



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
October 1, 2015 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the September 3, 2015 Regular Meeting

**Item #1 PLANET FITNESS (JOE SHEW, PF TINLEY PARK, LLC, PETITIONER)
– 16189 HARLEM AVENUE – SPECIAL USE PERMIT FOR AN INDOOR
COMMERCIAL RECREATION FACILITY (New Item)**

Consider a proposal from Joe Shew, representing Planet Fitness, for a Special Use Permit to operate an indoor commercial recreation facility greater than 3,500 square feet in area at 16189 S. Harlem Avenue. The property is the former Staples retail site within an established retail commercial center. The subject property is within the B-2 PD (Community Shopping) Zoning District and the Tinley Park Plaza Planned Unit Development.

Good of the Order

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

SEPTEMBER 3, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 3, 2015 at 7:32 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Tom Mahoney

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:35 p.m.

APPROVAL OF MINUTES

Minutes of the August 20, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MOYLAN to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 3, 2015 MEETING

ITEM #1: PUBLIC HEARING

TEXT AMENDMENTS TO SECTION XII (2011 LEGACY CODE FOR DOWNTOWN TINLEY PARK) OF THE TINLEY PARK ZONING ORDINANCE AND REZONING CERTAIN PROPERTIES RELATIVE TO THE LEGACY CODE ZONING DISTRICTS – VILLAGE OF TINLEY PARK

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Change Figure 2.A.2 and 2.A.6 to read “Street Level Commercial Permitted” from “Street Level Commercial Required” within the Neighborhood Flex and Downtown Core Character Districts;
- b. Change Section 3.F.11.d (*Landscaping – Properties Adjacent to Non- Legacy Code Areas*) add required bufferyards between parking lots and Non-Legacy Code areas;
- c. Clarify that the zoning for the parcel addressed 17533 S. Oak Park Avenue is Downtown Core (DC) for the entire parcel and amending tables 1.G.1, 2.A.1, 2.A.2, and 2.A.7 to clearly delineate the extent of the DC Zone in any other table showing a the Legacy Code Boundary line;
- d. Correct scrivener’s errors in the legal descriptions of several zoning districts at the time of rezoning;
- e. Amend Table 3.A.2 (Use Table) to the following:
 - i. Delete “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses;
 - ii. Delete the words “and used” from the “Automobile and custom van sales (new and used)” special use entry,
 - iii. Add “Automobile and custom van sales (used)” to the list of prohibited uses; and
 - iv. Add “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption” as a primary use and “medical marijuana dispensing facility” to the list of prohibited uses.
- f. Amend Section 4.E (Sign Regulations), Table 4.1 (Sign Regulations) for Hanging – Freestanding signs.

Present were the following:

Plan Commissioners: Jeff Ficaro
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s): Tom Mahoney

Village Officials and Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

A Motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER PIERCE to remove this item from Table and proceed with a Public Hearing. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

CHAIRMAN WALKER opened the Public Hearing at 7:35 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

AMY CONNOLLY, Planning Director, presented the Staff Report. She stated the Legacy Code Text Amendments were presented to the Village Board and the Planning & Zoning Committee. A workshop was also held with COMMISSIONERS PIERCE and REIDY.

MS. CONNOLLY explained the Text Amendments apply to the Legacy Code District which encompasses 167th to 183rd Street along Oak Park Avenue. She noted that within the Legacy Code District there are six (6) different “character” or zoning districts. She proceeded to discuss the following amendment changes:

1. Change the wording in Neighborhood Flex and Downtown Core Districts from Street Level Commercial “Required” to Street Level Commercial “Permitted”;
2. Fully zone the parcel located at 17533 Oak Park Avenue to Downtown Core since ½ of the parcel was erroneously zone B-4;
3. Add “Tobacco, hookah, cigarette, e-cigarette and vapor sales establishments, and any related on-site consumption as a “primary use” and “medical marijuana dispensing facility” to Prohibited Use; and
4. Change the landscape portion of Legacy Code by adding a requirement that if a surface parking lot is adjacent to any property outside of the Legacy Code District, a bufferyard of 5’ must be added.

Due to concerns expressed by Staff and elected officials, Staff recommends removing the following items from consideration pending further policy discussion:

1. Moving “package liquor stores” from Special Use to Prohibited Use”; and,
2. Moving “automobile and custom van sales (new and used)” from Special Use to Prohibited Use.

MS. CONNOLLY also requested changes to the amendment regarding freestanding hanging signs be deferred based on the assigned Commissioners believing the existing sign regulations for downtown were appropriate.

COMMISSIONER PIERCE suggested removing “as a primary use” from “Tobacco, hookah, cigarette, e-cigarette, and vapor sales establishments, and any related on-site consumption”. MS. CONNOLLY explained there are convenience stores in the downtown district that sell these produces as an incidental use and would be unable to restrict this.

COMMISSIONER REIDY suggested carefully defining the purpose of using or consuming the product on the premises. MS. CONNOLLY stated the amendment allows for regulation of both sales and on-site consumption as a primary use.

COMMISSIONER MOYLAN believes increasing the size allowed for a freestanding sign would be beneficial.

There being no further questions from Commissioners, Objectors or Interested Parties, COMMISSIONER PIERCE made a motion to recommend that the Village Board amend Section XII of the Tinley Park Zoning Ordinance (the 2011 Legacy Code for Downtown Tinley Park), as presented in a draft Ordinance dated August 27 2015, specifically:

- To delete the term “Street Level Commercial Required and replace with “Street Level Commercial Permitted” in both the Downtown Core and Neighborhood Flex Districts;
- To amend Section 3 (General Provisions), subsection A (Uses), Table 3.A.2 to add “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses in all Legacy Districts;
- To amend the official zoning map of the Village of Tinley Park to be in conformance with the granting of the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations.
- To amend Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), to require a minimum five (5') bufferyard between parking lot and any parcel located outside of the Legacy Code area.

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

ABSENT: Plan Commissioner Tom Mahoney

NAY: None

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER MCLEOD to close the Public Hearing at 8:04 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 3, 2015 MEETING

ITEM #2: PUBLIC HEARING

TINLEY PARK CORPORATE – 18801 OAK PARK AVENUE & 118604 RIDGELAND AVENUE – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO AMEND THE FIRST INDUSTRIAL PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT APPROVAL

Consider recommending that the Village Board approve a proposal from Dan Shapiro, on behalf of FR/Cal I-80 Tinley Park, LLC, for a Special Use Permit for a Substantial Deviation to amend the existing First Industrial Realty Trust Planned Unit Development (PUD) and to approve the Final Planned Unit Development Plat of Subdivision for the Tinley Park Corporate Center.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Tom Mahoney

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

Guest(s):

Daniel Shapiro, Attorney

CHAIRMAN WALKER opened the Public Hearing at 8:04 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

DAN SHAPIRO, representing the Petitioner, briefly reviewed the history of the site that was given at the last Plan Commission meeting. He complimented Staff and supports their Staff Report and is available to answer any additional questions.

AMY CONNOLLY, Planning Director, presented the Staff report. She reported the Petitioner is seeking re-phasing of the property that had been approved by the Plan Commission in 2012, however, the approval has since expired. She explained this development was initially presented in 2007 as a 2-building development, however, due to the economic

recession the second building was never constructed She presented the Petitioner's request to amend the PUD to allow re-phasing of the project from 1 to 2 phases that requires a Special Use. She explained Phase I improvements include the following:

- Prosperi Drive (built and dedicated)
- Lot 1 building and parking lot
- Street lights
- Landscape
- Signage
- Storm water retention/detention
- Cross parking and cross access agreements
- Water/sewer

MS. CONNOLLY further explained Phase II improvements include:

- Lot 2 building and parking lot
- Road connection to Ridgeland Avenue
- Water/sewer
- Landscape

MS. CONNOLLY also presented the Petitioner's request for Final Plat of Subdivision approval that includes a parcel that was unincorporated in the original PUD plat. She reported the Village Attorney and Village Engineer have reviewed the Plat and found it to be satisfactory.

