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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:

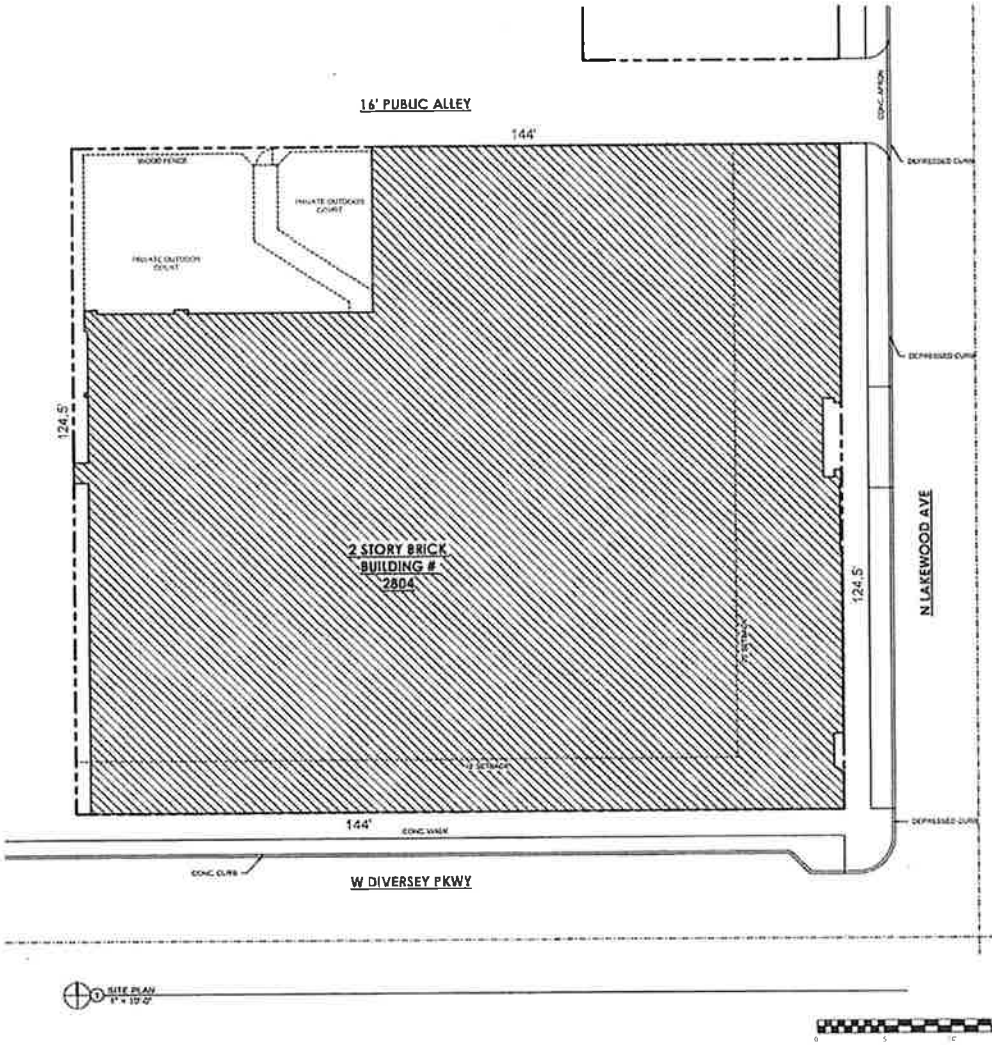
a. Front Setback: zero feet (existing to remain)
b. Side Setbacks:
North Side: zero feet (existing to remain)
South Side: zero feet (existing to remain)
c. Rear Setback: zero (existing to remain)

*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.

