FINAL FOR PUBLICATION

17-13-0303-C(1) Type 1 Narrative & Plans – 2411 N. Lincoln Ave., Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 16,780 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to permit a 2,780.7 sq. ft. addition to the existing five-story mixed-use building's, which obtained a building permit on March 15th, 2022; first floor to expand its retail footprint. The existing mixed-use building will remain 57 ft. in height. The existing thirty-six (36) residential units located above grade will also remain without change. The subject property is a Transit Served Location and will be supported by eighteen (18) off-street parking spaces.

(A) The Project's Floor Area Ratio: 52,233.5 square feet (3.11 FAR)

*As per Section 17-13-0303-D Option Administrative Adjustment, the subject property is a designated Transit Served Location. Pursuant to Sec. 17-3-0403-B, the Applicant is seeking to permit the proposed 3.11 Floor Area Ratio.

(B) The Project's Density (Minimum Lot Area Per D.U.): 466.11 square feet per D.U. (36 existing residential units to remain)

(C) The amount of off-street parking: 18 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant will maintain eighteen (18) off-street parking spaces to serve the thirty-six (36) existing residential units.

(D) Setbacks:

a.	Front Setback:	zero (existing to remain)
b.	Side Setbacks:	
	West Side:	zero (existing to remain)
	East Side:	zero (existing to remain)
c.	*Rear Setback:	zero at first floor / 30 ft. for residential floors above grade (existing to remain)

(E) Building Height: 57 feet (existing to remain)

FINAL FOR PUBLICATION

2411 N. Lincoln, Chicago, Illinois

ALTERATION TO MIXED USE, 36 DWELLING UNIT BUILDING W/ GROUND FLOOR RETAIL SPACE

ALTERATION TO FIRST FLOOR OF 5 STORY MIXED USE, 36 DWELLING UNIT APARTMENT BUILDING WITH GROUND LEVEL RETAIL AND COMMON OUTDOOR TERRACE TO INCLUDE BOX OF THE ENCHANTED FOREST PARKING LAYOUT TO INCLUDE 13 ENCLOSED PARKING SPACES

ORIGINAL PERMIT # [illegible] ISSUED ON [illegible] 2023

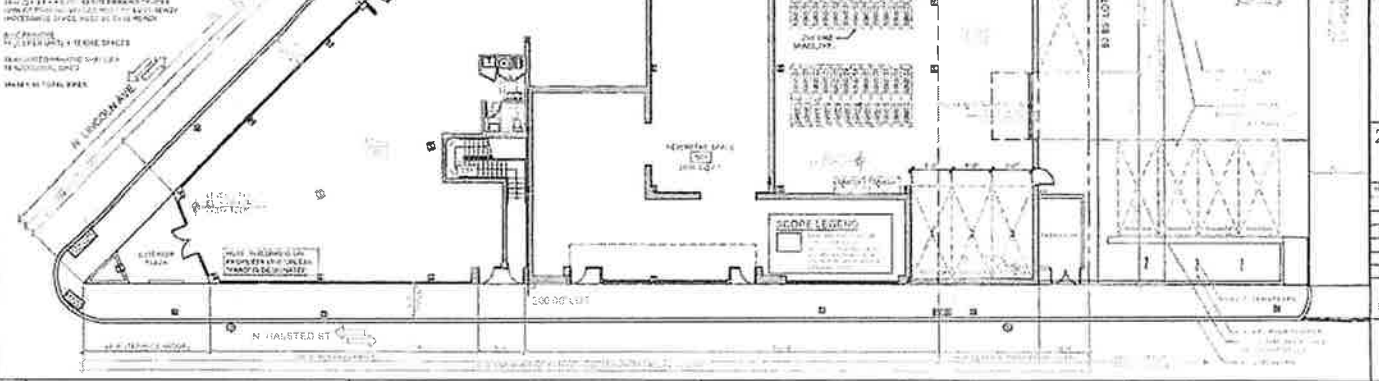
DRAWING INDEX

REFERENCE DRAWING INDEX (PERMIT 100935965)

SYMBOL LEGEND

SITE LEGEND

MATERIAL LEGEND



D.I.G.G.E.R.

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13 SPRINKLER SYSTEM

2019 CHICAGO BUILDING CODE
2001 CHICAGO PLUMBING CODE WITH 2021 AMENDMENTS

GRADE 0'-0" = C.C.D 15.40'

1 SITE PLAN

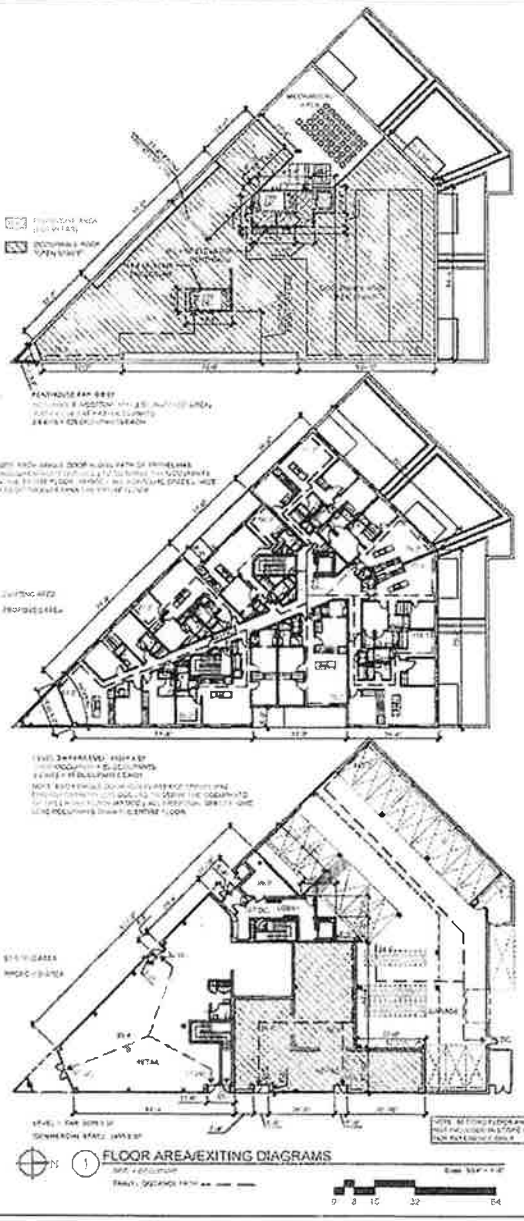
dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

