

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on January 25, 2010**

4
5 The assembly recited the Pledge of Allegiance. Due to the fact that President Jones was
6 going to be a little late, Village Clerk, Judi Rangel asked for a Motion to appoint Trustee
7 Meyers-Martin as President Pro Tem. Trustee Pennington second the Motion.

8
9 The Regular Meeting of the Board of Trustees was held on Monday, January 25, 2010, at
10 the Olympia Fields Village Hall and was called to order by President Pro Tem Meyers-
11 Martin at 7:08 P.M. The Clerk called the roll.

12
13 Present: Trustees – Gibson, Ormsby, Oliver, Pennington, and Nale
14 President Pro Tem Meyers-Martin
15 Village Clerk, Judi Kay Rangel
16 Village Administrator, David Mekarski

17
18 Absent: - President Jones arrived at 7:20 P.M.

19
20 **MINUTES:**

21
22 **Motion by Trustee Ormsby, second by Trustee Oliver to suspend the reading of the**
23 **Minutes of January 11, 2010.**

24 **Voice Vote: All Ayes Motion Carried.**

25
26 **Motion by Trustee Oliver, second by Trustee Gibson to approve the Minutes of**
27 **January 11, 2010, as amended.**

28 **Voice Vote: All Ayes Motion Carried.**

29
30 **BILLS FOR APPROVAL:**

31
32 President Pro Tem Meyers-Martin stated that she has Bills for Approval totaling
33 \$30,263.34.

34 **Motion by Trustee Gibson, second by Trustee Nale to approve the payment of bills**
35 **for January 25, 2010 in the total amount of \$30,263.34.**

36 **Roll Call: Ayes (5-0) Motion Carried.**

37
38 **COMMUNICATIONS AND PETITIONS:**

39
40 President Pro Tem Meyers-Martin opened up Communications and Petitions at 7:11 P.M.
41 President Pro Tem Meyers-Martin stated that we are going to start with the Arcadia
42 School with Principal Pat Ransford.

43
44 **Arcadia School Principal, Pat Ransford** – Mrs. Ransford stated that she and her
45 husband have been residents of Olympia Fields for 35 years. Mrs. Ransford has been the
46 Principal at the Arcadia School for the last 13 years. She thanked the Board for the

1 support that they have given to her, the staff, and the families of the Arcadia School for
2 the past 13 years. She thanked the Board for the Banners recognizing the Arcadia School
3 as a Blue Ribbon School. (There was a round of applause and a standing ovation).

4
5 Mrs. Ransford stated that out of 137,000 schools in the United States, which includes
6 grade schools through high schools, 312 schools received the award as a Blue Ribbon
7 School. She stated that it would not have happened without the families, community, and
8 the staff all working together to make it happen. (There was a round of applause).

9
10 **K-9 Unit** - President Pro Tem Meyers-Martin stated that she was going to take things a
11 little bit out of order. She stated that the K-9 Unit is here this evening. They have to work
12 in the morning. She asked Chief Chudwin to have Officer Metzger and Lars come into
13 the Board Room.

14
15 Chief Chudwin stated that Officer Metzger completed his training in December. The K-9
16 Unit is working. Lars has responded to calls for drug interdiction on the roadways. Chief
17 Chudwin introduced Officer Metzger and Lars. (There was a round of applause).

18
19 Chief Chudwin stated that Lars is very well behaved. He is very well socialized. He is a
20 European dog. Chief Chudwin asked Officer Metzger to give a brief explanation of what
21 they have done in their training, and what the mission is in terms of the police department
22 and the community.

23
24 Officer Metzger stated that the training is held at the Landheim Kennels in Dyer, Indiana.
25 It is a six-week course. It is everyday. Lars is two years old. After attending the six-week
26 course, they train one day a week for eight hours. They do their training on Officer
27 Metzger's day off. Everything that Lars does is for his toy. He works on a reward basis.
28 Lars is a dual purpose dog. He does apprehension and drug work. He also does tracking.
29 When the weather breaks, they hope to have a demonstration on the drug work that Lars
30 can do. Lars goes through anywhere from eight to 10 tennis balls a day. He bites the ball
31 so hard that he pops it.

32
33 Chief Chudwin stated that the dog would rarely bite an offender. The presence of the dog,
34 and knowing that they are there, and the dog barking, the offender realizes they can't
35 outrun the dog. They also understand if they attempt to struggle or fight, the dog will bite.
36 Chief Chudwin stated that one of the reasons for the police department to have a K-9
37 Unit, is because the K-9 Unit works very well if there is a lost child or a lost adult. He
38 stated that the police department has been using other K-9 Units for many years. He
39 stated that being able to track any armed robbers in the neighborhood is very critical.
40 They want the individuals caught before they go into someone's home and take a hostage.
41 The dogs can track the individuals. He stated that another reason for the Village to have
42 its own K-9 Unit is so that it can give back to the other Villages and agencies that have
43 contributed their K-9 Units to Olympia Fields over the years. Chief Chudwin stated that
44 Officer Metzger has requested this assignment for the last three years. The timing wasn't
45 right and the financing wasn't there. Chief Chudwin stated that the police department had
46 strong support from President Jones and the Board of Trustees, as well as the Public

1 Safety Committee to obtain a K-9 Unit. Chief Chudwin thanked the Board for their
2 support. He stated that Lars would be visiting the schools. He stated that Lars is very
3 friendly. He wants the community to know that the K-9 Unit is a positive thing and that
4 the K-9 Unit is here to serve the community. (There was a round of applause).

5
6 (President Jones began presiding over the meeting at 7:22 P.M).

7
8 **2009 Holiday Awards** – Trustee Ormsby stated that twice a year she has the pleasure of
9 recognizing residents in the Village. The Holiday Awards are held in the winter, and the
10 Landscaping Awards are held in the summer. She stated that this year there were three
11 beautiful homes that she is thrilled to recognize. The residents have to be nominated by
12 their Homeowners Associations. The Beautification Committee judges the homes that
13 have been nominated by the Homeowners Associations.

14
15 Susan Moroney stated that she is a member of the Beautification Committee. She stated
16 that Trustee Ormsby is the Liaison to the Beautification Committee. Arlene Burke is the
17 Chair of the Beautification Committee. Mrs. Moroney introduced Dorothine Brown-
18 Martin who is a member of the Beautification Committee. Other members of the
19 Beautification Committee who were not present this evening are: Joe Kunkel, Kay
20 Mangan, and Beverly Sokol.

21
22 Susan Moroney stated that the first place winner is the Watts Family from 503 Wysteria.
23 They received a \$100.00 Gift Certificate from Bizios Market. (There was a round of
24 applause). The second place winner is the McCormick Family from 20525 Hellenic
25 Drive. Trustee Ormsby stated that Hellenic Drive is in the original Village. They are a
26 repeat winner. Mrs. Moroney stated that they received a \$75.00 Gift Certificate from
27 Bizios Market. (There was a round of applause). The third place winner is the Andrews
28 Family of 25 Strauss Lane. They received a \$50.00 Gift Certificate from Bizios Market.
29 (There was a round of applause). Mrs. Moroney told everyone to get out there and work
30 on his or her yards for the upcoming Landscaping Awards.

