



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**February 21, 2019 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the February 7, 2019 Regular Meeting

**Item #1 PUBLIC HEARING: CTF ILLINIOS, 6800-6820 CENTENNIAL DR –
SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM PUD**

Consider recommending that the Village Board grant a Special Use for a substantial deviation from the Bremetowne Mall Planned Unit Development at 6800-6820 Centennial Drive in the B-2 PD (Community Shopping, Bremetowne Mall PUD) zoning district to permit exterior storage of buses exceeding 8,000 lbs. in the front yard.

Item #2 PUBLIC HEARING: ANYTIME FITNESS, 17823 80TH AVE. – SPECIAL USE

Consider recommending that the Village Board grant the Petitioner, Derek Tucker of Anytime Fitness a Special Use for an Indoor Recreation use (fitness/health center) greater than 3,500 square feet in size at 17823 80th Avenue in the B-1 (Neighborhood Shopping) zoning district.

Item #3 PUBLIC HEARING : SHORT TERM RENTAL – TEXT AMENDMENT

Consider a proposed text amendment to the Tinley Park Zoning Ordinance. Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for short-term rental uses. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit short-term rentals in residential zoning districts as an accessory use and prohibit them in non-residential zoning districts. The Petitioner is the Village of Tinley Park.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

February 7, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 7, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Tim Stanton
Eduardo Mani
Stephen Vick
Chuck Augustyniak

Absent Plan Commissioner(s): Garrett Gray
Angela Gatto
Lucas Engel
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for February 7, 2019 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the January 3, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER STANTON, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE FEBRUARY 7, 2019 REGULAR MEETING

**Item #1 PLAT APPROVAL: PETER BOBBER, 9055 & 9101 W. 175TH ST. –
PLAT OF RESUBDIVISION**

Consider recommending that the Village Board grant the Petitioner, Peter Bobber, a final Plat of Resubdivision for the properties located at 9055 and 9101 W. 175th Street in the R-3 (Single-family Residential) zoning district. The plat would transfer an approximately 8,134 square foot portion of the rear yard from the 9101 W. 175th Street property and consolidate it with the neighboring lot addressed 9055 W 175th Street.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Tim Stanton
Eduardo Mani
Stephen Vick
Chuck Augustyniak

Absent Plan Commissioner(s): Garrett Gray
Angela Gatto
Lucas Engel
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Peter Bobber

Kimberly Clarke, Planning Manager gave a presentation as noted in the Staff Report. The Petitioner, Peter Bobber, is requesting approval of a Final Plat of Subdivision for the properties located at 9055 and 9101 W. 175th Street in the R-3 (Single-family Residential) zoning district. The plat would transfer an approximately 8,134 square foot portion of the rear yard from the 9101 W. 175th Street property and consolidate it with the neighboring lot address 9055 W. 175th Street.

The Plat approval will formally transfer a portion of property from one lot to an adjacent lot. The sale of the property being transferred was completed in 2016. However, a Plat of Subdivision was never properly approved by the Village or recorded, so the property was never formally transferred to Mr. Bobber's lot. Ms. Clarke displayed an image of the property with the area in red showing the property that will be transferred. This will allow the owner to erect a detached garage following the approval and recording of the new Plat of Subdivision. The new owners (Hanes) have supplied a letter that they were aware of the sale and have agreed to sign the Plat of Subdivision.

The Zoning is R-3 Single-family Residential surrounded on the west, east and South by R-3 PD (Single-family Residential, Timber's Edge PUD). The lots to the north across 175th Street are zoned R-2 (Single-family Residential).

Ms. Clarke displayed an image of the new Plat of Subdivision. This complies with the Plat Act and will be officially recorded.

CHAIRMAN SHAW asked for questions or concerns from the Commissioners.

COMMISSIONER AUGUSTYNIAK noted as long as this is all in compliance and agreed to by both parties, there would be no reason to stand in the way.

CHAIRMAN SHAW agreed that it was all very straight forward. He inquired about the separate PIN numbers. Ms. Clarke responded the assessor would determine that it should be one PIN number following the recording of Plat.

CHAIRMAN SHAW asked the Petitioner if he had anything to add. Mr. Bobber noted there was nothing to add.

CHAIRMAN SHAW asked for a Motion.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER VICK to recommend that the Village Board grant approval for a Final Plat of Subdivision to the Petitioner, Peter Bobber, for the Bobber Resubdivision that would transfer approximately 8,134 square foot of rear yard property from the property located at 9101 W. 175th Street (Hanes) to the neighboring property at 9055 W. 175th Street (Bobber) in the R-3 (Single-Family Residential) zoning district.

AYES: STANTON, MANI, AUGUSTYNIAK, VICK and CHAIRMAN SHAW.

NAYS: NONE

CHARIMAN SHAW declared the Motion unanimously approved.

Ms. Clarke noted this will go before the Village Board on February 19.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 7, 2019 REGULAR MEETING

**Item #2 WORKSHOP: CTF ILLINIOS, 6800-6820 CENTENNIAL DR –
SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM PUD**

Consider recommending that the Village Board grant a Special Use for a substantial deviation from the Bementowne Mall Planned Unit Development at 6800-6820 Centennial Drive in the B-2 PD (Community Shopping, Bementowne Mall PUD) zoning district to permit exterior storage of vehicles and buses in the front yard.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Tim Stanton
 Eduardo Mani
 Stephen Vick
 Chuck Augustyniak

Absent Plan Commissioner(s): Garrett Gray
 Angela Gatto
 Lucas Engel
 MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
 Barbara Bennett, Commission Secretary

Guest(s): Mary Pat Ambrosino

Kimberly Clarke, Planning Manager gave a presentation as noted in the Staff Report. The Petitioner, CTF Illinois, is seeking approval of a Special Use Permit for a Substantial Deviation from the Bementowne Mall Planned Unit Development (PUD) that would allow for exterior storage of buses exceeding 8,000 lbs. in vehicle weight in the front yard at the properties located at 6800-6820 Centennial Drive in the B-2 PD (Community Shopping, Bementowne PUD) zoning district.

CF Illinois is a not-for-profit organization that helps to assist people with developmental disabilities and their families. They provide educational, training, vocational and other opportunities that allow people with developmental disabilities to grow and become more independent. Their current location is on Prosperi Drive and will be relocating their programs to this new location. To assist in this mission, they often use vans and 12-15 person buses to transport the students. These buses and vans are typically kept on-site.

Open storage is prohibited in all of the business districts including the storage of vehicles over 8,000 pounds. The vans do not exceed this limit however the CTF buses exceed this weight limit. In addition, open storage with no screening is not permitted in front or corner side yards. As part of a PUD there are opportunities for more flexibility when considering exceptions to the code: The request has been reviewed by staff in the context of the approved PUD.

Ms. Clarke displayed an image of the site which is an attractive office complex that has traditionally been utilized as office space for medical and service uses. The site includes two buildings that total a little over 20,000 square feet. CTF

currently operates at a 40,000 square feet space. CTF is purchasing the buildings and will be relocating the entire capacity to this site. There is ample parking based on the number of employees and operations at this site.

The zoning is B-2 PD (Community Shopping, Brementowne Mall PUD). The properties to the north (Kindercare) and west (Medical Office) are located in the same B-2 PD. To the south is Brementowne Manor which is an assisted living development zoned R7 PD (Medium-density residential, Brementown Manor PUD). To the east is Bremen Woods which is unincorporated land owned by Cook County Forest Preserve District.

Ms. Clarke displayed images of the buses and vans that will be used. Only the buses exceed the weight limit. There should be discussion as to where they will keep the buses on the property. Staff recommends that the vehicles would be located on the southwest side of the property where it is least visible from Oak Park Avenue and separated from the rest of the parking field. The organization's use is not an issue, the main thing being reviewed is the location of the buses being stored outside. Staff has discussed increasing some of the landscaping on the west side of the property in order to screen the vehicles. Staff does not feel this will detract from the area. There are 86 parking stalls currently.

Ms. Clarke identified the following open items for discussion at the workshop:

1. Discuss the Special Use Permit for a Substantial Deviation from the PUD to permit open storage of vehicles over 8,000 lbs.
2. Discuss different potential parking locations for 12-15 person buses and vans.
3. Discuss any potential screening options and adequacy of previously approved Landscape Plan.
4. Discuss open storage of vehicles in the front yard as an exception to the PUD.
5. Discuss proposed parking supply and reduction in available spaces from 86 to 74 due to vehicle storage.

COMMISSIONER AUGUSTYNIAK inquired as to how many vehicles there would be and what the weight of the vehicles are. Ms. Clarke responded 4 vans and 4 shuttles (buses). Ms. Ambrosino, Petitioner, replied the buses are 14,000 vs. 8,000 on the vans. There is one 15-passenger bus and the rest are 12-passenger buses.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

COMMISSIONER STANTON inquired about the hours of operation and when the buses would be running. Ms. Ambrosino replied the start time is 8:00 and the end time is 3:00. There would also be buses coming to the parking lot delivering students but they do not stay. Staff will arrive between 6:30-7:00 a.m. Buses will arrive for pick up at approximately 2:30 p.m. and return to park at approximately 4:00 – 4:30 p.m. There would be approximately 80 individuals with 30-40 employees.

CHAIRMAN SHAW inquired if the spaces would be dedicated for shuttle parking only. He also inquired about the landscaping screening in open item #3. Ms. Ambrosino replied that they would be dedicated spaces with wider striping. Ms. Clarke noted the potential to increase landscaping could be addressed in the Spring/Summer.

CHAIRMAN SHAW inquired about the other occupancy in the building. Ms. Ambrosino replied Edward Jones and DuPage Medical are in the 6820 building. The intention is to occupy the entire space.

COMMISSIONER VICK noted there could be issues with constantly parking the buses on the pavement. This could cause divots in the pavement. Ms. Clarke noted that would be handled in the future by Property Maintenance.

Ms. Clarke noted at the Public Hearing photos will be presented to show how the parking would look from the adjacent properties.

The Public Hearing will be on February 21, 2019.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 7, 2019 REGULAR MEETING

Item #3 WORKSHOP: ANYTIME FITNESS, 17823 80TH AVE. – SPECIAL USE

Consider recommending that the Village Board grant the Petitioner, Derek Tucker of Anytime Fitness a Special Use for an Indoor Recreation use (fitness/health center) greater than 3,500 square feet in size at 17823 80th Avenue in the B-1 (Neighborhood Shopping) zoning district.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Tim Stanton
Eduardo Mani
Stephen Vick
Chuck Augustyniak

Absent Plan Commissioner(s): Garrett Gray
Angela Gatto
Lucas Engel
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Derek Tucker

Kimberly Clarke, Planning Manager gave a presentation as noted in the Staff Report. The Petitioner, Derek Tucker of Anytime Fitness is seeking a Special Use Permit for a Fitness Center (Commercial Indoor Recreation) location that is greater than 3,500 square feet in floor area which is triggering the Special Use Requirement. The Anytime Fitness location would be located at 17823 80th Avenue in the Junction at 80th Avenue Shopping Center in the B-1 (Neighborhood Shopping) Zoning District. The proposed Special Use Permit will allow the previous Sanfrantello's Pizza & Banquet space to be converted to a fitness and health club.

Anytime Fitness is a chain of fitness centers that focus on availability to members 24 hours a day, 365 days a year. There are over 2,700 locations in the United States including nearby locations in Oak Forest, Frankfort, and Orland Park. This location will be approximately 6,000 square feet in size.

The primary concern with the fitness center and other commercial indoor recreational use is a potential for high levels of traffic and parking due to heavy peak times and quick customer turnover (less than 1 hour), particularly in locations with multiple commercial tenants. There can be issues with adequate parking.

Ms. Clarke displayed an image of the center. The location is in close proximity to the Metra train station, which will give an opportunity for people to come in before or after work.

The zoning is B-1 with single-family residential surrounding it. The main discussion point is parking. The Applicant has provided parking information in the packet from their other locations. There will not be many employees at any time as the client uses a swipe key to enter the fitness center and employees may not be present. The center has approximately 157 spaces which does not include the corner piece where the bank is located. There is also parking in the rear where employees can park. Anytime Fitness will be allocated 20 parking spaces. Staff does not see that there will be a parking issue.

Ms. Clarke identified the following open items for discussion at the workshop:

1. Discuss Petitioner's request for a Special Use Permit for a 6,008 square foot fitness/health club (Commercial Indoor Recreation).
2. Supply proposed signage information. If no signage is proposed, all signs will need to conform to the existing Zoning Code requirements
3. Review and discuss parking supply and demand as indicated in the parking analysis.

CHAIRMAN SHAW asked for questions or concerns from the Commissioners.

COMMISSIONER AUGUSTYNIK noted he lives directly behind this center and he is very familiar with the center. Parking has never been an issue. The other tenants in the area have different peak hours than the fitness center.

Derek Tucker, Petitioner noted the peak time is between 5:00 -7:00 a.m. and 5:30 – 6:00 p.m. with an average stay of about 30-40 minutes. The radius when a territory is purchased is less than 2 miles. We try to locate in neighborhood centers as most of the members live in the neighborhood. The average club size is approximately 800 members. Only about 15% use the gym regularly.

CHAIRMAN SHAW inquired about staffing. Mr. Tucker replied most centers have 2-4 employees, a manager, trainers, and a maintenance person. From 10:00 a.m. -7:00 p.m. Monday – Thursday the center is staffed. In addition, trainers usually come in at about 5:00 a.m. From 9:00 p.m.-5:00 a.m. there generally is no staff. There are 5 security systems, with cameras everywhere. The security company is called CroVision. The members have a key fob. During staff hours a guest door is open with a tailgate system. They are notified if someone enters the center without a key fob. Inside the gym there is an AED Machine and necklaces for cardiac patients or people that are there late at night and want more comfort. If you press the button it goes right to the Police Station. There is also a phone on the wall and a panic button that is hard wired to the Police Department. The members pay \$40.00 per month and the center attracts an adult population.

COMMISSIONER STANTON inquired if there were any other 24-hour businesses in the area. Ms. Clarke replied she would check on that.

Ms. Clarke noted the main concern was the parking. The Petitioner will provide signage information.

The Public Hearing will be on February 21, 2019.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 7, 2019 REGULAR MEETING

Item #4 WORKSHOP: SHORT TERM RENTAL – TEXT AMENDMENT

Consider a proposed text amendment to the Tinley Park Zoning Ordinance. Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for short-term rental uses. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit short-term rentals in residential zoning districts and prohibit them in non-residential zoning districts. The Petitioner is the Village of Tinley Park.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Tim Stanton
Eduardo Mani
Stephen Vick
Chuck Augustyniak

Absent Plan Commissioner(s): Garrett Gray
Angela Gatto
Lucas Engel
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): None

Ms. Clarke noted staff has been researching how municipalities can regulate short-term rentals. There was a recent issue in the Village that raised the need to discuss this topic. The discussion was brought to the Community Development Committee where staff discussed were several ways suggested to regulate short-term rental. From the research, there are only around seven confirmed short term rentals in the community. The Community Development Committee recommended requiring short-term rentals to be licensed in the Village. Before that can be adopted, staff recommended that the zoning code also be amended to include short-term rentals. At a minimum, short term rental should be defined and be differentiated from a bed and breakfast. The code should be made clearer.

Currently, the only permitted use in the Zoning Ordinance similar to Short Term Rentals is “Bed and Breakfast which is only permitted in the B-3 Zoning District.

BED AND BREAKFAST: A Bed and Breakfast facility is a transient lodging establishment, generally in a single Family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.

In order to differentiate STR from a Bed and Breakfast, Staff recommends the following definition be added to Section II.B (Definitions):

SHORT-TERM RENTAL: *A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities*

The Community Development Committee directed staff to limit STR to owner-occupied dwelling units. Therefore, to be considered a STR, a dwelling unit or portion of a dwelling unit, must be occupied by the owner. For example, a single-family homeowner who rents out a spare bedroom or other facilities within his/her own house meets the definition however the short term rental of an apartment by someone who does not live in it full-time will not fit the definition. The 30-day limit is intended to exclude relatively long-term rent contracts. For example, if someone rents out a second home to a businessman who will be working in the area for a year, that would not be considered a STR.

Staff recommendation is that short term rentals would be permitted in the residential districts. If the short term rental was permitted in residential districts, a distance requirement could be considered. Some communities have raised concerns about multi-family and the number of short-term rental permitted. If the Village is going to allow short term rental in multi-family districts the zoning code could limit the number of them by requiring a maximum percentage of the building that could be rented for short term rental. With any regulations, there is always going to be a challenge with enforcement. However, research has shown that banning short-term rental costs more to enforce and it is proven to not stop people from renting their homes.

Staff has researched regulatory best practices for STRs and provide the following recommendations for regulating STR property:

- Only allow permanent residents to operate STRs and disallow rentals in subsidized housing
- Set neighborhood quotas
- Ban signs
- Require adequate parking and garbage disposal
- Require hosts to post noise regulations
- Require a local contact person
- Require physical safety and habitability inspections

Staff identified the following open items for discussion at the workshop:

1. Discuss permitting STRS in all residential zoning districts as an accessory use.
2. Discuss how to further regulate STRS by requiring a minimum distance from one another. In regards to multi-family units, discuss requiring a percentage of how many would be allowed.

COMMISSIONER AUGUSTYNIAK questioned how to regulate the fact that the property is owner-occupied. Ms. Clarke replied this could be done through the licensing and the applicant has the burden to prove they occupy the home as their primary residence.

CHAIRMAN SHAW noted that the Village regulations have to be enforceable. Crime Free housing is an important issue that should be considered. With the expansion of the Village the short term rental could increase. Ms. Clarke noted the license would be an annual license and the Village would have the ability to revoke the license if there were a certain amount of complaints or disturbances. CHAIRMAN SHAW inquired about the administrative fee for the license and if there also would be a tax on the revenue. Ms. Clarke noted there have been discussions on this and some communities have done that. At this point, the Board does not want to require a tax.

COMMISSIONER AUGUSTYNIAK inquired about the other communities that license short term rentals. Ms. Clarke noted there are several communities currently participating. Some communities apply the tax and some don't.

CHAIRMAN SHAW noted there are a lot of rentals in the Village that have not taken the Crime Free Housing classes. This could be penalizing the hotels in the Village by subsidizing the short term rentals. This is an equity issue. The idea of having some type of density radius is attractive. This is something that the Village should be proactive with before it gets out of hand. The enforcement issue is important.

Ms. Clarke inquired if this should be appropriate as an accessory use to a residential home. This would make it permitted in all the residential districts as an accessory use. She will come back with some suggestions on regulating the distance from each other. Ms. Clarke also asked about the multi-family being handled in a similar way with a 25% quota.

COMMISSIONER STANTON inquired about more data from other communities.

CHAIRMAN SHAW noted the need to determine what parts of the Village would be geographically attractive now or in the future to short term rental. This could be an easy thing to carve out. In some parts of the Village it may be attractive, but we still wouldn't want it. Some of this would fall under zoning.

COMMISSIONER STANTON noted it would be good to take a specific area like the downtown area near the train station. This could centralize the area.