Job No. 210333
Date 12.01.2023

A0.0

FINAL FOR PUBLICATION



1 FLOOR AREA/EXITING DIAGRAMS

F.A.R. MATRIX

BUILDING AREA (PER CBC, 14B - 506)

OCCUPANCY LOAD

ABBREVIATION LEGEND

EGRESS REQUIREMENTS

EXIT CAPACITY

EXIT DISCHARGE

ACCESSIBILITY REQUIREMENTS

2019 CHICAGO BUILDING CODE

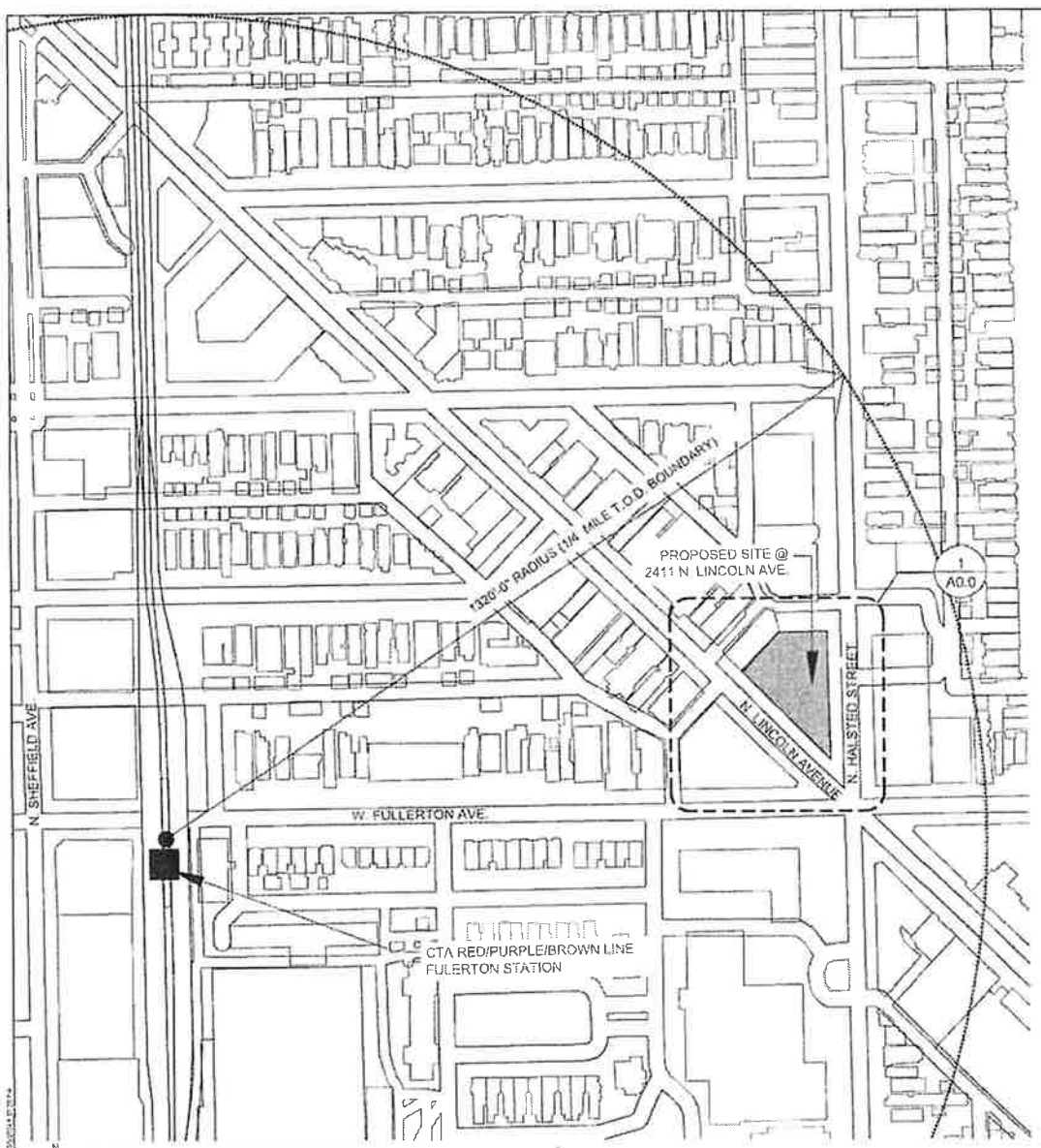
dwell

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

CODE ANALYSIS AND LEGENDS

A0.1

FINAL FOR PUBLICATION



2 TRANSIT ORIENTED DEVELOPMENT AREA PLAN



VIEW OF STATION FROM WEST



VIEW OF STATION ENTRANCE (FROM NORTH)