31
32 **Village Hall Hours on Mondays** – Mrs. Willett Hudson stated that she resides in the
33 original Village. She thought that Village Hall closed at 7:00 P.M. on Monday evenings.
34 She stated that there were a number of people here this evening to obtain Metra Parking
35 Passes. She did not see the hours for the Village Hall posted anywhere outside, and she
36 was not able to tell them when Village Hall closed on Mondays. President Jones stated
37 that Village Hall closes at 6:00 P.M. on Mondays. It has been like that for several
38 months. Mrs. Hudson stated that perhaps we have to advertise that, or get something out
39 to the residents so they know what time Village Hall closes on Mondays. President Jones
40 closed Communications and Petitions at 7:30 P.M.

41
42 **Public Hearing – Fence Variance** – (President Jones opened the Public Hearing at 7:30
43 P.M.) President Jones stated that there is a fence variance request by Dudley and Glenna
44 Elvery at 20050 Western Avenue. This is a property under construction on Western
45 Avenue near Vollmer Road. The fence variance was before the Zoning Board of Appeals.
46 President Jones stated that it is before the Board tonight for a Public Hearing.

1 Mr. John McDonnell the Building Commissioner stated that Mr. and Mrs. Elvery are
2 requesting a fence variance of Section 22-91 and 22-3. The Village Ordinance does not
3 allow a fence to be constructed in the front yard of a property. The Village Ordinance
4 does not allow a fence to be constructed any taller than five feet. They are requesting a
5 fence to be constructed in the front yard at a height of six feet. He stated that in the
6 Ordinance there is an exception that applies to fences that are constructed in a rear or side
7 yard. The fence can be built if the property is adjacent to areas of busy roads such as
8 Western Avenue, Route 30, Vollmer Road, Kedzie Avenue, and Governors Highway.

9
10 President Jones stated that the original request was to construct a wrought iron fence in
11 the front yard at a height of six feet. President Jones inquired from the front, all the way
12 to the back of the property, whether or not they requested fencing along the east to the
13 rear of the yard. Mr. McDonnell stated that they are requesting a chain-link fence on the
14 north, south, and west borders of the property. President Jones inquired as to whether or
15 not the chain-link fence would be from the front all the way to the rear, around the back,
16 and around the other side. Mr. McDonnell stated that part of the wrought iron fence
17 would wrap around the north and south edges of the property. It is not intended to go all
18 the way up to where the front of the house begins. President Jones inquired as to how far
19 from the front of the house to where the front fence would be located is the proposed
20 wrought iron section.

21
22 Mr. Bill Matthys stated that he is from the Linden Group Architects. He is representing
23 the Elvery's this evening. They propose to run the aluminum picket fence on the north
24 property line, which is their front side yard, to run just behind the workshop, garage,
25 studio building. It will abut up against the six-foot high Irons Oaks chain-link fence,
26 which is, basically, the front yard to the studio. The Irons Oaks fence is very close to the
27 studio building. The fence will be extended to that point. On the south side, the aluminum
28 picket fence will go three-single family lots back, which basically align to the front of the
29 house, which would be the front side yard. At that point, they would construct a masonry
30 pier as they have along Western Avenue. That would be the transition breaking point
31 from the aluminum fence to the vinyl plaid chain-link fence, to continue on the rest of the
32 south property line and back across the rear line, and at that point abutting into the Irons
33 Oaks chain-link fence.

34
35 Mr. Matthys showed the Board and the audience photographs. The bottom picture depicts
36 the south gated entrance. There is a horseshoe drive coming in and out. There are two
37 gated entrances. One picture depicts the main entrance at the north gate, which leads in a
38 little bit further to get to the gate so that cars have a position where they can wait for the
39 gate to open. There are two car lengths so that the cars are off the street. At the south
40 gate, there is room for one car to sit off of the street as the gates open. They would like to
41 direct guests to come in at the north entrance. The address sign will be located there.
42 There will be maintained landscaping there. There will be Hydrangeas at the gate
43 entrance. There will be an in-fill of low growth Sumacs. There will be bright colors in the
44 fall. At the mid-growth areas there will be Ornamental Serviceberry Trees, both inside
45 and outside of the fence line. That will recreate the privacy to the lot that is there now.

1 Mr. Matthys showed the Board and the audience the Site Plan. The south end of the
2 property abuts the property of those that live in The Greens. The north end of the
3 property abuts the front yard of another residence that faces out to Western Avenue.
4 Trustee Gibson stated that is the old Willis Ryza home. President Jones stated that the
5 residents could make comments or ask questions at this point in time.
6

7 Mr. Michael Jackson stated that he resides at 21020 Cambridge Lane. He stated that he
8 does not have a problem with a fence going up. He is in the process of repairing an
9 existing fence. He would like to have his fence at six feet. He was told that he could not
10 do that. He suggested that instead of a variance, there should probably be a change in the
11 Ordinance if this is approved, so that it would be fair to all residents as opposed to one
12 individual. He believes that there should be consistency or continuity with the
13 construction of the fence, since it abuts against The Greens. He suggested that the Board
14 might want to hear from the residents of The Greens to hear how they feel about it since
15 it will be in their backyard. President Jones stated that is what we are here for.
16

17 Mrs. Camille Jackson stated that she resides at 2450 Saint Andrews Drive. Mrs. Jackson's
18 concern is that if the fence is approved facing Western Avenue, it sets a precedence. If
19 the other residents going north decide they want a gate in front of their property, or a
20 picket fence, or a chain-link fence, all of that would be going up and down Western
21 Avenue. She said if you allow him to have a fence on Western Avenue, then you have to
22 allow everybody to have a fence. Mrs. Jackson stated that she use to reside on the south
23 side of Chicago. She came to Olympia Fields because the environment is open, beautiful,
24 serene, and peaceful and now they have to look at a chain-link fence. If they allow them
25 to have a chain-link fence, then they should allow everyone in Olympia Fields that wants
26 a fence to have a fence. She stated it would be just like the south side of Chicago. It is not
27 safe. It is ugly. It is horrible.
28

29 Mrs. Veronica Grayer stated that she resides at 20242 Saint Andrews Drive. She agrees
30 with Mrs. Jackson. She believes that a chain-link fence, and the wrought iron fence,
31 would be very beautiful someplace else but not in Olympia Fields. She stated that we
32 have wonderful Ordinances and we have never had problems before. She sees no reason
33 why they should be allowed to put the fence up.
34

35 President Jones inquired of Mr. McDonnell as to what the Elvery's are currently
36 permitted to do without further action by the Board. Mr. McDonnell stated that without
37 any Ordinance, anyone in the Village is allowed to construct a chain-link fence on the
38 side and the rear of their property. He stated that there are fences in the Village that are
39 five feet tall. A resident can build any type of fence they want, five feet tall in the rear of
40 their property. Mr. McDonnell stated that from the front of the Elvery's home, they would
41 already be allowed to construct a fence, of any material that they choose, from the front
42 of their property, all the way to the west end of their property at a height of five-feet.
43 President Jones stated that the issue before the Board is permitting them to build the
44 fence at six-foot, and then the fencing to the front of the house. Those two items require a
45 variance.
46

1 Trustee Gibson stated that at the time of the inception of a community, if the community
2 was a PUD by the developer, in the declaration you may have that there are no fences
3 allowed. Trustee Gibson stated that was done by the developer. The Village did not do it.
4 President Jones stated that he does not know offhand what the covenants say in regard to
5 The Greens or The Greens Town Homes with respect to that issue.

