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Staff Report to the Plan Commission – Revised

Valvoline Instant Oil Change

Prepared: 11/18/2025

Project: 2025-0321 – Valvoline Instant Oil Change – 179th & Wolf Road

Planner: Rob Fischer

Petitioner/Representative: Dan Elliott

Location: 11320 179th Street

P.I.N.s: 27-31-202-019-0000

Parcel Size: 82,915.15 SF (23,790 SF project area)

REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a full-service oil change facility located at 11320 179th Street.

- A Special Use Permit for Motor Vehicle Services, per LDC Section 6-207. -C.12.BIZ, General Business District.
- A Variance to allow the omission of the maintenance access path for the site detention basin.

COMPREHENSIVE PLAN & SURROUNDING CONTEXT

Comprehensive Plan

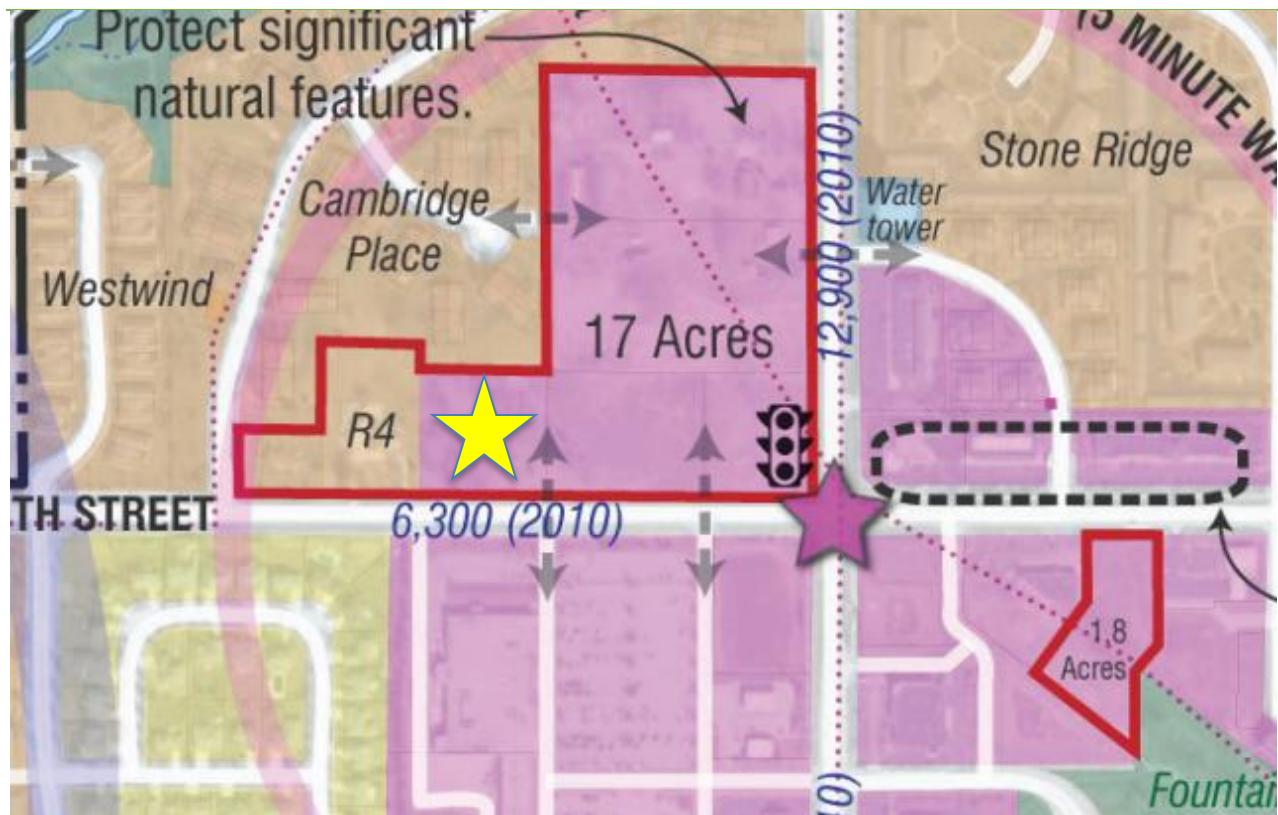
The Village's Comprehensive Plan identifies the site as part of the Grasslands Planning District, with a land use designation of Neighborhood Mixed Use. This designation supports commercial development with access to open space, pedestrian connections, and compatible design.

COMPREHENSIVE PLAN

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

The proposed Valvoline development is consistent with the neighborhood mixed use designation by creating a site organized around adjacent neighborhood businesses and residences. The plan integrates sidewalks, transportation networks, and perimeter landscape buffers to establish connectivity to public streets, while also providing separation from adjacent properties. Tree preservation and stormwater management are incorporated into the overall site design, complying with open space requirements and supporting the existing Grasslands neighborhood character.

GRASSLANDS PLANNING DISTRICT LAND USE MAP



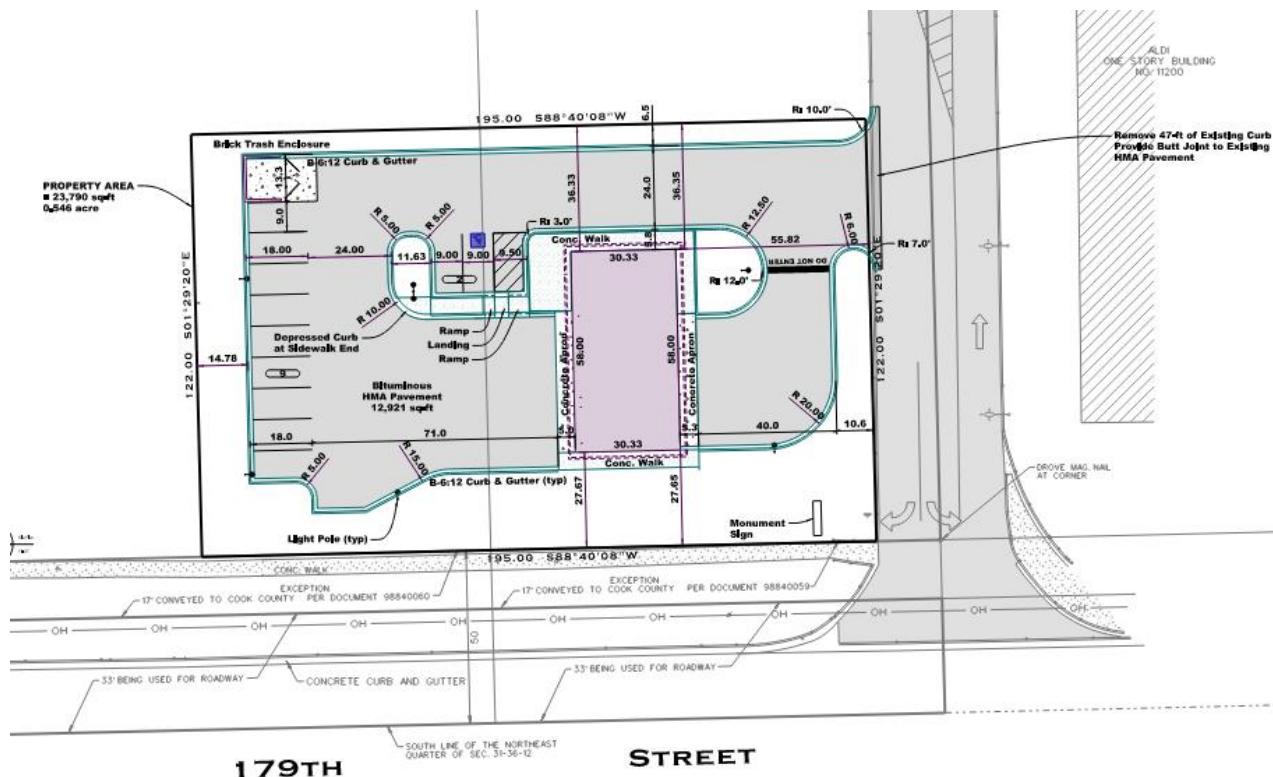
ADJACENT PROPERTIES

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

EXISTING SITE



ILLUSTRATIVE SITE PLAN



ZONING CLASSIFICATION

Existing BIZ General Business

SITE PLAN

The proposed site plan is organized around the adjacent ALDI development, which sits near the intersection of Wolf Road and 179th Street. Access is provided from 179th Street as well as through the nearby ALDI, via an access road which connects to Wolf Road. A 23,790 SF project area is contained within this layout, creating an Eastern-facing oil change facility of 1,759 SF. Landscaped buffers are incorporated along the outer perimeter of the site to provide a visual screen between the development and surrounding properties.

