



# City of Chicago



O2022-2810

Office of the City Clerk

## Document Tracking Sheet

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | 9/21/2022  |
| <b>Sponsor(s):</b>              | Misc. Transmittal  |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Zoning Reclassification Map No. 24-H at 9517-9535 S<br>Western Ave - App No. 21157T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                                |

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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 24-H in the area bounded by:

South Western Avenue; a line 177.7 feet south of and parallel to West 95th Street; the alley next east of and parallel to South Western Avenue; And a line 377.7 feet south of and parallel to West 95th Street,

to those of B3-2 Community Shopping District.

*SECTION 2.* This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 9517-35 S. Western Avenue

## Project Narrative and Plans for A Type 1 Zoning Map Amendment

### 1. Project Narrative and Proposed Land Use

Medical Management International, Inc. ("Banfield") is seeking approval of a Type 1 Rezoning Application for a change in zoning from a B1-2 Neighborhood Shopping District to a B3-2 Community Shopping District for the property located at 9517-35 S. Western Avenue ("Property"). Banfield proposes to operate a veterinary use in the south portion of an approximately 7,563 s.f. existing building on the Property. Banfield will occupy approximately 4,016 s.f. of the building.

The Property is currently a part of an approximately 63,891 s.f. zoning lot. Banfield proposes subdividing this existing zoning lot into two zoning lots, so that an approximately 41,142 s.f. portion of the existing zoning lot will remain zoned as a B1-2 Neighborhood Shopping District. The portion of the existing zoning lot seeking a change from B1-2 Neighborhood Shopping District to a B3-2 Community Shopping District is depicted in the Plat of Survey submitted as a part of this application and will be approximately 22,749 s.f.

Banfield intends to open a full-service veterinary clinic, which will provide treatment, medication, vaccinations, and as an ancillary use, the sale of retail products, for household pets. The veterinary clinic will not offer any dog boarding or grooming services. The posted hours of the veterinary clinic will be between 7:00 a.m. and 9:00 p.m., and there is a rare possibility for unexpected work outside of these hours.

If approved, the change from B1-2 Neighborhood Shopping District to a B3-2 Community Shopping District will only be used to establish a veterinary clinic.

### 2. Project Description

#### a) Project's floor area ratio

The approximate floor area ratio for the project is 0.33.

#### b) Amount of off-street parking and loading

Approximately 30 parking spaces will be provided. There is no loading required.

#### c) Project's density (lot area per dwelling)

Not applicable - no residential units.

#### d) Setbacks Front Rear and Side

There are no setbacks required.

#### e) Building heights

The building height is 27 ft. 6.5 inches.

