



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
October 15, 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 October 1, 2015 Regular Meeting

Item #1

Public Hearing

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

Consider a proposal from Joe Shew, representing Planet Fitness, for a Special Use Permit to operate a commercial indoor 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.

Adjourn Public Hearing

Item #2

**PRESENTATION FROM JOE ROTH, DIRECTOR OF RESTORATION
PROGRAMS FOR OPENLANDS LAND PRESERVATION**

Adjourn Meeting

ORDER OF PUBLIC HEARING

- A. Opening of Public Hearing
- B. Swearing in Petitioner, Objectors, and Interested Persons
- C. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- D. Petitioner Presentation
 - i. Cross Examination
 - ii. Questions by Public Body
- E. Objectors Presentation(s)
 - i. Cross Examination
 - ii. Questions by Public Body
- F. Interested Persons Presentation(s)
 - i. Cross Examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- G. Petitioner Rebuttal (if any)
- H. Village Staff Presentation
 - i. Cross Examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- I. Final questions by Public Body
- J. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- K. Close or continuation of Public Hearing

PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

OCTOBER 1, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 1, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Gina Miller
Mark Moylan
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s):

Art Pierce
Bill Reidy

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary
Trustee Jacob Vandenberg
Trustee Bernard Brady

CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission at 7:33 p.m.

POINT OF ORDER

CHAIRMAN WALKER welcomed new Plan Commissioners GINA MILLER and TIM STANTON.

APPROVAL OF MINUTES

Minutes of the September 3, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCCLELLAN to approve both 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 OCTOBER 1, 2015 MEETING

ITEM #1: PLANET FITNESS (JOE SHEW, PF TINLEY PARK, LLC, PETITIONER) – 16189 HARLEM AVENUE – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION FACILITY

Consider a proposal from Joe Shew, representing Planet Fitness, for a Special Use Permit to operate a commercial indoor recreation facility greater than 3,500 square feet in a leased space 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.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Gina Miller
Mark Moylan
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s):

Art Pierce
Bill Reidy

Village Officials and Staff:

Amy Connolly, Planning Director
Stephanie Kisler, Planner
Paula Wallrich, Deputy Planning Director
Debra Kotas, Commission Secretary
Trustee Jacob Vandenberg
Trustee Bernard Brady

Guest(s):

Joe Shew, Petitioner

JOE SHEW of Planet Fitness presented a request for a Special Use Permit to open a fitness center at 16189 S. Harlem Avenue.

MR. SHEW reported Planet Fitness is the fastest growing franchise and operator of fitness clubs operating over 1,000 clubs in North America. He stated the franchise has not closed a location in 20 years.

MR. SHEW proceeded to explain the Planet Fitness business model that includes providing affordable memberships in a welcoming environment with high quality fitness equipment. He stated in addition to the proposed Tinley Park location, there are also plans for ten (10) City of Chicago locations. He reviewed membership pricing that will be \$10 per month for a standard membership with a minimal sign-up fee, and \$19.99 per month for a "Black Card" membership that includes access to all system-wide locations, guest privileges and access to exclusive areas in the club

including water massage beds, massage chairs and tanning equipment. He added a typical location has 5,000-10,000 members.

MR. SHEW presented several benefits of adding a Planet Fitness to the Tinley Park community including the creation of jobs, enhancing the health of individuals in the community, increased occupancy at Tinley Park Plaza that will enhance the value of the center and attract new tenants, in addition to complimenting the other uses in the center including Walt's, Dollar Tree and Lumber Liquidators.

Regarding any possible parking issues, MR. SHEW explained since the club operates on a 24-hour per day, seven (7) day per week basis, it allows for members to come and go at any time throughout the day so there is not as much overcrowding at peak gym hours. He added that no classes are offered at Planet Fitness, therefore, there is no rush of members in the mornings and evenings during the peak times. He indicated that they take security very seriously, including sixteen (16) cameras on site.

MR. SHEW showed photographs of several formerly vacant sites in other locations that now occupy a Planet Fitness facility. He stated the construction time frame for a Planet Fitness location is typically 65-75 days. He added that while they understand Village protocols must be adhered to, Planet Fitness has a contractual commitment to open a facility by the end of the year.