MS. CONNOLLY reported Staff conducted an inspection of the site and found some of the naturalized areas where the detention ponds are located are in poor condition. She stated the Village's Landscape Architect submitted a list of issues in this regard to the Petitioner. She confirmed the Petitioner has submitted an 18-month addendum to a contract from 2014 to continue the management of plant materials from Christopher Burke Engineering. MS. CONNOLLY projects the re-establishment of these detention basins to take approximately 2 years and if Staff feels it is not properly established upon audits, the Village has the option of ticketing the property owner. She added the northerly basin appears to be doing well; however, the southernmost basin has the most issues. She complimented the remainder of the landscape on site.

As requested by COMMISSIONER PIERCE at the last Plan Commission meeting, MS. CONNOLLY reported a list of final engineering "punch list" items that were outstanding relative to the public improvements required on the site with these items having a 1-year warranty that must be covered by an escrow agreement with re-inspection after 1 year.

MR. SHAPIRO proceeded to review the following Findings of Fact regarding the Special Use from the Petitioner's Application:

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Given the location and surrounding uses, the special use for the re-phasing of the project will not be detrimental nor endanger the public health, safety, morals, comfort, or general welfare to the Village.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within the neighborhood.

The development project was approved several years ago, however, an ordinance adopting the same was not effectuated because the escrow/maintenance agreement was never finalized. In addition, there has been no indication that the current building or the larger project has substantially affected property values.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

There has been no evidence that since 2008 the development project has impeded normal development and improvement of permitted uses in the surrounding area. The “great recession” may have triggered the re-phasing of the project.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Adequate utilities have been provided to the project to date.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The site plan for the project has been approved. The Special Use request is for the purpose of re-phasing only.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The Special Use in all other respects conform to the applicable regulations of the district in which it is located.

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

Currently the 900,000 sq. ft. building is occupied by M-Block, which is a distribution company that performs light manufacturing and distribution of beverage pods for single-cup coffee makers.

There being no questions from Commissioners, Objectors or Interested Parties, COMMISSIONER MOYLAN made a motion to recommend that the Village Board grant a Special Use Permit (Substantial Deviation) to the existing First Industrial Realty Trust Planned Unit Development to allow for the Tinley Park Corporate Center to be built in two phases instead of one phase so that certain improvements may be completed during a future second phase. The Petitioner has established Findings of Fact related to the necessity of granting this Special Use Permit.

The Plan Commission recommends the following condition of the Special Use Permit, which must be satisfied no later than September 30, 2017;

1. Continued maintenance to properly establish the landscape for the stormwater detention basins according to the approved landscape plan and approval by the Village’s Landscape Architect that these basins have been properly established and maintained.

We also recommend to the Village Board to grant approval of the Final Plat of Subdivision for the Tinley Park Corporate Center dated 04/20/12, as presented.

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

ABSENT: Plan Commissioner Tom Mahoney

NAY: None

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER MCCLELLAN, seconded by COMMISSIONER PIERCE to close the Public Hearing at 8:18 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 3, 2015 MEETING

ITEM #3: PUBLIC HEARING

SPEEDWAY – 18460 80TH AVENUE & 8045 185TH STREET – REZONING, PLAT OF CONSOLIDATION, AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE TINLEY CROSSINGS CORPORATE CENTER PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS AND SITE PLAN APPROVAL

Consider recommending that the Village Board approve a proposal from Melanie Foss, on behalf of Speedway at 18640 S. 80th Avenue, for the following:

1. Rezoning (Map Amendment) upon annexation of a 1.51 acre property located at 8045 185th Street from R-1 Single Family Residential Zoning District to M-1 General Manufacturing Zoning District within the Tinley Crossings Corporate Center Planned Unit Development;
2. Approval of a Plat of Consolidation for the three (3) parcels that comprise the Speedway gas station and car wash;
3. A Special Use Permit for a Substantial Deviation to the existing Tinley Crossings Corporate Center Planned Unit Development (PUD) with exceptions for the regulations of the M-1 Zoning District and the Urban Design Overlay District regarding lot area, lot depth, and front yard setback requirements; and,
4. Site Plan Approval for the expansion of the existing Speedway gas station and related site improvements.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Tom Mahoney

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

Guest(s):

Chris Kalischefski, Corporate Design Development
Robert Schroeder, Speedway Real Estate

CHAIRMAN WALKER opened the Public Hearing at 8:18 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHRIS KALISCHEFSKI, Design Architect representing Speedway, reported a workshop was held with Staff and believes all major issues have been resolved. He presented a brief slide show including aerial photographs of the existing site. He stated Speedway is seeking approval to increase the number of dispensers, enlarge the canopy over the fuel dispensers, relocate signage, remove the ground mounted sign adjacent to the C-store and install new storm drainage and landscaping. He stated this will modernize the facility resulting unimproved circulation for the 3,300 sq. ft. C-store and car wash. He reviewed the Plat of Annexation and Plat of Subdivision that includes the 3 parcels into 1 single parcel and the agreed upon cross easement on the southern parcel.

Per suggestions from the workshop, MR. KALISCHEFSKI reported they have agreed to provide the amount of trees required with the majority of trees providing screening of the ambulance parking lot with the remainder of trees sprinkled around the site. He reported the trash enclosure will now be relocated from the front of the building to the south side of the car wash and will be constructed of masonry to match the building with a sidewalk to the C-store. He added there will be a clearly defined 15'x32' outdoor display area. He noted a bike rack has also been added to the site. In conclusion, he commented by creating the driveway on 185th Street, there is now a safer traffic flow with 4 points of access on the site.

COMMISSIONER FICARO thanked MR. KALISCHEFSKI for addressing the open items from the work session. He stated he was pleased with the distribution of trees, relocation of the trash enclosure, removal of third sign, addition of bike rack, sidewalks and a defined outdoor storage area next to the car wash and away from the street.

COMMISSIONER MCCLELLAN reported he was unable to attend the workshop, however, complimented efforts by COMMISSIONER FICARO and Staff. He inquired about a sales tax from the sale of gasoline. AMY CONNOLLY, Planning Director, reported sales tax is generated along with a motor fuel tax.

COMMISSIONER PIERCE stated he liked the project. He inquired about the propane tank near the car wash. MR. KALISCHEFSKI reported this was removed.

COMMISSIONER MOYLAN inquired about truck parking. MR. KALISCHEFSKI reported that due to the tight turning radius on the site, this is not an attractive site for semi-trucks, however, most of the truck patrons are box trucks.

COMMISSIONER MCCLELLAN inquired about Speedway's recent application for video gaming at this location. ROBERT SCHROEDER, representing Speedway Real Estate Division, reported speaking with Speedway's Director of Operations, Cheryl Jones, who supports the withdrawal of the application for a video gaming license.

For inclusion into the record, CHAIRMAN WALKER read the following email received from TOM O'BRIEN to Village Staff:

"Pat, It was nice speaking with you today. Per our discussion, I am voicing my complaint and concern with the proposed zoning change for the Speedway on 80th Avenue. They simply want to add pumps in order to acquire a video gaming license from the IL Gaming Board. They have already applied to the IG as a truck stop candidate, which would entitle them to video gaming 24/7. They currently do not meet the definition of a truck stop because they do not have separate diesel truck islands. There are plenty of locations in the area for trucks to fuel up, including Speedway at 183rd & Harlem. We do not need a 24-hour gaming location in Tinley Park. Former Mayor Zabrocki recently vehemently opposed the licensing of a Lenny's Food n Fuel in Will County near the Tinley border, and I see no reason to allow this. Ask Speedway if they will be interested in waiving their right to video gaming at that location for a period of 30 years and see what their response is. I think that I've made my point. I don't want to go on too long. Thank you for your time. Good luck tonight."