CHAIRMAN SHAW noted whether or not it makes sense to have a zone based on what is already attractive. It also could be the southern half of the Village near the amphitheater. From an administrative perspective, it might be good to have a corridor or strip, not necessarily by zone. It is important to make it painless and easy to comply and make it painful to not comply.

CHAIRMAN SHAW inquired as to what is the next step and timeline in the approval process. We can engage the public and seek information from the community.

Ms. Clarke replied there is a scheduled Public Hearing on February 21st, but that may be too soon. We can also discuss it with the marketing department to get it out to the public. It would be good to get the public opinion.

COMMISSIONER VICK noted it would be good to get it out there and get further public opinion.

GOOD OF THE ORDER:

1. The Mental Health Center has been a big point of discussion. There are various committees established internally and externally. There have been discussions with the Park and School Districts. There is a preferred developer, Melody Square that the Village is working with. The goal is to have the Developer post an IDOT style meeting with image boards and invite the public. No date as of yet. The current information is on the Village Web Site. CHAIRMAN SHAW noted there are two Senate Bills that have been introduced. He would like to make sure the Plan Commission is appropriately engaged in the planning process.
2. North Street to Plan Commission workshop is tentatively scheduled for February 21st.
3. Banging Gavel and SIP are in for building permits.
4. Magnuson Residential Apartments is in for permits. Probably will start in the spring.
5. Bremen Cash Store – Village has made some adjustments to the incentive requested by the developer.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER MANI to adjourn the Regular Meeting of the Plan Commission of February 7, 2019 at 8:30 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

February 21, 2019

CTF Illinois

6800 – 6820 Centennial Drive

Petitioner

CTF Illinois

Property Location

6800 – 6820
Centennial Drive

PIN

28-19-100-050-0000 &
28-19-100-051-0000

Zoning

B-2 PD (Community
Shopping, Brementowne
Mall PUD)

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

The Petitioner, CTF Illinois, is seeking approval of a Special Use Permit for a Substantial Deviation from the Brementowne Mall Planned Unit Development (PUD) that would allow for exterior storage of vehicles and buses in the front yard at the properties located at 6800 – 6820 Centennial Drive in the B-2 PD (Community Shopping, Brementowne Mall PUD) zoning district.

CTF Illinois is a not-for-profit organization that helps to assist people with developmental disabilities and their families. They provide educational, training, vocational and other opportunities that allow people with developmental disabilities to grow and become more independent. CTF Illinois currently operates many programs at 6775 Prosperi Drive in Tinley Park and will be relocating some of their programs to this new location. The organization's use is permitted as a Vocational Education Facility. However, to assist in its mission, they often use vans and 12-15 person buses to transport its students. These buses and vans are typically kept on-site so that staff does not need to retrieve them from off-site locations.

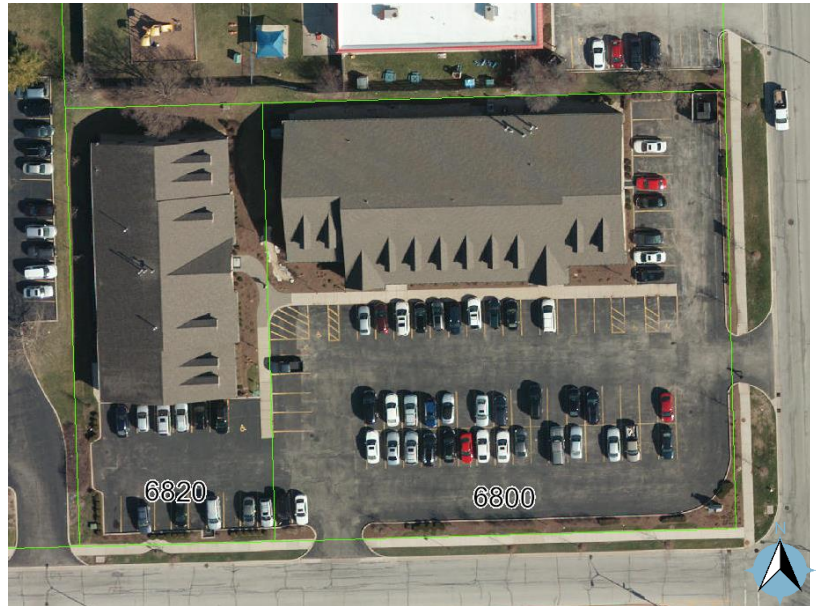
Open Storage is prohibited in all Business Districts including the storage of vehicles over 8,000 lbs.; the CTF buses exceed this weight limit. In addition, open storage is not permitted in front or corner side yards. As part of a Planned Unit Development there are opportunities for more flexibility when considering exceptions to the code; the request has been reviewed by staff in context of the approved PUD.

Changes to the February 7, 2019 Workshop Staff Report are in Red.

EXISTING SITE, HISTORY & PROPOSED USE

CTF Illinois is looking to purchase the buildings at 6800-6820 Centennial Drive. The site includes two buildings that total a little over 20,000 square feet. CTF currently operates at a 40,000 square foot space at 6775 Prosperi Drive and also operates The Painted Turtle art studio at 17459 Oak Park Avenue in downtown Tinley Park. CTF will not be relocating the entire capacity of its Prosperi Drive location to this site. Some of the program's capabilities will be relocated to nearby locations in Orland Park and Homewood.

The proposed location has traditionally been utilized as office space for medical and service uses. The subject site consists of two buildings on two (2) separate lots approved in 1989 and constructed in 1990 for Prudential Insurance. The site was most recently owned and primarily utilized by Mack Companies.



ZONING & NEARBY LAND USES

The subject parcels are zoned B-2 PD (Community Shopping, Brementowne Mall PUD). One (1) of the parcels appears not to be located in the PUD but this is an error on the Zoning layer and both parcels are located in the Brementowne PUD. The properties to the north (KinderCare) and west (Medical Office) are located in the same B-2 PD (Community Shopping, Brementowne Mall PUD). To the south is Brementowne Manor which is an assisted living development zoned R7 PD (Medium-density residential, Brementowne Manor PUD). To the east is Bremen Woods which is unincorporated land owned by Cook County Forest Preserve District.



SPECIAL USE PERMIT APPROVAL

The use of the site as a Vocational Educational Facility is a permitted use. However, open exterior storage of a business's vehicles over 8,000 lbs. are prohibited in all business zoning districts. They are permitted in the M-1 (Manufacturing) and MU-1 (Duvan Drive Mixed-Use Overlay) zoning districts and with a special use permit in the ORI (Office and Restricted Industrial). The Brentmentowne Mall PUD allows for some flexibility in regards to these open storage requirements due to the unique design and location of the site and the unique characteristics of the proposed organization. Additionally, it is important to note that the vehicle storage is accessory to the principal and permitted use as a vocational educational facility. Vehicle storage is not required to operate the principal use and is only to help assist in the organizational mission. The proposed Substantial Deviation will permit up to eight (8) vehicles to be stored on-site in the front yard. These vehicles include four (4) vans, three (3) 12-person buses, and one (1) 15-person bus. Only the buses exceed the weight limitation and must receive approval.



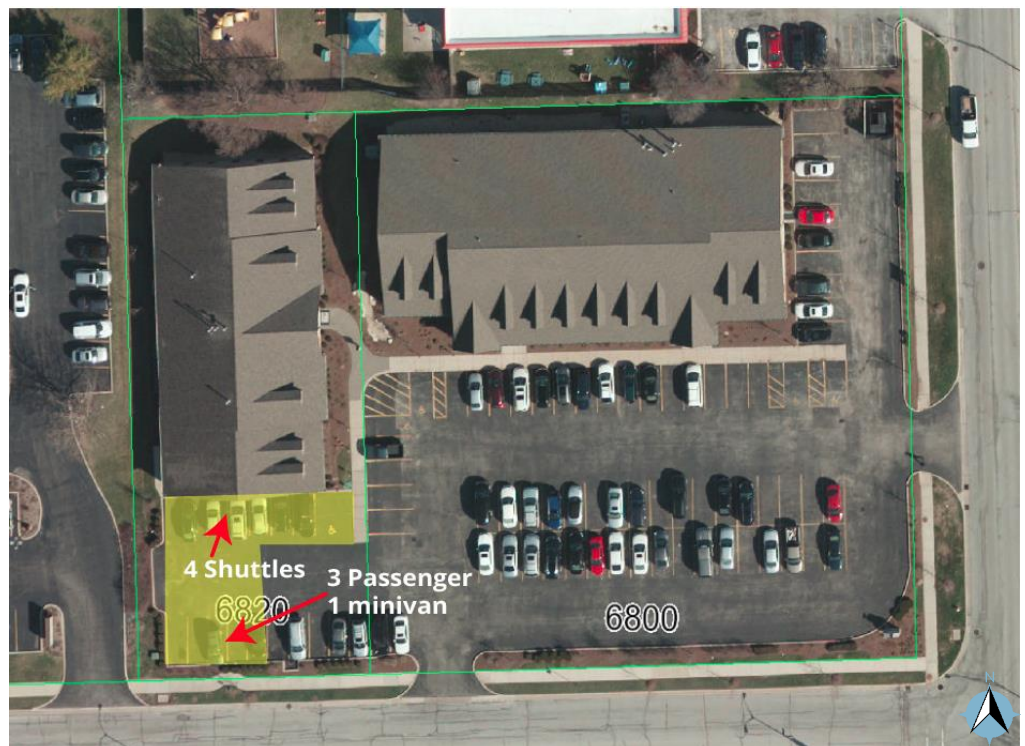
Above: Examples of the van and bus that would be stored on-site at 6800-6820 Centennial Drive.

Open Item #1: Discuss the Special Use Permit for a Substantial Deviation from the PUD to permit open storage of vehicles over 8,000 lbs.

SITE PLAN, LANDSCAPE, ARCHITECTURE, SIGNAGE

Site Plan and Landscape

There are no immediate changes proposed to the site layout, lighting, landscaping or building architecture. The Petitioner has proposed three (3) options for where the buses and vans could be stored on the site within legally stripped parking spaces. Staff recommends parking similar to "Option 2" that would located the vehicles on the southwest side of the property where it is least visible from Oak Park Avenue and separated from the rest of the parking field.



The existing parking lot is entirely located in the primary and secondary front yards of the properties. Due to the existing nature of the site and the current layout, there are no alternative options that would allow the vehicles to be parked in the rear yard; the vehicles will be parked in a front yard regardless of their location on the site.

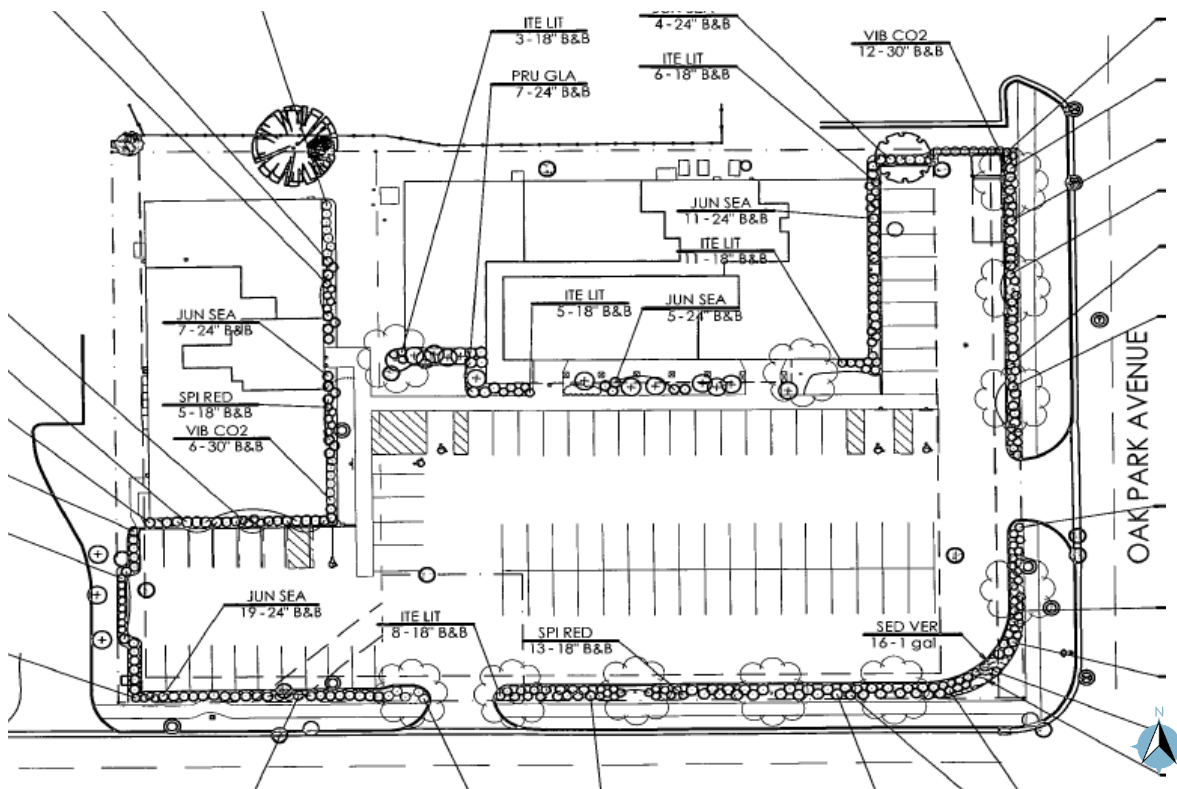
Screening is required around the proposed vehicle storage area to screen it from public view. However, there are no additional locations where trees or bushes can be added that will give them enough room to survive. Additionally, fencing in the front yard is only likely to detract from the site and creates visibility concerns. The site currently has extensive landscaping on the site that is properly maintained. The landscaping was proposed and installed in 2009 (approved Landscape Plan is attached). The landscaping on this site will be required to be maintained at its current high level which will continue to keep the property appealing.

Locating the storage of vehicles exceeding 8,000 pounds in the front yard will require an exception to the PUD. Staff is recommending the Commission approve this exception as part of the Substantial Deviation.

Open Item #2: Discuss different potential parking locations for 12-15 person buses and vans.

Open Item #3: Discuss any potential screening options and adequacy of previously approved Landscape Plan.

Open Item #4: Discuss open storage of vehicles in the front yard as an exception to the PUD.



Above: 2009 Approved Site and Landscape Plan

The Plan Commission discussed potential adjacent property concerns and visual appearances at the workshop. The property is on a corner lot and only has parking the front yards, with no bay yard portion of the property where the vehicle could be stored. The Commission agreed the best location for the bus storage be parked in the southwest corner of the property up against the building (Parking Option 2 provided by the Petitioner). The parking spaces will be restriped to accommodate the bus width and will be signed to prevent visitor or employees from parking at those locations. The vans can be parked closer to the street nearby to the buses. These vans do comply with the weight limit and could be moved if there are any visual concerns with them in the future. It was clarified that CTF Illinois will be occupying most of the property, with a two existing tenants remaining in the building at least until their leases expire. The approved landscaping buffer will be inspected in the spring and required to be restored if anything is lacking.

The following photos indicate the views from surrounding properties in regards to where the buses and vans are expected to be stored, which are indicated by the purple arrow.



Left: Looking west at medical property from proposed CTF property.



Right: Looking east at proposed CTF property from sidewalk.



Left: Looking north at proposed CTF property from Tinley Manor.



Right: Looking east at proposed CTF property from Medical property.

Parking

Village parking regulations provides little guidance for this unique use. Office uses are based on square footage at a ratio of 1 space per 250 SF of floor space. This results in a requirement of 80 spaces, however the overall site parking is expected to be adequate based on the number of employees and anticipated visitor count. There are currently 86 parking spaces, which will be reduced by 12 spaces due to the proposed bus and van storage. The results in 74 available spaces. Staff is expected to be a maximum of 40 at this location, resulting in approximately 34 available spaces for additional visitors and guests. While CTF has had some parking issues at their current Prosperi Drive location, that site is twice as large as the proposed location and has a very limited parking field (approximately 53 spaces). This new location is expected to better meet their needs in regards to parking and building function.

~~**Open Item #5: Discuss proposed parking supply and reduction in available spaces from 86 to 74 due to vehicle storage.**~~

The Petitioner clarified they are expecting approximately 30 staff members at this location, with the maximum it would ever have at 40. Students do not transport themselves and are typically dropped off or transported to the site with the buses and vans. This location is expected to have adequate parking to serve their needs. They will have enough parking for employees, vehicle storage and visitors. The number of visitors are fairly limited in regards to numbers and frequency.

Signage

No signage has been proposed by the Petitioner yet. However, any signage is expected to comply with the current zoning code requirements and will be reviewed for conformance during permitting.

The buses and vans will be plain white and will not have any signage, identification or graphics located on them.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Findings of Fact have been drafted by staff and outlined below for Plan Commission consideration.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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;
 - *The Substantial Deviation for open storage of buses and vans used by the Vocational Educational Facility will not be detrimental to the health and welfare of the public.*
- 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 substantially diminish and impair property values within the neighborhood;
 - *The Substantial Deviation for open storage of buses exceeding 8,000 lbs. used by the Vocational Educational Facility will not affect surrounding properties or their values.*
- 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;
 - *The buildings and site are existing. The storage of small buses and vans on the facility will not affect surrounding property development.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The buildings and site are existing and already connected to adequate existing utilities, roads, and drainage systems.*
- 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; and
 - *The facility is existing and has an adequate existing site layout and access to minimize traffic congestion on public streets. All loading and unloading of students will take place on private property.*
- 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. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The use of the facility as a Vocational Educational Facility is a permitted use and the business will otherwise comply with all Village regulations.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The Facility will utilize the entirety of an office center that has been largely vacant over the last few years. The service provided by the organization is needed and beneficial to the community.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

“... make a motion to recommend that the Village Board grant the Petitioner, CTF Illinois, a Special Use Permit for a Substantial Deviation from the Brementowne Mall Planned Unit Development (PUD) to allow for open storage of vehicles and buses in the front yard at the properties located at 6800 – 6820 Centennial Drive in the B-2 PD (Community Shopping, Brementowne Mall PUD) zoning district and adopt the Findings of Fact proposed by Village Staff and the Plan Commission at this meeting, subject to the following condition:

1. The storage of the proposed four buses be located at the southwest corner of the site up against the building, as depicted in the attached site plan identified as Option 2.”

...with the following conditions: [any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Parking Options and Drop-off Pattern	CTF Illinois	n/a
Site Plan Narrative	CTF Illinois	n/a

SITE PLAN ADDENDUM NARRATIVE

Property:	6800-6820 Centennial Drive
Purchaser:	Community Services Foundation
Lessee:	CTF ILLINOIS
Proposed Use:	Day Training Programing for Adults with Intellectual Disabilities
Hours of Operation:	6:30 am - 5:00 pm
Hours of Supports:	7:30 am - 3:00 pm

History

Community Service Foundation (Foundation) has been rooted in the Tinley Park community since the early 80's when Southwest Community Services opened its doors on Duvan Drive. In 2001, we moved our program space to Prosperi Drive where we remain to occupy today and in 2014 became an Oak Park vendor when we opened the Painted Turtle. The Foundation has been and continues to be a proud member of the Tinley Park Chamber of Commerce.

