![City of Chicago seal]

Office of the City Clerk

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Legislation Text

File #: O2022-2810, **Version:** 1

<u>ORDINANCE</u>

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

SECTION I.   Title 17 of the Municipal Code of Chicago, (lie Chicago Zoning Ordinance, is hereby

amended by changing all the Bl-2 Neighborhood Shopping District symbols and indications as shown on

Map No. 24-H in the area hounded 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

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Project Narrative and Plans for A Type 1 Zoning Map Amendment

1.   Project Narrative and Proposed Lund Use

Medical Management International, Inc. ("Banfield") is seeking approval of a Type 1 Rezoning Application for a change in zoning from a Bi-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. ofthe 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 Bl-2 Neighborhood Shopping District. The portion of the existing zoning lot seeking a change from Bl-2 Neighborhood Shopping District to a B3-2 Community Shopping District is depicted in the Plat of Survey submitted as a part, ofthis 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 Bl-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.

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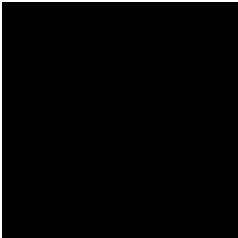
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