

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 14, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-16

APPLICATION INFORMATION

APPLICANT	David Rojas (Petco)
ACTION REQUESTED	Text Amendment to Allow a Vet Clinic in B-4
ADDRESS	-
PIN	-

LEGAL NOTICE Legal notice was published in *Daily Southtown* on June 29, 2022.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	David Rojas	05/26/2022
Response to Standards for Text Amendment	1	David Rojas	06/22/2022

BACKGROUND

The applicant requests an amendment to the Homewood Zoning Ordinance to allow a veterinary office in the B-4 Shopping Center District. Pursuant to the text amendment, the applicant requests a special use permit for a veterinary clinic inside the existing Petco retail establishment at 17930 Halsted Street (case 22-20).

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

On January 25, 2022, the Village Board passed an ordinance (MC-1059) to amend the Zoning Ordinance to allow the operation of a veterinary clinic as a special use in the B-1 Zoning District. Subsequent to the

text amendment, the Village Board passed an ordinance (M-2211) granting a special use permit to allow the operation of a veterinary clinic at 18265 Dixie Highway for Heartland Veterinary Partners.

In addition to the recent text amendment to allow veterinary clinics in B-1 as a special use, the Zoning Ordinance allows animal hospitals, kennels, veterinarians as a permitted use in M-1 Limited Manufacturing District, and in 2019 the Zoning Ordinance was amended to allow animal shelter and adoption center operated by a non-profit corporation in PL-2 as a special use.

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.

The proposed text amendment for consideration by the Planning and Zoning Commission with this case 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>	

Standards for Text Amendment

The responses to standards for a text amendment, 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 44-82 of the Zoning Ordinance. The findings of fact, as proposed or as amended, 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.
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.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for a text amendment, the Planning and Zoning Commission may consider the following motion:

Incorporate the findings of fact into the record; and

Recommend approval of the proposed text amendment to allow the operation of veterinary clinics in the B-4 Shopping Center District as a Special Use.