

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4e

Title:

Plan Commission recommendation to approve a Special Use for Animal Hospital for VetIQ, Meijer PUD.

Presenter:

Ellen Johnson

Meeting: Planning &amp; Development Committee

Date: June 10, 2019

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

The subject property is the Meijer store located at the southwest corner of Randall Rd. and Lincoln Hwy.

Chad Longson on behalf of Community Veterinary Clinics LLC/PetIQ LLC is requesting approval of a Special Use for Animal Hospital to permit a veterinary clinic called VetIQ to locate within the Meijer store building. Details of the proposed use are as follows:

- The clinic will occupy 859 sf at the southeast corner of the store. The space includes a reception area with merchandise sales and two exam areas.
- The clinic will have its own direct exterior access.
- Hours of operation: Tuesday – Saturday, 10am-7pm.
- Four employees will be working at a given time.
- Services include dog and cat vaccinations, lab work, microchipping, routine care and treatment of minor illness.

The Meijer PUD Ordinance (1999-M-24) requires Special Use approval to establish an Animal Hospital on the Meijer property. The proposed business qualifies as an Animal Hospital.

**Plan Commission Review**

Plan Commission held a public hearing on 5/21/19 and voted 7-0 to recommend approval.

**Attachments** *(please list):*

Plan Commission Resolution, Staff Report, Application, Excerpt from Ord. 1999-M-23

**Recommendation/Suggested Action** *(briefly explain):*

Plan Commission recommendation to approve a Special Use for Animal Hospital for VetIQ, Meijer PUD.

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 9-2019**

**A Resolution Recommending Approval of an Application for Special Use for  
Animal Hospital – VetIQ, Meijer PUD (855 S. Randall Rd.)**

**Passed by Plan Commission on May 21, 2019**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the application for Special Use for Animal Hospital for VetIQ, Meijer PUD (855 S. Randall Rd.); and,

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330.C of the Zoning Ordinance:

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

This use will serve the public allowing for convenient veterinarian services and wellness plans.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

Infrastructure is currently in place.

**C. Effect on Nearby Property: 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 or impair property values within the neighborhood.**

The special use will not impact surrounding neighborhoods because the vet clinic is located inside of the Meijer store and will serve as a convenience for shoppers already using the store.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The current zoning allows service uses due to the Meijer PUD. This Special Use will not impede with the normal operations and development.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

Cleanliness is top priority in our clinics and as such there are no issues with public safety or welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

Yes, this special use conforms.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for Animal Hospital for VetIQ, Meijer PUD (855 S. Randall Rd.).

Roll Call Vote:

Ayes: Kessler, Becker, Holderfield, Wallace, Melton, Funke, Pretz

Nays: 0

Absent: Purdy, Vargulich

Recused: 0

Motion carried: 7-0

PASSED, this 21<sup>st</sup> day of May 2019.

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Chairman  
St. Charles Plan Commission

Community & Economic Development  
 Planning Division

Phone: (630) 377-4443  
 Fax: (630) 377-4062



**Staff Report**

**TO:** Chairman Rita Payleitner  
 And the Members of the Planning and Development Committee

**FROM:** Ellen Johnson, Planner

**RE:** Special Use for Animal Hospital – VetIQ, Meijer PUD (855 S. Randall Rd.)

**DATE:** June 4, 2019

**I. APPLICATION INFORMATION**

**Project Name:** VetIQ – Meijer PUD

**Applicant:** Community Veterinary Clinics, LLC/Pet IQ LLC, represented by Chad Longson

**Purpose:** To permit a veterinary clinic to locate inside the Meijer store building

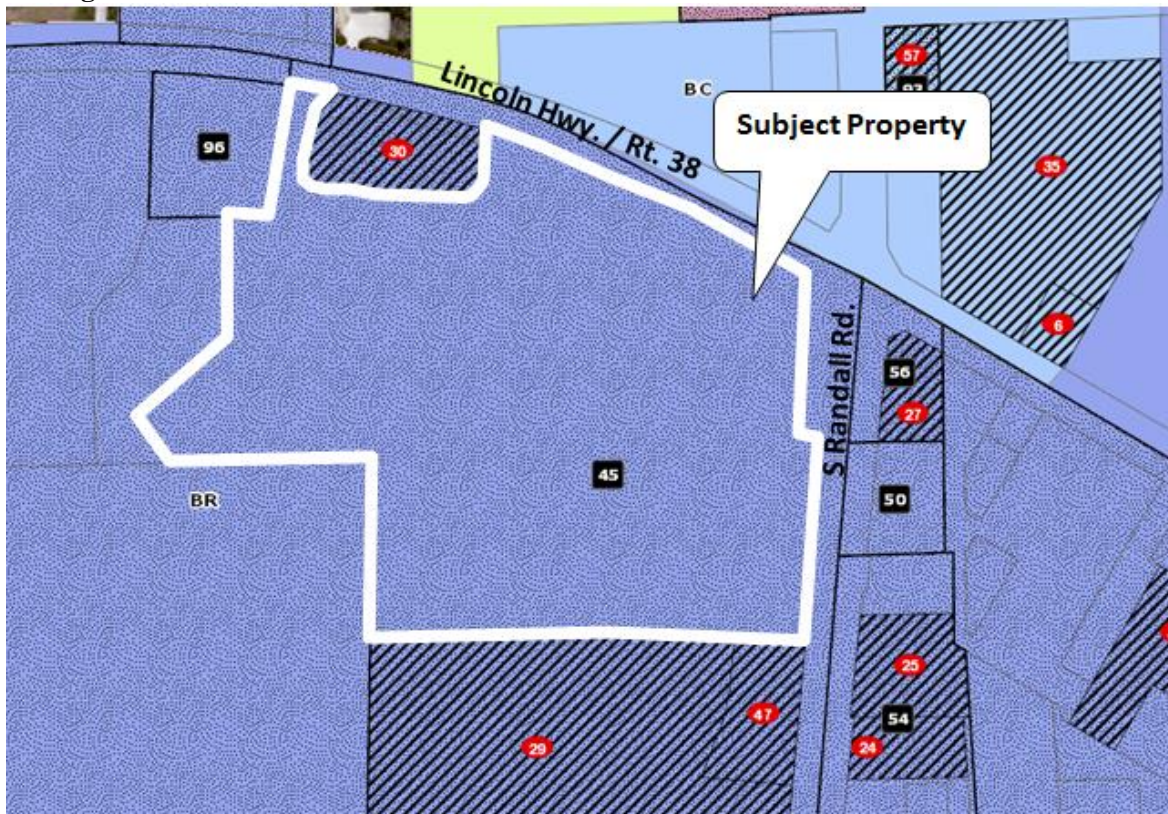
<b>General Information:</b>		
<b>Site Information</b>		
Location	855 S. Randall Rd.	
Acres	27.8 acres	
Application	<b>Special Use</b>	
Applicable Ordinances and Zoning Code Sections	17.04 Administration Ordinance No. 1999-M-24 “An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)” Ordinance No. 2018-Z-8 “An Ordinance Amending Ordinances 1999-M-24 and 2017-Z-11 (Meijer PUD) regarding the Pharmacy Drive-Through, Signage, and Required Parking and Granting Approval of a PUD Preliminary Plan for Meijer, 855 S. Randall Road)”	
<b>Existing Conditions</b>		
Land Use	Commercial- Meijer store	
Zoning	BR Regional Business & PUD (Meijer PUD)	
<b>Zoning Summary</b>		
North	BC Community Business PL Public Lands	Retail strip center, Moose Lodge, Fair Grounds
East	BR Regional Business & PUD (Randall Road Commercial PUDs)	Commercial uses
South	BR Regional Business & PUD (Meijer PUD)	Lowe’s
West	BR Regional Business & PUD (Bricher Commons PUD & Metro Storage PUD)	Metro Storage facility, vacant land
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial		