STEPHANIE KISLER, Planner, presented the Staff report. She explained a Special Use Permit is required due to the size of the space and zoning district in which the property is located. She stated the proposed Planet Fitness facility is the space previously occupied by Staples that has been vacant since January 2015. She reported the space totals 22,722 square feet and is the 3rd largest tenant space in Tinley Park Plaza. She reviewed the interior floor plan the includes a reception area, exercise floor with televisions, 12-minute abs room, 30-minute workout room, stretching room, tanning, hydro massage and locker rooms.

MS. KISLER proceeded to show an aerial photograph of the site and surrounding businesses, including another fitness facility, Women's Workout World that has been in Tinley Park Plaza for 32 years which suggests a successful business model for the area where there have been no traffic or parking concerns. She stated Staff has no concerns regarding parking for the Planet Fitness location which parking field provides 307 parking spaces where only 265 are required.

Regarding landscape, MS. KISLER reported Staff is working with the property owner to meet the approved Landscape Plan from 2003 for the entirety of the Tinley Park Plaza property and is also working with Staff to create additional landscape islands in the parking lots to better meet current landscape standards.

MS. KISLER showed a preview of a proposed Planet Fitness wall sign. She mentioned that this sign, as proposed, would not meet the standards of the Village Sign Regulations or the Tinley Park Plaza Sign Regulations. She noted that the property owner of Tinley Park Plaza must update the 1985 Sign Regulations for the PUD.

MS. KISLER reported a Staff Review was conducted with other departments including Police, Fire, Building, Engineering and Public Works where no concerns were identified.

MS. KISLER reviewed the following open items identified by Staff:

1. Issues at the rear of the building found during the Change of Use inspection including multiple dumpsters and deteriorating fence;
2. Landscape at the site must comply with the approved Landscape Plan on file since there are some deficiencies;
3. Complete and update to the Tinley Park Plaza Sign Regulations that meet Village zoning codes or the center's regulations.

COMMISSIONER MOYLAN inquired about signage meeting requirements. MR. SHEW reported specific sign drawings have not been submitted by their sign vendor, however, they will be working with Staff to ensure the signage meets all requirements.

MS. KISLER added that Tinley Park Plaza had adopted a separate set of sign regulations; however, since they are outdated, a comprehensive update will be completed regarding sign regulations with the property owner.

COMMISSIONER MOYLAN inquired if daycare services are provided. MR. SHEW stated there is no daycare at their facilities.

CHAIRMAN WALKER commented the proposed fitness center is an excellent use of the space. She inquired if there are any guidelines regarding non-retail vs. retail use in a shopping center. AMY CONNOLLY, Planning Director, stated she was unaware of any regulations in this regard. CHAIRMAN WALKER suggested limitations regarding non-retail use should be investigated.

There being no further questions from Commissioners, CHAIRMAN WALKER assigned COMMISSIONER MAHONEY and COMMISSIONER MOYLAN to work with the Petitioner and Staff prior to the next meeting regarding any open items.

OTHER BUSINESS

CHAIRMAN WALKER and the PLAN COMMISSIONERS thanked MAUREEN MCLEOD for her years of service. COMMISSIONER MCCLELLAN proceeded to highlight the many positive changes in the Village as a result of FORMER COMMISSIONER MCLEOD'S efforts.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER FICARO to adjourn the regular meeting of the Plan Commission of October 1, 2015 at 8:16 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



PLAN COMMISSION STAFF REPORT

OCTOBER 15, 2015

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

Applicant

Bryan Rishforth,
Joe Shew of PF Tinley Park,
LLC

Property Location

16189 Harlem Avenue

Tenant Space

22,722 SF

Total Retail Center Size

250,000 SF \pm

Parcel Size

20.6 ac \pm

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

Vote on whether or not to
recommend approval of a
Special Use Permit.

Project Planner

Stephanie Kisler
Planner



UPDATED INFORMATION NOTED IN RED

EXECUTIVE SUMMARY

The Applicant, Joe Shew of Planet Fitness (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. Property Owner has agreed to increase maintenance of refuse area and investigate the opportunity to use existing loading dock as trash enclosure. Brixmor does not own fence; adjacent property owner has been notified to repair fence.
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. Additional landscape will be provided in front of proposed fitness center; Staff continues to work with property owner on the remainder of the center's landscaping.
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. A draft proposal has been sent to property owner for review.

WORK SESSION SUMMARY

A work session was held on Tuesday, October 6, 2015 at 10:15am at Village Hall. Present were the following:

- Plan Commissioner Tom Mahoney
- Joe Shew, Planet Fitness (via phone)
- Shawn Dekovitch, Planet Fitness (via phone)
- Brad Ratajczak, Brixmor (property owner of Tinley Park Plaza)
- Stephanie Kisler, Planner
- Paula Wallrich, Deputy Planning Director

Regarding Open Item #1 – Rear of the Shopping Center:

Staff discussed the need for a dumpster enclosure for the proposed Planet Fitness, noting that dumpster enclosures are required by Village code. Plan Commissioner Tom Mahoney recommended improvements to the rear of the building to improve the aesthetics and the current disarray of the dumpsters. Brad Ratajczak of Brixmor mentioned that the dumpsters are mostly moved around by the trash collection company since they are not on wheels, and the trash collection company appears to not organize the dumpsters very well behind the building. Staff noted that Planet Fitness' dumpster may be able to be placed within the loading dock area to keep it out of the rear drive aisle and out of sight. Staff also recommended that enforcement of the Village's Property Maintenance Code could be increased in this area.

Staff also discussed the condition of the fence at the rear of the building. Mr. Ratajczak stated that the fencing in need of repair is owned by the adjacent property owner, not Brixmor. Through discussions with the adjacent property owner Tinley Park Plaza agreed to install yellow bollards in this area to prevent the fence from being hit by delivery vehicles. Mr. Ratajczak stated that Brixmor will inspect all fencing and make repairs where necessary. Staff noted that the other property owner's fence may need to be addressed via Code Compliance if the fence is not repaired soon.

Regarding Open Item #2 – Landscaping:

Staff discussed the approved Landscape Plan for Tinley Park Plaza that was completed in 2003. This Landscape Plan mainly focuses on the south end of the shopping center and was a part of the construction of the outlot building at the southwest corner of Tinley Park Plaza. Mr. Ratajczak clarified that all landscaping will be handled by the property owner and not the tenant. Staff stressed the need for landscaping along the front façade of the proposed Planet Fitness space prior to opening the business. Mr. Ratajczak mentioned that he will discuss the landscaping with his associates at Brixmor and will ensure that landscaping at the front façade will be completed.. Brixmor will work with Staff to ensure that the entire south end of the site complies with the approved Landscape Plan. He stated that due to some planned improvements for the center that the area north of Walt's will not be completed until 2017; however the area in front of and south of Walt's will be addressed in 2016..

Regarding Open Item #3 – Updates to Sign Regulations:

Staff discussed the 1985 Sign Regulations for Tinley Park Plaza. Mr. Ratajczak mentioned that he would work with Staff to develop the appropriate amendments to this document, similar to the recent amendments for outlot signage in Tinley Park Plaza. He requested that Planet Fitness representatives provide more accurate sign proposal plans so that Staff can develop amendments to the sign regulations.

The signage discussion focused on the purple backing of Planet Fitness's. This area was previously painted red when occupied by Staples; however current sign ordinance regulations requires the painted background be included in the calculation for total sign allowance. Staff noted that the red painted panel that was behind the Staples Sign coordinated with the red trim of the center and the purple backing proposed for the Planet Fitness sign does not. The purple is representative of the color branding for Planet Fitness. Staff stated that other businesses in Tinley Park have been held to this standard regarding the use of branding colors. Commissioner Mahoney questioned Planet Fitness representatives on whether retaining the purple background on the façade (see Conceptual Sign Plan below) was a deal breaker. Planet Fitness representative Joe Shew stated that although they would really like to have the purple background, it would not be a deal breaker. However, he noted that the logo is a requirement and a standard for their company. Staff requested more accurate sign proposal plans to review their proposal against current and proposed sign regulations. Staff recommended that Planet Fitness remove the red colored backing or paint it a neutral color to match the rest of the shopping center.



Conceptual Sign Plan for the Proposed Planet Fitness in Tinley Park

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.



