

17-13-0303-C(1) Type 1 Narrative & Plans – 2701-15 W. Touhy Ave. – Substitute

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.

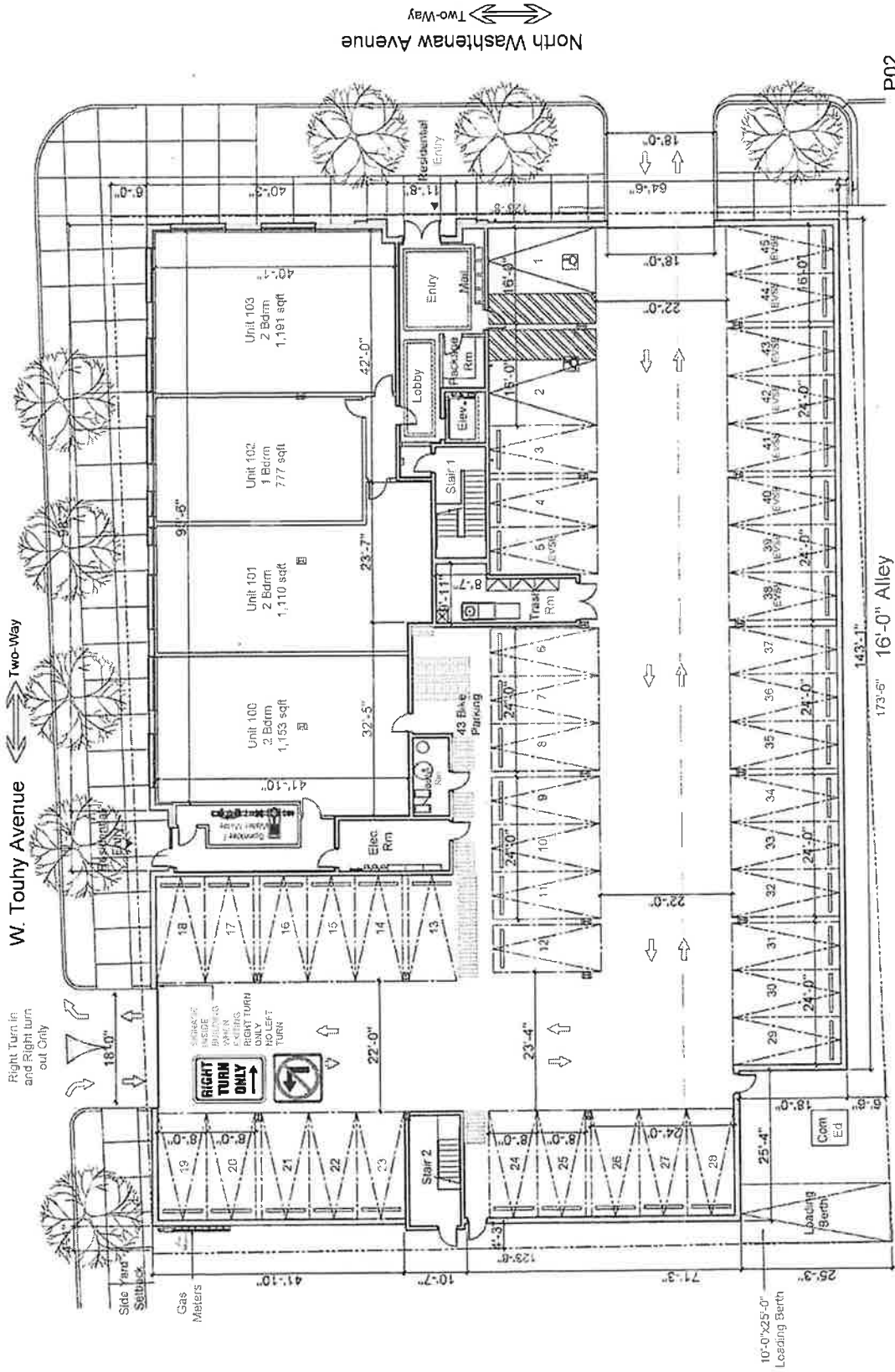
- (A) The Project's Floor Area Ratio: 52,117 square feet (2.42 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 501.37 square feet per D.U.
(43 residential units proposed)
- (C) The amount of off-street parking: 45 parking spaces
- (D) Setbacks:
 - a. Front Setback: none
 - b. Side Setbacks:
 - West Side: 3 feet and 4 inches
 - East Side: 1 foot and 4 inches
 - c. *Rear Setback: 1 foot and 4 inches
- (E) Building Height: 60 feet

*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.

