



City of Chicago



SO2015-52

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/21/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3535 N Ashland Ave - App No. 18268T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18268 TI
INTRO DATE:
JAN. 21, 2015

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-2 Neighborhood Mixed-Use District and indications as shown on Map No. 9-G in the area bounded by

A line 50 feet south of and parallel to West Addison Street; The 16 foot north-south alley east of and parallel to North Ashland Avenue; a line 475.62 feet south of and parallel to West Addison Street; a line 77.38 feet east of and parallel to North Ashland Avenue; a line 479.79 feet south of and parallel to West Addison Street; North Ashland Avenue;

to those of a B2-3 Neighborhood Mixed-Use District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 3535 North Ashland Avenue

18268
JAN 21 2015

PROJECT NARRATIVE
TYPE 1 ZONING AMENDMENT
3535 NORTH ASHLAND AVENUE

Proposed Zoning Change B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment to a B2-3 Neighborhood Mixed-Use District to allow for the construction of a senior assisted living facility with 140 assisted living units and 34 parking spaces.

Floor Area Ratio	1.85 (84,012 sf)
Parking	34
Front Setback	None
Rear Yard	16 feet
Side Setback (Reverse Corner)	None
Height	65 feet

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PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT

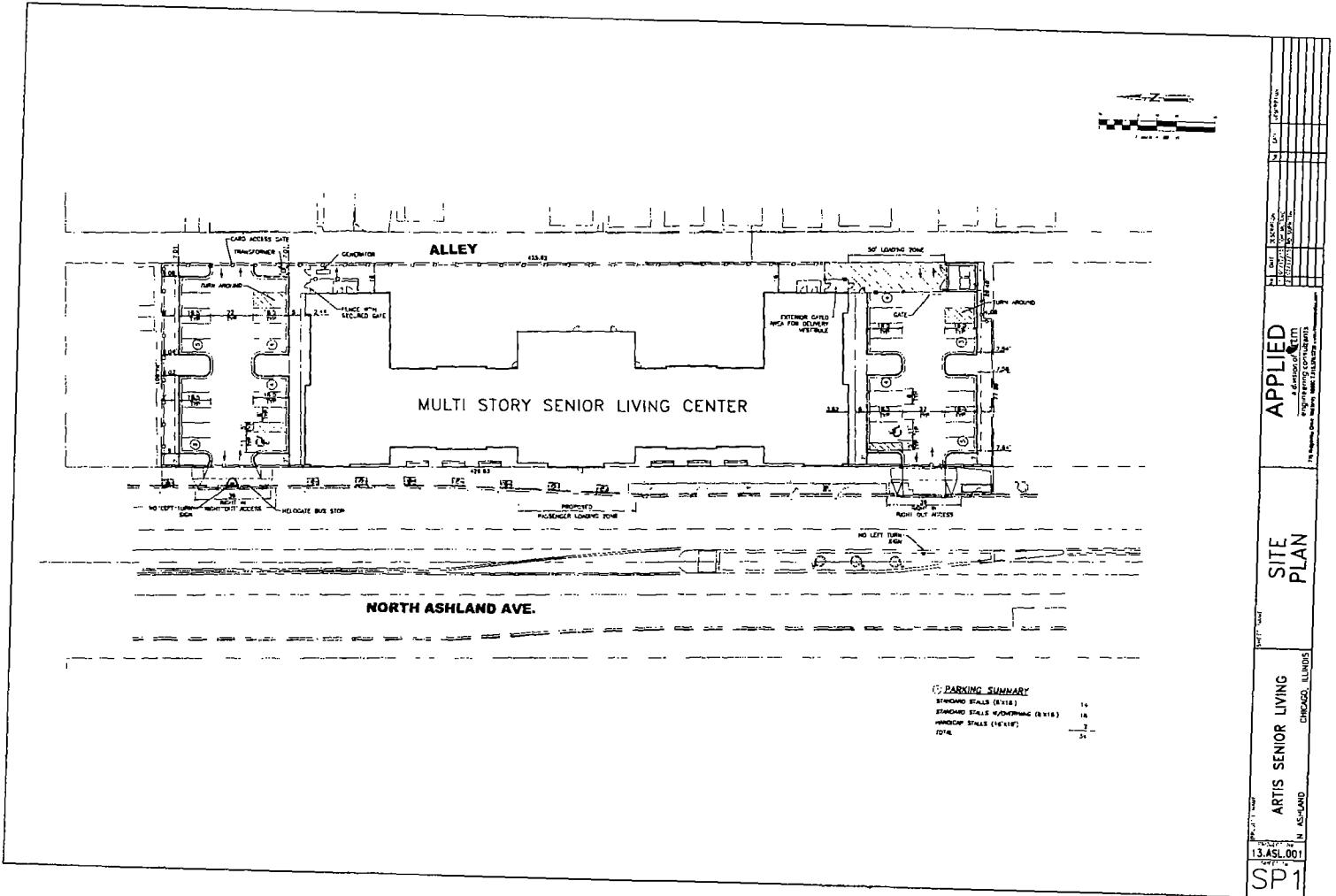
3535 NORTH ASHLAND AVENUE

Proposed Zoning Change B2-3 Neighborhood Mixed-Use District

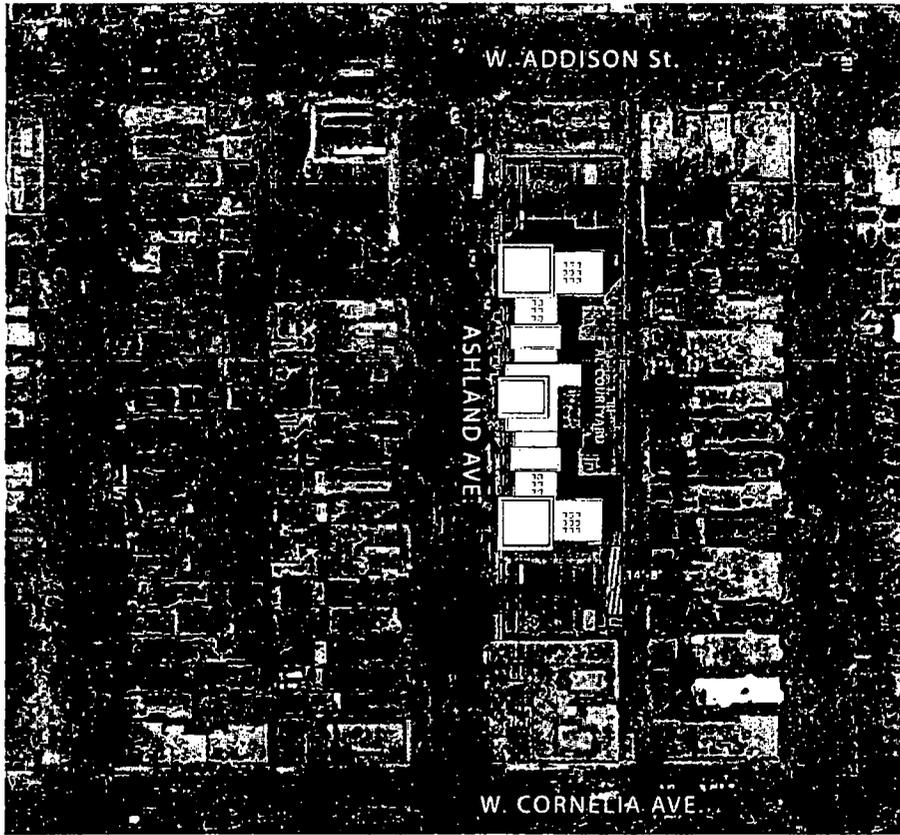
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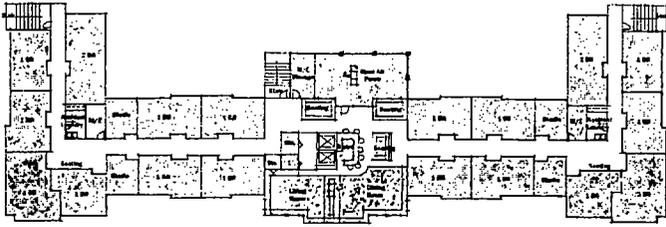


LK Architecture

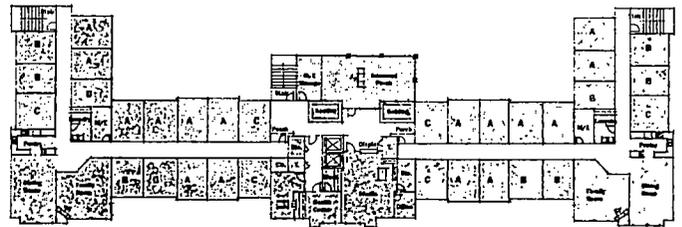
Artis Senior Living
Lakeview, IL

2015_01_09

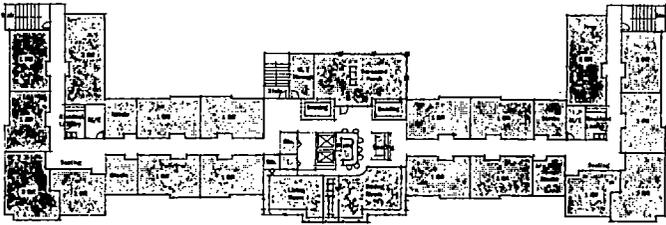
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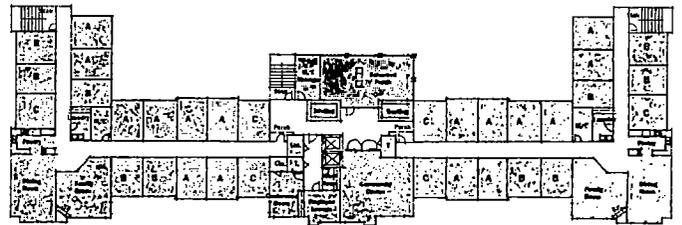
5th Floor



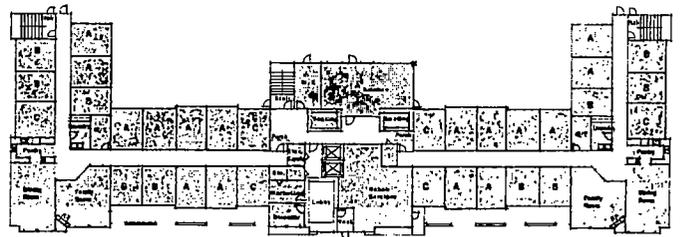
3rd Floor



4th Floor



2nd Floor



1st Floor

Beds/Units

1st Floor:	32 Memory Care
2nd Floor:	32 Memory Care
3rd Floor:	32 Memory Care
4th Floor:	22 Assisted Living
5th Floor:	22 Assisted Living