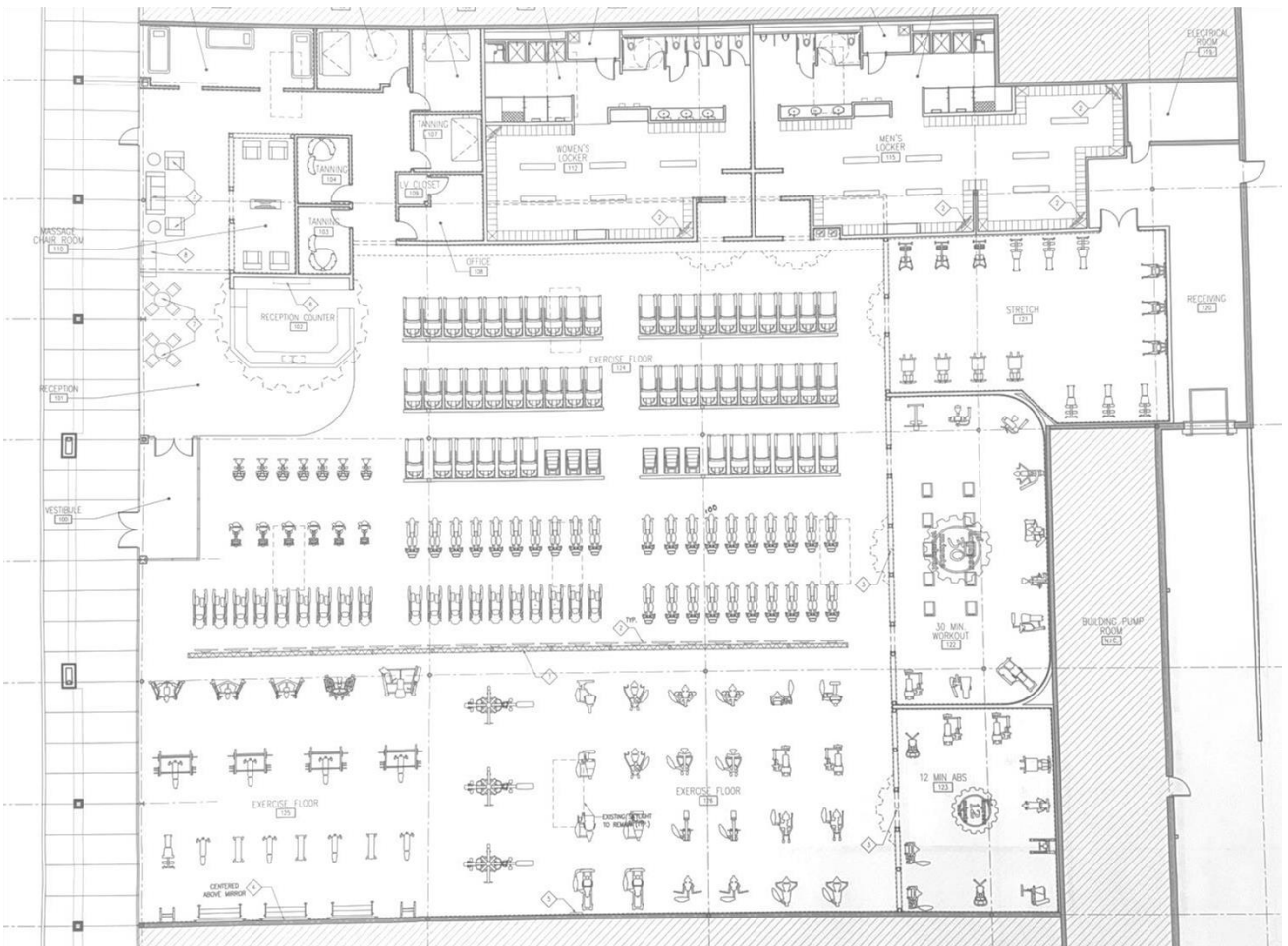
Open Item #1: Issues at the rear of the building found during the Change of Use inspection, including refuse receptacles and a fence in deteriorating condition.

Property Owner has agreed to increase maintenance of refuse area and investigate the opportunity to use existing loading dock as trash enclosure. Brixmor does not own fence; adjacent property owner has been notified to repair fence.

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.

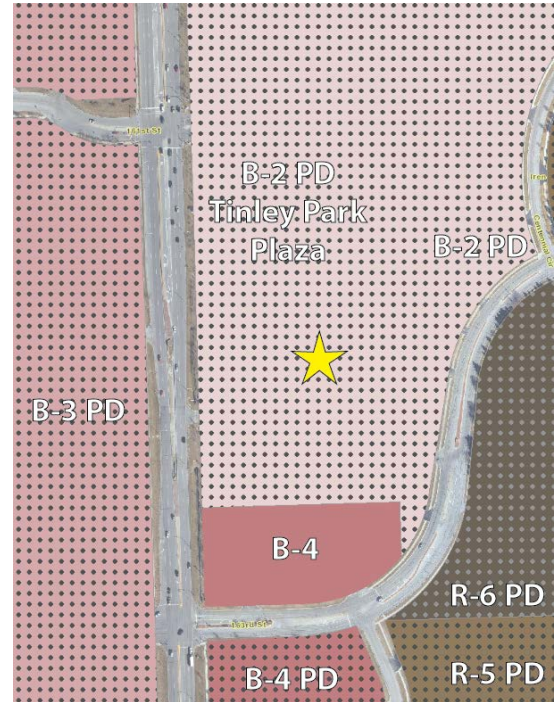
Adjacent Zoning:

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.

