

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of September 19, 2016**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, September 19, 2016 in the Board Room of the Village Hall, Five Plaza Drive Woodridge, Illinois.

I. CALL TO ORDER

Chairman Hendricks called the meeting to order at 7:30 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Hendle-Kinnunen, Mast, Przepiorka, Hendricks

Absent: None

Director of Community Development Michael Mays, Senior Planner Jenny Horn, Planner Jason Zawila and Recording Secretary Peggy Halper were also present.

III. APPROVAL OF MINUTES FOR THE AUGUST 15, 2016 MEETING

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to approve the minutes from the August 15, 2016 meeting with no changes. A roll call vote was taken:

Ayes: Gaspar, Hendle-Kinnunen, Balogh, Hendricks, Mast, Przepiorka

Nays: None

Motion Passed

IV. CONSIDERATION OF A MAJOR AMENDMENT TO A PRELIMINARY AND FINAL RPUD PLAN AND PLAT AND AN AMENDMENT TO AN RPUD ZONING LOT PLAN – PLANET FITNESS – 8625 WOODWARD AVENUE – RGLA SOLUTIONS

A. Staff Presentation

Mr. Zawila stated the property is located at the northeast corner of Woodward Avenue and Boughton Road as shown on the overhead. The site is home to CVS Pharmacy, National City Bank, Goodwill in addition to other small retail tenants. The development has been constructed in multiple phases since 2004.

The applicant is seeking approval of a Major Amendment to the Preliminary and Final RPUD Plan and Plat and an Amendment to the RPUD Zoning Lot Plan for Planet Fitness. The applicant is proposing to locate a health and athletic club in the approximate 20,600 square foot space formerly occupied by Ace Hardware. The

proposed use triggers an amendment to the RPUD Zoning Lot Plan and Major Amendment to the Preliminary and Final RPUD Plan and Plat for Lot 203B in the Woodward-Boughton Commercial Center. The applicant, as part of their application, is proposing to modify the façade to remove the western entrance and replace the entry with windows consistent with the rest of the façade. The remaining eastern entrance will serve as the primary entry for the Planet Fitness members. Planet Fitness will offer equipment and services typical for the center and the applicant is present tonight to talk in regards to that. Additionally, Planet Fitness will construct a spa that will include massage and tanning beds for its members. It will operate 24 hours a day, seven days a week.

Mr. Zawila said health and athletic club uses are a permitted use in the McAdams RPUD and the proposed use is compatible with the surrounding commercial uses located at that intersection. For the proposed buildout as a health and athletic club, the Village Code does require 82 parking spaces and Lot 203B is designed to accommodate 112 parking spaces. In light of the Village Code requirements, staff has determined that the proposed use can be accommodated in the overall parking demand for Planet Fitness. He stated this would conclude his presentation and the applicant is present to answer any questions.

B. Applicant presentation

Luke Urban, applicant, stated he was present to answer any questions that the Commission might have. Referring to his presentation slide, he provided an overview of the mission statement for Planet Fitness.

Chairman Hendricks asked if Planet Fitness was a franchise.

Mr. Urban said it is a franchise store. Planet Fitness Corporate owns about 60 locations throughout the United States and there is about 1,200 existing nationwide. There were about 7.1 million members as of the end of 2015. He stated he was a franchisee and he opened up his first store out in Bloomington in 2013 and then Aurora in 2014. Planet Fitness first started in 1992 in Dover, New Hampshire. In 2003 they started franchising and have never had a store close its doors.

Mr. Urban stated that about 20% of the population goes to a health club and Planet Fitness aims to capture the other 80% that do not go to a health club. They do this by creating what they call a judgement free zone. They typically attract first time gym users and create a comfortable environment for anyone to come into. There is no pressure sales and none of their employees are paid commission. They also re-equip their stores every five to six years. The cardio gets replaced every five years and the strength equipment every seven years. They aim to always have a clean environment for all of their members. They also target a wide demographic. He then showed some slides of other stores that opened in other states.

Mr. Urban stated that they give their members a \$60 facility for \$10 a month fee. Their standard membership is offered to everyone at \$10.00 a month, then they have a premium membership at \$20.00 a month. He then explained the difference between the two memberships and the other amenities that Planet Fitness has to offer. He showed on the overhead pictures of the cardio and strength equipment along with the amenities. Planet Fitness does also offer a personal trainer for all members at no additional cost. He concluded his presentation and asked if there were any questions that he could answer.

Commissioner Balogh asked if there was circuit training.

Mr. Urban stated there was and explained what circuit training was.

Commissioner Przepiorka asked with being open 24/7 what is the traffic like overnight.

Mr. Urban said it is minimal. Typically between midnight and 4 a.m. they might have six people. It starts to pick up at around 4 to 5 a.m. It is always staffed 24 hours a day.

