

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

MINUTES - JANUARY 6, 2016

1. CALL TO ORDER: 7:01 P.M.

Members Present

Chairperson Combs	Sharron Boxenbaum
Vice Chairman Caramelli	Lenard Henderson
Myrene Iozzo	Nancy Trieb
Steve Wehofer	Denise Wilson
Greg Ring	Diane Lawrence

Members Absent

Tom Krettlar (Excused).

A quorum was present.

Administrative Personnel Present:

Dan Ritter, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Henderson, to approve December 16, 2015, meeting minutes. Voice Vote: 9 Ayes, 1 Absent (Krettlar), 1 Abstain (Boxenbaum). Motion Carried.

3. CHAIRMAN'S REPORT

Chairman Combs stated there is nothing to report.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF WNQE HOFFMAN VILLAGE VI, LLC (OWNER) AND AITA ONE, INC D/B/A ANYTIME FITNESS (TENANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A HEALTH AND FITNESS CLUB ON THE PROPERTY LOCATED AT 2571 WEST GOLF ROAD IN THE HOFFMAN VILLAGE SHOPPING CENTER.

Commissioner Ring moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 10 Ayes, 1 Absent (Krettlar). Motion Carried.

Chairperson Combs swore the petitioner in.

Ashraf Abuaita (Anytime Fitness)

Ashraf Abuaita presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Wehofer asked if two of the unisex restrooms have shower stalls. Mr. Abuaita stated yes. Commissioner Wehofer asked how are the tanning beds cleaned. Mr. Abuaita stated they will have personnel that cleans the tanning beds 24 hours a day. Commissioner Wehofer asked about the hours of the staff. Mr. Abuaita stated typically it is 10:00 a.m. to 7:00 p.m., which is recommended by Anytime Fitness. However, they will probably have longer hours for staff on duty.

Commissioner Henderson asked if alcohol will be served. Mr. Abuaita stated no. Commissioner Henderson asked if there will be strength teams or basketball teams. Mr. Abuaita stated not at this time.

Commissioner Trieb asked if there is auxiliary lighting in the case of a power outage. Mr. Ritter stated that will be covered in the code requirements. There are fire requirements that require auxiliary power.

Commissioner Trieb stated since staff is not on-site 24 hours a day, what is someone experiences a health issues when there is no staff on-site. Mr. Abuaita stated they recommend all fitness club members always wear personal security devices around their necks when working out.

Commissioner Trieb had a concern about people behind locked doors in the tanning beds who may forget to put on the personal security device around their neck. Mr. Abuaita stated in over 10 years, Anytime Fitness has not had an incident like this.

Chairman Combs asked if there is a TV monitor in the tanning room. Mr. Abuaita stated no.

Commissioner Lawrence had no questions.

Commissioner Ring had no questions, but stated he thought Anytime Fitness' security protocol used nation-wide was sufficient.

Commissioner Iozzo asked if there is a limit to the number of members. Mr. Abuaita stated they have the ability to limit the number of members, however, it is difficult to say at this point what that number will be. Mr. Abuaita stated country-wide, the average number of members is 750 per location.

Commissioner Wilson had no questions.

Commissioner Boxenbaum asked if there is someone monitoring the live video system or reviewed the next day if there was an issue. Mr. Abuaita stated the video system is reviewed the next day if there is an issue.

Commissioner Boxenbaum stated she is not comfortable with a facility where people are working out and where the people do not take a personal security device with them, and something happening in the middle of the night.

Commissioner Boxenbaum asked if there is visibility into the facility from the sidewalk outside. Mr. Abuaita stated the inside of the facility will be visible from the outside.

Commissioner Boxenbaum asked what are the responsibilities of the staff on duty. Mr. Abuaita stated staff's duties would be typical of any fitness environment. They would be cleaning, walking members through equipment, and signing up new members. The manager on-site will not be training but will be able to explain the equipment and walk a member through. The training will be left to certificate personal trainers and they may or not be staffed - they may be contracted.