VIEW OF STATION FROM EAST

1 CTA RED/PURPLE/BROWN LINE - FULERTON STATION PHOTOS

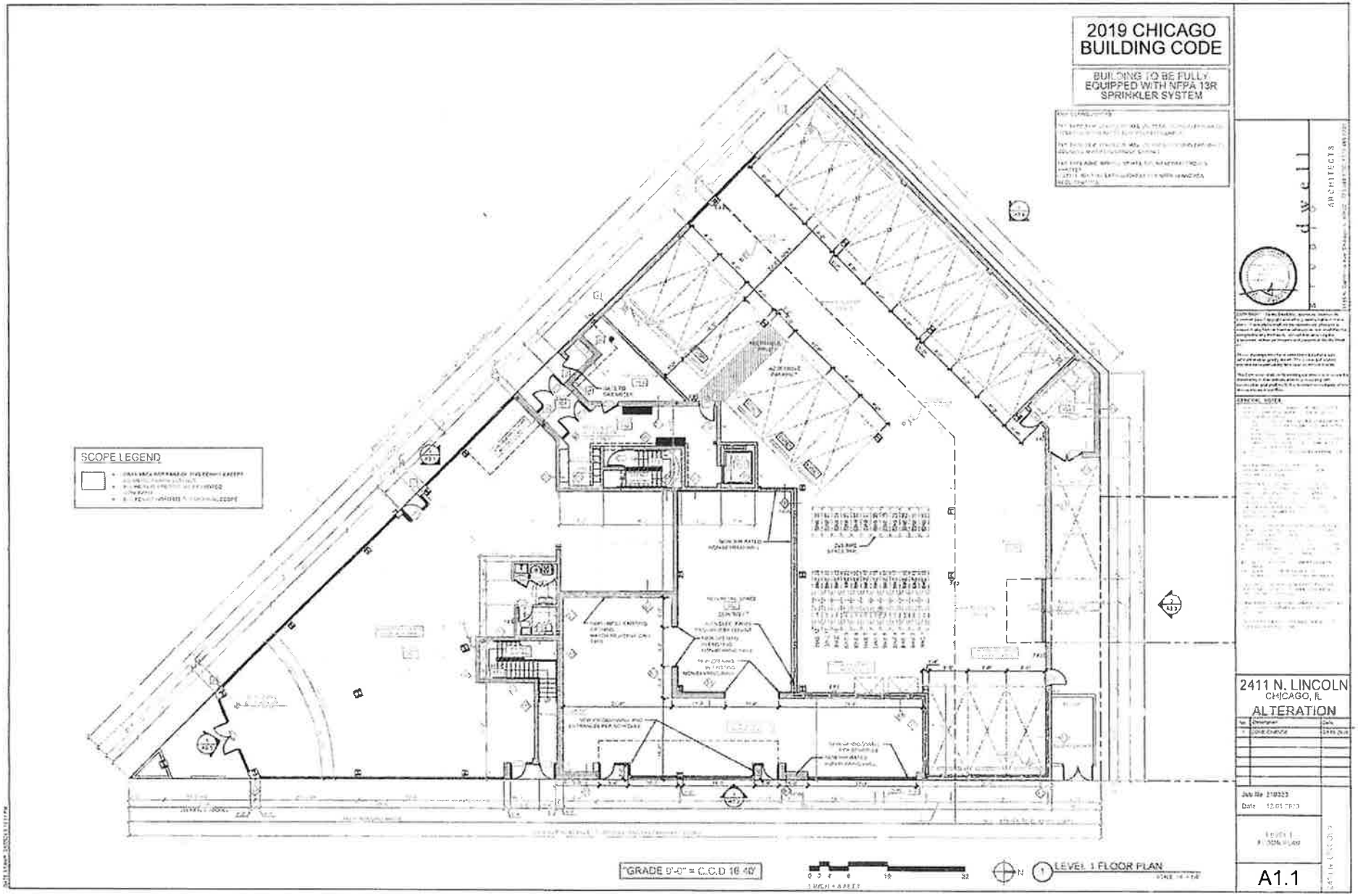
dwell

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

TRANSIT ORIENTED DEVELOPMENT INFORMATION

A0.2

FINAL FOR PUBLICATION

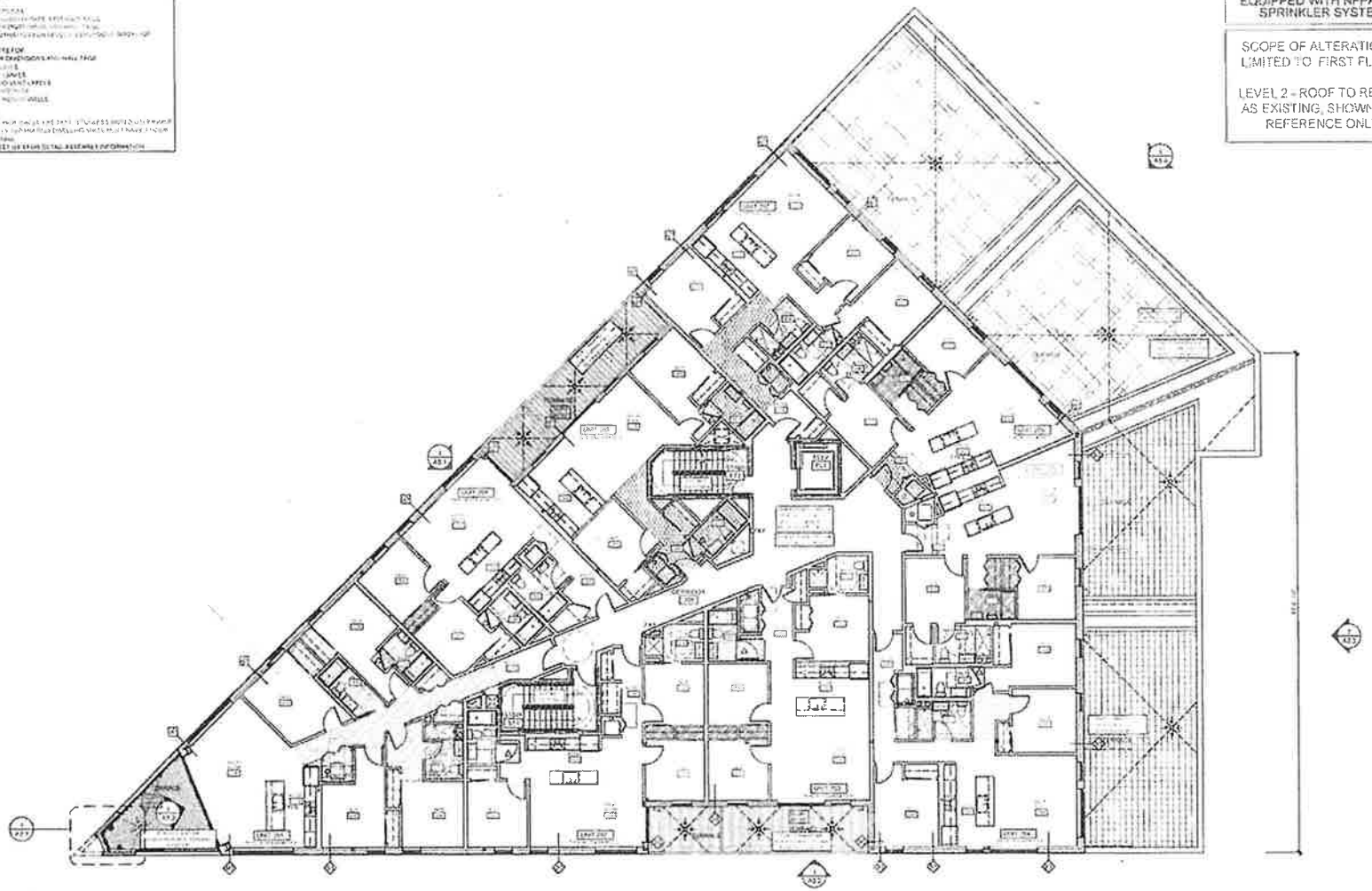


2019 CHICAGO BUILDING CODE

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM

SCOPE OF ALTERATION IS LIMITED TO FIRST FLOOR.

