



STANDARDS FOR SPECIAL USE

Street Address: 17930 HALSTED STREET
Zoning District: B-4 Shopping Center District
Special Use: veterinary clinic, accessory to retail

The Planning and Zoning Commission and the Village Board shall consider the following standards when evaluating an application for a special use. The responses provided shall be specific to the requested special use and property in question.

1. Is the special use deemed necessary for the public convenience at that location?
Petco retail stores offer pet and animal supplies to the public. We believe a veterinary care office is compatible with existing Petco retail store and adds to public / customer convenience.
2. Is the special use detrimental to the economic welfare of the community?
We believe the special use will not be detrimental to the economic welfare of the community. No veterinary care office currently exists in the existing shopping center. We currently offer pet vaccination services at this location.
3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
The special use will be consistent with goals and policies set forth by the Comprehensive Plan. The retail portion of the existing Petco retail store remains as primary use and veterinary care office will be treated as an accessory use to commercial / retail.
4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?
The veterinary care office will be located entirely within the existing Petco retail store and will be operated in a manner that public health, safety and welfare will be protected. We have successfully added veterinary care offices to existing Petco stores nationwide.
5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?
Vet care office is suitable to the use of the property (shopping center, commercial / retail uses) and will only raise the value of the current shopping center and surrounding areas.
6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
No. Vet care office will not cause substantial injury to the value other properties in the neighborhood. The office will be entirely within the existing Petco retail store.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?
Yes, the vet care office will be completely within the existing Petco store and will continue to run primarily as a retail store.
8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?
No - the special use will not be injurious to the use or enjoyment of the property in the neighborhood.
9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
No - special use shall not impede the normal and orderly development of surrounding properties. The commercial zoning will remain intact seeing that the existing Petco store will run primarily as a retail store with a vet care office as an accessory use.
10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?
The special use provides adequate measures of ingress and egress. The existing occupant load of pet store will decrease as a result of this scope of work.
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
Yes - the vet care office is served by adequate utilities, drainage, road access and public safety. The vet care office will be an accessory use and will re-use all of the existing utilities, road access and drainage that the existing Petco store uses.
12. Will the special use substantially adversely affect one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties?
No - special use will not affect historical, archaeological, cultural, natural or scenic resources. The vet care office will be housed entirely within the existing Petco store.