2701 W TOUHY AVENUE

Chicago

Illinois



01-16-2024

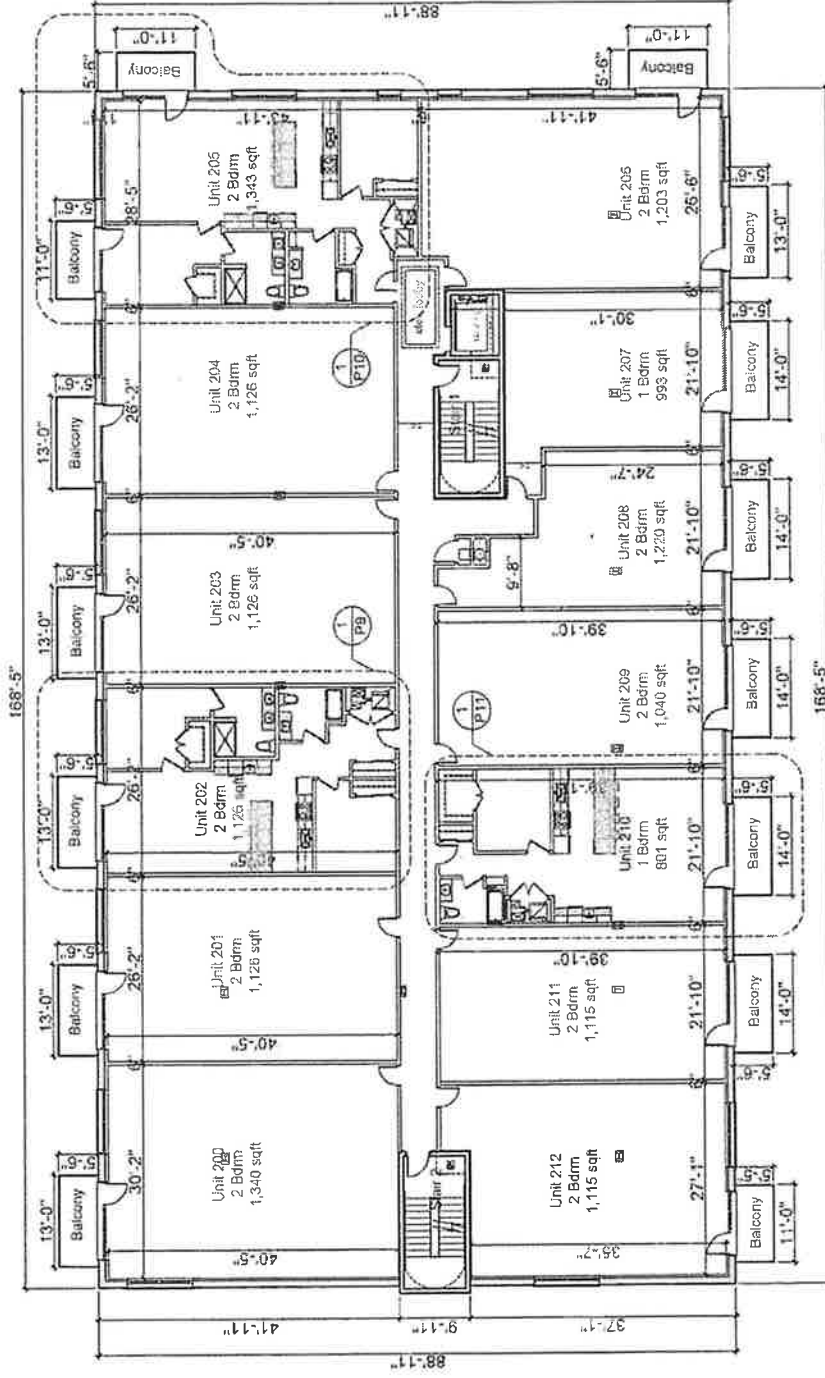
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2701 W TOUHY AVENUE

