

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org

**DEVELOPMENT SERVICES****TRUSTEES**

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Dina M. Lawrence

John Lawler

Joanna M. Liotine Leafblad

Staff Report to the Plan Commission

Valvoline Instant Oil Change

Prepared: 11/14/2025

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

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 Designation	Neighborhood Mixed Use

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	Vacant/Agricultural (ALDI)
South	BIZ Business	Commercial (Jewel)
West	Unincorporated	Single Family Residential

EXISTING SITE



ILLUSTRATIVE SITE PLAN

179th St & Wolf Road, Orland Park, IL.



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 property area is contained within this layout, creating an Eastern-facing oil change facility of 1,740 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 3 site plan items need to be addressed. The petitioner is preparing a revised site plan, and it will be presented at the meeting on Tuesday, November 18. If the petitioner needs additional time or the revisions need further refinement, a request to continue the case may be requested by staff.

Minimum Lot Sizes

The lot area is 23,790 SF and the lot width is 122'. 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 18,915 SF and the lot area is 23,790 SF. The lot coverage is 80%, which is more than the maximum allowable coverage of 75%, so the requirement is not met.

LOT COVERAGE

Maximum Permitted	75% lot coverage
Proposed Coverage	80% 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

Each Automotive Repair Facility lot is required to have one off-street parking space per 300 SF of building area, per LDC Table 6-306(B). For this proposed 1,740 SF building, the minimum number of required parking spaces is 6. The site plan has 13 parking spaces, including 1 accessible space; therefore, the requirement is met.

It should be noted that the petitioner indicates that during peak hours, the facility could have up to 5 working employees. With that in mind, parking would still be sufficient to meet the requirements and provide parking for all employees.