Totals:	96 Memory Care
	44 Assisted Living

Memory Care

Assisted Living

Support/Shared

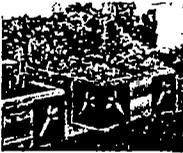
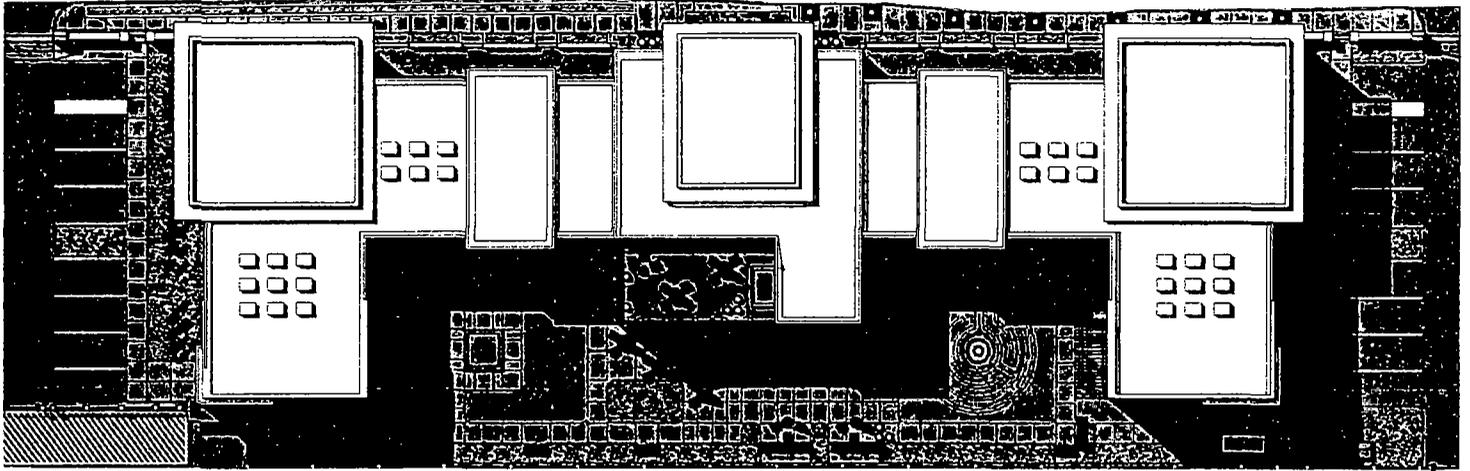
Vertical Circulation



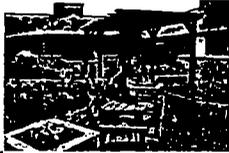
Artis Senior Living
Lakeview, IL

2014.12.31

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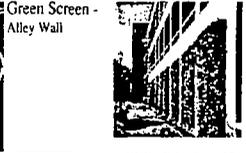
Raised Gardens -
Active Engagement
Sensory Stimulation



Arbor Structure -
Place Definition



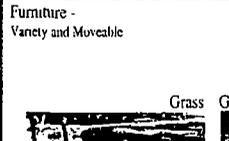
Labyrinth -
Physical Activity



Green Screen -
Alley Wall



Arbor Screen -
Place Definition



Furniture -
Variety and Moveable



Water Feature -
Sensory Stimulation



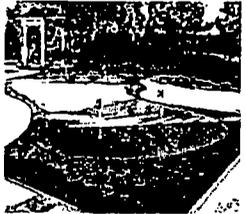
Planter Pots



Grass



Groundcovers



Putting Green -
Physical Activity

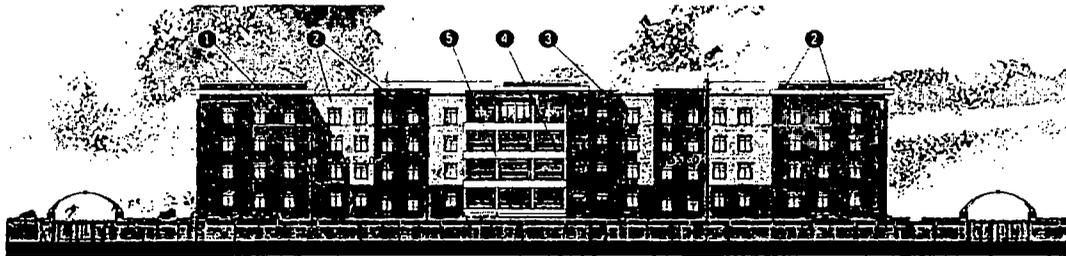


FRONT ELEVATION Scale 1/16"=1'-0"



SIDE ELEVATION Scale 1/16"=1'-0"

- 1 BRICK
- 2 HARDIE BOARD SIDING
- 3 ALUMINUM WINDOWS
- 4 SCREENED PORCH
- 5 VENTILATION LOUVRES



BACK ELEVATION Scale 1/16"=1'-0"



LK Architecture

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Lakeview, IL

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