

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: SU22-0015
PROJECT NAME: Forest View Animal Hospital Special Use
ADDRESS/LOCATION: 1744 W Algonquin Road
REQUEST: SPECIAL USE - LISTED USE
OWNER: Forest View Plaza II Partnership
APPLICANT: Pathway Vet Alliance, LLC
PROPERTY SIZE: 2.45 Acres
ZONING / LAND USE: B-1 Community Business District, Multi-tenant Commercial
ADJACENT PROPERTIES: NORTH: R-7, One-Family Residential District
SOUTH: R-5, One-Family Residential District
EAST: R-4, One-Family Residential District & B-1, Community Business District
WEST: R-7, One-Family Residential District
PZC MEETING DATE: 2/15/2023
PUBLIC HEARING: YES
STAFF ASSIGNED: Daisy Dose, Assistant Planner

REQUESTED MOTIONS

Request for a Special Use to Pathway Vet Alliance, LLC to permit an animal hospital for the property located at 1744 W. Algonquin Road.

BACKGROUND

Forest View Animal Hospital, located at 1744 W. Algonquin Road in the Forest View Shopping Center, was established in 1983 and has been operating as an animal hospital since. In 2018, Pathway Vet Alliance, LLC acquired the animal hospital and has continued to do business as Forest View Animal Hospital.

SUMMARY

Forest View Animal Hospital specializes in routine veterinary services that do not require long-term care and observation. Grooming, daycare and boarding services are not proposed at this location. Services provided include wellness exams, diagnostics (lab and x-ray), dental care/oral surgery, spaying and neutering, and vaccinations. A complete list of services is included in the petitioner's narrative. The majority of the business operates on an appointment only basis. While walk-ins are accepted on a case-by-case basis, the business has stated that they are rare.

The business includes a reception area in the front, a waiting area, three exam rooms, two offices, an employee break room, and a diagnostic and pharmacy area. There will be an outdoor pet waste disposal station located in the plaza outside of the storefront.

The business operates Monday, Tuesday, Thursday and Friday from 8:30 a.m. – 5:30 p.m. During peak hours, there are up to four employees including a veterinarian, veterinarian assistant, receptionist and practice manager. The petitioner has stated that the maximum number of customers on site is 5-6 with an average of 20 customers per day. Peak hours are 8:30 a. m – 12 p.m. and 2 p.m. – 5 p.m. The petitioner currently uses 8-10 parking spots during operating hours, including employee parking.

STAFF ANALYSIS

Zoning: The subject property is zoned B-1 Community Business District. Forest View Animal Hospital was established in 1983, when animal hospitals were a permitted use in the B-1 Community Business District. In 1999, the Zoning Code was amended to require all animal hospitals to obtain a Special Use to operate. In 2018, the business was acquired by Pathway Vet Alliance, LLC, triggering the requirement for a new Special Use, pursuant to Section 9-8-1-C-5: "Animal Hospitals and Veterinary clinics, including boarding or kennels within the principal building".

Waste Station: To ensure that the property maintains cleanliness, the petitioner is proposing a pet waste cleanup station with bag dispenser and waste can located in the grass area in the front of the tenant space.

Parking: Forest View Plaza Shopping Center has approximately 50,000 square feet of tenant space and 267 parking spaces. The petitioner cited peak parking demand to be 10 parking spaces (4 for employees and 6 for customers). The shopping center has an adequate parking supply to accommodate this use and no parking complaints have been previously received.

Special Use History: The Village has previously approved Special Uses for animal hospitals in various zoning districts such as Banfield Animal Hospital (2020, B-2 District), Jacobsen Veterinary Clinic (2015, R-9 District), PetSmart (2005, CMU District), Pathway Vet Alliance Animal Hospital (2021, B-2 District), and Thrive Vet Clinic (2022, B-2 District).

STANDARDS FOR A SPECIAL USE

Section 9-1-18-I of the Zoning Code – Standards for a Special Use – states that the Planning and Zoning Commission shall not recommend the adoption of a proposed Special Use unless it finds that the Special Use meets the Standards for a Special Use as set forth in the Zoning Code:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has addressed these standards in their application.

NOTIFICATION

A public notice was published in the Daily Herald 15 days prior to the hearing. Standard notification letters have been sent to surrounding properties within 300 feet. A Notice of Public Hearing sign was placed on the property 10 days prior to the Planning and Zoning Commission hearing. No objections have been received.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request.
2. Noise shall be minimized and shall not create a nuisance for the property or surrounding properties.
3. Animals on site shall be supervised at all times by business staff.
4. The exterior shopping center areas in the front, near the pet waste disposal station, shall be maintained in a clean and orderly manner.
5. No grooming, long term kenneling, boarding, daycare or overnight stays shall occur at this facility.

Attachments: Location Map
 Application

Forest View Animal Hospital - 1744 W. Algonquin Road

PIN: 01-25-203-053-0000



Legend

-  Subject Property
-  Parcels



Planning and Transportation Division
Department of Development Services
January 2023



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Pathway Vet Alliance LLC dba Forest View Animal Hospital

ADDRESS: 1744 W. Algonquin Road Hoffman Estates, IL 60192

PROPERTY INDEX NO.: _____

PROPERTY ACRES: 2.7584 **ZONING:** B-1

PROJECT DESCRIPTION: Change of ownership for veterinary clinic.

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
<input type="checkbox"/> ANX - Annexation	N/A	N/A
<input type="checkbox"/> MSP - Master Sign Plan	<input type="checkbox"/> New <input type="checkbox"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final	<input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Residential Final <input type="checkbox"/> Residential Preliminary/Final N/A
<input type="checkbox"/> PLAT - Other	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input type="checkbox"/> REZ - Rezoning	From _____ to _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU - Special Use	<input checked="" type="checkbox"/> Listed Use (please list) <u>C5 - Animal hospitals and veterinary clinics</u>	<input type="checkbox"/> Use Not Cited (please list) _____ <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

Forest Veiw Plaza II Partnership

Name		Company	
968 W. Lake Street		Roselle	
Street Address		City	
IL	60172-1913	630-894-1277	leo_dearbornrealty@sbcglobal.net
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

Pathway Vet Alliance LLC dba Forest View Animal Hospital

Name		Firm/Company	
211 Walter Seaholm Drive, Suite 200		Austin	
Street Address		City	
TX	78701	512-717-8647	regulatory@pathwayvets.com
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: Lessor

III. Authorized Agent on Behalf of the Owner or Applicant

Stefanie Box Pathway Vet Alliance LLC

Name		Firm/Company	
211 Walter Seaholm Drive, Suite 200		Austin	
Street Address		City	
TX	78701	512-717-8647	regulatory@pathwayvets.com
State	Zip Code	Telephone Number	Email

IV. Owner Consent for Authorized Representative

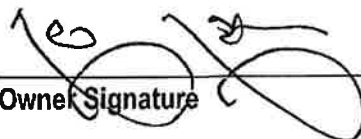
It is required that the **property owner or designated representative** be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

Mike Peirce, Storebuild

_____ Name/Firm	_____ Name/Firm
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_____ Name/Firm	_____ Name/Firm
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 Owner Signature

Leo Lenaghan

 Print Name

IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature:  _____

Owner's Name (Please Print): Forest View Plaza II Partnership By Leo Lenaghan Partner

Applicant's Signature:  _____
(If other than Owner)

Applicant's Name (Please Print): Stefanie Box

Date: Sep 28, 2022

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

STANDARDS OF A SPECIAL USE

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Special Use. All standards must be answered in full.

1. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Please provide an explanation on how the request meets these standards.

The existing use has been in operation for over 20 years.

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. Please provide an explanation.

The development is existing and the use is also existing.

3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please provide an explanation.

The existing use and is consistent with surrounding and permitted uses in the district.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please provide an explanation.

The property is already developed with the shopping center and existing utilities and access roads are provided.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please provide an explanation.

The use is low impact and requires low traffic/parking/access demands.

6. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please provide an explanation.

correct, the use is an existing use

Project Narrative

Pathway Vet Alliance LLC dba Forest View Animal Hospital
1744-6 W. Algonquin Road
Hoffman Estates, IL 60192

USE:

Our space at 1744-6 W. Algonquin Road has been used as a veterinary hospital for over 20 years, and we plan to continue to use it as such.

According to the lease terms, "Operation of a Veterinarian Establishment as provided in the Village of Hoffman Estates, ordinance for a B-1 zoned property". The space has three exam rooms and requires the use of roughly 8-10 parking spots during operating hours. At most, there are 4 employees on shift and working at any time – 1 veterinarian, 1 vet assistant, 1 receptionist, and 1 practice manager. The maximum number of customers on site at any time is 5-6, with an average of 20 customers per day. Peak hours are 8:30 am – 12 pm and 2 pm – 5 pm. Walk-ins are accepted on a case-by-case basis but they are rare – clients almost always call first.

Services that we provide include wellness exams, diagnostics (including lab and x-ray), cold laser therapy, dental care and oral surgery, spaying and neutering, some soft tissue surgeries such as mass/growth removals, vaccinations, sick/illness exams, heartworm prevention, flea and tick prevention, end of life care, nail trims and gland expression, and medications and prescriptions. There are no overnight stays, and patients only stay up to 5-6 hours if they are in surgery and recovering from anesthesia.