To accommodate traffic flow and conceal parking spaces from the front of the property, the site plan was formulated to face an East-West pattern, rather than a North-South setting.

During the review of this case, it was discovered a few site plan items needed to be addressed. The petitioner has prepared revised site and landscape plans, and they are included in this revised report and will be presented at the meeting tonight.

Minimum Lot Sizes

The project area is 23,790 SF and the lot width is 195'. Per LDC Section 6-207, the minimum lot size in the BIZ District is 10,000 SF with a minimum lot width of 80', so these requirements are met.

Lot Coverage

The impervious area of building and pavement is 14,680 SF and the project area is 23,790 SF, resulting in a lot coverage of 62%, which is less than the maximum allowable coverage of 75%, so the requirement is met.

LOT COVERAGE

Maximum Permitted	75% lot coverage
Proposed Coverage	62% impervious surface

Building Setbacks

All required building setbacks have been met within the BIZ District requirements. Minimum allowed setbacks are listed in the table below.

BUILDING SETBACKS

	Minimum Allowed per Code	Proposed
Front Setback	25'	26.3'
Side Setbacks	15'	53.4' & 107.1'
Rear Setbacks	30'	32.1'

Parking

Off-street parking for Automotive Repair Facilities is required at a rate of 1 space per 300 SF of building area, pursuant to LDC Table 6-306(B). Based on the proposed 1,759 SF building, a minimum of 6 parking spaces is required. The petitioner has indicated that up to 5 employees may be on-site during peak hours. The site plan provides 11 parking spaces, including 1 accessible space; therefore, the parking requirement is met.

The site includes 3 service bays and 3 stacking spaces per bay are required. Nine stacking spaces are provided; therefore, this requirement is met.

PARKING REQUIREMENTS

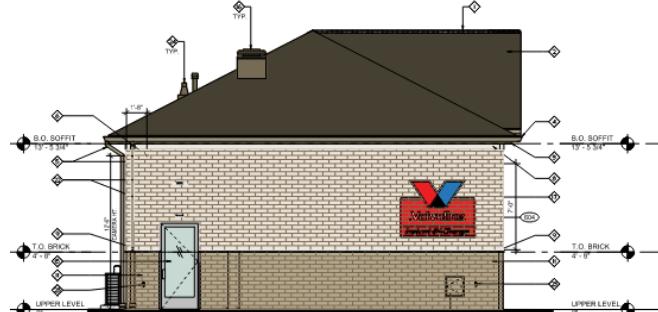
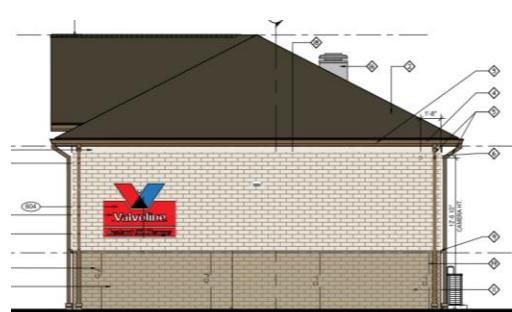
Required	3 stacking spaces per bay + 1 parking space per employee 1 parking space per 300 SF building area
Proposed	11 parking spaces

Building Elevations

Sample renderings have been provided with the site plan, and staff has confirmed the petitioner's design meets LDC requirements. LDC Section 6-308.F.13 states that each commercial building must have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planter.

