



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

OCTOBER 15, 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
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

Village Officials and Staff:

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

CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission for October 15, 2015 at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the October 1, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER FICARO 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 OCTOBER 15, 2015 MEETING

PUBLIC

HEARING: PLANET FITNESS (BRYAN RISHFORTH AND JOE SHEW, PF TINLEY PARK, LLC), PETITIONER – 16189 HARLEM AVENUE – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION FACILITY GREATER THAN 3,500 SQUARE FEET

Consider a proposal from Bryan Rishforth and 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.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Gina Miller
Mark Moylan
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

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

Guest(s): Joe Shew, Petitioner

CHAIRMAN WALKER opened the Public Hearing at 7:34 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.

JOE SHEW of Planet Fitness, reviewed the 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, using a business model that provides affordable memberships in a clean, safe and welcoming environment with high quality fitness equipment but no costly amenities. He stated in addition to the proposed Tinley

Park location, there are ten (10) Cook County locations enrolling approximately 60,000 members and creating 160 new jobs.

MR. SHEW reviewed membership pricing that includes a \$10 per month for a standard membership that includes use of strength equipment, cardio equipment, circuit training and weights and \$19.99 per month for a "Black Card" membership that includes the above with access to all system-wide locations, guest privileges, and access to exclusive areas in the club.

Regarding any possible parking congestion, MR. SHEW explained the club operates on a 24-hour per day, seven (7) day per week basis, which 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, blighted sites in other locales that now occupy a Planet Fitness facility.

In conclusion, MR. SHEW thanked the Assigned Commissioners and Village Staff for the progress made during the work session.

There being no questions or comments for the Petitioner, CHAIRMAN WALKER requested the Assigned Commissioners make their report.

COMMISSIONER MAHONEY commented Planet Fitness will be a "good fit" for the area and any exceptions identified will be addressed by the Petitioner and property owner.

COMMISSIONER MOYLAN summarized the three (3) open items addressed during the work session, noting two (2) of these items involving landscape and issues at the rear of the building are the responsibilities of the property owner. He addressed the signage issue noting that the Signage Regulations for the PUD will soon be revised since it is 30+ years old. He explained the background color will be considered part of the signage, which puts the Petitioner's request over what is allowable adding the Petitioner will need to adjust their design.

COMMISSIONER MAHONEY requested clarification regarding the Village's Ordinance regarding Sign Regulations.

STEPHANIE KISLER, Planner, explained the Village's Ordinance of 1 square foot of signage for every 1 square foot of building frontage applies to every property except for those having their own special sign regulations. This particular PUD allows for 1.5 square feet of signage for every 1 foot of building frontage. She reported the proposed Planet Fitness location has 150' length of storefront space. She stated that a draft proposal of the amendments to the PUD's sign regulations has been sent to the property owner which keeps the 1.5 square foot of signage for every 1 foot of building frontage but limits the maximum sign square footage to 180 square feet..

COMMISSIONER MCCLELLAN inquired if each Planet Fitness location is an independent franchise. MR. SHEW reported that BRYAN RISHFORTH is the principal owner of all 10 Cook County locations.

There being no questions or comments from objectors or interested parties, CHAIRMAN WALKER requested presentation from Village Staff.

MS. KISLER, presented the Staff report. She explained a Special Use Permit is required due to the size of the space being larger than 3,500 square feet for an indoor recreation center within the B-2 zoning district in which the property is located within the Tinley Park Plaza PUD. She showed an aerial photograph of the site and surrounding businesses and also reviewed surrounding zoning. She noted the proposed Planet Fitness facility is the space previously occupied by Staples that has been vacant since January 2015. 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. She reported no Staff concerns regarding parking, referring to the parking study that was completed that revealed an excess of forty-two (42) parking spaces.

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;

MS. KISLER reported the property owner has agreed to speak with other tenants and the trash collection company to better place the garbage containers. She stated Staff will be also working with the property owner regarding possible dumpster enclosures. She further reported the fence at the rear of the property is actually owned by the adjacent property owner; however, Tinley Park Plaza has agreed to install yellow bollards in this area to prevent the fence from being hit by delivery vehicles. Consequently, they have requested the adjacent property owner make the fence repairs where necessary. She added the Village's Code Compliance Officer will follow up on this issue.

2. Landscape at the site must comply with the approved Landscape Plan on file since there are some deficiencies;

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. She stated a landscape audit is scheduled for June 2016. In the interim, she reported the property owner has agreed to do some minor landscape immediately in front of the Planet Fitness location prior to opening.

3. Complete and update Tinley Park Plaza Sign Regulations that meet Village zoning codes or the center's regulations.

MS. KISLER reported the property owner is working with Staff to complete revisions to the Tinley Park Plaza Sign Regulations that were originally implemented in 1985. She explained the branding color will need to be considered part of allowable signage. She expressed concern regarding setting a precedent with allowing a large background branding color and the possibility of other businesses in the center requesting similar large background colors for their signs.

MR. SHEW explained purple is the branding color for Planet Fitness and part of its corporate identity. He added they feel comfortable in working with the Village to ensure signage meets requirements.

CHAIRMAN WALKER inquired if Tinley Park Plaza has anything in their current regulations regarding branding colors or backgrounds. MS. KISLER stated the PUD regulations do not address branding or background colors; however, the Village Zoning Ordinance considers the background color as being part of the signage and ensure the branding color is used within the allowable signage area.

MS. KISLER requested direction from the Plan Commission in drafting sign regulations for this area including maximum amount of signage, how it is calculated, and large colored areas on the signage that can be formally approved by Code.

COMMISSIONER MAHONEY commented that discussion regarding signage would take place this evening; however, is not part of this Special Use approval.

COMMISSIONER PIERCE agrees with amending the current code for this PUD with stricter regulations that should be followed consistently.

COMMISSIONER MCCLELLAN suggested adopting a uniform ordinance in order to remain consistent whether it be Special Use or PUD. He added the sign for this particular location also has the advantage of elevation.

Though there were no comments or concerns from the Police Department, COMMISSIONER FICARO inquired if lighting and/or cameras exist on the rear of the building. MS. KISLER reported security cameras near the loading dock area; however, she is not certain they are operational. MR SHEW reported Planet Fitness plans to install cameras and lighting for their portion of the building.

There being no further questions or comments, the following Findings of Fact were presented by the Assigned Commissioners, COMMISSIONER MOYLAN and COMMISSIONER MAHONEY regarding the 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 30 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.

Applicant: 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 rights-of-way, 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 have been 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.

COMMISSIONER MOYLAN made a motion recommending 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 Planet Fitness prior to opening for business;
3. Tinley Park Plaza Sign Regulations are amended prior to granting a sign permit for the business.

The Motion was seconded by COMMISSIONER MAHONEY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Gina Miller, Mark Moylan, Art Pierce, Bill Reidy, Tim Stanton, and Chairman Rita Walker

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 8:16 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

OTHER BUSINESS

A presentation by JOE ROTH, Director of Restoration Programs for Openlands Land Preservation, regarding open space plan for the 21st Century.

MR. ROTH reported a long history with the southern suburbs. He stated the organization is the oldest conservation not-for-profit within the six (6) counties in Northeast Illinois. He stated their mission is to “connect people with nature”. He proceeded to highlight projects in conjunction with the Forest Preserve District and wetlands programs.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER REIDY seconded by COMMISSIONER FICARO to adjourn the regular meeting of the Plan Commission of October 15, 2015 at 8:51 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.