LEVEL 2 - ROOF TO REMAIN AS EXISTING, SHOWN FOR REFERENCE ONLY



"GRADE 0'-0" = C.C.D. 18.40'

1 LEVEL 2 FLOOR PLAN

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

No.	Description	Date
1	ZONE CHANGE	12.01.2020

Job No. 210323
Date 12.01.2020

LEVEL 2
FLOOR PLAN

A1.2

2411 N. LINCOLN

FINAL FOR PUBLICATION

2019 CHICAGO BUILDING CODE

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM

SCOPE OF ALTERATION IS LIMITED TO FIRST FLOOR.

LEVEL 2 - ROOF TO REMAIN AS EXISTING, SHOWN FOR REFERENCE ONLY



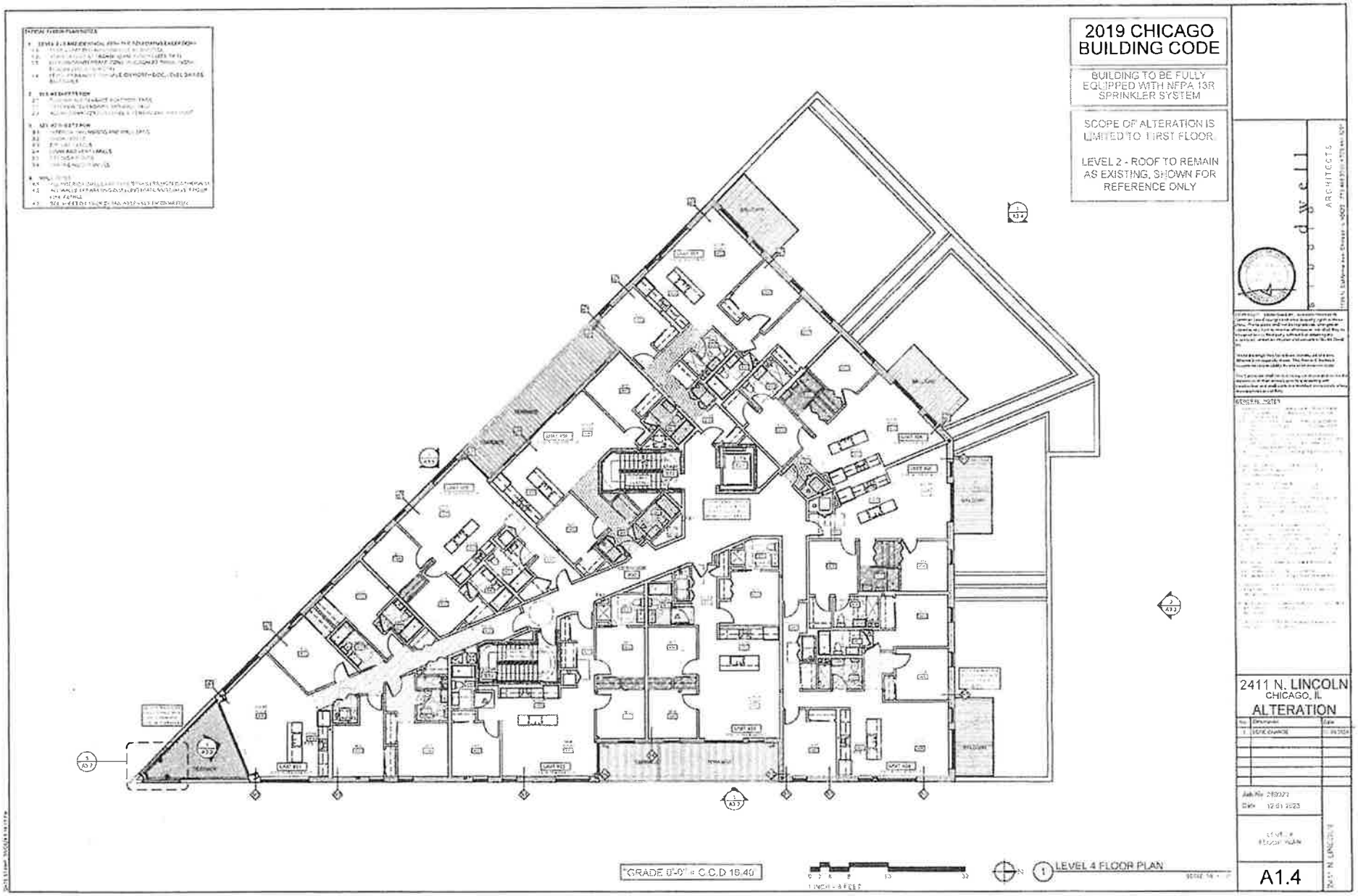
"GRADE 0'-0" = C.C.D 16.40'