Commissioner Przepiorka asked with the low membership fee, what is their daily volume that they take in in order to make a profit. He stated he is trying to figure out what kind of volume there will be to judge the traffic flow.

Mr. Urban said the average across his stores in the past 12 months has been about 637 members each day. In January that number goes up and in August that number does go down.

Chairman Hendricks asked if there were any additional questions from the Commissioners. None responded.

C. Public Comment

Chairman Hendricks asked if there was anyone in the audience that wanted to ask questions or make comments regarding this consideration. None responded.

D. Plan Commission Discussion

Commissioner Przepiorka asked what the plan was for the existing outdoor sales area that the Ace Hardware store had.

Mr. Zawila stated it was not going to be utilized by Planet Fitness.

Mr. Urban said the plan was to maintain the current structure. There will be no modification to the wall or the fencing around it.

Mr. Zawila stated if there is any modification they will have to review what modifications can be made and determine the appropriate zoning process.

Commissioner Przepiorka clarified that there was 112 parking spaces. He asked if that will be enough during their peak times of use.

Mr. Urban said what they typically see is about 100 spaces utilized and feels that it will be sufficient space.

Commissioner Przepiorka asked how long they are typically at the facility.

Mr. Urban stated between 30 minutes to an hour.

Commissioner Przepiorka asked if the 112 spaces included the spaces in front of the Goodwill.

Mr. Zawila said it did not.

Commissioner Mast asked if there were any limitations with having a 24 hour facility.

Mr. Zawila stated there are no limitations in the ordinance in regards to a 24 hour facility, however and that there are several businesses in the community that do operate 24 hours. If there are any noises during the off hours they do have performance standards that regulate that.

Commissioner Mast asked if there were any codes or standards for tanning beds.

Mr. Zawila said there is nothing in regards to tanning beds. In reference to the massage services offered at Planet Fitness, the Village does have massage licensing requirements, but for what they are proposing there is no need for a massage established license.

Chairman Hendricks stated the tanning beds would probably be inspected by the Illinois Department of Health. He asked if there were any additional questions. None responded. He then called for staff recommendations.

E. Staff Recommendation

Mr. Zawila said there are four motions that are needed which are listed on page three of staff's report.

F. Plan Commission Recommendation

Chairman Hendricks called for a motion of recommendation.

Commissioner Gaspar made a motion, seconded by Commissioner Przepiorka to adopt the Findings of Fact for the RPUD Zoning Lot Plan, as contained in Attachment 6. A roll call vote was taken:

Ayes: Gaspar, Przepiorka, Balogh, Hendle-Kinnunen, Hendricks, Mast

Nays: None

Motion passed

Commissioner Przepiorka made a motion, seconded by Commissioner Hendle-Kinnunen to adopt the Findings of Fact for the Preliminary RPUD Plan and Plat, as contained in Attachment 6. A roll call vote was taken:

Ayes: Przepiorka, Hendle-Kinnunen, Balogh, Gaspar, Hendricks, Mast

Nays: None

Motion passed

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Mast to adopt the Findings of Fact for the Final RPUD Plan and Plat, as contained in Attachment 6. A roll call vote was taken:

Ayes: Hendle-Kinnunen, Mast, Balogh, Gaspar, Hendricks, Przepiorka

Nays: None

Motion passed

Mr. Zawila stated with the recommendation it should be noted to say “Attachment 6”. It is incorrect in the staff report as Attachment 5.

Commissioner Przepiorka made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Village Board of Trustees approval of the proposed amendment to the Zoning Lot Plan and Major Amendment to the Preliminary RPUD Plan and the Final RPUD Plan, based on the Findings of Fact in Attachment 6 of staff’s report, subject to the following plans A through C as listed on page 3 of staff’s report, and subject to the following conditions 1 through 2 listed on page 4 of staff’s report dated September 19, 2016. A roll call vote was taken:

Ayes: Przepiorka, Gaspar, Balogh, Hendle-Kinnunen, Mast, Hendricks

Nays: None

Motion passed

V. PUBLIC COMMENT

None

VI. DISCUSSION ITEMS

Mrs. Horn stated there will be no meeting on October 3rd, but there will be a meeting on October 17th.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn said Phoenix Veteran's Print office/warehouse building expansion was approved by the Village Board on September 1st.

Mr. Zawila stated Skeleton Brewery did have their soft opening last week and will have their grand opening on September 24th.

Chairman Hendricks asked if there were any further questions or comments. None responded. He then called for a motion to adjourn.

VIII. ADJOURNMENT

Commissioner Gaspar called for a motion, seconded by Commissioner Balogh to adjourn the meeting. A roll call vote was taken:

Ayes: Gaspar, Balogh, Hendle-Kinnunen, Hendricks, Mast, Przepiorka

Nays: None

Motion passed

Chairman Hendricks

Peggy Halper, Secretary