

**17-13-0303-C(1) Type 1 Narrative & Plans – 2701-15 W. Touhy Ave., Chicago, IL**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 21,501 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building that will contain forty-three (43) dwelling units. Forty-five (45) off-street parking spaces and one (1) loading berth will be provided to support the proposed multi-unit residential building. The building will be masonry in construction and measure 60 ft. in height.

- (A) The Project's Floor Area Ratio: 52,117 square feet (2.42 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 501.37 square feet per D.U.  
(43 residential units proposed)
- (C) The amount of off-street parking: 45 parking spaces

\*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-0300, the Applicant is required to increase the allowable parking ratio for the proposed forty-three (43) dwelling unit building from twenty-two (22) parking spaces (51%) to forty-five (45) parking spaces (1.05%).

- (D) Setbacks:
  - a. Front Setback: none
  - b. Side Setbacks:
    - West Side: 3 feet and 4 inches
    - East Side: 1 foot and 4 inches
  - c. \*Rear Setback: 1 foot and 4 inches

\*Pursuant to Sec. 17-13-0300, the Applicant is required to reduce the rear setback for floors containing residential uses from the required 30 ft. to 1 ft.-4 inches.

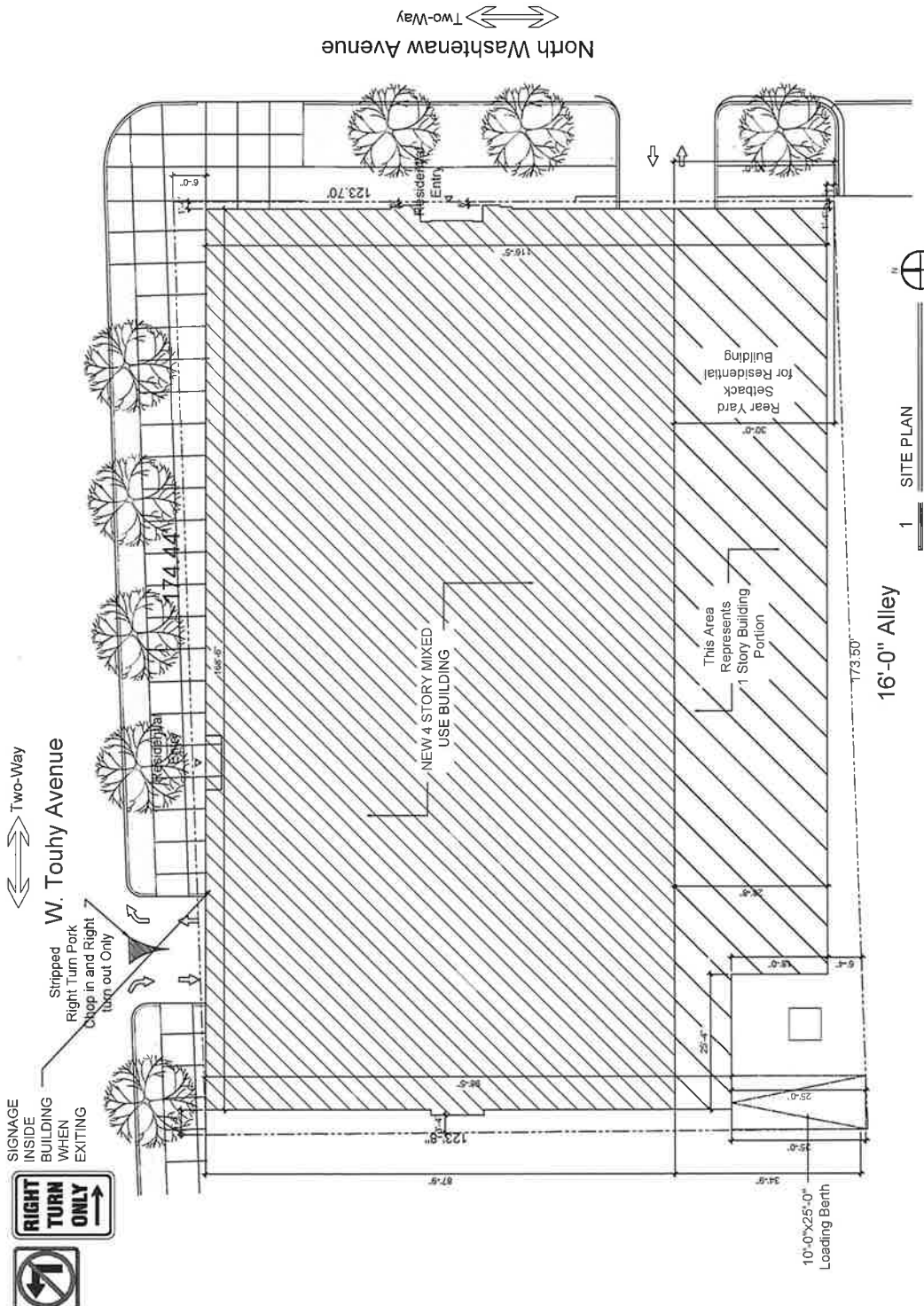
- (E) Building Height: 60 feet

# 2701 W TOUHY AVENUE

Illinois

Chicago

ZONING DATA	
Address:	2701 W Touhy Ave
Current Zoning District:	B2-1
