



## **PLANNING AND ZONING COMMISSION MINUTES**

OCTOBER 13, 2025

### **Roll Call - Establish Quorum**

Chair Patrician called the meeting to order at 7:02 pm.

Director Patrick Knapp called the roll to check attendance.

Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Member absent: Commissioner Neuhalfen

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney David Noland

### **Public Comment**

Chair Patrician asked for public comments. There was no public comment.

### **Approval of Minutes**

Chair Patrician asked for approval of the September 8, 2025, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Szpekowski to approve the minutes. The motion was approved with a 6-0 vote.

## **Case Number PZ-2025-16 – Consideration of a Request to Issue A Special Use Permit to allow a Health Club**

Robert McCormack, representing Crunch Fitness and the Petitioner, confirmed that the Public Notice requirements had been completed. He gave a verbal presentation to the Planning & Zoning Commission and requested a positive recommendation.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission, stating that Staff supports the request, subject to the conditions outlined in the Staff Report.

Commissioner Bumbales inquired about the estimated timeframe for completing the proposed renovations. Mr. McCormack responded that the work is expected to take approximately six months, with a goal of opening in the second quarter of next year. Commissioner Bumbales then asked staff if parking was a concern. Planner Barajas explained that the shopping center parking lot was designed to accommodate commercial uses and that the Municipal Code does not include a specific parking requirement for health clubs. She further noted that Staff is not concerned about parking availability, as there are at least 180 parking spaces located in front of the building that primarily serve the Subject Property. Director Knapp added that if parking becomes an issue in the future, additional parking spaces could be constructed in the grass area behind the building.

Commissioner Szpekowski asked whether the current tenant remains in operation. Director Knapp confirmed that Martejo Discount is still open.

Commissioner Rasek requested clarification regarding overnight staffing. Mr. McCormack stated that the business will be staffed 24/7 with at least two employees on-site at all times, including a front desk attendant and a cleaning crew working overnight. He added that some members arrive as early as 3:00 a.m. and that they do not have safety concerns. Commissioner Rasek then inquired about the number of franchise locations. Mr. McCormack responded that there are seven existing locations, with several more in the process of opening.

Commissioner Laipert inquired about overnight access. Mr. McCormack explained that the doors remain open overnight and that a gated entry system requires members to scan their membership cards for access.

Chair Patrician inquired about the turf area in the facility and whether it would be used for organized sports. Mr. McCormack explained that the turf area is used for sled workouts and personal training. He added that the facility includes a HIIT zone for organized classes but does not host sporting events. Chair Patrician then inquired about the group classes offered. Mr. McCormack stated that a variety of classes are available, ranging from calisthenics to barbell workouts, with designated areas for each type, including a hot zone for Pilates and yoga, a cycling studio, and the HIIT zone.

Chair Patrician also asked both the Petitioner and Staff about the certification process for child care providers in the facility. Mr. McCormack responded that they follow all applicable local and state regulations and will become more familiar with the requirements, as they recently acquired a club in Round Lake. Director Knapp clarified that state regulations must be followed if child care is a principal use. Chair Patrician then asked about background checks. Mr. McCormack confirmed that every employee undergoes a background check.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing.

Commissioner Sturznickel asked whether Crunch Fitness participates in the SilverSneakers program. Mr. McCormack confirmed that they do, along with several other insurance-based programs. Commissioner Sturznickel also asked if the memberships cost \$10 per month. Mr. McCormack responded that a \$10 membership option is available, depending on the selected plan type.

Commissioner Bumbales asked whether a 30,000 square foot building is a typical size for their facilities. Mr. McCormack stated that they prefer facilities ranging between 30,000 and 35,000 square feet, but can accommodate spaces as small as 25,000 square feet or as large as 45,000 square feet, depending on the market.

Commissioner Sturznickel noted that he had observed a crowded parking lot at LA Fitness earlier that day and asked whether parking is a concern for the Petitioner. Mr. McCormack responded that they believe parking will be adequate, as facilities of this size typically require 150 to 200 parking spaces. He added that they experience higher attendance on holidays, such as Columbus Day, but that it has not been a concern.

Chair Patrician asked for a motion. A motion was made by Commissioner Bumbales and seconded by Commissioner Sturznickel to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend the issuance of a Special Use Permit authorizing a Health Club at 1561 South Randall Road, subject to the conditions outlined in the staff report for Case PZ-2025-16 dated October 8, 2025. The motion carried with a 6-0 vote.

## **New/Old Business**

Director Knapp provided an update on the Draft Comprehensive Plan.

## **Community Development Report**

Director Knapp provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

## **Adjournment**

Chair Patrician asked for a motion to adjourn. A motion was made by Commissioner Sturznickel and seconded by Commissioner Szpekowski. The motion carried on a 6-0 vote. The meeting was adjourned at 7:28 P.M.

Minutes signed by:

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Stephanie Barajas, Planner