17-13-0303-C(1) Type 1 Narrative & Plans – 2804 North Lakewood Avenue, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: Parcel 1: 17,928 sq. ft.
Parcel 2: 5,976
23,904 sq. ft. total

Proposed Land Use: 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.

(A) The Project's Floor Area Ratio: 34,340 square feet (1.92 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 896.4 square feet per D.U. (20 residential units)

(C) *The amount of off-street parking: 20 parking spaces

*The subject property is a designated Transit Served Location (Diversey Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement from 50% (ten (10) parking spaces) to 100% (twenty (20) parking spaces).

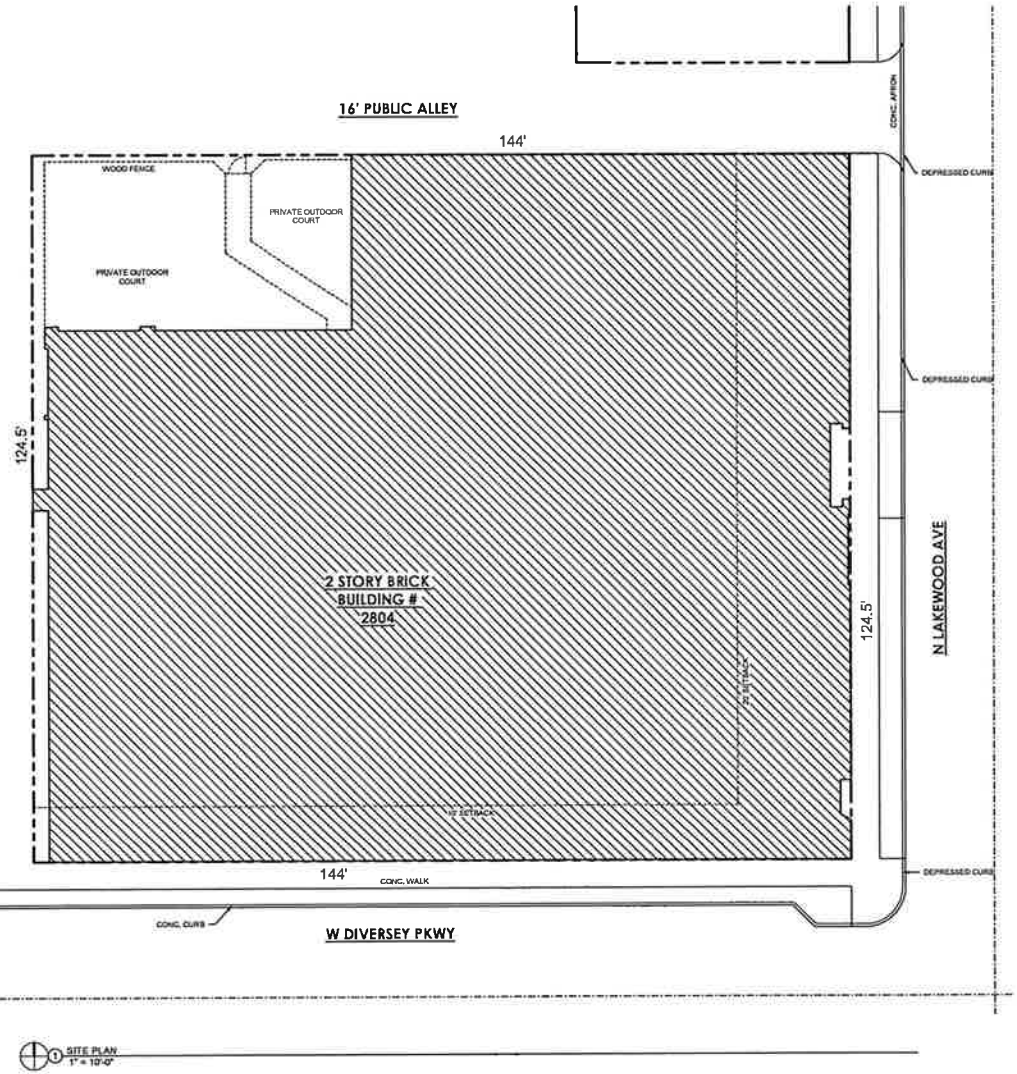
(D) Setbacks:

a. Front Setback: zero feet (existing to remain)
b. Side Setbacks:
North Side: zero feet (existing to remain)
South Side: zero feet (existing to remain)
c. Rear Setback: zero (existing to remain)

*The Applicant is seeking to reduce the total combined side setback to zero, reduce the front setback to zero, and reduce the rear setback to zero.

