

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 26, 2022

To: Village President and Board of Trustees

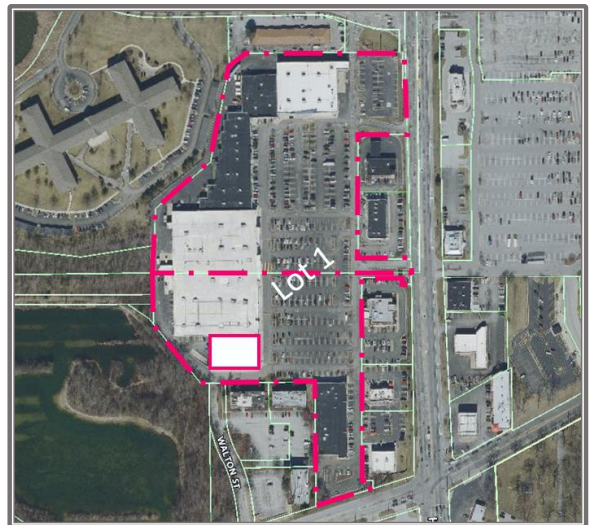
Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special use and text amendment to allow a Veterinary Clinic in the Petco Animal Supplies Stores, Inc., 17930 Halsted Street

PURPOSE

Petco Animal Supplies Stores, the applicant, wishes to operate a veterinary office at the existing Petco store at 17930 Halsted Street. A veterinary clinic is not currently allowed in the B-4 Shopping Center District. Therefore, an amendment to the Homewood Zoning Ordinance to allow a veterinary office is required. Staff recommends that this use be classified as a special use. The applicant has requested a special use permit for the veterinary clinic. The proposed use will occupy approximately 2,000 square feet inside the existing 15,000 square foot retail establishment.



On August 9, 2005, the Village Board approved an amendment to the Washington Park Plaza Planned Unit Development (which Petco is located in). The ordinance included a use variance “to allow a veterinarian office as part of the Petco pet supply store.” While this location was granted the use variance to operate the veterinary office in the Petco store in the past, the variance has expired and the business must re-apply.

As it relates to veterinary clinics, the zoning ordinance allows animal hospitals, kennels, and veterinarians as a permitted uses in M-1 Limited Manufacturing District. In 2019, the zoning ordinance was amended to allow an animal shelter and adoption center operated by a non-profit corporation in PL-2 as a special use. Most recently, on January 25, 2022, the Village approved an amendment to the zoning ordinance to allow a veterinary clinic as a special use in

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the B-1 Zoning District and granted a special use permit to allow the operation of a veterinary clinic at 18265 Dixie Highway for Heartland Veterinary Partners.

The Village is currently in the process of updating the zoning ordinance, with anticipated adoption in fall 2022. The draft ordinance proposes to allow an animal hospital or veterinarian as a special use in zoning districts B-2, B-3, B-4, and M-1.

PROCESS

At its regular meeting on July 14, 2022, the Planning and Zoning Commission considered the applicant's request for a text amendment and the request for a special use permit in a public hearing. Four commission members were present and voted unanimously to recommend approval of both the text amendment and the special use permit for a veterinary clinic at Petco located at 17930 Halsted Street.

OUTCOME

Text Amendment

The proposed text amendment for consideration by the Village Board is to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use. The special use designation will allow case-by-case evaluation for such uses that have a potential impact on adjacent properties and the public need for the use at a specific location. The following amendment to Table 44-175.1 is proposed (new text in **bold-underline**):

TABLE 44-175.1: Summary Table of Permitted and Special Uses

P= Permitted Use S= Special Use

Use	Zoning Districts				Specific Use Standards
	B-1	B-2	B-3	B-4	
Veterinary Clinic	S			<u>S</u>	

After consideration of public testimony, the following Findings of Fact (as proposed or amended) by the standards set forth in Section 2.16 may be entered into the record:

1. The applicant, David Rojas, as authorized by Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC, a property owner in the Village of Homewood, has requested an amendment to the Zoning Ordinance to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use.
2. Section 44-173 and Table 44-175.1 of the Zoning Ordinance establishes the permitted and special uses allowed in the business zoning districts of the Village.

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3. The operation of a veterinary clinic in the B-4 Shopping Center District as a special use is consistent with the goals of the Comprehensive Plan and compatible with the existing uses and patterns of development of the zoning district.
4. The proposed amendment for a special use recognizes that this use has characteristics that require additional consideration to ensure they are compatible with adjacent uses.

Special Use Permit

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the standards for a special use permit. The following Findings of Fact (as proposed or amended) by the standards set forth in Section 2.16 may be entered into the record:

1. The subject property is located at 17930 Halsted Street, Lot 1 of the Washington Park Plaza Planned Unit Development.
2. The applicant, David Rojas, has petitioned on behalf of the business owner, Petco Animal Supplies Stores, Inc., and the property owner, Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC.
3. Pending the adoption of an ordinance by the Village Board, the operation of a veterinary clinic in the B-4 Shopping Center District is a special use.
4. Petco Animal Supplies Stores, Inc. proposes to operate a veterinary clinic of approximately 2,000 s.f. entirely inside of the existing 15,060 s.f. retail establishment.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the zoning code to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use; and, an ordinance granting a special use permit to operate a veterinary clinic at 17930 Halsted Street in the B-4 Shopping Center zoning district.

ATTACHMENT(S)

- Ordinance for text amendment to the zoning ordinance
- Ordinance granting a special use permit