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(E) Building Height: 38 feet (proposed)

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PROJECT DATA

PROJECT LOCATION	2804 N LAKEWOOD, CHICAGO, IL
CURRENT ZONING DISTRICT	RT-4
PROPOSED ZONING DISTRICT	RM-5
LOT AREA	17,974 SF
EXISTING USE	APARTMENT BUILDING
EXISTING UNIT	20 DWELLING UNITS
MAX FAR	2.0 (35,950 SF)
EXISTING BUILDING AREA	32,128 SF
NEW ADDITION AREA	1,115 SF
PROPOSED BUILDING AREA	34,243 SF
MAX BUILDING HEIGHT	45 FT
PROP BUILDING HEIGHT	45 FT

LOCATION MAP



SITE PLAN
1" = 10'-0"

No.	DESCRIPTION	DATE
1	SUBMITTED FOR REVIEW	12/18/24

METALWORKS CONDO
ZONING EXHIBITS

2804 N LAKEWOOD,
CHICAGO, IL

24-007

SITE PLAN

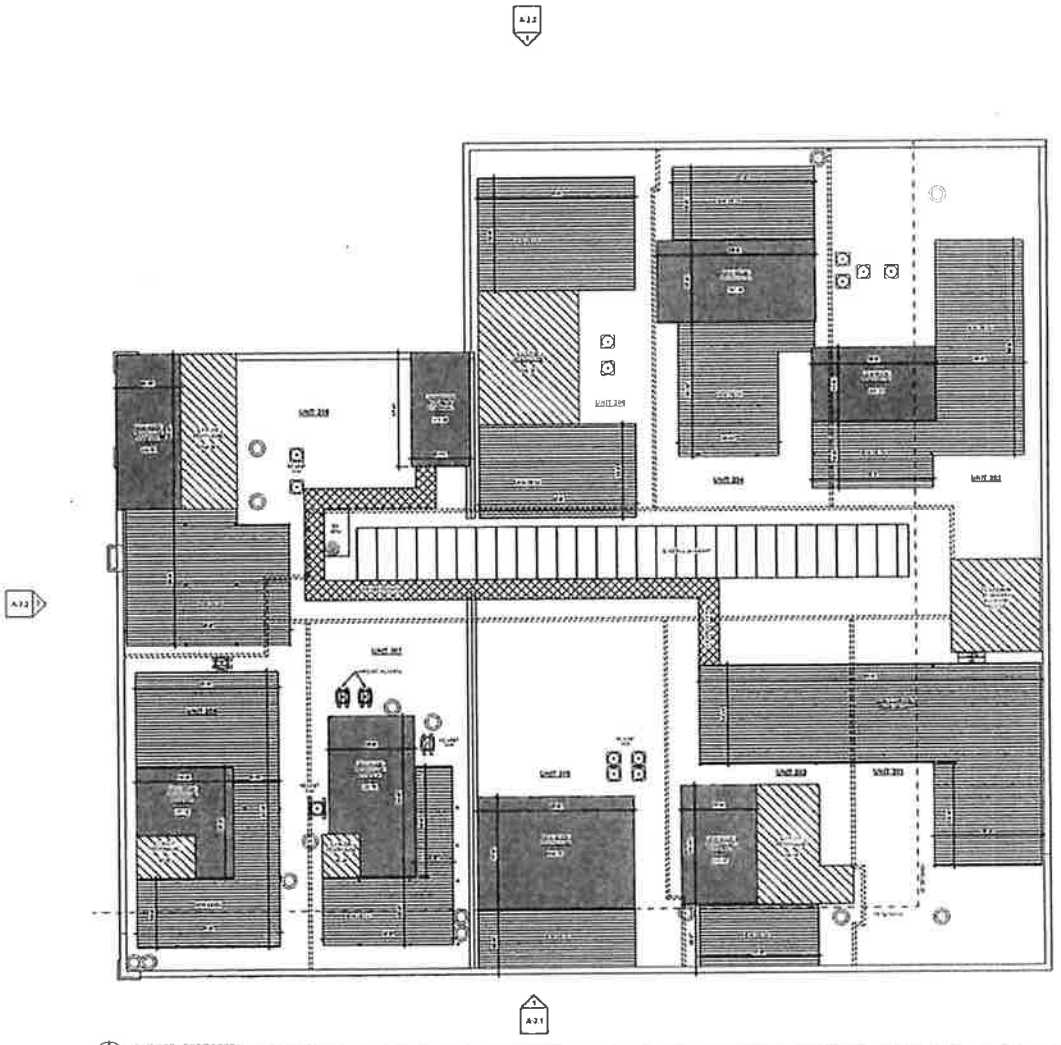
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ROOFTOP AREAS

