



SPECIAL USE PERMIT

151 S. Pfingsten Road

Units A, B, C, & D

Deerfield, Illinois 60015

To: Planning Commission

From: Craig R. White of I.H.P., Inc, Managing Member of I.H.P., LLC

RE: Application for a Special Use Permit

Date: April 16, 2019

The following information has been compiled for your review for consideration of The Institute for Human Performance (I.H.P.) LLC application for Special Use Permit for the operation of a Personal Training facility location at 151 S. Pfingsten, Suites A, B, C, & D, Deerfield, IL 60015.

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April 16, 2019

Planning Commission
Village of Deerfield
850 Waukegan Road
Deerfield, Illinois 60015

Re: Request for Special Use Permit
151 S. Pfingsten Road, Suites A,B,C & D, Deerfield, Illinois 60015
I.H.P., LLC
(Relocation of an existing Deerfield business)

Dear Planning Commission Members:

I.H.P., LLC, is an existing Deerfield business wishing to relocate within Deerfield. It has negotiated a new lease with Korman/Lederer Management Company to occupy space within the Deerbrook Commerce Center, located at 151 S. Pfingsten Road, Suites A, B, C, & D (the Premises), for the purpose of providing a physical health and well-being center from the profession of Personal Training. This property is located within the Village's I-2B District. I.H.P., LLC therefore, requests, pursuant to Village Zoning Code Section 13.11, that the Village issue a Special Use Permit.

The Village has previously approved a Special Use permit for Bizar Entertainment to operate a fitness center, and Chicago Martial Arts to operate a facility for training and performance of martial arts, yoga, dance and exercise.

APPLICANT

I.H.P., LLC has been located at 158 S. Waukegan Road in Deerfield since 2005, and is operated and owned by I.H.P., Inc, Craig R. White, President; SDC Fitness, Inc., Scott Czarnetzki, President; Rahzilla Inc., Rah Kinsey, President; Hiton and Associates, Inc., Rick Hiton, President.

NEW LOCATION

I.H.P., LLC, plans to lease a total of approximately 20,517 square feet at 151 S. Pfingsten Road, Suites A, B, C, & D, Deerfield, Illinois 60015. The Building is also known as the Deerbrook Commerce Center. The property is located along the Edens Tollway Spur east of the 111 Pfingsten Road office building. The Building has its access from Pfingsten Road through the 111 Pfingsten Road property. The Building is zoned I-2B, Outlying Limited Industrial District. An office and warehouse building of approximately 85,700 square feet exists on the site. The facility was constructed in the early 1970's. There are approximately 20 tenant spaces in the Building. The size of the subject property is 5.8 acres.

PROPOSED USAGE AND OPERATION HOURS

Approximately 15,240 square feet of the 20,517 leased totals will be used for Personal Training. The remaining square footage will be used a Pilates Studio, a MAT Studio, individual restrooms, Men's and Women's Locker rooms, Trainers break room, storage room and offices. Attached is a depiction of the building and the proposed I.H.P., LLC premises.

Our operating hours are Monday – Friday from 5:30am to 9pm; Saturday from 7am to 5pm and Sunday from 8am to 1pm.

I.H.P., LLC will have approximately 50 Personal Trainers working within the premises, fortunately, not at one time. Page "4" is a "head-count" of trainers and clients taken on the busiest weekday, Monday and the busiest weekend day, Saturday. Our busiest times are Monday through Saturday from 9am to 11am and then from 4pm to 7pm Monday through Friday. Trainers work on a one-on-one basis. All Personal Trainers are independent contractors and are certified by at least one of several National Certifying bodies. Trainers set their own schedules for their sessions. In 13 ½ years of business, we have never had all the trainers working in-house at the same time. The most we have had at any one time is 17.

I.H.P., LLC does not run multi-person "class" type programming. I.H.P., LLC has no employees.

I.H.P., LLC trains people from the ages of 10 years old to those in their 90's, athletes from junior high, high school, college and professional level.

Training for adults varies depending on each client's goals, i.e. weight loss, strength gain for basic functional movement and a better quality of life to multiple physique competitions such as bodybuilding, figure and fitness, power lifting, Olympic weightlifting, etc. Training session run from 30 minutes to an hour.

