

1                                   **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**  
2                                   **REGULAR MEETING OF THE BOARD OF TRUSTEES**  
3                                   **Held on July 28, 2008**

4  
5 The Regular Meeting of the Board of Trustees was held on Monday, July 28, 2008, at the  
6 Olympia Fields Village Hall and was called to order by President Jones at 7:30 P.M. The  
7 assembly recited the Pledge of Allegiance. The Clerk called the roll.

8  
9 Present: Trustees – Ormsby (arrived at 7:33 P.M.) Oliver, Pennington, Nale, and  
10                                   Meyers-Martin  
11                                   President Linzey Jones  
12                                   Village Clerk – Judi Kay Rangel  
13                                   Village Administrator – David Mekariski

14 Absent: Trustee Gibson

15  
16 **MINUTES:**

17  
18 **Motion by Trustee Pennington, second by Trustee Oliver to approve the Minutes of**  
19 **June 23, 2008, as presented.**

20 **Voice Vote:                   All Ayes (4-0)                                   Motion Carried.**

21  
22 **BILLS FOR APPROVAL:**

23  
24 President Jones reminded the Board, that the reason the figure for the bills to be approved  
25 seems so large, is due to the fact, there was only one Board Meeting held in the month of  
26 July. President Jones stated the figure listed on the agenda is the correct figure of the bills  
27 to be approved for payment.

28  
29 **Motion by Trustee Nale, second by Trustee Meyers-Martin to approve the payment**  
30 **of bills for July 28, 2008, in the total amount of \$308,082.56.**

31 **Roll Call:                       All Ayes (4-0)                                   Motion Carried.**

32  
33 (Trustee Ormsby arrived at 7:33 P.M.)

34  
35 **COMMUNICATIONS AND PETITIONS:**

36  
37 President Jones opened up Communications and Petitions at 7:34 P.M. President Jones  
38 was awaiting the arrival of State Representative Al Riley, to recognize Mr. Jack Kelly,  
39 one of the Village's long-time residents who passed away. President Jones stated that  
40 during the twelve years he has been Village President, Jack Kelly was stalwart in terms of  
41 supporting the Village's Finance Committee, and in terms of supporting the Village's  
42 insurance relationship with IRMA. President Jones stated he had the good fortune of  
43 being able to recognize Mr. Kelly for the Cook County Sheriff's Award this year.  
44 President Jones is sure that in years to come, Mr. Kelly will join the Village of Olympia  
45 Field's Hall of Fame. President Jones stated Jack Kelly was a wonderful man.

1 Trustee Pennington echoed President Jones comments regarding Mr. Kelly. Trustee  
2 Pennington stated six years ago when he became a member of the Finance Committee,  
3 Jack Kelly was the senior member of the Finance Committee. Trustee Pennington stated  
4 that Mr. Kelly's diligence to ensure that this Village was physically sound is without  
5 measure. Trustee Pennington went on to state that Mr. Kelly was a great finance person.  
6 He was a great member of this Village and he was a great gentleman. Trustee Pennington  
7 stated the two of them had a lot in common because they both worked in Risk  
8 Management for different companies, but they shared war stories about the insurance  
9 industry. Trustee Pennington stated Jack Kelly would be sorely missed on the Finance  
10 Committee.

11  
12 Trustee Nale echoed the sentiments stated by Trustee Pennington. Trustee Nale first met  
13 Mr. Kelly approximately three or four years ago when she became the Liaison to the  
14 Human Resource Committee. Mr. Kelly was her first contact with anyone dealing with  
15 Risk Management. Mr. Kelly mentored her in areas she was not familiar with. Trustee  
16 Nale stated that Mr. Kelly was a gentleman, a scholar, an intelligent person, and a family  
17 loving man. Trustee Nale stated Mr. Kelly spoke highly of his family all the time. Trustee  
18 Nale stated Mr. Kelly is commended for the service he has given to his community. He  
19 has given his time and talents. Trustee Nale will remember Mr. Kelly for his  
20 gentlemanliness and his help to her. Trustee Nale stated he was a great, great gentleman.

