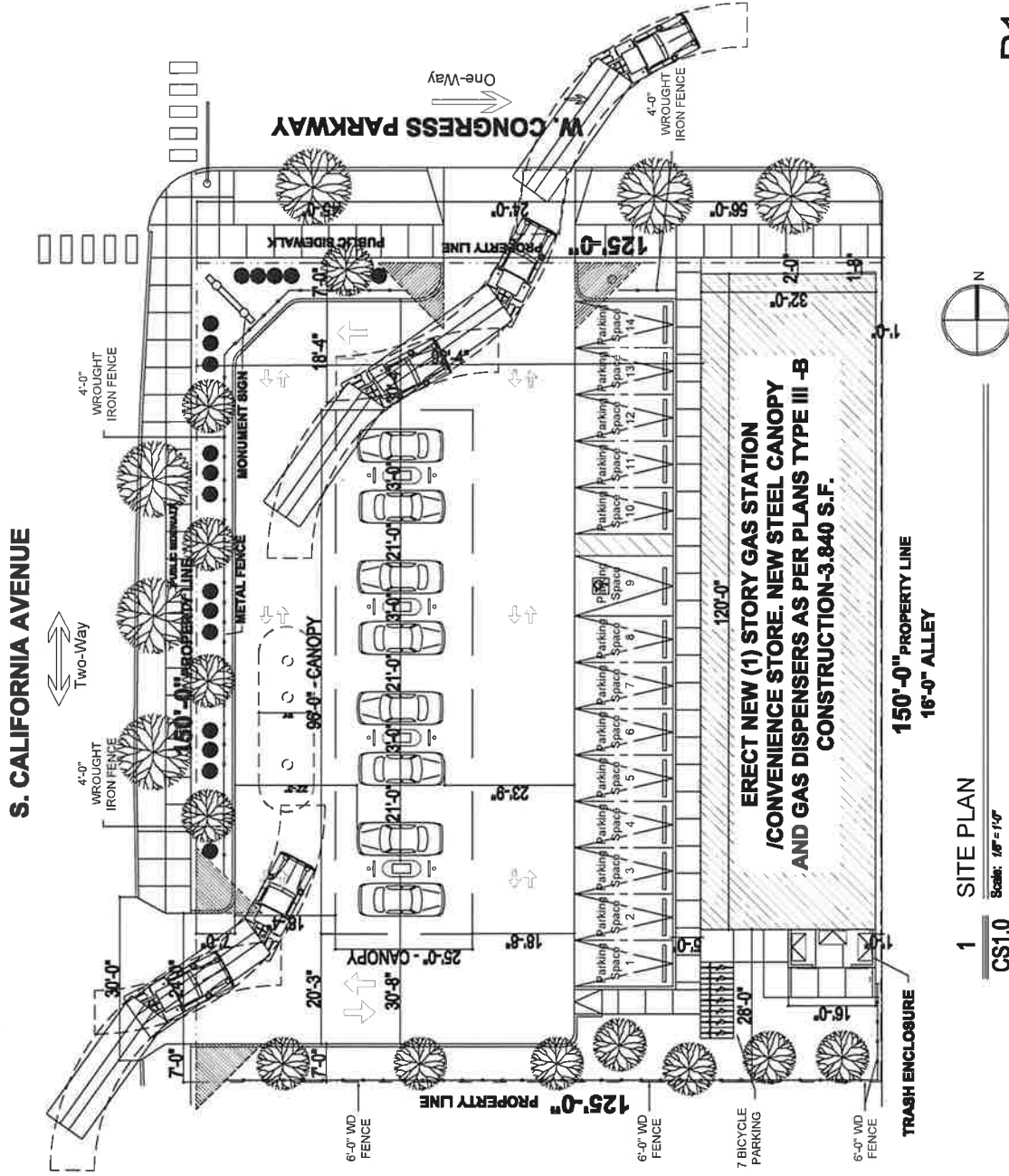
## SCOPE OF WORK

PROPOSED NEW (1) STORY CARWASH & GAS STATION WITH RETAIL, TYPE III-B CONSTRUCTION - NEW TRASH ENCLOSURE, NEW FENCE & SITE WORK AS PER PLANS, NEW STEEL CANOPY 25'-0" x 96'-0" (NEW PUMP DISPENSER UNDER A SEPARATE PERMIT) LOCATION 507 S. CALIFORNIA AVE.