PAULA WALLRICH, Deputy Planning Director, presented the Staff Report. MS. WALLRICH confirmed the Petitioner will be rescinding their application for video gaming and agreed not to make a future application. She added that the attorneys will include this as part of the annexation agreement.

MS. WALLRICH reiterated the items from the workshop noted by COMMISSIONER FICARO including:

1. Designated outdoor sales area pad with a height limitation of stacked product to 4’;
2. Relocation of trash enclosure with additional landscape;
3. Removal of third ground mounted sign that will allow for extra parking;
4. Sidewalk from public walk along 80th Avenue to the C-store and bike rack; and
5. Elimination of any electronic message board which allows them to have temporary signage.

In conclusion, MS. WALLRICH summarized the outstanding items:

1. Petitioner has complied with temporary outdoor sales area;
2. Consider approval of site deficiencies as exceptions to the M-1 and Urban Overlay District as part of the Special Use;
3. Internal sidewalk and bike rack provided, however, Petitioner will provide cash in lieu of for sidewalk along 80th Avenue;
4. Cross access easement included on plat;
5. No final sign plan, however, all signage issues have been agreed to;
6. Final Landscape Plan not yet received.

COMMISSIONER MCCLELLAN reviewed and stated he supports the Findings of Fact relative to the Special Use as submitted by the Petitioner and Staff included in the Staff Report:

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

No discussion.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within the neighborhood.

No discussion.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

No discussion.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

No discussion.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

No discussion.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is

located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The exceptions will be:

- Lot area minimum for the M-1 District (3.84 acres, provided; 5 acres required)
- Lot depth minimum for the M-1 District (180' provided; 200' required)
- Front yard setback for the Urban Design Overlay District (54' provided; 20' maximum)

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

No discussion.

COMMISSIONER FICARO reviewed the Findings of Fact regarding Rezoning as submitted by the Petitioner included in the Staff Report:

1. The proposed zoning is consistent with the existing uses in the area.

The subject property is part of the 165 acre Tinley Crossings Corporate Center PUD adopted in 1998.

2. The proposed zoning is compatible with present zoning in the area.

The property to the north is in the M-1 PUD. The property immediately to the south is unincorporated Will County with M-1 PUD surrounding the County parcel to the west and south.

3. The existing zoning is not suitable for the property or its surrounding area.

No discussion.

4. The proposed zoning is consistent with the trend of development in the area.

The development is part of the 12 acres planned for commercial development within the approved PUD. Future widening of 80th Avenue is planned.

5. There is a need for the proposed zoning.

The Petitioner has requested the proposed zoning as part of the planned expansion of an existing use (gas station). The approval of the requested zoning will allow for the redevelopment on the existing parcel as an extension of an existing use.

Prior to the motion being made for Special Use, COMMISSIONER PIERCE expressed concerns regarding the Plan Commission placing conditions regarding video gaming. CHAIRMAN WALKER stated it is within the authority of the Plan Commission to add conditions that may be objectionable to surrounding properties. MS. WALLRICH concurred the Plan Commission has authority to place these conditions if considered an impact on the special use being granting adding the Village Attorney recommends this as part of the Motion.

There being no further questions from Commissioners, Objectors or Interested Parties, COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed expansion of the Speedway Gas Station at 18460 80th Avenue.

Additionally, we recommend that the Village Board grant the Applicant, Melanie Foss, on behalf of Speedway, a Rezoning (Map Amendment) from R-1 Single-Family Residential to M-1 General Manufacturing to allow for the expansion of the fueling canopy for the existing Speedway Gas Station located at 18460 80th Avenue. Findings of Fact

submitted by Village Staff, as amended by the Plan Commission are submitted as part of the record for this meeting.

The Plan Commission further recommends to the Village Board the approval of the Plat of Consolidation for the three (3) parcels that comprise the Speedway Gas Station and Car Wash conditioned upon final engineering approval.

The Plan Commission further recommends to the Village Board the granting to the Applicant, Melanie Foss, on behalf of Speedway, a Special Use for a Substantial Deviation from the approved Tinley Crossings Corporate Center Planned Unit Development with exceptions from the Village Zoning Ordinance as noted below, and adopt Findings of Fact submitted by the Applicant and Staff.

Exceptions to the Zoning Ordinance requirements within this PUD include:

1. Lot area minimum for the M-1 District (3.84 acres provided; 5 acres required);
2. Lot depth minimum for the M-1 District (180' provided; 200' required); and,
3. Front yard setback for the Urban Design Overlay District (54' provided; 20' maximum).

The Plan Commission recommends the Special Use for a Substantial Deviation be approved with the following conditions, which must be satisfied prior to issuance of a Certificate of Occupancy:

1. Final Landscape Plan Approval;
2. Final Sign Plan Approval;
3. Withdrawal of State Gaming License for Video Gaming by Speedway, LLC, for this location; and,
4. No future application for video gaming by Speedway for this location.

All the foregoing approvals are subject to the precondition of annexation by the Village of the 8405 185th Street parcel (Parcel 1).

The Motion was seconded by COMMISSIONER MCCLELLAN.

AYE: Plan Commissioners Jeff Ficaro, Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

ABSENT: Plan Commissioner Tom Mahoney

NAY: None

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER FICARO, seconded by COMMISSIONER PIERCE to close the Public Hearing at 8:52 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 3, 2015 MEETING

ITEM #4: TIMOTHY ZIPSIE – 6515 VOGT STREET – PLAT OF DEDICATION

Consider recommending that the Village Board grant approval for a Plat of Dedication, including a public roadway dedication and easement for public utilities, created by Robinson Engineering, Ltd. for property located at 6515 Vogt Street (PIN 28-30-412-096-0000) in the R-6 (Medium Density Residential) Zoning District.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Tom Mahoney

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

STEPHANIE KISLER, Planner, presented the request for a Plat of Dedication on behalf of the Petitioner, Timothy Zipsie, 6515 Vogt Street, who was unable to attend this evening's meeting. She distributed a revised copy of the Plat that contained three (3) minor changes:

1. The parcel lies within the corporate limits of the Village;
2. Treasurer will certify that there is no deferred installments or outstanding unpaid special assessments;
3. Recorded Plat will be sent to the current resident.

MS. KISLER presented an aerial photograph of the parcel and surrounding area that was subdivided in the past as part of a larger parcel. She reported several parcels in this area that never properly dedicated the ROW. She reviewed the lot size dimensions stating the current lot size is 65'x183' and after the Plat of Dedication is approved, the lot size will be reduced by 30' to approximately 65'x153' which meets the Zoning Ordinance standards.

There being no questions or comments from the Commissioners, a Motion was made by COMMISSIONER PIERCE to recommend that the Village Board grant approval for a Plat of Dedication, including a public roadway dedication and easement for public utilities, created by Robinson Engineering, Ltd. for property located at 6515 Vogt Street (PIN 28-30-412-096-0000) in the R-6 (Medium Density Residential) Zoning District.

The Motion was seconded by COMMISSIONER FICARO.

AYE: Plan Commissioners Jeff Ficaro, Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

ABSENT: Plan Commissioner Tom Mahoney

NAY: None

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

OTHER BUSINESS

CHAIRMAN WALKER introduced newly appointed Trustee Bernard Brady.

CHAIRMAN WALKER announced the upcoming Planning Association Conference to be held at the Marriott in Normal, IL during the first week of October and to contact AMY CONNOLLY if they wish to attend.