Proposed Zoning District:	B2-C
Lot Dimensions:	See Plans
Lot Area:	21,501 Sq Ft
Proposed Zoning District:	B2-C (TOD) TRANSIT ORIENTED DISTRICT
Minimum Lot Area per Dwelling Unit:	450 Sq Ft per Dwelling Unit
Maximum Number of Dwelling Units:	21,501 / 450 = 48 Dwelling Units ALLOWED
Proposed Number of Dwelling Units:	43 Dwelling Units Proposed
Floor Area Ratio (FAR):	3.0 (Max. Allow)
Maximum Allowable Floor Area:	21,501 X 3.0 (Max Allow) = 64,503 Sq Ft
Maximum Building Height:	60'-0"
Proposed Floor Area:	6,268 Sq Ft
Proposed Building Height:	14.978 Story FL
Second Floor:	14,978 Sq Ft FL
Third Floor:	14,978 Sq Ft FL
Basement:	6,955 Sq Ft FL
(Grand Total):	52,117 Sq Ft FL < 64,503 Sq Ft
Actual FAR:	52,117 Sq Ft / 21,501 Sq Ft = 2.43 Actual FAR
Required Yards:	
Front Yard Setback:	0'-0"
Side Yard Setback (East):	0'-0"
Side Yard Setback (West):	0'-0"
Rear Yard Setback:	30'-0"
Proposed Yards:	
Front Yard Setback:	0'-0"
Side Yard Setback (East):	1'-4"
Side Yard Setback (West):	1'-4"
Rear Yard Setback:	1'-4"
EVSE Ready or EVSE Installed:	
Required:	43 Parking Spaces x 20% = 9
Provided:	
Residential Parking:	
Proposed Parking:	43 Parking Spaces
Off Street Loading:	45 Parking Spaces
Required Loading:	(1) 10'-0" x 25'-0" Loading Berth
Proposed Loading:	(1) 10'-0" x 25'-0" Loading Berth
Bicycle Parking:	
Required:	43 Bicycle Parking Spaces
Provided:	
Other:	N/A
Required:	NONE
Provided:	



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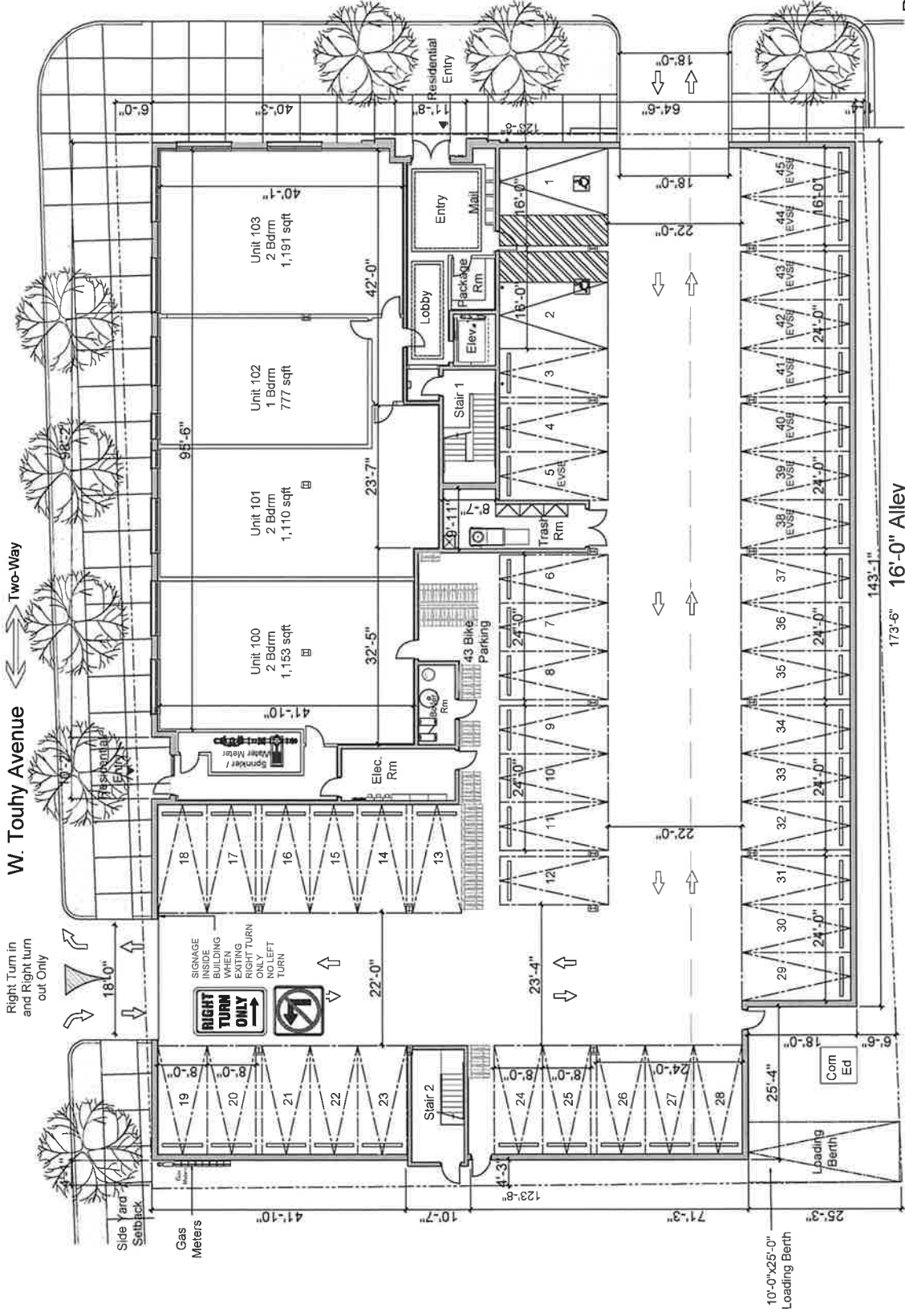
# 2701 W TOUHY AVENUE