6
7 Mrs. Carolyn Brown stated that she resides at 2460 Saint Andrews Drive in The Greens.
8 She stated that she is one of the original residents of The Greens. They bought their lot
9 from the developers. She stated that in the beginning, the Village discouraged any fences.
10 That is how they were incorporated into the Covenants. There was an issue about dog
11 runs, or some sort of fencing in the backyard. The Village did not want any more fences.

12
13 Mr. Anthony Mace stated that he is the President of The Greens Homeowners
14 Association. He stated that all of the residents along that side have voiced their opinion in
15 regard to that fencing, and they would not want it. As part of the Homeowners
16 Association Agreement, they don't allow any fences. That is something they don't want to
17 see.

18
19 Mr. Randall Hampton stated that he resides at 2440 Saint Andrews Drive. He resides next
20 door to the Jackson's. He is an original resident of The Greens. He has lived there for 20
21 years. He stated that they could already put up a five-foot fence of any material they
22 want. President Jones stated as it relates from the front of their house all the way to the
23 rear of their yard, but not in the front of their house. Mr. Hampton's concern is that the
24 fence will go to the back of his house. He stated that we are talking about a foot variance.
25 President Jones inquired if the material of the decorative fence was the only material used
26 for the fencing, would that make a difference.

27
28 Mrs. Jackson stated that a big concern is that they want the fence close to Western
29 Avenue. She stated that it would be horrible to have fences and gates all along Western
30 Avenue. She stated that if they can't put a fence in front of the house, maybe they won't
31 build a fence on the sides.

32
33 Trustee Ormsby inquired of Mr. Matthys as to whether or not the chain-link fence in the
34 back has a bar across it. He stated that the chain-link fence does not have a bar across the
35 top so that it is less visible. It has a tension wire at the top and at the bottom. It will be
36 dark in color so that it blends in with the heavily wooded lot. Trustee Ormsby inquired as
37 to how the gate is going to be controlled. Mr. Matthys stated that it is motorized. There
38 will be a call station.

39
40 Mr. Hampton stated that a wrought iron fence all the way back would be more appealing.
41 A wrought iron fence is more attractive than a chain-link fence. He inquired as to whether
42 or not there are some mitigating circumstances or special situation that would allow this
43 variance to be approved, as opposed to some other situations in the Village where a
44 request of this nature has not been approved.

1 Trustee Oliver stated that for the past two years, the trend has been to ask the permission
2 of the Board for a variance from five-feet to six-feet. He stated that the Board has
3 discussed that it might have to change the Ordinance to allow a six-foot fence throughout
4 the Village. President Jones stated that Trustee Oliver was right that the Board had
5 discussed that previously. He stated that the controversy in this matter is not the height of
6 the fence. The concern is the fence in the front yard. The residents in The Greens and the
7 town homes don't want the Elvery's to build any fence around their property because they
8 don't view that as being necessary to live in the Village.

9
10 Trustee Nale inquired as to whether or not there are several homes that have backyard
11 fences along Western Avenue. President Jones stated that the Village doesn't regulate that
12 so he is not sure what she means. She stated that the fence is still facing east on their front
13 yard. Mr. Matthys stated Trustee Nale is correct. He stated that if you look at the streets
14 with heavy traffic, most of the residential properties turn their backs to the streets. He
15 stated that if you look at Graymoor, the east side of Western Avenue, the north side of
16 Joe Orr Road, and the south side of Vollmer has a continuous post and rail fence. The
17 Greens has a four-foot or six-foot high berm with plantings along the top, which the
18 Village required them to do in recognition of the need for separation off of Western
19 Avenue. One or two houses have put fences on top of that berm. He stated that in the
20 Club area, which is south of The Greens, every house has a fence along Western Avenue.
21 Most of those fences are a wood, stockade type fence. There is a house on Vollmer Road
22 east of the Irons Oaks parking lot that has a combination post and rail fence, chain-link
23 fence, and a gated entrance to it. On the east side of Governors Highway, where the
24 residences back up to Governors, there is a post and rail fence. They have 260 feet of
25 frontage on Western Avenue. He stated that there is a need for separation from the streets
26 with heavy traffic that is moving at 40 to 45 miles an hour. The Elvery's don't want to
27 have to worry about their grandchildren going outside to play in the woods and they end
28 up on the street. He stated that this is a unique lot in the Village. It is four acres in size
29 and it is heavily wooded, and it fronts on Western Avenue. There are a few properties to
30 the north of the Elvery's, and those homes also front on Western Avenue. Occasionally,
31 people drive into their lots because they are curious just to see what is inside the lot. They
32 want to keep unwanted solicitors out. They feel that it beautifies the street. It will be
33 maintained landscaping as opposed to what is there now. All the way down Western
34 where the fences are, it is all unmanicured overgrowth. In some instances you can't even
35 see the fence. This will have year-round color. He believes that it will be an aesthetic
36 improvement to the street front.

37
38 Mr. Ian Braunstein stated he has a house on Western Avenue. He stated that Irons Oaks
39 has no fencing along Western Avenue. There is no fence at the Bainbridge home. The
40 resident next to the Bainbridge home has a rear fence from the side of their house to Irons
41 Oaks along the back, and back to the side to enclose their rear yard. He stated that he has
42 a rear fence. The next-door neighbor has no fence. And then there is this home. He stated
43 that there are no fences at all along Western Avenue there. He stated that they have dogs
44 and horses. He stated that the children or grandchildren play in the fenced in portion of
45 the backyard. He stated that he doesn't have a problem with the plan. He stated that there
46 are no fences along the front yards of anybody on that stretch of Western Avenue.

1 Trustee Nale stated that she was not speaking about the front yards; she was speaking
2 about the rear yards. He stated that out of the five homes, two have a fence in the rear
3 yard.

4
5 Mrs. Jackson inquired as to how many feet the home is off of Western Avenue. Mr.
6 Matthys stated that it is a little over 200 feet back.

7
8 Mrs. Brown stated that the berms were partially built because of the traffic light that was
9 at Joe Orr Road because of the noise with braking. The fences that a couple homes have
10 are because they have swimming pools. Many of them don't fence in the backyard; it is
11 just a fence around the pool. She stated that she does not have a problem with them
12 fencing it. She believes that a five-foot fence should be adequate. She doesn't know what
13 kind of a message we are saying with a six-foot fence. She inquired as to what are we
14 keeping out and what are we keeping in, in the Village. She has lived here for 30 years.
15 She is not worried about anyone climbing a fence into her yard.

16
17 Trustee Ormsby stated that the scale of the home almost dictates the size of the fence.
18 There being no further comments from Mr. Matthys, the Board, the Petitioner, or from
19 the members of the audience, President Jones closed the Public Hearing at 8:03 P.M.

20
21 President Jones stated that the Board can approve the variance request, or it can make a
22 Motion to deny the variance request.