## PARKING REQUIREMENTS

(1) FOR EVERY (3) EMPLOYEE  
 (6) EMPLOYEE = (2) PARKING SPACES REQUIRED

1 PARKING SPACES REQUIRED  
 14 PARKING SPACES PROVIDED  
 7 BICYCLE PARKING PROVIDED



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 100 N. WOLFE STREET  
 SUITE 200  
 CHICAGO, ILLINOIS 60606  
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 FAX: 312-291-1330

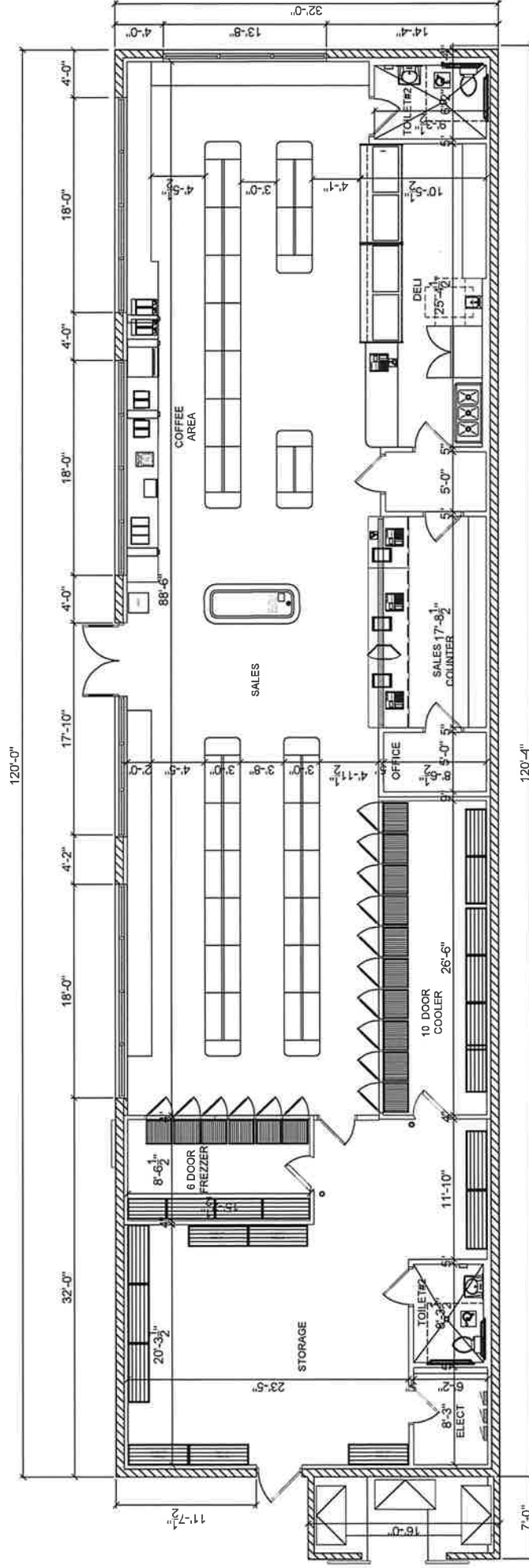
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## 1 FIRST FLOOR PLAN

A1.0 Scale: 1/8" = 1'-0"