W. Touhy Avenue

Two-Way  
Right Turn in  
and Right turn  
out Only

Two-Way  
North Wasthenaw Avenue

Chicago



P02  
01-16-2024

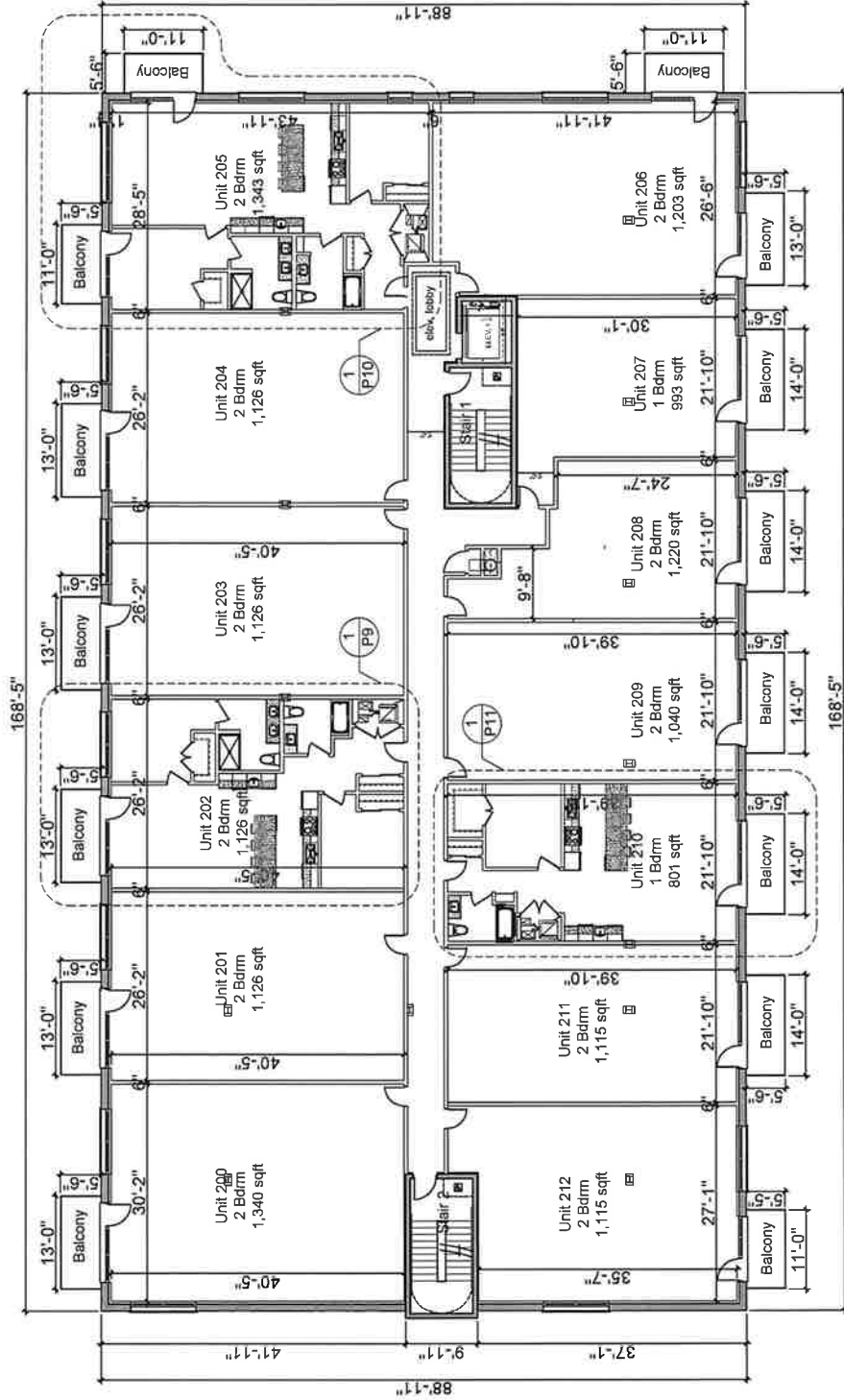
16'-0" Alley

173'-6" 143'-1"

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1 2nd-3rd-4th Floor Plan  
 P03 Scale: 1" = 8'-0"

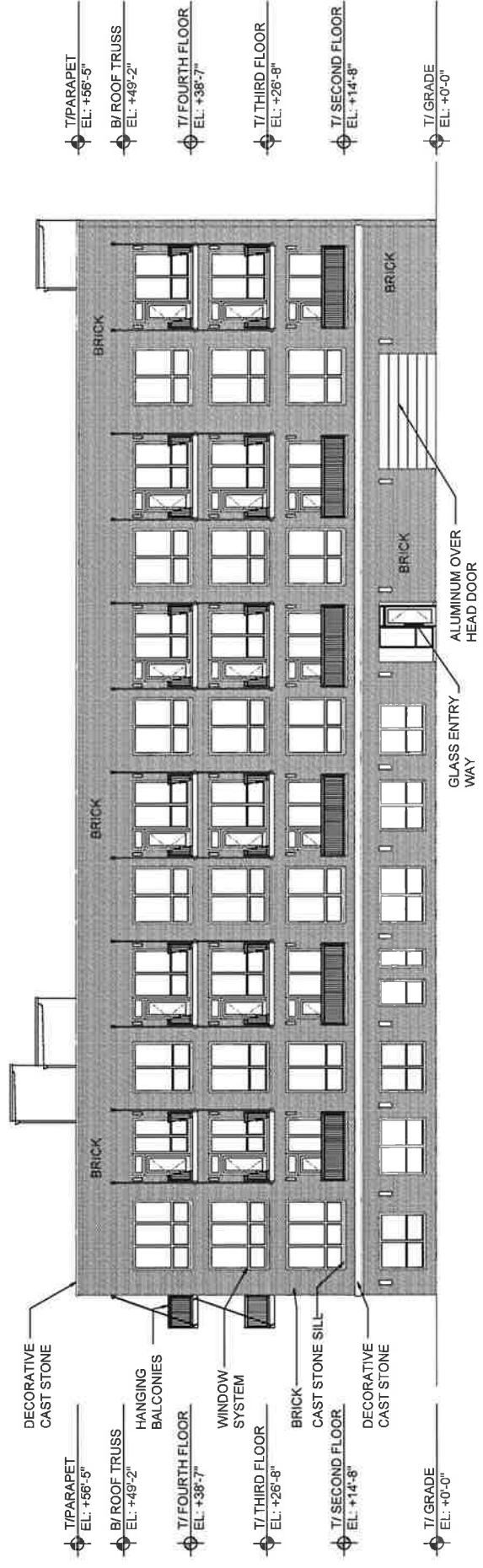


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1 NORTH ELEVATION (RESIDENTIAL)  
 Scale: 1/8"=1'-0"



