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Staff Report to the Plan Commission

Special Use for Animal Services – VEG Veterinary ER

Prepared: 3/26/2026 by Andrew Gardiner

Project: 2025-0895 Special Use for Animal Services – VEG Veterinary ER

Petitioner: Jennifer Hanlon, VEG Veterinary ER

Project Representative: Shelby Manning, Kimley Horn & Associates

Location: 15230-15234 LaGrange Road, Ravinia Plaza, Orland Park

P.I.N.s: 27-16-206-008-0000

Parcel Size: 8.7 acres

Requested Action: The Petitioner seeks approval of a Special Use for Animal Services – VEG Veterinary ER at 15230-15234 LaGrange Road (also known as 15232 LaGrange Road), a unit of Ravinia Plaza. The establishment is proposed to be located in the vacant tenant spaces formerly occupied by Pro Nails, James & Son’s Jewelry, and Cool Kids Cutz. Improvements to the site will include a new landscape island and interior build-out.

COMPREHENSIVE PLAN

The Village’s Comprehensive Plan identifies the site as a part of the Regional Core Planning District and recommends the LaGrange Road corridor be maintained as “a regional destination with a variety of shopping, dining, and entertainment opportunities.” Orland Park currently has 6 animal service establishments, only one operates as a 24-hour emergency vet clinic.

Name	Address	Hours	Classification
Premier Veterinary Group	7000 159 th Street	24 hours	Emergency services
Midwest Animal Hospital	11205 183 rd Place	6:30am – 8pm	Primary care, emergency services
Hometown Veterinary Partners	18000 Wolf Road	8am – 6pm	Primary care, urgent care.
Animal Medical Center of Orland Park	16200 LaGrange Road	7am – 6pm	Primary care
Prairie State Veterinary Clinic	9380 159 th Street	8am – 6pm	Primary care

The proposed development will invest in interior upgrades to 5,481 square feet (SF) of tenant space, allowing for its reuse by a national veterinary chain. Along with the investments in the unit, the Petitioner is also proposing to install a new landscape island along their frontage which will bring the parking lot closer to code-compliance.

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed Use

ZONING DISTRICT

Existing	BIZ – General Business (No change proposed)
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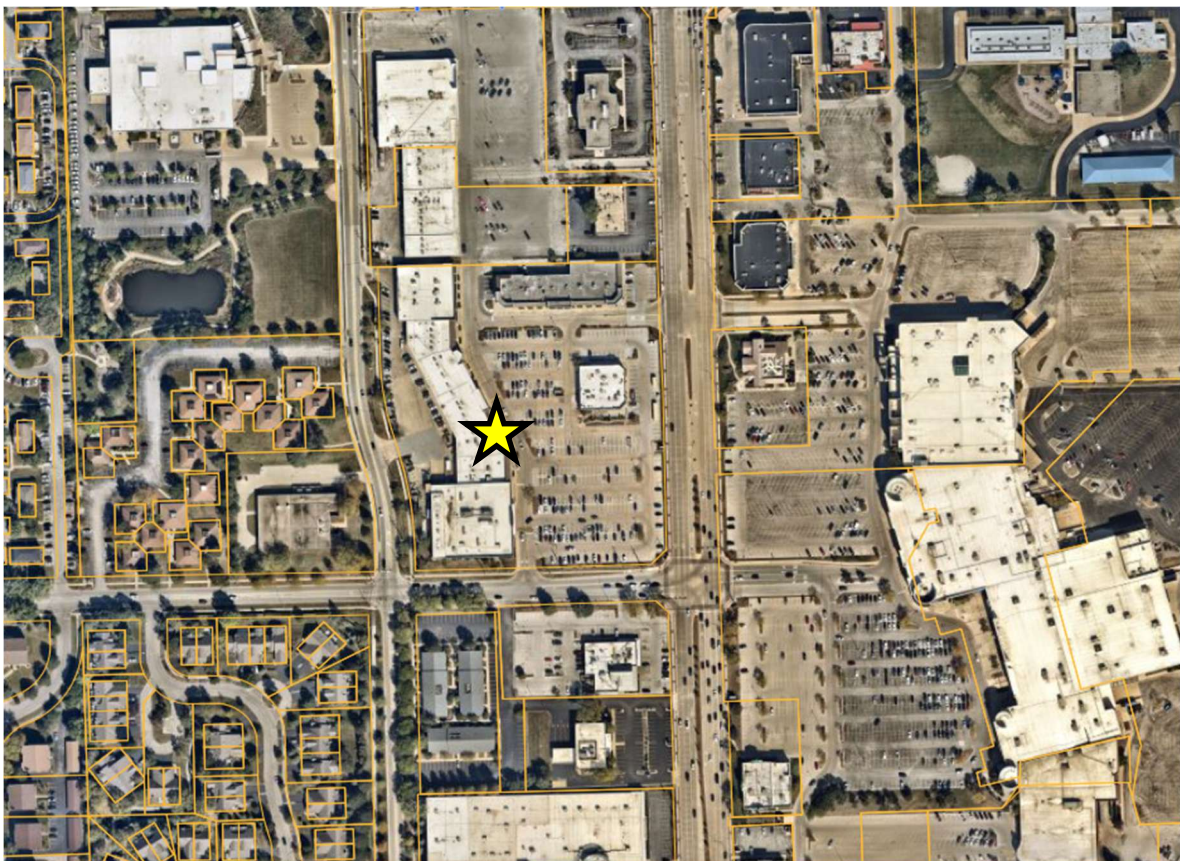
LAND USE CLASSIFICATION