Recently, the Foundation received an offer to sell its Prosperi building and hence began our search to occupy new space. We are leaving a 40,000 square foot building in order to provide enhancements to our supports and therefore our search to locate smaller building ensued.

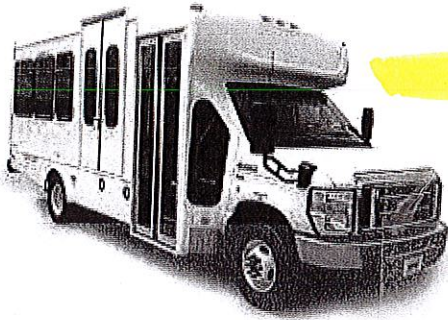
Proposed Use

The Foundation is currently perusing the above property to become a day training support for our adult with high physical and sensory needs. Once fully occupied, each building will have approximately 40 individuals and 15 staff.

Most of the individuals will be transported by their residential facility or PACE, however, the individuals that live with family members will be transported by the CTF ILLINOIS transportation system. Our current fleet is 8 vehicles that will require overnight parking.

The 6820 Centennial Drive Building currently has two tenants. Once their lease is expired, CTF will be the sole lessee.

Centennial
6800 6820



3 - 12 passengers 12,500[#]

1 15 passenger 14,500[#]



3- 9,000

1 minivan 6,050[#]

8 overnights

80 parking spaces

80 regular

6 ADA

Staffing = 40 max

MILLENNIUM PROPERTIES R/E

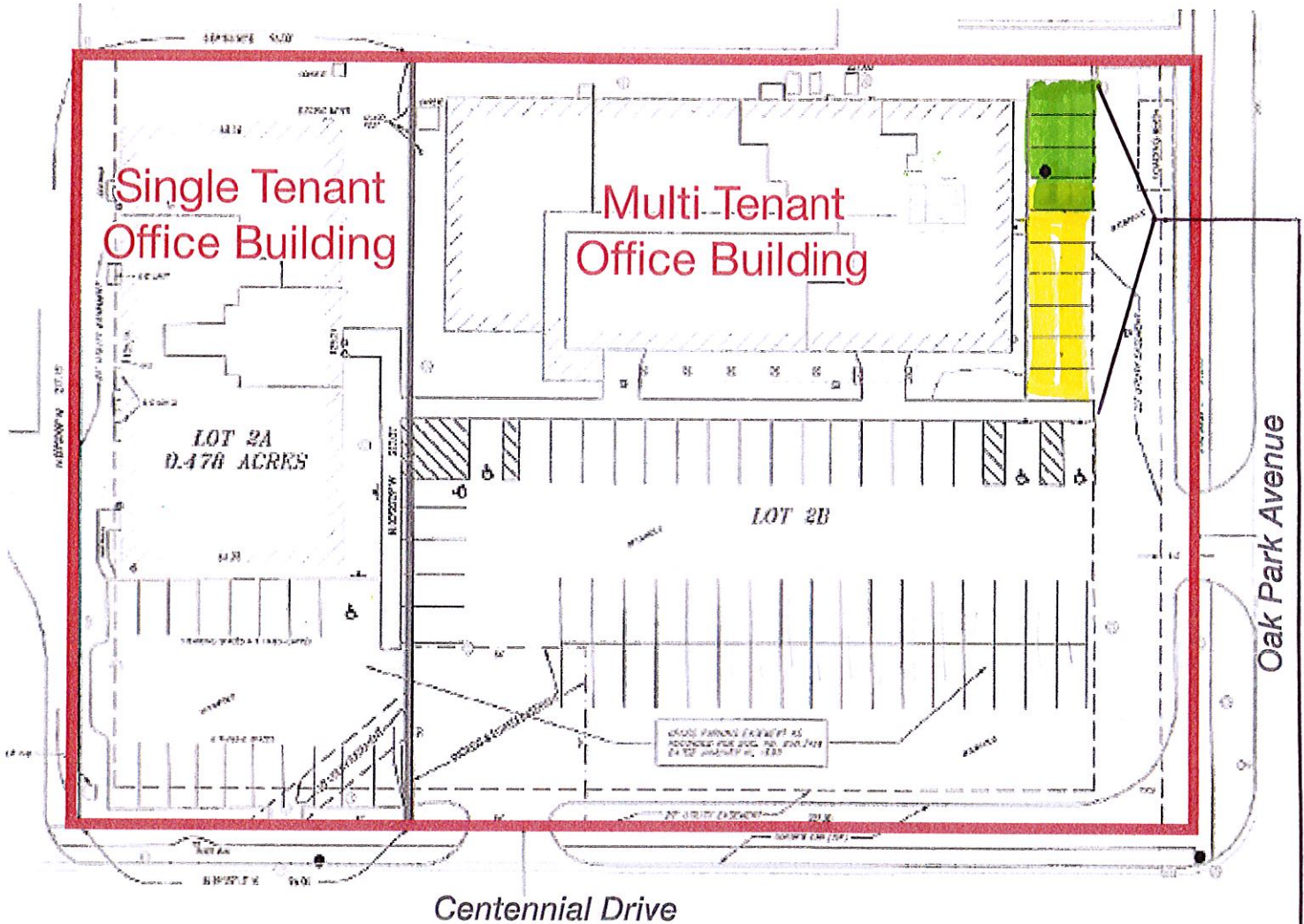
Two Updated Office Build- ings with Upside Potential

6800-20 Centennial Dr., Tinley Park, IL

\$1,850,000

Plat of Survey

Parking option 1



MILLENNIUM PROPERTIES R/E

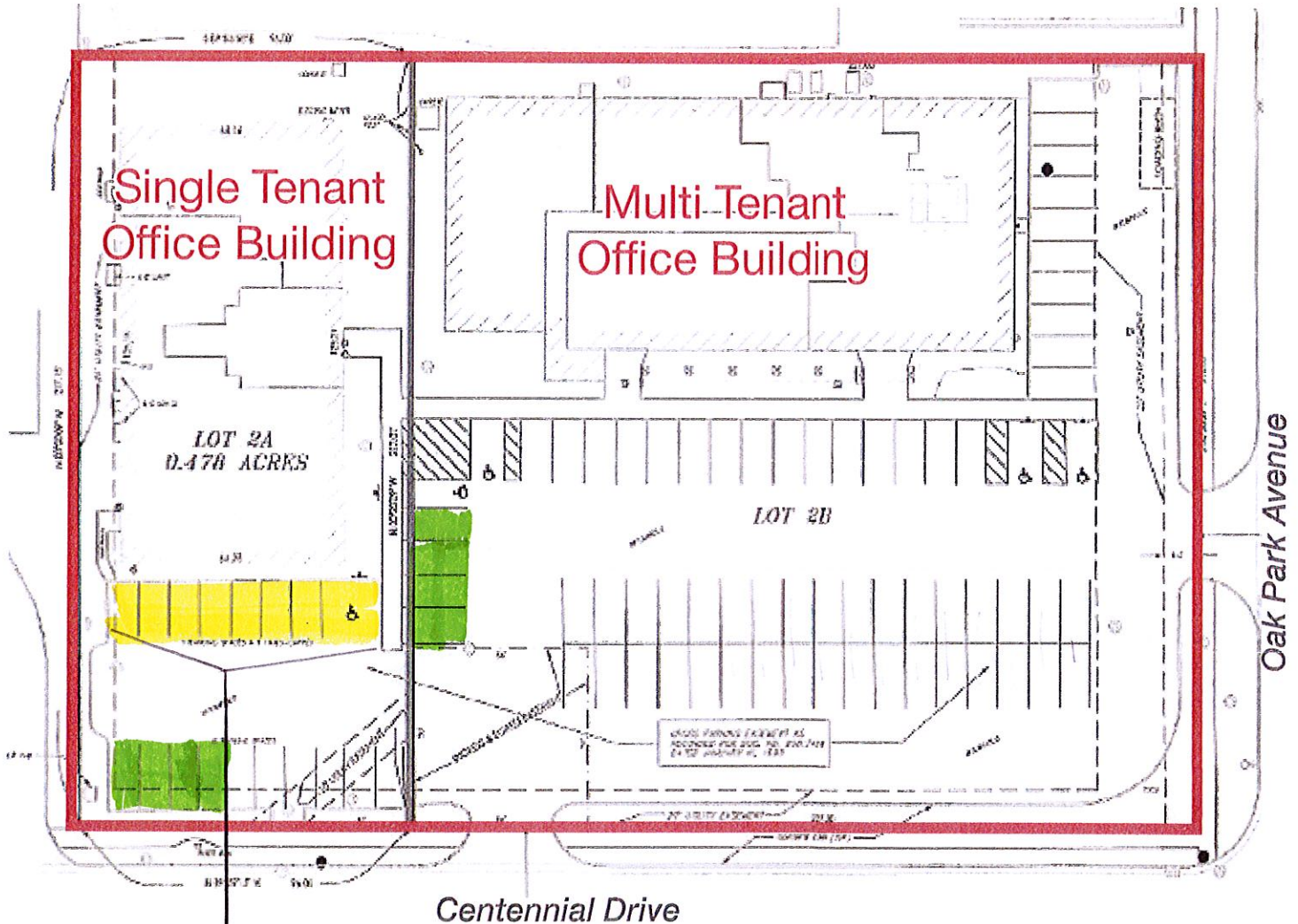
Two Updated Office Build- ings with Upside Potential

6800-20 Centennial Dr., Tinley Park, IL

\$1,850,000

Plat of Survey

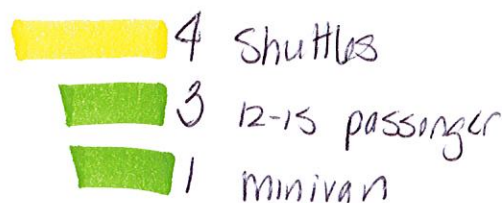
Parking Option 2



Two Updated Office Buildings with Upside Potential

\$1,850,000

Parking Option 3



mpirealestate.com

[illegible]

MILLENNIUM PROPERTIES R/E

Two Updated Office Build- ings with Upside Potential

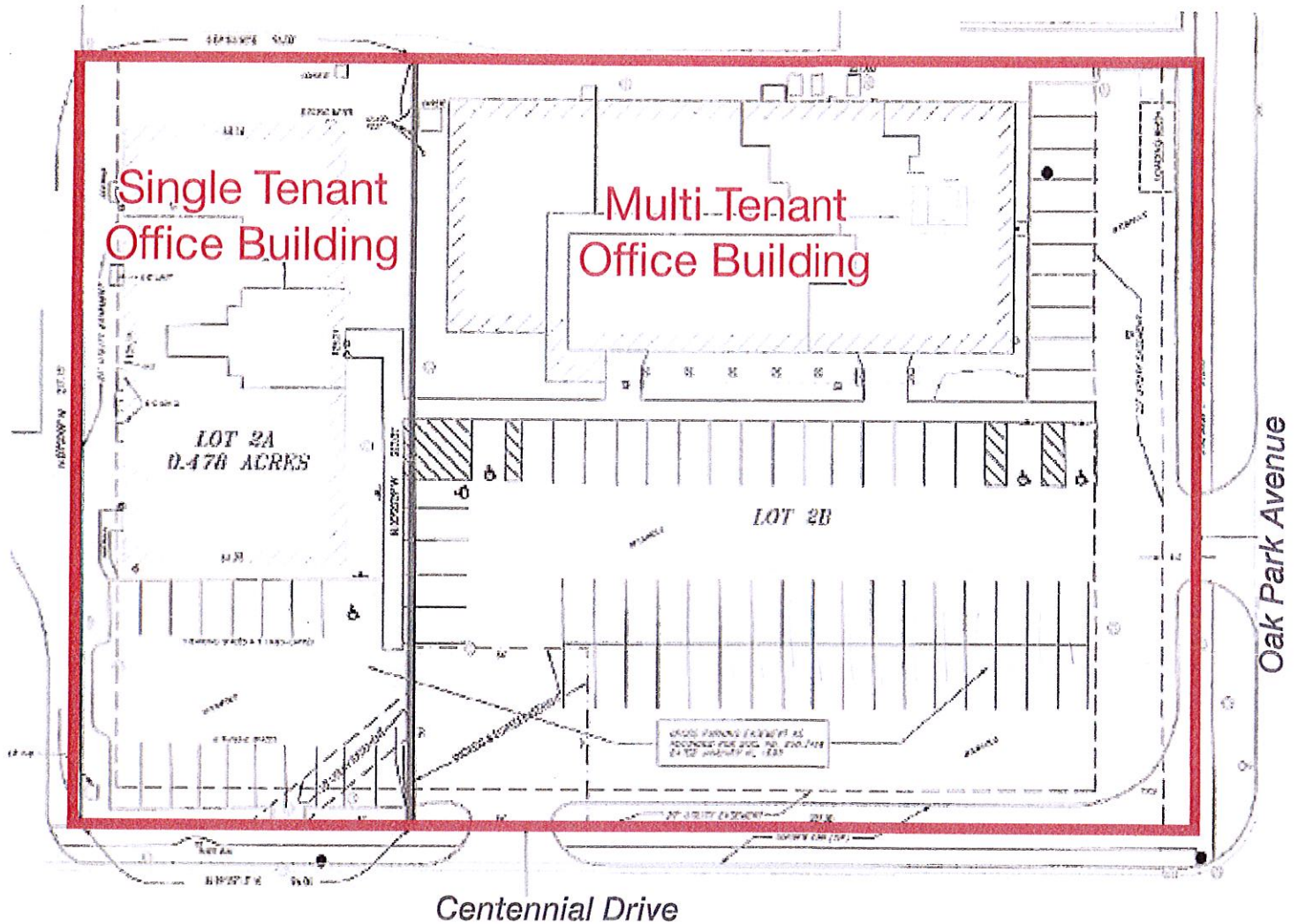
6800-20 Centennial Dr., Tinley Park, IL

\$1,850,000

Plat of Survey

Parking option 4

open to suggestions



Susan B. Silver

President

(312) 338 - 3001

ssilver@mpirealestate.com

mpirealestate.com

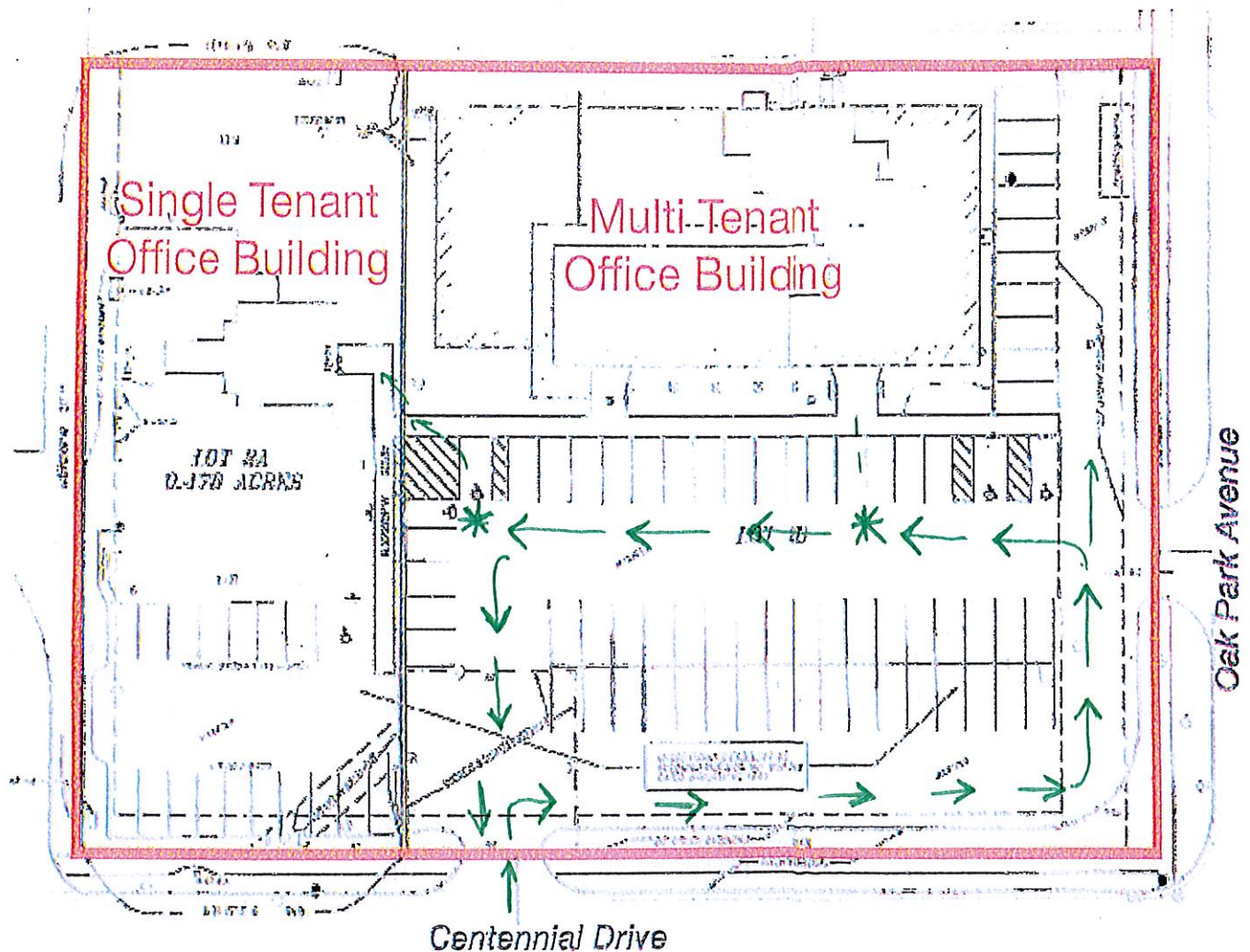
All information provided herein is from sources deemed reliable. No representation is made as to the accuracy, completeness or timeliness of the information. The information is provided for informational purposes only and may not represent actual performance. Consult a tax and legal advisor to determine your own situation. No commission will be paid to a broker that is representing themselves, their company or another broker or person or entity of their company, or a member of the broker's family. An individual will

ings with upside potential
6300-20 Centennial Dr, Tinley Park, IL

\$1,850,000

Plat of Survey

Drop-off pattern



Susan B. Silver

President

(312) 338-3001

ssilver@mpirealestate.com

mpirealestate.com

CSF - 6800 Centennial Dr.