**Aerial**



**Zoning**



## **II. BACKGROUND**

### **A. PROPERTY HISTORY**

The subject property is the site of the Meijer store located at the southwest corner of Randall Rd. and Lincoln Hwy.

The Meijer store was constructed in 2000. Development of the property was approved under Ordinance 1999-M-24 “An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)”. The PUD ordinance was amended in 2017 under Ordinance 2017-Z-11 regarding signage and again in 2018 under Ordinance 2018-Z-8 regarding the pharmacy drive-thru, signage and parking. Also in 2018, Ordinance 2018-Z-9 approved a three-building retail/restaurant outlot development on the east end of the Meijer parking lot.

### **B. PROPOSAL**

Chad Longson on behalf of Community Veterinary Clinics LLC/PetIQ LLC has submitted an application for Special Use for Animal Hospital to permit a veterinary clinic called VetIQ to locate within the Meijer store building.

Details of the proposed use are as follows:

- The clinic will occupy 859 sf at the southeast corner of the store. The space includes a reception area with merchandise sales and two exam areas (see site plan).
- The clinic will its own direct exterior access.
- Hours of operation: Tuesday – Saturday, 10am-7pm.
- Four employees will be working at a given time.
- Services include dog and cat vaccinations, lab work, microchipping, routine care and treatment of minor illness.

## **III. ANALYSIS**

### **A. PROPOSED USE**

Permitted uses in the Meijer PUD are established in Exhibit IV of Ordinance 1999-M-24. The use list applicable to the B-3 Service Business District under the City’s previous (1960) Zoning Ordinance was incorporated into the PUD Ordinance. “Animal Hospital” is listed as a Special Use.

“Animal Hospital” is defined in the City’s previous zoning ordinance as follows:

*Any building or portion thereof designed or used for the care, observation or treatment of domestic animals.*

The proposed PetIQ veterinary clinic meets the definition of Animal Hospital.

The City’s current Zoning Ordinance includes a similar use called “Veterinary Clinic/Animal Hospital”. The use is permitted in the BC and BR Regional Business commercial districts as well as the OR Office/Research and M-1 and M-2 manufacturing districts. Special Use approval is not required within these zoning districts, unless a property is subject to a PUD ordinance which contains different Permitted/Special Uses, as is the case with the Meijer property.

**B. SIGNAGE**

Plans for exterior signage for VetIQ have not been presented to the City. Signage on the Meijer building is subject to the regulations established in Ordinance 2018-Z-8. A total of six wall signs are permitted on the Meijer building. All six approved signs currently exist. Therefore, no additional exterior wall signage will be permitted for VetIQ unless a PUD Amendment is requested.

**C. PARKING**

The parking requirement for the Meijer store is 792 spaces. This number was approved under Ordinance 2018-Z-8 in anticipation of the parking to be lost for the outlot development on the northeast portion of the Meijer parking lot.

The parking count was approved for the entire Meijer store, including any secondary businesses located within the store such as Starbucks and US Bank. Thus no separate or additional parking requirement will apply to the proposed PetIQ veterinary clinic.

**IV. PLAN COMMISSION RECOMMENDATION**

Plan Commission held a public hearing on 5/21/19 and recommended approval by a vote of 7-0.

**V. ATTACHMENTS**

- Application for Special Use; received 5/1/2019
- Exhibit IV from Ordinance 1999-M-24



**CITY OF ST. CHARLES**  
 TWO EAST MAIN STREET  
 ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**SPECIAL USE APPLICATION**

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

<b>For City Use</b>	
Project Name:	<u>VetIQ - Meijer</u>
Project Number:	<u>2019</u> -PR- <u>006</u>
Application Number:	<u>2019</u> -AP- <u>007</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

<b>1. Property Information:</b>	Location: <u>Meijer Store</u> <u>855 S Randall Rd. St. Charles IL 60174</u>	
	Parcel Number (s): <u>09-32-476-008</u>	
	Proposed Name: <u>VetIQ</u>	
<b>2. Applicant Information:</b>	Name <u>Community Veterinary Clinics, LLC</u>	Phone <u>208-939-8900 ex. 313</u>
	Address <u>923 S Bridgeway Pl</u> <u>Eagle, Idaho 83616</u>	Fax <u>PetIQ</u>
		Email <u>Chad.Langston@petiq.com</u>
<b>3. Record Owner Information:</b>	Name <u>Meijer stores</u>	Phone <u>616-791-3621</u>
	Address <u>2350 3 mile Rd NW</u> <u>Grand Rapids MI 49544</u>	Fax
		Email <u>Kurt.adams@meijer.com</u>

**Please check the type of application:**

- Special Use for Planned Unit Development - PUD Name:** \_\_\_\_\_
  - New PUD
  - Amendment to existing PUD- Ordinance #: \_\_\_\_\_
  - PUD Preliminary Plan filed concurrently
  
- Other Special Use (from list in the Zoning Ordinance):** Animal Hospital
  - Newly established Special Use
  - Amendment to an existing Special Use Ordinance #: \_\_\_\_\_

**Information Regarding Special Use:**

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BR - PUD

What is the property currently used for? Commercial (Meijer store)