|          |  |
|----------|--|
| DATE     |  |
| BY       |  |
| CHECKED  |  |
| APPROVED |  |

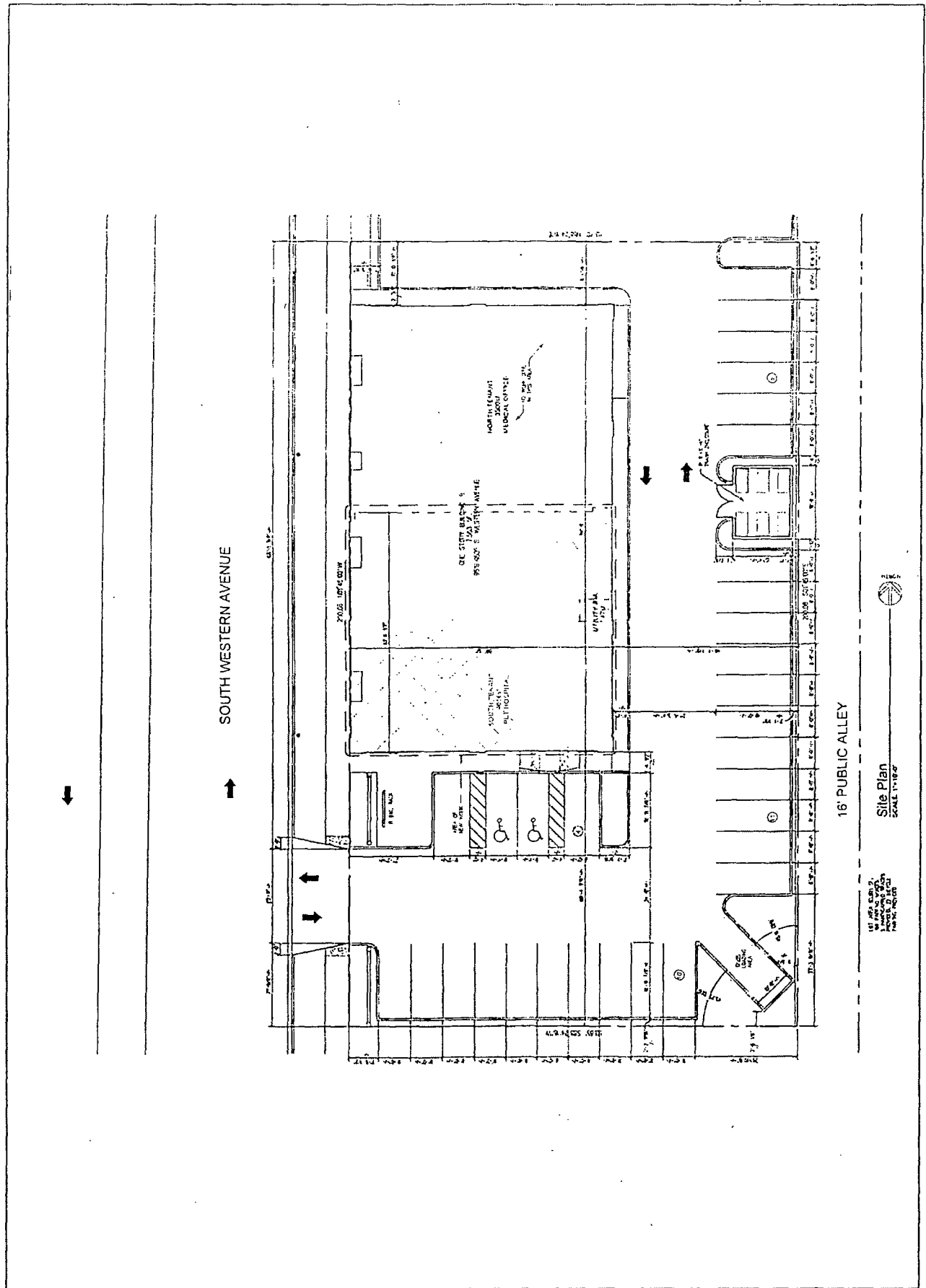
PROPOSED REFORMER REMODELING  
 Banfield Pet Hospital  
 1400 OGDEN AVENUE  
 CHICAGO, ILLINOIS 60643

Relian Architects, LLC  
 1400 OGDEN AVENUE  
 CHICAGO, ILLINOIS 60643




|          |             |
|----------|-------------|
| SCALE    | 1" = 10'-0" |
| DATE     |             |
| BY       |             |
| CHECKED  |             |
| APPROVED |             |