1 LEVEL 3 FLOOR PLAN

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

A1.3

FINAL FOR PUBLICATION



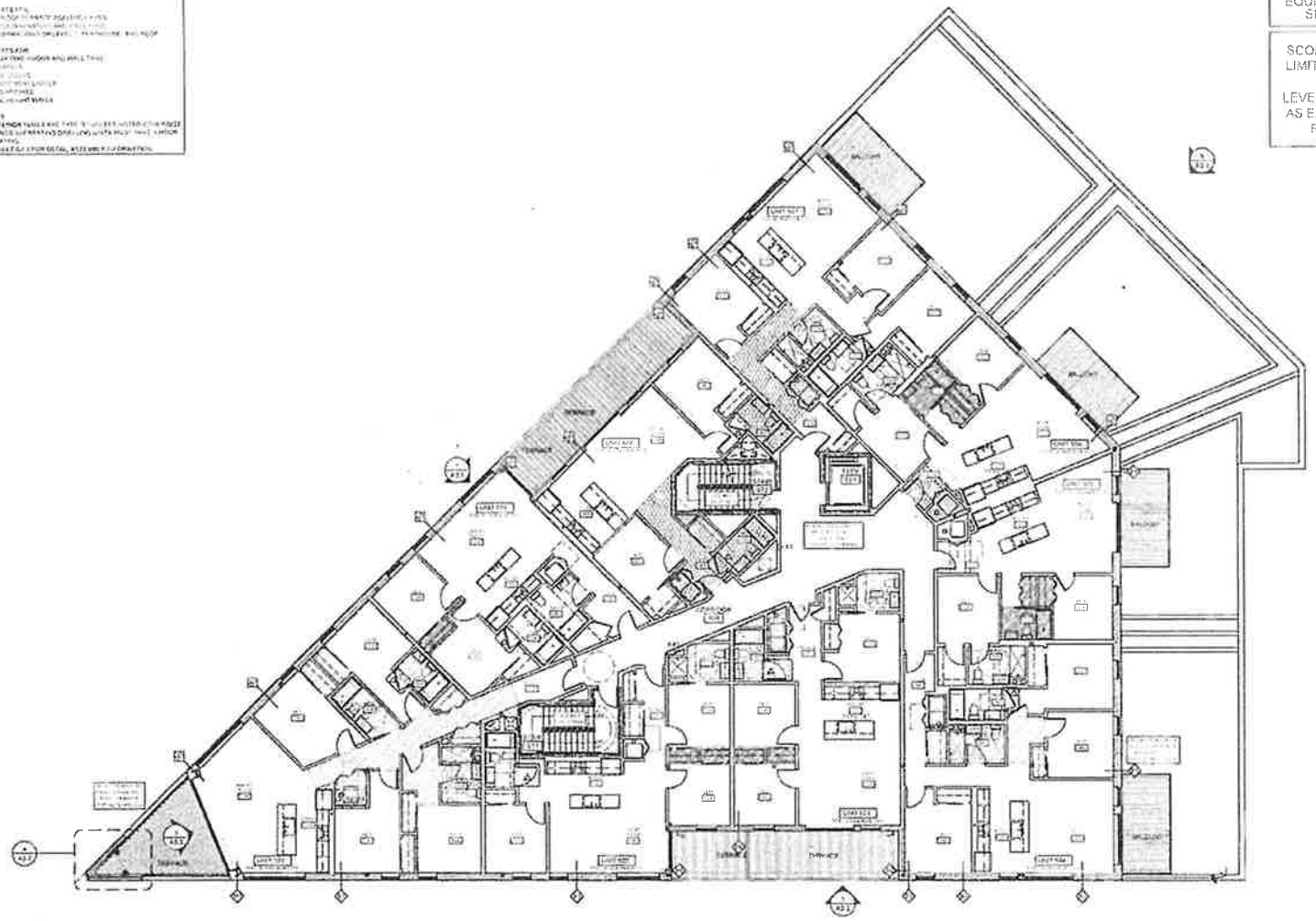
FINAL FOR PUBLICATION

2019 CHICAGO BUILDING CODE

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM

SCOPE OF ALTERATION IS LIMITED TO FIRST FLOOR.

LEVEL 2 - ROOF TO REMAIN AS EXISTING, SHOWN FOR REFERENCE ONLY



"GRADE 0'-0" = C.C.D. 19.40'