COMMISSIONER MCLEOD announced that she will be submitting her resignation as Plan Commissioner.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of September 3, 2015 at 9:07 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



PLAN COMMISSION STAFF REPORT

OCTOBER 1, 2015

PLANET FITNESS (16189 Harlem Avenue) REQUEST FOR A SPECIAL USE PERMIT

Applicant

Joe Shew of PF Tinley Park, LLC

Property Location

16189 Harlem Avenue

Tenant Space

22,722 SF

Total Retail Center Size

250,000 SF ±

Parcel Size

20.6 ac ±

Zoning

B-2 PD
(Tinley Park Plaza PUD)

Approval Sought

Special Use Permit to operate a commercial indoor recreation facility greater than 3,500 square feet in area.

Requested Action

Assign two Commissioners to meet with the Applicant and Staff in a Work Session.

Project Planner

Stephanie Kisler
Planner



EXECUTIVE SUMMARY

The Applicant, Joe Shew of PF Tinley Park, LLC, is seeking approval for a Special Use Permit to operate a commercial indoor recreation facility (fitness center) at 16189 Harlem Avenue in Tinley Park Plaza in a leased space that was formerly occupied by Staples. The tenant space is 22,722 square feet and a Special Use Permit is required to operate a commercial indoor recreation facility greater than 3,500 square feet in area in the B-2 Zoning District.

- Hours of Operation: 24 hours/day, 7 days/week
- Total Number of Employees: 15 (half full-time, half part-time)
 - Management
 - Trainers
 - Customer Service Representatives
 - Cleaners
- There are over 1,000 Planet Fitness locations in the United States
- Each Planet Fitness has an average of 5,000-10,000 members and about 2,000 of the members are routine gym-goers

SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. Issues at the rear of the building found during the Change of Use inspection, including refuse receptacles and a fence in deteriorating condition.	Staff is working with the property owner, Brixmor, to review these issues as identified during the Change of Use inspection.
2. The landscaping at the site must comply with the approved Landscape Plan on file with the Village.	Staff is working with the property owner; outstanding landscape-related issues are required to be completed by summer of 2016.
3. Complete an update to the Tinley Park Plaza Sign Regulations.	Staff is working with the property owner to revise the current sign regulations and bring existing and proposed signage into conformity.

EXISTING SITE

The Tinley Park Plaza Planned Unit Development property consists of two parcels – a smaller parcel containing an outlet building at the southwest end of the shopping center (PIN 28-19-100-058-0000) and a larger parcel containing the majority of the shopping center (PIN 28-19-100-057-0000).

Tinley Park Plaza shopping center has a total of forty-five (45) tenant spaces, eleven (11) of which are currently vacant. Some of the current tenants in the shopping center include: Walt's, The Tile Shop, Dollar Tree, Lumber Liquidators, Leslie Pool Supply, Jimmy John's, and Regency Beauty.

Tinley Park Plaza shares parking fields throughout the entirety of the site, with many parking stalls in close proximity to the proposed tenant space for Planet Fitness. See more information about parking in the Parking section of the Staff Report.

The proposed tenant space (shown with a yellow star in the graphic at the right) is currently the third largest tenant space within the Tinley Park Plaza shopping center, with the top two tenant spaces being Walt's (about 39,000 sqft) and the vacant space that was formerly occupied by T.J. Maxx (about 32,000 sqft). The tenants that are directly adjacent to the proposed Planet Fitness location are The Tile Shop (22,100 square feet) and Lumber Liquidators (6,435 square feet).

During the Change of Use inspection, the Planning Department observed some issues at the rear of the property, including a lack of refuse receptacles and a fence that is in deteriorating condition. Additionally, Staff noted that landscaping deficiencies remain unresolved at the site. Staff will be continuing to work with the property owner, Brixmor, to resolve these issues.

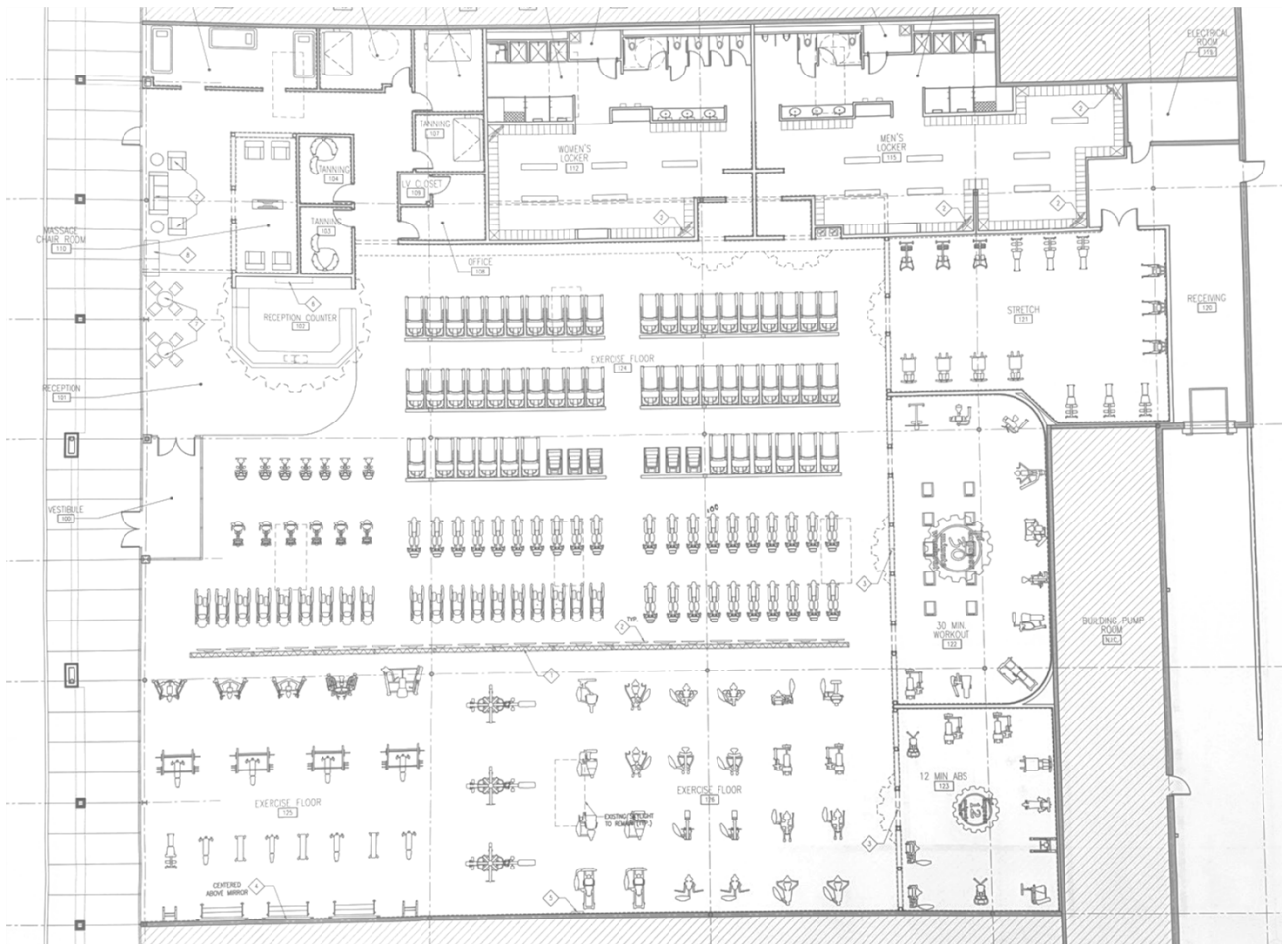


Open Item #1: Issues at the rear of the building found during the Change of Use inspection, including refuse receptacles and a fence in deteriorating condition.