The LDC also requires that at least 50% of all exterior walls, and at least 90% of the first-floor elevations, be constructed in face brick or stone. The elevations meet this requirement. Remaining wall materials are subject to approval by the Building Division

Manager, and all materials must be compatible with one another and the surrounding context. LDC Section 6-308.F.10 also encourages styles that are complementary and reflective of local architectural character.



PRELIMINARY ENGINEERING PLAN

Civil Engineering Plans

The preliminary engineering plans, reviewed by staff, are compliant with the Land Development Code. All outstanding engineering items, including the establishment of a letter of credit, will be addressed during final engineering reviews.

Stormwater Management

A detention basin exists at the northwest corner of the property to manage stormwater runoff from the development, including Aldi. The system has been designed to comply with Village and Metropolitan Water Reclamation District (MWRD) stormwater requirements, including accommodation of the 100-year storm and volume control best management practices. Runoff from much of the site will be collected by a storm sewer network and directed to the basin, which will discharge to the Village's storm sewer system. A portion of the site will drain north through storm sewer to the existing wetland and buffer areas, consistent with the natural drainage pattern. The details of the design will be finalized during final engineering, and a Watershed Management Ordinance (WMO) permit will be required prior to final engineering approval.

PRELIMINARY LANDSCAPE PLAN

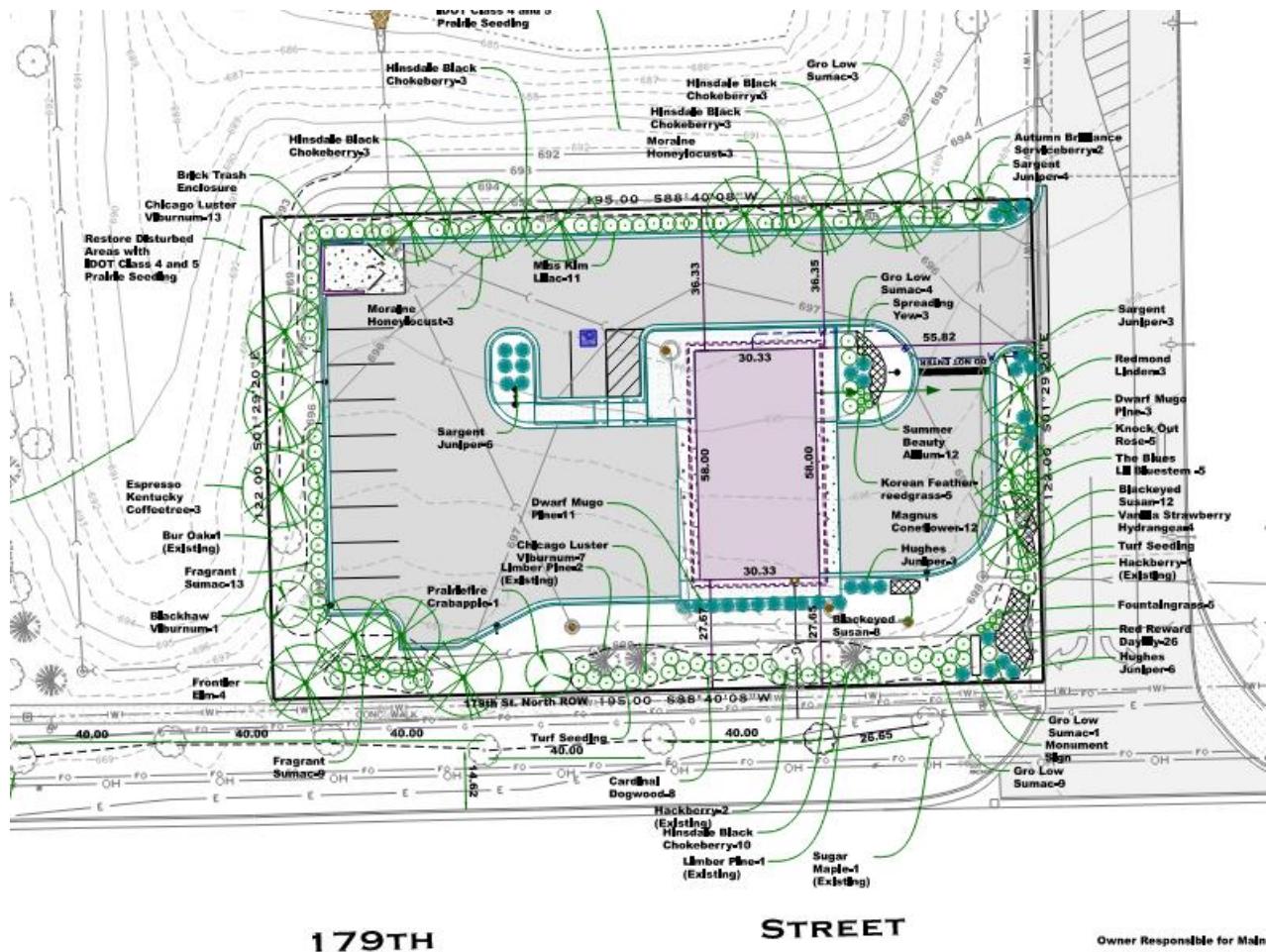
Landscape Plan

The preliminary landscape plans are compliant with the Land Development Code apart from the required maintenance access path for the Lot 1 detention basin, for which the petitioner is seeking a variance. LDC Section 6-305.D.8.b.4 calls for a maintenance vehicle access area (which) shall be provided around the pond, at least 8' wide not exceeding a 2% cross slope and shall remain open and accessible for maintenance purposes, planted with native low-growing plant materials or as a recreational/maintenance trail.

Per LDC Section 5-109, the petitioner has provided responses to standards applicable to all variances. Any outstanding comments must be completed during the final landscape review. The representative plant list appears to meet diversity requirements for number of species, and the percentage of species will be evaluated during the final landscape plan review. The petitioner states meeting the requirement is cost prohibitive and that maintenance staging may utilize the Valvoline site.

Tree Preservation.

A tree inventory is required as part of the Petition. The petitioner has met the requirements and diversity requirements for number of species, as well as the nature of the species will be evaluated during the final landscape plan review.



TRASH ENCLOSURES

Per LDC code Section 6-302.D.2., Any wall around a dumpster or trash handling area (enclosure) accessory to a new multi-family or a nonresidential use shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than twenty-five (25) percent of the wall surface left open. The wall shall be constructed of the same building material and in the same architectural style as the principal structure. The petitioner will revise its dumpster enclosure detail to include brick to match the building.

