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Staff Report to the Plan Commission

Special Use Permit for a Fitness Center – Planet Fitness

Prepared: 1/21/2025

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.

BACKGROUND

Orland Park Place, originally named Orland Court, was developed in 1981 as an enclosed mall and later redeveloped in 1999 into an open-air shopping center. The shopping center contains major retailers such as Dick's Sporting Goods, Barnes & Noble, and Steinhafels Furniture. The building area spans 439,110 square feet and the property contains 3,336 parking spaces. The tenant space proposed to be occupied by Planet Fitness was most recently occupied by Binny's Beverage Depot, which relocated further south on 94th Avenue.

COMPREHENSIVE PLAN

The Village's Comprehensive Plan identifies the site as a part of the Regional Core Planning District and recommends the LaGrange Road corridor be maintained as "a regional destination with a variety of shopping, dining, and entertainment opportunities." It also observes that the aging retail centers in the Regional Core Planning District need "improvement, investment, or redevelopment in order to stay viable."

The proposed development will invest in interior and exterior upgrades to 21,345 square feet of anchor tenant space, allowing for its reuse by a major fitness center in Orland Park. Along with the notable investments in the building, it is recommended the development will provide minor improvements to the site as a condition of Special Use approval. The site improvements, if approved, would consist of adding new parking lot landscape islands outside the tenant space.

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed Use

Existing	COR – Mixed Use
Proposed	COR – Mixed Use

Existing	Commercial Retail Establishment (Vacant)
Proposed	Special Use for a Health Club or Fitness Center

	Zoning District	Land Use
North	COR – Mixed Use	Community and Institutional (Center School)
East	BIZ – General Business	Offices (Orland Executive Pointe)
South	COR – Mixed Use	Commercial (Lowe’s Plaza)
West	BIZ – General Business/COR - Mixed Use	Commercial (Ravinia Plaza)



SITE PLAN

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 (similar to Steinhafels, case number 2023-0496).

Lot Coverage

The Planet Fitness development would only propose minor changes to the lot coverage on site due to the reconfiguration of the entry doors on the east side of the tenant space. The existing foundation plantings will be relocated slightly to north to accommodate the new entry doors. Very minor changes to lot coverage are proposed as part of the project with the expansion of the entry doors; however, an additional landscape island in the parking lot near the entryway is proposed to offset the lot coverage.

Buffers and Setbacks

No changes to the configuration of the building, parking lot, buffers, or setbacks are proposed. The Planet Fitness tenant space is a small portion of a large shopping center that contains many other retail spaces along with much of the shared parking lot to the east of the building.

Parking

The Planet Fitness tenant space has a total gross floor area of 21,345 square feet, with a parking requirement of 1 space per employee, plus 1 space per 200 square feet of tenant space. The development does not impact parking supply or demand. Based on the square footage, 107 parking spaces are required, along with 15–17 spaces allocated for staff, resulting in a total requirement of 124 parking spaces.

PARKING REQUIREMENTS

Required	1 space per employee + 1 space per 200 square feet = 124 spaces
Provided	3,336 spaces for overall shopping center, 560 near Planet Fitness entrance.

The Orland Park Place shopping center has ample parking, especially on the east side of the building, where there are fewer entrances to businesses. There is a total of 3,336 parking spaces at the shopping center. The changes to the parking lot are minimal and include ADA parking reconfiguration and the installation of a landscape island area, as noted in the condition of approval.

Signage

Proposed changes to signage will be conducted administratively under a separate application to review compliance with Section 6-307 of the Land Development Code. Village staff has been working with PMAT, LLC, the shopping center owner, to improve the existing monument signage located along frontages on LaGrange Road and 94th Avenue.

Vehicular Mobility

The site has many access points, primarily from LaGrange Road and 94th Avenue. Vehicular access points connect to a ring road and lead into the main parking lot, and to service drives that facilitate the movement of trucks through the site and access to the loading areas. No changes are proposed to these access points nor the vehicular circulation within the site.

Pedestrian and Bicycle Mobility

Orland Park Place is located near the center of Orland Park and is served by a variety of pedestrian amenities, bike routes, and transit facilities. Existing sidewalks along 151st Street, 94th Avenue, and LaGrange Road connect the site to the network of public sidewalks.

Bicycle parking would be located just south of the main entrance doors at the proposed Planet Fitness. Recommended bicycle access to Orland Park Place is from the sidewalks along LaGrange Road, 151st Street, 153rd Street, and/or 94th Avenue.

Public Transportation

The shopping center is located about 1.5 miles from the 153rd Street Metra Station. Pace Bus routes 364, 379, and 832 run immediately east of the site and connect to the 153rd and 143rd Street Metra Stations and other destinations to the west, north, and east of Orland Park.

Preliminary Engineering

The site will continue to operate without changes to stormwater management, site utilities, or grading. Engineering plans were not required as part of the standalone Special Use Permit application, but changes to these items will require an engineering review during the appearance review process.

Building Elevations

The proposed reuse of the former Binny's tenant space for Planet Fitness will maintain the overall massing and articulation of the building façades. The attached plans, titled "Planet Fitness Orland Park SUP Submittal," dated January 15, 2025, shows the proposed exterior changes to the building façades. Minor decorative improvements including expanding and adding windows to the building entrance are proposed.

Exterior Lighting

The petitioner proposes removing the existing exterior lighting and replacing with new lighting. The existing exterior lighting was approved for Binny's and was used to add detail to the large blank façade. Lighting will be approved through the appearance review of this case, and lighting will be required to meet the standards outlined in LDC Section 6-315.

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 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.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0959, also known as Special Use Permit for a Fitness Center – Planet Fitness, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 21, 2025.

And

Staff recommends the Plan Commission 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.

PLAN COMMISSION 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 Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.