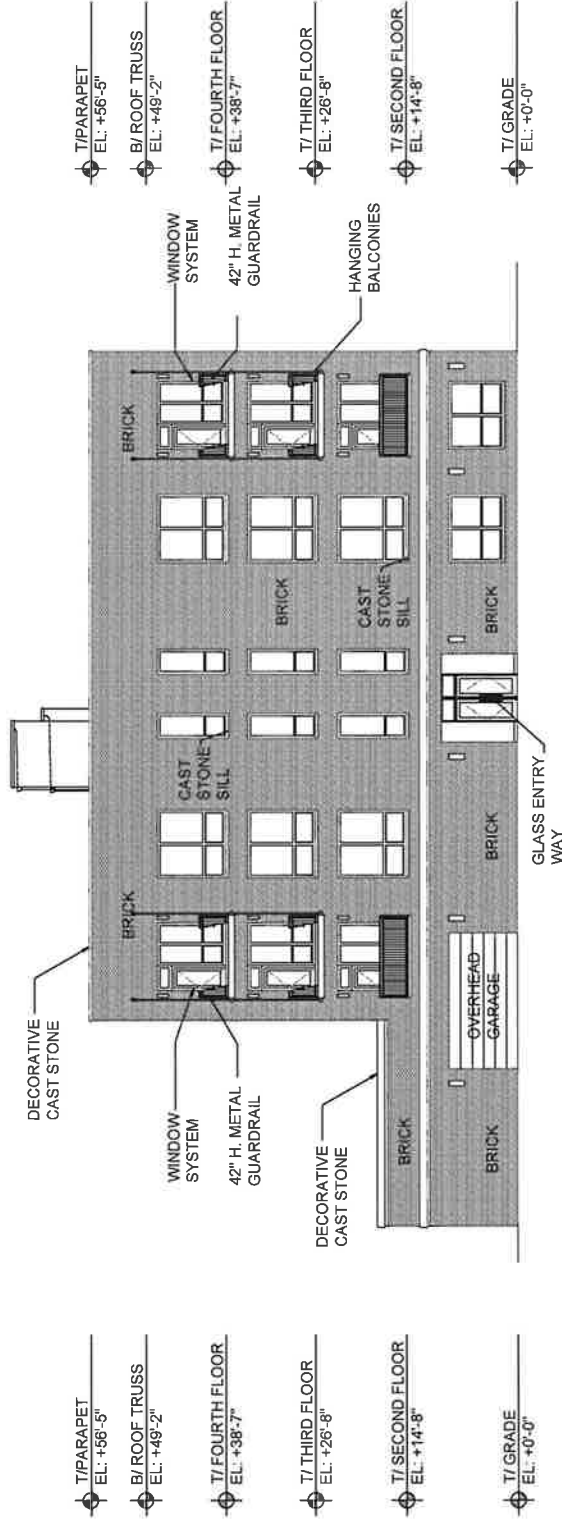
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1 EAST ELEVATION (RESIDENTIAL)  
 Scale: 1/16"=1'-0"  
 P05

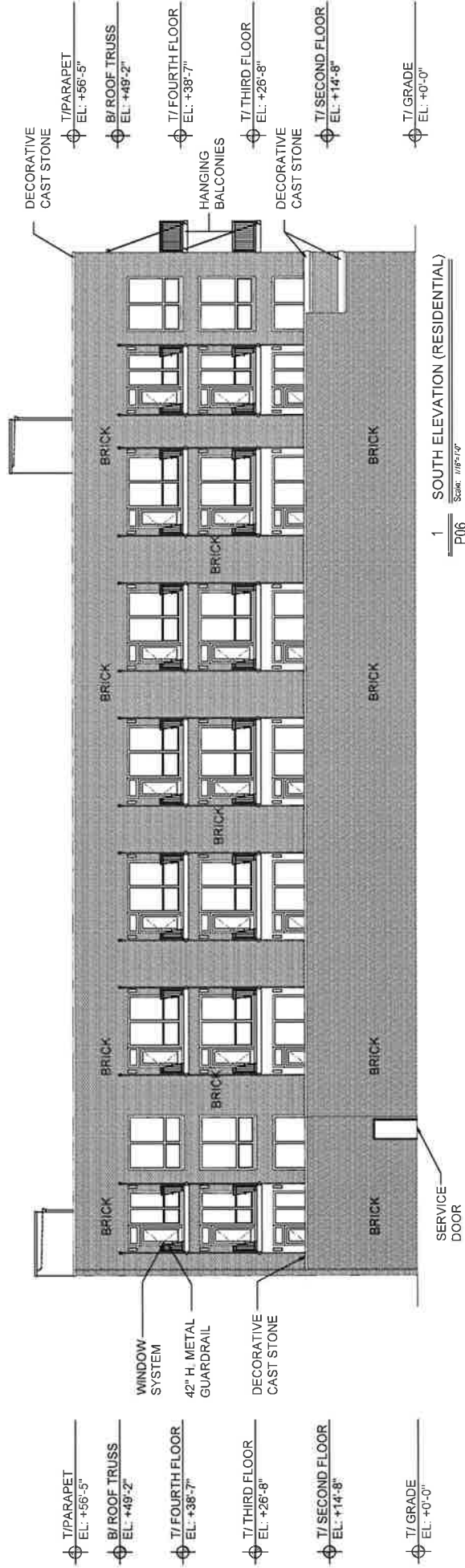


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NORTH ELEVATION - RESIDENTIAL



