CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

2804 North Lakewood Avenue, Chicago, Illinois

2. Ward Number that property is located in: 32nd

3. APPLICANT Metalworks Condominium Association

ADDRESS 2804 North Lakewood Avenue CITY Chicago

STATE Illinois ZIP CODE 60657 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Jeff Beseda

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 Nicholas Ftikas - Law Offices of Samuel V.P. Banks

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: Mark Challenger (President), Joanne Cabreira (Secretary) Jeff Beseda (Treasurer), Randee Wheeler (Director)

7. On what date did the owner acquire legal title to the subject property? March 1989

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): Parcel 1: 124.5 ft. x 144 ft. (17,928 sq. ft.) Parcel 2: 124.5 ft. x 48 ft. (5,976 sq. ft.)

11. Current Use of the Property: The subject property consists of two (2) parcels. The southern parcel is improved with a two-story residential building, which contains twenty (20) residential condominium units. The northern parcel contains a detached garage with twenty (2) off-street parking spaces

12. Reason for rezoning the property: To permit eight (8) private rooftop penthouses to provide access to private deck space on the roof of the existing two-story residential building. No other changes or additions are proposed to the existing principal building.

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 construct 8 private rooftop penthouses to provide access to private deck space on the roof of the existing residential building. The proposed penthouses will contain a total of 3,016 sq. ft. of new floor area and the height of the building will be 38 ft.. No other changes or additions are proposed to the existing principal building and detached garage. The subject property is a TSL and will continue to be supported by 20 off-street parking spaces.

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:** (17-13-1003-EE) increase the off-street parking requirement for a Transit Served Location for from 50% (10 spaces) to 100% (20 spaces), located at 1301 West Wolfram Street, for the existing two-story residential building.

☒ **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-B) reduce the rear setback to zero, reduce the front setback to zero, reduce the combined side setback to zero, and is seeking all relief necessary, as allowed by the 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

Jeffrey A Beseda, 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 24 day of OCTOBER, 2025.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
November 14, 2025

Acting Chairman
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 **2804 North Lakewood 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 **November 14, 2025.**

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 24 day of OCTOBER, 2025.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail **PUBLIC NOTICE**
November 14, 2025

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 November 14, 2025, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District, on behalf of the Applicant and Property Owner, Metalworks Condominium Association, for the property located at **2804 North Lakewood Avenue, Chicago, IL**.

The Applicant is proposing to construct eight (8) private rooftop penthouses to provide access to private deck space on the roof of the existing two-story multi-unit residential building. The proposed penthouses will contain a total of 3,016 sq. ft. of new floor area and the height of the building will measure 38 ft. The footprint of the existing two-story residential building and detached garage will remain without change. The subject property is a Transit Served Location. The existing twenty (20) unit residential building will continue to be supported by twenty (20) garage parking spaces at 1301 West Wolfram. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (ten (10) parking spaces) to 100% (twenty (20) parking spaces), located at 1301 West Wolfram Street, reduce the total combined side setback to zero, reduce the front setback to zero, reduce the rear setback to zero, and is seeking all relief necessary, as allowed by the code, for the attached plans

The Applicant and Property Owner, Metalworks Condominium Association, maintains offices at 2804 North Lakewood Avenue, Chicago, Illinois 60657.

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

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

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

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

PLAT OF SURVEY

OF

NORTH

0 20
(IN FEET)
1 inch = 20 ft.

