



City of Chicago



O2017-899

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/22/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3535 N Ashland Ave - App No. 19123T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19123 T1

INTRO. DATE:

FEB. 22, 2017

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 B2-3 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 due publication.

Common Address of Property: 3535 North Ashland Avenue

PROJECT NARRATIVE
AMENDED
TYPE 1 ZONING AMENDMENT
3535 NORTH ASHLAND AVENUE

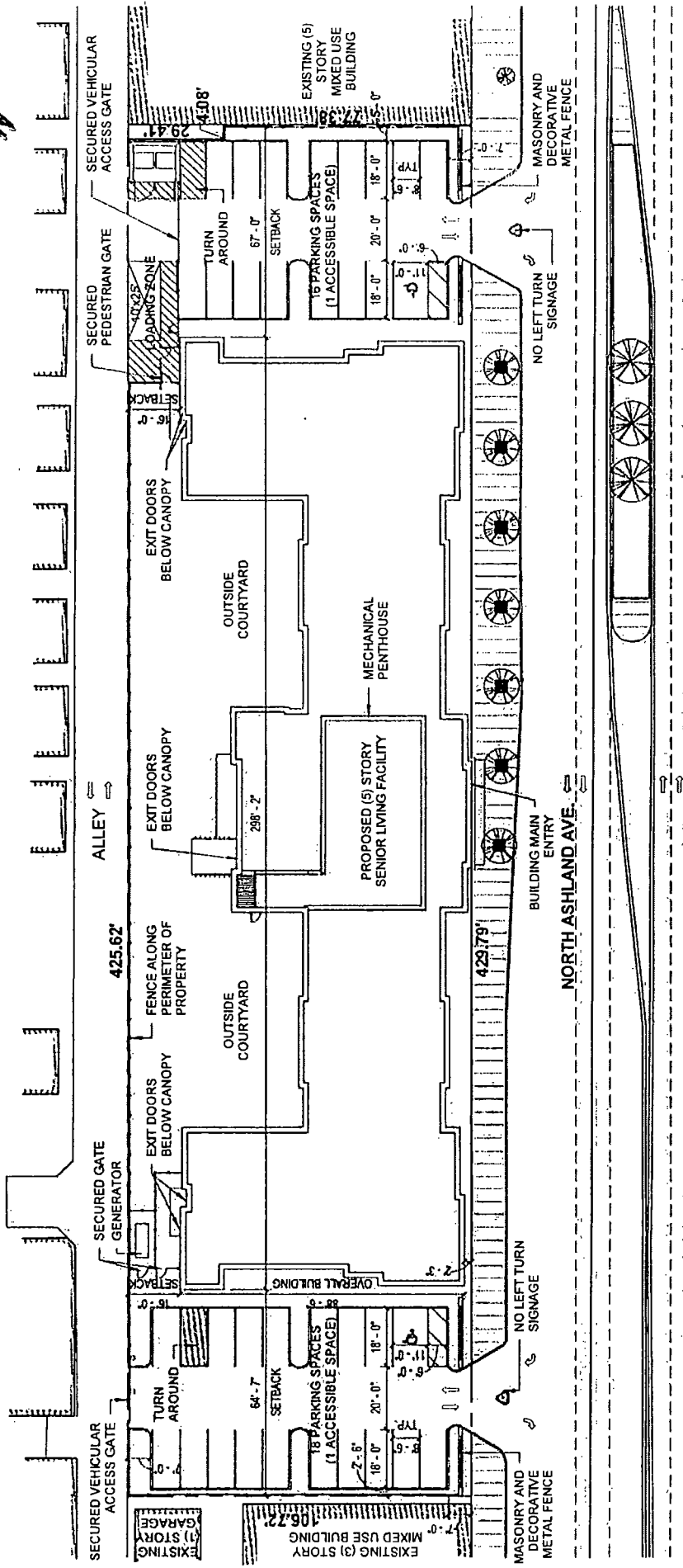
Proposed Zoning Change: Amendment to Type 1 Zoning Amendment in the B2-3 Neighborhood Mixed-Use District