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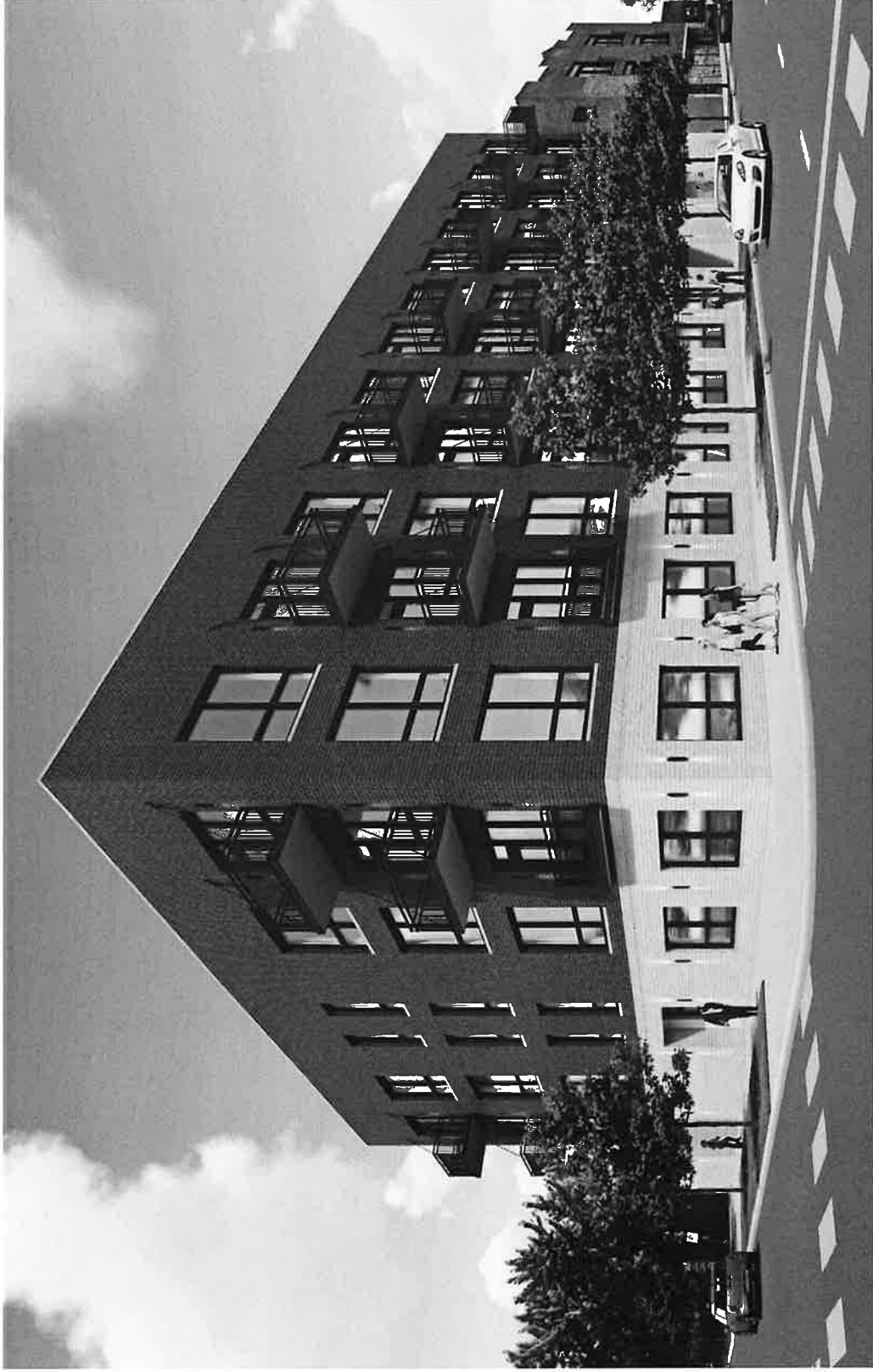
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NORTH/EAST ELEVATION - WITH RESIDENTIAL ON GRADE LEVEL



