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Staff Report to the Board of Trustees

Special Use Permit for a Fitness Center – Planet Fitness

Prepared: 2/10/2025

Project: 2024-0959 Special Use Permit for a Fitness Center – Planet Fitness

Petitioner: David Gonzalez, Orland Park IL Fitness LLC (dba Planet Fitness)

Project Representative: Laura Lewallen, pb2 Architecture + Engineering

Location: 103A Orland Park Place

P.I.N.s: 27-15-100-014

Parcel Size: 11.56 acres

Requested Action: The Petitioner seeks approval of a Special Use Permit in order to operate a Planet Fitness at 103A Orland Park Place. The fitness center is proposed to be located in the vacant tenant space formerly occupied by Binny's Beverage Depot. Improvements to the space will include exterior façade work, a renovated entryway, and interior build-out.

The proposed Planet Fitness would occupy a 21,345 square-foot first floor retail place situated near the center of the Orland Park Place site, fronting 94th Avenue. The fitness center would have one entryway on the east side of the building, which would receive exterior and interior changes through the Appearance Review process.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners, the petitioner, and members of staff. Following the staff presentation, the commissioners discussed that they are happy to see the tenant space being used after being vacant for a long time.

Several commissioners noted that the space is a good fit, with no major issues regarding parking. Questions arose about the lighting configuration around the building, and a commissioner suggests improving it. Staff stated that the larger windows at the main entrance of the site would improve the lighting near the main entrance, and staff also mentioned that new wall lighting is proposed on the exterior of the tenant space, replacing the existing decorative lighting.

The proposed parking lot changes primarily involve reconfiguring ADA parking spaces to meet code compliance and adding a landscape island to reduce the impervious surface and improve the on-site landscaping. Further adjustments to the parking lot and site layout will be made as the recently approved outlots (Case 2024-0664) near the proposed Planet Fitness space are developed. Commissioners discussed the possible effects of the outlot development on traffic and parking but still highlighted that there is sufficient space on-site to handle these changes. The Plan Commission unanimously recommended approval of the subdivision 6 ayes, 0 nays, and 1 absent. This item is now before the Board for consideration.

BOARD OF TRUSTEES RECOMMENDED ACTION

Regarding Case Number 2024-0959, also known as Special Use Permit for a Fitness Center – Planet Fitness, I move to approve a Special Use Permit for a Fitness Center at 103A Orland Park Place, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. In cooperation with property ownership, provide and maintain a new parking lot landscape island in the drive aisle north of the main entryway.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2024-0959, also known as Special Use Permit for a Fitness Center for Planet Fitness, I move to approve the Plan Commission Recommended Action for this case.

And

I move to adopt an Ordinance entitled: