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ORDINANCE GRANTING A SPECIAL USE FOR MOTOR VEHICLE SERVICES AND A VARIANCE FOR DETENTION BASIN MAINTENANCE PATH (VALVOLINE INSTANT OIL CHANGE—11320 179TH STREET)

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WHEREAS, an application seeking a special use permit, as well as a petition for a variance from the Land Development Code with regards to omission of a maintenance access path for the site detention basin, has been filed by the Petitioner (Valvoline Instant Oil Change) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Land Development Code of the Village of Orland Park (the “Code”), as amended; and

WHEREAS, the Plan Commission held a public hearing on November 18, 2025, on whether the requested special use permit and variance should be granted, at which time all persons present were offered an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission has filed its report of findings and recommendations that the requested special use permit and variance be granted with this Village President and Board of Trustees, and this Board of Trustees have duly considered said report and findings and recommendations;

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission of this Village has made its report of findings and recommendations regarding the proposed special use permit and variance. The findings of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further finds that the proposed special use permit and the proposed variance are in the public good and in the best interests of the Village and its residents and consistent with and fosters the purposes and spirit of the Orland Park Land Development Code as set forth in Section 1-102 thereof. The Subject Property is Zoned BIZ General Business, and the Special Use is in accordance with the provisions of the Comprehensive Land Use Plan of the Village, which designates the site at 11320 179th Street (“Subject Property”) as “Neighborhood Mixed Use” in the “Grasslands Planning District”.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Special Use to allow for Motor Vehicle Services on a 23,790 square foot parcel on the Subject Property in the BIZ General Business Zoning District as follows:

(a) The Subject Property is located at 11320 179th Street within the Village and the proposal is to develop the Subject Property as a 1,759 square foot full-service oil change facility with three service bays, performing Motor Vehicle Services.

(b) The proposed development is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code. The Comprehensive Plan designates this area as “Neighborhood Mixed Use” in the “Grasslands Planning District”, and the Subject Property is located in the BIZ General Business Zoning District. The Subject Property will fulfill the BIZ General Business District’s established principles by providing for higher volume and higher intensity commercial uses, including motor vehicle related retail sales and service and which provide employment and revenue for the Village.

(c) The proposed continued use is consistent with the character of the immediate vicinity of the Subject Property, i.e., to the north are single family attached and detached residential uses (R-4 and E-1), to the east is ALDI (BIZ), to the south is Jewel (BIZ), and to the west is single family residential (R-4, Cook County).

(d) The design of the development will continue to minimize adverse effects. Traffic and circulation are adequately accommodated through access from 179th Street and the ALDI access drive. Landscape buffers provide screening from adjacent properties.

(e) There will be no adverse effects on the value of adjacent property. The Subject Property has adequate access and will have improved parking. The proposed use is compatible with the BIZ General Business Zoning District.

(f) The Petitioner 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 will be capable of serving the special use at an adequate level of service. All utilities are accounted for and can accommodate the proposed development layout. Specifically, adequate capacity for sanitary and water service is available on site, the storm water management system has adequate capacity to service the development improvements.

(g) Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

(h) The development does not adversely affect a known archaeological, historical or cultural resource.

(i) The proposed development shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances and regulations of the Village.

SECTION 3

A Special Use permit as specified in SECTION 2 of this Ordinance is hereby granted, subject to the conditions below for the Valvoline Instant Oil Change facility as described in SECTION 2 at 11320 179th Street, legally described as follows;

PARCEL1:

THE WEST 160.0 FEET OF THE EAST 943.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST 1/4 AND THE EAST 50.97 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 (EXCEPT THE WEST 100 ACRES), ALSO (EXCEPT THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 160 FEET OF THE EAST 943 FEET OF THE NORTHEAST QUARTER AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840060) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 130.0 FEET OF THE EAST 783.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST 1/4 AND THE EAST 50.97 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, (EXCEPT THE WEST 100 ACRES THEREOF) IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM, THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 487 FEET OF THE EAST 783 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998, AS DOCUMENT 98840059.