1 LEVEL 5 FLOOR PLAN

dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

LEVEL 5 FLOOR PLAN

A1.5

2411 N. LINCOLN

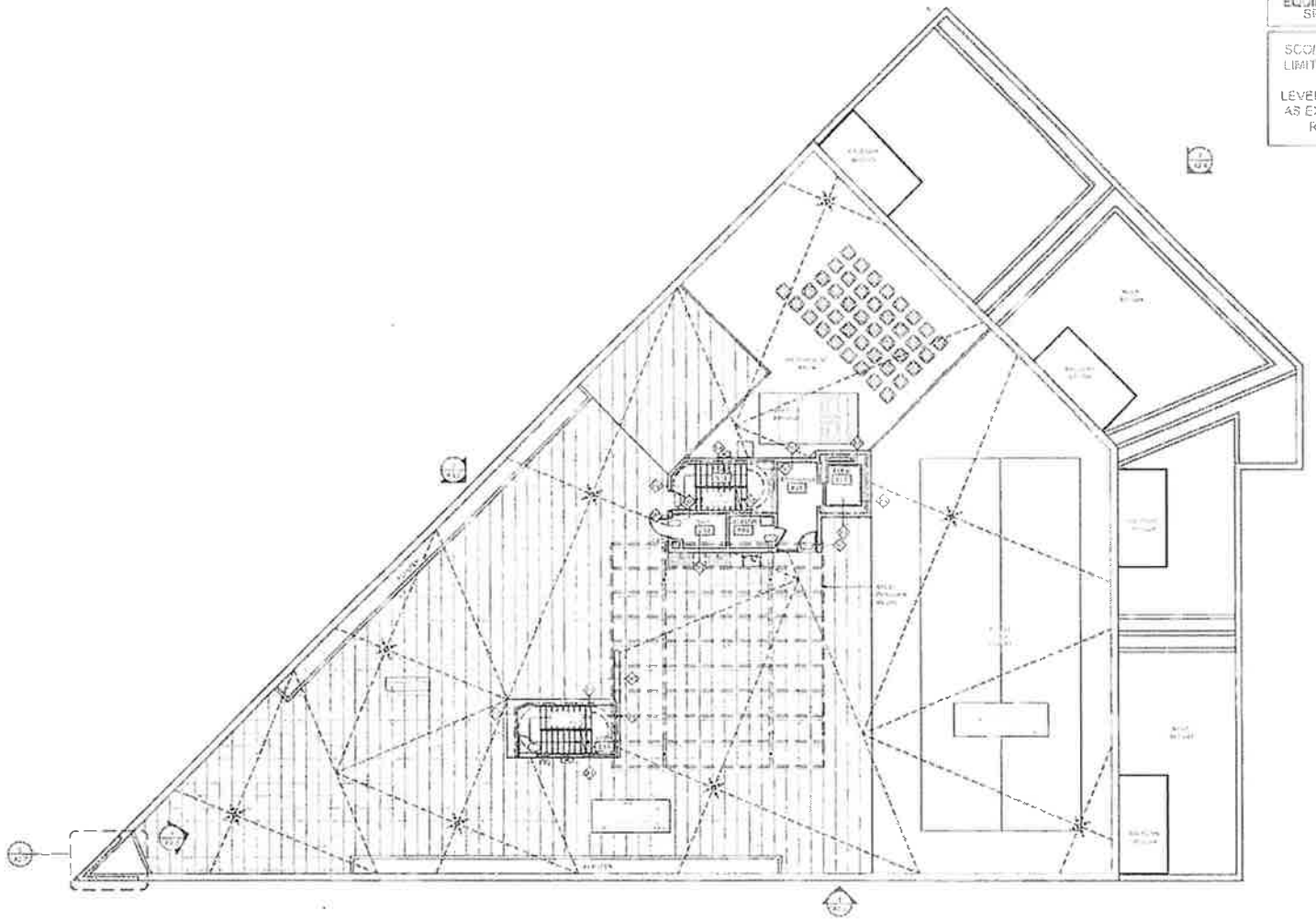
FINAL FOR PUBLICATION

2019 CHICAGO BUILDING CODE

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM

SCOPE OF ALTERATION IS LIMITED TO FIRST FLOOR

LEVEL 2 - ROOF TO REMAIN AS EXISTING, SHOWN FOR REFERENCE ONLY



"GRADE 0'-0" = C.C.D 16.4'

1 PENTHOUSE FLOOR PLAN

dwell

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

A1.P

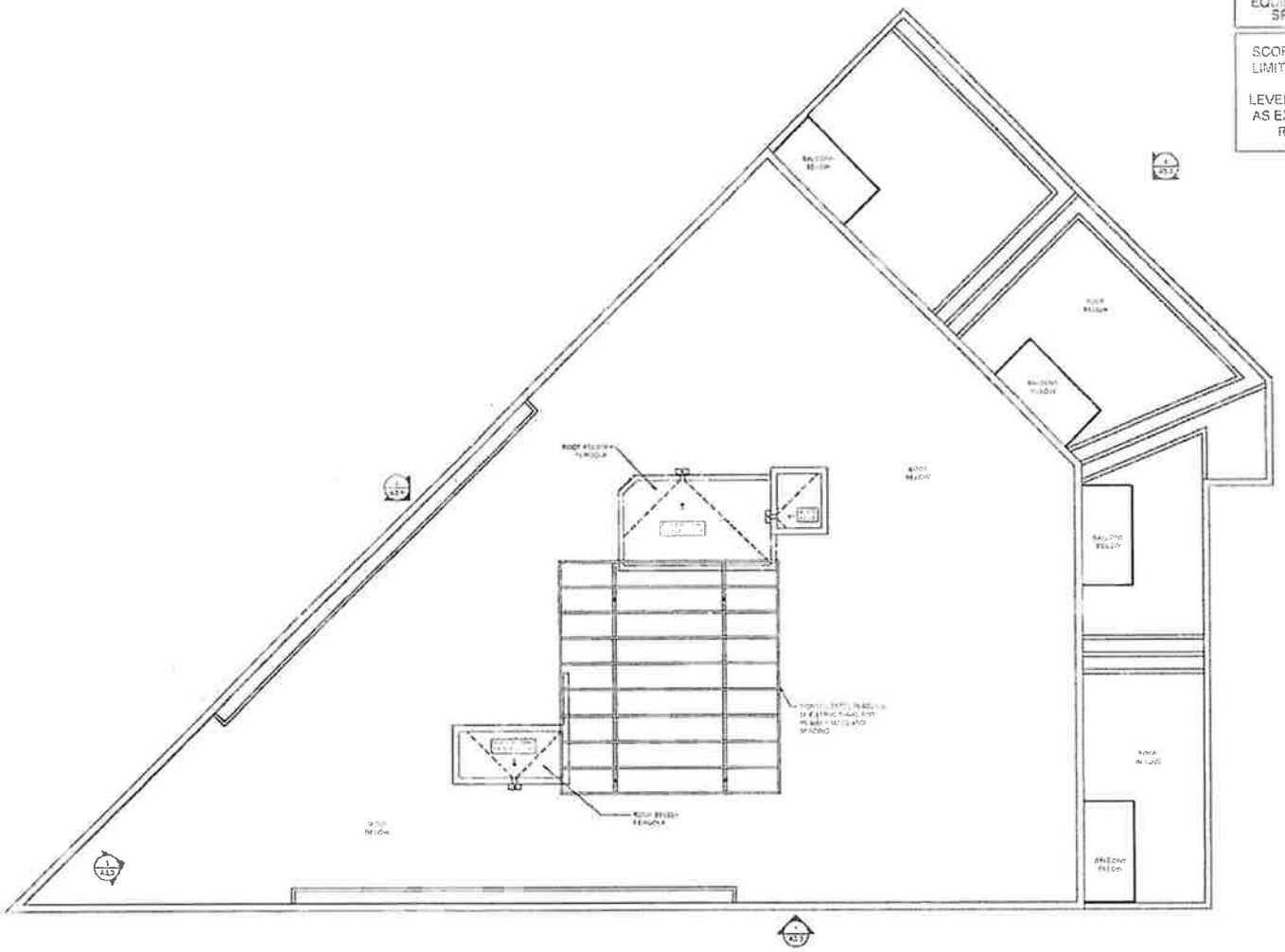
FINAL FOR PUBLICATION

2019 CHICAGO BUILDING CODE

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM

SCOPE OF ALTERATION IS LIMITED TO FIRST FLOOR.

LEVEL 2 - ROOF TO REMAIN AS EXISTING, SHOWN FOR REFERENCE ONLY



"GRADE 0'-0" = C.C.D 16.40'

1 ROOF PLAN

dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

no.	Description	Date
1	ZONE CHANGE	6/21/2024

Job No. 210323
Date 12.01.2023

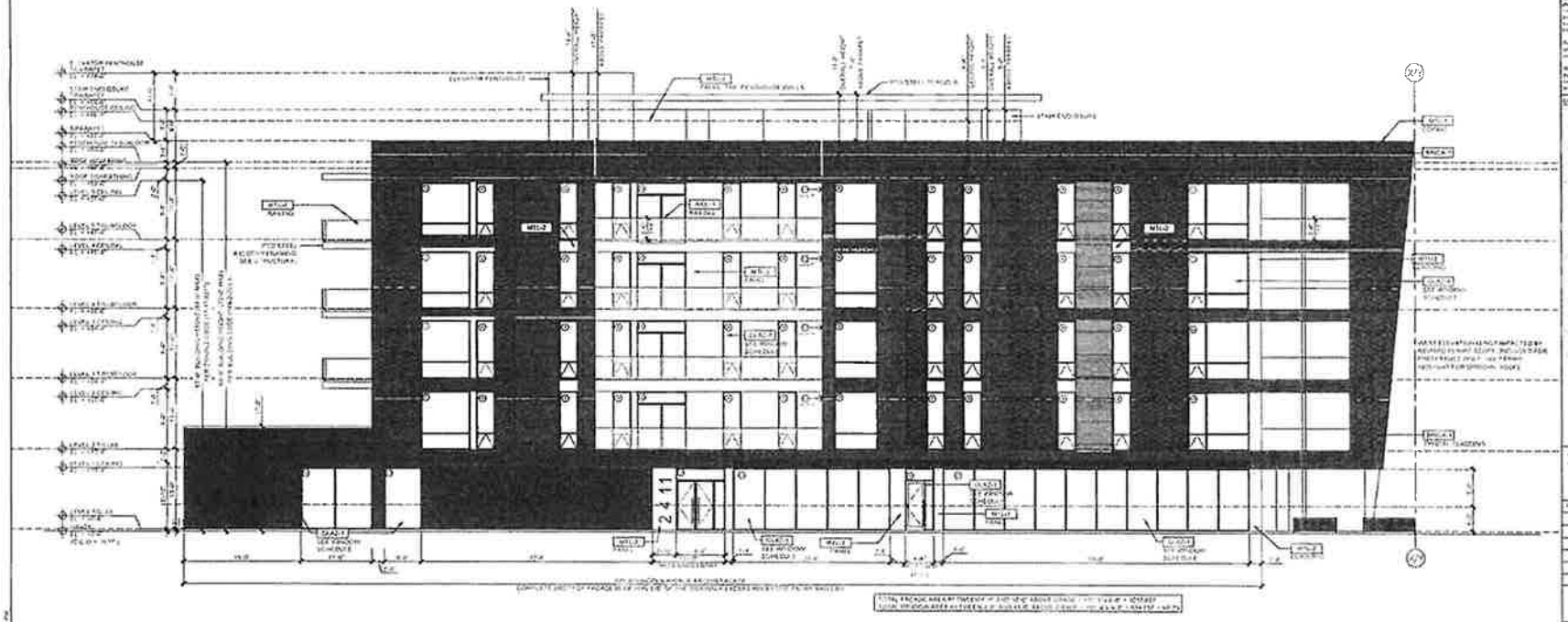
ROOF PLAN

A1.R

2411 N. LINCOLN

FINAL FOR PUBLICATION

NO WORK TO BE PERFORMED ON WEST ELEVATION.
DRAWING INCLUDED FOR REFERENCE ONLY.



"GRADE 0'-0" = C.C.D. 18.40'

1 WEST ELEVATION (LINCOLN)

dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

No.	Description	Date
1	ZONE CHANGE	01/02/2024

Job No. 210323
Date 12.01.2023

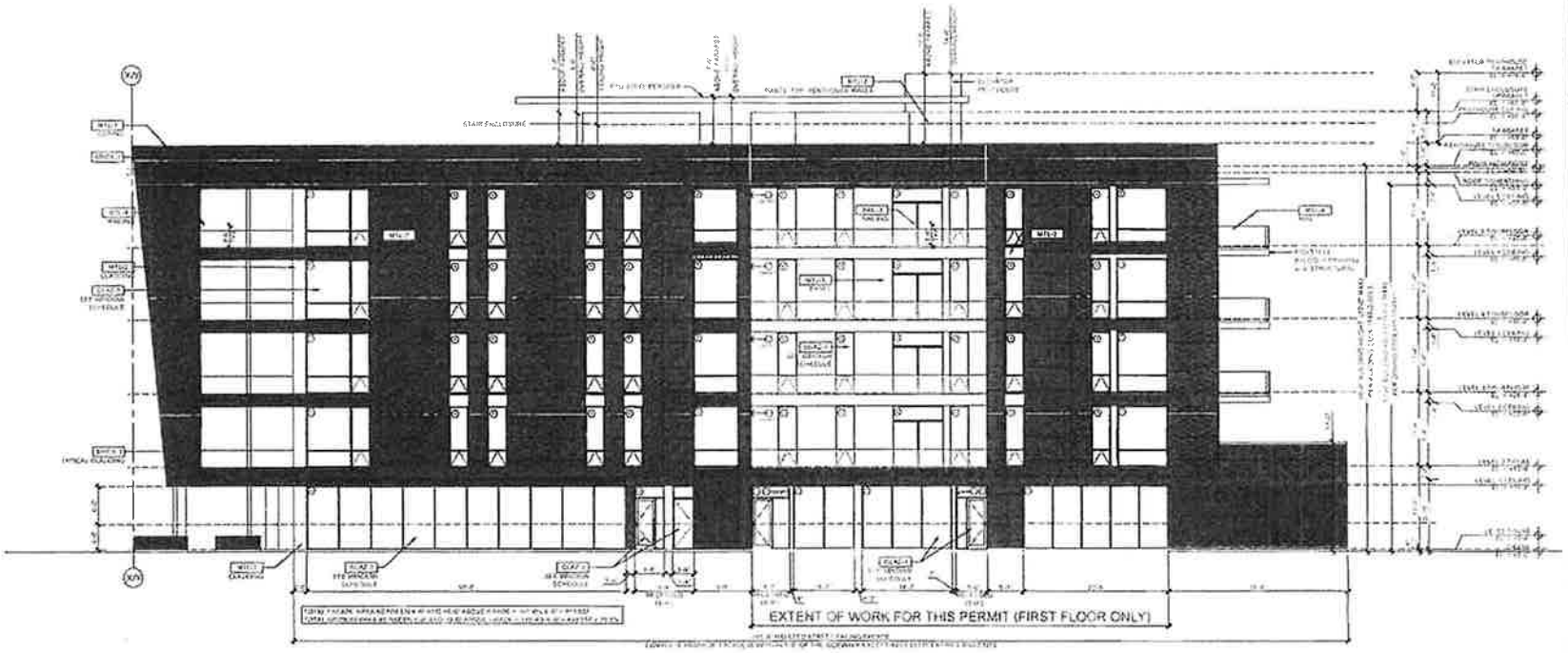
WEST ELEVATION

A3.1

2411 N LINCOLN

FINAL FOR PUBLICATION

EXTENT OF WORK ON EAST ELEVATION LIMITED TO FIRST FLOOR GLAZING AS INDICATED (TYPES Z1-Z6).