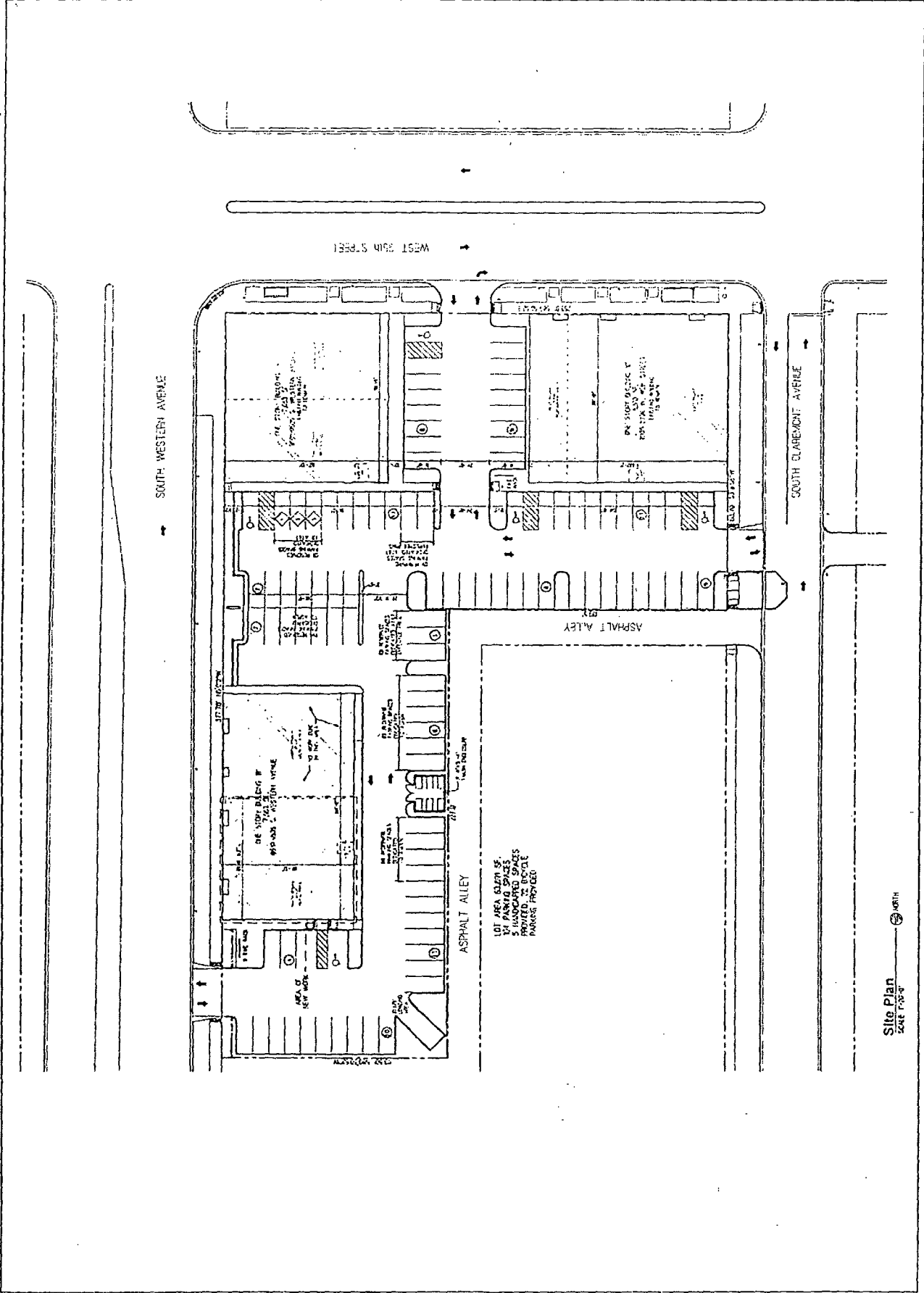
ST1  
 SHEET 1 OF 1



16' PUBLIC ALLEY  
 Site Plan  
 SCALE 1" = 10'-0"

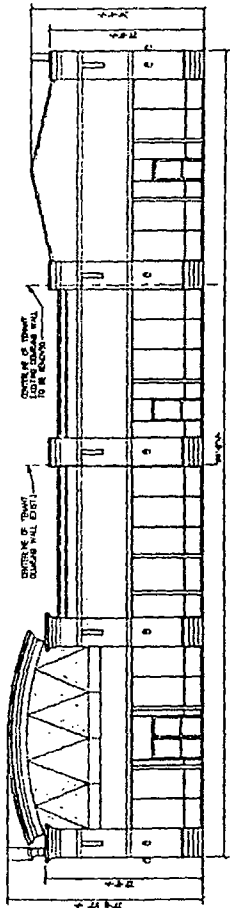
10' WIDE  
 10' WIDE  
 10' WIDE

|   |  |  |                       |  |
|---|--|--|-----------------------|--|
|  | <b>Relian Architects, LLC</b><br>1000 N. Dearborn Street, Suite 200<br>Chicago, IL 60610<br>Phone: (773) 327-1100<br>Fax: (773) 327-1101<br>Email: info@relianarchitects.com | <b>PROPOSED INTERIOR RENOVATION</b><br>Banfield Pet Hospital<br>1 ANDROID YORK DRIVE<br>#527 9579 S. WESTERN AVENUE<br>CHICAGO, ILLINOIS 60643 | ST11<br>1/16" = 1'-0" |  |
|---|--|--|-----------------------|--|