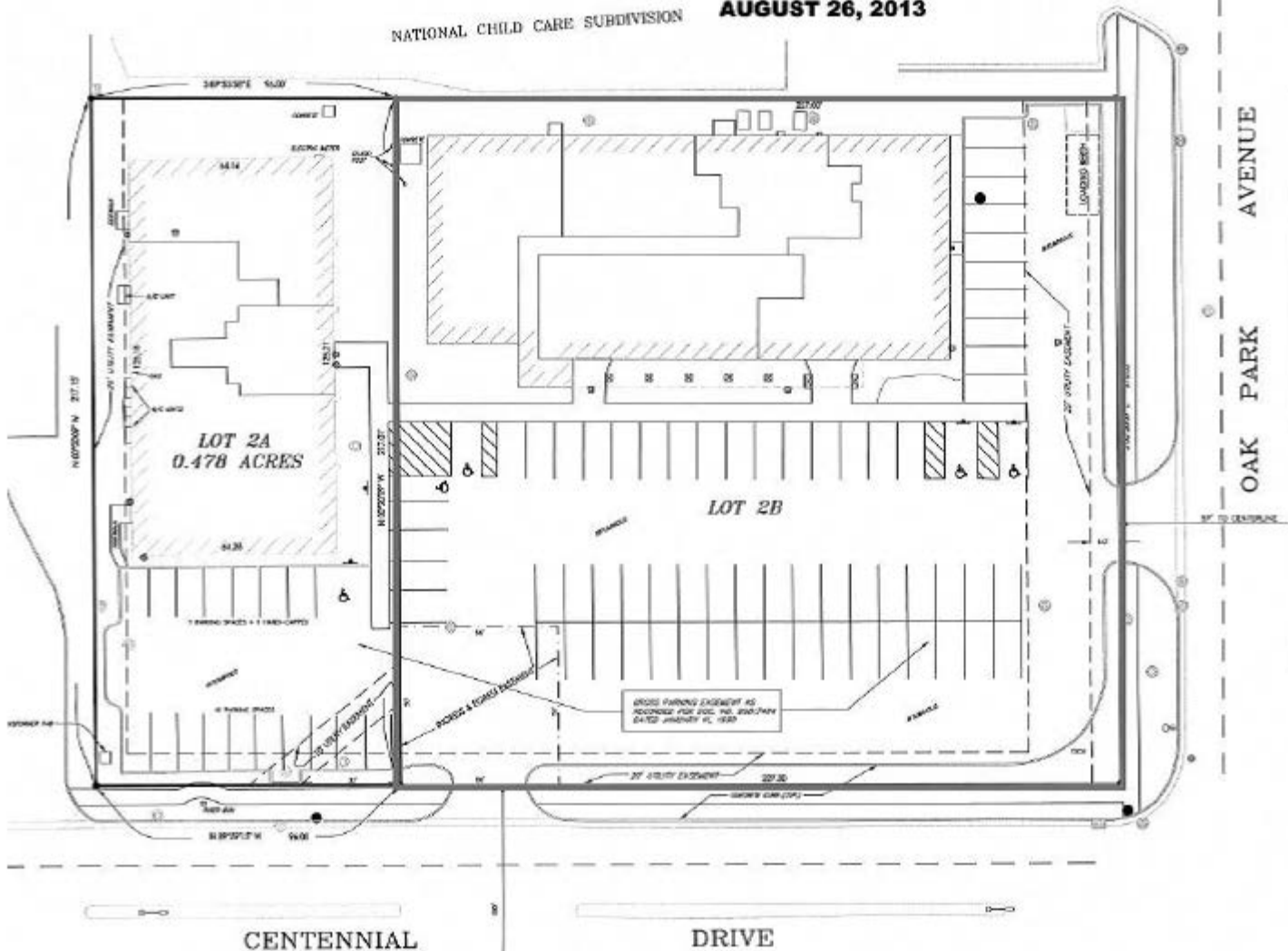
- Parking Analysis
 - o Supply
 - o Demand
 - o Issues @ current?
- Vehicle/Vol
 - Storage
 - location
 - Screening?
 - Size/Weight

PLAT OF SURVEY

TINLEY PARK, ILLINOIS

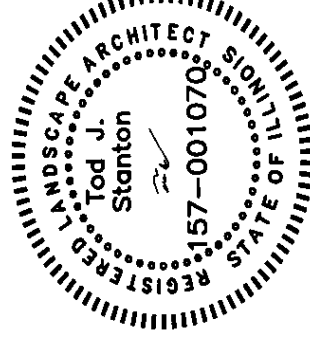
AUGUST 26, 2013

NATIONAL CHILD CARE SUBDIVISION



PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	CONT
ACE FRA	1	Acer rubrum `Franksred` TM / Red Sunset Maple	3" B&B
SHRUBS	QTY	BOTANICAL/COMMON	CONT
ITE LIT	70	Itea virginica `Little Henry` TM / Virginia Sweetspire, Itea var. `Sprich`	18" B&B
JUN SEA	123	Juniperus chinensis `Sea Green` / Sea Green Juniper	24" B&B
PRU GLA	29	Prunus glandulosa `Rosea Plena` / Pink Flowering Almond	24" B&B
SPI RED	52	Spiraea x bumalda `Dart's Red` / Dart's Red SPirea	18" B&B
VIB CO2	33	Viburnum carlesii `Compactum`	30" B&B
GROUND COVERS	QTY	BOTANICAL/COMMON	CONT
SED VER	35	Sedum acre `Vera Jameson` / Vera Jameson Sedum	1 gal@ 18" oc



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PLAN COMMISSION STAFF REPORT

February 21, 2019

Anytime Fitness

17823 80th Avenue



Petitioner

Derek Tucker,
Anytime Fitness

Property Location

17823 80th Avenue

PIN

27-36-121-031-0000

Zoning

B-1, Neighborhood
Shopping

Urban Overlay District

Approvals Sought

Special Use Permit



EXECUTIVE SUMMARY

The petitioner, Derek Tucker of Anytime Fitness, is seeking a Special Use Permit for a Fitness Center (Commercial Indoor Recreation) location that is greater than 3,500 square feet in floor space. The Anytime Fitness location would be located at 17823 80th Avenue in The Junction at 80th Avenue Shopping Center in the B-1 (Neighborhood Shopping) Zoning District. The proposed Special Use Permit will allow the previous Sanfrantello's Pizza & Banquet space to be converted to a fitness and health club.

Anytime Fitness is a chain of fitness centers that focus on availability to members 24-hours a day, 365 days a year. Currently, there are over 2,700 Anytime Fitness locations **in the United States and Canada while there are over 4,200 locations worldwide** including nearby locations in Oak Forest, Frankfort, and Orland Park. This location will be approximately 6,000 square feet in size. There will be various workout equipment and additional services such as group classes, personal training, tanning, and hydro-massage. The center is open 24 hours a day for members with key card access. There are many safety and security measures Anytime Fitness puts in place at all locations to make sure members feel safe at all times including emergency panic buttons and security cameras.

The primary concern with fitness centers and other commercial indoor recreational uses is a potential for high levels of traffic and parking due to heavy peak times and quick customer turnover (less than 1 hour), particularly in locations with multiple commercial tenants. The proposed location appears to have an adequate parking supply and traffic access based upon the projected peak parking demand.

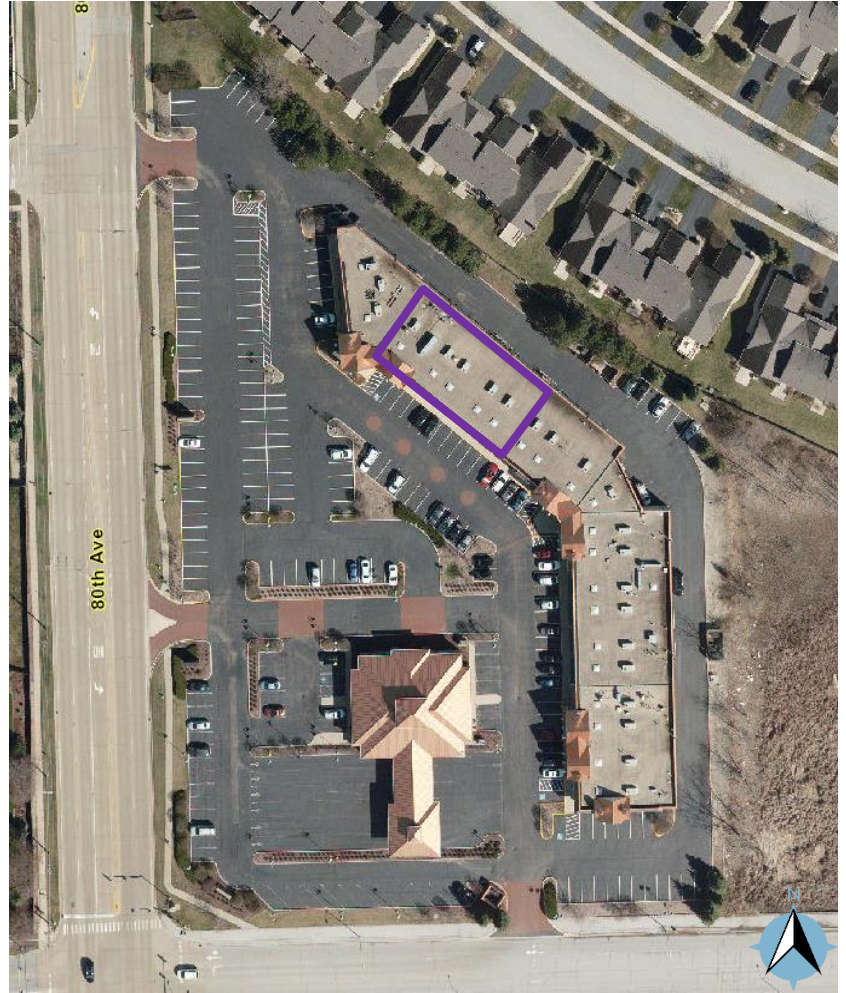
Changes to the February 7, 2019 Workshop Staff Report are in Red.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & HISTORY

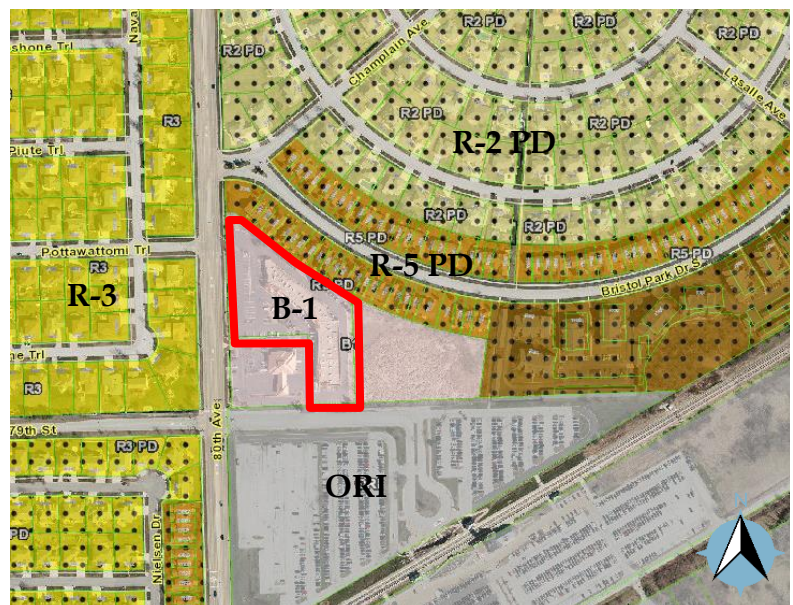
The proposed tenant space is located within The Junction at 80th Avenue shopping center which includes approximately 25,000 square feet of commercial space and is located just north of the 80th Avenue train station. The shopping center was approved in 1997 and constructed in 1998. The architecture, site layout and high-quality materials used throughout the center were required to complement the location near the train station. The center currently includes many tenants including a Chinese restaurant, travel agent, cleaners, dentist, salon, physical therapist and an accountant service. Additionally, there is a bank out lot (currently CIBC) on the southwest corner of the site. The bank and shopping center have an existing cross parking agreement that was required during the initial development approvals. The proposed Anytime Fitness tenant space was previously Sanfrantello's Pizza, a casual Italian restaurant and banquet facility, which opened in 2001 and closed in 2015. The approximately 6,000 square foot tenant space is the largest tenant space in the shopping center. Four other tenant spaces are currently vacant (including both end-cap spaces).



ZONING & NEARBY LAND USES

The shopping center is zoned B-1 Neighborhood Shopping. The B-1 zoning district only permits low intensity uses so that traffic generation and other negative effects on surrounding residential areas are limited. The shopping center is located within the Urban Design Overlay district, but was developed before its adoption into the zoning code. The Urban Design Overlay's intends to promote development that is walkable, utilizes alternative forms of transportation and limits the undesirable effects of automobiles.

The surrounding area includes single-family homes zoned R-3 (Single-Family Residential) to the west across 80th Avenue. To the south is the Tinley Park 80th Avenue Metra Station parking lot zoned ORI (Office and Restricted Industrial). To the east are single-family attached townhomes zoned R-5 PD (Low-Density Residential, Bristol Park PUD).



SPECIAL USE PERMIT APPROVAL

Anytime Fitness is a fitness and health club use that is covered under the Commercial Indoor Recreation use group. In addition to fitness and health clubs, commercial indoor recreation includes uses such as racquetball, baseball cages, trampoline parks, dance/yoga studios, bowling, miniature golf and more. The use group is further separated based on a business's floor space being above and below 3,500 square feet. While there is nothing specific about the 3,500 square foot number, a limit was included because concerns tend to emerge when a recreation space becomes too large. There are generally fewer concerns for smaller spaces such as personal training or a small group dance studio. The primary concern is in regards to the number of customers that can utilize the indoor recreation space and its effects on parking demand and traffic generation. Depending on the specifics of the business, there is the possibility for very high peak parking demand and large traffic flows in and out of the site due to the quick turnover (typically 30mins - 1hr). This means hours of operation, parking supply, curb access, and site layout can all play a significant role in the acceptability of a use in a Neighborhood Shopping district. Other concerns can include general safety, security, noise generation and compliance with building and fire code requirements.

Commercial Indoor Recreation above 3,500 square feet is a Special Use in the B-1 (Neighborhood Shopping) and B-2 (Community Shopping) zoning districts. The use would be permitted in B-3 zoning district because those properties have typically been designed with heavy vehicle traffic in mind. B-1 (Neighborhood Shopping) districts are typically more neighborhood and pedestrian-oriented with smaller parking fields, limited access points, and "non-objectionable" businesses. Commercial Indoor Recreation uses are permitted in any business district if the business is below 3,500 square feet in size.

USE	Zoning District							
	B-1 (Neighborhood)	B-2 (Community)	B-3 (General)	B-4 (Office/ Service)	B-5 (Auto)	ORI	M-1	MU-1 (Duvan Drive)
Recreation, commercial indoor ($< 3,500$ sq ft)	P	P	P	P	P	X	X	P
Recreation, commercial indoor ($> 3,500$ sq ft)	S	S	P	P	P	X	X	P

Key: S = Special Use, P = Permitted Use, X = Prohibited Use

Table from Section V-B-Schedule I (Schedule of Permitted Uses) of the Zoning Code.

Open Item #1: Discuss Petitioner's request for a Special Use Permit for a 6,008-square foot fitness/health club (Commercial Indoor Recreation).

The Commission had some parking and security concerns that were outlined and addressed by the Petitioner at the workshop. The Petitioner explained there were no parking issues at their surrounding locations, which are similar in size and in similar multi-tenant shopping centers. There are no other 24-hour businesses in the shopping center (with the closest 24-hour businesses being Speedway on 80th Ave and Super Wash on 175th St). There are many security procedures to ensure their customers feel safe and secure including 911-call button lanyards, cameras, and a "tailgating system" to ensure only one person is entering the facility for each key swipe. The location is also very close to the Tinley Park Police Department. The proposed use of the space was generally supported by the Commission and will fill a large vacancy in an existing neighborhood shopping center.

PROPOSED USE

Anytime Fitness will be taking approximately 6,000 square feet of floor space. However, compared to similar fitness locations such as LA Fitness or Planet Fitness, Anytime Fitness is expected to have a more intimate and smaller club feel. Additional services at the club include small group sessions, personal training, tanning and hydro-therapy. Anytime Fitness is open 24 hours a day, so they also tend to have many customers that might have odd work schedules. This location is expected to draw from a wide range of customers in the area including interest from Metra commuters who want to work out before or after work. The business model is described further in the attached submittals provided by the petitioner.

ARCHITECTURE, LANDSCAPE AND SIGNAGE

No changes to the exterior of the building architecture, site layout, lighting or landscaping are proposed with the new business and are all existing. There are some existing property maintenance issues in the shopping center; these are being addressed with the property owner and include: peeling paint, broken garbage cans, broken light fixtures, and missing landscaping. Code Enforcement will be reaching out to the owner to address these violations as soon as possible.

The petitioner has not supplied any proposed exterior signage. It is expected that any wall signs and ground sign panel changes will meet the Zoning Code requirements, similar to the shopping center's existing businesses.

~~Open Item #2: Supply proposed signage information. If no signage is proposed, all signs will need to conform to the existing Zoning Code requirements.~~

Wall signage will be submitted for a separate permit that meets the Zoning Code requirements. An existing shopping center ground sign will be used and have new vinyl panels installed.

PARKING

The petitioner has supplied a parking summary completed by Matt Gaunt, PE of SE3 Engineering. The shopping center includes a field of 157 parking spaces (not including CIBS parking lot). Due to the layout of the shopping center, the parking field is not evenly dispersed among tenants, with the majority of the parking located on the north side of the site. There is also some parking in the rear of the property, primarily for the business's employees. The site currently has an observed peak parking of 28 spaces during evening hours (5pm - 7pm), although it should be noted that five tenant's spaces including the Anytime Fitness space are currently vacant. Based on the proposed size, Anytime Fitness has been allotted 29 parking spaces per their lease with the landlord.

The expected peak parking demand for Anytime Fitness is based off a similar location in Oak Forest (slightly larger in size at 6,900 square feet). The expected customer information was based on how many members swiped into the Oak Forest facility during their peak times between 5pm and 7pm. The peak demand is expected to be 17 vehicles based upon 15 members/customers and two employees. The number of vehicles could be less because members often drive together or take alternative forms of transportation (walk, bike, dropped off or ride-sharing services are some examples). However, to create a conservative estimate, it is being assumed that each person is driving to the business in a separate vehicle. There are slight morning rushes, however these are typically less than the evening rush and the majority of the shopping center's businesses are not open yet.

With the addition of Anytime Fitness, the shopping center's peak parking estimate is expected to be 45 vehicles (28 existing + 17 additional) out of the available 157 parking spaces. When projecting typical parking demand of 5-7 parking spaces per 1,000 square feet of commercial space for the four vacant spaces (approximately 9,700 square feet), there is still expected to be an excess of parking spaces. Previously when Sanfrantellos Pizza operated, parking was be tight due to heavy traffic form their banquet business. However, Anytime Fitness is expected to have a much lower peak parking demand than a large restaurant and banquet facility.

In addition to the shopping center parking field, there is an existing cross-parking easement between the shopping center and the bank properties. The bank closes at 5pm on most days which allows for addition parking if there was any overflow in the future. Cross-parking easements were a requirement of the original Plat of Subdivision and Site Plan approvals to ensure there was enough available parking during evening hours and because of the lack of convenient parking adjacent to the south side of the shopping center building.

~~Open Item #3: Review and discuss parking supply and demand as indicated in the parking analysis.~~

The petitioner clarified there are two to four staff members during their staffed hours which are typically Monday-Thursday 10am-7pm with more limited hours on Friday and Saturday. Personal trainers may also be at the facility beyond those typical staffed hours based on their appointments. Based on expected peak parking demand, existing parking supply, and existing tenant hours parking concerns are minimal based upon the unique operations (open 24 hours) and proposed size (slightly less than 6000 sq. ft.) of the proposed business. Even with other vacancies in the shopping projected to be occupied, there appears to be an adequate supply of parking to handle this use based upon the Petitioner's parking analysis and experience when the shopping center was full.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Findings of Fact have been drafted by staff and outlined below for Plan Commission consideration.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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;
 - *The business will have a multitude of safety and security measures in place to protect its member when the location is not staffed. The business not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the Community.*
- 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 substantially diminish and impair property values within the neighborhood;
 - *The business will not harm surrounding properties and is expected to increase the property's value and customer base of existing businesses in the shopping center.*
- 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;
 - *The shopping center is existing and no changes are proposed to the exterior. The business will have no effect on the surrounding development.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The shopping center is existing and no changes are proposed to the exterior. The site is adequately supplied with utilities, roads, and drainage facilities.*
- 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; and

- *The existing shopping center access and site layout is adequate to handle the proposed traffic of the use and will not cause increased traffic congestion on or around the site.*
- 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. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- *The Petitioner has indicated they will meet all other Village regulations and cannot change or expand from what has been present at the public hearing.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The business is expected to benefit the economic development of the community by brining additional traffic to a struggling neighborhood retail center. Anytime Fitness fill the largest tenant space that has been vacant since 2015 and provided a needed service to the surrounding community.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

"... make a motion to recommend that the Village Board grant the Petitioner, Derek Tucker of Anytime Fitness, a Special Use Permit to operate a Fitness Center (Commercial Indoor Recreation) that is greater than 3,500 square feet in floor space at 17823 80th Avenue in the B-1 (Neighborhood Shopping) Zoning District and adopt the Findings of Fact proposed by Village Staff and the Plan Commission at this meeting."

...with the following conditions: [any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Existing Land Survey	Tech 3 Consulting	10-15-97
Existing Site Plan and Parking Layout	Tech 3 Consulting	8-27-98
Existing Shopping Center Layout	Unknown	Unknown
Internal Floor Plan (Compliance Drawing)	Wilkus Architects	12-13-18
Anytime Fitness Parking Study (Tinley Park)	SE3 Engineers	1-28-19
Anytime Fitness Brochure (Lets Make Happy Healthy)	Anytime Fitness	2019
Anytime Fitness Brochure (Overview)	Anytime Fitness	2014

- A. Anytime Fitness is the largest global fitness brand that focuses on Wellness and coaching. We have been in business for over 20 years and are currently operating on every continent. Unlike other 24 hour gyms, every facility is required to purchase approx. \$40,000 in security from Provision. This includes cameras covering every square inch of the gym (besides restrooms and tanning) cameras outside the front entrance door, a tailgate system over the door which notifies staff when someone has entered the gym without a key. Anytime caters primarily to adults and children 16-18, must be accompanied by an adult. At a price point of approx. \$40 a month, we are focused on clientele who are willing to pay for privacy, access and some of the best equipment in the industry.
- B. Anytime typically operates in neighborhood centers. Orland Park, New Lenox, Dyer, Indiana, Homer Glen, LockPort are just some of the towns which currently enjoy an Anytime Fitness in smaller centers. Frankfort and Oak Forest are in slightly larger centers next to grocery stores. Since we only average 8-10 members at a time, we prefer to be located closer to the population. With the train across the street, this center is well suited for Anytime Fitness. The majority of our 800 members per store live within a mile of the gym.
- C. Anytime would enhance the subject property as well as the surrounding area, by filling a vacant space that has not been occupied for several years.
- D. The existing infrastructure is adequate for our use. We only have single stall restrooms with one private shower in each.
- E. With multiple ingress and egress to the property and the fact we have few members using the facility, we have never experienced any issues with ingress and egress.
- F. We have approximately 50 locations in the Chicagoland area. We have never had issues with conforming to regulations, however we will comply to any current or future request.
- G. More detail attached in Media Guide. Our clubs draw people from surrounding communities of Orland and Mokena. These people will shop in Tinley, but their gas in Tinley and maybe even use the Tinley train instead of other towns.

RT

JAN 16 2019

WHY ARE ANYTIME FITNESS GYMS SO POPULAR?

The basics:

- Join one Anytime Fitness gym and you can use any of the 4,500 Anytime Fitness gyms worldwide at no extra cost.
- Anytime Fitness gyms are open 365 days a year, 24 hours a day. Members are given a key fob that gives them access to all 4,500 Anytime Fitness gyms – anywhere in the world, anytime of day.
- Anytime Fitness is a franchise. Thus, each Anytime Fitness gym is independently owned and operated. So, monthly membership fees vary slightly from gym to gym. But the average monthly membership fee at an Anytime Fitness gym is about \$40. (U.S. dollars.)

What differentiates Anytime Fitness from other gyms:

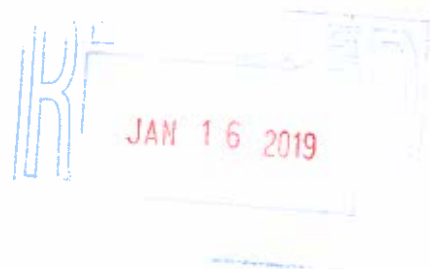
- Every new member is given a free “fitness assessment” to help determine their strengths, limitations, exercise experience, workout preferences and goals.
- Following the fitness assessment, each member is given a free 30-day “Get Started Plan.” Why? Because a goal without a plan is merely a wish. At *other* gyms, new members frequently give up and quit because they lack support and guidance from trainers and staff. Anytime Fitness’ personalized “Get started Plan” helps members achieve and build upon “little victories” – which motivates them to keep working until they reach their ultimate goals.
- Anytime Fitness gyms are smaller and less intimidating than traditional “big box” gyms. The average number of members at each Anytime Fitness gym is about 800. This allows trainers and staff to get to know members on a personal level which is key to helping them achieve their goals.
- The atmosphere at Anytime Fitness gyms is “friendly and supportive.” Trainers and managers at many Anytime Fitness gyms know the names of every single one of their members. In fact, we like to think of Anytime Fitness as “*Cheers* without the beers” – a place where everybody knows your name.
- The “neighborhood feel” that members sense at Anytime Fitness is a large part of the reason why Anytime Fitness has been the “fastest-growing fitness club in the world” for ten consecutive years – averaging 300 new gyms per year over that time. Anytime Fitness trainers and staff are taught to “Coach, care and connect” with their members.
- Some people mistakenly believe that you need to “fit” *before* joining a fitness club. But regular Joes and Janes who walk past an Anytime Fitness gym see people exercising inside the gym who look just like they do – ordinary, busy people who appreciate the importance of regular exercise for anyone who wants to enjoy an active, fulfilling lifestyle.

Value and results:

- Anytime Fitness is not the cheapest gym in town. But our members are loyal because they get the support and guidance they need to achieve their fitness goals. Other gyms may be cheaper, but it’s true that you get what you pay

for. Anytime Fitness members are willing to pay a little bit more than what they'd pay at "discount gyms" – because Anytime Fitness does a better job of helping members achieve their stated goals.

- Here's what we mean by "Coaching, Caring and Connecting" –



FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- 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.**

- 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 substantially diminish and impair property values within the neighborhood.**

- 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.**

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

- 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.**

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.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

SANITARY MANHOLE CHART

MANHOLE NUMBER	INVERT ELEVATION	INVERT	OUTLET	INVERT	EAST INVERT	WEST INVERT
1	708.5				708.00	705.00
2	704.5				704.00	704.00
3	704.5	704.5			704.00	704.00
4	704.5	704.5			704.00	704.00
5	704.5	704.5			704.00	704.00
6	704.5	704.5			704.00	704.00
7	704.5	704.5			704.00	704.00

NOTE: ALL SANITARY MANHOLES ARE 4' DIAMETER TYPE "A" CASTING SHALL BE EAST JORDAN IRON WORKS NO. 1050 WITH TYPE "A" SELF-SEALING SOLO COVER OR APPROVED EQUAL WITH "SANITARY" ON COVER.

UTILITY CROSSING CHART

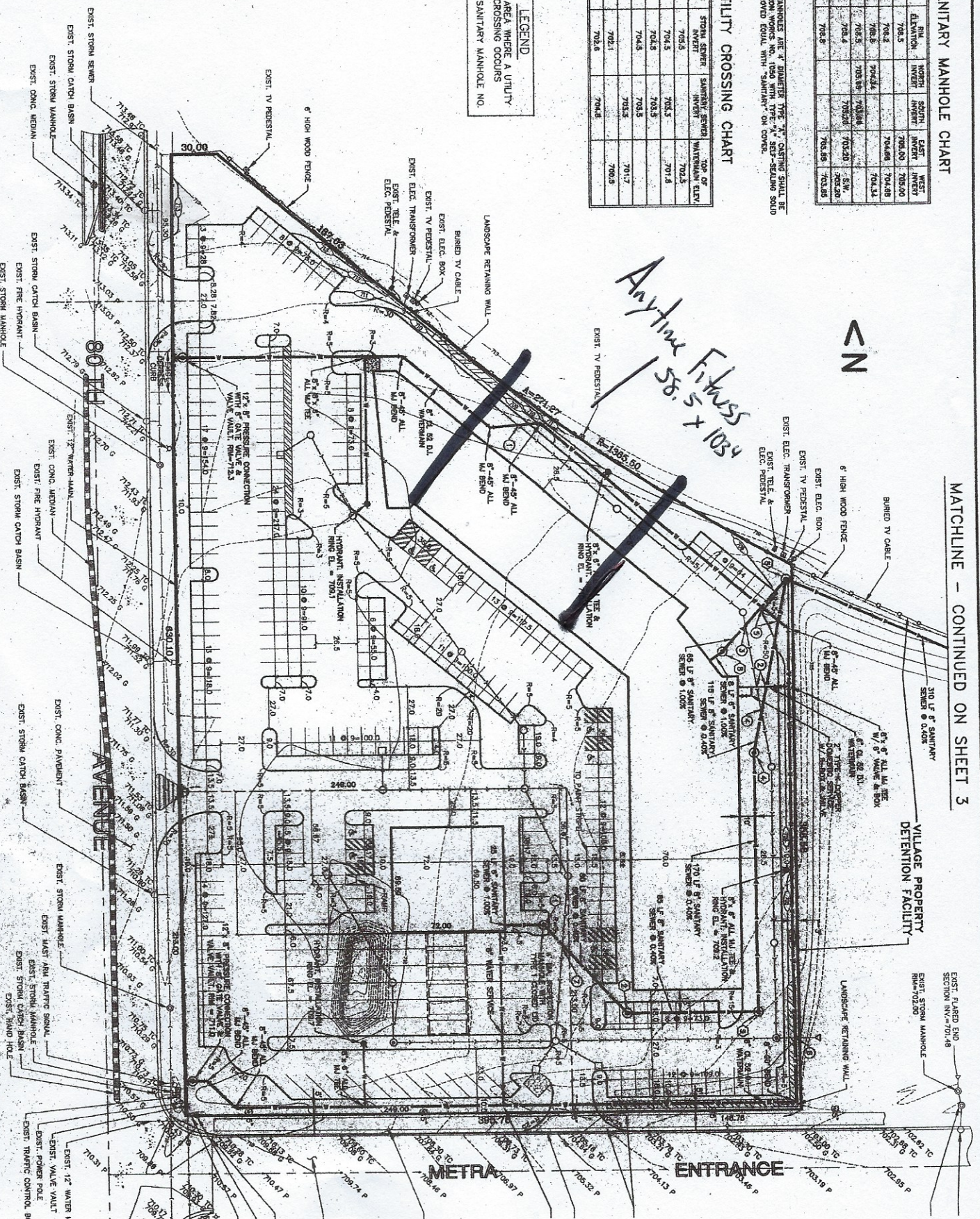
CROSSING NUMBER	STORM SEWER	SANITARY SEWER	TOP OF WATERMAIN ELEV.
1	709.5	708.5	701.4
2	704.5	703.5	701.4
3	704.5	703.5	701.4
4	704.5	703.5	701.4
5	704.5	703.5	701.4
6	702.1	701.7	700.5
7	702.6	701.8	700.5

LEGEND
 (10) = AREA WHERE A UTILITY CROSSING OCCURS
 (10) = SANITARY MANHOLE NO.

MATCHLINE - CONTINUED ON SHEET 3

<N

Anytime Fitness
58.5' x 103.4'



GIERCZYK CONSTRUCTORS
J. PALMER ARCHITECTS

TECH 3 CONSULTING GROUP, INC.
ENGINEERS, SURVEYORS, PLANNERS
BNS C HAIN STREET GTE. LUNDS
7001 02-9994

DESIGNED BY: J.C.
DRAWN BY: J.C.
CHECKED BY: J.C.

NO DATE OF DESCRIPTION
A. 10/10/10
B. 10/10/10
C. 10/10/10
D. 10/10/10
E. 10/10/10
F. 10/10/10
G. 10/10/10
H. 10/10/10
I. 10/10/10
J. 10/10/10
K. 10/10/10
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T. 10/10/10
U. 10/10/10
V. 10/10/10
W. 10/10/10
X. 10/10/10
Y. 10/10/10
Z. 10/10/10

THE JUNCTION
UTILITY AND G
DATE: AUGUST 22, 1997
SCALE

VERIFY THAT REQUIRED SECOND EMERGENCY EXIT DOOR COMPLIES WITH ALL STATE AND LOCAL CODES

VERIFY LOCATION OF EXISTING ELECTRICAL PANEL

PROVIDE FURRING AROUND EXISTING SURFACE MOUNTED ELECTRICAL PANEL AS NEEDED, VERIFY IN FIELD

SHOWER FINISHES: WALLS: T-3 FLOOR: T-4

DISCLAIMER:

EXISTING BACKGROUND, INCLUDING DIMENSIONS, ARE PROVIDED BY THE FRANCHISEE - VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF ANY CONSTRUCTION.

BRAND MATTERS! This document was created to ensure each club within the Anytime Fitness family embodies the spirit of the brand. The information provided conveys the aesthetics as well as the functionality of the club, including, but not limited to: materials, finishes, design elements and layout. This document is not to be used for construction. A qualified design professional(s) should be engaged to prepare detailed construction documents and ensure compliance with all applicable codes and regulations.

REFER TO DESIGN MANUAL FOR ABBREVIATIONS:

CA = Carpet Floor
T = Porcelain Tile
VCT = Vinyl Composite Tile
RF = Rubber Floor
VP = Vinyl Plank Floor
WF = Wood Floor
SC = Sealed Concrete Floor
STC = Stained Concrete Floor
P# = Paint
WC = Wallcovering
ST = Manufactured Stone
TURF = ECORE Turf
X = Existing Flooring

DRAWING KEY:

- Existing Wall
- New Wall
- Demo Wall
- Existing Door
- Existing Door close off, Remove Hardware and Exit Sign
- New Door
- Demo Door
- Floor Transition
- Wall Protection (Required)

FINISH FLOOR KEY:

- RF-1
- CA-1
- OTHER FLOORING AS NOTED

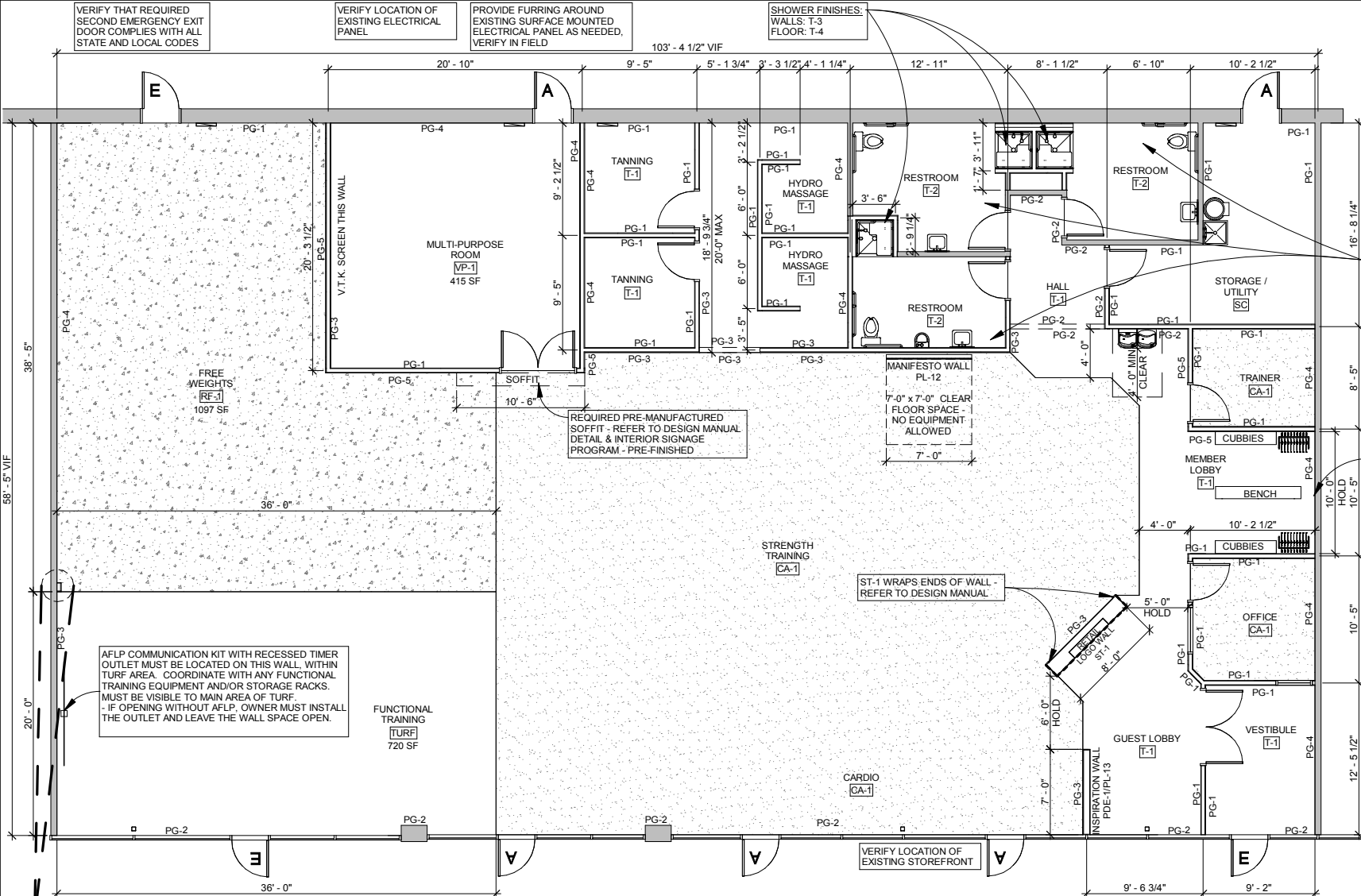
PAINT:

The color of the paint for each wall is identified by a paint code (PL-5, PG-2, etc.). The corresponding paint color is specified in the design manual.