Existing	Former Commercial Retail Establishment (Currently Vacant)
Proposed	Special Use for Animal Services establishment

ADJACENT PROPERTIES

	Zoning District	Land Use
North	BIZ – General Business	Regional Mixed Use (Michael’s Plaza)
East	COR – Mixed Use	Regional Mixed Use (Orland Park Place)
South	COR – Mixed Use	Regional Mixed Use (Ravinia Cove Office Park / Hooters Restaurant)
West	MFG – General Business/COR - Mixed Use	Regional Mixed Use / Transition Zone (AT&T / Ravinia Place Office Park)

MAP OF SUBJECT SITE



Nearmap, Sept. '25

SITE PLAN

The proposed VEG Veterinary ER would occupy a 5,481 SF unit within Ravinia Plaza, neighbored by Whole Foods and Huntington Learning Center. No exterior changes to the building are proposed as a part of the petition, but the petitioner does propose to install one new landscape island along their tenant frontage which will bring Ravinia Plaza's parking lot closer to full code compliance.

Lot Coverage

The VEG Veterinary ER development would only propose a minor reduction to the lot coverage on site with the installation of the landscape island.

Buffers and Setbacks

No changes to the configuration of the building, parking lot, buffers, or setbacks are proposed.

Parking

The VEG Veterinary ER tenant space has a total gross floor area of 5,481 square feet, with a parking requirement of 1 space per 300 square feet. The development does not impact parking supply or demand. Based on the square footage, 18 parking spaces are required. The required number of parking spaces for the center is currently estimated to be 417 parking spaces, less than the 456 parking spaces provided on-site; therefore, the requirement is met.

PARKING REQUIREMENTS

Required	1 space per 300 square feet = 18 spaces
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Provided	456 shared parking spaces
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The Ravinia Plaza Shopping Center has sufficient parking to accommodate the proposed use, especially considering their typical peak times in the late evening. Additionally, the installation of a landscape island area brings the parking lot closer to code compliance for lot coverage (if the site currently exceeds lot coverage) and parking lot landscape islands without making any changes to parking count or traffic flow.

Signage

Proposed changes to signage will be conducted administratively under a separate application to review compliance with Section 6-307 of the Land Development Code.

Vehicular Mobility

The site can be accessed from the south (153rd Street), the east (LaGrange Road), and the north (cross access from Michael's Plaza). No changes are proposed to these access points or to the vehicular circulation within the site.

Pedestrian and Bicycle Mobility

Orland Park Place is located along the main commercial corridor of Orland Park and is served by a variety of pedestrian walkways. Existing sidewalks along 153rd Street, LaGrange Road, and an internal sidewalk network throughout Ravinia Plaza. No changes are proposed as a part of this Petition.

FINDINGS OF FACT

When considering an application for a special use permit, the decision-making body shall consider the Findings of Fact below. The petitioner has submitted responses to the Special Use Standards Worksheet attached to this report, and staff finds the petitioner responses sufficient for this case.

Please see the attached Proposed Findings of Fact by the petitioner and the draft Findings of Fact Certification attached to this staff report for consideration during the Plan Commission meeting and certification by the Plan Commission Chairperson eight days after the Plan Commission meeting.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0895, also known as Special Use for Animal Services – VEG Veterinary ER, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 26, 2026.

And

Staff recommends the Plan Commission approve a Special Use for Animal Services – VEG Veterinary ER at 15132 LaGrange Road, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. In cooperation with property ownership, provide and maintain a new parking lot landscape island along the drive aisle east of the main entryway consistent with the submitted plans.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0895, also known as Special Use for Animal Services – VEG Veterinary ER, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.