23 **Motion by Trustee Gibson, second by Trustee Ormsby to approve the variance**
24 **request.**

25
26 President Jones stated that it is a little bit more complicated than that. He would ask that
27 if Trustee Gibson would like a Motion to approve the variance request, that she propose a
28 Motion along the lines of what has been laid out by the Building Commissioner because
29 that is the level of detail that is needed in the Motion. President Jones inquired of Mr.
30 McDonnell as to what the Petitioner has proposed, and what Mr. McDonnell has
31 recommended to the Board to consider. Mr. McDonnell stated that the Petitioner is
32 asking for a variance to vary the height from five-feet to six-feet. They are asking for a
33 second variance to allow a fence to be constructed in the front of their property. President
34 Jones inquired of Mr. McDonnell what he was proposing as a variation of their proposal.
35 Mr. McDonnell stated that he is proposing a variation on their proposal to allow the fence
36 construction at the front of the property, adjacent to Western Avenue, at a height of six-
37 foot as they have proposed, and the rest of the fence to be allowed only at five-foot along
38 the north, south, and west borders of the property. The six-foot fence would be a
39 combination of brick pillars with the wrought iron fence all the way from Western
40 Avenue to the front of the house. The north and south height of the fence would remain
41 five-foot. The section that is adjacent to Western Avenue would be at a height of six-feet.
42 The reason he feels that it should be six-feet is because the way the Ordinance is written,
43 in his opinion; it is punishing the person that has their property fronting on Western
44 Avenue. If they were to turn their house around, and the back of the house was adjacent
45 to Western Avenue, they would be allowed to construct a six-foot fence as others have
46 done without a variance south of Joe Orr Road.

1 **Motion by Trustee Gibson, second by Trustee Ormsby to grant a variance to Mr.**
2 **and Mrs. Dudley Elvery located at 20050 Western Avenue varying our Code of**
3 **Ordinance Section #6-27 from not allowing a fence to be constructed past the front**
4 **building line, to allow for a fence to be constructed in a front yard past the front**
5 **building line per specifications provided in the plan submitted with the following**
6 **conditions: 1. That the fence on the two side yards (North and South), be of the**
7 **same material as the proposed (East) front fence; and only five (5') feet tall all the**
8 **way from the (East), which is Western Avenue to the front of the main structure.**
9 **This would be consistent with the height requirement throughout the Village as**
10 **these side yards are not adjacent to other roadways. 2. That the proposed chain-link**
11 **fence around the rear of the property would only be allowed to be five feet tall as**
12 **well, being consistent with the rest of the Village as well as not needing a variance. 3.**
13 **That the applicant provide details to the Village on lighting fixtures as described on**
14 **the plans so as not to cast any light onto Western Avenue and any other neighboring**
15 **property in excess of 0.5 lumen per square foot and the source of the illumination**
16 **shall not be directly visible.**

17
18 Trustee Meyers-Martin stated that this is indeed quite complex. She is trying to picture
19 this, and trying to picture the building. She stated that the drawings look gorgeous. She
20 stated that when you have a Public Hearing you are interested in how the neighbors are
21 going to feel about what is going on in their particular area. She stated that it is
22 enlightening to her to have so many of the neighbors come in and express their concern
23 about the proposed plan.

24
25 Trustee Oliver stated that it is unclear to him as to how this is ultimately going to look.
26 He stated that it is left to the imagination. He inquired of Mr. Matthys as to whether or
27 not there is some way that he could illustrate for the Board what the plan would look like,
28 like he has done with the front. Trustee Oliver stated that we know what the front will
29 look like with the foliage. What the Board doesn't understand is how the fence will look
30 with the neighbors yards abutted up against it. He suggested having a rendering of the
31 height of the fence and what else is there. He stated that he is not that familiar with the
32 area.

33
34 Mr. Matthys stated that it is a wooded lot. There is natural vegetation there. The trees and
35 the woods are inside the Elvery's lot. The Greens has manicured lawns on their side.
36 **Motion by Trustee Oliver to table this until he gets more of a sense of what this will**
37 **look like.** It is difficult for him to imagine what it will look like. **President Jones stated**
38 **that the Motion to table dies for lack of a second.**

39
40 Trustee Pennington stated that he believes that what the Board sees on the easel, clearly
41 depicts what this is going to look like at completion. He stated that there is a precedence
42 in the Village already because R. Kelly's gated fence is higher than six-feet. He sees no
43 objection to proceeding with the Motion to vote for what we have before us.

44
45 Trustee Oliver stated that R. Kelly's fence is the same all the way around. He stated that
46 they are asking for a chain-link fence, and there is no bar in the top or the bottom of the

1 fence. Trustee Ormsby stated that if there isn't a bar, the fence becomes invisible with the
2 foliage. Trustee Ormsby stated that she, along with Trustee Gibson and Mr. McDonnell
3 have looked at this, and driven by it many times. She has a full understanding of what is
4 being proposed and what is being requested. She is very happy that the chain-link fence
5 does not have a bar in it. She stated that it is a beautiful piece of property. She is thrilled
6 that the Elvery's decided to pick Olympia Fields. They have gone to unbelievable lengths
7 to preserve the trees. They spent \$80,000.00 to preserve the Oak Trees. She stated that
8 being on the Beautification Committee, there is nothing more important to her than what
9 this Village looks like. She stated that she has not taken this lightly. She has heard
10 everybody's concern. She believes that it is a wonderful plan. It is new and it is different.
11 She stated that it is something that we will be proud of. She is proud that it is in this
12 Village.

13
14 President Jones inquired as to whether or not there was any interest in amending the
15 Motion to require that it be all of the same material. He stated that the Board is in a
16 position to lay conditions on this. The Board does not have to allow it to be a chain-link
17 fence.

18 **Motion by Trustee Nale, second by Trustee Pennington, to amend the Motion that it**
19 **be the same type of fencing all the way around.**

20
21 Trustee Nale believes that the house is magnificent. She believes that the property
22 surrounding the house has been adequately investigated over the past several months.

23
24 Trustee Ormsby stated that by having the wrought iron fence all the way around, it is
25 black, and it is visible. The more vegetation you have back there, the chain-link fence
26 goes away. The expense is much higher with the wrought iron. She is sympathetic to
27 what the neighbors are saying. If you want the fence to not look like it is there, she
28 strongly recommends the chain-link fence without the bar.

29
30 President Jones stated that the Motion to amend is to amend the underlying Motion with
31 regard to requiring that all of the fencing materials be of the same type as the fence in the
32 front.

33 **Roll Call Vote: Trustees Gibson, Ormsby, Oliver, Pennington, and Meyers Martin**
34 **voted no. Trustee Nale voted yes.**

35
36 President Jones stated that the Motion to amend is rejected by the Board. He stated that
37 the Board has to vote on the main Motion.

38 **Roll Call Vote: Trustees Gibson, Ormsby Oliver, Pennington and Nale voted yes.**
39 **Trustee Meyers-Martin voted no.**

40 President Jones stated that the Motion passes.

41
42 **FINANCE:**

43
44 **SouthCom/ Water Tower Financing Update** – Trustee Pennington stated that at the last
45 Board Meeting, President Jones asked the Finance Committee to review the SouthCom
46 Bond Issuance Strategy. SouthCom provides the 911 emergency services to Olympia

1 Fields, Richton Park, Park Forest, and Matteson. SouthCom asked the Village to assist
2 them in funding this Multi-Million Dollar upgrade of their system. The Village has the
3 strongest financial capability in the region. The Village's Triple AAA Bond Rating gives
4 it the capacity to do that.