The applicant is requesting an amendment to a previously approved Type 1 zoning amendment; maintaining the current 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	2.5 (maximum)
Parking	34
Front Setback	0
Rear Yard	16 feet
North Side Setback	0
South Side Setback	0
Height	65 feet

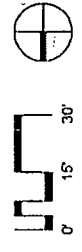
FINAL FOR PUBLICATION

FOR PUBLICATION



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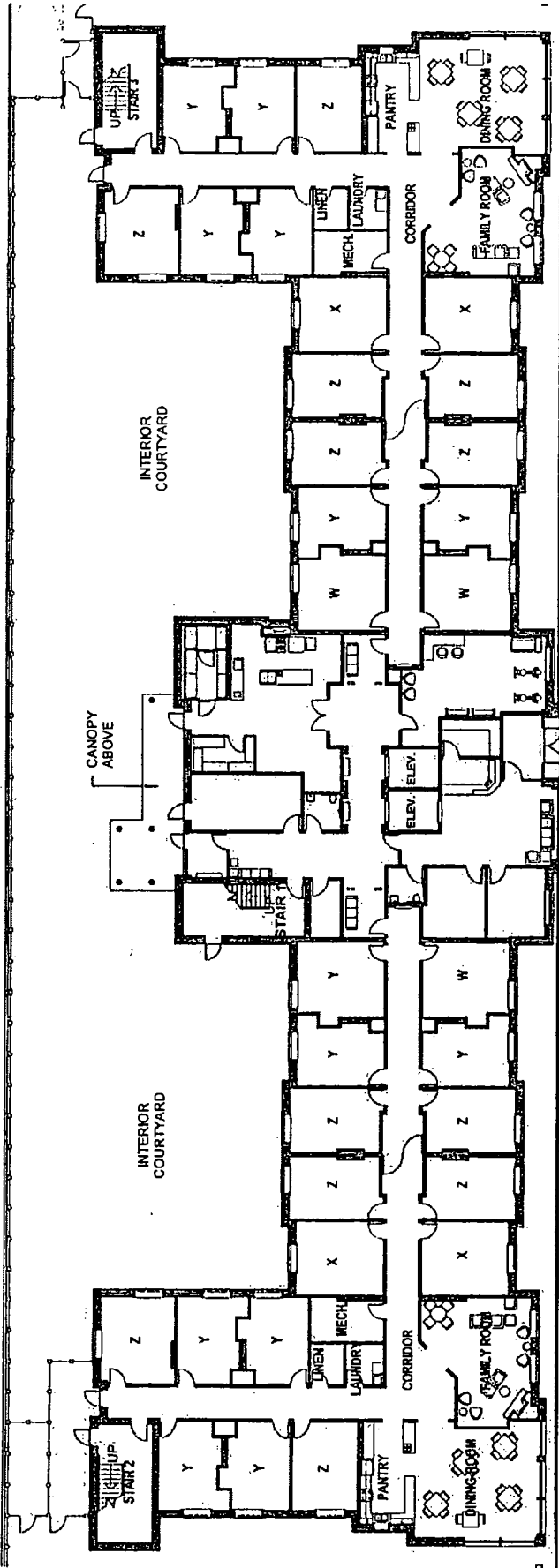
Arts Senior Living Lakeview
15166
12/22/16

SITE PLAN

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ASSOCIATES & ARCHITECTS

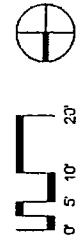
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ALLEY



NORTH ASHLAND AVE.