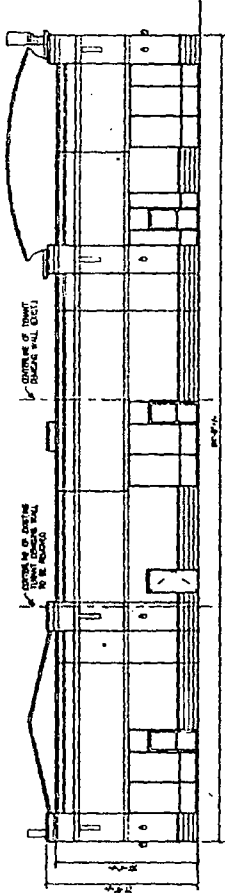


LOT AREA 6,241 SF  
 5 UNASSIGNED SPACES  
 PROVIDED TO BICYCLE  
 PARKING PROVIDED

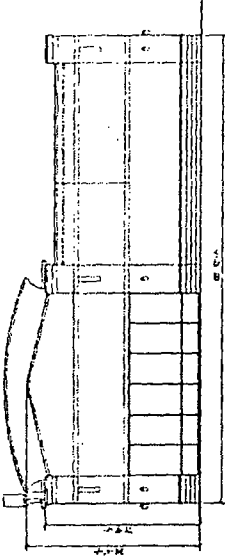
Site Plan  
 SCALE 1/16" = 1'-0" 



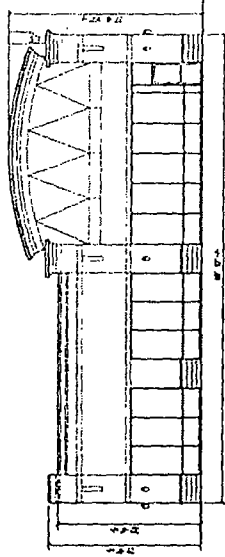
IN VIEW ONE IN THE SECTION  
West Elevation  
SCALE: 1/8" = 1'-0"



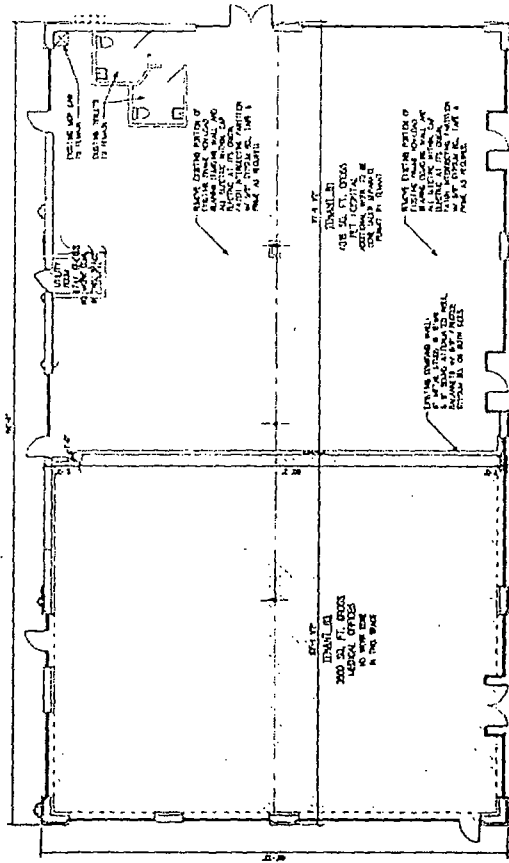
IN VIEW ONE IN THE SECTION  
East Elevation  
SCALE: 1/8" = 1'-0"



IN VIEW ONE IN THE SECTION  
South Elevation  
SCALE: 1/8" = 1'-0"



IN VIEW ONE IN THE SECTION  
North Elevation  
SCALE: 1/8" = 1'-0"



Floor Plan  
SCALE: 1/8" = 1'-0"



|              |              |
|--------------|--------------|
| DATE:        | 11.01.17     |
| SCALE:       | 1/8" = 1'-0" |
| PROJECT NO.: | 1701         |

PROPOSED REMODELING  
Barfield Pet Hospital  
LABOR WORK ONLY  
9521-0523 S. WESTERN AVENUE  
CHICAGO, ILLINOIS 60643