5
6 Trustee Pennington stated that the Finance Committee met on January 21st, and it
7 discussed this matter at length. In attendance at the meeting were Don Theobald, the
8 Village Treasurer, Kevin McCanna, the Village's Financial Advisor from Speer Financial,
9 David Mekarski, the Village Administrator, and Arlette Frye who is the Financial
10 Representative from SouthCom. One of the chief concerns was the risk involved for the
11 Village to take on additional debt. Mr. McCanna ran some models that clearly showed
12 that there is minimal risk in terms of the Village taking on this responsibility.

13
14 Administrator Mekarski stated that Mr. McCanna has indicated that because this will be
15 an Alternative Revenue Bond, it will not affect the Village's Bond Rating, or the Village's
16 debt service ratio. SouthCom will be pledging through an Intergovernmental Agreement
17 its 911 revenues, which they derive from four sources: State Statute sets wireless 911
18 surcharges. The 911 surcharges on the standard phone bill, landline, and then the
19 Comcast Voiceover IP; and then there are also arrangements with other carriers, and
20 Intergovernmental Agreements with SouthCom. He stated that the revenues that come
21 into SouthCom are substantial in comparison with the debt. He stated that when we look
22 at the ratio between revenues collected and the debt proportionate to each Municipality, it
23 is four to five times the debt service that is being proposed. The Bonding Agencies would
24 like to see 1.25 times coverage, which is essentially covering your debt, plus another
25 25%. He stated that there is more than adequate coverage.

26
27 Administrator Mekarski stated that the Village Attorney has outlined eight points of what
28 the Intergovernmental Agreement would consist of. It provides additional protections.
29 The Agreement would state that SouthCom must pledge those revenues. The Agreement
30 would also state that if there is a default situation, which is highly unlikely, that the
31 individual Municipalities that participate in SouthCom other than Olympia Fields, are
32 obligated to pay that default. The Agreement would have to be signed by the Executive
33 Board of SouthCom and the governing authorities of Park Forest, Richton Park and
34 Matteson. If new members would be added to SouthCom, they would be responsible for
35 sharing in the proportionate debt. If any members decide to leave SouthCom, they would
36 be responsible to pay that debt before they left SouthCom. There is additional language in
37 the SouthCom Bylaws that strengthen that.

38
39 If the Board agrees to do this, the Board will then ask the Village Attorney to prepare the
40 necessary Agreement and present that to the Board for consideration. The participating
41 Municipalities would have to sign the Agreement before any Bond Sale would
42 commence. If the Board agrees to this, the paperwork for the issuance of the Bonds
43 should be prepared, because it takes 60 to 90 days to go through the Public Hearing
44 requirement on an Alternative Revenue Bond.

1 Trustee Pennington stated that the consensus of the Finance Committee was that the
2 Village should proceed with this.

3
4 President Jones stated that we are ensuring that the technology for SouthCom is up-to-
5 date. SouthCom is the first place that Frequentis installed this technology in the United
6 States. He stated that it has to be financed. It will save everyone money in the long run if
7 the Village is the conduit for the actual cost of selling the Bonds, and the interest rate the
8 Village will likely receive will be lower.

9
10 President Jones stated that the Village has the Water Tower Project that it must do. The
11 Village has accepted bids on the Water Tower Project. The water towers have to be
12 painted on the inside and the outside in order to maintain them. It will cost the Village a
13 half a Million Dollars to redo both water towers. The Village wants to combine the cost
14 of the Water Tower Project with the \$750,000.00 for SouthCom. In order to offset the
15 cost of the Water Tower Project to the taxpayers, the Village is considering a proposal
16 with St. James Hospital that in exchange for St. James Hospital being able to put their
17 logo on one side of each of the water towers, they would undertake the cost of the repairs
18 to the water towers. They would make an annual payment to the Village that covers the
19 cost of paying the Bond. Nothing has been finalized with St. James Hospital.

20
21 Trustee Ormsby stated that she did not realize that the Village would be responsible for
22 \$750,000.00 of more cost. President Jones stated that it is not the Village's debt. It is
23 SouthCom's debt. He stated that when the Board reviewed the technology upgrades, all of
24 the Financials were presented to the Board. He stated that we have always tried to get
25 Federal Funding to defray some of the expenses. He stated that we would continue to try
26 to get Federal Funding for that. They did receive some Federal Funding. He stated that
27 this is the cost of running this business. President Jones stated that the Finance
28 Committee recommended that the Village move forward with this. None of the Trustees
29 indicated that they did not wish to move forward on this. The Board will make a formal
30 decision on this matter at some point in time. President Jones stated that we are going to
31 rely on the 911 money from SouthCom to pay off the financing on SouthCom's debt.

32
33 Administrator Mekarski stated that the four communities including Olympia Fields save
34 \$45,000.00 to \$50,000.00 by going through the Village's Bonding capacity rather than
35 through a commercial bank because of the interest rate.

36
37 **Report from Standard & Poor's** – Trustee Pennington stated that in the Board Packet
38 there is a report from Standard & Poor's dated November 3, 2009. Their report on Public
39 Finance, mentions Olympia Fields and its Triple AAA Bond Rating. Olympia Fields is
40 one of 169 Municipalities throughout the United States that has a Triple AAA Bond
41 Rating. Olympia Fields is only one Municipality out of eight that has a Triple AAA Bond
42 Rating in the State of Illinois. Olympia Fields is the only Municipality in the south
43 suburbs that has a Triple AAA Bond Rating.

1 **Motion by Trustee Pennington, second by Trustee Oliver to suspend the rules and**
2 **permit public comments.**

3 **Voice Vote: All Ayes Motion Carried.**

4
5 Mr. Ian Braunstein stated that there is no obligation for the Board to allow any other
6 activity in Irons Oaks other than strictly Park District application. He does sympathize
7 with Irons Oaks. He believes that if they need more money to run their facility, that there
8 are probably a lot of different ways for them to find more money. He thought it was a
9 creative idea to have St. James Hospital put their logo on the water tower. He thought that
10 Irons Oaks could co-brand Irons Oaks with a corporate sponsor to get \$24,000.00 a year
11 to accomplish their goals. He does not believe that the creativity that was shown in
12 financing the Water Tower Project has been applied in helping Irons Oaks to accomplish
13 their goals. Mr. Braunstein stated that he spoke with Exelon, Commonwealth Edison;
14 they mentioned the willingness to explore putting an electrical generating facility in Irons
15 Oaks. They thought there might be more than one there. He thought that would be a
16 better way to generate revenue, alternative energy, rather than to build a cell tower.

17
18 Mr. Braunstein stated that he received a copy of a letter from the Village Attorney at the
19 last Board Meeting, and they expressed an opinion on the Federal Telecommunications
20 Act of 1996 and how it may apply. He has found information that is 100% contrary to
21 what the Village Attorney has suggested. He previously provided the Board with Case
22 Law. He stated that this is new Case Law. He provided the Board with a couple of cases
23 where the courts have supported turning down cell towers for whatever the reasons. He
24 stated that the Village has the ability to do that, especially with a cell tower inside of a
25 park.