Additional landscape will be installed in front of proposed fitness center; Staff continues to work with property owner on the remainder of the center's landscaping.

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.

Staff researched signs for other Planet Fitness facilities and although some have the purple included in their sign, just as many of the signs do not. See examples below:





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

A draft proposal has been sent to property owner for review.

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.

FINDINGS OF FACT

Staff provides the following Findings of Fact for your review; the Applicant's Findings of Fact are provided as well as any additional information included by Staff. The Commission is encouraged to review them and make them part of the official minutes as written or make amendments as necessary. The Commission may elect to read them at the Public Hearing or enter them into the record as written or amended.

Special Use Permit

A Special Use Permit to allow the operation of a commercial indoor recreation facility greater than 3,500 square feet in area.

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.

Applicant: 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.

Staff: The proposed use and associated improvements have been reviewed by public safety staff (police and fire) who have provided recommendations and requirements concerning the location of the dumpsters at the rear of the property. The property owner has agreed to address outstanding issues. The fence at the rear of the property will be repaired by the adjacent property owner which will then provide adequate screening of the rear utility area.

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.

Applicant: Pursuant to its lease at the Center, Planet Fitness (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.

Staff: Tinley Park Plaza (TPP) is recognized as a regional shopping center and therefore traditionally caters to a volume of customers and traffic. A similar use (Women's Workout World) currently operates out of the center. Adequate parking is provided and improvements are planned for landscaping, fencing and trash enclosure that will increase the aesthetics of the center. The surrounding area has functioned in tandem with TPP for over 43 years; adequate screening and separation of uses is provided to mitigate any potentially negative impact from the commercial use of this property.

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.

Applicant: 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.

Staff: The majority of the tenant spaces are leased and the leasing of the subject tenant space to PF will increase the success of the center and will likely result in fewer vacancies. The surrounding area is fully developed; with the proposed improvements the neighborhood will realize a positive improvement to the area. Adequate parking has been provided; and cross access is allowed throughout the center.

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

Applicant: 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.

Staff: Tinley Park Plaza (TPP) is designed to accommodate traffic flow from two major commercial corridors (Harlem Avenue and 159th Street). The center is fully developed and therefore adequate utilities serve the site.

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.

Staff: 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.

Staff: The center is accessed from two major commercial corridors that have been designed to accommodate traffic flow emanating from the property. The plans have been evaluated by engineering and public works staff who have provided their approval for the proposal.

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.

Applicant: 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.

Staff: No variances are requested as part of this review.

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

Applicant: 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.

Staff: The approval of the special use permit will result in improvements to the structure, site and landscaping which represents an increase in value for the property and therefore the surrounding neighborhood.

FINAL STAFF RECOMMENDATIONS

The Planning Department notes that the fencing behind the building (east property line) and the lack of dumpster enclosures may need to be addressed by the Village's Code Compliance Officers. The Village is willing to help the property owner come to a resolution with the trash collection company about how to better manage the trash bins behind the building. It is important to have the rear alley be free of debris and traffic hazards, especially for the Fire Department.

Staff will continue to work with the property owner on completing the necessary landscaping to have the site in full compliance with the approved Landscape Plan.

Staff will provide an oral report regarding the proposed sign amendments.

RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

"...make a motion to recommend that the Village Board grant the Applicants, Bryan Rishforth and Joe Shew of PF Tinley Park, LLC, a Special Use Permit to allow a commercial indoor recreation facility (fitness center) at 16189 Harlem Avenue in Tinley Park Plaza and adopt Findings of Fact as submitted by the Applicant and Village Staff, as revised by the Plan Commission. A Special Use Permit is required to operate a commercial indoor recreation facility greater than 3,500 square feet in area and the proposed Planet Fitness will occupy a leased space that is 22,722 square feet in area."

The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. The dumpster is located in the loading dock area or within a dumpster enclosure;
2. Landscaping is provided at the front façade of the Planet Fitness prior to opening for business;
3. The Tinley Park Plaza Sign Regulations are amended prior to granting a Sign Permit for the business; and
4. [...any other conditions as suggested by the Plan Commission.]

