In moving from concept to design drawings we learned that local handicapped accessibility code requirements increased the number of accessible units that must be provided, and required the units to be somewhat larger than anticipated. In addition, selection of the structural system affected the size of the building footprint. The combination of these items translated into an 11,648 square foot increase to the size of the building and a corresponding change in the floor area ratio from 1.85 to 2.15. Even after these very modest increases, the building size, falls well within the limits of the B2-3 zoning district. There are no other changes to what was approved with the rezoning.
ZONING COMPARISON STUDY
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