Relian Architects, LLC  
200 S. PULASKI STREET, SUITE 1000  
CHICAGO, ILLINOIS 60607  
TEL: 312.588.8888  
WWW.RELIANARCHITECTS.COM



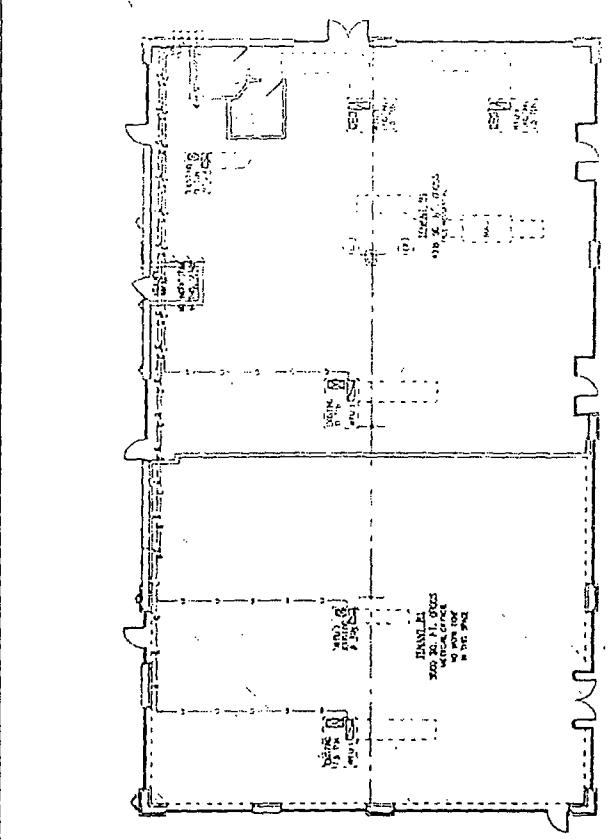
|                                  |              |
|----------------------------------|--------------|
| PROJECT NO.:                     | 1701         |
| DATE:                            | 11.01.17     |
| SCALE:                           | 1/8" = 1'-0" |
| FLOOR PLAN & EXTERIOR ELEVATIONS |              |
| A1                               | of 1         |
| PROJECT NO.:                     | 1701         |

PROPOSED INTERIOR REMODELING  
 Banfield Pet Hospital  
 LANFORD WORK ONLY  
 9507-9529 S. WESTERN AVENUE  
 CHICAGO, ILLINOIS 60643

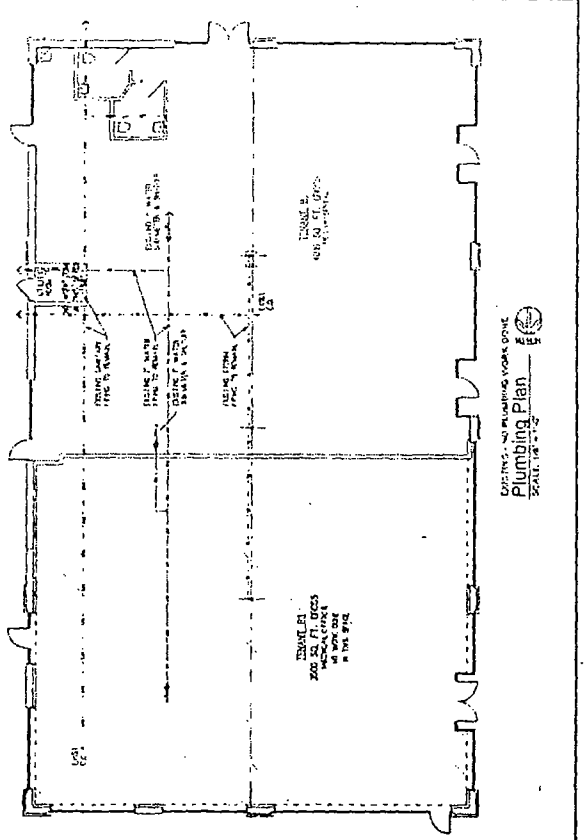
Retlan Architects, LLC  
 214 S. BROAD STREET - SUITE 1000  
 CHICAGO, ILLINOIS 60604  
 PHONE: 312.467.8888  
 FAX: 312.467.8889  
 WWW.RETLAN.COM