- If the proposed Special Use is approved, what improvements or construction are planned?  
Tenant Buildout to accommodate a Veterinarian Wellness Center

**For Special Use Amendments only:**

Why is the proposed change necessary?  
N/A

What are the proposed amendments? (Attach proposed language if necessary)  
N/A

**Note for existing buildings:**

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

**Attachment Checklist:**

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

*City of St. Charles*

**REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	<u>\$1,000</u>	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

**PROOF OF OWNERSHIP and DISCLOSURE:**

*N/A*

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

**LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper

*N/A*

**PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

**LIST OF PROPERTY OWNERS WITHIN 250 FT.:**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

N/A Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

❑ **ENDANGERED SPECIES REPORT:**

N/A Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

N/A *Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.*

❑ **PLANS:**

- **\*Submit PDF of floorplan & provide a description of the business (services offered, hours, staff, etc.)**
- All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**


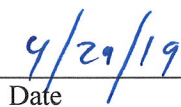
A plan or plans showing the following information:

- N/A
1. Accurate boundary lines with dimensions
  2. Streets on and adjacent to the tract: Name and right-of-way width
  3. Location, size, shape, height, and use of existing and proposed structures
  4. Location and description of streets, sidewalks, and fences
  5. Surrounding land uses
  6. Date, north point, and scale
  7. Ground elevation contour lines
  8. Building/use setback lines
  9. Location of any significant natural features
  10. Location of any 100-year recurrence interval floodplain and floodway boundaries
  11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
  12. Existing zoning classification of property
  13. Existing and proposed land use
  14. Area of property in square feet and acres
  15. Proposed off-street parking and loading areas
  16. Number of parking spaces provided, and number required by ordinance
  17. Angle of parking spaces
  18. Parking space dimensions and aisle widths
  19. Driveway radii at the street curb line
  20. Width of driveways at sidewalk and street curb line



- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

Record Owner	Date
	
Applicant or Authorized Agent	Date





Kurt Adams  
Director of Property Management  
Phone: 616.791.3621  
E-Mail: [kurt.adams@meijer.com](mailto:kurt.adams@meijer.com)

Ellen Johnson  
Two East Main Street  
St. Charles, Illinois 60174

Dear Ellen Johnson

This letter is to give Authorization to Community Veterinarian Clinics LLC/PetIQ/VetIQ to file an application for Special Use to locate a pet clinic within our Meijer store located at 855 S Randall Rd, St. Charles IL 60174.

If you have any questions please feel free to Contact me at 616 791-3621 or [kurt.adams@meijer.com](mailto:kurt.adams@meijer.com)

Respectfully

A handwritten signature in black ink, appearing to read "Kurt Adams", is written over a faint circular stamp.

Kurt Adams

# FINDINGS OF FACT – SPECIAL USE

*\*Use this form for all Special Uses, except for PUDs or PUD Amendments\**

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.*



*As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.*

VetIQ  
Project Name or Address

4/29/19  
Date

**From the Charles Zoning Ordinance, Section 17.04.430.C.2:**

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

This Use will serve the public allowing for  
Convenient Veterinarian Services and Wellness  
Plans.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

Infrastructure is currently in place

**C. Effect on Nearby Property: 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 or impair property values within the neighborhood.**

The Special Use will not impact surrounding neighborhoods because the Vet Clinic is located inside of Meijer store and will serve as a convenience for shoppers already using the store.

- D. Effect on Development of Surrounding Property:** That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The current zoning is services due to the PUD with Meijer. This special use will not impede with the normal operations and development.

- E. Effect on General Welfare:** That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

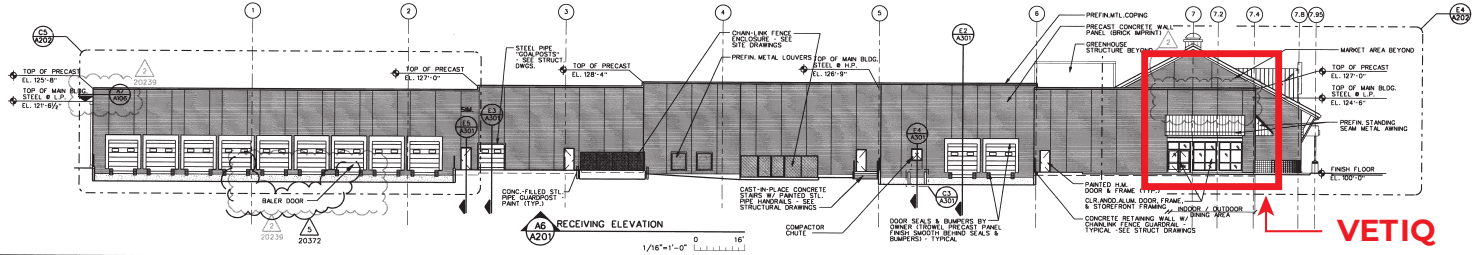
Cleanliness is top priority in our clinics and as such there are no issues with public safety or welfare.

- F. Conformance with Codes:** That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