26
27 Mr. Braunstein stated that there is no reason to disagree that the dead trees should come
28 out of Irons Oaks. He does not believe that the only way to get the dead trees out of Irons
29 Oaks is to build a cell tower. He has spoken with a couple of local restaurant operators,
30 and they would love to open up a facility in the building that goes unused quite a bit of
31 the time at Irons Oaks. He is not suggesting that his ideas are the only answers. He
32 believes that there is a better answer to get them the revenue that they need then building
33 a cell tower there. He strongly urges the Board to turn down the request to build the cell
34 tower in that location, and if for no other reason, the diminished property value and the
35 aesthetics of the neighborhood. He can't imagine that anybody would want to purchase a
36 piece of property in proximity to a cell tower if they had another option. He stated that
37 there are a lot of options in this economy. He appreciates the time that the Board has
38 taken, and he thanked the Board for giving him the time to express his views. He believes
39 that in a month or two, a guaranteed \$24,000.00 a year revenue stream could be found for
40 Irons Oaks.

41
42 Mr. Anthony Mace, President of The Greens Homeowners Association, stated that he
43 was at the last meeting regarding this matter. He stated that others from The Greens
44 voiced an opposition to the cell tower being built in Irons Oaks. The issues of aesthetics
45 and the property values all came up, as well as the radiation. None of those issues were
46 satisfied by T-Mobile to the residents of The Greens.

1 Mr. Mike Howley stated that he represents T-Mobile in its application requesting zoning
2 relief to allow the construction of a Stealth Cell Tower at Irons Oaks. He stated that there
3 was a lengthy meeting several months ago on the issue. He read the record and it is quite
4 comprehensive which is appreciated. Several months ago, the Board requested that T-
5 Mobile do a Balloon Test. T-Mobile did do that. Mr. Howley provided the Board with
6 three pictures. One picture is from the intersection at Graymoor and Western Avenue.
7 One picture is at Vollmer Road and Western Avenue. The other picture depicts the
8 parking lot at Irons Oaks. The Balloon Test shows the height of what the proposed tower
9 would be from those various vantage points. The area is a very dense, wooded location.
10 Those pictures were taken in the wintertime.

11
12 Mr. Howley stated that Mr. Braunstein spoke at the last hearing. At that time, Mr.
13 Braunstein was less concerned about the aesthetics related to this, and he spent a fair
14 amount of time talking about the health issues. He stated that over the last two years, T-
15 Mobile, Tracey Anderson at Irons Oaks, and their elected officials worked very hard to
16 reduce the aesthetic impact on the area as much as possible. Originally, it was proposed
17 to be a Stealth Flagpole Design with the American Flag at the top. After a number of
18 presentations before the Park Board and a community meeting, it was determined that it
19 would be in the best interest from an aesthetic standpoint to move forward with a
20 proposal that had the brown, stealth, flagless flagpole. Mr. Howley showed the Board the
21 pictures of the Stealth Flagpole, which were shown to the Board at a prior meeting. The
22 tower would be 110 feet in height.

23
24 Mr. Howley stated that these kinds of proposals with governmental entities and Park
25 Districts throughout the Chicago land area are becoming more and more common. He
26 stated that this lease would be worth almost \$900,000.00 of guaranteed revenue. It is not
27 just \$24,000.00 a year. There is an annual escalator. The \$24,000.00 goes up by 3%
28 throughout the life of the lease. He stated that there is a need to bring improved wireless
29 service to the community. This is not something that a wireless carrier takes lightly. It is
30 very expensive to build the facility that is proposed. At the last meeting he discussed the
31 Propagation Maps and that there is a gap in coverage for T-Mobile. There have been
32 complaints from residents in the area. If there is not adequate coverage you cannot make
33 or receive a phone call. Over half of all 911 calls made in the United States are made
34 from a wireless phone.

35
36 Trustee Pennington inquired of Mr. Howley as to what the coverage range would be from
37 this particular tower. Mr. Howley stated that depending on the topography and the time of
38 the year, it is estimated to be about half a mile to a little bit more in each direction given
39 the 110 foot height.

40
41 Trustee Gibson asked Mr. Howley to explain the difference between a regular cell tower
42 and a Stealth Cell Tower. Mr. Howley stated that a regular cell tower has a large,
43 triangular platform with the antennas that are exposed. The antennas are rectangular
44 shape. There are usually nine to 12 antennas. With a Stealth Cell Tower the antennas are
45 not visible. They are housed within the tower itself. The co-axial cables run up the middle
46 of the tower so that it is not visible.

1 Tracey Anderson, Manager of Irons Oaks, thanked Trustee Gibson for stating what their
2 needs are. They see around 40,000 people a year through their park. That includes
3 preschoolers through corporate groups. They do have two buildings. She stated that it
4 would be great to rent a building out for a restaurant, but they use the buildings for
5 educational purposes. The lower level of the Discovery Center is a museum. That is used
6 for educational purposes. The southwest corner of Western Avenue and Vollmer Road
7 depicts the cleanup that has to be done on that corner. Volunteers do that. They don't
8 have a lot of volunteers. When the plan for the cell tower first came to her, she stated that
9 if the money was used for restoration purposes only, that is the only reason that she
10 would be for it. She has worked at Irons Oaks for nine years. Betty Irons is aware of the
11 plan. She came out and looked at the site. She knows that there is a need for the Oak
12 Trees to be replaced. Most of those trees are over 100 years old. Ms. Anderson stated that
13 the revenue is from Olympia Fields and Homewood-Flossmoor. The other revenue is
14 from the programs that they have. Ms. Anderson stated that she is involved with the
15 Foundation. They are always trying to do fundraisers, but with the economy the way it is,
16 the money is not coming in.

17
18 Trustee Nale stated that she thought at the last meeting residents had discussed the
19 electronic output from such a tower. She was wondering how that is regulated. Mr.
20 Howley stated that all of the wireless sites and all of the wireless carriers throughout the
21 Chicago land region have switches. All of the cell sites are monitored through a NASA
22 looking control room. An engineer or technician will drive out to a site and make some
23 adjustments if needed at the base of the tower. The equipment cabinet is on the ground.
24 They have radios that control the transmission of the antennas. They would come out to
25 the site about once a month. Trustee Nale inquired as to whether or not they check with
26 the Village, or if anyone from the Village goes out there with them. He stated that
27 generally it is the property owner per the lease. Trustee Nale inquired as to whether or not
28 there would be an objection of having one of the employees go along with that person
29 that is checking the tower to verify the outcome. President Jones stated that we don't have
30 a Village employee that has that expertise. He stated that there are seven of these
31 operating in the Village on the water towers. The Village has not had an issue with the
32 health affects. The Federal Law under which the Village is operating does not support the
33 health affects argument. Trustee Nale stated that she was thinking about it from a safety
34 issue, due to the fact it was brought before the Board at the last meeting by one of the
35 residents. President Jones stated that the legal and regulatory environment that the
36 Village is operating under does not support that argument. He stated that the Village is
37 not going to bear the expense of hiring inspectors to go behind the professionals at T-
38 Mobile to look at how they operate their tower. The Village does not do that with the
39 others that operate within the Village. There has been no basis suggested by the science
40 or anything else that the Village should do that. Trustee Nale stated that she thought it
41 was a valid point that the resident made, and she thought she would bring it to the Board's
42 attention.