21  
22 Trustee Ormsby stated after she was appointed Trustee, Mr. Kelly mentored her in how to  
23 present a budget to the Finance Committee. She stated he was very, very serious about  
24 the Village, and he was very, very kind. Trustee Ormsby felt he was a "good" person.  
25 Trustee Ormsby stated Mr. Kelly was good for the Village and was a very good mentor.  
26 Trustee Ormsby stated she would miss him.

27  
28 Trustee Meyers-Martin stated she would miss Mr. Kelly. She met him approximately 10  
29 years ago through the South Suburban Mayors and Managers Association. Trustee  
30 Meyers-Martin stated Mr. Kelly was a wonderful person and very knowledgeable. The  
31 only time she got to work with Mr. Kelly at the Village, was when it was time to prepare  
32 the new budget. Trustee Meyers-Martin stated Mr. Kelly was a professional gentleman  
33 and she will miss him.

34  
35 **Recognition of Police Officers for Meritorious Service** – Trustee Meyers-Martin the  
36 Liaison to the Public Safety Committee stated honors were going to be given to a couple  
37 police officers. Chief Chudwin stated he wanted to recognize the superior work by the  
38 officers.

39  
40 **Recognition of the Installation of Ron Bonneau as President NENA (National**  
41 **Emergency Number Association).** Chief Chudwin stated that Ron Bonneau has been the  
42 Director of SouthCom for many years. As President of NENA, he deals directly with the  
43 Commissioners of the Federal Communications Commission, the Homeland Security  
44 Secretary, Law Enforcement, Public Agencies, as well as the Public Safety  
45 Communication Director in Washington, D.C. Chief Chudwin and Trustee Meyers-

1 Martin presented Ron Bonneau with a plaque in recognition of his installation as  
2 President of the National Emergency Number Association.

3  
4 Mr. Bonneau stated being President of NENA is being a volunteer. He stated a lot of the  
5 people that do the work are volunteers. Mr. Bonneau stated he would not have been able  
6 to do this without the support of Mayor Jones, as well as the support of the Mayors, the  
7 Village Managers, and the police and fire chiefs from Richton Park, Park Forest, and  
8 Matteson. He appreciates the support he has received since he became Director of  
9 SouthCom in 2001. Chief Chudwin stated he appreciates what Mr. Bonneau does.

10  
11 Chief Chudwin stated two officers were being honored this evening. Chief Chudwin  
12 stated there were a series of armed robberies occurring in the south suburbs for a few  
13 months. The Citations for Commander James Keith and Detective Mark Akiyama read as  
14 follows: "During the months of May and June, 2008, the south suburbs experienced  
15 numerous armed robberies that were committed by a serial robber. Four of these  
16 robberies occurred in the Village of Olympia Fields: At Walgreens, Speedway, and  
17 Valero. On June 27<sup>th</sup>, 2008, both Commander Keith and Detective Akiyama were of  
18 primary assistance in the investigation of the robberies as a member of a Task Force that  
19 was put together from South Suburban Police Departments affected by the suspect, and in  
20 the apprehension, arrest and charging of the suspects in ten robberies and two attempted  
21 robberies." The Commendation to Detective Akiyama reads as follows: "Detective  
22 Akiyama's extraordinary dedication and professionalism resulted in tangible and  
23 identifiable assistance to the public good. His actions, under difficult and dangerous  
24 circumstances reflect great credit upon Detective Akiyama and the Village of Olympia  
25 Fields. Detective Mark Akiyama conducted himself in the best tradition of Law  
26 Enforcement and the Village of Olympia Fields Police Department." Chief Chudwin  
27 stated it was Detective/Commander Keith's idea to form the Task Force.