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1 2nd-3rd-4th Floor Plan

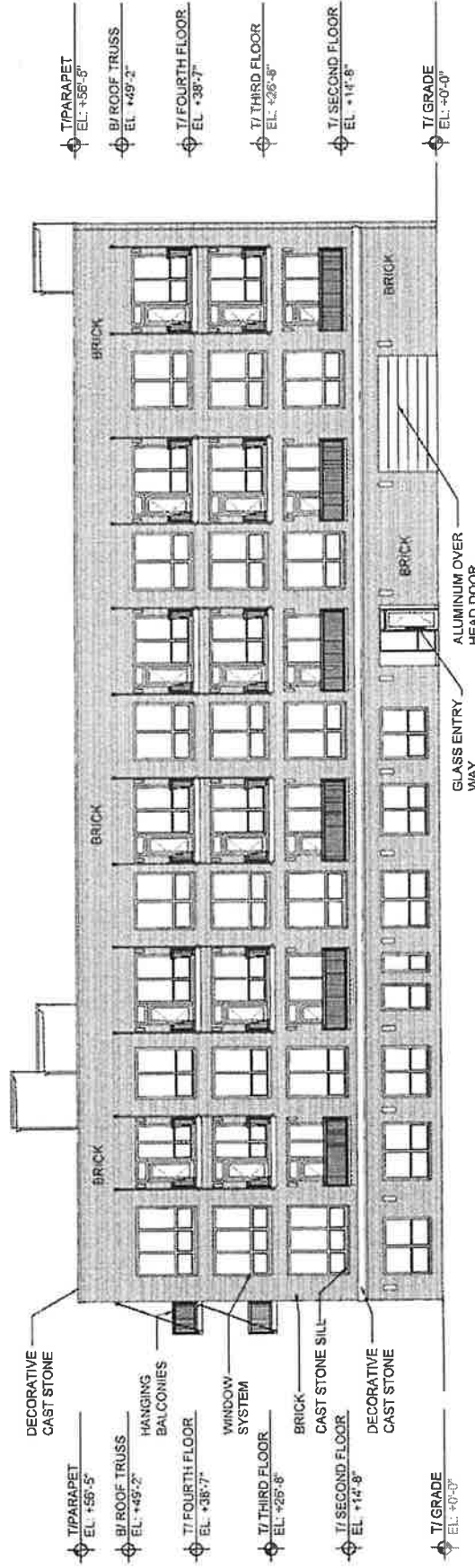


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2701 W TOUHY AVENUE

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1 NORTH ELEVATION (RESIDENTIAL)
Scale: 1/8"=1'-0"
P04