OPENLANDS PROJECT



PRESENTS AN OPEN SPACE PLAN FOR THE 21ST CENTURY.

In 1909, Daniel Burnham co-authored an ingenious plan for Chicago and Northeastern Illinois.

A key part of his vision, and of others before him, was to provide a connected system of open land—parks, forest preserves, boulevards—throughout the metropolitan area to provide peaceful, interconnected spaces for anyone seeking refuge from hectic everyday urban life.

Unfortunately, only part of this plan was ever realized. But the portion that was has helped give Chicago its unique and vibrant identity, an identity we all take pride in.

Today, there is still a chance to build upon the work that Burnham began.

But it must happen now if we are to save our remaining open spaces. To that end, Openlands Project announces its 21st Century Open Space Plan.

A NETWORK OF LIVING LAND IN NORTHEASTERN ILLINOIS. The 21st Century Open Space Plan will add thousands of acres of green open spaces to existing holdings. We envision a thousand miles of greenbelts linking parks, gardens, forest preserves and other open spaces, all within the reach of everyone. In other words, the plan will create a network of living land in Northeastern Illinois.

We intend to make this living network a reality by:

1. Saving sizable, diverse parcels of open spaces in outlying areas.

2. Greening the city through tree-planting and reclaiming derelict, vacant land for new gardens and parks.

3. Connecting new and existing open spaces to form ribbons of green, called "greenways," throughout the region—adding to the 300 miles of greenways already existing.

Once the plan is in place, strolls down tree-lined nature trails will become commonplace in hundreds of communities. Neighborhood gardens will blossom. And activities such as

hiking, bicycling, canoeing and enjoying nature will be easily accessible throughout this large metropolitan area.

All in all, the opportunities for recreation will be as diverse as the lands themselves.

But as beneficial as our 21st Century Plan is to Northeastern Illinois, the chance to enact it is running out.

Careful planning and coordinating will be necessary to accomplish our task in the face of predicted growth in this region.

But it is possible to achieve.

Forecasts of future development in metropolitan Chicago predict that by the year 2010, an area larger than the city of Chicago will be lost to explosive growth.

In fact, the effects can already

be seen today. Shopping malls now stand where prairies once flourished. Office buildings cover wetlands. Concrete replaces rich forest undergrowth.

Not only has this resulted in a shortage of open space (of major cities, Chicago ranks among the lowest in open space per capita), it has meant severe environmental consequences as well. Flooding now too frequently occurs because the developed land can no longer naturally absorb rainfall. Wildlife habitats are disappearing, and along with them, the natural beauty of the region.

And every day we wait, the 21st Century Plan remains only a dream. We need your help to make this vision a reality.

Supporting our work on the 21st Century Open Space Plan is your chance to improve the environment right here in your own back yard. By becoming an Openlands Project member, you will help us carry on our long-standing tradition of preserving open space in Northeastern Illinois for public enjoyment.

But don't let time or precious open space slip away. Become a member today. The sooner you help, the sooner we can not only save our priceless land, but return life to it.

**OPENLANDS PROJECT
RETURNING LIFE TO THE LAND.**



WHO WE ARE.

Since forming in 1963, Openlands Project has been a leader in preserving open spaces for public use here in Northeastern Illinois.

By uniting diverse public and private forces, we've been able to serve as conservation advocates, negotiators, technical experts and educators.

As a result, we've been able to save and return to life over 18,000 acres of land.

- Lands such as the 51-mile Illinois Prairie Path, the nation's first rail-to-trail conversion.

- The 120-mile Illinois and Michigan Canal National Heritage Corridor, the first greenway of its kind.

- And significant areas of unplowed prairie and such natural rarities as the Volo Bogs.

HOW WE WILL ACCOMPLISH THE PLAN.

To complete the 21st Century Open Space Plan, we will continue to work in concert with our affiliates, public agencies, civic groups and dedicated citizens to:

1. Identify opportunities to form greenways. And then cultivate and manage their development from inception to completion.

2. Acquire land for greenways and other open spaces through our affiliate, CorLands, by using innovative preservation techniques, which not only save land but also millions of taxpayer dollars.

3. Develop, through our affiliate, Wetlands Research, Inc., new technologies for restoring wetlands as part of a joint venture with the Lake County Forest Preserve District.

