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ORDINANCE GRANTING A SPECIAL USE FOR A FITNESS CENTER (103A ORLAND PARK PLACE)

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WHEREAS, an application seeking a special use for a fitness center for certain real estate, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on February 4, 2025, on whether the requested special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said February 4, 2025, public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested special use be granted, and this Board of Trustees has 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 has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed special use is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park, as set forth in Section 1-102 thereof.

SECTION 2

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

- a) The Subject Property is located within Orland Park Place, originally named Orland Court, in the Village of Orland Park in Cook County, at 103A Orland Park Place, and is zoned COR Mixed Use. Orland Park Place is an

approximately 11.56 acre site and the proposed fitness center will be 21,345 square feet.

- b) Specifically, Petitioner, Orland Park IL Fitness LLC (d/b/a Planet Fitness), proposes to construct an approximately 21,345 square foot fitness center within vacant tenant space of a shopping center (Orland Park Place).
- c) The proposed special use is consistent with the character of the immediate vicinity of the Subject Property. The immediately surrounding properties are permitted business uses within an existing shopping center. The shopping center within which the fitness center is to be located is zoned COR Mixed Use. A health club/fitness center is an enumerated special use in the COR Mixed Use zoning district, and the special use to allow for this fitness center use is consistent with the shopping center uses.
- d) Beyond the shopping center property, the proposed special use is consistent with the character of the immediate vicinity. To the north, and south is COR Regional Mixed Use (Center School to the North and Lowe's Plaza to the South); to the East is BIZ General Business (Orland Executive Pointe); and to the West is BIZ General Business/COR Mixed Use (Ravinia Plaza).
- e) The special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Land Development Code of the Village of Orland Park. The Comprehensive Plan designates this site as Regional Mixed-Use in the Regional Core Planning District. The fitness center in this shopping center tenant space will be consistent with this designation. There will be adequate parking and landscaping.
- f) The design of the proposed special use will minimize any adverse effects, including visual impacts, on adjacent properties. The fitness center space has been designed to blend in with the adjacent commercial uses and to eliminate any potential adverse impacts on adjacent properties.
- g) The Petitioner has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools, will be capable of serving the special use at an adequate level of service.
- h) The Petitioner has made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development.
- i) The development will not adversely affect a known archaeological, historical or cultural resource.

- j) The special use as granted shall in all aspects conform to the applicable regulations of the Land Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

Subject to the conditions below, a special use permit for a fitness center residential parcel in the COR Mixed Use Zoning District, is hereby granted and issued for an approximately 21,345 square foot fitness center, to be located on property legally described as:

LEGAL DESCRIPTION: LOT 3 IN ORLAND COURT SUBDIVISION, A PART OF THE WEST ½ OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCROSSING TO THE PLAT THEREOF RECORDED MARCH 20, 1981, AS DOCUMENT NO. 25811968, IN COOK COUNTY, ILLINOIS.

PIN: 27-15-100-046-0000

COMMONLY KNOWN AS: 103A ORLAND PARK PLACE IN ORLAND PARK, ILLINOIS.

and is subject to the following conditions:

The Subject Property shall be developed substantially in accordance with the plans and testimony submitted to the Plan Commission at the February 4, 2025, public hearing subject to the following conditions:

- a) Petitioner must meet all Building and Land Development Code requirements and final engineering requirements, including required permits from outside agencies; and
- b) In cooperation with property ownership, provide and maintain a new parking lot landscape island in the drive aisle north of the main entryway.

SECTION 4

The Petitioner hereunder shall at all times comply with the terms and conditions of this special use, covering the Subject Property, except as specifically amended by this or another Ordinance, and in the event of non-compliance, said permit shall be subject to revocation by appropriate legal proceedings.

SECTION 5

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

SECTION 6

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