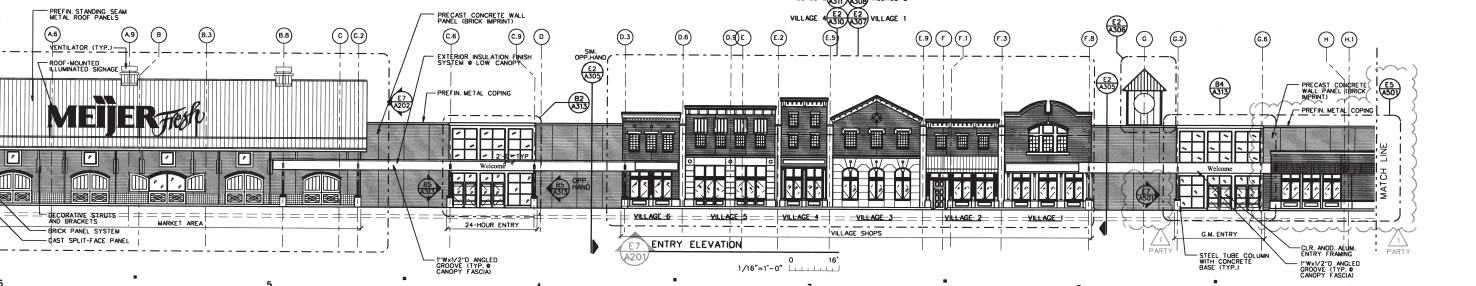
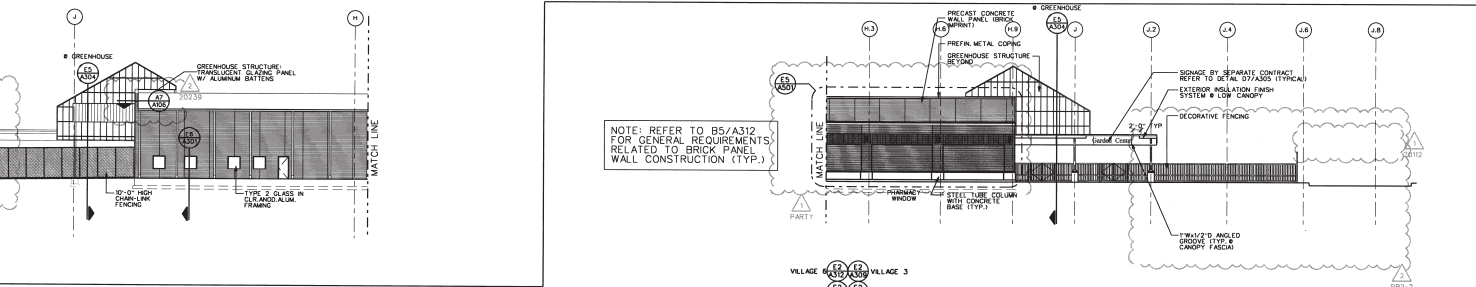
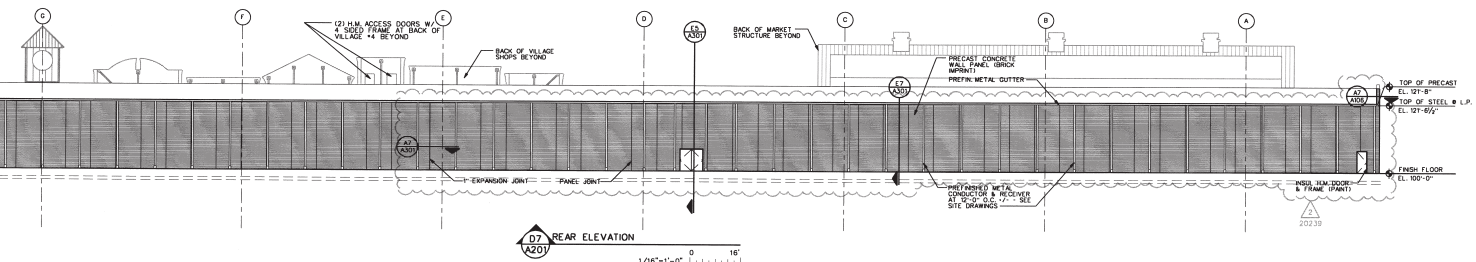
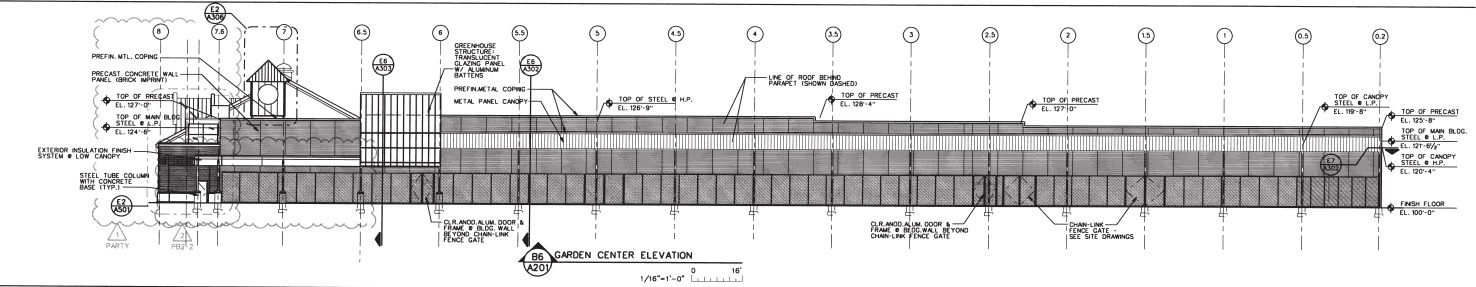
Yes this special use conforms



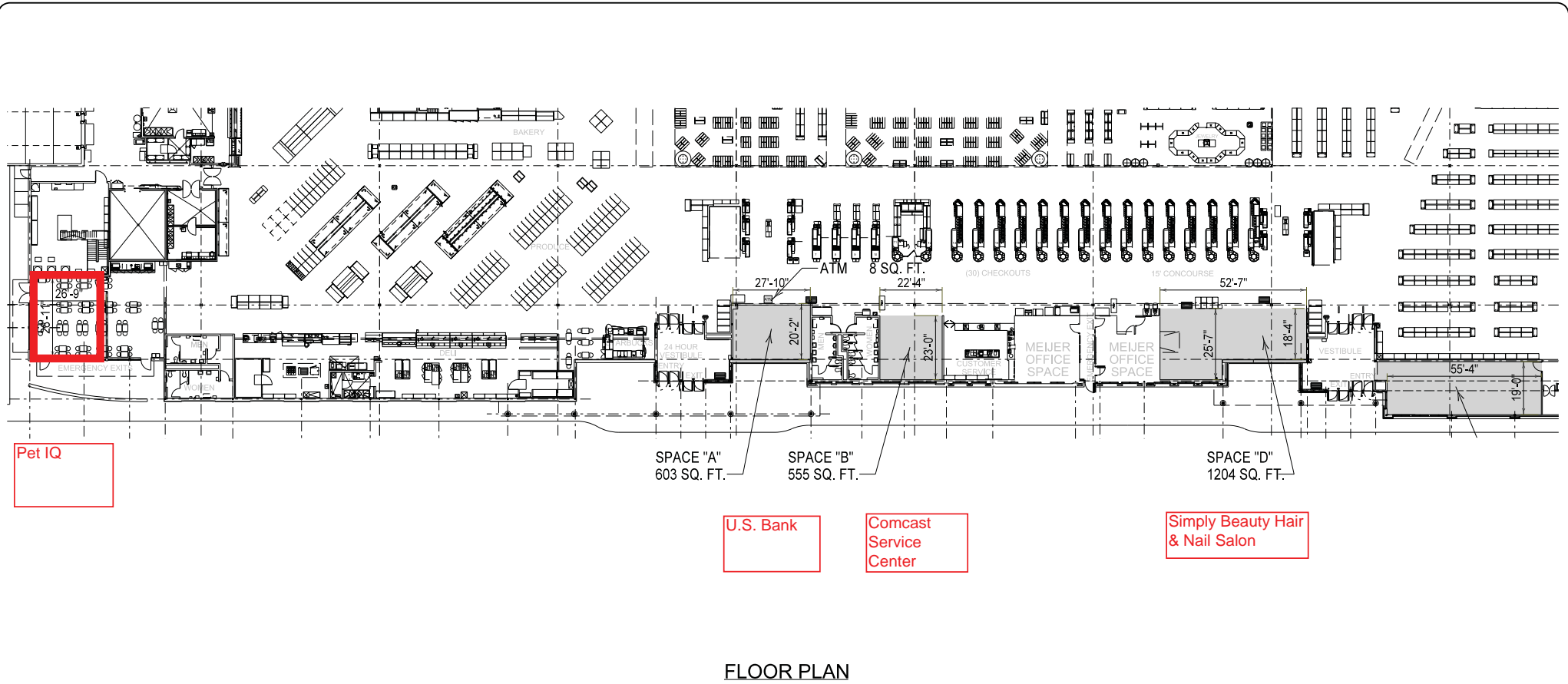
- GENERAL NOTES:**
1. BRICK COLOR & CONTROL JOINTS SHALL MATCH BRICK COLOR AT BRICK LOCATIONS.
  2. REFER TO EXTERIOR FINISH SCHEDULE FOR EXTERIOR MATERIAL FINISHES.
  3. PRECAST CONCRETE WALL PANEL MANUFACTURER SHALL FIELD COORDINATE ALL DETAILS TO MATCH WALL PANELS CORERS AT HEAD PANEL REBAR OPEN.