Since we are rather unique in our equipment set-up, we do have a small legion of "open memberships", about 30 in all that come in for the Olympic lifting capabilities that we have.

Our retail operation consists of dietary supplements from Parrillo Performance out of Cincinnati, Ohio and ADVOCARE out of Plano, Texas. We also sell I.H.P., Logo T-shirts and custom "513 brand" T-shirts by Rahzilla, Inc.

One of the I.H.P., LLC Partners is on the premises at all times while the facility is open. A Partner or Personal Trainer is usually the Front Desk during operational hours and the doors are unlocked only during those hours.

**TRAINER/CLIENT
AVERAGE DAILY COUNT**

MONDAY:

SATURDAY:

TIME

NUMBER

NUMBER

6am

24

6

7am

17

17

8am

33

28

9am

41

35

10am

35

38

11am

25

24

12pm

17

23

1pm

26

20

2pm

18

6

3pm

14

8

4pm

25

6

5pm

33

6pm

24

7pm

19

8pm

7

SATISFACTION OF VILLAGE STANDARDS

I.H.P., LLC believes that its proposed use of the Premises as stated above is an appropriate use in the I-2B Zoning District, and complies with each standard required for a special use in the village, as outlined below:

1. **Compatible with Existing Development.**

I.H.P., LLC is a longstanding and well-respected local business, already operating within Deerfield. I.H.P., LLC's intended use is consistent with the usage by other tenants within the Building. I.H.P., LLC's intended use is also consistent with the normal and orderly usage of the surrounding property, which consists of industrial uses, office uses, and exercise facilities.

2. **Lot of Sufficient Size.**

The Building consists of approximately 85,700 square feet. The Premises Consists of approximately 20,517 square feet, or 24% of total Building area. The size of the Lot, Building and Premises are more than sufficient to accommodate I.H.P., LLC's proposed use.

3. **Traffic.**

Traffic will consist of adults arriving and leaving for hourly sessions. Some trainers work on the hour others on the half-hour which works out to minimize congestion. The proposed use will have no negative impact on the office and industrial uses already existing in the Building.

4. **Parking and Access.**

Parking study is provided and shows no negative impact on surrounding businesses within or outside of the Building.

5. **Effect on Neighborhood.**

The proposed use will not be detrimental to the health, safety, or welfare of the public or injurious to the neighborhood.

6. **Adequate Facilities.**

There are currently adequate utilities, roads, drainage, and other necessary facilities to accommodate our special use. Our use will not require the construction of additional public infrastructure.

7. **Adequate Buffering.**

As an existing structure in the I-2B Zoning District, adequate buffering currently exists.

Based upon the above, I.H.P., LLC respectfully requests that the Village issue a Special Use permit allowing I.H.P., LLC to operate its business at the Premises. Thank you.

Yours in Strength and Performance,

CRAIG R. WHITE
Managing Member,
I.H.P., LLC

OUTDOOR AWNING SIGNS

Signage will fit on existing awnings and will be 86” wide and 25.25” high in black lettering. This creates a sign of 15 square feet which is within the Zoning Ordinance’s 16 square foot allowance. Panel with Beige awning used for lettering. Sign will have same colors as the rest of the center.



Deerfield MAT

Muscle Activation Techniques



swan dive

Center for Pilates

**PARKING TRAFFIC STUDY
151 S. PFINGSTEN ROAD
UNITS A, B, C, & D
DEERFIELD, IL 60015**

The analysis studied the parking areas directly in front/west (**29 spaces**) and directly in back/north (**30**) spaces from Units A, B, C, & D adjacent to Pfingsten Road.

The study was completed on Monday, April 15th and on Saturday, April 13th, 2019 so the Planning Commission can get an idea of both parking and traffic patterns

The Deerfield Police provide 2 officers to help direct traffic in the afternoon from 4:00pm to 6:00pm on Pfingsten Road at the 111 S. Pfingsten Road entrance.

Monday:

Time:	<u># of Cars in Front</u>	<u># of Cars in Back</u>	<u># Open in Front</u>	<u># Open in Back</u>
6am	0	0	29	30
7am	0	0	29	30
8am	1	1	28	29
9am	1	2	28	28
10am	2	2	27	28
11am	2	2	27	28
12pm	1	2	28	28
1pm	2	2	27	28
2pm	2	2	27	28
3pm	2	2	27	28
4pm	2	2	27	28

Parking/Traffic Study cont'd.