(E) Building Height: 38 feet (proposed)





PROJECT DATA

PROJECT LOCATION:	2804 N LAKEWOOD, CHICAGO, IL
CURRENT ZONING DISTRICT:	RT-4
PROPOSED ZONING DISTRICT:	RM-5
LOT AREA: 17828 SF	
EXISTING USES: APARTMENT BUILDING	
EXISTING UNIT: 20 DWELLING UNITS	
MAX FAR: 2.0 (35,656 SF)	
EXISTING BUILDING AREA:	32,928 SF
NEW ADDITION AREA:	1,412 SF
PROPOSED BUILDING AREA:	34,340 SF
MAX BUILDING HEIGHT:	45 FT
PROP BUILDING HEIGHT:	38 FT

LOCATION MAP



SITE PLAN
1" = 10'-0"

0' 5' 10' 15'

No.	DESCRIPTION	DATE
1	BOARD REVIEW	12/18/24

METALWORKS CONDO
ZONING EXHIBITS

2804 N LAKEWOOD,
CHICAGO, IL

24-007

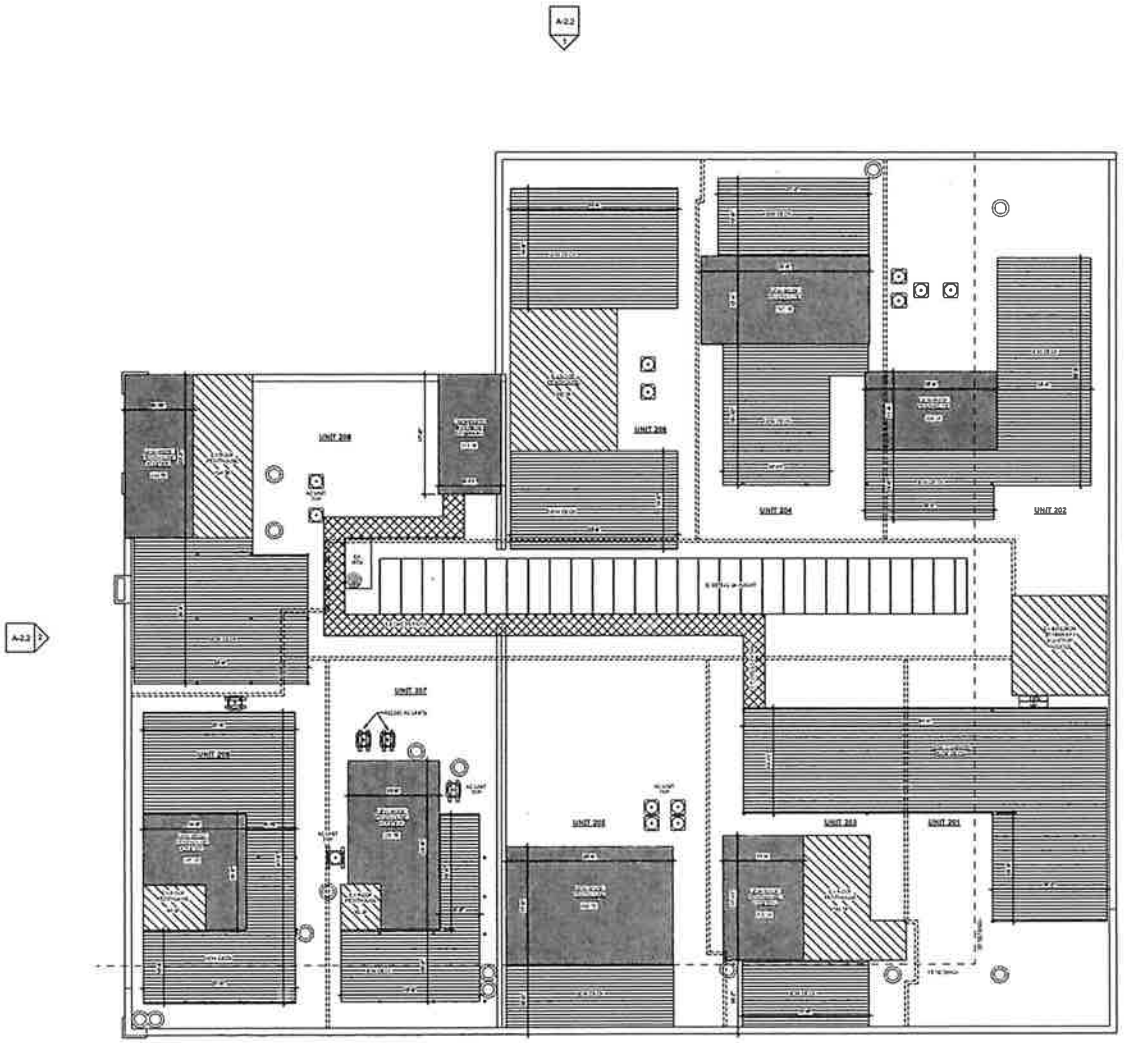
SITE PLAN

A-1.1

ROOFTOP AREAS

TOTAL ROOF AREA:	19,845 SF
COMMON ELEMENTS	
EX STAIR:	167 SF
NEW STAIR:	151 SF
NEW ROOF DECK:	1,012 SF
TOTAL COMMON	1,350 SF (6.5%)
PRIVATE ELEMENTS	
UNIT 201	N/A
UNIT 203	
EX PENTHOUSE:	198 SF
NEW PENTHOUSE:	206 SF
NEW DECK:	170 SF
