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## Staff Report to the Board of Trustees

### **Aldi-Valvoline Subdivision**

Prepared: 1/8/2026

Prepared by: Rob Fischer, Associate Planner

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**Project:** Aldi-Valvoline Subdivision

**Case Number:** 2026-0013

**Petitioner:** Dan Elliott, Integrus Development

**Address:** 11320 179<sup>th</sup> Street, Orland Park, IL

**P.I.N:** 27-31-202-023-0000

### **REQUESTED ACTION**

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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.

### **PLAN COMMISSION SUMMARY**

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In attendance were the Plan Commission Chair, six commissioners (including one attending remotely), and staff, along with a small number of members of the public. Following an abbreviated staff presentation, no questions were asked by the commissioners.

Overall, the Commissioners were supportive of the subdivision and unanimously approved the motion 7 ayes and 0 nays. This item is now before the Board of Trustees for consideration.

### **PLAN COMMISSION ACTION**

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The Plan Commission recommends that the Village Board of Trustees approve a Plat of Subdivision for the 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.

### **PLAN COMMISSION RECOMMENDED MOTION**

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