**VETIQ**

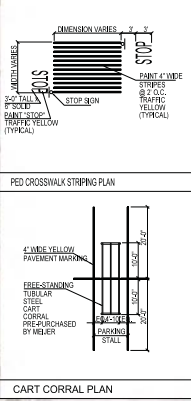
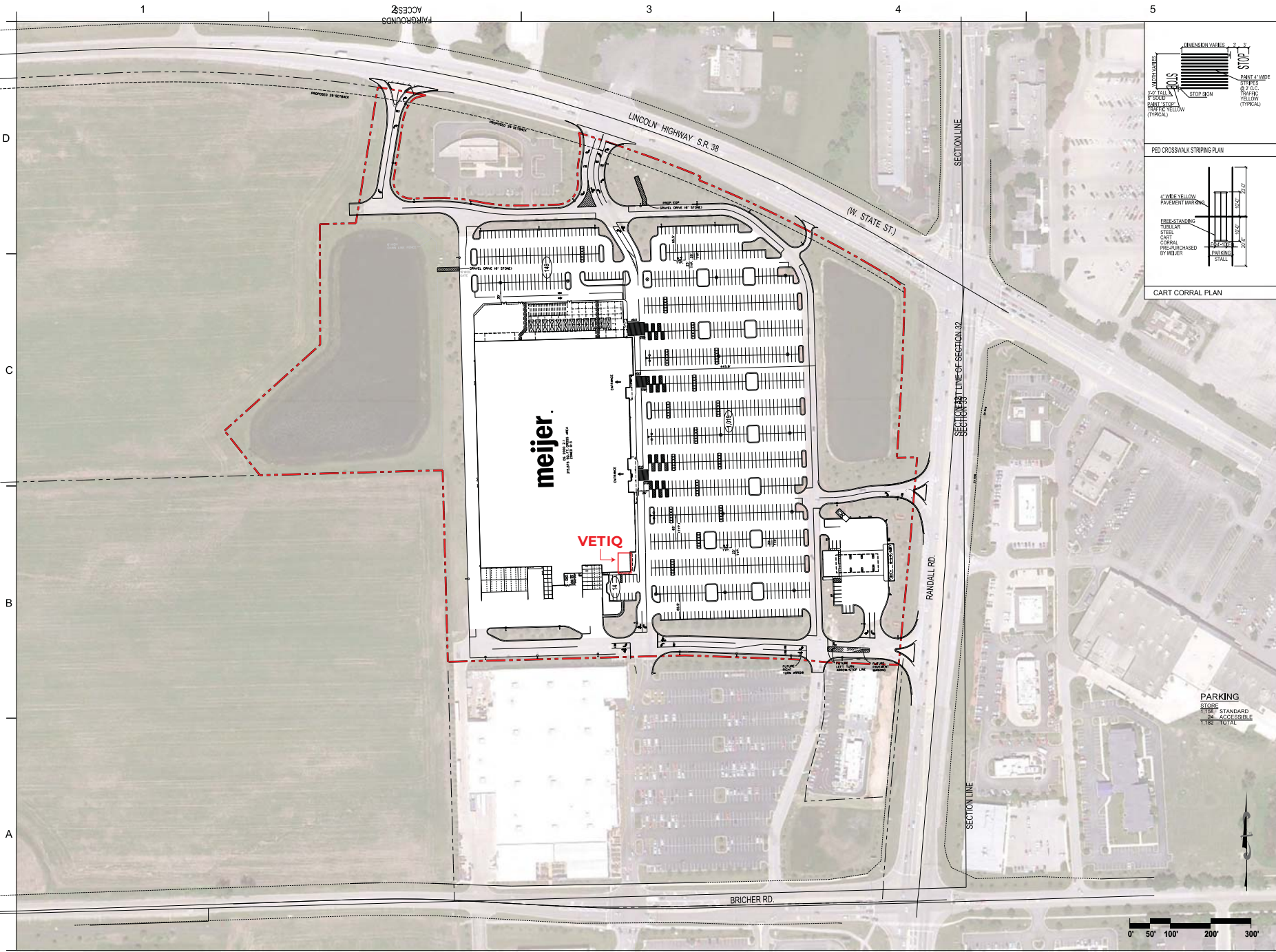


**VETIQ**



FLOOR PLAN





2020 WALKER AVE. N.W.  
 GRAND RAPIDS, MI 49544  
 (616) 453-6711 WWW.MEIJER.COM



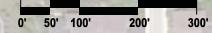
DATE	MARK	REV	DESCRIPTION
04/02/21	NOE	JLS	ISSUED FOR REVIEW
04/02/21	NOE	JLS	ISSUED FOR REVIEW
03/02/21	NOE	JLS	ISSUED FOR REVIEW
03/02/21	NOE	JLS	ISSUED FOR REVIEW

