

**LICENSE HEARING MINUTES**  
**Bold Grit LLC, d/b/a Club Pilates Highland Park West, 757 Cleveland Avenue S.**  
**Thursday, March 2, 2023 at 2:00 PM**  
**Room 330 City Hall, 15 Kellogg Boulevard West**  
**Nhia Vang, Legislative Hearing Officer**

The hearing was called to order at 1:58 PM

Staff Present: Jeff Fischbach, Department of Safety and Inspections (DSI) Licensing Inspector; YaYa Diatta, DSI Zoning Manager

Licensee: Topher Nelson, Applicant/Owner

License Application: Health/Sport Club license

Legislative Hearing Officer Nhia Vang made introductory comments about the hearing process: This is an informal legislative hearing for a license application. This license application required a Class N notification to inform neighbors and the District Council about the application and provide them with an opportunity to submit comments. The city received correspondence of concern/objection, which triggered this hearing. Also received was an email of support from the district council.

The hearing will proceed as follows: DSI staff will explain their review of the application and state their recommendation. The applicant will be asked to discuss their business plan. Members of the community will be invited to testify as to whether they object to or support the license application. At the end of the hearing, the Legislative Hearing Officer will develop a recommendation for the City Council to consider. The recommendation will come before the City Council as a resolution on the Consent Agenda; the City Council is the final authority on whether the license is approved or denied.

There are three possible results from this hearing: 1) a recommendation that the City Council issue this license without any conditions; 2) a recommendation that the City Council issue this license with agreed upon conditions; or 3) a recommendation that the City Council not issue this license but refer it to the city attorney's office to take an adverse action on the application, which could involve review by an administrative law judge.

Minutes:

Jeff Fischbach, Department of Safety and Inspections (DSI) gave a staff report for licensee Bold Grit LLC (License ID# 20230000117), d/b/a Club Pilates Highland Park West, located at 757 Cleveland Avenue S. The application is for a Health/Sport Club license. DSI is recommending approval without license conditions.

The District Council 15 - Highland District Council submitted an email of support. Building is in process; License is approved; and Zoning is approved.

Ms. Vang asked Mr. Diatta to provide a review of Zoning and to add to Licensing review.

Mr. Diatta stated that there was not a lot for zoning to review. They made sure the use was allowed according to how the area was zoned.

Ms. Vang asked Mr. Nelson to talk about the business: history, hours of operation, number of employees, etc.

Mr. Nelson: The building is mostly a professional setting. To comply with building codes, they had to change the interior walls. The demolition has been done and they are working on construction. They are adding some sound mitigation to the walls involving double sheet rock and green glue.

Ms. Vang asked when the planned opening would be.

Mr. Nelson: The plan is to open at the end of March, but the permitting process has taken longer than expected. The soft open is planned for the weekend of April 6.

Ms. Vang asked about the environmental health review for the bathroom.

Mr. Nelson: The bathroom has now been addressed in terms of planning. It is a single unisex bathroom within the space; they were able to get an exception to city code to have two bathrooms for separate gender because the landlord has agreed to allow them to use the building's other restrooms if the need should arise. The one remaining thing is to have an environmental health inspection with Barb, the inspector and they will schedule that once construction is done.

Ms. Vang asked about when the license would be issued once Council approves.

Mr. Fischbach said that all approvals would need to be met before DSI can issue the license. DSI Licensing and the City Council can give their approvals but building and the environmental review would need to give their final approvals before a license could be issued.

Ms. Vang asked for the most updated site plan in case anything has changed from the version she had.

Mr. Nelson agreed to provide that. [At the end of the hearing, Mr. Nelson was able to confirm that the plan Ms. Vang had was the most updated plan.]

Mr. Nelson: Club Pilates is a large franchise, and he has been working with them for 6 years. He has 5 studios already open around the metro area. The franchise has 850 studios around the country. For this location, they had to use the name "Highland Park West," because there is one named "Highland Park" in Illinois.

Ms. Vang asked about staff.

Mr. Nelson: He has hired a general manager and two front desk staff. Many instructors at the other studios will be working here and he plans to hire a couple more staff. In total, there will be

10-12 staff. Most of the staff will be mostly working part time. The general manager is the only full-time staff.

Ms. Vang asked about hours.

Mr. Nelson: The business is open 7 days a week, opening as early as 6 am and closing as late as 7:30 pm. Classes are 15 minutes long and they are all instructor-led. No one will be working out alone. The maximum class size is 12. That capped limit is put in place by the franchise, not by him. There is a private training room for one-on-one training with an instructor and a client and is held in a separate room with an enclosed door.

Ms. Vang asked about staff training to deal with health issues.

Mr. Nelson: All instructors have CPR certification, and one is always present when customers are present. Front desk staff are encouraged to get certified as well. They pay for the cost of the class. They also have an AED and a first aid kit. Customers also need a letter from their physician saying they can do this type of instructor-led exercise.

Ms. Vang asked about resolution of conflicts at other location.

Mr. Nelson: They have had no parking concerns. Mostly snow removal issues. They like this location because there is dedicated shared parking with 38 spots.

Ms. Vang said the city no longer has minimum parking requirements, but this would likely have fit under the old ordinance anyway. She then encouraged the applicant to work with their landlord on snow removal.

Ms. Vang next read into the record the letter from Jack Mueller, which stated concerns about parking. She then asked Mr. Diatta to clarify that the use is allowed, and that parking is not required.

Mr. Diatta stated that the use was allowed, and that parking is not required.

Ms. Vang next read into the record the letter from Kathy Carruth at the Highland District Council, stating the district council had no concerns regarding parking with this business.

Ms. Vang then read from the police incident report and asked about security.

Mr. Nelson: The landlord is going to be changing the time locks to fit with their business hours. He plans to install a camera system within the studio and offer personal carry alarms for all employees. This facility has good lighting as well. The team arrives early and closes late. There is no security guard at the door, but they may issue code readers for their earliest customers.

Ms. Vang then read from the STAMP activities report. She then asked about sound complaints and mitigation.

Mr. Nelson: Music plays in the background but the workout is not to the music. It isn't very loud, but they still do a double sheet rock wall with green glue between them. The glue is specially made for absorbing sound. They are putting in an entirely new wall inside the demising wall they share with Edward Jones next-door, so there will be two walls there. There are windows on Cleveland Avenue that don't open. They are frosting at the bottom half and there will be blinds on the top half for privacy. There are also windows in the common hallway that they are frosting as well.

Ms. Vang stated that after reviewing the records and testimonies from all parties, she will recommend to the City Council that they approve the license without conditions at this time.

The hearing adjourned at 2:24 PM.