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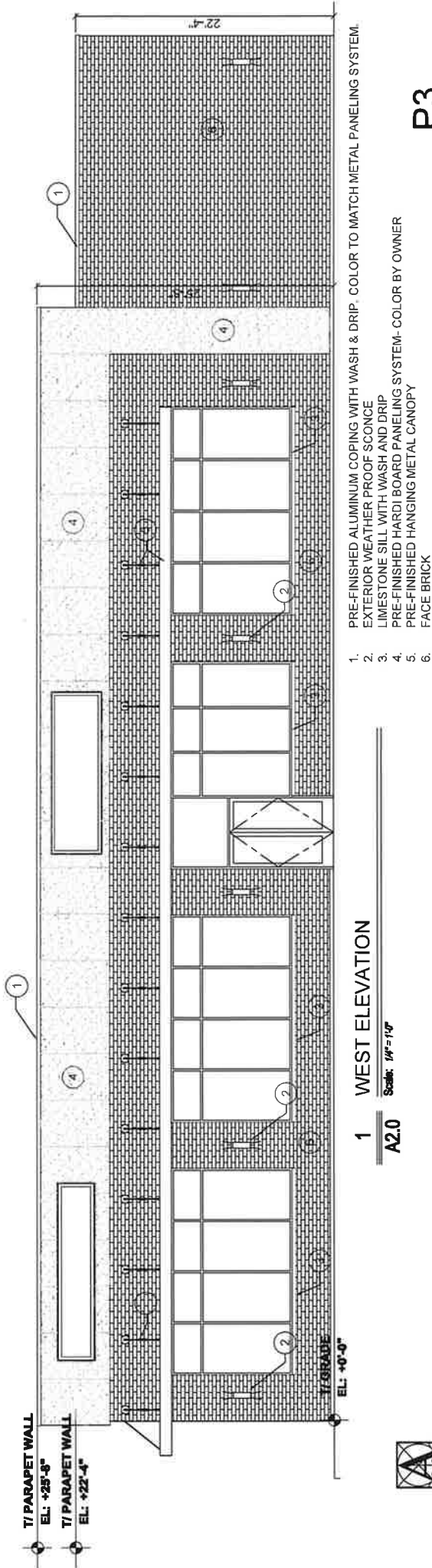
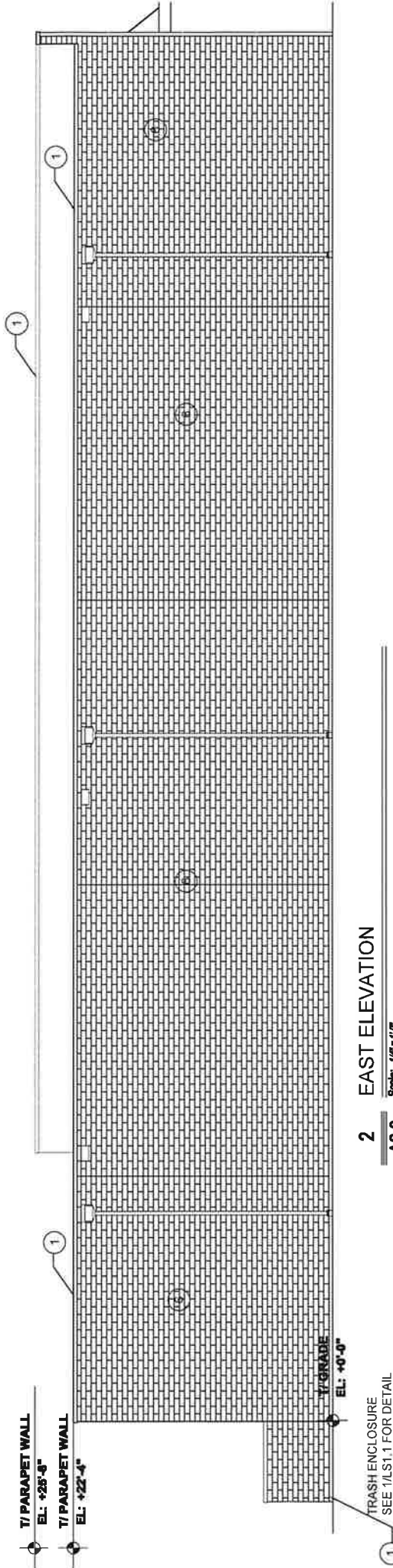
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1. PRE-FINISHED ALUMINUM COPING WITH WASH & DRIP, COLOR TO MATCH METAL PANELING SYSTEM.
2. EXTERIOR WEATHER PROOF SCOFF
3. LIMESTONE SILL WITH WASH AND DRIP
4. PRE-FINISHED HARDI BOARD PANELING SYSTEM- COLOR BY OWNER
5. PRE-FINISHED HANGING METAL CANOPY
6. FACE BRICK