MEMORY CARE FLOORS
 1ST FLOOR : 32 UNITS
 2ND FLOOR : 32 UNITS
 3RD FLOOR : 32 UNITS
 96 TOTAL MEMORY CARE UNITS

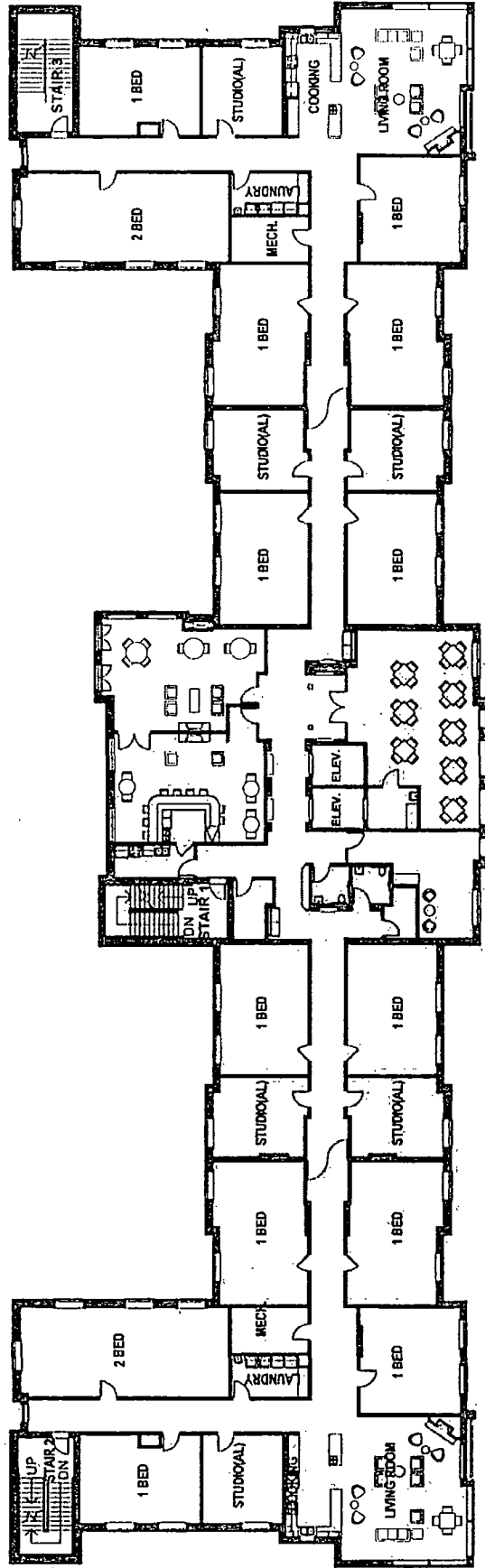


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 ASSOCIATES ARCHITECTS

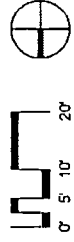
1ST - 3RD FLOOR PLAN (TYPICAL)