43
44 President Jones inquired of Mr. Howley as to what he sees as the strength of their legal
45 position. Mr. Howley stated that at the time of the Telecommunications Act of 1996, they
46 saw the importance of fostering competition among the wireless carriers. At that time,

1 there was a concern that there were monopolistic tendencies among the carriers, and that
2 was keeping the cost to the consumer artificially inflated. They wanted to foster that
3 competition to bring the cost down to the consumer as it has successfully done. At the
4 same time, they understood that local zoning authorities still had a certain amount of
5 control. There were a number of standards under the Telecommunications Act, they
6 cannot effectively prohibit. They can set guidelines and standards that are reasonable.
7 This is nothing new. In terms of presentations and sites, there is no guarantee that there
8 will be approval of any particular site. There is a reason that you go through the zoning
9 process and there is a site-specific analysis that is taken and considered by the particular
10 zoning authority. Under the Telecommunications Act of 1996, T-Mobile has a strong
11 desire to bring improved service. There is a severe gap in coverage. T-Mobile has proven
12 the need to bring improved service as depicted by the coverage maps. He believes that
13 they have met the standards. It is bringing something to the community, as far as Irons
14 Oaks is concerned to maintain that forested area. They are not destroying any trees.

15
16 President Jones stated that he has heard the argument concerning the impact on property
17 values. He doesn't think that is anything more than speculative. He stated that there is no
18 evidence in this record that a tower located in this highly wooded area will have any
19 impact on property values. He stated that the Village built the water tower on Lincoln
20 Highway. The residents in Maynegaite did not want the water tower built there. All he
21 has seen in the shadow of that water tower are some of the largest, and finest homes in
22 the Village. Those homes were built after the water tower was built. The Petitioner has
23 demonstrated through solid evidence that there is a severe gap in their coverage area. He
24 stated that he is a T-Mobile user and when he was at a home in Graymoor he couldn't
25 make a call. He looked at the cases that were cited. In those cases they were able to
26 demonstrate through real specific and direct evidence the diminution in value. He stated
27 that we don't have that here, given its location and the foliage that surrounds it. He stated
28 that there are constraints on the judgment of the Board by Federal Law. He stated that
29 certain factors must be taken into consideration under Federal Law. The Petitioner
30 demonstrated, that if the Village were to deny this, the Village could be exposed to legal
31 liability. There has been nothing said by the Village Attorneys, or the Village Planners
32 provided in the Public Hearing before the Plan Commission, that gives the Board the
33 ability to reasonably deny this request.

34
35 Mr. Braunstein stated that there is no obligation for the Board to put a cell tower inside of
36 a park. He stated that whether T-Mobile chooses to pursue litigation or not that is their
37 choice. Whether he chooses to pursue litigation or not, that is his choice. He stated that if
38 they had a private piece of property that fit into the Ordinance, and they had a lease with
39 a private landowner, that is a different story. He stated that it is up to T-Mobile to solve
40 its own business circumstances. It is not up to the Board to create a level playing field for
41 T-Mobile versus the other carriers. He stated that we keep talking about the revenue. He
42 stated that after six months, if we couldn't find a revenue stream for Irons Oaks, then he
43 might be forced to support something like this. He does not think that enough time and
44 energy has been spent. He stated that if the central core of why this is being examined
45 and seriously considered is to generate revenue for Irons Oaks, then maybe the focus
46 should be to try to create revenue for Irons Oaks. He does not believe that the water tower

1 in Maynegaitte is a comparable analogy to allow T-Mobile better service to the Village.
2 He stated that there are no safety concerns in erecting a water tower. President Jones
3 stated that he was drawing an analogy to the argument that these structures create
4 diminished property values.

5
6 Mr. Braunstein stated that cell phones began to take hold in 1987. In other countries it has
7 been demonstrated 100% that there are safety issues. According to the
8 Telecommunications Act of 1996 that is not a good reason to turn down this tower. He
9 stated that this Case Law is just beginning to be explored.

10
11 Mr. Howley stated that at the last meeting he presented actual data that the emission level
12 at the nearest point, or the highest level on the ground for the proposed tower would be
13 10 times below the exposure of a baby monitor that would be placed in a child's bedroom.
14 They also did a specific study with regard to the proposed tower that showed that the
15 highest level of exposure on the ground to radio frequency energy is 1,000 times below
16 the Federal Standard, the maximum permissible exposure level that is set by the FCC.
17 That level was set by a group of engineers who studied electronic energy. He has spoken
18 with the engineers that work in the industry, there is a significant, conservative safety
19 factor built into the maximum permissible exposure level. He is confident that the
20 proposal is safe from that standpoint. As far as the Telecommunication Act of 1996, there
21 has been Case Law since its inception. There are individual cases that are litigated
22 whether it is by the Municipality or the carrier. It is no different than any other Court
23 case. The cases are considered by the Courts on their merits. It takes into consideration
24 the Case Specific Analysis and written evidence in the record that has to be proven by the
25 Petitioner/Respondent or whoever the case may be. In regard to the diminution of
26 property values, on September 8, 2009, T-Mobile had a professional appraiser prepare an
27 analysis of home sales in the area, and in his experience in this he found that the
28 proposal, if approved, would have no diminution of property value. He cited the wooded
29 nature of the location and because it is a stealth pole. Mr. Howley apologized if that
30 report was not included with the application. He stated that it is estimated that 15% of
31 new homes don't put a landline in their house. People are relying on cell phones as a
32 convenience and also expecting them to work in emergency situations.

33
34 President Jones stated that there was a Motion and a second.

35 **Roll Call Vote: Trustees Gibson, Ormsby, Oliver, Nale, and Meyers-Martin voted**
36 **yes. Trustee Pennington voted no. The Motion passed.**

37
38 **PUBLIC WORKS:**

39
40 Trustee Oliver stated that he did not have a formal report this evening.

41
42 **HUMAN RESOURCES:**

43
44 **E-mail & Electronic Communications Policy** - Trustee Nale stated that the Safety
45 Committee met on December 3, 2009. Prior to that meeting, it was decided to begin a
46 series of written policies as recommended by IRMA. It was suggested that they begin

1 with policies that are common to all of the departments. Cindy Saenz, the Director of
2 Finance submitted an E-mail & Electronic Communications Policy. A copy of the policy
3 is in the Board Packet.

4
5 President Jones inquired of Trustee Nale as to whether or not this is word for word from
6 IRMA. Trustee Nale stated that the "Village of Olympia Fields" was in there many, many
7 times, and it was later referred to as the "Village." That was the only change. President
8 Jones stated that he was inclined to refer this to the Village Attorney for review, but
9 IRMA's counsel reviewed it. That is why it is here. President Jones stated that he did not
10 have a problem with it. He believes that it is a good policy. He believes that it is
11 important to the employees to be able to have a frame of reference for e-mail and
12 electronic communications. President Jones inquired of the Trustees as to whether or not
13 they would like to hold it over for one meeting in order to give them time to read the
14 policy more thoroughly. Trustee Pennington stated that he would like to hold it over. He
15 believes that it can be condensed a little bit. President Jones suggested that Trustee
16 Pennington review the policy and then discuss it with Trustee Nale.

17
18 **PUBLIC SAFETY:**

19
20 **Customs Program** - Trustee Meyers-Martin stated that she wanted to provide the Board
21 with an update on the Customs Monies coming into the Village. They received a report
22 from Jim Guy stating that the Village would be receiving \$18,299.68. Trustee Meyers-
23 Martin stated that including the \$18,299.68; the Village has received a total of
24 \$127,154.61 in the past thirty days.

25
26 **203rd Street Security Camera System** – Trustee Meyers-Martin stated that Chief
27 Chudwin is cautiously optimistic that the 203rd Street Security Camera System may be up
28 and running by April. The DVR Recorder is being repaired.

