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Staff Report to the Plan Commission  
Hometown Veterinary Partners – 18000 Wolf Road  
Prepared: July 11, 2024

**TITLE & SUMMARY**

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Project: 2024-0250 – 18000 Wolf Road – Special Use Permit for Animal Services in the BIZ General Business District

Petitioner: Morgan O’Brien

Purpose: The petitioner is seeking approval of Special Use Permit for a Animal Service use in the BIZ General Business District in accordance with the provisions set forth in the Land Development Code, Section 6-207.C.

Location: 18000 Wolf Road, Orland Park, IL 60467

P.I.N.: 27-31-401-022-0000

**SUMMARY & BACKGROUND**

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The petitioner seeks approval of a Special Use Permit for an Animal Services use in the BIZ General Business District located at 18000 Wolf Road. The petitioner is not requesting any additional modifications or variances from the Land Development Code for this project. Hometown Veterinary Partners is not proposing any changes to the exterior of the building. All alterations will occur within the interior of the space. The subject site has a floor area of 3,475 square feet.

The subject site is within the BIZ General Business District and is in Grasslands Planning District.

Comprehensive Plan

The subject site is located in the Grasslands Planning District. The Comprehensive Plan seeks fill vacancies and update the appearance of dated buildings. In addition, neighborhood planning in this District, based on a foundation of public engagement, provides an opportunity to focus capital investments and improvements that will promote a high quality of life and sense of place. Overall, the site does align with the goals and regulations of the BIZ General Business District and the Grasslands Planning District.

## COMPREHENSIVE PLAN

Planning District	Grasslands Planning District
Planning Land Use Designation	Neighborhood Mixed Use

## ZONING DISTRICT

Existing	BIZ
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## LAND USE

Existing	Commercial (vacant)
Proposed	Commercial

## DETAILED PLANNING DISCUSSION

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The petitioner seeks approval of a Special Use Permit for an Animal Services use in the BIZ General Business District located at 18000 Wolf Road.

The project conforms to the Village's Comprehensive Plan, Land Development Codes, and policies for this area.

Land Use Intensity. The subject site is in lot 2 of the Albertson's Wolf Road Subdivision. The lot area is approximately 313,185 square feet (7.18 acres). Section 6- 207.E., requires the minimum lot area for each nonresidential establishment to not be less than 10,000 square feet with a minimum width of 80'.

Parking Requirements. Per Section 6-306.B.6, 1 parking space is required for every 300 SF of building area. Based on the proposal, an estimated total of 12 parking spaces is required for Hometown Veterinary Partners.

Hometown Veterinary Partners is in the Marley Creek Square shopping center which has total of 243 parking spaces. The site needs a total of 253 total parking spaces; however, Development Services may authorize up to a 20% reduction (49) of the total number of parking spaces permitted on the lot if requested by the applicant. Due to the number of vacant buildings, a reduction in parking has been authorized. However, the total number of parking required will be reevaluated once additional uses seek occupy the site.

Parking requirements	
Total Required Spaces	253 spaces (incl. 2 ADA Spaces)
Total Proposed Spaces	243 spaces (incl. 2 ADA Spaces)

Complete Streets. The building and site features are generally connected via an internal sidewalk system and connected to other properties and the sidewalk system along Wolf Road.

## LANDSCAPE REVIEW COMMENTS

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Per 6-305.B.1.g of the Village's Landscape and Tree Preservation Ordinance, full compliance including submittal of landscape plans meeting the Code is required because of the special use

of animal services in the BIZ General Business District. However, the petitioner for this project is not the owner of Marley Creek Square. The owner of the Plaza has been notified of the existing landscaping challenges to the site which are being addressed administratively via an appearance review.

## ENGINEERING REVIEW COMMENTS

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The preliminary engineering plan is recommended for approval for this project. However, the petitioner for this project is not the owner of Marley Creek Square. The owner of the Plaza has been notified of the parking lot maintenance challenges to the site which are being addressed administratively via an appearance review.

## PROPOSED FINDINGS OF FACT

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**1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.**

The proposed development follows the existing zoning regulations for BIZ as outlined in the Section 6-210.C The project falls within the designated zoning district, allowed via special use for the proposed land use.

**2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.**

The proposed development is compatible with the character of the neighborhood. The existing community and commercial nature of the area is maintained with this project. In addition, Dogtopia, an animal use, is located on the opposite side of plaza.

**3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.**

No changes have been requested for the exterior of the building. In addition, the existing the appearance and design elements of building meet the established standards outlined in Section 6-308 of the Land Development Code. The project maintains the consistent aesthetic of the community, preserves the existing visual appeal of the area, and adheres to the design and character outlined in the 2013 Comprehensive Plan for the Village of Orland Park.

Regarding noise at the subject site, staff recognizes that the use it a veterinary center not a doggy daycare or facilitate in which animals will remain for substantial periods of time. In addition, it has been recognized that the building is at least 300' from the closest residential property. Lastly, at the rear of the building an external brick wall buffer any potential noise produced at the site.

**4. The proposed use will not have an adverse effect on the value of adjacent property.**

The proposed veterinary center will not impose significant economic impact on neighboring areas.

**5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.**

The infrastructure is deemed adequate to support the proposed development. The proposed project will ensure the continued functionality of local infrastructure. The proposed project has been designed to not generate excessive congestion or compromise the safety of the surrounding roadways.

6. **The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.**

The petitioner will be responsible for coordinating with the property owners of Marley Creek Square to address all the maintenance of the subject property.

7. **The development will adversely affect a known archaeological, historical or cultural resource; and**  
The proposed development will not result in significant adverse effects on the natural environment, including archeological, historical, or cultural resources. The site will be accessed through an existing parking lot.

8. **The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.**

The proposed development adheres to all relevant local, state, and federal laws and regulations, except where relief is granted with the request. All necessary permits and approvals have been obtained, and the project aligns with the Land Development Code governing land use and development in the Village of Orland Park.

#### STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0250, also known as Hometown Veterinary Partners – 18000 Wolf Road – Special Use Permit for Animal Services, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 11, 2024 subject to the following conditions:

1. Meet all Building Code requirements and final engineering requirements, including required permits from outside agencies.
2. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional administrative review and approval via the sign permitting process and additional restrictions may apply

#### Recommended Motion

Regarding Case Number 2024-0250, also known as Hometown Veterinary Partners – 18000 Wolf Road – Special Use Permit for Animal Services, I move to approve the Staff Recommended Actions and Proposed Findings of Fact as presented in the Staff Report to the Plan Commission for this case.