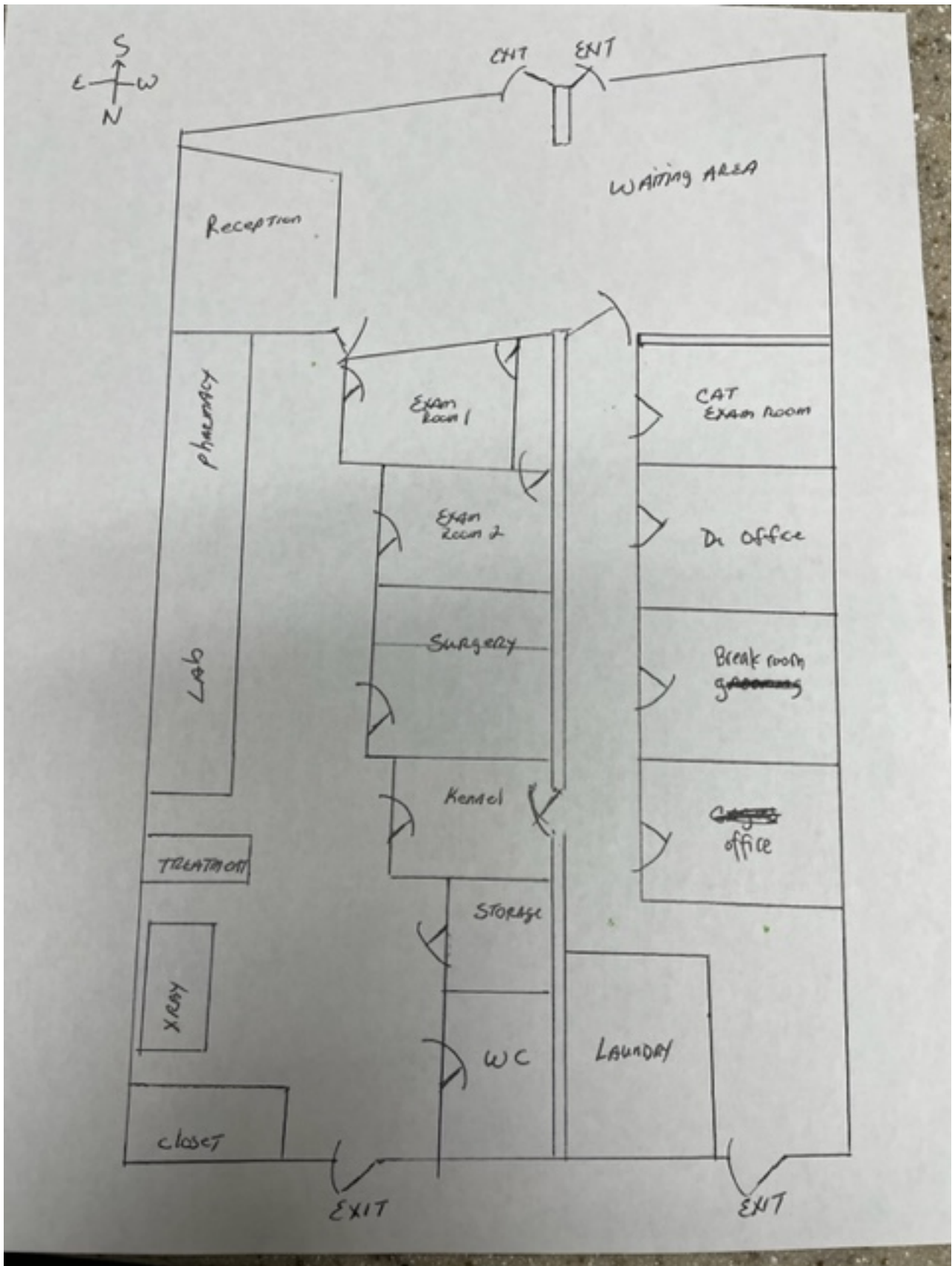
Bathroom breaks are given during this time in the grass/dirt area right in front of the building. We would like to install an animal waste station somewhere in the yellow-shaded area on the attached Aerial view.

HOURS OF OPERATION:

Monday, Tuesday, Thursday, Friday – 8:30 am – 5:30 pm

Wednesday, Saturday, Sunday – Closed

Floor Plan for Forest View Animal Hospital - Not to Scale
1744 - 1746 W Algonquin Road



Forestview Animal Hospital - 1744 W. Algonquin Road (Forestview Plaza)

PIN: 01-25-203-053-0000 & 01-25-203-050-0000



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