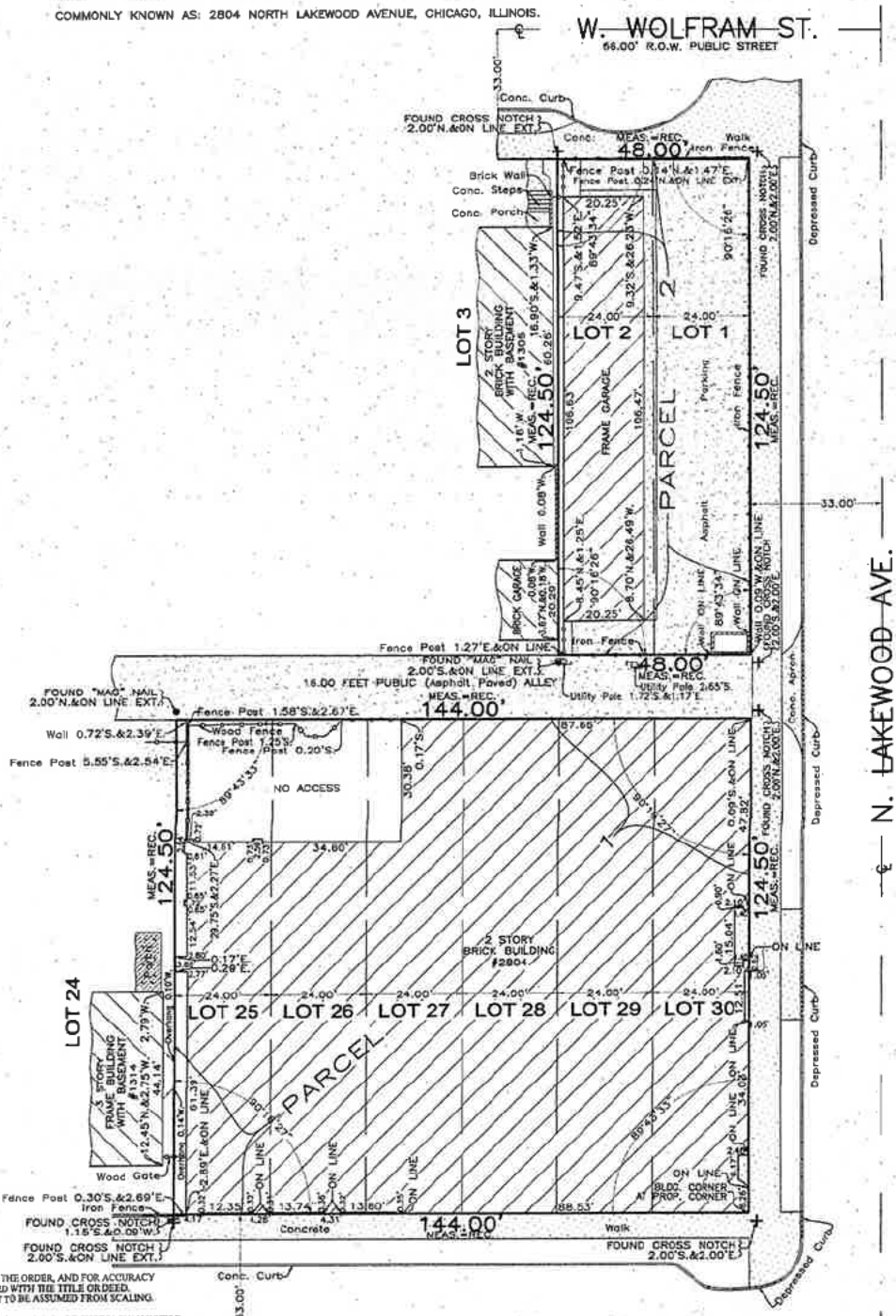
PARCEL 1:
UNIT NUMBER 106, IN METALWORKS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL EASTATE: LOTS 25 TO 30, INCLUSIVE, IN McCLELLAND'S SUBDIVISION OF THE EAST 2.961 ACRES OF BLOCK 2 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 2 IN McCLELLAND'S SUBDIVISION AFORESAID, WHICH SURVEY IS ATTATCHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89113221 AND AS AMENDED BY DOCUMENT 90330225 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 15, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTATCHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89113221, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA:
PARCEL 1: 17,928 SQ. FT. = 0.412 ACRES.
PARCEL 2: 5,976 SQ. FT. = 0.137 ACRES.

COMMONLY KNOWN AS: 2804 NORTH LAKEWOOD AVENUE, CHICAGO, ILLINOIS.



PAUL T. JAROS
035-003937
CHICAGO, ILLINOIS
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

REVISED: OCTOBER 24, 2024

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY.
THIS IS NOT AN ALTA SURVEY.

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

State of Illinois }
County of Cook } ss.

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 24, 2025

Paul Jaros 035-003937
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE: NOV. 30, 2026
DRAWN BY: A.B.

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. 108908.1

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: OCTOBER 20, 2025

ORDERED BY: FIRST COMMUNITY MANAGEMENT

RE: #108908