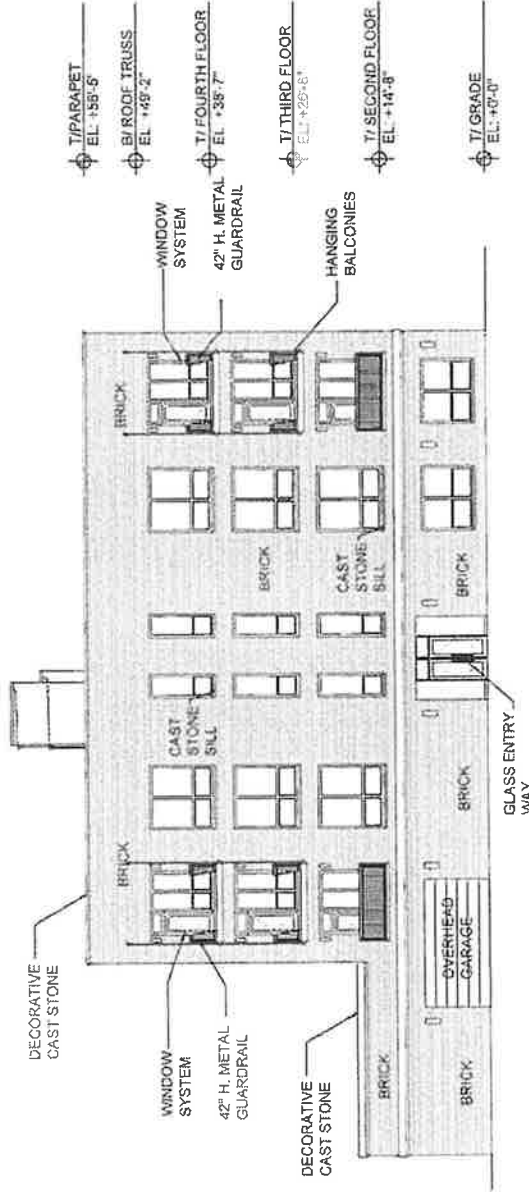


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1 EAST ELEVATION (RESIDENTIAL)
P05 5/14/2024

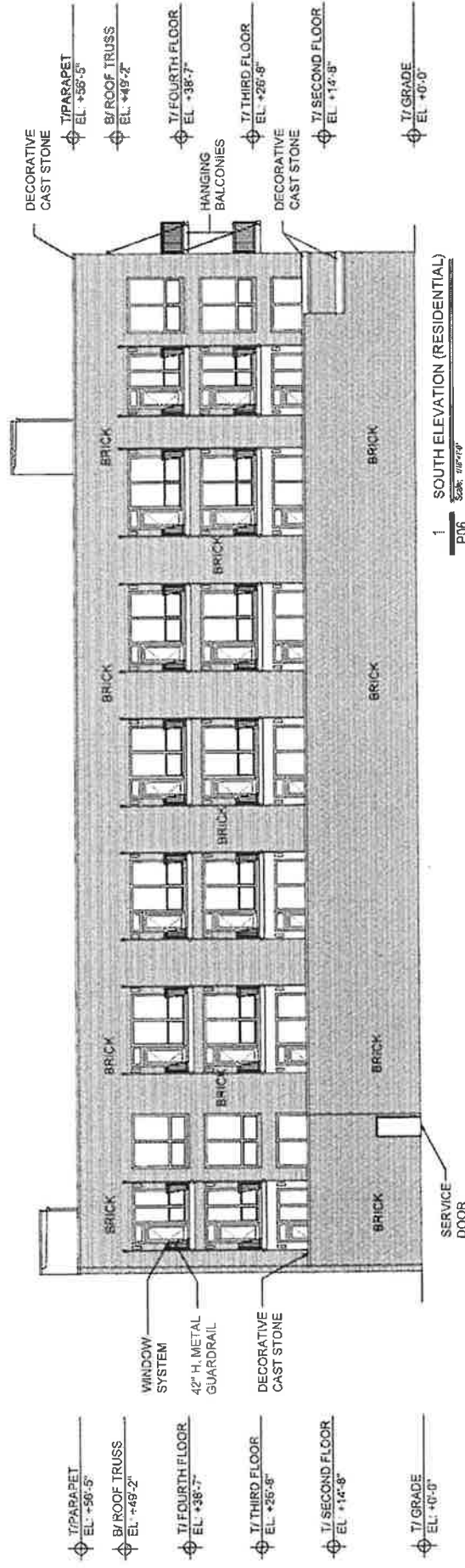


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1 SOUTH ELEVATION (RESIDENTIAL)
Scale: 1/8" = 1'-0"