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09-13-2026

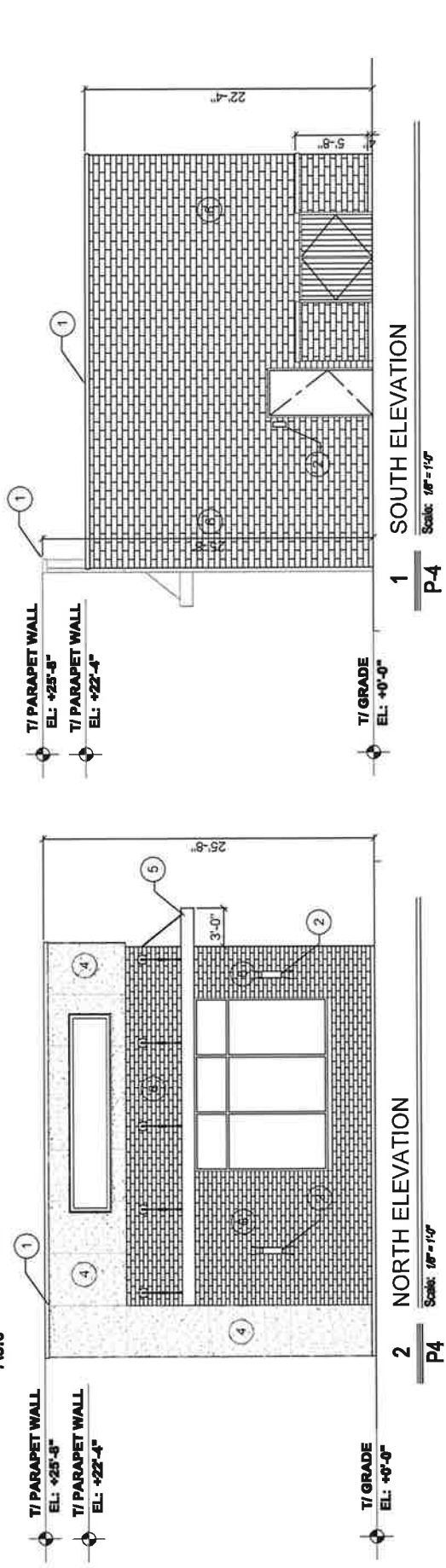
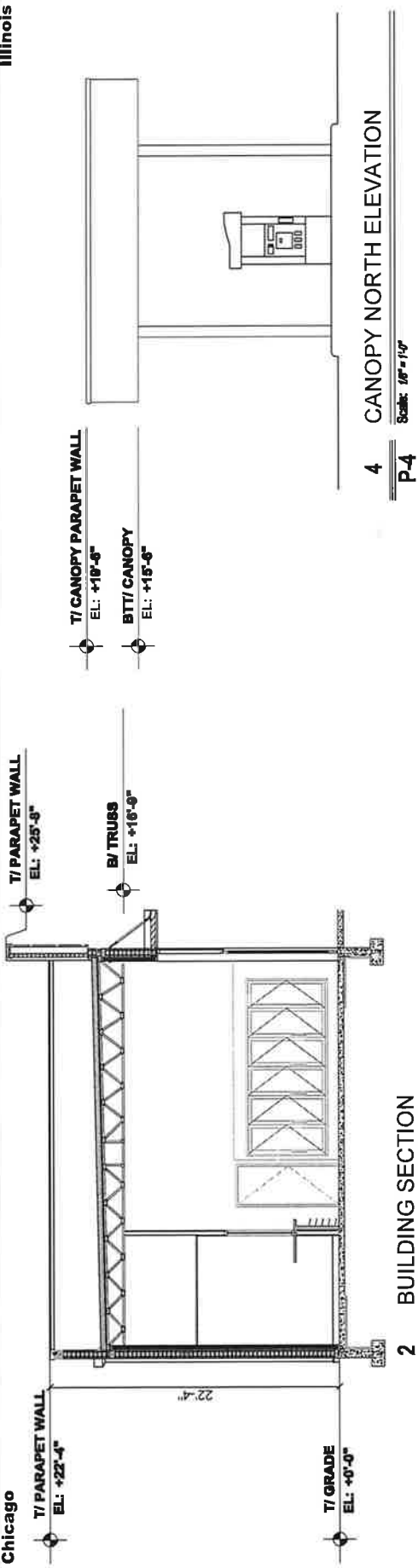


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