PROPOSED USE

The Applicant proposes to open a fitness center that will be open twenty-four (24) hours per day, seven (7) days per week. The proposed tenant space is 22,722 square feet in size. This tenant space was formerly occupied by Staples, which sold office supplies, and has been vacant since January 2015.

The interior remodel plans show dedicated spaces for a reception area, exercise floor, a 12-minute abs room, a 30-minute work out room, a stretching room, tanning, hydro massage, and locker rooms for men and for women. The remodel also calls for utility-type spaces for a pump room, receiving, and an electrical room.



Proposed Planet Fitness Interior Floor Plan

The Applicant has stated that typical Planet Fitness locations are anywhere from 10,000 – 50,000 square feet in size with 20,000 square feet being the optimal size for their facility. They also noted that their locations have up to 10,000 members, although not all are regular visitors. The Planet Fitness model provides the necessities for a successful fitness center by providing a clean environment with basic gym equipment. While Planet Fitness has trainers, they do not hold group exercise classes, which minimize potential conflicts with traffic flow and parking. The Applicant has also confirmed that additional security features will be utilized for the customers' safety during later hours of operation.

Planet Fitness proposes to have a total of fifteen (15) employees with a maximum of five (5) employees working at this location at any given time. Some positions will be full-time and some positions will be part-time. Types of employees include management, trainers, customer service, and cleaning.

ZONING & NEARBY LAND USES

The zoning of the property at 16189 Harlem Avenue is B-2 PD, which is the Community Shopping Zoning District and is a part of the Tinley Park Plaza Planned Unit Development. By ordinance definition, the Community Shopping District is intended to provide for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers.

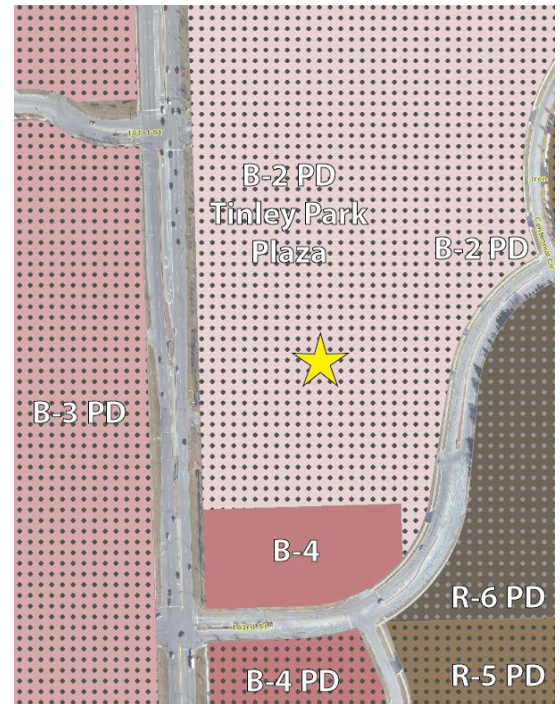
Adjacent Zoning:

North: B-2 PD; South: B-4; East: B-2 PD, R-6 PD; West: B-3 PD

Special Use Permit

The Tinley Park Plaza shopping center has several commercial retailers, including: Walt's, The Tile Shop, Dollar Tree, Lumber Liquidators, Leslie Pool Supply, Jimmy John's, and Regency Beauty.

The plaza is also home to Women's Workout World, which is a fitness center that occupies a tenant space that is approximately 14,700 square feet in size. This tenant has been at this location since the 1980s, which is prior to when our newer regulations requiring a Special Use Permit for commercial indoor recreation in spaces larger than 3,500 square feet went into effect. Staff notes that this use is similar to the proposed Planet Fitness use and it is relevant to note that the Women's Workout World has not negatively impacted traffic congestion or safety at the shopping center. It appears that this tenant has had a successful presence at Tinley Park Plaza since it has been in operation for over thirty two years.



The Zoning Ordinance permits uses classified as “commercial indoor recreation” at a size greater than 3,500 square feet in B-3, B-4, B-5, and MU-1 Zoning Districts. This use is allowed with a Special Use Permit in B-1 and B-2 Zoning Districts. Since the space that Planet Fitness proposes to lease is greater than 3,500 square feet, a Special Use Permit is required.

By requiring a Special Use Permit, the Plan Commission may consider potential impacts related to the unique nature of the business. Some important areas for consideration include: traffic volume and flow, business hours, security, and noise. As part of the review, the Plan Commission may impose conditions that are specifically and uniquely attributable to the mitigation of the perceived impact of the proposed use.

PARKING

The original Tinley Park Plaza Planned Unit Development was approved with 200,365 square feet of gross leasable area and 929 parking spaces, resulting in an overall parking ratio of 4.64 parking spaces per 1,000 square feet of gross leasable floor area. The overall ratio of parking was computed regardless of particular land uses for the tenant spaces.



The parking field immediately adjacent to the proposed Planet Fitness (the “Study Area”) has 307 parking stalls. These stalls would be shared with other tenants in the vicinity, including: The Tile Shop, Lumber Liquidators, and a vacant 6,000 square foot space. A parking requirement analysis has been performed for the study area using the approved parking ratio of 4.64 parking spaces per 1,000 square feet of gross leasable floor area. The table below shows the calculations.

Parking Provided in Study Area		
Tenant Space	Size (square feet)	Parking Required (stalls)
Planet Fitness (proposed)	22,722	105
The Tile Shop	22,100	102
Lumber Liquidators	6,435	30
Vacant	6,000	28

Total Required 265
Total Provided 307
Difference + 42

Parking calculation is an imperfect science and zoning ordinances do their best to assign ratios based on intensity of use. The parking at the shopping center is shared by all of the tenants at the site, which boast a wide range of uses and intensity. Staff has the ability to evaluate the parking needs of the proposal based on history and current conditions. In this case we can compare the previous tenant to the proposed tenant. When Staples occupied this tenant space, parking issues were not observed at the shopping center. Planet Fitness may have a greater impact on parking than Staples did, but it might be unlikely to cause congestion or parking issues at the site.

Planet Fitness generally has 5,000 – 10,000 members per location and about 1,000 – 2,000 of these members are routine visitors to the fitness center. Since the location plans to be open 24/7, it will allow for these members to come and go at any time throughout the day and not cause as much overcrowding at peak gym hours. The Applicant has indicated that the number of typical daily visits to the gym can be as high as 500 members per day in January but then decrease significantly by July.

LANDSCAPING

While some landscaping exists at the site, the site is not in conformance with the current Landscape Ordinance. It is also important to note that the site is nonconforming in required dimensions for bufferyards. Staff is working with the property owner to meet the approved Landscape Plan on file for the entirety of the Tinley Park Plaza shopping center property. The property owner is also working with Staff to create additional landscape islands in the parking lots to better meet current landscaping standards. We anticipate full compliance with the approved plan next summer.

Open Item #2: *The landscaping at the site must comply with the approved Landscape Plan on file with the Village.*

This task should be completed by the property owner. Staff has been working with Brixmor to complete compliance and various additional improvements to the landscaping at the site. All outstanding landscape-related tasks will be required to be completed by summer of 2016.

SIGNAGE

The Applicant has not submitted a signage proposal at this time. Signage can be reviewed at a later date with a Sign Permit Application submittal to the Building Department.

It is likely that the Applicant will request signage similar to that of other Planet Fitness locations, such as the example to the right.



It should be noted that the original Tinley Park Plaza Planned Unit Development had adopted a separate set of sign regulations in 1985. Staff has recommended to the property owner, Brixmor, that they amend the sign regulations to reflect more current standards for the in-line tenant spaces. Brixmor recently amended the sign regulations with a section for outlot buildings at the site, but this update did not directly address the existing regulations for the in-line tenant signage. Staff will be working with Brixmor to update the remainder of the sign regulations.