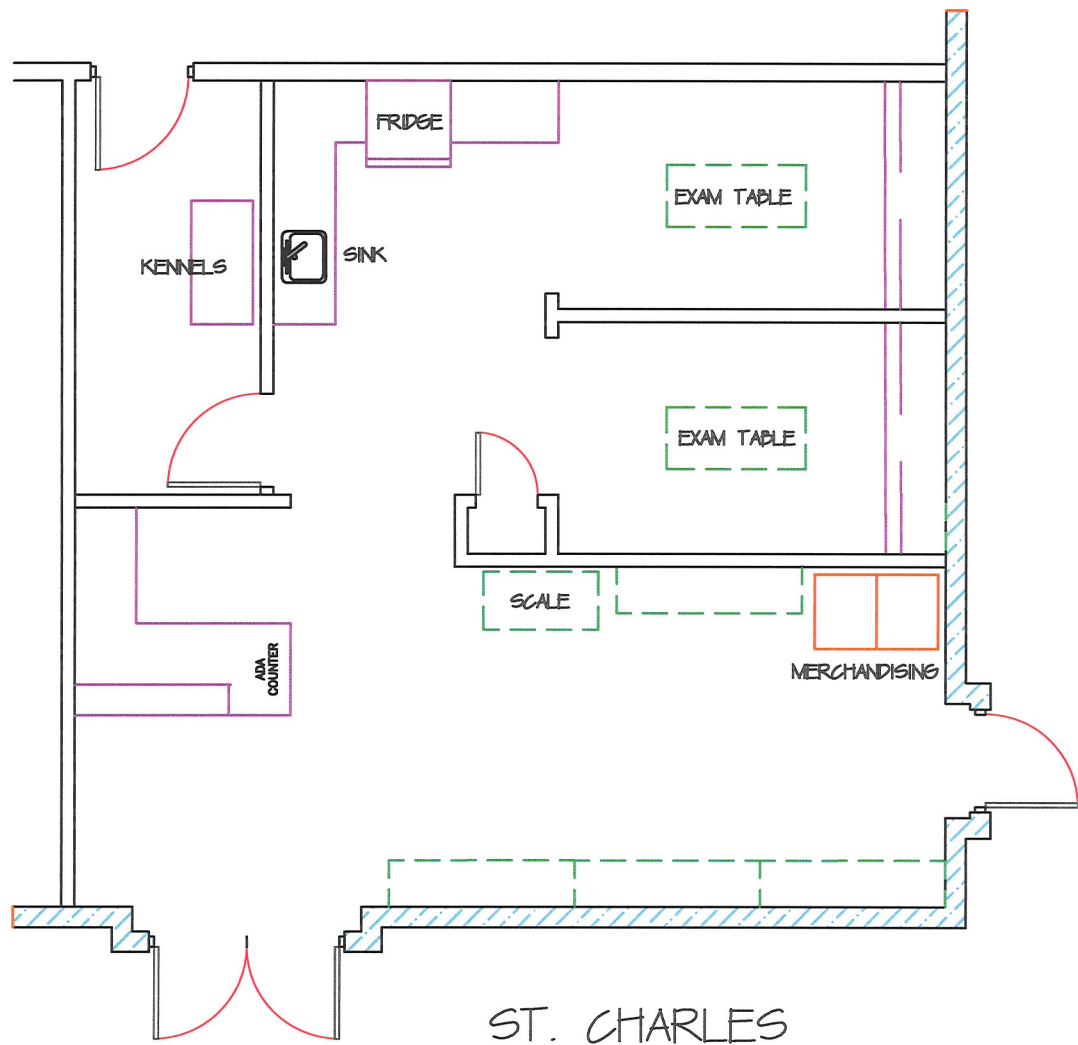
**182 ST. CHARLES, IL**  
 855 S. RANDALL ROAD ST. CHARLES, IL 60174-4570  
**STRIPING/SIGNAGE PLAN**

PROJECT NO: 1000000  
 ISSUE DATE: 04/01/2005  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 CONTACT: JLS

**C-500**

**PARKING**  
 1,152 STANDARD  
 74 ACCESSIBLE  
 1,182 TOTAL



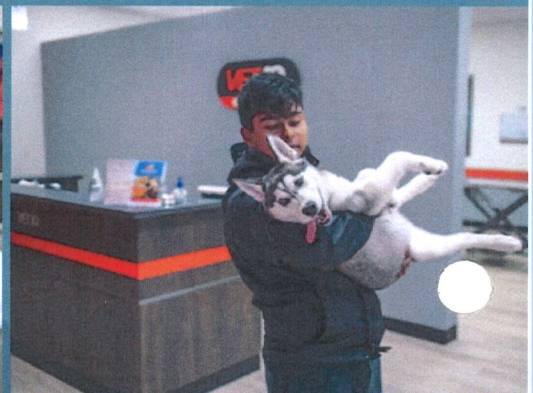
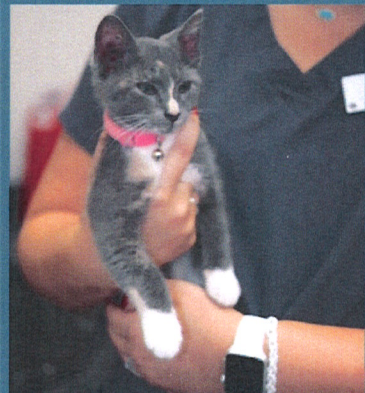


ST. CHARLES

Hours and days  
of operation

Tues - Sat  
10 - 7pm





## VetIQ Petcare - Overview



VetIQ Petcare



Provide the Best  
Veterinary Services  
Available for All  
Pets at an  
Affordable Cost  
and Greater  
Convenience for  
Pet Parents

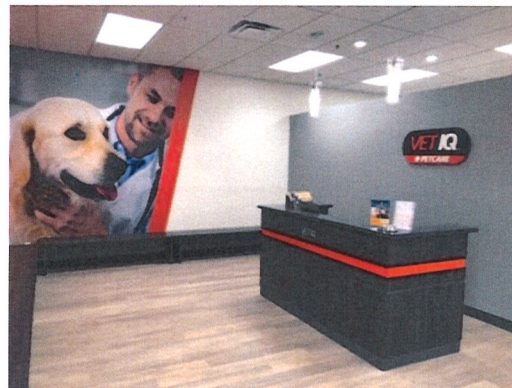




# 20 VetIQ Petcare Locations



Dr. Mollett, DVM and Janelly the Clinic Supervisor Edmond, OK





# The VetIQ Petcare 360° Pet Wellness Approach to Pet Health



## 360° Pet Wellness

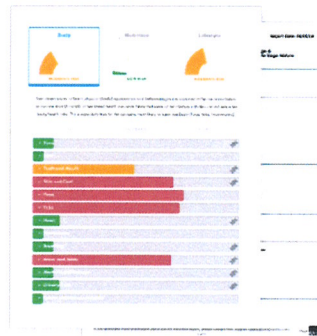
As easy as 1 - 2 - 3

VetIQ Petcare 360 Pet Wellness is a unique approach that makes it easier than ever to make sure all pets are receiving the care they deserve.

1

### Pet Wellness Report

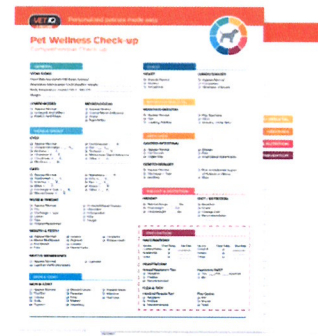
We recommend all clients start with our FREE online assessment of their pet.



2

### Pet Wellness Check-up

Then bring their pet in for a comprehensive exam performed by our vet.



3

### Pet Wellness Plan

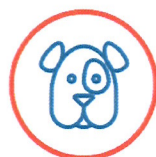
A personalized wellness plan is then developed specifically for each pet.



# Dog Services



**VACCINES & VACCINE PACKS**  
**FROM \$20**



**PUPPY VACCINES**  
**FROM \$65**



**LAB WORK**  
**FROM \$20**



**MICROCHIP PET ID**  
**ONLY \$20**



**ROUTINE CARE**  
**FROM \$10**



**MINOR ILLNESSES**  
**FROM \$49**

VACCINE PACKS		ADD RABIES +\$15	
<b>Full Dog Pack</b>	<b>\$80</b>	<b>Influenza Pack</b>	<b>\$40</b>
<ul style="list-style-type: none"> <li>• 5 in 1 + Lepto 4</li> <li>• Bordetella</li> <li>• Heartworm/Lyme</li> <li>• Fecal Tests</li> </ul>		<ul style="list-style-type: none"> <li>• H3N8 &amp; H3N2 Vaccines</li> </ul>	

INDIVIDUAL VACCINES	
<b>Rabies Vaccine</b>	<b>\$20</b>
<b>Lyme Vaccine</b>	<b>\$35</b>
<b>5 in 1 (DA2P &amp; Parvovirus)</b>	<b>\$35</b>
<b>Leptospirosis (4-way)</b>	<b>\$35</b>
<b>Bordetella</b>	<b>\$35</b>

THE BASICS	
<b>Nail Trim</b>	<b>\$20</b>
<b>Microchip Pet ID</b> Lifetime Registration	<b>\$20</b>
<b>Anal Gland Expression</b>	<b>\$20</b>
<b>Heartworm/Lyme Combo Test</b>	<b>\$20</b>
<b>Fecal Test</b>	<b>\$20</b>

PUPPY VACCINES				ADD RABIES +\$15		ADD HEARTWORM/LYME TEST +\$15	
<b>1ST SET @ 8 wks</b>	<b>\$65</b>	<b>2ND SET @ 12 wks</b>	<b>\$75</b>	<b>3RD SET @ 16 wks</b>	<b>\$75</b>		
<ul style="list-style-type: none"> <li>• 5 in 1</li> <li>• Deworm</li> <li>• Fecal Test</li> </ul>		<ul style="list-style-type: none"> <li>• 5 in 1 + Lepto 4</li> <li>• Deworm</li> <li>• Bordetella (Nasal)</li> </ul>		<ul style="list-style-type: none"> <li>• 5 in 1 + Lepto 4</li> <li>• Deworm</li> <li>• Bordetella (Injectable)</li> </ul>			

MINOR ILLNESS PACKS	
<b>Ear Package</b>	<b>All minor illness packages include the following:</b> <ul style="list-style-type: none"> <li>• Exam by our licensed veterinarian</li> <li>• Basic diagnostics &amp; recommended treatment</li> <li>• Prescription for medication (if needed)</li> </ul> <b>EACH PACKAGE ONLY \$49</b>
<b>Skin Package</b>	
<b>Eye Package</b>	
<b>Urinary Package</b>	
<b>GI Upset Package</b>	

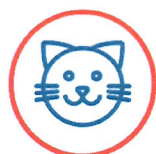
PRICES SUBJECT TO CHANGE



# Cat Services



**VACCINES & VACCINE PACKS**  
**FROM \$35**



**KITTEN VACCINES**  
**FROM \$55**



**LAB WORK**  
**FROM \$20**



**MICROCHIP PET ID**  
**ONLY \$20**



**ROUTINE CARE**  
**FROM \$10**



**MINOR ILLNESSES**  
**FROM \$49**

**VACCINE PACK**

**Full Cat Vaccine Pack \$75**

- 3 in 1
- Purevax Rabies Vaccine
- Fecal Test
- Outdoor Cats Add FeLV **+\$25**

**INDIVIDUAL VACCINES**

**PureVax Rabies Vaccine \$35**

**3 in 1 (FVRCP) \$35**

**Feline Leukemia (FeLV) \$35**

**KITTEN VACCINES** ADD FECAL TEST +\$15

<b>1ST SET @ 8 wks \$55</b>	<b>2ND SET @ 12 wks \$65</b>	<b>3RD SET @ 16 wks \$75</b>
<ul style="list-style-type: none"> <li>• 3 in 1</li> <li>• Deworm</li> <li>• Fecal Test</li> </ul>	<ul style="list-style-type: none"> <li>• 3 in 1</li> <li>• Deworm</li> <li>• FeLV</li> </ul>	<ul style="list-style-type: none"> <li>• 3 in 1</li> <li>• Deworm</li> <li>• FeLV</li> <li>• PureVax Rabies</li> </ul>

**THE BASICS**

<b>Nail Trim \$20</b>	<b>Fecal Test \$20</b>
<b>Microchip Lifetime Registration \$20</b>	

**MINOR ILLNESS PACKS**

<ul style="list-style-type: none"> <li><b>Ear Package</b></li> <li><b>Skin Package</b></li> <li><b>Eye Package</b></li> <li><b>Urinary Package</b></li> <li><b>GI Upset Package</b></li> </ul>	<p><b>All minor illness packages include the following:</b></p> <ul style="list-style-type: none"> <li>• Exam by our licensed veterinarian</li> <li>• Basic diagnostics &amp; recommended treatment</li> <li>• Prescription for medication (if needed)</li> </ul> <p><b>EACH PACKAGE ONLY \$49</b></p>
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PRICES SUBJECT TO CHANGE

EXHIBIT "IV"

B-3 SERVICE BUSINESS DISTRICT

Chapter 17.28

B-3 SERVICE BUSINESS DISTRICT

Sections:

- 17.28.010 General conditions.
- 17.28.020 Permitted Uses.
- 17.28.030 Special uses.
- 17.28.040 Floor area ratio.
- 17.28.050 Yards.
- 17.28.060 Signs.
- 17.28.070 Off-street loading.
- 17.28.080 Off-street parking.