TOTAL ROOF AREA	15,849 SF
COMMON ELEMENTS	
EX STAIR	187 SF
NEW STAIR	193 SF
NEW ROOF DECK	4,814 SF
TOTAL COMMON	5,360 SF (33.8%)
PRIVATE ELEMENTS	
UNIT 201	
UNIT 203	
EX PENTHOUSE	193 SF
NEW PENTHOUSE	208 SF
NEW DECK	179 SF
TOTAL UNIT 203	570 SF (3.6%)
UNIT 205	
NEW PENTHOUSE	191 SF
NEW DECK	312 SF
TOTAL UNIT 205	503 SF (3.0%)
UNIT 207	
EX PENTHOUSE	92 SF
NEW PENTHOUSE	386 SF
NEW DECK	395 SF
TOTAL UNIT 207	873 SF (5.2%)
UNIT 209	
EX PENTHOUSE	91 SF
NEW PENTHOUSE	183 SF
NEW DECK	633 SF
TOTAL UNIT 209	907 SF (5.6%)
UNIT 202	
NEW PENTHOUSE	264 SF
NEW DECK	602 SF
TOTAL UNIT 202	866 SF (5.1%)
UNIT 204	
NEW PENTHOUSE	272 SF
NEW DECK	642 SF
TOTAL UNIT 204	914 SF (5.3%)
UNIT 206	
EX PENTHOUSE	300 SF
NEW DECK	774 SF
TOTAL UNIT 206	1,074 SF (6.4%)
UNIT 208	
EX PENTHOUSE	134 SF
NEW PENTHOUSE	330 SF
NEW DECK	496 SF
TOTAL UNIT 208	960 SF (5.7%)

TOTAL ROOFTOP STRUCTURES
3,614 SF (10.8% OF TOTAL ROOF AREA)



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

ROOF LEGEND

- AC UNIT
- ROOF EXHAUST FLUE
- EXISTING ROOFTOP STRUCTURE
- PROPOSED ROOFTOP STRUCTURE
- UNIT POSSIBLY ROOF UNDER
- UNIT OPENING WALL BELOW