Open Item #3: *Complete an update to the Tinley Park Plaza Sign Regulations.*

This task will be completed by the property owner, Brixmor, prior to the new tenant receiving a permanent sign permit.

STAFF REVIEW: ENGINEERING/PUBLIC WORKS DEPARTMENT

Engineering and Public Works have reviewed the request for a Special Use Permit and have no outstanding concerns regarding the Special Use Permit. Since this is an interior build out and no public infrastructure is being modified, Engineering has no comments.

STAFF REVIEW: BUILDING DEPARTMENT

The Building Department has reviewed the request for a Special Use Permit and has no outstanding concerns regarding the Special Use Permit. A Change of Use inspection has been completed. Planet Fitness has submitted for a permit application with plans.

STAFF REVIEW: POLICE DEPARTMENT

The Police Department has reviewed the request for a Special Use Permit and has no outstanding concerns regarding the Special Use Permit.

STAFF REVIEW: FIRE DEPARTMENT

The Fire Department has reviewed the request for a Special Use Permit and has no outstanding concerns regarding the Special Use Permit. The proposed tenant has submitted architectural drawings and those drawings are currently being reviewed.

RECOMMENDATION

Assign two Commissioners to meet with the Applicant and Staff in a Work Session.

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: PFTinley Park, LLC c/o Joe Shew
Mailing Address: PO BOX 73
City, State, Zip: BRYN MAWR, IL 19010
Phone Numbers: 484-888-0176 (Day) Fax Number: 484-380-2317
(Evening)
(Cell)
Email Address: joe.shew@pfchicago.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

Lessee

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): BRIXMOR/ IA Tinley Plaza LLC
Mailing Address: 40 SKOKIE BLVD. STE 600
City, State, Zip: NORTHBROOK, IL 60062

Property Address: 15917 S HARLEM #31 16189 Harlem Avenue
Permanent Index No. (PINs) ON FILE WITH TINLEY PARK (AMY CONNELLY)
Existing land use: ON FILE WITH TINLEY PARK (AMY CONNELLY)
Lot dimensions and area: ON FILE WITH TINLEY PARK (AMY CONNELLY)

C. Petition Information:

Present Zoning District: B-2PUD
Requested Zoning District: B-2PUD

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

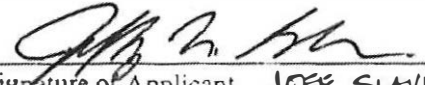
If yes, identify the proposed use: INDOOR COMMERCIAL RECREATION

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.


Signature of Applicant JEFF SLAVISH

9/17/15
Date

ATTACHMENT TO FINDINGS OF FACT

Introduction

PF Tinley Park, LLC (“PF”) is a proposed tenant in the shopping center known as Tinley Park Plaza (the “Center”). The Center is currently owned and operated by Brixmor/IA Tinley Park Plaza LLC (the “Landlord”). The Center is an approximately 249,954 square foot retail project located along Harlem Avenue in Tinley Park, Illinois. Pursuant to its lease, PF intends to operate a Planet Fitness from an approximately 22,722 square foot premises in the Center (the “Premises”).

Planet Fitness is an American franchise of fitness centers with over 1,000 clubs operating in North America. Each gym features exercise equipment and fitness instructors to assist its members. Planet Fitness provides affordable memberships and a welcoming environment to individuals of all fitness levels. PF and its affiliates currently operate nineteen (19) Planet Fitness locations throughout the Cook County, IL.

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

From a literal perspective, the operation of a Planet Fitness facility will serve to enhance the health of individuals in the community. Through its low membership fees and its slogan, “the Judgment Free Zone”, Planet Fitness facilities encourage individuals of all means and fitness levels to exercise more frequently and to live a healthier lifestyle. Planet Fitness facilities provide safe and convenient access to a large variety of exercise equipment, as well as support staff to assist members. Planet Fitness facilities are professionally maintained, and franchisees of Planet Fitness are held to stringent standards regarding the operation and maintenance of their locations.

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Pursuant to its lease at the Center, PF will operate out of a previously vacant space. PF intends to invest significantly into the design and construction of a first class fitness facility. The increased occupancy at the Center will enhance the value of the Center and attract new tenants. Moreover, the addition of a Planet Fitness will complement the other uses in the Center, which include value-oriented businesses such as a Walt’s Food Center, Dollar Tree and Lumber Liquidators. There is no reason to believe that the operation of a Planet Fitness from the Premises will diminish or impair property values within the neighborhood.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

As set forth above, the operation of a Planet Fitness from the Premises will enhance and greatly benefit the Center. Moreover, PF’s lease will require the Premises to be built out pursuant to plans and specifications approved by the Landlord, and in a manner so as not to disturb surrounding occupants or the development and improvement of the Center.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Pursuant to its lease and plans and specifications for the build-out of the Premises, PF and the Landlord will cooperate to provide and maintain adequate utilities and systems for the operation of a Planet Fitness facility. Additionally, the Center currently provides adequate access and parking to support the operation of a Planet Fitness facility. Such access and parking is critical to PF in its site selection criteria, and PF insists that each of its landlords agree to maintain certain levels thereof.

E. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

As set forth above, the Center currently provides adequate parking and access to support the operation of a Planet Fitness facility from the Premises. As a sophisticated developer of retail projects, the Landlord has taken and will surely continue to take measures to ensure that the Center is properly maintained so as not to cause undue congestion. Specifically, the Center has multiple entrances from adjacent right of ways, including a main entrance that is served by a traffic light.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

PF will timely apply for and pursue all applicable approvals, such as building permits, required for the construction and operation of its business at the Premises. PF will operate from the Premises in accordance with all applicable regulations.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

As set forth above, the addition of a Planet Fitness facility will greatly enhance the Center. PF will construct a brand new, first-class fitness center. This will enhance the leasing efforts of the Landlord with respect to other vacancies at the Center. PF will also employ numerous individuals, many if not all of which will reside in the community, in order to staff its facility. Based on the foregoing, the operation of a Planet Fitness facility at the Center will greatly contribute to the economic development of the community as a whole.

Inspection Date:

IN. 9-9-15 (9-12)

Permit #:

BL-2015-09-15628

✓ 1101

VILLAGE OF TINLEY PARK, ILLINOIS
CHANGE OF USE APPLICATION
(Leasing Commercial Space)

This application must be completed and returned to the Village of Tinley Park Building Department upon a Change of Use (change of user leasing tenant space). Please provide information for all categories below.

Note: This application is not a Certificate of Occupancy – this application is for informational purposes only.

New Business Name: Planet Fitness

New Business Address: 1489 S Harlem #31 (Former Staples)

NEW BUSINESS OWNER INFORMATION

Name of New Owner: PF Tinley Park LLC c/o Joe Shew

Mailing Address: PO Box 73, Bryn Mawr PA 19010

Phone (Primary): 484-888-0176

Phone (Secondary): 610-525-8696

Email: joe.shew@pfchicago.com

Fax: 484-380-2317

PROPERTY OWNER INFORMATION

Name of Property Owner: Brixmor/IA Tinley Plaza LLC c/o Brixmor Property Group - Brad Ratajczak

Mailing Address: 40 Skokie Blvd., Ste 600, Northbrook, IL 60062

Phone (Primary): 630-605-4474

Phone (Secondary): 847-272-9800

Email: brad.ratajczak@brixmor.com

Fax: none

MANAGEMENT COMPANY INFORMATION (if applicable)

Name of Management Company: same as above - owner is the property manager

Mailing Address:

Phone (Primary):

Phone (Secondary):

Email:

Fax:

INSPECTION INFORMATION

Name of Person to Contact for Inspections: Ninos Oshana

Contact's Affiliation with Business Owner or Property Owner: General Contractor, Business Owner

Phone (Primary): 773-619-2977

Email: noshana@advancesteelservices.com

ENTIRE SITE INFORMATION

Square Footage of Entire Building: 22,722

Name of Commercial Center: Tinley Park Plaza

Total Number of Tenant Spaces: Shared parking - 300+

Major Tenant (Largest Space): Walt's Food Centers

Please attach a list of tenants within the site.