29
30 **Public Safety Committee** – Trustee Meyers-Martin stated that the Public Safety
31 Committee is meeting on January 26th to discuss the 2010/2011 Budget issues as they
32 relate to Public Safety.

33
34 **REPORT OF VILLAGE ADMINISTRATOR:**

35
36 **Report on the Shared Cost Agreement between the Olympia Field Country Club
37 and the Village of Olympia Fields for the Country Club Drive Repaving Project** –
38 Administrator Mekarski stated that he just has an update at the direction of the Board to
39 begin negotiations with the Olympia Fields Country Club for the repaving of Country
40 Club Drive. The Administration completed those negotiations with Administrator
41 Mekarski, Joe Alexa and Baxter & Woodman. Russell Ruscigno agreed to forward to his
42 Board of Directors a recommendation to share 50% of the estimated cost projected at
43 \$240,000.00, financed over an eight-year period. The life span of the project is projected
44 at 12 to 15 years. Administrator Mekarski stated that we are very limited in our MFT
45 Funds. It is estimated that the Village will receive \$126,000.00 in the next fiscal year. If
46 the Village does an upfront cost just for this project, it will be spending the majority, if

1 not all of the MFT Funds. Due to the fact that the Board is looking for short-term
2 financing for the Water Tower Project and SouthCom, Administrator Mekarski inquired
3 as to whether or not the Board would want to look at some schedules to include the Road
4 Project with the two other projects. He stated that interest rates are at 2% to 2.5%. He
5 stated that the Village could enter into an Intergovernmental Agreement with the Country
6 Club wherein the Country Club would pay 50%, and the Village would use a small
7 portion of its MFT over the next eight years to finance it. He stated that the Village is
8 allowed to use MFT for debt service. It requires a special Resolution by the Board if the
9 Village is not going to spend it in one fiscal year.

10
11 President Jones stated that he recommends that we put the road out for bid and get a
12 number. He stated that we may take in \$126,000.00, but that there are reserves in the
13 MFT of \$300,000.00 to \$400,000.00. He is not sure that it is worth financing. He stated
14 that the Village could self-finance because the Village will get 50% of the actual cost
15 back from the Country Club. He stated that since the Country Club is going to pay the
16 Village over time, the Village could negotiate an interest rate with the Country Club.
17 President Jones inquired as to whether or not any of the Trustees had any objection to his
18 recommendation on how to proceed on this. There was no objection by any of the
19 Trustees. Trustee Pennington stated that he thought that was the proper way to go.

20
21 **REPORT OF VILLAGE PRESIDENT:**

22
23 President Jones stated that he did not have a formal report this evening.

24
25 **UNFINISHED BUSINESS:**

26
27 **Update on Loan Program for Sewer Repairs by Residents** – Trustee Oliver inquired
28 as to what is happening with the residents that have sewer problems and have come to the
29 Village to obtain a loan in order to pay for the repairs. Administrator Mekarski stated that
30 no one has inquired about a loan. He stated that is because the engineering estimates were
31 rather conservative. John McDonnell and Reginald Ford are going out to inspect each
32 violation on a case-by-case basis. The homeowners have been able to finance it
33 themselves.

34
35 President Jones stated that we would ask Mr. McDonnell to provide the Board with a
36 summary of how many homes are now in compliance, out of the number of the homes
37 that received violation notices. We will also confirm that no one has used the Loan
38 Program.

39
40 **Change in Zoning Classification** – Trustee Ormsby stated that Irons Oaks is zoned R-1.
41 She believes that there are a couple of areas in the Village that should be looked into, and
42 perhaps the zoning should be changed. She stated that she and John McDonnell could
43 look into that and change the zoning to Recreational as opposed to Residential.
44 Administrator Mekarski suggested getting some of the parks and preserve areas out of the
45 Residential District and putting them in their own District. President Jones stated that is a
46 good idea and we will get Mr. McDonnell to work on that.

1 **Cook County Assessor's Office – Special Provision under Class "A"** - Administrator
2 Mekarski stated that he had a conversation today with the Cook County Assessor's Office
3 relative to a special provision under Class "A," and some of the shopping centers that
4 have a significant amount of vacancies. He stated that at Olympia Corners, the taxes are
5 probably in excess of what is being collected in rent. Cook County, because of the
6 recession, is now considering a special consideration under Class "A," where you don't
7 have to go through the typical requirement of having a vacancy for 24 months. Typically,
8 it had to be for derelict buildings that were single and separate. He stated that we could
9 now apply it for the plaza and pick out individual, vacant units. There may be a
10 possibility of cutting the property taxes in half for 11 years. The savings in taxes could be
11 used for economic incentives to induce new leases. It requires a study. The Cook County
12 Economic Planning Office has to approve that study, with an introduction by the Cook
13 County Legislatures and approval by the Cook County Board. After a discussion with
14 President Jones today, Administrator Mekarski asked Teska & Associates to provide him
15 with a proposal to do that kind of analysis. He will then negotiate with Tony and John
16 Bizios to setup an Escrow Account, or approach the Board about some kind of shared
17 arrangement if the Board so desires. President Jones stated that we should proceed with
18 getting a proposal from Teska and bring it back before the Board.

19
20 **Private Water Wells** – Trustee Gibson inquired as to whether or not the Village has
21 gotten complete compliance from the residents in regard to private water wells within the
22 Village. President Jones suggested that Trustee Gibson contact John McDonnell about
23 that and he will follow-up with Mr. McDonnell.

24
25 **NEW BUSINESS:**

26
27 **Mailboxes at The Traditions** – Administrator Mekarski stated that the residents of The
28 Traditions have requested that their combined mailboxes be moved to individual or
29 quadrant boxes at each of the town homes. The Postmaster has no problem with it.
30 Administrator Mekarski stated that this is more of a request from The Traditions to the
31 Royal Bank of Canada.

32
33 Trustee Gibson inquired as to who is financially responsible for this. Administrator
34 Mekarski stated that it would be the Royal Bank of Canada and/or the Homeowners
35 Association. Administrator Mekarski stated that they are going to put a request in to the
36 Royal Bank of Canada and to their Homeowners Association. President Jones stated that
37 he wants The Traditions to know that the Village supports this. He also wants the
38 Postmaster, and the Royal Bank of Canada to know that the Village supports this.

39
40 **Washington, D.C. Trip in February** – President Jones stated that Trustees Pennington,
41 Meyers-Martin and Oliver have expressed an interest in going on the trip to Washington,
42 D.C. He believes that the Board should send all three Trustees. There was no objection by
43 the Board. President Jones would like the three Trustees to confirm with Administrator
44 Mekarski this evening, or tomorrow morning as to whether or not they still want to go.
45 The Trustees should book their own flight and then bring the invoice into the Village.

1 Administrator Mekarski stated that Lorraine could assist the Trustees with the travel and
2 hotel arrangements because she is looking in to that for him.

3
4 **RESIGNATIONS AND APPOINTMENTS:**

5
6 President Jones stated that he did not have any Resignations or Appointments.

7
8 **ADJOURNMENT:**

9
10 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to adjourn at**
11 **9:58 P.M.**

12 **Voice Vote: All Ayes Motion Carried.**

13
14 **Respectfully submitted by Faith Stine.**
15
16
17
18
19
20