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NOT FOR PUBLICATION



ASSISTED LIVING FLOORS
 4TH FLOOR : 20 UNITS
 5TH FLOOR : 20 UNITS
 40 TOTAL ASSISTED LIVING CARE UNITS



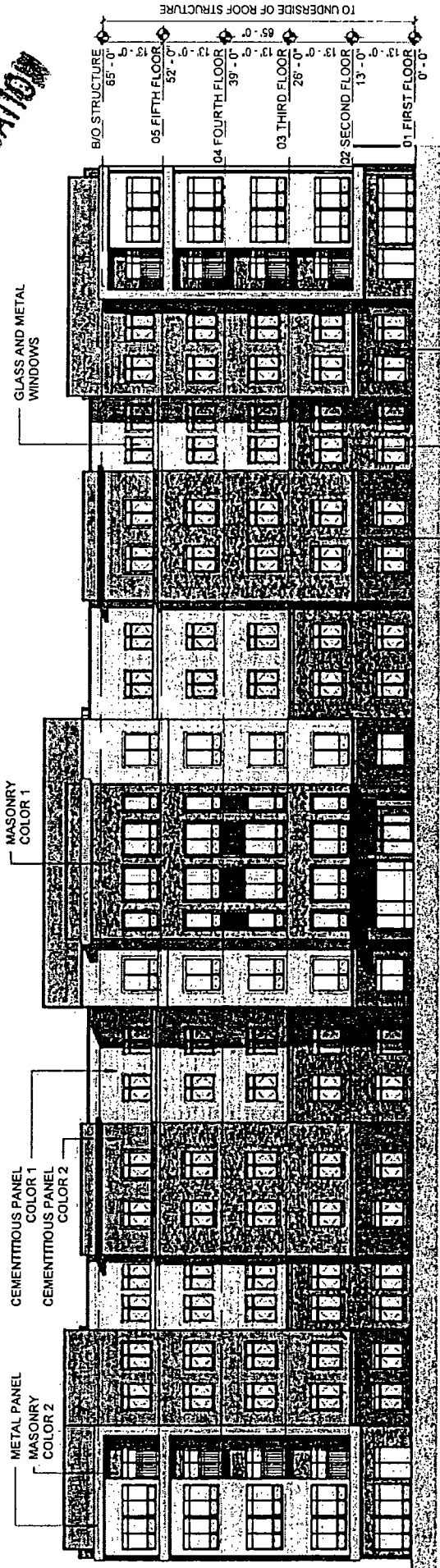
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4TH - 5TH FLOOR PLAN (TYPICAL)

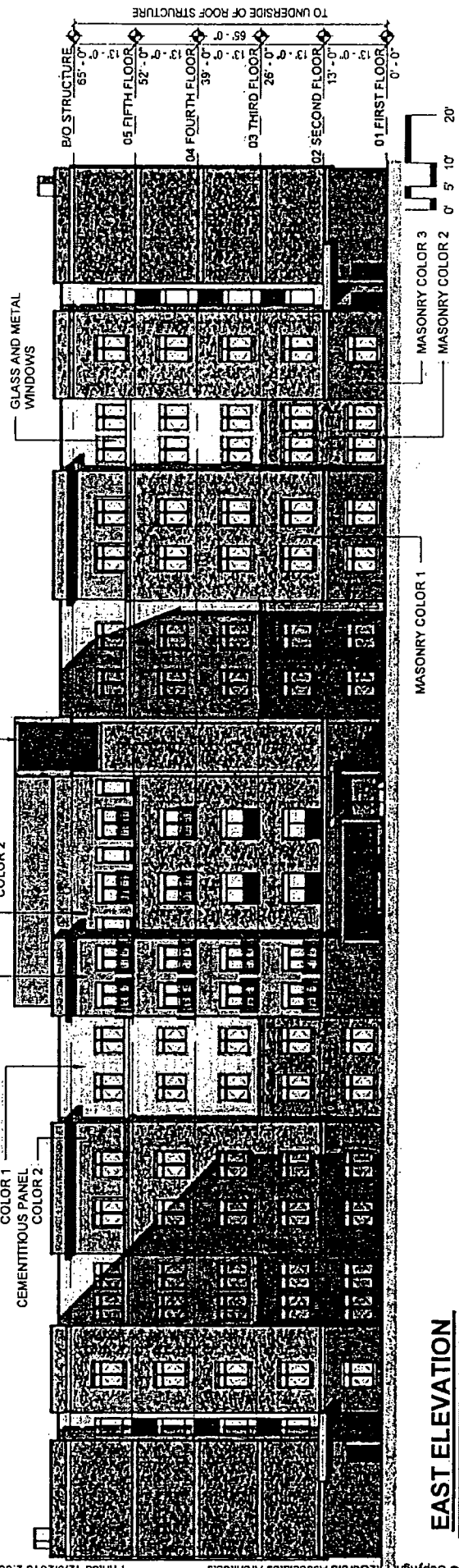
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WEST ELEVATION

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EAST ELEVATION

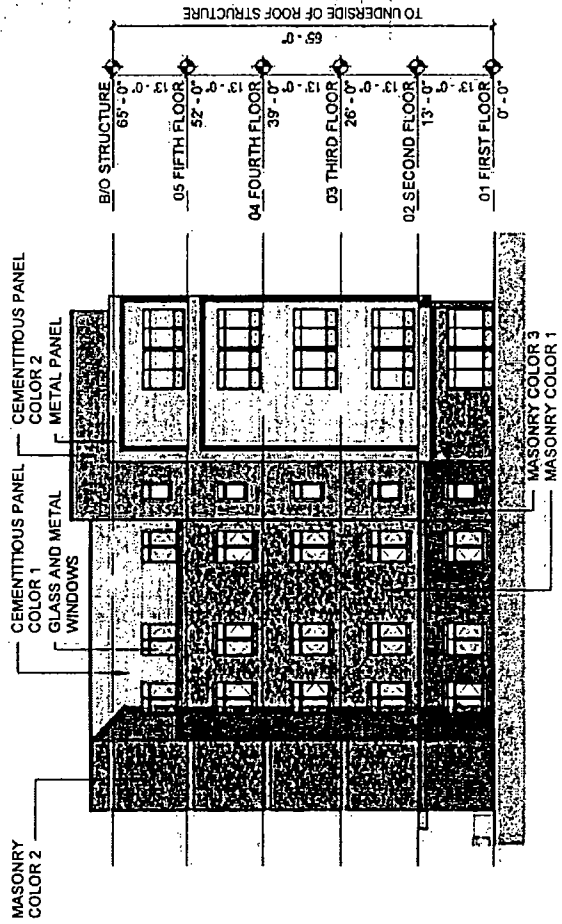
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EXTERIOR ELEVATIONS

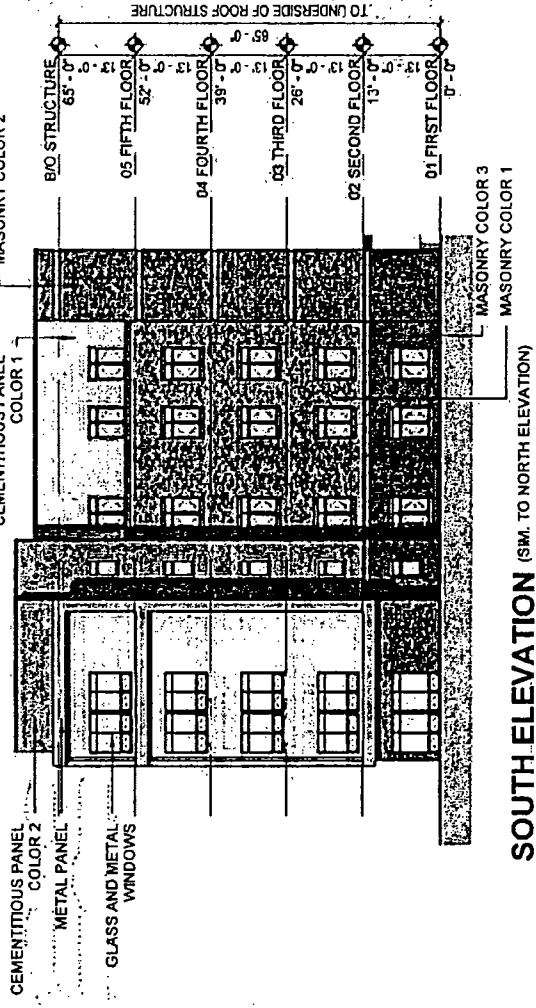
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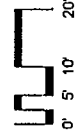
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NORTH ELEVATION



SOUTH ELEVATION (SM. TO NORTH ELEVATION)



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EXTERIOR ELEVATIONS

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