✓ Completed and Attached

TENANT SPACE INFORMATIONSquare Footage of Tenant Space: 22,722Hours of Operation: 24/7Total Number of Employees: 15Maximum Employees At Peak Time: 5Total Parking Spaces in Lot: 300+Number of Parking Spaces Allotted to Tenant: 300+Restaurants Only: Number of Seats: N/AMedical Offices Only: Number of Exam Rooms: N/A

Please provide a Company Description*.

☒ Completed and Attached

Will the business hold classes?

☒ No☐ Yes (Attach Description of Classes and Class Schedule)

Will the business involve the use of chemicals?

☒ No☐ Yes (Attach List of Chemicals)

Will liquor be sold and/or consumed in the tenant space?

☒ No☐ Yes (Note: Liquor License required)

Will there be interior modifications to the tenant space?

☐ No☒ Yes (Note: Permit required)

Will there be changes to permanent signage?

☐ No☒ Yes (Note: Permit(s) required)

Will there be temporary signage?

☐ No☒ Yes (Note: Permit(s) required)

Will there be vehicles parking overnight?

☒ No☐ Yes,

describe quantity, weight, type, and plate type of vehicles

**Company Description: This section of your Business Plan provides a high-level review of the different elements of your business. This can help readers quickly understand the goal of your business and its unique proposition. Describe the nature of your business and list the marketplace needs that you are trying to satisfy. Explain how your products and services meet these needs. List the specific consumers, organizations or businesses that your company serves or will serve. Explain the competitive advantages that you believe will make your business a success such as your location, expert personnel, efficient operations, or ability to bring value to your customers.*

EMERGENCY CONTACT INFORMATION (must be a key holder and be available 24/7)Name of Primary Key Holder: same as landlord/property manager sections above - Brad Ratajczak

Address: _____

Phone (Primary): _____ Phone (Secondary): _____

Name of Secondary Key Holder: _____

Address: _____

Phone (Primary): _____ Phone (Secondary): _____

Applicant Printed Name: Joe ShewApplicant Signature: _____ Date: 9/2/15**OFFICE USE ONLY**Zoning District: B2 PDUse Is Permitted: ☐ No☒ Yes

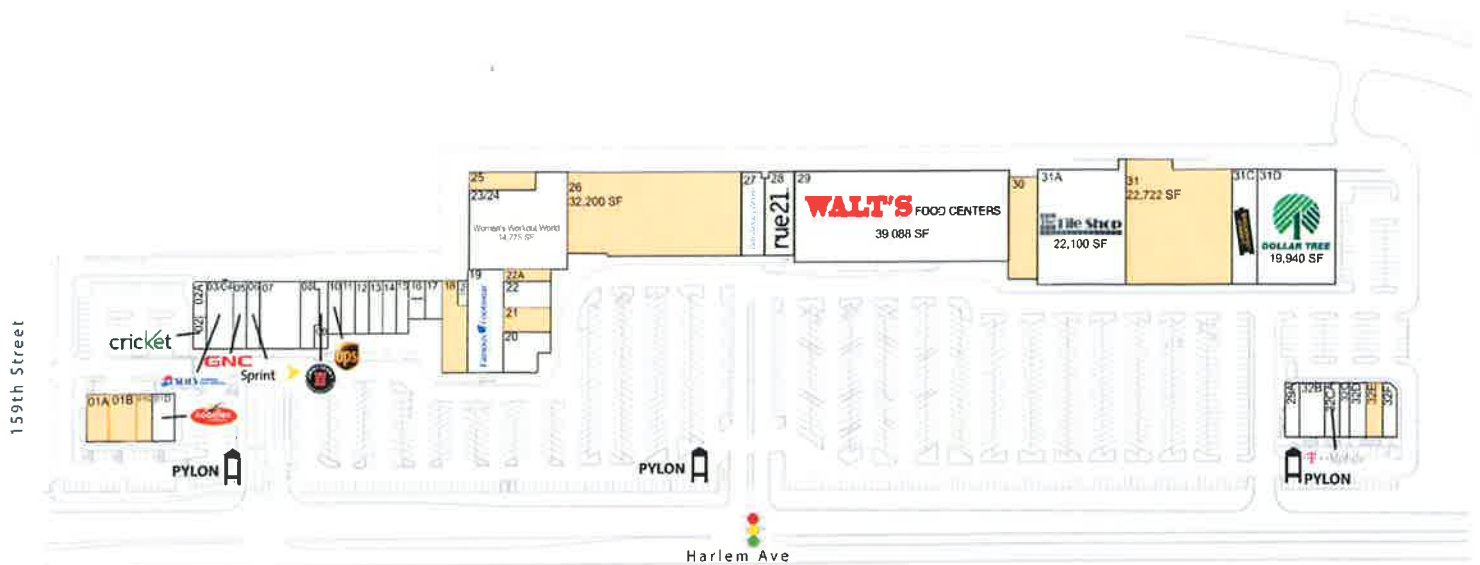
Special Use Permit Required

Reviewed By: [Signature]Date Reviewed: 09-04-15

Tinley Park Plaza

15917 South Harlem Avenue | Tinley Park, IL 60477

41.598834, -87.79304



Center Size: 249,954 SF

1854

Available Space

01A	2,500 SF	25	2,494 SF	14	Only Nails	1,210 SF
01B	4,117 SF	26	32,200 SF	15	OneMain Financial	2,000 SF
01C	1,400 SF	30	6,000 SF	16	Jackson Hewitt	1,425 SF
18	5,000 SF	31	22,722 SF	17	Betty's Bistro	1,303 SF
21	1,800 SF	32E	1,960 SF	18A	Storage	546 SF
22A	1,000 SF			19	Famous Footwear	8,400 SF
Current Retailers						
01D	Noodles & Company	2,500 SF		20	The Bedding Experts	3,000 SF
02	Cricket	800 SF		22	Sylvan Learning Center	2,430 SF
02A	Storage	1,200 SF		23/24	Women's Workout World	14,775 SF
03/04	Leslie's Swimming Pool Supplies	4,000 SF		27	Bath & Body Works	4,210 SF
05	GNC	2,000 SF		28	rue21	5,527 SF
06	Sprint	2,000 SF		29	Walt's Food Center	39,088 SF
07	Regency Beauty	6,095 SF		29A	Batteries Plus	1,600 SF
08	Life Uniforms	2,540 SF		31A	The Tile Shop	22,100 SF
09	Jimmy John's	1,300 SF		31C	Lumber Liquidators	6,435 SF
10	The UPS Store	1,600 SF		31D	Dollar Tree	19,940 SF
11	USA Pay Day Loans	1,600 SF		32B	America's Best Contacts & Eyeglasses	3,020 SF
12	Tinley Park Cleaners	1,600 SF		32C	EB Games	1,200 SF
13	Get the Look	1,600 SF		32CA	T-Mobile	1,667 SF
				32D	Stella's Place	2,040 SF
				32F	Southwestern Hearing Center	1,600 SF