PROJECT NO:2018-1158

NEW

NOT FOR CONSTRUCTION
**COMPLIANCE
DRAWING**
FLOOR PLAN



AFLP COMMUNICATION KIT WITH RECESSED TIMER OUTLET MUST BE LOCATED ON THIS WALL, WITHIN TURF AREA. COORDINATE WITH ANY FUNCTIONAL TRAINING EQUIPMENT AND/OR STORAGE RACKS. MUST BE VISIBLE TO MAIN AREA OF TURF. IF OPENING WITHOUT AFLP, OWNER MUST INSTALL THE OUTLET AND LEAVE THE WALL SPACE OPEN.

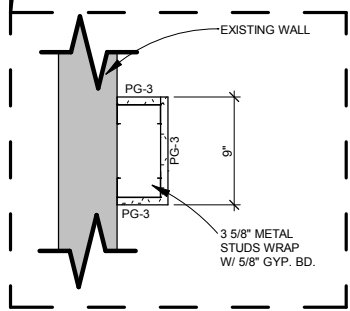
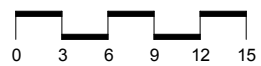
REQUIRED PRE-MANUFACTURED SOFFIT - REFER TO DESIGN MANUAL DETAIL & INTERIOR SIGNAGE PROGRAM - PRE-FINISHED

ST-1 WRAPS ENDS OF WALL - REFER TO DESIGN MANUAL

VERIFY LOCATION OF EXISTING STOREFRONT

AFT NATION GRAPHIC REQUIRED - REFER TO INTERIOR SIGNAGE PROGRAM

RESTROOM FINISHES: TOILET WALL: T-3/PG-5 ALL OTHERS: T-3/PG-1



PROJECT LOCATION:
TINLEY PARK, IL
Square Footage shown is a graphic representation based on the data received and may vary from the square footage as defined in the lease
DESIGN SCHEME: GALLERY
AF#3492 6,200SF
DESIGN MANUAL - OCTOBER 2018


REV:	DESCRIPTION:	DATE:
-	Compliance Layout	2018-12-13



Memorandum

January 28, 2019

TO: Derek Tucker

FROM: Matt Gauntt, PE 

SUBJECT: Anytime Fitness, Tinley Park, IL
Parking Study

Anytime fitness proposes to build out a facility in an existing shopping center at the northeast corner of 179th Street and S. 80th Avenue in the Village of Tinley Park. This memo is to outline the parking conditions. See the aerial map shown below.



The shopping center is partially occupied with a variety of businesses. They include:

Tenant	Use	Approximate Size	Hours
Athletico	Physical Therapy	4,660 SF	M-Th: 7-8PM F: 7-6:30 Sat: 7-noon
Array of Design Salon Day Spa	Day Spa	1,200 SF	M: Closed T: 10-8 W: 10-9

Memorandum

Tenant	Use	Approximate Size	Hours
			Th: 9-9 F: 9-6 Sat: 9-3
DS Services	Accountants	3,009 SF	By Appointment
GO Travel	Travel Agency	884 SF	M-F: 9-5 Sat: 9-12
Chen's Chinese	Restaurant	2,013 SF	M-Th: 11-9 F-Sun: 11-10
Cambridge Dental Care	Dentist	1,818 SF	M: 12-8 T: 9-5 W: 11-6 Th: 9-5 F: 8-12

Anytime Fitness proposes to take 6,008 SF of the shopping center. Per the landlord, they are granted a parking count of 5:1, or 29 parking spaces.

Currently there are 157 parking spaces in the center. This does not include the CIBC Banking Center. With 29,319 SF for the center, that is a parking ratio of approximately 5.35:1

A parking survey was conducted on the site for two PM Peak periods and one AM Peak. Both the AM and the PM counts looked at the time from of 5:00 – 7:00. The total vehicles parked the parking lot at each time interval are shown below.

Time Frame (AM/PM)	1/17/19 – PM Peak	1/22/19 – AM Peak	1/22/19 – PM Peak
5:00	28	0	18
5:15	24	0	18
5:30	20	2	22
5:45	22	3	19
6:00	22	3	16
6:15	20	4	15
6:30	20	4	14
6:45	18	6	12
7:00	16	7	13

With the current tenants, at most 1/5th of the available parking is being utilized.

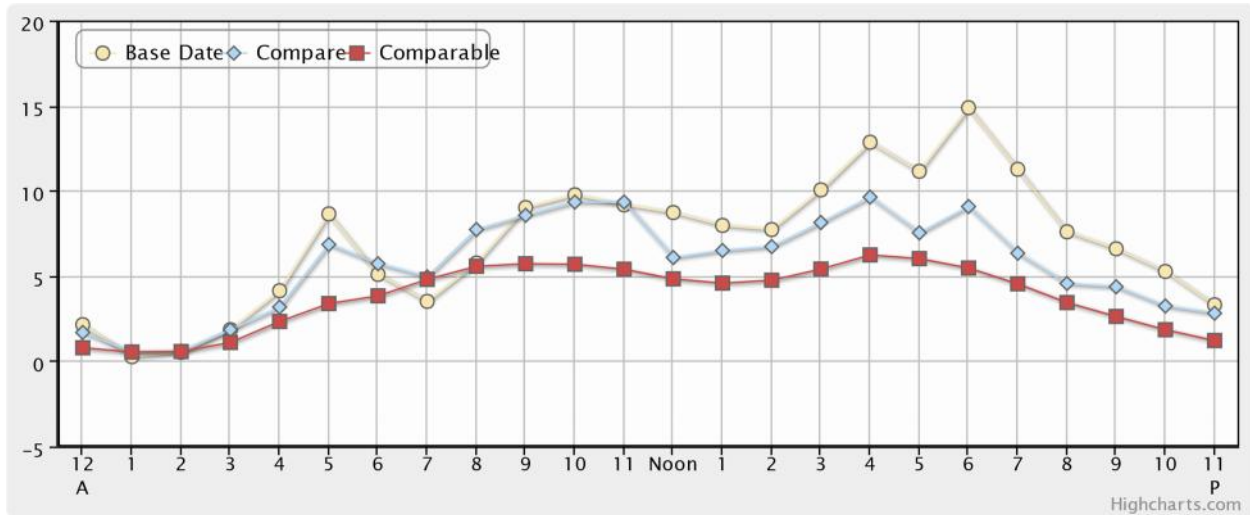
Proposed Conditions:

As stated above, Anytime Fitness proposes to occupy approximately 6,008 SF of the shopping center. In order to understand the impact of the proposed facility on the parking, we obtained

Memorandum

member key-swipe data from the existing Oak Forest facility. Oak Forest is approximately 6,900 SF, so a slightly larger facility than is being proposed at Tinley Park.

Club at a Glance - ANYTIME FITNESS OAK FOREST Usage (Average per Hour)



What the data represents is that for instance, from 6:00 -7:00 PM, 15 patrons would come into the facility. The average stay time for a patron would be between 30-60 minutes. Therefore, we would expect that at any one time, 15 would be the average maximum number of patrons in the facility. In addition to the patrons, there would be 2 employees.

Furthermore, the key swipes may be slightly elevated. If a patron comes into the facility, leaves to get something in their car and then returns, then that would count as two key swipes.

It is also important to note that the peak times for the facility would be offset by peak times for other shopping center uses. For instance, Friday nights and Saturday nights would be a low usage time for the Anytime Fitness, but that would be a peak time for a restaurant. Thus, the peaks will offset.

Given that the facility would occupy only about half of the allotted parking, we believe that there will be no negative impact to the available parking at the shopping center.



DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
--	------------	------------	---------------

1 Mile 8,427 3,001 \$122,396

3 Mile 79,601 30,511 \$103,266

5 Mile 190,112 71,948 \$107,007

AREA ATTRACTIONS

Whitewater Canyon Water Park & Recreation Center
Tinley Park Convention Center, First Midwest Bank Amphitheatre.

SPACE AVAILABLE FOR LEASE

1,390 Sq Ft | 1,569 Sq Ft | 3,443 Sq Ft

TOTAL GLA

29,319 Sq Ft

PROPERTY HIGHLIGHTS

- Endcap available with potential drive-thru.
- Located at NEC of 80th Ave & 179th St.
- Conveniently located within walking distance to the Tinley Park Metra Station.
- Move-in ready office space available.
- Traffic Counts on 80th Avenue are 21,000 VPD.
- Positioned strategically near high density residential and industrial/office parks.

FOR MORE
INFORMATION
CONTACT:

Ves Pavlovic
630.572.5607
vpavlovic@edgemarkllc.com

Matt Smetana
630.572.5632
msmetana@edgemarkllc.com

**EDGEMARK COMMERCIAL
REAL ESTATE SERVICES LLC**
2215 York Road, Suite 503
Oak Brook, Illinois 60523
P 630.472.1010 F 630.472.1019
www.edgemarkllc.com

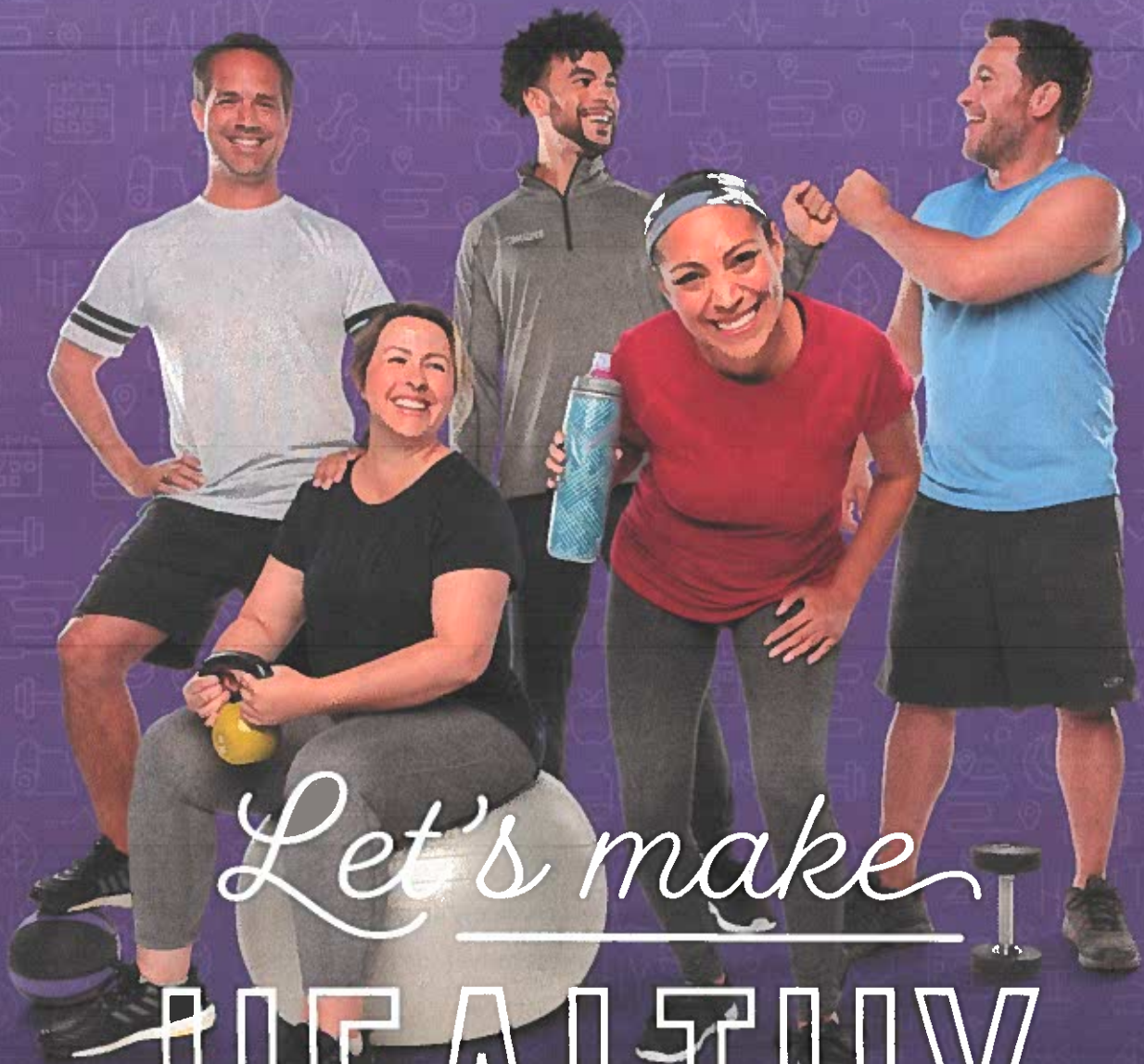


SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
17823	3,325	LEASE OUT	17849	884	Go Travel
17825	6,008	Anytime Fitness	17851	1,390	AVAILABLE
17833	1,569	AVAILABLE	17853	1,818	Cambridge Dental Care
17835	1,200	Array of Design Salon	17855	2,013	Chen's Chinese Restaurant
17837	4,660	Athletico Sports Medicine	17859	3,443	AVAILABLE
17845	3,009	DS Services	Total GLA		29,319 Sq Ft

FOR MORE
INFORMATION
CONTACT:

Ves Pavlovic
630.572.5607
vpavlovic@edgemarkllc.com

Matt Smetana
630.572.5632
msmetana@edgemarkllc.com



Let's make

HEALTHY HAPPEN

More than 4,000 Gyms and 4 million members!



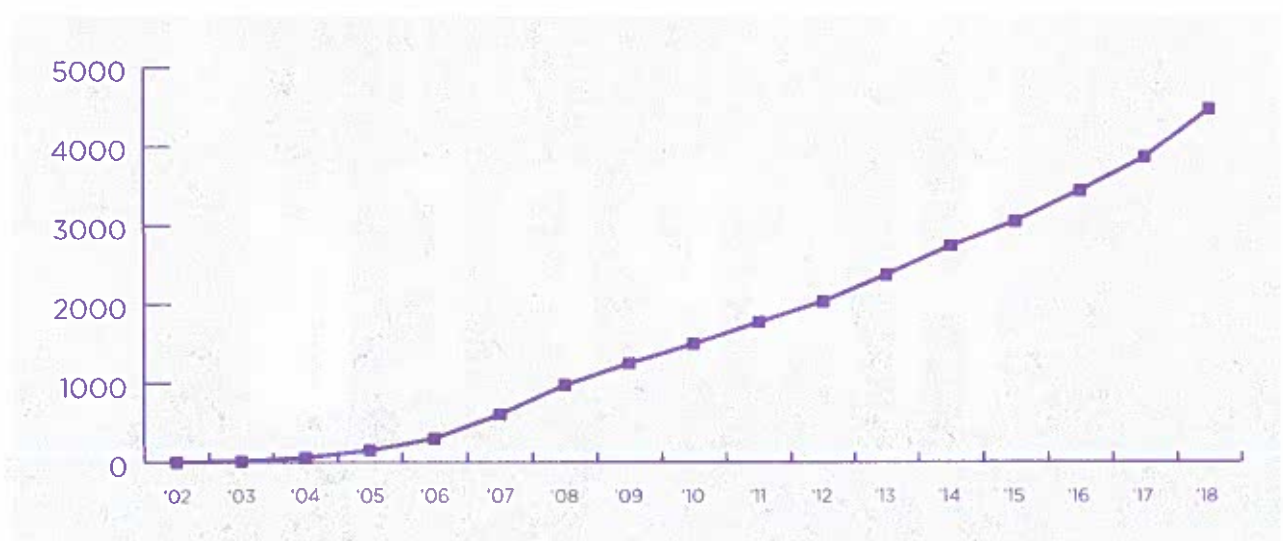


OVERVIEW

FAST FACTS

- Founded in 2002
- The first gym opened May 30, 2002 in Cambridge, MN
- More than 4,000 gyms are now open in 50 states and nearly 40 countries
- The worlds "fastest-growing fitness club" and "largest co-ed fitness franchise"
- An average of 300 new gyms each year for 12 the past years

ACTIVE LOCATIONS



Let's Make Healthy Happen | [VIDEO](#)



RANKED #1

HISTORIC ACHIEVEMENTS

Anytime Fitness has been ranked a Top Global Franchise by Entrepreneur magazine for 11 consecutive years. Entrepreneur also has ranked Anytime Fitness #1 in the Fitness Franchise category, on its prestigious Franchise 500® list, 8 years in a row.

According to Entrepreneur, the most important factors for inclusion on its Top Global Franchise list are:

- Financial Strength and Stability
- Growth Rate
- Size of the Franchise System
- Franchise 500® Ranking
- International Size and Growth



Entrepreneurs of the Year: Anytime Fitness co-founders Chuck Runyon and Dave Mortensen | [VIDEO](#)

Top Global Franchise | [VIDEO](#)

PRESS

Forbes

Entrepreneur

**THE
WALL STREET
JOURNAL**

Inc.



CNNMoney



**BUSINESS
INSIDER**

FranchiseTimes

HEADLINES

[Meet the Man Taking Anytime Fitness Global](#)

[The 4 Values Driving the World's Fastest Growing Gym](#)

[How This Company Got 4,000 People to Tattoo Themselves - With the Company Logo](#)

[EY Announces Winners for the Entrepreneur Of The Year](#)

[MSNBC: Anytime Fitness CEO has tips for success](#)

[Anytime Fitness raises \\$120,000 for A Special Wish Cleveland with 24 in 24 Challenge \(video\)](#)

[In a World Divided, Anytime Fitness Finds Common Truth](#)

[How Chuck Runyon of Anytime Fitness Creates Loyal Customers](#)

[Why Fitness Franchises are Booming](#)

[Nice Tattoo! I Didn't Know You Worked at Walmart](#)

[What can gyms do if they think someone has an eating disorder](#)

[How the son of a McDonald's manager built a franchise company that generates \\$1 billion in revenue](#)

PRESS RELEASES

[Anytime Fitness Celebrates Its 4,000th Gym In Shanghai, China](#)

[Spreading Love and Health Throughout Africa](#)

[You'll Never Guess Which Gym Has Been the World's Fastest-Growing For 10 Consecutive Years](#)



Let's make
HEALTHY HAPPEN

GETTING STARTED

Healthy. It doesn't happen on its own. There's no magic potion. Or silver bullet. And, despite what others may tell you, no detox tea, fad diet or superfood will transport you from here to healthy. The truth is, it's tough. To get started. To stay committed. And it's even harder to do it on your own. But together, we can make healthy happen.

WE CARE ABOUT YOU AND YOUR HEALTH

Healthy happens with the right help. That comes at the right times. In the right ways. Help that gets you going. Flowing. Learning. Laughing. Lifting. And lunging. That gets you motivated. Keeps you moving. And making healthier choices. That makes every rep—and every step—really count. Whether you're at the gym, on the go or off the grid.

AND WE'LL TAKE THE TIME TO HELP YOU SUCCEED

Healthy happens when you have an ally. Who truly listens to you and takes the time to help you succeed. And develops a program based on your goals and your personality. Who knows what sets you off, gets you down, and fires you up. Who will stay in touch. So you can stay on track. Because whether it arrives by coach, or by group. By app or by inbox. At 2 p.m. or 2 a.m. On New Year's Day or every Tuesday. The right help is a real life-changer. So let's do this thing. Whatever that "thing" is to you.