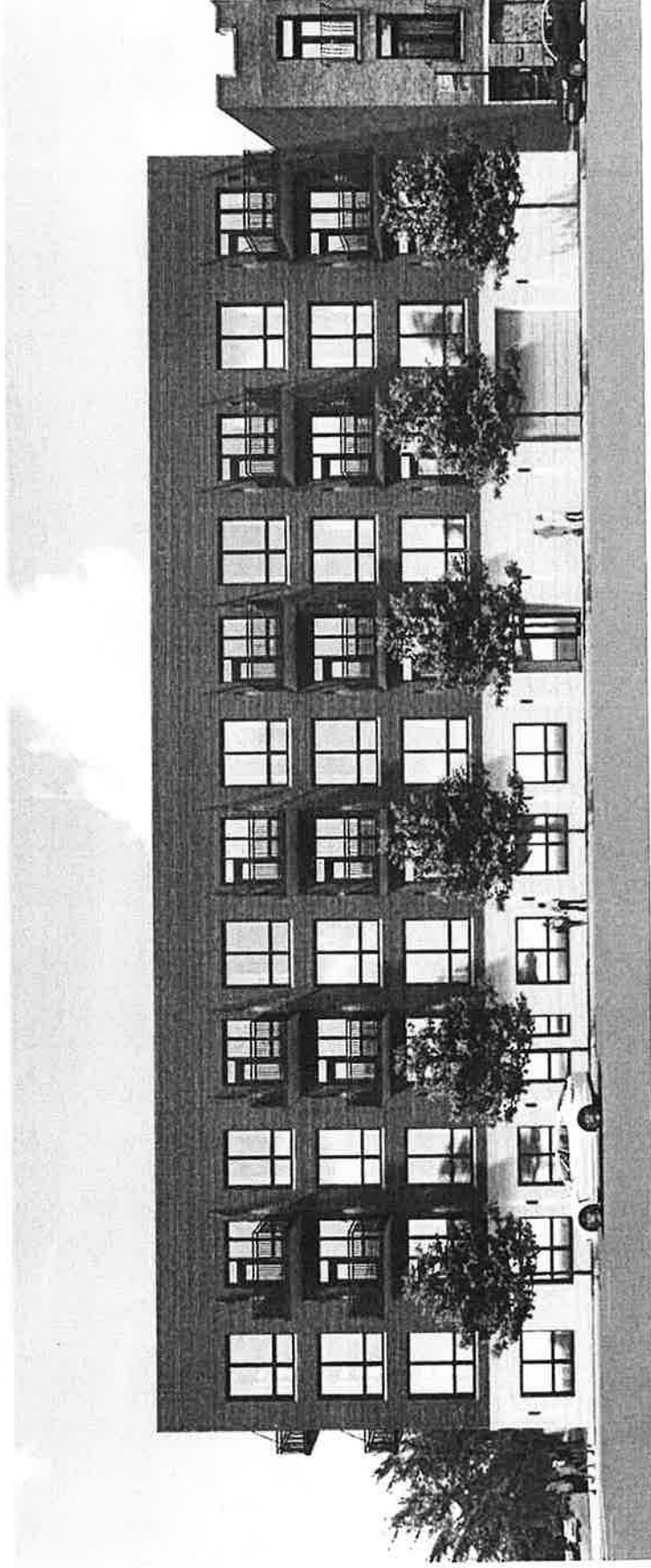


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NORTH ELEVATION - RESIDENTIAL