"GRADE 0'-0" = C.C.D 16.40'

1 EAST ELEVATION (HALSTED)

dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

Job No 210372
Date 12.01.2023

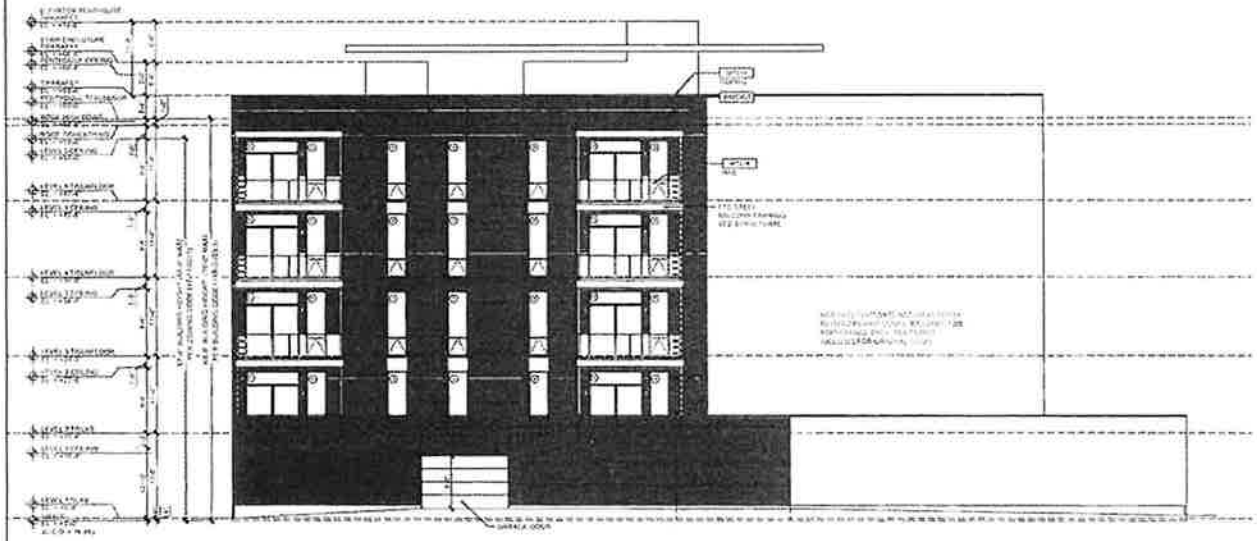
EAST ELEVATION

A3.2

2411 N. LINCOLN

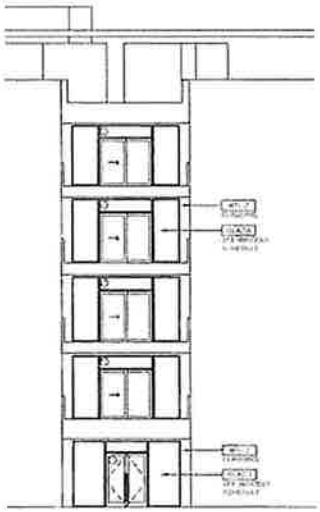
FINAL FOR PUBLICATION

NO WORK TO BE PERFORMED ON NORTH OR SOUTH ELEVATION.
DRAWINGS INCLUDED FOR REFERENCE ONLY.



2 NORTH ELEVATION (EAST HALF)

"GRADE 0'-0" = C.C.D 16.40'



1 SOUTH ELEVATION

dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

No	Description	Date
1	ZONE CHANGE	01.11.2024

Job No 210323
Date 12.01.2023

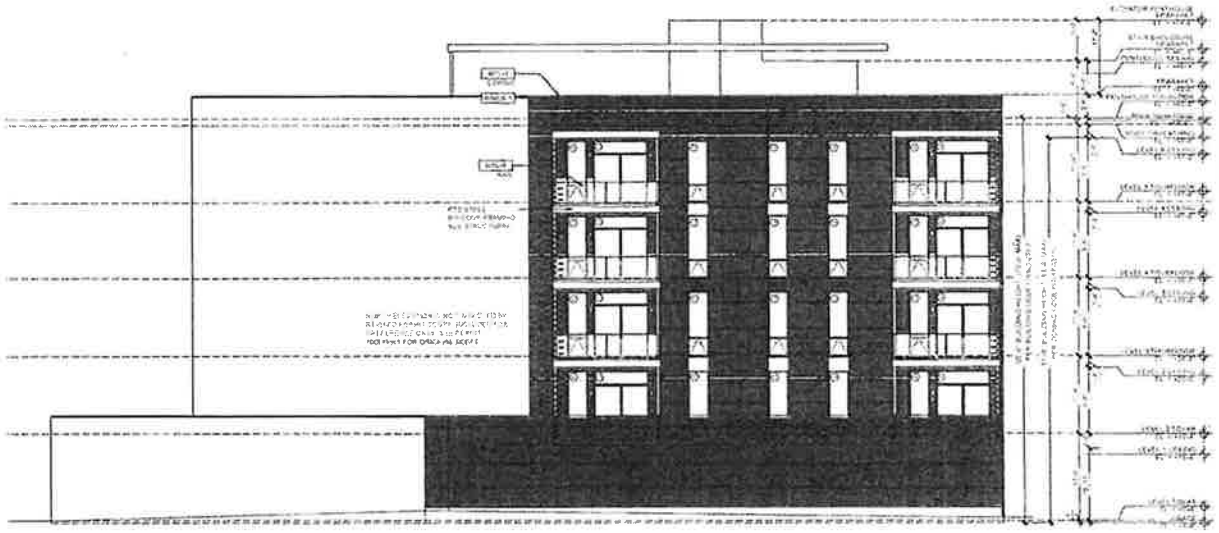
NORTH AND SOUTH ELEVATIONS

A3.3

2411 N. LINCOLN

FINAL FOR PUBLICATION

NO WORK TO BE PERFORMED ON NORTHWEST ELEVATION.
DRAWING INCLUDED FOR REFERENCE ONLY.



"GRADE 0'-0" = C.C.D 16.40'

1 NORTH ELEVATION (WEST HALF)

dwell ARCHITECTS

2411 N. LINCOLN
CHICAGO, IL
ALTERATION

DATE 12.01.2023

NORTH ELEVATION

A3.4

2411 N LINCOLN