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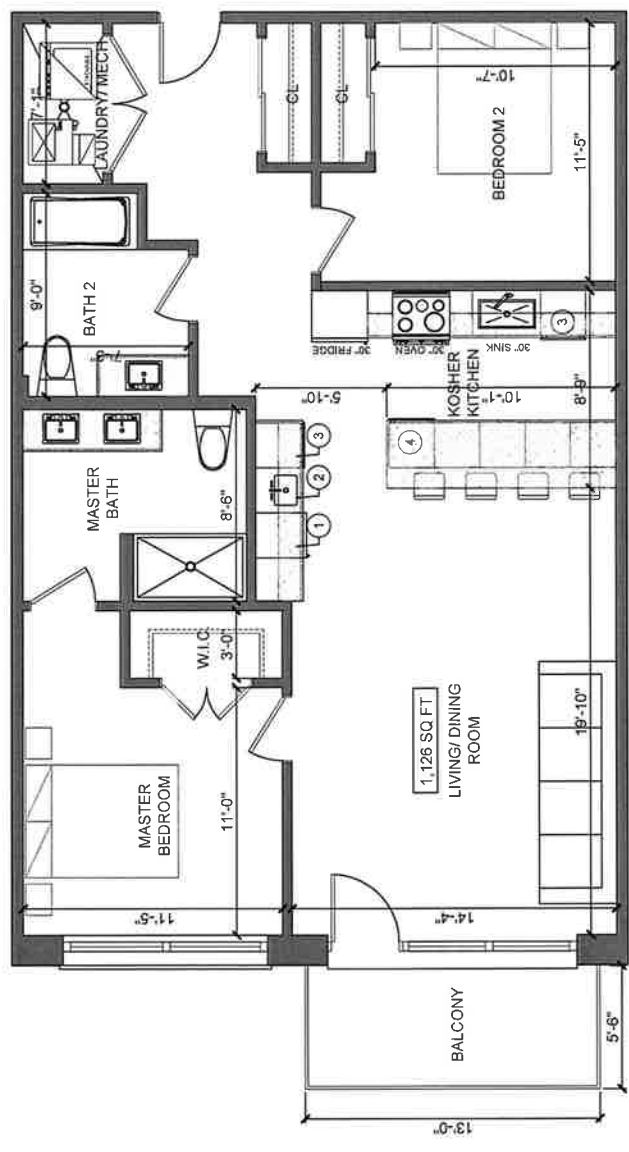
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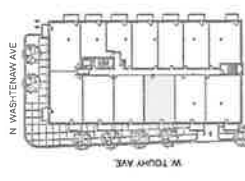
Illinois

Chicago

- ① 16" KITCHEN SINK