Monday:

Time:	<u># Cars in Front</u>	<u># of Cars in Back</u>	<u># Open in Front</u>	<u># Open in Back</u>
5pm	1	1	28	29
6pm	0	0	29	30
7pm	0	0	29	30
8pm	0	0	29	30

Saturday:

7am	0	0	29	30
8am	0	1	29	29
9am	1	2	28	28
10am	1	2	28	28
11am	1	2	28	28
12pm	0	2	29	28
1pm	0	1	29	29
2pm	0	1	29	29
3pm	0	1	29	29
4pm	0	1	29	29
5pm	0	0	29	30

IMPLICATIONS

WEEKDAYS

The Traffic Survey was done utilizing the spaces immediately contiguous to the building where Units A, B, C, & D are located as noted in aerial view on page 12.

There is a total of 157 spaces for the Building. There are 128 spaces on the south side of the Building which basically service Units E - W. The western most spaces of those 128 could be utilized by I.H.P., LLC patrons if necessary but, with 29 spaces on the west end of the Building directly in front of Units A, B, C, & D this should not be necessary.

There are 30 spaces (this is a very conservative number) in the back where the trainers would park and the traffic survey shows no more than 2 cars parked in the back area during the day, this would be more than enough parking to accommodate I.H.P., LLC's needs.

With our "secondary peak period" being from 4pm to 7pm, when most of the businesses in the Building would be closed, the parking is more than adequate.

The parking and traffic patterns during the week would accommodate the proposed Special Use and not cause any hardships on any other businesses in the area since more than enough parking spaces are available.

WEEKEND

Bearing in mind, that with the above stated facts and with many of the businesses in the Building closed on the weekends, I.H.P., LLC's usage would not create a hardship on any of the businesses in the area.

CONCLUSIONS

I.H.P., LLC would not cause any type of parking problem at 151 S. Pfingsten, Units A, B, C, & D, Deerfield, IL 60015

Parking/Traffic Study completed by Craig White and Scott Czarnetzki on Saturday, April 13th and Monday, April 15th, 2019.

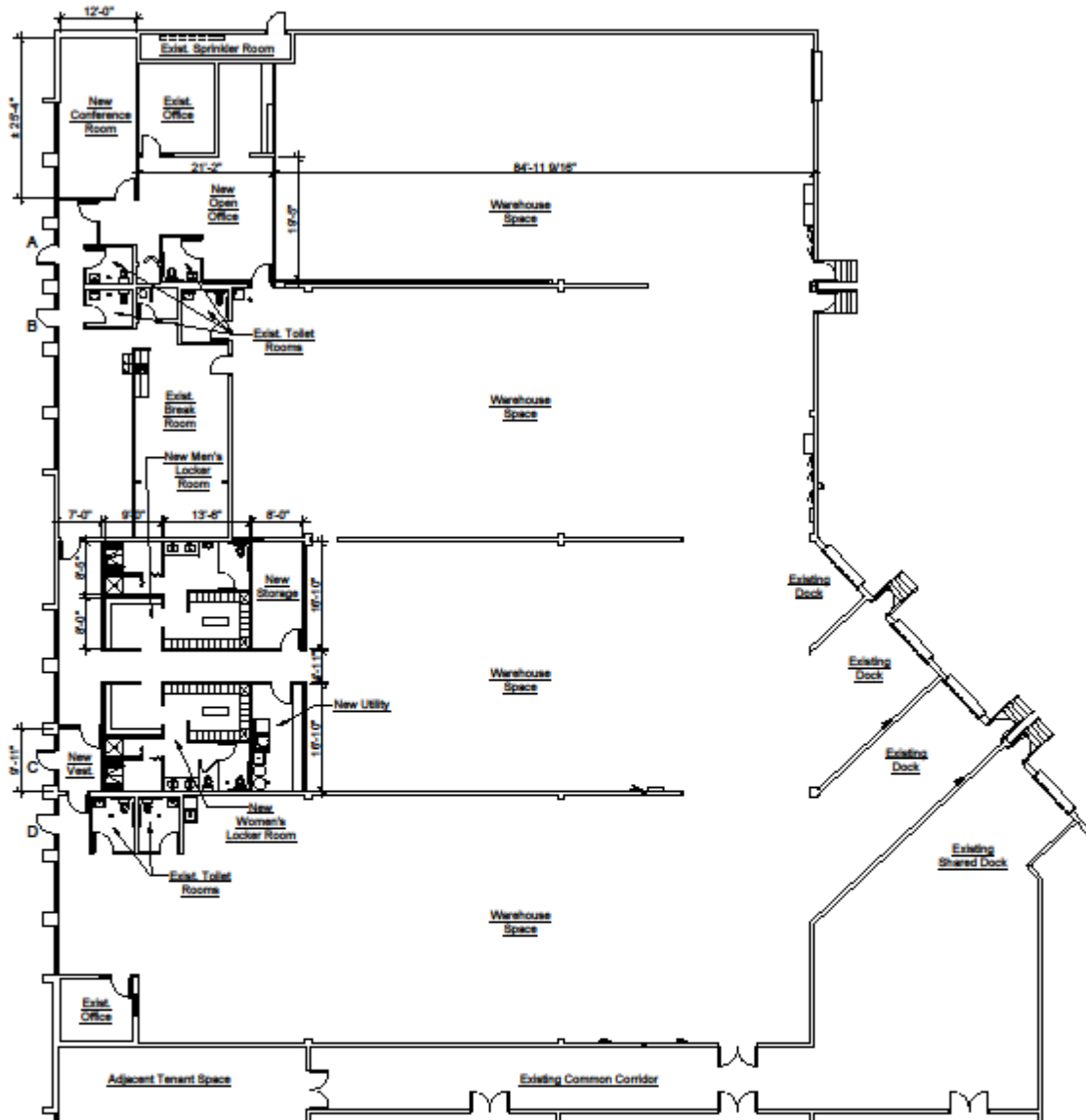
Craig R. White

151 S. Pfingsten Road



CURRENT TENANTS AND PERCENT OF OCCUPANCY

A/B/C/D	Proposed IHP, LLC	20,517sq ft	23.94%
E/F	Brick Loot	7,308sq ft	8.53%
G	Burrows Moving & Storage	3,420sq ft	3.99%
H	Chicago Martial Arts	3,869sq ft	4.51%
J/K/L	Zookbinders, Inc.	12,501sq ft	14.59%
M/N	Digital Black	8,334sq ft	9.70%
P	Lewis Flooring & Home	3,819sq ft	4.46%
R	Vacant	3,819sq ft	4.46%
S	Bizar Entertainment	4,607sq ft	5.38%
T	United Radiology	4,607sq ft	5.38%
U	Rally Point Endeavors	4,607sq ft	5.38%
V	Green House	4,149sq ft	4.84%
W	APE Crossfit	4,149sq ft	4.84%

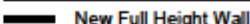
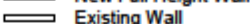


Proposed Floor Plan

Not to Scale



Legend

-  New Full Height Wall
-  Existing Wall

4/16/2019

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062 Tel. (847) 715-9591.