That thing that feels good. That brings you joy. Whether you want to tone up, slim down, stress less or lift more. Let's get to doing. Let's get to moving. And let's get you to your healthier place. **Together. For you.**



Global BUSINESS MODEL

INTERNATIONAL EXPANSION

Currently, about 60% of all Anytime Fitness gyms are located in the United States. By the end of the year 2020, we anticipate that figure will be closer to 50% -- approximately 3,000 gyms in the U.S. and another 3,000 Anytime Fitness gyms located in nearly 40 countries, serving 4,000,000 members on all seven continents.

When members join one gym, they have access to them all – including gyms located in Canada, Mexico, Australia, New Zealand, England, Scotland, The Republic of Ireland, Wales, Grand Cayman, Poland, the Netherlands, Spain, Qatar, Bahrain, India, Chile, Japan, Singapore, Malaysia, Hong Kong, China, Taiwan, Thailand, Belgium, Italy, Sweden and the Philippines.

[Spreading Love and Health Throughout Africa](#)



TOP FRANCHISE OPPORTUNITY

A THRIVING CONCEPT

Anytime Fitness offers entrepreneurs a convenient and affordable recurring-revenue business model, even in tough economic times. Franchisees enjoy the luxury of being their own boss, and are given the resources and support needed to achieve a healthy work/life balance.

IMPROVING THE LIVES OF OTHERS

Anytime Fitness is the perfect fit for entrepreneurs seeking the opportunity to run a business that has the potential to make a profound difference in people's lives.

LOW LABOR COSTS

Franchisees benefit from a turn-key system that minimizes payroll costs while maximizing security and enjoyment for club members. State-of-the-art integrated billing and security systems allow Anytime Fitness gyms to run smoothly and worry-free, even during non-staffed hours. Payroll typically comprises a significantly lower percentage of the operating costs, compared to the payroll costs of other franchising ventures.

HELPING REAL PEOPLE OVERCOME THE BARRIERS TO BUSINESS OWNERSHIP

Anytime Fitness owners don't have to worry about things like polluted pools, messy locker rooms, or day care disasters. Instead, they focus on creating the optimal experience for members. With Anytime Fitness, there's no need to reinvent the wheel – our comprehensive support systems are in place to help franchisees succeed, some of which include: a network of loyal preferred vendors who supply owners with quality products at the best prices, franchise business consultants who offer strategic guidance and advice for every level of growth, and corporate staff members who provide year-round training with regional workshops, teleconferencing and a wide array of online support tools.

[OWN A GYM](#)



SUCCESS STORIES

JEANNE TARVER

Any way you look at it, Jeanne is a survivor. Sexually abused as a child, Jeanne sought refuge in unhealthy foods and ultimately reached a maximum weight of 336 pounds. Reluctant at first, Jeanne joined Anytime Fitness and, with unconditional support from a loving manager and great coaching from a patient personal trainer, Jeanne lost a tremendous amount of weight and gained an immeasurable amount of confidence.

[VIDEO](#)

CYNDI WARD

After battling weight issues most of her life, Cyndi knew it was time to seek help when she was diagnosed with multiple sclerosis. Cyndi refused to accept the news that she would need a wheelchair the rest of her life and, with guidance and support from a compassionate personal trainer, Cyndi lost 120 pounds in ten months and dramatically improved her strength and mobility. The best part, Cyndi says, is that she now gets to play her beloved "grandbabies."

[VIDEO](#)



SUCCESS STORIES

STANLEY HOLLAR

At age 39, weighing more than 650 pounds, Stanley was told by his doctor that he had only months to live – unless he lost a significant amount of weight and kept it off. Complicating matters, Stanley's right leg had been amputated nearly 20 years earlier. Desperate, Stanley joined Anytime Fitness and, with guidance from a trainer, he began working out six days a week. Stanley now weighs less than 200 pounds and he recently completed a grueling obstacle course race.

[VIDEO](#)

LYDIA DZIUBANEK

Moments away from committing suicide, a mysterious detour led Lydia Dzuibaneck to an Anytime Fitness gym in Beaumont, CA where, she says, a personal trainer saved her life. Prior to asking the trainer for help, Lydia weighed 250 pounds and she covered the mirrors in her home with towels because she couldn't bear to look at herself. These days, Lydia's a completely different person. She's lost nearly 100 pounds. She's fit, strong and fearless.

[VIDEO](#)



EXECUTIVE OVERVIEW

CHUCK RUNYON | CEO & CO-FOUNDER

With more than 25 years of experience managing, owning and franchising health clubs, Chuck Runyon has distinguished himself as a leading authority in the field of fitness. Runyon revolutionized the industry when he and Dave Mortensen co-founded Anytime Fitness in 2002. In contrast to traditional “big-box” fitness centers, Runyon and Mortensen designed smaller, neighborhood gyms featuring the things members want most: convenience, affordability, quality equipment and surprisingly personable service in friendly, non-intimidating facilities.

For his unprecedented and unique contributions to the fitness industry, Chuck was honored as the “Visionary of the Year” by the International Health, Racquet, and Sportsclub Association (IHRSA). He and Dave Mortensen also were recently named “Entrepreneurs of the Year” by Ernst & Young.

Central to Chuck’s leadership philosophy is the concept of “ROEI” – the return on emotional investment – which is characterized by an emphasis on People, Purpose, Profits and Play®.

In fact, Chuck recently co-authored a book called “Love Work: Inspire a high-performing work culture at the center of People, Purpose, Profits and Play®.”

Under Runyon’s leadership, Anytime Fitness has earned numerous industry accolades, including the “#1 Franchise in the world,” “One of America’s Most Promising Companies,” and the “Fastest-Growing Fitness Club in the world.” Additionally, Anytime Fitness has been honored as a “Top Franchise for Minorities” and “The Best Place to Work in Minnesota” four years in a row.



EXECUTIVE OVERVIEW

DAVE MORTENSEN | PRESIDENT & CO-FOUNDER

From cleaning exercise equipment to selling memberships to co-founding the world's fastest-growing fitness club franchise, Dave Mortensen has done just about everything you can do in the fitness industry. That wide-ranging experience has helped him become one of the world's leading experts on "Making Healthy Happen." His heartfelt practice of emotional intelligence has earned Mortensen a reputation, amongst his co-workers and throughout the entire fitness industry, as a thoughtful and generous leader. And it's just part of the reason he was recently named an "Entrepreneur of the Year" by Ernst & Young.

In the early days of Anytime Fitness, Mortensen helped spur the company's growth by overseeing the development and implementation of its integrated security, surveillance, usage-tracking and reciprocity systems. These days, he's heavily involved in Anytime Fitness' evolution from a gym that emphasizes simple convenience to one that offers round-the-clock coaching services, utilizing the latest technology to provide members with support, nutritional information, and a wide array of new fitness training programs. Mortensen also continues to play an important role in leading the expansion of Anytime Fitness worldwide, frequently traveling to consult with master franchisees in faraway countries like Australia, Japan and China.

The first Anytime Fitness gym opened its doors in Cambridge, MN in May of 2002. In the years since, Anytime Fitness has quickly become an international powerhouse -- with more than 4,000 gyms located in all 50 states and 30 countries on six continents, serving nearly 4 million members.

A vertical decorative bar on the left side of the page, transitioning from blue at the top to green at the bottom. It features a large white silhouette of a person in a dynamic pose at the top, and various small, light-colored icons related to fitness and health (like a calendar, apple, dumbbell, heart, and person) scattered throughout.

FRANCHISEE SPOTLIGHT



KARMEN SMITH NENAHLO

Pursuing her personal passion, Karmen left a desk job at an investment banking firm in Minneapolis at age 24 to open an Anytime Fitness franchise. What she lacked in industry experience Karmen made up for in hard work and business acumen. In just three years, she grew her operation from one location to 10 highly-successful gyms across eastern Wisconsin. In 2009, Karmen was honored as the Anytime Fitness "Club Operator of the year."



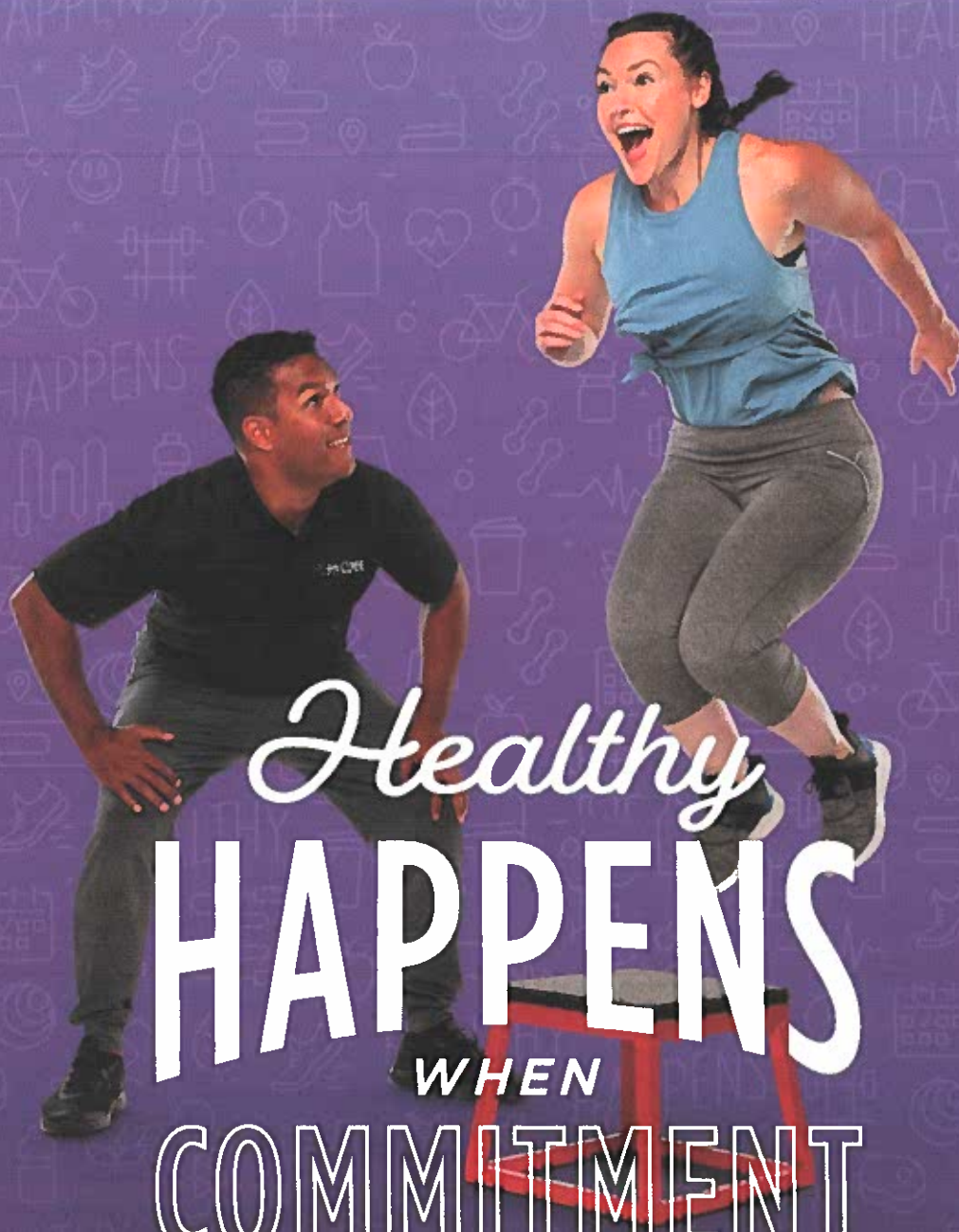
ANNA DEY AND VON HOLLINGSWORTH

This amazing daughter-father team does more than simply operate an incredibly popular gym, they are vital community leaders, serving the people of Concord Township, OH. In recent years, Anna and Von's "24-in-24" challenge has helped raised nearly \$250,000 for "A Special Wish Cleveland" – a non-profit organization that makes dreams come true for children with life-threatening illnesses.



CLAY HARRIS

The Anytime Fitness "Club Operator of the Year" for 2018, just a few years after opening his gym in Windermere, FL, Clay had to nearly double its size to meet consumer demand. Reviews posted on the gym's social media pages include comments like: "I love this gym. The equipment and space is always clean and in great condition. From the owner to the staff and trainers, everyone is always helpful and encouraging you to reach your fitness goals."



Healthy
HAPPENS
WHEN
COMMITMENT
— COMES WITH A —
COACH

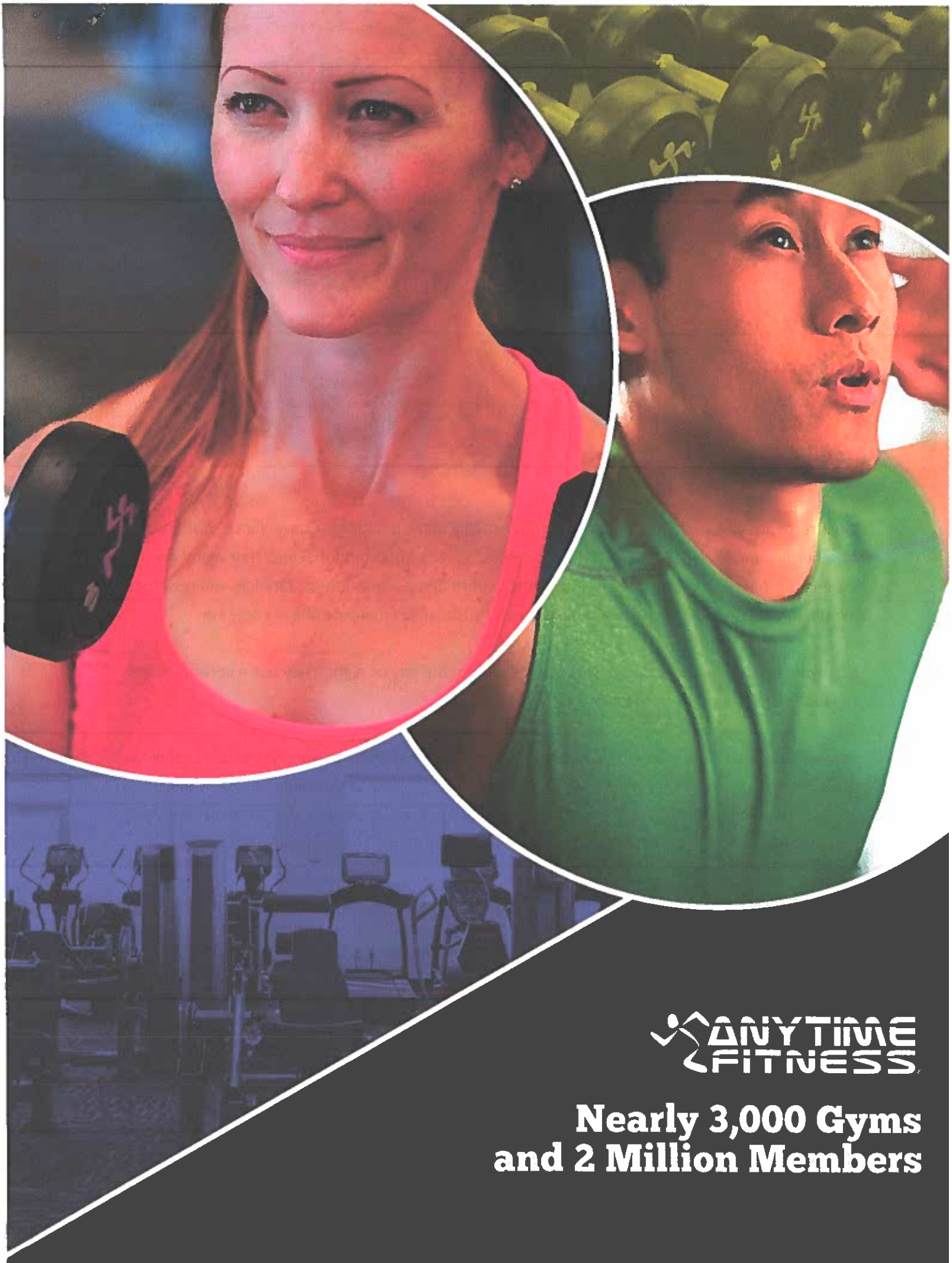
MARK DALY | NATIONAL MEDIA DIRECTOR

800-704-5004 | MARK.DALY@ANYTIMEFITNESS.COM



Let's make **HEALTHY HAPPEN**

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 **ANYTIME
FITNESS**

**Nearly 3,000 Gyms
and 2 Million Members**



IMPROVING PUBLIC HEALTH

Most recognize the need for exercise, but few actually make it happen. Convenience is often cited as a hurdle, and finding a club that is affordable is just as important. It seems that many are still looking for that perfect fit. Anytime Fitness, the world's first 24-hour fitness, tanning, and reciprocal membership franchise offers the convenience and affordability many people are seeking.

At Anytime Fitness, members can workout any time of the day or night. They use a security-access key fob to enter the club, even when it is not staffed.

Convenience is the number one member benefit at Anytime Fitness. With a territory structure that allows clubs to be placed every three miles in densely populated areas, 90% of club members live within 0.5 to 5 miles of their home club – an advantage for all members, especially seniors. Many members can walk to their club from home or work, reducing their dependence on driving or using mass transit.

Inside each club, members will find top-notch equipment that is easy-to-use. Our strength-training equipment use plate-loaded systems, which allow for solo workouts. While increasing safety and reducing injuries, this type of equipment also spans the varying fitness levels of our members, which ranges from beginner to elite.

With membership dues typically less than \$49 dollars a month, our clubs offer an affordable fitness option for everyone. Despite the low cost of membership, Anytime Fitness clubs are bright and clean, with expertly-designed workout areas that offer a full view of the club's external surroundings.

Plus, Anytime Fitness offers private restrooms and changing areas.