17.28.010 General conditions.

Dwelling units and lodging rooms, other than those in a transient hotel or motel, funeral establishments or funeral parlors, are not permitted; provided, that, if the conditions herein stated are met, one dwelling (on the second story above ground level) of any building existing on January 1, 1964, and which was originally designed and built as a single-family dwelling, subject to the conditions that:

- A. Yards shall be provided in accordance with the requirements for R4 general residence districts set out in Chapter 17.16; and
- B. Off-street parking shall be provided to satisfy the minimum requirements of Chapter 17.38 for both business and the residence uses.

(Ord. 1972-Z-46(A); Ord. 1966-22; Ord. 1964-11(part); Ord. 1963-2(part); Ord. 1960-16 § VIII(E)(1).)

17.28.020 Permitted uses.

Permitted uses in a B3 district shall be as follows:

- 1. Uses permitted in the B2 district, except uses designated in Chapter 17.24 with an asterisk, may be located on the first story, nearer than fifty feet of a street;
- 2. Amusement establishments, including bowling alleys, pool halls, dancehalls, gymnasiums, swimming pools and skating rinks;
- 3. Auction rooms;
- 4. Automobile accessory stores;
- 5. Automotive vehicle and automotive equipment sales;
- 6. Blueprinting and photocopying establishments;
- 7. Building material sales, with accessory outside storage, provided outside storage does not exceed sixteen feet in height;
- 8. Caskets and casket supplies;
- 9. Catering establishments;
- 10. Clothing establishments;
- 11. Clubs and lodges, private, fraternal, or religious;
- 12. Contractors' and construction offices;
- 13. Dry-cleaning establishments, retail, employing not more than five persons;
- 14. Employment agencies;
- 15. Exterminating shops;
- 16. Feed stores;
- 17. Fire stations;

## B-3 SERVICE BUSINESS DISTRICT

18. Frozen food shops, including locker rental in conjunction therewith;
  19. Fuel and ice sales, retail only;
  20. Job printing shops, using presses having beds of not more than fourteen inches and twenty inches;
  21. Landscape contractors;
  22. Libraries;
  23. Machinery and equipment sales, but not including service, repair, or reconditioning and storage of all machinery shall be within enclosed buildings;
  24. Mail order houses;
  25. Meat markets, including the sale of meat and meat products to restaurants, motels, clubs and other similar establishments when conducted as part of the retail business on the premises;
  26. Meeting halls;
  27. Monument sales;
  28. Motels;
  29. Nurseries;
  30. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles;
  31. Parking lots and storage garages (automobile);
  32. Pet shops;
  33. Police stations;
  34. Plumbing showrooms and shops;
  35. Radio and television service and repair shops;
  36. Recording studios;
  37. Recreational buildings, community centers, and meeting halls;
  38. Restaurants, including live entertainment and dancing;
  39. Schools, commercial or trade, not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences;
  40. Secondhand stores and rummage shops;
  41. Signs as regulated in this chapter;
  42. Taxidermists;
  43. Telephone exchanges and telephone transmission equipment buildings and electric distribution centers;
  44. Typewriter and adding machine sales and service establishments;
  45. Undertaking establishments and funeral parlors;
  46. Accessory uses to the permitted uses listed above in this section;
  47. Vehicle Service Facilities.
  48. Other accessory uses: Communication antennas.
- (Ord. 1996-Z-12 § 13; Ord. 1993-Z-19 § 4; Ord. 1986-Z-4; Ord. 1972-Z-56 § 2; Ord. 1972-Z-46(A); Ord. 1966-33 § 1; Ord. 1960-18 § VIII(E)(2).)

### 17.28.030 Special uses.

Special uses in a B3 district shall be as follows:

- A. Special uses allowed in the B2 district, except such as are permitted in the B3 district;
- B. Animal hospitals;
- C. Automobile laundries;
- D. Dog kennels;
- E. Open-sales lots;
- F. Other service business uses, including coin-operated dry-cleaning establishments;

## B-3 SERVICE BUSINESS DISTRICT

- G. Outdoor amusement establishments, including golf driving ranges, miniature golf courses, par-three golf courses, kiddie parks, and other similar amusement centers and places of amusement such as stadiums;
- H. Fairgrounds, including the location of the annual Kane County Fair and other activities that are permissible pursuant to the not-for-profit incorporation charter of the Kane County Fair, an Illinois not-for-profit corporation;
- I. Warehouse for retail sales establishment and its sales facilities, provided the warehouse and any storage area does not exceed two hundred percent of the floor area for the retail sales establishment to which it is appended.
- J. Communication towers.  
(Ord. 1996-Z-12 § 13; Ord. 1981-Z-3 § 1; Ord. 1975-Z-8 § 1; Ord. 1972-Z-46(A); Ord. 1961-29; Ord. 1960-16 § VIII(E)(3).)

### 17.28.040 Floor area ratio.

The floor area ratio in a B3 district shall not exceed 1.3. (Ord. 1972-Z-46(A); Ord. 1960-16 § VIII(E)(4).)

### 17.28.050 Yards.

Yard requirements in a B3 district shall be as in a B2 district. (Ord. 1972-Z-46(A); Ord. 1960-16 § VIII(E)(5).)

### 17.28.060 Signs.

Sign requirements in a B3 district shall be as in a B2 district. (Ord. 1972-Z-46(A); Ord. 1960-16 § VIII(E)(6).)

### 17.28.070 Off-street loading.

Off-street loading requirements in a B3 district shall be as follows: loading berths in accordance with provisions set forth in Chapter 17.38. (Ord. 1972-Z-46(A); Ord. 1960-16 § VIII(E)(7).)

### 17.28.080 Off-street parking.

Parking spaces shall be required in a B3 district in accordance with provisions set forth in Chapter 17.38. (Ord. 1972-Z-46(A); Ord. 1960-16 § VIII(E)(8).)