FINDINGS OF FACT – SPECIAL USE

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 for Motor Vehicle Use. Responses are attached to this report, and staff finds the petitioner responses sufficient for this case.

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

3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.
5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
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.
7. The development will [not] adversely affect a known archaeological, historical, or cultural resource.
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.

FINDINGS OF FACT – VARIANCE

When considering an application for a variance permit, the decision-making body shall consider the Findings of Fact below. The petitioner has submitted responses to the variance standards worksheet. Responses are attached to this report, and staff finds the petitioner responses sufficient for this case.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances;
3. That the variation, if granted, will not alter the essential character of the locality;
4. That because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;
5. That the conditions upon which the petition for a variation are based are unique to the property for which the variance is sought and are not applicable, generally, to other property;
6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof;
7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations;
8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or

- increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;
9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land; and
 10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be deprivation of all beneficial use of land.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0321 - Valvoline Instant Oil Change - 179th & Wolf Road, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 18, 2025;

And

Staff recommends the Plan Commission **approves** a Special Use Permit for Motor Vehicle Services.

And

Staff recommends the Plan Commission **approves** a Variance to allow the omission of the maintenance access path for the site detention basin.

And

Staff recommends the Plan Commission **approves** the Site Plan, Landscape Plan, and Building Elevations for Valvoline, subject to the following conditions:

1. The development shall be in substantial conformance with the site plan titled "Site Plan – "Valvoline Instant Oil Change", prepared by Arch America, last revised November 17, 2025, the landscape plan titled "Landscape and Tree Plan", prepared by Webster, McGrath, and Ahlberg, last revised November 17, 2025, and building elevations titled "Elevations – Valvoline Instant Oil Change", prepared by Arch America, and last revised June 27, 2025.
2. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
4. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0321 - Valvoline Instant Oil Change - 179th & Wolf Road, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.