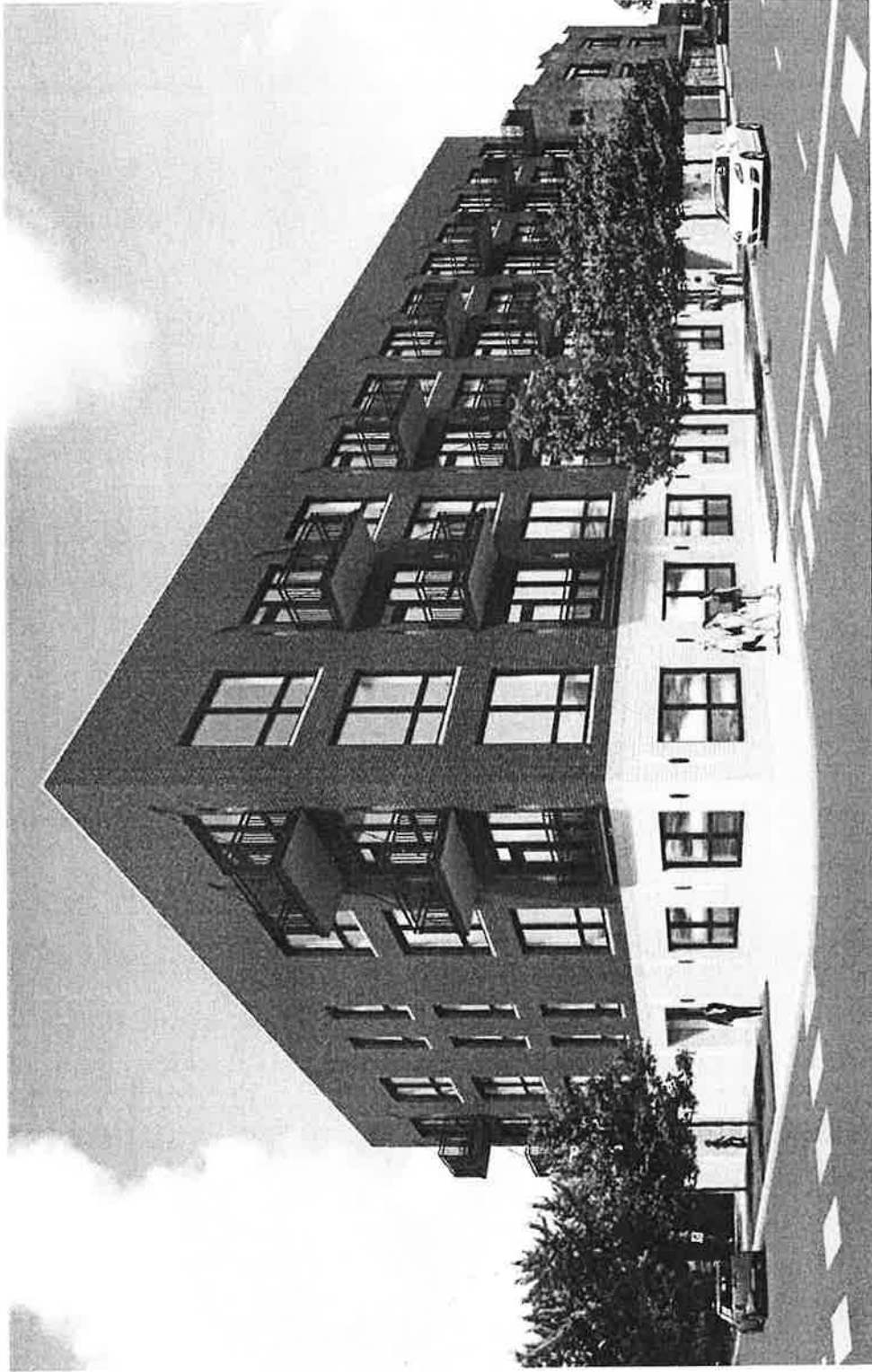
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NORTH/EAST ELEVATION -WITH RESIDENTIAL ON GRADE LEVEL

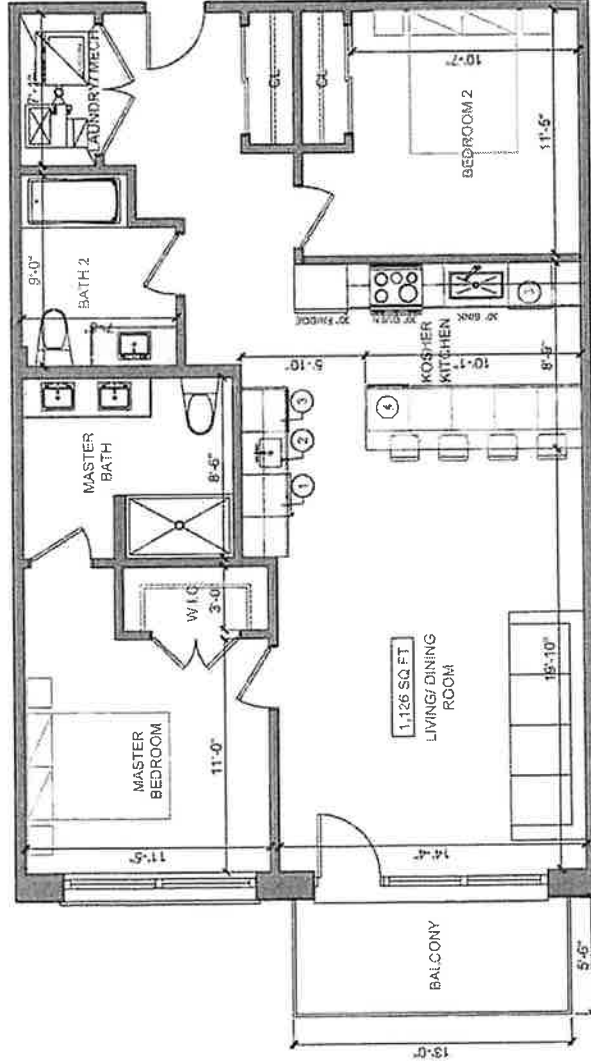
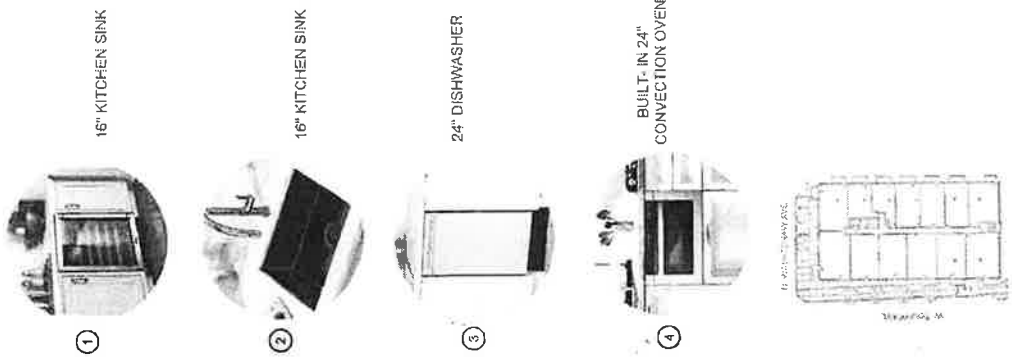


