

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 14, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-20

APPLICATION INFORMATION

APPLICANT	David Rojas (Petco)
ACTION REQUESTED	Special Use Permit for a Vet Clinic in B-4
ADDRESS	17930 Halsted Street
PIN	29-32-401-032-0000



ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center District	Commercial Retail
PROPOSED	B-4 Shopping Center District	Commercial Retail with Veterinary Clinic
SURROUNDING	N: B-4 Shopping Center District	Commercial Retail
	E: B-4 Shopping Center District	Commercial Retail
	S: B-4 Shopping Center District	Commercial Retail
	W: PL-1 Natural Area Preserves	Natural Area Preserve

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on June 29, 2022; letters were sent to property owners and businesses within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	David Rojas	06/21/2022
Letter by Applicant	1	Petco Animal Supplies Stores, Inc.	05/26/2022
A2.1 Architectural Floor Plan	1	SBLM (architect)	04/20/2022
A0.1 Code Data and Project Data (Site Plan)	1	SBLM (architect)	04/20/2022
Response to Standards for Special Use	2	David Rojas	06/22/2022
Staff Exhibits	2	Valerie Berstene	07/14/2022

BACKGROUND

The applicant requests a special use permit for a veterinary clinic inside the existing Petco retail establishment at 17930 Halsted Street. This application is in conjunction with the application for a text amendment to allow veterinary clinics in B-4 Shopping Center District (case 22-16).

HISTORY

On August 9, 2005, the Village Board adopted an ordinance (M-1645) to amend the PUD for Washington Park Plaza. The ordinance included a use variance “to allow a veterinarian office as part of the Petco pet supply store, a tenant of Lot 1.” Per Section 44-82.h(1), “an approved variance may become null and void unless a building permit issued within 6 months of the date the variation was granted and a certificate of occupancy is issued within 1 year of the date the variance was granted.” While this location was granted a use variance to operate a veterinarian office in the Petco store in the past, the variance has expired and the business must re-apply for the use.

DISCUSSION

The applicant requests a special use permit to add veterinary services to the existing Petco retail store in Homewood. The proposed veterinary clinic would be entirely indoors, proposed as a new suite within the existing retail space. The total commercial space is approximately 15,060 sf in size. The proposed vet clinic would be approximately 2,000 sf. The addition of this special use would not have an impact on parking on the property and the location is well-served by access from Ridge Road and Halsted Street. Currently, in addition to retail sales, Petco offers pet grooming and pet adoption at the subject property.

Concurrent with this request is an application (case 22-16) for a text amendment to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use. The special use permit process allows the Planning and Zoning Commission to evaluate each requested special use permit individually and consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location. The Village may impose conditions or restrictions that mitigate any potential negative impact and assist the proposed use in meeting the special use standards as set forth in the zoning ordinance.

Standards for Special Use

The responses to special use standards, completed by the applicant, are attached for review by the Planning and Zoning Commission.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-81 of the Zoning Ordinance. The findings of fact, as proposed or as amended, 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 sf entirely inside of the existing 15,060 sf retail establishment.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Incorporate the findings of fact into the record; and

Recommend approval of Case 22-20 to grant a Special Use Permit to operate a Veterinary Clinic in the B-4 Shopping Center District for "Petco Animal Supplies Stores, Inc." at 17930 Halsted Street.