TOTAL UNIT 203:	570 SF (3.6%)
UNIT 205	
NEW PENTHOUSE:	400 SF
NEW DECK:	212 SF
TOTAL UNIT 205:	612 SF (3.8%)
UNIT 207	
EX PENTHOUSE:	95 SF
NEW PENTHOUSE:	285 SF
NEW DECK:	295 SF
TOTAL UNIT 207:	675 SF (4.2%)
UNIT 209	
EX PENTHOUSE:	94 SF
NEW PENTHOUSE:	185 SF
NEW DECK:	648 SF
TOTAL UNIT 209:	927 SF (3.8%)
UNIT 202	
NEW PENTHOUSE:	204 SF
NEW DECK:	605 SF
TOTAL UNIT 202:	810 SF (5.1%)
UNIT 204	
NEW PENTHOUSE:	292 SF
NEW DECK:	547 SF
TOTAL UNIT 204:	839 SF (5.3%)
UNIT 206	
EX PENTHOUSE:	300 SF
NEW DECK:	724 SF
TOTAL UNIT 206:	1,024 SF (6.4%)
UNIT 208	
EX PENTHOUSE:	194 SF
NEW PENTHOUSE:	329 SF
NEW DECK:	483 SF
TOTAL UNIT 208:	906 SF (5.7%)

TOTAL ROOFTOP STRUCTURES
3,046 SF (19.0% OF TOTAL ROOF AREA)



1 ROOF - PROPOSED
1/8" = 1'-0"

0' 5' 10' 15'

ROOF LEGEND

- AC UNIT
- ROOF EXHAUST / FLUE
- EXISTING ROOFTOP STRUCTURE
- PROPOSED ROOFTOP STRUCTURE
- PROPOSED ROOF DECK
- UNIT DEMISING WALL BELOW