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1 TYPICAL UNIT - 2 BEDROOM
 P09 Scale: 3/32" = 1'-0"

Key Plan
 Scale: 3/32" = 1'-0"
 P09

01-16-2024

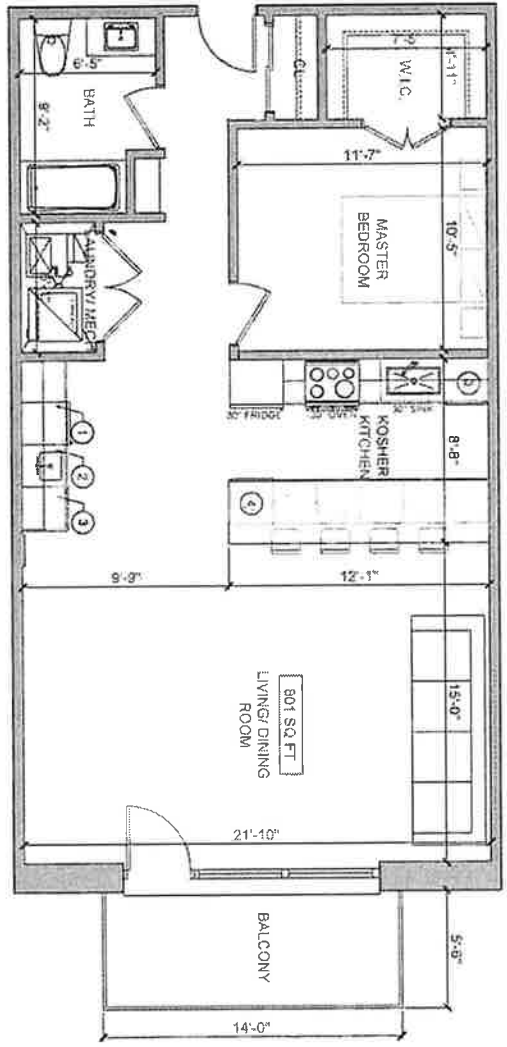


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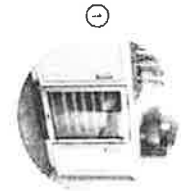
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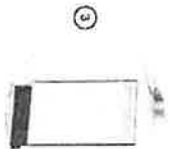
1 TYPICAL UNIT - 1 BEDROOM
 SCALE: 3/8" = 1'-0"
 P11



16" KITCHEN SINK



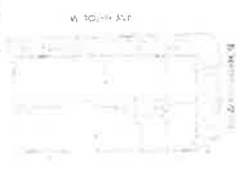
16" KITCHEN SINK



24" DISHWASHER



BUILT-IN 24" CONNECTION OVEN



Key Plan

P11

01-16-2024



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