



## 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 3<sup>rd</sup> 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.