THOMAS ARCHITECTS
2500 S RIVER RD, # 305
DES PLAINES, IL 60018
O. 847.235.6615

No.	DESCRIPTION	DATE
1	ZONING REVIEW	12/11/2024

Project name and address

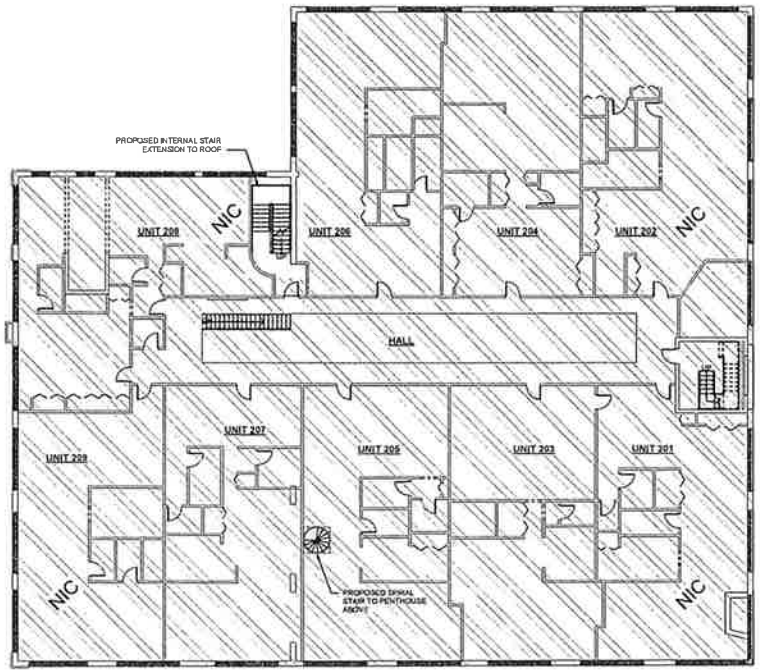
METALWORKS CONDO
ZONING EXHIBITS

2804 N LAKEWOOD,
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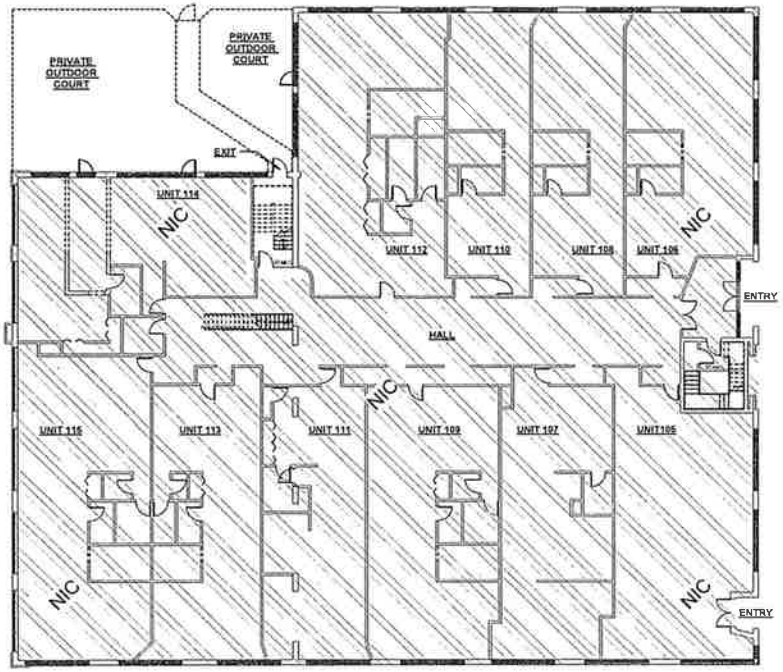
Project no. 24-007

Drawing title ROOF PLAN

Sheet no. A-1.2



② 2nd FLOOR - PROPOSED
3/32" = 1'-0"



① 1st FLOOR - EXISTING
3/32" = 1'-0"

0' 5' 10' 15'

THOMAS ARCHITECTS
2900 S RIVER RD, # 305
DES PLAINES, IL 60018
O: 847.233.6813

No.	DESCRIPTION	DATE
2	BOARD REVIEW	12/11/2024

METALWORKS CONDO
ZONING EXHIBITS

2804 N LAKEWOOD,
CHICAGO, IL

Project No. 24-007

Description FLOOR PLAN

Sheet A-1.3

THOMAS ARCHITECTS



② (EAST) ELEVATION
1/8" = 1'-0"



① (SOUTH) ELEVATION
1/8" = 1'-0"

0' 5' 10' 15'

No.	DESCRIPTION	DATE
2	BOARD REVIEW	12/12/2024

METALWORKS CONDO
ZONING EXHIBITS

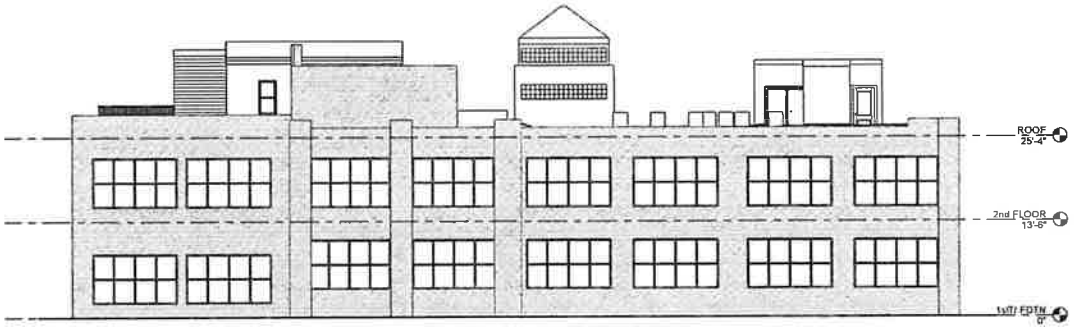
2804 N LAKEWOOD,
CHICAGO, IL

24-007

ELEVATIONS

A-2.1

THOMAS ARCHITECTS
2000 S RIVER RD., #305
DES PLAINES, IL 60018
O: 847.233.6815



② (WEST) ELEVATION
1/8" = 1'-0"



① (NORTH) ELEVATION
1/8" = 1'-0"



No.	DESCRIPTION	DATE
2	BOARD REVIEW	12/11/2024

Project Name and Address

METALWORKS CONDO
ZONING EXHIBITS

2804 N LAKEWOOD,
CHICAGO, IL

Project No. 24-007

Sheet Title ELEVATIONS

Sheet No. A-2.2