- ② 16" KITCHEN SINK
- ③ 24" DISHWASHER
- ④ BUILT-IN 24" CONVECTION OVEN



1 TYPICAL UNIT - 2 BEDROOM  
 Scale: 3/8" = 1'-0"



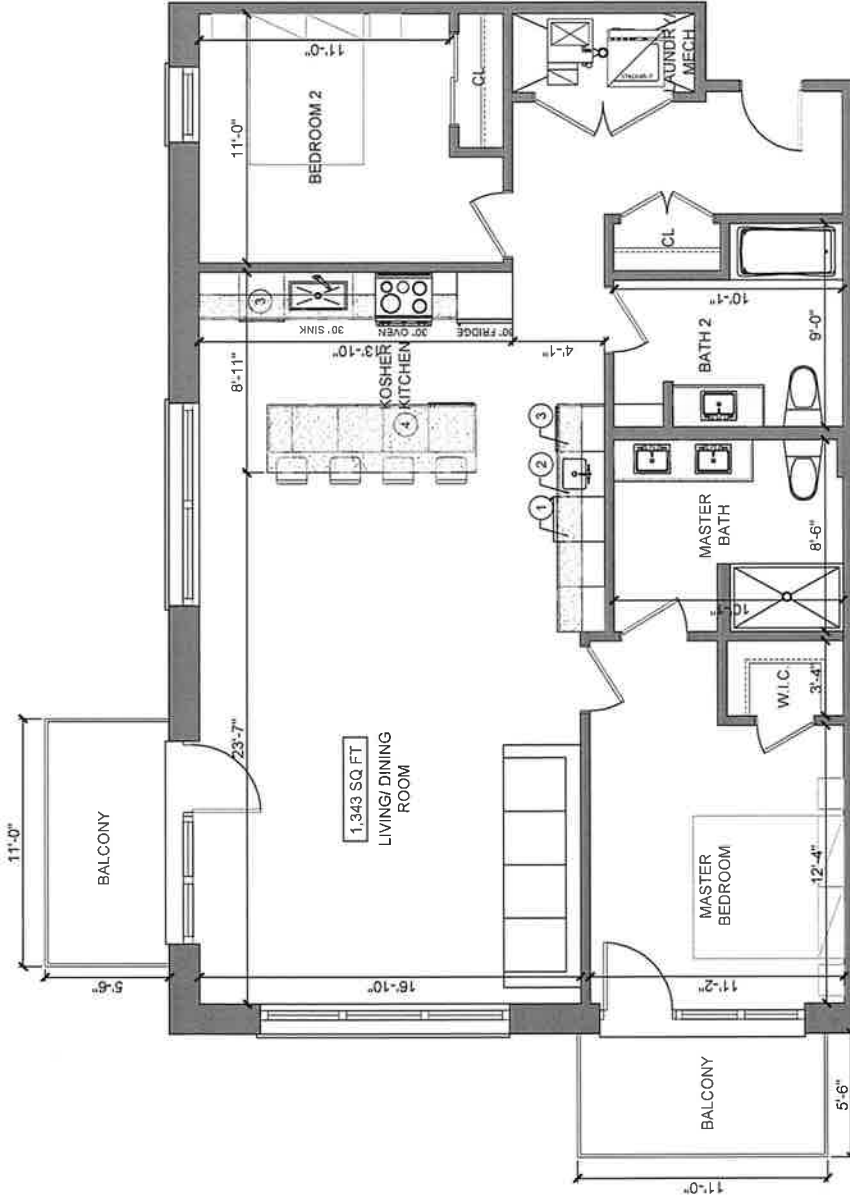
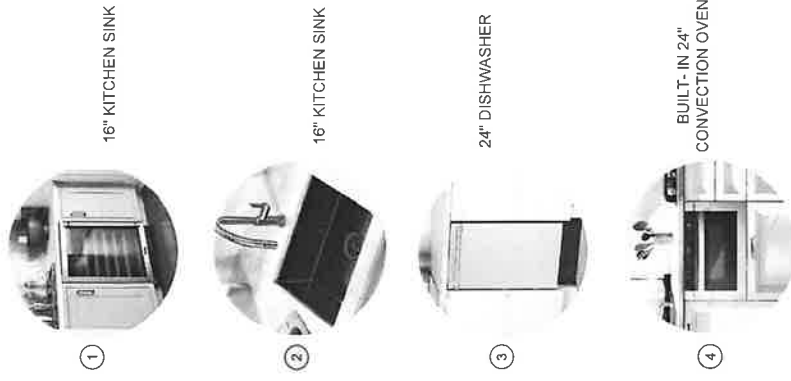
Key Plan  
 Scale: 1/8" = 1'-0"