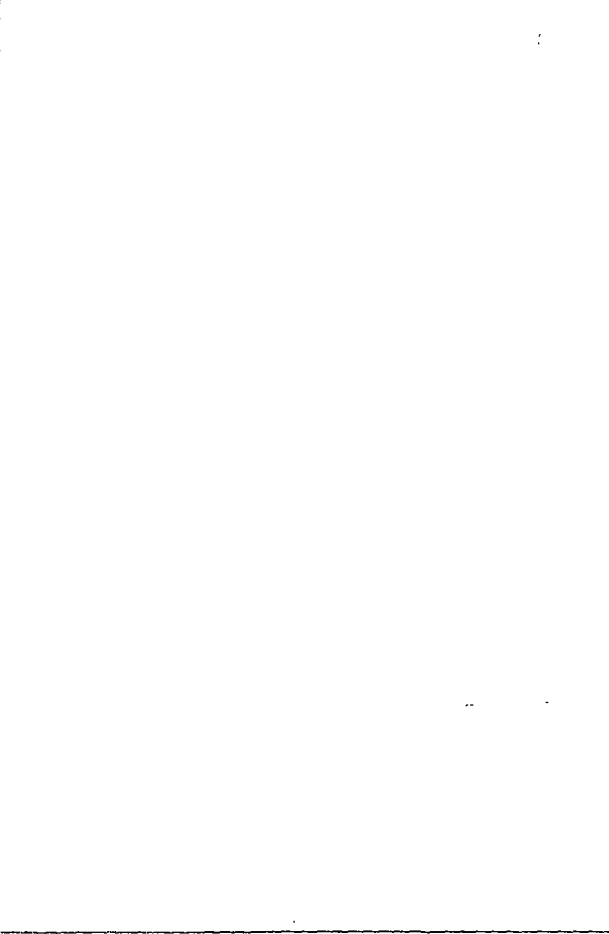
MEP1  
 PLUMBING & ELECTRICAL  
 DATE: 10/1/19



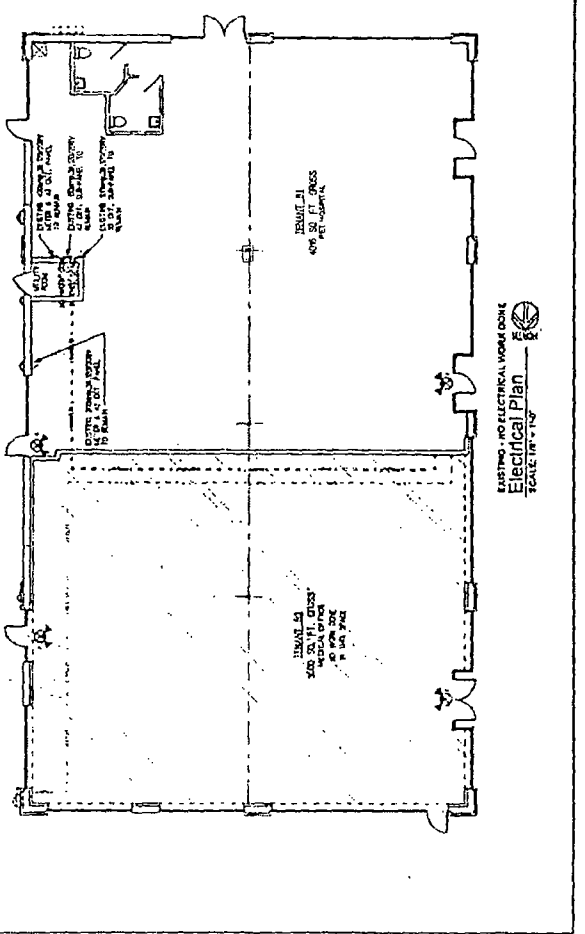
EXISTING AND PROPOSED WORK  
 HVAC Plan  
 SCALE: 1/8\"/>



EXISTING AND PROPOSED WORK  
 Plumbing Plan  
 SCALE: 1/8\"/>



EXISTING AND PROPOSED WORK  
 Electrical Plan  
 SCALE: 1/8\"/>



EXISTING AND PROPOSED WORK  
 Plumbing Plan  
 SCALE: 1/8\"/>