PINs: 27-31-202-019-0000, 27-31-202-021-0000.

COMMONLY KNOWN AS: 11320 179th Street, Orland Park, Illinois 60467

The Special Use for Motor Vehicle Services for the Valvoline Instant Oil Change is approved, 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. Petitioner shall 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. If necessary, Petitioner shall 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.

SECTION 4

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the proposed variance as follows:

- a. The Subject Property is located at 11320 179th Street within the Village and the proposal is to develop the Subject Property as a 1,759 square foot full-service oil change facility with three service bays, performing Motor Vehicle Services. Petitioner seeks a variance to omit the required maintenance access path for the on-site detention basin.
- b. The Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Land Development Code. The proposed variance to omit the detention basin maintenance access path is due to the configuration and spatial constraints of the site. Without the variance, the Subject Property would be unable to comply with the Code's requirements, which would severely limit and thwart the functionality of the site. The variances are necessary to meet the needs of the proposed business' functionality with limited impact on the existing nature areas and habitats located on the Subject Property.
- c. The plight of the owner is due to the unique circumstance of the configuration of the site, since the detention basin is pre-existing and situated on the site to be shared with the neighboring property (ALDI). Application of new-construction standards to a pre-existing, shared detention facility would require a significant intrusive retaining wall, which would prevent compliance with the Code's landscaping requirements.
- d. The variance, if granted, will not alter the essential character of the locality. The project conforms to the Village's Comprehensive Plan, codes, and policies for this area. Moreover, the requested variances will not impose any disruptions to the surrounding property. The surrounding land use and zoning are all either residential or commercial districts, and the detention basin on the side is pre-existing. Removing the requirement for the detention basin maintenance access path will allow a more harmonious and functional use of the site which will be for the benefit of neighboring residents.
- e. A particular hardship to the Petitioner would result if the strict letter of the Land Development Code regulations were carried out because of the particular physical surroundings, shape and topographical conditions of the Subject Property. The required maintenance access path would require non-compliance with the landscaping and

bufferyard requirements of the code. However, the plan still provides for staging access from the Subject Property.

- f. The conditions of the property are unique to the property and not generally applicable to other properties. This site is an outlot which shares a pre-existing detention facility. The pre-existing conditions of the shared basin are unique and not generally applicable to other properties.
- g. The hardship is caused by the application of the Code, configuration of the site, and pre-existing graded basin on the Subject Property and has not resulted from any act of the Petitioner or another person presently having an interest in the property.
- h. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The variance will not have a negative impact on the public welfare or neighborhood. In contrast, accommodating the requested variance will minimize overall disturbance and impact to the nearby residential areas, as the maintenance access will be maintained and the basin functionality will be maintained without an intrusive reconfiguration of the site.
- i. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire or endanger the public safety or impair property values within the neighborhood. Rather, the proposed venue construction will promote the preservation of nature and recreational uses on the Subject Property.
- j. The variance granted is the minimum necessary for the reasonable use of the land for the purpose proposed. Due to the configuration of the site and the pre-existing detention basin, the variance is necessary to allow the Subject Property to function. The stormwater detention requirements are fully met, and the variance narrowly allows the removal of the maintenance access path to accommodate existing grading and resolve code conflicts.
- k. The aforesaid circumstances or conditions are such that the strict application of the maintenance path requirement would deprive the Petitioner of reasonable use of the land. The function of the business would be impaired if the site needed extensive reconfiguration, and there would be a physical impossibility created in complying with both the grading and the landscape/bufferyard requirements of the code.

SECTION 5

Petitioner shall at all times comply with the terms and conditions of this Ordinance and all other codes and ordinances of the Village unless specifically amended by this or another ordinance. In the event of non-compliance, the permit and variance of this Ordinance shall be subject to revocation by appropriate legal proceedings.

SECTION 6

Any Ordinance in conflict with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 7

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the special use as aforesaid.

SECTION 8

This Ordinance shall be in full force and effect from and after its passage and approval as required by law.