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1 TYPICAL CORNER UNIT- 2 BEDROOM  
 SCALE: 3/16" = 1'-0"



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Key Plan  
 Scale: 1/8" = 1'-0"

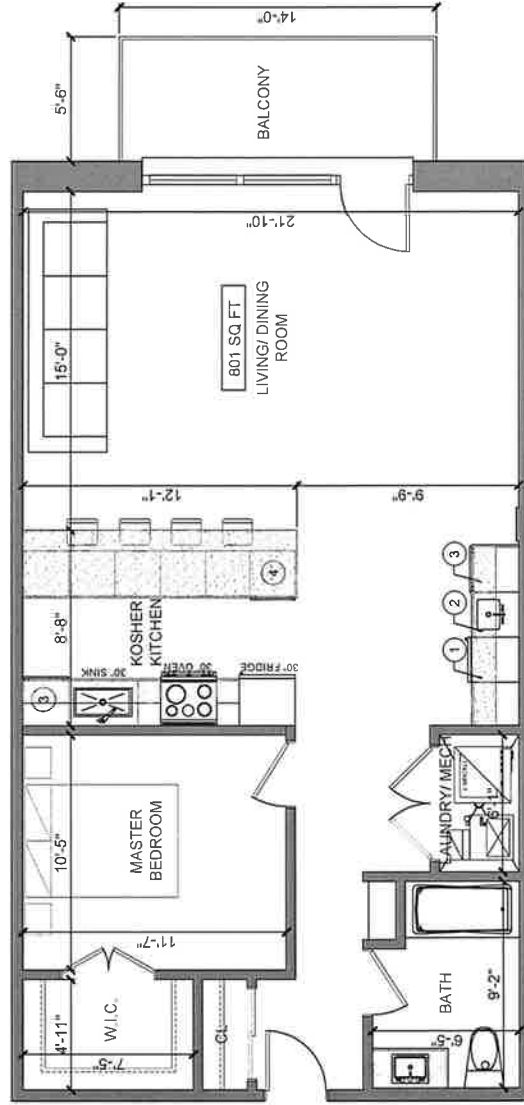
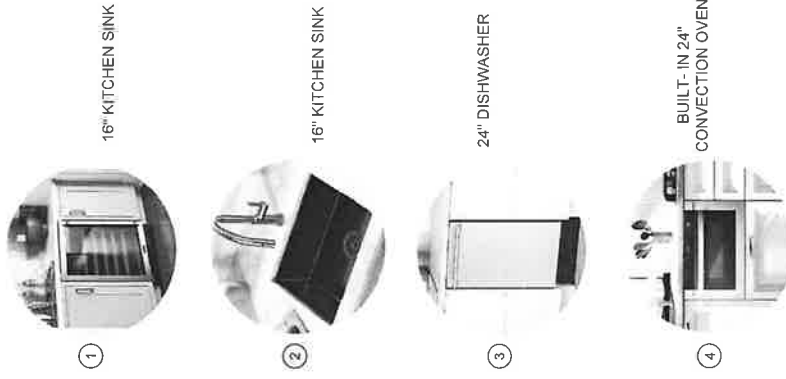
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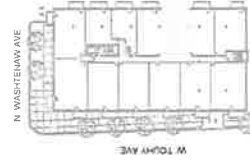
# 2701 W TOUHY AVENUE

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1 TYPICAL UNIT - 1 BEDROOM  
Scale: 3/8" = 1'-0"



Key Plan  
Scale: 1/8" = 1'-0"

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