4. Re-green Chicago neighborhoods by preserving and expanding the urban forest and transforming derelict land into community gardens.

5. Shape public policies by educating the general public and advocating legislation sensitive to conservation issues.

Openlands Project dedicates the 21st Century Open Space Plan for Northeastern Illinois to Dorothy and Gaylord Donnelley to honor their lifetime commitment to the environment.

THE PLAN

AN OPEN SPACE PLAN FOR THE 21ST CENTURY.

Openlands Project
220 South State Street
Suite 1880
Chicago, IL 60604-2103

THE 21ST CENTURY OPEN SPACE PLAN.

In 1909, Daniel Burnham coauthored a plan for the Chicago Area. It was ingenious—and farsighted. It aimed to create a vibrant and liveable city. A major part of the plan was the creation of large interconnected open spaces throughout the metropolitan area.

Much of our existing park system drew its inspiration from Burnham's plan. The 21st Century Plan draws upon what needs to be done.

In green are the open lands the Burnham plan helped inspire—our existing open spaces and greenways.

In yellow are the new open lands envisioned in the 21st Century Plan. There will be new parks, forest preserves and greenways throughout Northeastern Illinois.

Once in place, the elements of the 21st Century Plan will protect the beauty of thousands of acres in nine counties and form a diverse network of living land.

July 1991





History

In 2013, Openlands celebrated its 50th anniversary, a major milestone in the organization's commitment to conserve the natural resources of northeastern Illinois and the surrounding region.



Goose Lake Prairie (c. 1969)

Openlands' leadership and work have resulted in landmark and lasting conservation achievements, among them landscape-scale undertakings such as The [Illinois Prairie Path](#), [I & M Canal National Heritage Corridor](#), and the 19,000-acre [Midewin National Tallgrass Prairie](#). Openlands' impact extends from local school and community gardens in Chicago to trail networks—on land and water—that link three states. Volunteer programs such as



Click above to see an animated map of how Openlands has helped shape our region.



Openlands: Moments in History
(3:02)



Reflecting on 50 Years (16:19)

PHOTOS

[TreeKeepers](#) have empowered a generation to care for the region's natural resources. Most recently, Openlands was responsible for the creation of the [Openlands Lakeshore Preserve](#) at Fort Sheridan in Lake County and the establishment of the bi-state [Hackmatack National Wildlife Refuge](#) in McHenry County, Illinois and Walworth County, Wisconsin.

1960s

- **1963** Openlands Project (originally Open Lands Project) is established as a program of the Welfare Council of Metropolitan Chicago
- **1964** Illinois Prairie Path is created
- **1965** Indiana Dunes National Lakeshore is authorized by Congress
- **1969** Goose Lake Prairie State Park is established and dedicated as Illinois nature preserve

1970s

- **1971** Lake Michigan Federation (now Alliance for the Great Lakes) becomes independent from Openlands Project
- **1974** Kennicott Grove acquisition begins with Openlands coordination
- **1975** Friends of the Parks is established
- **1977** Garfield Farm is donated to Openlands Project
- **1978** Corporation for Open Lands (CorLands) is incorporated as land-buying affiliate of Openlands

1980s

- **1980** Friends of the Chicago River is established as a program of Openlands
- Openlands launches organizing effort to create Old Plank Road Trail
- **1981** Openlands and Lake County Forest Preserve District establish Wetlands Demonstration Project on 450 acres to research wetland restoration strategies to create high quality Des Plaines River basin habitats
- **1983** *An Open Land: Photographs of the Midwest* exhibit opens at the Art Institute of Chicago
- **1984** President Ronald Reagan signs legislation establishing Illinois and Michigan Canal National Heritage Corridor
- **1985** Openlands and the Illinois Prairie Trail Authority identify potential trail and greenway corridors in northeast Illinois
- **1988** Openlands coordinates first Chicago Christmas Tree recycling campaign
- **1989** CorLands acquires conservation easement for North Park Village natural areas

1990s

- **1990** Openlands assembles first Chicago-wide inventory of vacant lots
- Openlands' 21st Century Open Space Plan is launched at benefit honoring Gaylord and Dorothy Donnelley
- **1991** TreeKeepers volunteer program is launched
- **1992** CorLands acquires key landholdings for Old Plank Road Trail
- Northeastern Illinois Regional Greenways Plan is published
- **1993** Openlands receives first American Greenways Award from the National Geographic Society and The Conservation Fund
- Great Perennial Divide is launched
- Fort Sheridan is decommissioned, and Openlands advocates for protection of the site's lakefront bluffs, ravines, and beach areas
-



(Showing 8 of 22)



[50th Anniversary Booklet](#)

“Openlands was among the first urban conservation organizations in the country. We are hugely proud to celebrate a half-century of pioneering work that has literally changed the landscape of our region. Openlands’ multi-faceted approach—which includes outreach and education, technical assistance and planning, land acquisition and ecological restoration, and policy and advocacy—strengthens the impact we have had.”

