

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
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## **Meeting Minutes**

**Tuesday, March 27, 2012**

**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 Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

**Present:** 4 - Jacobs; Dzierwa; Aubin, Parisi

**Absent:** 3 - Stephens; Paul, Murphy

**APPROVAL OF MINUTES****2012-0166 Minutes for the February 28, 2012 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Dzierwa to approve the minutes of the February 28, 2012 Plan Commission Meeting.

APPROVED

**Aye:** 4 - Jacobs, Dzierwa, Aubin and Parisi

**Nay:** 0

**Absent:** 3 - Stephens, Paul and Murphy

**PUBLIC HEARINGS****2012-0122 HOTSide Crossfit - Special Use Permit**

FLOM: Staff presentation made in accordance with the written Staff Report dated March 27, 2012 as presented.

AUBIN: Thank you Mrs. Flom. Excellent report as usual. The petitioner is here, yes? If you have any questions or would like to make any comments or need more information, please feel free to be sworn in and we will do whatever is needed to accommodate you. If not, we will go to the public and then to our commissioners.

PARISI: Swore in Chris Mack, 12628 W. Hadley Road, Homer Glen, Illinois.

AUBIN: Thank you, Chris. Any comments or questions that you might have for Staff or the Commission?

MACK: No, I believe she did a good job explaining what our needs are.

AUBIN: Anything you need to add?

MACK: Sure, I think one of the reasons why we like this space is because my fellow business partners also have businesses within the Orland Community. One is Carol's Travel and the other is the Human Race. They have been extremely happy with everything they have done with the Village so far so we want to maintain a good standing within Orland Park.

AUBIN: Bravo, well we might call you back up if we have any questions. Thank you for your comments. It is a public hearing, is there anybody in the audience that would like to speak in regards to this petition? I don't see anybody, so I am going to ask Commissioner Jacobs if there is anything she would like to add.

MACK: Thank you.

JACOBS: Thank you Mr. Chairman. I am very happy to see that you are going to occupy that space and fill up some of our vacancy. My question however has nothing to do with the approval process. It has to do with my own curiosity. What is HOTside Crossfit?

MACK: Crossfit itself is a fitness program that has been around for the past 20 years. In the last eight years it has exploded rapidly around the world. Really what makes it unique is that it is a different type of fitness program. Rather than have a whole bunch of machines, treadmills, and elliptical machines. We focus more on body weight training. So it is something whether you're 10 years old all the way through the age of 80 years old, which pretty much describes our member base. That's what makes us unique. All of our movements are stuff that we do everyday. We will all get out of our seats today and sit down in these chairs. It's a squat movement in what we do. So that gives you an example of the types of exercises we do. One of the reasons why Crossfit gyms tend to thrive in industrial spaces is we do have a little bit more of advanced athletes that require a little bit above and beyond things like a rope climb or gymnastic rings. We need a little more of that space that most gyms and retail strip malls can not provide for us. You would probably find most of these Crossfit gyms in a lot of these types of environments.

JACOBS: And the HOTside part? That's just your name?

MACK: That's our name. We came up with it because it stands for Homer, Orland, Tinley Park. We thought it was kind of a clever way of marketing.

JACOBS: Oh, that's good. You should let people know that. Do you have trainers?

MACK: Yes, there are three owners of the business and we have two additional trainers on staff. We are all level 1 Crossfit certified. We will probably be certifying another trainer here before long.

JACOBS: Well, thank you and good luck.

MACK: Thank you.

AUBIN: Thank you Commissioner Jacobs. Commissioner Parisi, any comments or anything you would like to add?

PARISI: It sounds interesting. Good luck.

MACK: You guys are more than welcome to come and try it out.

PARISI: I may take you up on that.

AUBIN: Don't hold your breath.

MACK: Well you won't be able to hold your breath doing what we do.

AUBIN: Thank you Commissioner Parisi. Commissioner Dzierwa, any comments or questions?

DZIERWA: Thank you Mr. Chairman. No actually I do not have any comments as far as I can see I think it is great that you decided to stay in Orland. I do have one question for staff though. On 70th Court, is there parking allowed on 70th Court? Do you know, because I did not see any?

FLOM: As long as there is not a no parking sign, parking is allowed on streets in Orland Park. Although, per our codes, it is technically not allowed on sides of the streets that have fire hydrants.

DZIERWA: OK, I always ask that question and you always give me the same answers; so that's kind of cool. That's all I have Mr. Chairman.

FLOM: One thing I do just want to mention briefly is that the petitioner has requested to skip Committee. From a scheduling perspective, it is important to note that this will be heard by the Village Board on Monday instead of going to Committee. The Development Services Committee Chairwoman did approve that request.

AUBIN: Very good. My comments are very simple. It is one and it comes from staff. Mrs. Flom said "very welcome tenant" and that is all I need to know. I do not find any problems with this at all.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 27, 2012.

And

I move to recommend to the Village Board approval of a Special Use Permit for indoor recreation for HOTSIDE Crossfit subject to the following condition:

1. That the petitioner secure all applicable Building and Signage permits.

## APPROVED

**Aye:** 4 - Jacobs, Dzierwa, Aubin and Parisi

**Nay:** 0

**Absent:** 3 - Stephens, Paul and Murphy

**NON-PUBLIC HEARINGS****2012-0035 CMAP LTA Water Use Conservation Strategic Plan & Ordinance**

PITTOS: Staff presentation made in accordance with the written Staff Report dated March 27, 2012 as presented by Hala Ahmed from CMAP.

DZIERWA: Other uses would be consumption. Ok, that is covered.