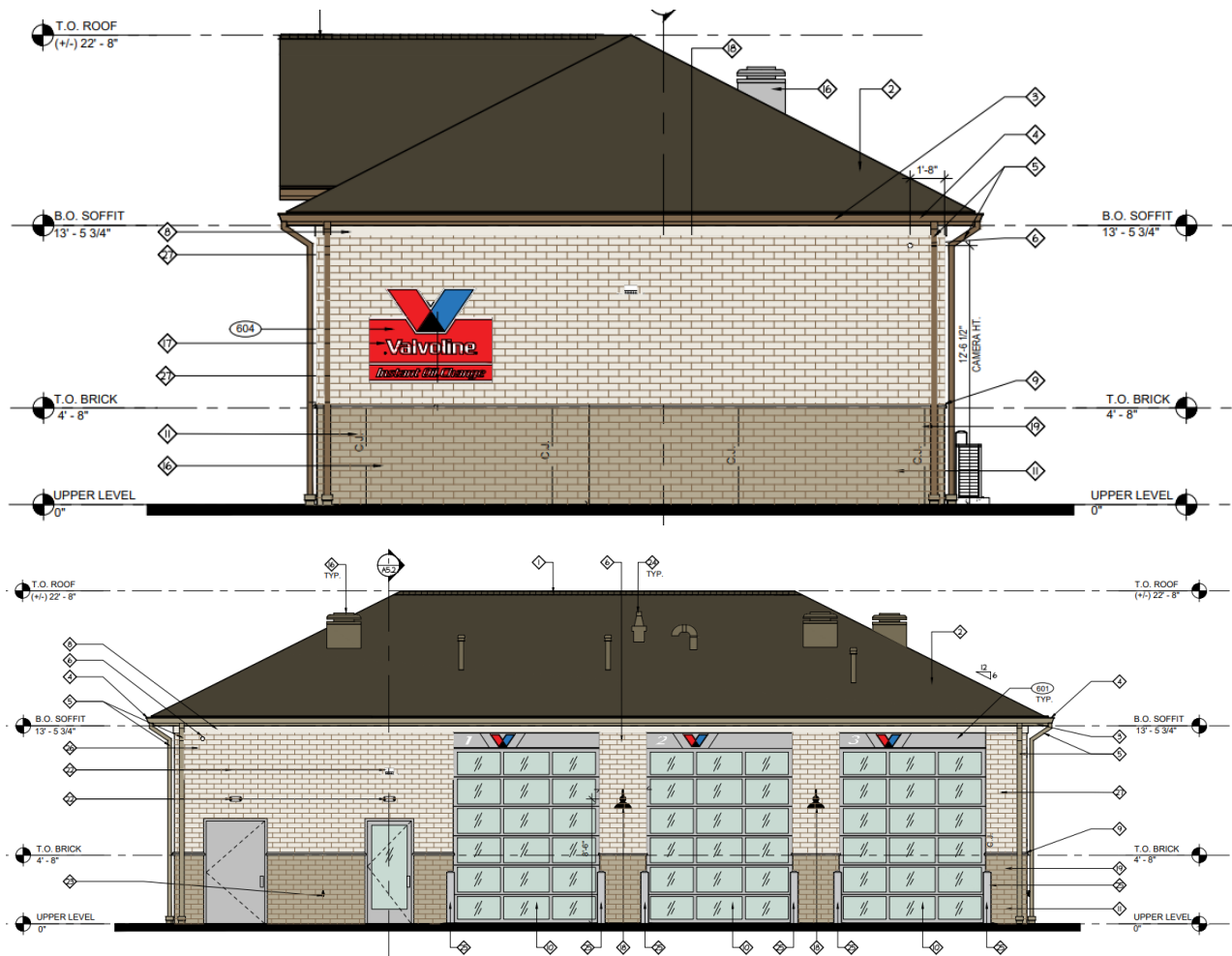
PARKING REQUIREMENTS

Required	3 stacking spaces per bay plus 1 per 300 square feet (11 minimum spaces needed)
Proposed	11 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 site plan meets 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 is proposed at the Northwest corner of the property to manage stormwater runoff from the development. 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

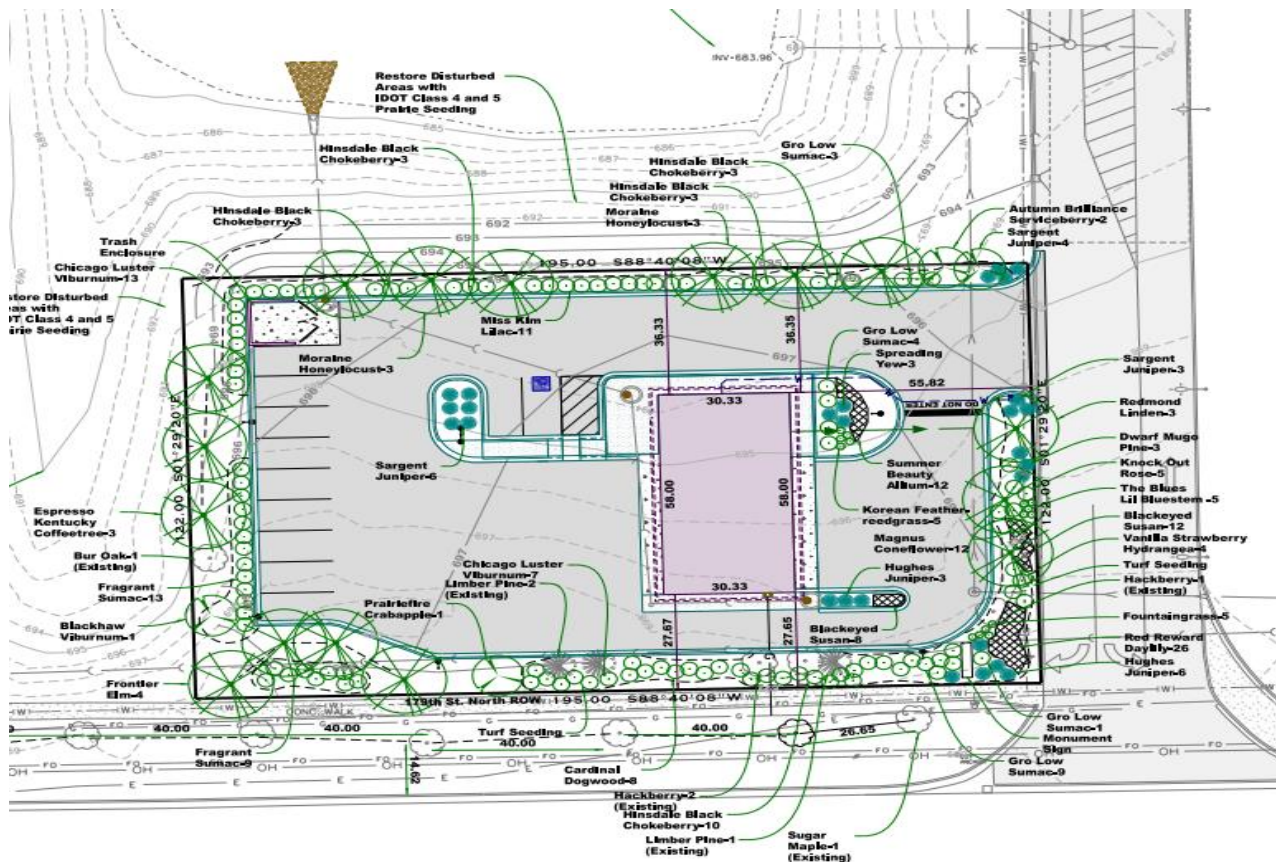
Landscape Plan

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

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.

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 14, 2025;

And

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

And

Staff recommends the Plan Commission **approves** the following Variance to the Planned Development:

1. 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

June 27, 2025, the landscape plan titled "Landscape and Tree Plan", prepared by Webster, McGrath, and Ahlberg, last revised October 4, 2025, and building elevations titled "Site Plan – Valvoline Instant Oil Change", prepared by Arch America, and last revised June 27th, 2025.

2. Prior to the Board of Trustees, the petitioner will provide a revised dumpster enclosure design to include brick to match the principal building.
3. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
4. 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.
5. 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.