Commissioner Boxenbaum asked if the doors are locked during the day. Mr. Abuaita stated the doors are unlocked for guests to enter. They typically have two doors, one is locked (which is a member door).

Commissioner Boxenbaum asked if there is an emergency, how does the fire department enter the building if a key FOB is required. Mr. Abuaita stated there is a lock box that is just outside the facility, and this lock box is available to local law enforcement and the fire department. Mr. Ritter stated the lock box is required per Village code.

Commissioner Boxenbaum asked if there is a separate charge for the tanning booth and when a hydro-booth is used. Mr. Abuaita stated members have free access, which is included in the membership.

Commissioner Boxenbaum asked if the security system is recorded over the previous day's recording. Mr. Abuaita stated it probably means it is recorded throughout the day and not deleted after 24 hours. Mr. Ritter stated that would be extremely rare to have a security system to record over the previous day's recording.

Vice Chairman Caramelli asked if the petitioner has any other fitness centers that he owns. Mr. Abuaita stated no but his business partner has five.

Vice Chairman Caramelli asked about security recording. Mr. Abuaita stated he can contact the security company that provides the equipment to ensure that the recording does not recorded over the previous day's recording.

Vice Chairman Caramelli asked if towels, shampoo, toothbrushes, or other amenities will be provided to members. Mr. Abuaita stated they provide towels for both showers, tanning, and hydro massage, as well as day-to-day workouts. They will also provide in each shower body wash, soap, and shampoo.

Vice Chairman Caramelli asked if consideration has been made for a part-time staff person to assist throughout the midnight hours or non-typical business hours. Mr. Abuaita stated on-site staff is limited to regular business hours and does not know of any clubs that have anyone staffed during non-typical business hours.

Chairperson Combs stated there is one shared wall with Bentley's Corner Barkery, and would like that wall to have some soundproofing. The other wall butts up to Mariano's coolers, which is not a concern.

Mr. Abuaita asked staff if there is anything in the code regarding soundproofing. Mr. Ritter stated no. There is insulation building requirements, but no specific requirements for soundproofing.

Chairperson Combs had concerns about the private areas in the facility that are not monitored from a personal security point of view.

Commissioner Lawrence asked about guest passes. Mr. Abuaita stated it is up the facility. Sometimes there are promotions which we offer seven day passes. The website always offers a seven day pass. For security purposes, there is a thorough walk-through during which amenities and safety procedures are shown to the guest, as well as the agreement to work out.

Commissioner Lawrence asked if there is a security check on guests. Mr. Abuaita stated there is no background checks.

Commissioner Trieb asked when a person joins the center, do they sign a waiver of liability. Mr. Abuaita stated yes.

Commissioner Boxenbaum asked why is this facility open 24 hours if there are not many visitors in the late hours. Mr. Abuaita stated being open 24 hours is convenient for people who cannot make it to the facility during normal hours.

Commissioner Boxenbaum asked about when a second person who does not have a key FOB walks into the facility with a person who has a key FOB. Mr. Abuaita stated there is a tailgate system, which is a sensor on either side of the door. Upon scanning the key FOB, it activates. So when the door is opened, it is being monitored.

Commissioner Ring moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring), to recommend a request of WNQE Hoffman Village VI, LLC (owner) and Aita One, Inc d/b/a Anytime Fitness (tenant) for a special use permit to allow a health and fitness club at 2571 West Golf Road in the Hoffman Village Shopping Center, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Wehofer, Ring, Lawrence, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: Boxenbaum

Absent: Krettler

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on January 18, 2016.

6. STAFF REPORT


Mr. Ritter stated staff has not received any revised plans for 1300 Higgins Road, which was scheduled for January 20, 2016. There will be a meeting on February 3, 2016.

Chairperson Combs asked staff if the Assembly can screen their HVAC equipment. Mr. Ritter will check on this.

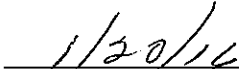
7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:59 p.m.
Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved