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Staff Report to the Plan Commission

Aldi-Valvoline Subdivision

Prepared: 12/30/2025

Project: 2026-0013 – Aldi-Valvoline Subdivision

Petitioner: Dan Elliott, Integrus Development

Address: 11200 and 11320 179th Street

P.I.N.s: 27-31-202-019-0000, 27-31-202-021-000, and 27-31-202-022-0000; consolidated PIN pending at Cook County

Requested Action: The petitioner seeks approval to subdivide Lot 1 from the Plat of Aldi – Orland Park Consolidation into 2 lots to be located within the Aldi-Valvoline Subdivision.

BACKGROUND

Lot 1, located adjacent to 179th Street, sits near the southwest corner of the Plat of Aldi – Orland Park Consolidation and will contain a Valvoline Instant Oil Change facility, which was approved by the Plan Commission on November 18, 2025, as well as the Board of Trustees on December 15, 2025.

In September of 2024, the plat of annexation of the property into the Village of Orland Park was approved, via Ordinance No. 5935. This property was to be known as Aldi at 11200 W. 179th Street.

Prior to that, a recorded consolidation was filed with Cook County in January of 2023. The subject property is currently configured as a single legal lot due to a recorded Plat of Consolidation titled “Plat of Aldi – Orland Park Consolidation,” recorded with Cook County on January 17, 2023. The consolidation combined multiple formerly separate tax parcels/PINs into one lot (Lot 1) containing approximately 5.820 acres. The petitioner’s current request is a subdivision occurring after this consolidation, which would create new lot lines from the existing consolidated Lot 1 and must account for the recorded easements and access constraints shown on the consolidation plat.

The consolidated parcel will become active on January 1, 2026.

The property is owned by Aldi, LLC, which has continued to operate a grocery store on the property. The applicant, Integrus Development, now seeks approval to subdivide this consolidated parcel into two new lots, identified as Lot 1 and Lot 2, to support the future development of an approved Valvoline Instant Oil Change on Lot 1, with Aldi retaining what would be known as Lot 2.

COMPREHENSIVE PLAN

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

ZONING DISTRICT

Existing (no change)	BIZ – General Business
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-4 Residential & E-1 Estate Residential	Single Family Attached Residential & Detached Residential
East	BIZ Business	Commercial (ALDI)
South	BIZ Business	Commercial (Jewel)
West	R4 Single-Family Residence	Single Family Residential (Cook County)

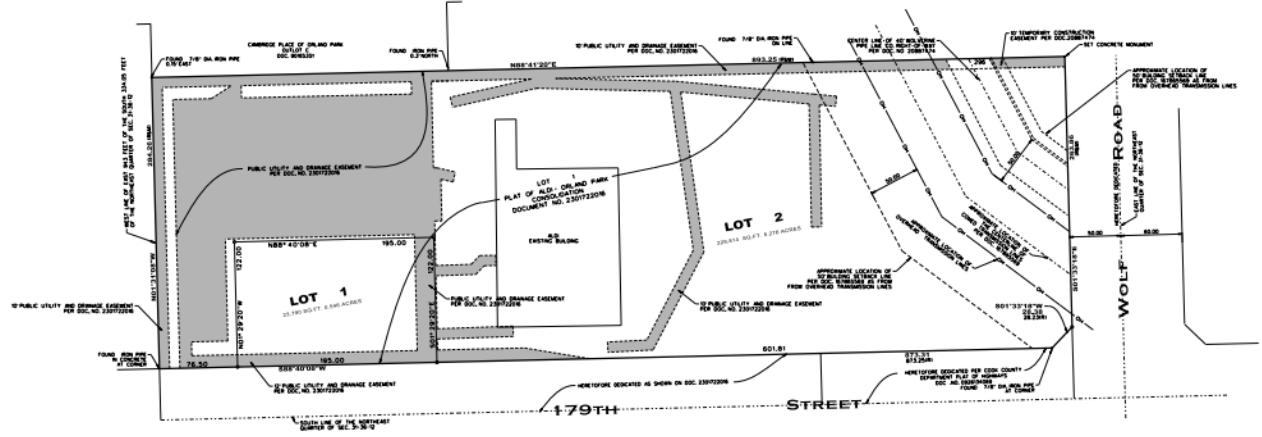
PLAT OF SUBDIVISION

The applicant seeks approval for a subdivision of the Plat of Aldi – Orland Park Consolidation to create the Aldi-Valvoline Subdivision, with a new Lot 1 (Valvoline) which separates itself from the remaining portion of the property, known as Lot 2 (Aldi). Regarding the previously approved Valvoline site plan scheduled for Lot 1, all proposed building setbacks comply with the requirements of the BIZ General Business District. The newly created Lot 1, at 23,790 square feet, and Lot 2, at 229,814 square feet, both exceed the minimum lot size of 10,000 square feet required for commercial properties in the BIZ Zoning District.

It is recommended that an access easement be added to the Plat of Subdivision for the benefit of both lots off 179th Street and Wolf Road, following the existing north and west driveways. In addition, the IDOT Certificate can be removed from Page 2, as 179th Street and Wolf Road are both Cook County roadways.



CURRENT SITE DEVELOPMENT



PROPOSED PLAT

STAFF RECOMMENDED ACTION

Regarding Case Number 2026-0013, also known as Aldi-Valvoline Subdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 30, 2025;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision for Aldi-Valvoline Subdivision, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds Office.

STAFF RECOMMENDED MOTION

Regarding Case Number 2026-0013 also known as Aldi-Valvoline Subdivision, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.