PARISI: While you are there, I'm just curious. This past weekend I was at a meeting at a homeowner's association in Michigan and they are putting in new water mains in the road. When they bring the water to the homes, they are going to have electronic meters that are outside so no one will have to go up and read them. But the interesting thing is that these meters will tell them if you have a slow leak anywhere in your house and then contact you. It can detect off hours if a toilet is leaking. This has to be substantial. Have we ever discussed anything like that?

AUBIN: Well, you're looking at 15%. 15% is in leaks.

PARISI: I'm just saying if it was a possibility of retrofitting the current meters. I did not know that there is smart technology like this.

DZIERWA: We are on the same lake, but we are staying on a well but that is another story.

AHMED: Resumes staff presentation.

PARISI: You know we just broke ground on two rather large developments: M/I Homes are putting up Sheffield Square and then you've got the apartments that are going up in Main Street, a lot of units: 500 units. Are they given standards such as these?

FLOM: I don't know that the 9750 Project was given these standards but they are following them. They are doing all energy star, low flow flush toilets. I don't know if it is 1.6 gallons but I know that they are doing energy efficient options in every unit.

AUBIN: Well if they are following energy star it is the barometer that they've set so that's good.

AHMED: I think a lot of developers are realizing that this is an investment for the

long term. It is not a huge investment anymore because these appliances and fixtures are available, you can find them anywhere, and they are very comparable in price to regular appliances that are not as efficient as these. Resumes staff presentation.

PARISI: That is an interesting point that many people probably share that same sentiment with you. People across the world are thirsty, why would I pour perfectly good water on my grass? That's why these people that have that kind of sentiment just imagine the amount of people that are using all the water that we are part of the average of. If you think about that, it's astronomical.

AUBIN: Well, I would have to think that the word vanity comes into play.

AHMED: Continues with staff presentation.

AUBIN: Thank you Ms. Ahmed. Anybody? Mr. Parisi, any questions? Mr. Dzierwa?

DZIERWA: Is it possible for the Village to work with the retailers? You are familiar with the gaz guzzler tax. I know many people that like the rain shower shower heads. They use an awful amount of water. Now some of them are expensive because they are very heavy and they are made of quality materials but is there a way the Village can get involved with retailers and say "if you sell a water guzzler shower head, its going to cost people more to buy it." Is there any way to do something like that?

AUBIN: I don't think you can ever dictate to the public what they want to sell that for.

DZIERWA: People have a preference and if they want to pay for that preference. Or get them on the other end. Increase their rates if we get into the thousands of gallons of water usage per resident. I think we might have talked about that last time. As you start using more water, your rate could go up.

AUBIN: In reverse, I think the slide before this one where you said residential rebates. This is an incentive for them to bypass the shower head that you are talking about and getting the one that is more effective. I think we have gone through this entire exercise in the electrical world. Look at what we are wasting on those old filament light bulbs and things like that. We are doing the same thing here. If there is incentive for the end user to save money I think he will do it. That is the best way I can think of.

PITTOS: To answer the question, I would try to lean towards what you were saying in terms of leaning on programs and incentives to get people to bring those changes about in their homes and to guide them away from the water guzzlers. The other thing to keep in mind is that the Village currently does have conservation pricing active so that if a consumer consumes too much water they are entering into different pricing brackets that then costs them and is then reflected on their

water bill which theoretically would cause the person to reduce their water consumption at that point. Water conservation pricing, while we have it already, is something that we are looking at in the course of this exercise.

AUBIN: There is one question the Commissioner Murphy asked at a previous meeting. Does John Q Public know what is good and bad? If he is using 200,000 gallons a minute and he has not ever been told.

PARISI: That goes to Hala. That goes to your point that about information on the bills. I look at my electric bill and it says this is what you use and this is what your average neighbor uses and I want to be on the low end of that.

AUBIN: What if the bill said something for your location the average use is 10,000 gallons per hour whatever the case might be and you look at your bill and you're using 24,000 gallons. That would be an immediate sign that you need to do something to conserve your water consumption.

DZIERWA: To justify what Mr. Pittos said, I've never seen that because I use so little water. It is good to know now.

AHMED: I will say that Terry's point is really to answer the question that those who use more will be paying more due to the way the pay structure is. I will say though that in this region, water is really underpriced when compared to the rest of the country. We don't tend to pay a whole lot for water here. So in response to water bills, the bill should reflect that but there is a whole big science on the full cost of water pricing. The current cost of water does not reflect the delivery and treatment. That is another thing that we are studying. You react so quickly to your cell phone bill, electric bill or natural gas bill. Even if you use a lot of water one month, there is not as much of a reaction because the rates aren't as high as some of the other services.

DZIERWA: We are taxed on waste water, too.

Ahmed: There is a big correlation between that too: the amount of water that you use and the amount of water that goes down the drain.

DZIERWA: I have never looked into seeing if we are taxed on the amount of waste water, the amount that actually goes out our sanitary sewers. That would be interesting.

AUBIN: Hala we appreciate your information. Next time you come, I'm sure that there will be a full panel up here. I'm sure that Mr. Pittos and Mrs. Flom are working with you on a regular basis. I would say that water consumption could easily be made aware to John Q Public and everybody else. If you don't have it for a couple of weeks, you would definitely realize it. Thank you very much.

AHMED: That is a good point. Thank you.  
NO ACTION

**OTHER BUSINESS**

None.

**ADJOURNMENT**

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

AUBIN: This meeting is adjourned at 7:48 PM.

Respectfully submitted,

Heather Rosignolo  
Recording Secretary