Brad Ratajczak

847.562.4130

brad.ratajczak@brixmor.com

Brixmor.com

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

BRIXMOR

Tinley Park Plaza

15917 South Harlem Avenue | Tinley Park, IL 60477

41.598834, -87.79304



Center Size: 249,954 SF

1854

	1 Mile	3 Mile	5 Mile
Population	12,809	93,273	202,937
Households	5,238	35,764	76,044
Average HH Income	\$77,444	\$81,963	\$83,827

High visibility from 40,000+ vehicles daily at the intersection of 159th St and Harlem Ave

Anchored by market-dominant Walt's Food Centers along with top national retailers Dollar Tree, Lumber Liquidators, GNC & Sprint

Surrounded by a dense population of 200,000+ with an average household income of \$83,000+ within 5 miles

Proposed outlot redevelopment in 2015/2016



Brad Ratajczak

847.562.4130

brad.ratajczak@brixmor.com

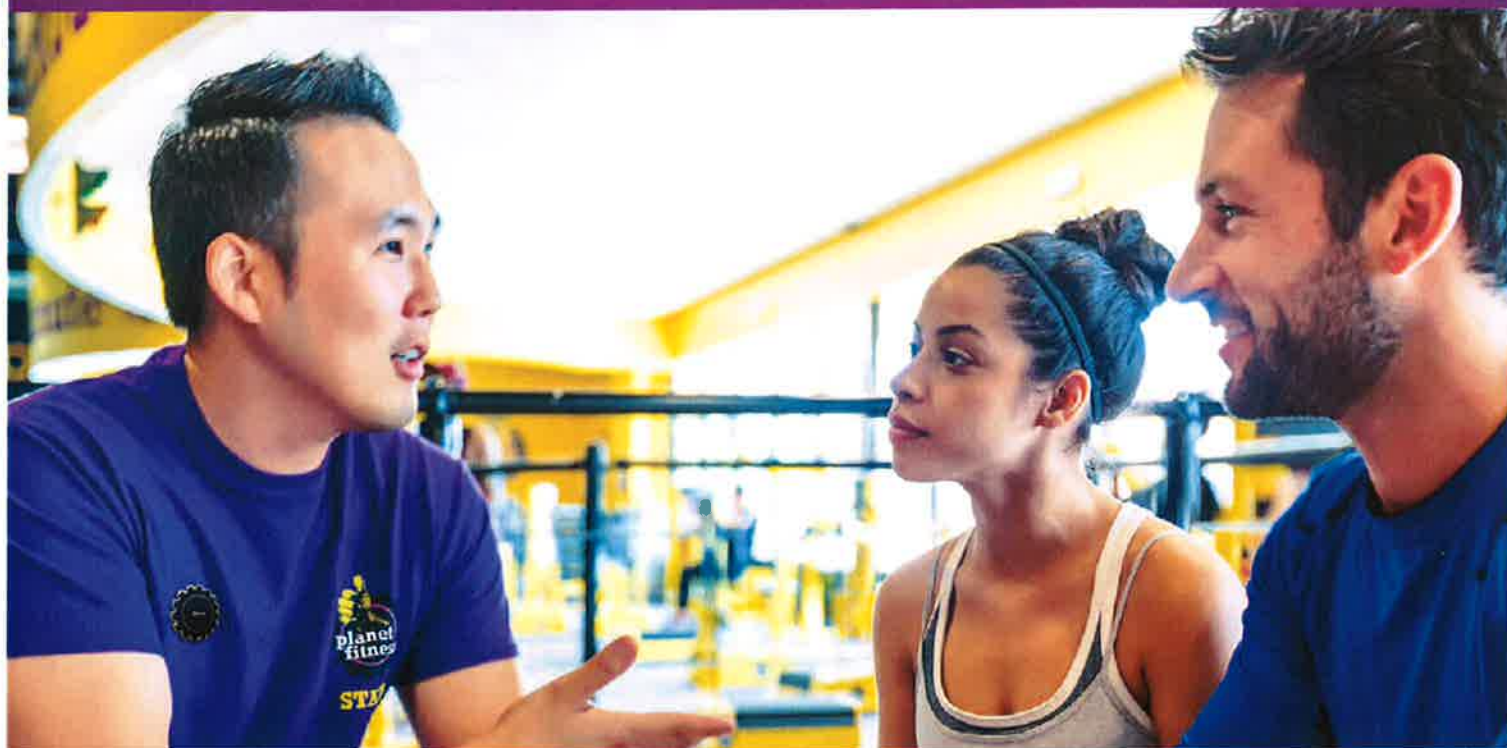
Brixmor.com

BRIXMOR®



WE'RE NOT A GYM. WE'RE PLANET FITNESS.

Friendly staff, brand name equipment, and a comfortable atmosphere, all for just \$10 a month. Those are just a few of the things that make us, well, us. And with more than seven million members, we're one of the fastest growing health club franchises in the U.S.





30 minute workout







Planet Fitness

Fitness for everyone

Planet Fitness is one of the largest and fastest-growing operators of fitness centers in the United States by number of members and locations, with a highly recognized national brand. Our mission is to enhance people's lives by providing a high-quality fitness experience in a welcoming, non-intimidating environment, which we call the Judgement Free Zone, where anyone – and we mean anyone – can feel they belong. Our bright, clean locations are typically 20,000 square feet, with a large selection of high-quality, purple and yellow Planet Fitness-branded cardio, circuit- and weight-training equipment and friendly staff trainers who offer unlimited free fitness instruction to all our members in small groups through our PE@PF program. We offer this differentiated fitness experience at only \$10 per month for our standard membership. This exceptional value proposition is designed to appeal to a broad population, including occasional gym users and the approximately 80% of the U.S. populations over age 14 who are not gym members, particularly those who find the traditional fitness club setting intimidating and expensive. We protect Planet Fitness' community atmosphere – a place where you do not need to be fit before joining and where progress toward achieving your fitness goals (big or small) is supported and applauded by our staff and fellow members.

We're not a gym. We're Planet Fitness.

We believe our approach to fitness is revolutionizing the industry by bringing fitness to a large, previously underserved segment of the population. Our differentiated member experience is driven by three key elements:

- ***Judgement Free Zone:*** We believe every member should feel accepted and respected when they walk into a Planet Fitness. Our stores provide a Judgement Free Zone where members of all fitness levels can enjoy a non-intimidating environment. Our "come as you are" approach has fostered a strong sense of community among our members, allowing them not only to feel comfortable as they work toward their fitness goals but also to encourage others to do the same. The removal of heavy free weights reinforces our Judgement Free Zone by discouraging what we call "Lunkhead" behavior, such as dropping weights and grunting, that can be intimidating to new and occasional gym users. In addition, to help maintain our welcoming, judgement-free environment, each store has a purple and yellow branded "Lunk" alarm on the wall that staff occasionally rings as a light-hearted reminder of our policies.
- ***Distinct store experience:*** Our bright, clean, large-format stores offer our members a selection of high-quality, purple and yellow Planet Fitness-branded cardio, circuit- and weight-training equipment that is commonly used by first-time and occasional gym users. Because our stores are typically 20,000 square feet and we do not offer non-essential amenities such as group exercise classes, pools, day care centers and juice bars, we have more space for the equipment our members do use, and we have not needed to impose time limits on our cardio machines.
- ***Exceptional value for members:*** Both our standard and PF Black Card memberships are priced significantly below the industry average of \$46 per month and still provide our members with a high-quality fitness experience. For only \$10 per month, our standard membership includes unlimited access to one Planet Fitness location and unlimited free fitness instruction to all members in small groups through our PE@PF program. For \$19.99 per month, our PF Black Card members have access to all of our stores system-wide and can bring a guest on each visit, which provides an additional opportunity to attract new members. Our PF Black Card members also have access to exclusive areas in our stores that provide amenities such as water massage beds, massage chairs, tanning equipment and more.