

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, May 10, 2011**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,  
Nick Parisi, John J. Paul and Laura Murphy*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 7 - Jacobs; Dzierwa; Aubin; Stephens; Parisi; Paul, Murphy

**APPROVAL OF MINUTES****2011-0301 Approval of the April 12, 2011 Plan Commission Minutes**

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa to approve the minutes of the April 12, 2011 Plan Commission minutes as written.

I move to approve the Minutes of the Regular Meeting of the Plan Commission of April 12, 2011.

**A motion was made by Aubin, seconded by Dzierwa, that this matter be APPROVED The motion carried by the following vote:**

**Aye:** 6 - Dzierwa, Aubin, Stephens, Parisi, Paul and Murphy

**Nay:** 0

**Abstain:** 1 - Jacobs

**PUBLIC HEARINGS****2011-0259 LA Boxing - Special Use**

TURLEY: Staff presentation made in accordance with the written Staff Report dated May 10, 2011 as presented.

STEPHENS: Asked the petitioner to come up to be sworn in to answer questions.

AUBIN: Swore in: Omar Rudiani, 9050 W 159th Street, Orland Park, IL.

RUDIANI: I just want to say that we have been here at the other location for about 2 ½ years and are moving to get a bigger location. Also to get a new landlord, so we know who he is and what he is doing and we will have better contact for the maintenance. Just a better location overall, people can see us from the street. Orland Park, so far, we have had a good relationship and we would like to extend that.

STEPHENS: Being no one from the public that wanted to address this agenda item, the Chairman asked the Commissioners for comments and questions.

PAUL: I have had a chance to visit that facility, and I think it is nice. I don't have any issue with an addition.

JACOBS: You said there will be no changes to the exterior?

RUDIANI: No.

JACOBS: So on this photo on this flyer this is not what it is going to look like.

RUDIANI: No. That is because this is a franchise letter and we just used that to send out an example showing our operation.

JACOBS: So the signage will be only on the exterior?

RUDIANI: Yes. It will just be the L A Boxing logo.

JACOBS: I agree, I think it is a better location for you and I wish you good luck.

DZIERWA: I agree with Mrs. Turley, that this business compliments the other businesses in this section since their peak hours are different. I am very confident that the parking is not going to be an issue. And to you sir, you are moving because you are going to get a landlord, and you are going to get better exposure here. You are growing and we like to see that because it's a good thing for everyone.

MURPHY: I do agree that this is a great location. But I do have one question. Is there an adjacent tenant, I believe maybe a wireless shop?

TURLEY: I am aware of a remodeling shop to the east.

MURPHY: Do they share a dividing wall with the other tenant? In other words they are not taking an entire building, they will have adjacent tenants?

TURLEY: Yes, that is correct.

MURPHY: At your current location did you have to do any additional sound insulation or anything of that nature?

RUDIANI: No. We actually had no neighbors.

MURPHY: Did it take up the whole location?

RUDIANI: No it didn't take up the whole location, but we had no neighbors at the old location.

MURPHY: I am just curious as to whether or not we have any concerns about the sound insulation for the adjacent tenant.

RUDIANI: No. We actually talked to the remodeling tenant, they were fine with everything, and there was no noise. But if we were to put in a sub woofer we would move it to the other side, and that was ok with them.

PARISI: I really don't have anything to add. But I am curious and I do have a question. You said you wanted to move to a building where there is a landlord. Was that because the building that you were in was routinely neglected?

RUDIANI: Yes. I think it went into foreclosure about 2 or 3 times and we weren't certain who owned it. The real estate broker was trying to act as the landlord, but it was left abandoned pretty much outside.

AUBIN: You were a good tenant in the past and I am sure you will be a good tenant in the future. Good luck.

STEPHENS: I agree with staffs report on the parking. I don't see where there will be any problem with the parking. I am just curious, your peak traffic is at 5 o'clock?

RUDIANI: Yes, after 5, because our main class begins at 5:15 and is followed by another at 6:30 and 8:00.

STEPHENS: So you are peaking from 5:00 into the evening, and since the restaurant serves only breakfast and lunch you aren't going to have any problems there. You have been open for a little while. Is that why you have that area closed off?

RUDIANI: Yes, because without that area we do not exceed 5,000 sq ft.

STEPHENS: Ok, so then if you pass the commissions and board you could just open that up. Are you going to move the ring to the back?

RUDIANI: No, the ring will actually stay right there, we are just going to roll out some wrestling mats and have another area for private training. We want to keep the ring where people can see it.

STEPHENS: You mentioned something about speakers. Are they for the people who are working out? Do you have sub-woofers?

RUDIANI: Yes, the music is for the classes, but we don't have any sub-woofers, not yet. We would check with the other tenant first to make sure we wouldn't have a problem before installing any.

STEPHENS: I would think that if it is after he is closed you wouldn't have a problem.

RUDIANI: We spoke with the other tenant and that is what he said, so yes.

STEPHENS: It is a nice operation inside there so I have no problem with it.

STEPHENS: The chair asked for a motion.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 10, 2011.

and

I move to recommend to the Village Board approval of a Special Use Permit for LA Boxing to operate a health club and fitness center that exceeds 5,000 square feet located at 9050 159th Street subject to the following conditions:

1. All Building Code related items are met, including building permits prior to any interior remodeling.
2. The dumpster is stored in the existing brick enclosure to the rear of the building and property maintenance requirements are met.
3. Any new signage is approved through a separate permitting process.

**A motion was made by Aubin, seconded by Paul, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee. due back on 5/16/2011 The motion carried by the following vote:**

**Aye:** 7 - Jacobs, Dzierwa, Aubin, Stephens, Parisi, Paul and Murphy

**Nay:** 0

## NON-PUBLIC HEARINGS

## OTHER BUSINESS

STEPHENS: Is there any other business from the Commissioners or Staff?

PAUL: I just wanted to mention that my name is still not on the website.

TURLEY: I'm sorry, I was told it was corrected. I did note it was corrected on this (referring to the cover page for the Plan Commission).

PAUL: I did check it a couple of times and it is not there yet, Mr. Culligan is still listed as Commissioner.

STEPHENS: Ok well then lets take Mr. Culligan off and put Mr. Paul on.

DZIERWA: Mrs. Turley do you remember I called you a few weeks back and we talked about the Andrew property? We had approved something, but it didn't move on. But there was a picture in the paper showing barbed wire, which is not

code. Did you check on that?

TURLEY: No I didn't. It was probably an existing non-conforming use from Andrew Corp.

DZIERWA: So it was probably grandfathered in, but if it gets moved or removed it cannot be put back up correct?

TURLEY: Yes.

STEPHENS: I just wanted to mention that our next meeting is Tuesday May 24 and I will be out of town, Mr. Aubin will you be available?

MURPHY: I will not be available either.

AUBIN: What is on the docket for May 24th?

TURLEY: Yes I believe there is a petition that was published.

STEPHENS: Well if 3 of us are going to be off, (Commissioners Aubin, Murphy and Chairman Stephens) you will need to be sure you have everyone else for a quorum. (The other members indicated they believe that they should be in attendance.)

TURLEY: Yes, we will have to be sure to poll the members to be sure.

## **ADJOURNMENT**

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:18 p.m.