No.	ISSUE/REVISION	DATE
1		

METALWORKS CONDO
ZONING EXHIBITS

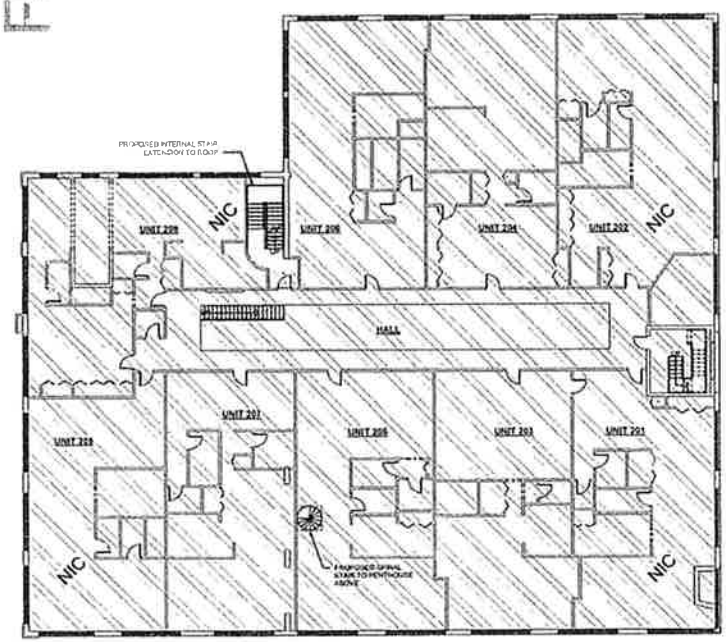
2804 N LAKEWOOD,
CHICAGO, IL

PROJECT NO. 24-007

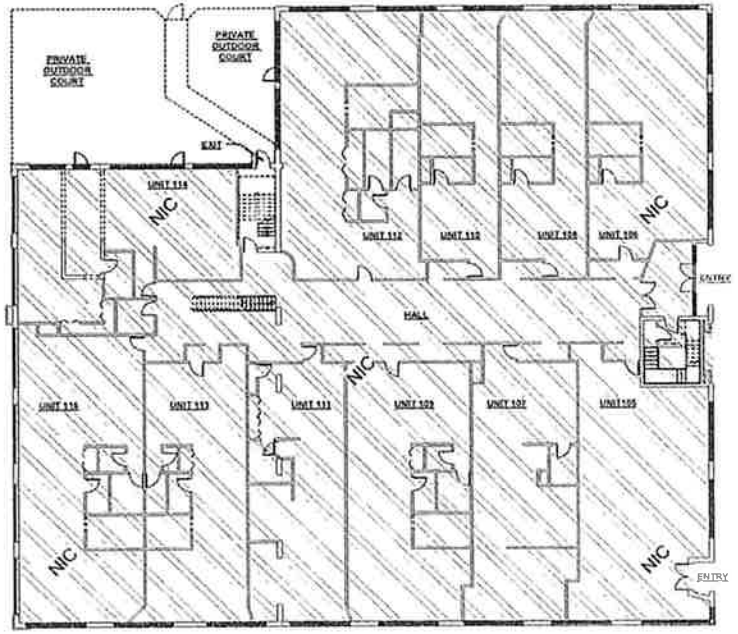
ROOF PLAN

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2nd FLOOR - PROPOSED
3/32" = 1'-0"



1st FLOOR - EXISTING
3/32" = 1'-0"

0 5 10'

No.	DESCRIPTION	DATE
1	SUBMISSION	12/04/2024

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Drawing Title FLOOR PLAN

Sheet No. A-1.3

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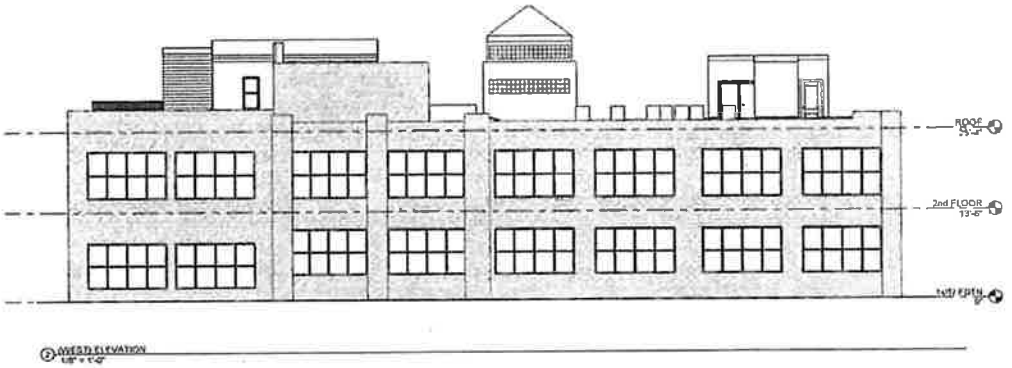
METALWORKS CONDO
ZONING EXHIBITS

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ELEVATIONS

A-2.1

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② WEST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

No.	DESCRIPTION	DATE
1	ZONING REVIEW	12/04/2024

METALWORKS CONDO
ZONING EXHIBITS

2804 N LAKEWOOD,
CHICAGO, IL

Project No. 24-007

Drawing ELEVATIONS

A-2.2