- Jerry Adelman, President & CEO

Neighborhood Open Space Planning program is launched with a focus on underserved Chicago neighborhoods

- **1994** Openlands-led Community Land Use Network completes implementation and produces the final report to streamline transfer of abandoned publicly-owned lands for productive uses, including affordable housing and community-managed green space
- **1996** President Bill Clinton signs legislation to create Midewin National Tallgrass Prairie at the former Joliet Arsenal
- NeighborSpace is incorporated
- Chicago Wilderness coalition is launched; Openlands is a founding member. Streamleaders training program is launched
- **1997** CorLands acquires Burnham Greenway
- The Burnham Greenway Master Plan is published
- **1998** Terry Evans photography exhibit, *In Place of Prairie*, opens at the Art Institute of Chicago as part of Openlands' 35th Anniversary celebration
- Openlands releases map and report, *Losing Ground: Land Consumption in the Chicago Region, 1990-1998*
- **1999** *Under Pressure: Land Consumption in the Chicago Region 1998-2028* defines the land at risk of development based on trends in land consumption
- Building Urban Gardens courses begin

2000s

- **2000** The Illinois Department of Natural Resources opens the Grand Illinois Trail with 200 miles of the planned 475-mile route completed
- Governor Ryan and Mayor Daley announce a City of Chicago/Calumet Area Open Space Protection Initiative
- **2001** Openlands, the Forest Preserve District of Cook County, the Chicago Audubon Society, and the U.S. Army Corps of Engineers begin restoration of Tinley Creek-Bartel Grassland
- **2004** President George W. Bush signs legislation authorizing the transfer of 77 acres at the former Fort Sheridan site to a land preservation organization for permanent protection, beginning the acquisition process for the Openlands Lakeshore Preserve
- **2005** *Revealing Chicago: An Aerial Portrait* photo exhibition opens at Millennium Park
- CorLands begins wetlands restoration work at 5 public sites funded through the O'Hare Modernization program
- Troubled Waters: Meeting the future water needs in Illinois is published as a joint initiative with the Campaign for Sensible Growth and Metropolitan Planning Council
- **2006** Building School Gardens program is started
- **2007** *Greenways and Blueways Plan for Northwestern Indiana Regional Planning Commission* is published by NIRPC and Openlands
- Northeastern Illinois Water Trails Map is updated and published
- **2008** Deer Grove East restoration project begins
- Restoration of the Openlands Lakeshore Preserve begins and interpretive plan is created
- **2009** Eco-Explorations school-based educational program is piloted at the Openlands Lakeshore Preserve
- *Before the Well Runs Dry: Ensuring Sustainable Water Supplies for Illinois* is published as a joint initiative of the Metropolitan Planning Council and Openlands

2010s

- **2010** Openlands partners with the Plants of Concern project at the Chicago Botanic Garden for ongoing biological monitoring at the Openlands Lakeshore Preserve
- What Our Water's Worth (WOWW) campaign is launched by Openlands and the Metropolitan Planning

Council to educate the public on the value of their water

- **2011** Openlands Lakeshore Preserve opens to the public. 85-mile Kankakee River Water Trail opens in Indiana.
- Calumet Connections regional trail system is created with Northwestern Indiana Regional Planning Commission, South Suburban Mayors and Managers, and 11 surrounding communities
- **2012** Hackmatack National Wildlife Refuge is established; Openlands acquires the first property for the refuge
- Openlands, Sierra Club, and Prairie Rivers Network file lawsuit in Circuit Court in Springfield, IL demanding judicial review of a permit for an open pit silica sand mine near Starved Rock State Park
- **2013** Birds in My Neighborhood program is established
- Openlands becomes an accredited land trust. Openlands Lakeshore Preserve is recognized as a Illinois Nature Preserve

Founded in 1963, Openlands protects the natural and open spaces of northeastern Illinois and the surrounding region to ensure cleaner air and water, protect natural habitats and wildlife, and help balance and enrich our lives.

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