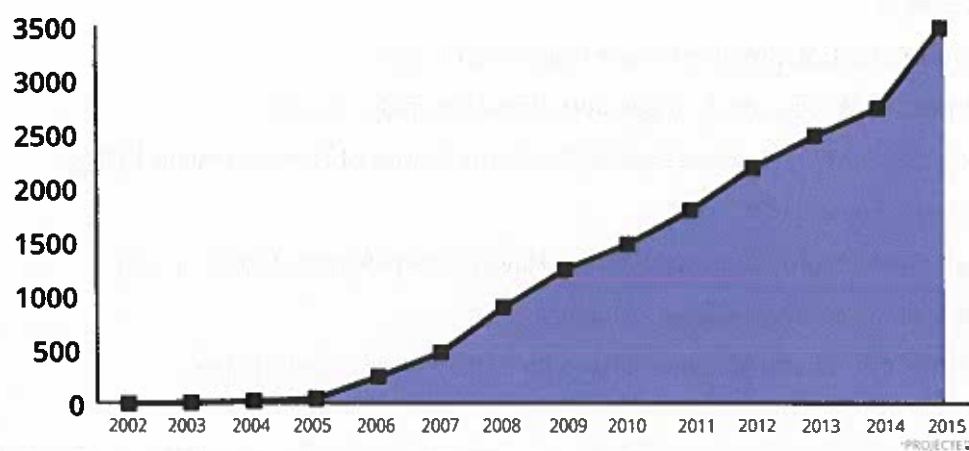


OVERVIEW

FAST FACTS

- Founded in 2002
- The first gym opened May 30, 2002 in Cambridge, MN
- Nearly 3,000 gyms are now open in 50 states and more than 20 countries
- The worlds "fastest-growing fitness club" and "largest co-ed fitness franchise"
- An average of 300 new gyms each year for the past eight years

ACTIVE LOCATIONS



Empathy | [LINK](#)

Results | [LINK](#)



ACCOLADES

HONORS

One of "America's Most Promising Companies" | [LINK](#)

One of "10 Great Franchise Bets" | [LINK](#)

"Best Franchises" in America | [LINK](#)

#1 Best Company to Work for in Minnesota | [LINK](#)

Forbes

CNNMoney

Forbes

**minnesota
BUSINESS**

HEADLINES

Meet the World's Fastest-Growing Fitness Club Chain | [LINK](#)

Anytime Fitness Looks Past Body Image In National Campaign | [LINK](#)

The Netflix of Gyms? Why Anytime Fitness Thinks the Future of Gyms is Online | [LINK](#)

Anytime Fitness: Beyond ROI | [LINK](#)

Brand Loyalty: Why More Than 2,000 People Have Anytime Fitness Tattoos | [LINK](#)

Anytime Fitness Grows into a Global Franchise | [LINK](#)

Anytime Fitness CEO Chuck Runyon's 4 rules for Tattoo-Level Loyalty | [LINK](#)



TESTIMONIALS

Safety is the #1 priority at Anytime Fitness, which is why every club is equipped with the latest access, security, and surveillance systems, as noted by well-respected safety officials:

ALLEN EASON *Lieutenant, Jacksonville Sheriff's Office*

Multiple Club Owner, Anytime Fitness

"As a lieutenant with the local police department, I certainly understand the concerns for some individuals who may come in after staffed hours. We have been in business now for several years and we have not had one incident concerning security.

The security that is in place in the Anytime Fitness facilities is second-to-none. The security system alone has sold many memberships for our club. Just as important as the integrated security system is to the club, it is also the 'security' your members give to the club. My members will notify me if there is someone that tries to come into the club after hours. They act, in conjunction with the cameras, as an extra set of eyes in the facility."

TINA KILL *Sergeant, St. Paul Police Department*

"I compared Anytime Fitness with other available clubs in the area, and we ultimately chose Anytime Fitness for several reasons. I believe the facility has taken necessary and reasonable precautions to protect the safety of patrons, particularly during non-staffed hours.

As a police officer, I cannot make official endorsements. However, my husband and I feel that the Anytime Fitness club in St. Paul does provide members with a reasonable degree of safety and security during non-staffed hours."



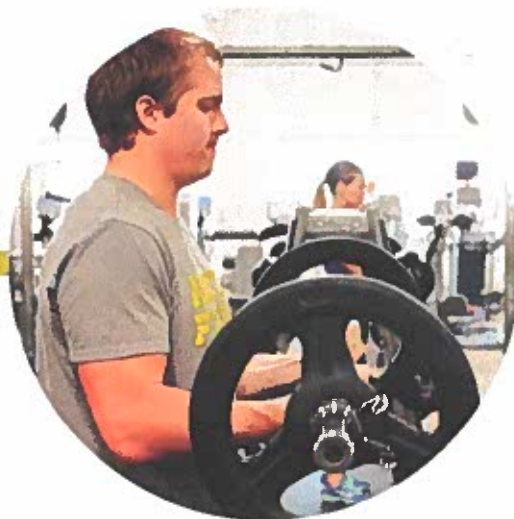
TESTIMONIALS

JAMES BUSSELL *Patrol Sergeant/Shift Commander, Traverse City Police Department*
Multiple Club Owner, Anytime Fitness

"I have been a full-time law enforcement officer for over 15-years. Criminals are like water, they take the path of least resistance. Anytime Fitness Clubs not only have security systems in place, but state-of-the-art security systems that are functional, effective, and user friendly.

I'm not aware of any other fitness center in Northern Michigan with security systems and procedures even remotely close to what Anytime Fitness offers. We've been in operation for several years now. In that time, we've had NO thefts, NO assaults, [and] NO injuries.

It's 1:11am as I write this letter (I'm working late again). I have one 25 year old female in the gym right now. She's here 3 nights a week around this time. I just asked her how this is working for her. She said she loves it. She works afternoons and goes to college during the day. If it wasn't for our facility, she'd have nowhere to workout. I asked her if she's ever felt vulnerable in our club. She laughed and said no. I asked her why. She said because of all the security we have. Everything is on camera."

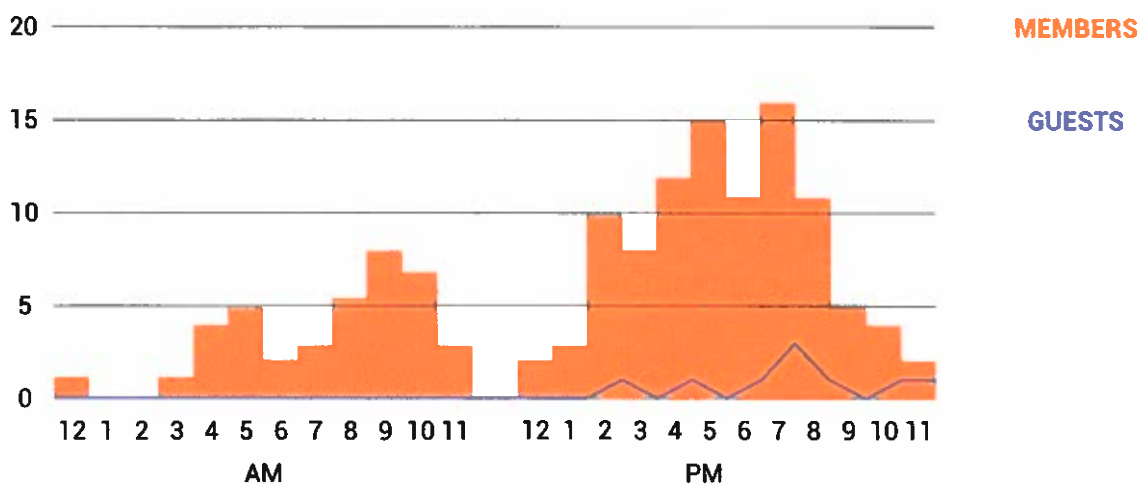


USAGE PATTERNS

Anytime Fitness provides round-the-clock convenience to accommodate the busy lifestyles of our members. Although most of our members workout between 8:00am and 9:00pm, it's important that clubs remain open 24-hours a day to meet the needs of nurses, police officers, and others who work unusual hours.

Our study concludes that relatively few members visit the clubs between 10:00pm and 5:00am. Thus, noise and traffic during nighttime hours are not an issue.

Because many of our members visit the clubs in pairs, arriving together, our clubs do not require many parking spaces – typically 10 or fewer – even during peak hours.





SECURITY

Using a proprietary access system, Anytime Fitness clubs are open to their members on a 24-hour basis. The access system is fully-integrated with our member check-in software and on-site security systems, which include closed-circuit television and tailgate detection for entry doors.

On average, our clubs have 800 members, and approximately 10% occasionally choose to workout between 10:00pm and 5:00am. Using advanced member tracking software, we know there is rarely only one person in the club during those hours. Even so, the use of personal security devices is strongly encouraged by club owners during non-staffed hours.

We are proud to state that with thousands of clubs in operation across the nation, the custom-designed security and surveillance systems within our clubs have worked to ensure member safety. The following information details the typical procedures for entry, remote monitoring, security, tanning, and exit.

CLUB ENTRY

The member entrance door is equipped with a proximity access control system. To gain entrance, the member holds their key fob in front of the proximity reader, which gathers information from the member's key fob and transmits it to a computer inside the fitness center. The computer system will then determine if the key is valid and if the member should be admitted to the club.

If valid, the computer transmits an "OK" signal back to the proximity access controller. The receipt of an "OK" signal triggers a release mechanism in the door, either a door strike or a magnetic lock.

continued ...

SECURITY

CLUB ENTRY, CONT.

As members enter, they pass by a mechanism called a tailgate detection system. This system allows only one person to enter the facility at a time. If more than one person tries to enter the facility, an audible alarm is triggered by the tailgate system to notify the member that someone has entered the facility behind them.

The tailgate system also triggers another alarm on the Digital Video Recorder (DVR), which will speed up the images per second on the member entrance door camera. The DVR then creates an alarm log within itself to notify the club owner that a tailgate violation had occurred, allowing for easier review.

Each club is equipped with a number of surveillance cameras. They offer adaptable camera positions using a three-axis system. For added security, a smoke-colored dome is placed over each camera to conceal the direction its lens is pointing. A dedicated high resolution camera is positioned by the member entrance door for added security.

REMOTE MONITORING (CCTV & DVR)

The main purpose of the CCTV (Closed Circuit Television) system is for the member's safety and piece-of-mind. The components of the CCTV system are the Digital Video Recorder (DVR), security cameras, and software/hardware integration with the club's computer system.

Typically, member activities are recorded over each day, unless an incident or emergency requires further review or investigation. If this is the case, the owner of a facility will have the ability to review selected video footage and extract it from the DVR for future reference. No audio recordings of any kind are used in our facilities.

SECURITY

SECURITY SYSTEM

Anytime Fitness clubs make use of a multi-zone security system. These 24-hour zones are active at all times, and burglary zones are armed manually. A 24-hour zone is continuously active, and can secure areas of your club that are vulnerable during your operating hours or supply immediate help in case of emergency or injury.

The 24-hour zone includes wired and wireless personal security devices (PSD). PSDs offer instant emergency notification in the event of a serious accident or illness. When a PSD button is pressed, the security monitoring company will immediately call local authorities, and next they will contact the facility/club owner. If emergency personnel are dispatched to the club when it is not staffed, they may obtain a key from a knock box – a small box installed on the exterior of the club, near the entry door.

The burglary zone includes the motion detector, wireless door contacts, and glass break detectors. The exterior doors of the club are protected with wireless door contacts. Installing this type of detector will deter club members from opening a service or employee entrance door to allow nonmembers into the club when it is not staffed. The club's business office is secured using a passive infrared motion detector. This type of detector will not register movement from outside a window, eliminating false alarms. When a burglary zone is tripped, the security monitoring company will call the facility/club owner first, followed by a call to local authorities, if requested by club personnel.

TYPICAL TANNING PROCEDURES

Members enter the tanning suite (without use of their key-fob) and lock the door from inside. Once inside, a member can begin their tanning session by scanning their key fob at the proximity reader, which is located inside the tanning suite. Our computer systems will verify their eligibility for tanning services. This system will also verify that the member has not made-use of this service within the past 24-hours*. Following these checks, the system will activate the tanning bed and allow it to run for a predetermined amount of time.

*STATE TANNING REGULATIONS MAY VARY. OUR MANAGED TANNING PROGRAM CAN ACCOMMODATE THESE REGULATION VARIATIONS.

SECURITY

CLUB EXIT

Members exit through the same door from which they enter. As they leave, a free-exit mechanism will engage. Examples of this mechanism include a paddle or crash bar. Regardless of the type of mechanism that is installed, it will be a mechanical device, not an electrical one, which means that a loss of power will not affect a member's ability to exit the facility.

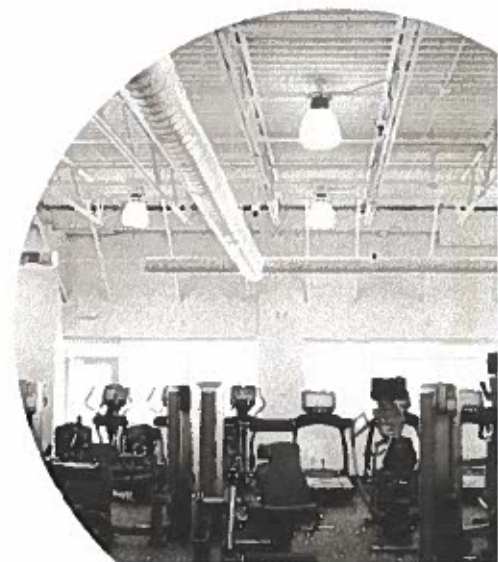
The tailgate system is also equipped with a free-exit control, which means that a member does not have to use their key fob to exit.

EMERGENCY EQUIPMENT

Anytime Fitness, LLC, requires all locations to have an Automated External Defibrillator (AED) installed on-site in such a manner that it is accessible to and in clear view of all members.

In-addition to the security system components, the following items must be installed at all of our clubs:

- A telephone for 911/Emergency calls and a sign that labels it as such A sign in plain view with an advisory warning that indicates members of a non-staffed health spa should be aware that working out alone may pose risks to their health and safety
- A sign in plain view providing instruction in the use of the Automated External Defibrillator (AED) and cardiopulmonary resuscitation





SUCCESS STORIES

SANDY SIMMERS

The first time Sandy went on a diet, she was just six years old. "I've always been heavy, never healthy," Sandy said. She dreamed of having a child, but didn't think she was fit to be a mother because she was too heavy and taking antidepressants. When Sandy found the supportive staff at Anytime Fitness in Hermitage, PA, she began running 150 miles a month – both inside and outside – even while pregnant. She quit taking meds, lost 100 pounds, and recently gave birth to Miles – her healthy baby boy.

[VIDEO](#)

ROY DAVIS

After suffering a serious illness that left him without legs or fingertips, Roy was turned away from several gyms because staff members didn't think they could help. At Anytime Fitness in West Carrollton, OH, Roy found compassionate trainers and staff who found creative ways to help Roy rebuild his strength and get the most out of life. Together, they recently participated in two "mud-runs" that you must see to believe.

[VIDEO](#)



SUCCESS STORIES

DANIELL NIELSEN

As the mother of five children, Daniell's life was completely turned upside down when her husband – a police officer – was killed in the line of duty. While still grieving, Daniell realized she needed to be strong for her kids – and she found that strength at Anytime Fitness in Destrehan, LA. "I knew that she had lost her place and we had the team here to help her heal," said club co-owner Michelle Oubre. "I wanted her to know that she was loved here," added co-owner Jennifer Perkins. "We're here to help, whatever she needs."

[VIDEO](#)

MADDIE AUGUSTIN

More than 350,000 people worldwide suffer from serious depression. As a young teenager, Maddie Augustin says she felt "worthless and hopeless." Instead of medication, Maddie's mother asked her to try 30 days of regular exercise at Anytime Fitness in New Ulm, MN. In no time at all, Maddie got physically stronger and both her mood and self-esteem improved dramatically. She's now thriving in college as a student and an elite athlete.

[VIDEO](#)



PERMITS AND ZONING

Many municipalities use terms like “gymnasium” or “health club” to define certain facilities for usage permit and/or zoning classification purposes. Issues may arise if those definitions presume that the applicant gym or health club is a large facility, occupying tens of thousands of square feet, serving thousands of members, and requiring dozens or hundreds of parking spaces.

Anytime Fitness clubs typically occupy less than 6,000 square feet, serve approximately 800 members, and require less than a dozen parking spaces. Thus, care should be taken so that appropriate usage permits and zoning classifications are applied.

We recommend using terms like “studio” or “boutique,” being that the customer profile, time spent in the facility, and foot-traffic are similar to that of a personal spa or salon.

To avoid unnecessary confusion or delays, these factors should be considered and discussed before a usage permit is completed and filed with municipal officials.

COMMENDATION

INSURANCE PROGRAM FOR ANYTIME FITNESS FRANCHISEES

Dear Mr. Runyon,

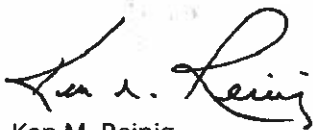
I wanted to take this opportunity to thank you and your team for the fantastic work you do with your franchisees regarding training and systems. The Anytime Fitness model has not only proven to be an excellent business opportunity for a future club owner, it has also developed into one of the safest business operations this industry has ever known.

We have been able to track the claims activity for the Anytime Fitness franchisees for several years now and we are happy to report that claim frequency and claim severity are both extremely low. This has enabled us to restructure the premium pricing with the insurance company underwriters on behalf of your franchisees which has translated into premium savings amounting to several hundred and, in some cases, thousands of dollars in insurance costs.

The combination of a smaller health club physical plant, minimal wet areas, easy to use equipment, and digital surveillance enables us to provide you with the best insurance policy available at a very low cost to your franchisees.

We are committed to continue to provide your club owners with excellent coverage, great premium pricing, and the very best customer service for many years to come. Thank you again for your support and please let me know if there is anything you need from us to help your franchisees going forward.

Sincerely,



Ken M. Reinig,

Senior Vice President, EI Advisors



MARK DALY | NATIONAL MEDIA DIRECTOR

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Memo

Date: February 21, 2019

To: Plan Commission

From: Kimberly Clarke
Planning Manager

Subject: Short Term Rental

At the February 7, 2019 Plan Commission meeting, staff presented a workshop item discussing short-term rentals and how they can be regulated. Staff was requested by the Commissioners to provide the approach other communities in the region have taken to regulating (or not regulating) short-term rentals. Such research had already been conducted for the Community Development Committee, and the summary provided to the Committee has been attached to this staff report and updated. As stated by staff, there is no clear regulatory response to short-term rental. Staff has found professional research on best practices, which has guided staff in their recommendation to regulate short-term rental.

One open item discussed at the workshop was requiring a distance requirement from one STR from another. Staff is still vetting a potential distance requirement and discussing this regulation with our attorneys.

Lastly, staff is discussing internally how regulating STRs will work in the Legacy District because the districts are not as straightforward as those listed in the Zoning Code.

For these reasons, staff requests that the public hearing is continued to the March 7, 2019 meeting.

Summary of Communities
Short-Term Rental

Lincolnwood	Short-term rental properties. No property may be used more than once per calendar year as a short-term rental property. (Adopted 2016)
Lockport	Does not regulate Short Term Rental
New Lenox	Does not regulate Short Term Rental
Frankfort	Does not regulate Short Term Rental
Mokena	Does not regulate Short Term Rental
Oak Park	Yes, agreement with Airbnb; 4% tax of the gross receipts
Schaumburg	Yes 8% tax of the gross rental receipts
Naperville	Yes 5.50% tax
Rockford	Yes 5% tax
Joliet	NO
Evanston	Yes, "Vacation Rental Ordinance"
Oak Lawn	Yes, license required
Chicago	Yes, license and annual fee. Limits number of units to be rented on short-term basis in multi-family buildings. <i>Currently under court review</i>
Morton Grove	No-looking into the process
Arlington Heights	No-no need
Des Plaines	No- legal department is reviewing potential regulations
Glenview	No-enforcement is complaint driven
Mt. Prospect	No, currently working on ordinance to prohibit
Rosemont	No, looking into the process
Skokie	No, looking into amending the zoning ordinance