**INSTITUTE FOR HUMAN PERFORMANCE
151 PFINGSTEN ROAD, SUITES A - D
DEERFIELD, ILLINOIS**

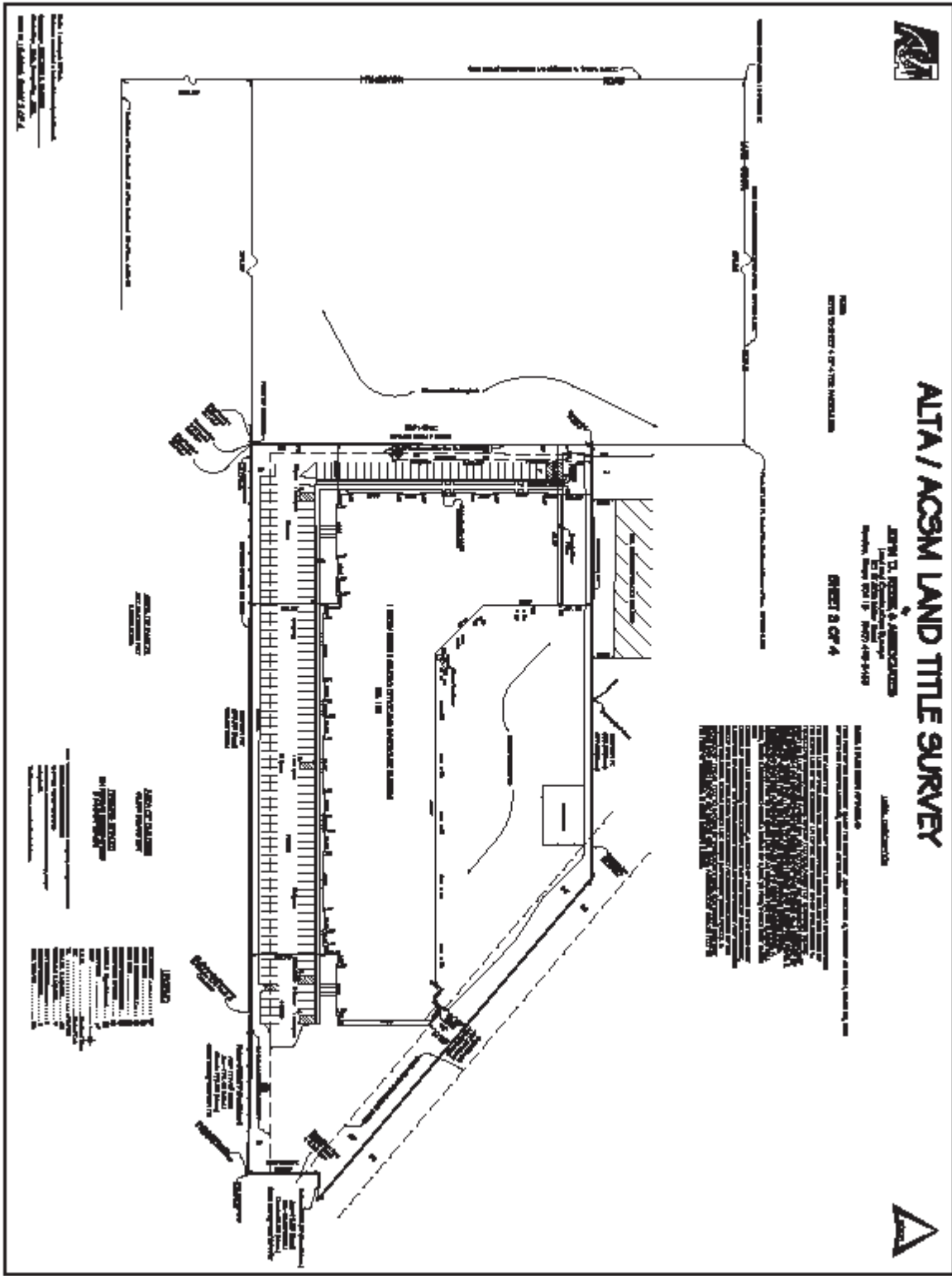


ALTA / ACSM LAND TITLE SURVEY

JOHN T. ROSS & ASSOCIATES
 1015 10th Street, Suite 100
 Boulder, Colorado 80502
 Phone: 303.440.4400
SHEET 3 OF 4

DATE: 10/15/2010

LEGAL DESCRIPTION
 THE SOUTHWEST 1/4 OF SECTION 10, T12N, R10W, S4R, PLAT 100, COUNTY OF WASHINGTON, COLORADO, BEING THE SOUTHWEST 1/4 OF SECTION 10, T12N, R10W, S4R, PLAT 100, COUNTY OF WASHINGTON, COLORADO, AS SHOWN ON THE PLAT OF THE SOUTHWEST 1/4 OF SECTION 10, T12N, R10W, S4R, PLAT 100, COUNTY OF WASHINGTON, COLORADO, FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, COLORADO, ON 08/15/2010, AT 10:00 AM, BY THE COUNTY CLERK OF SAID COUNTY, COLORADO.



NOTES:
 1. All bearings and distances are as shown on the plat.
 2. All bearings and distances are in feet and inches.
 3. All bearings and distances are rounded to the nearest 0.01 feet.
 4. All bearings and distances are as shown on the plat.