28  
29 Chief Chudwin stated the Commendation for Detective/Commander Keith states as  
30 follows: "On June 27<sup>th</sup>, Detective Commander Keith developed information from a  
31 partial license plate number of the suspect's vehicle which ultimately led to the formation  
32 of a Task Force from South Suburban Police Departments affected by the suspect, and in  
33 the apprehension, arrest and charging of the same suspect. Commander Keith's  
34 extraordinary dedication and professionalism resulted in tangible and identifiable  
35 assistance to the public good. His actions, under difficult and dangerous circumstances  
36 reflect great credit upon Commander James Keith and the Village of Olympia Fields.  
37 Detective/Commander Keith conducted himself in the best tradition of Law Enforcement  
38 and the Village of Olympia Fields Police Department."

39  
40 Detective/Commander James Keith expressed his appreciation to Chief Chudwin, Trustee  
41 Meyers-Martin, the Village Board, and President Jones, for providing the police  
42 department with the tools necessary to do the job and complete the task.

43  
44 Chief Chudwin expressed his thanks to Officer Scott Metzger, Officer Garrick Amschl  
45 and Officer Kerrigan in capturing eight individuals involved in residential burglaries.

1 Chief Chudwin went on to recognize Commander Carl Frey, Officer Tom Henderson,  
2 and Officer Sean Barry.

3  
4 State Representative Al Riley read the House Resolution in honor of Jack Kelly as  
5 follows: "State of Illinois, Ninety-Fifth General Assembly, House of Representatives.  
6 House Resolution No. 1429 Offered by Representative Al Riley.

7  
8 **WHEREAS**, The members of the Illinois House of Representatives are saddened to learn  
9 of the death of John T. Kelly of Olympia Fields, who passed away on June 23, 2008; and

10  
11 **WHEREAS**, John T. Kelly was a close friend of State Representative Al Riley; they first  
12 met fourteen years ago when Mr. Kelly was serving with distinction on the Finance  
13 Committee of the Village of Olympia Fields and Representative Riley served as a Village  
14 Trustee and Finance Committee Chairman; and

15  
16 **WHEREAS**, John Kelly was the beloved husband of the late Helen, nee Kohout; the  
17 loving father of Brian, wife (Linda) and the late Kevin John; the cherished grandfather of  
18 Daniel and John; the dear brother of Patricia (Lee) Nufer and the late Mary (the late  
19 Joseph) Brennan; he is also survived by many loving nieces, nephews, relatives, and  
20 friends; therefore, be it

21  
22 **RESOLVED, BY THE HOUSE OF REPRESENTATIVES OF THE NINETY-**  
23 **FIFTH GENERAL ASSEMBLY OF THE STATE OF ILLINOIS**, that we mourn,  
24 along with his family and friends, the passing of John T. Kelly; and be it further

25  
26 **RESOLVED**, That a suitable copy of this Resolution be presented to the family of John  
27 T. Kelly as a symbol of our sincere sympathy.  
28 Adopted by the House of Representatives on July 15, 2008. Michael J. Madigan, Speaker  
29 of the House, Mark Mahoney, Clerk of the House of Representatives."

30  
31 State Representative Al Riley presented a copy of the Resolution to President Jones for  
32 his file. He also presented the Official Copy of the Resolution to President Jones to be  
33 given to Mr. Kelly's family. State Representative Al Riley stated that Mr. Kelly played a  
34 big part in the successful decisions that were made by the Finance Committee of the  
35 Village. He went on to say that Mr. Kelly will be missed, and that he would miss Mr.  
36 Kelly. President Jones expressed his appreciation to Mr. Riley for attending the meeting  
37 this evening, and for presenting the Resolution on behalf of Jack Kelly.

38  
39 State Representative Al Riley stated the Annexation Bill with respect to the Midwest  
40 Physicians Building passed through the House of Representatives. It is in Senate Rules  
41 right now. President Jones closed Communications and Petitions at 8:01 P.M.

42  
43 **FINANCE:**

44  
45 Trustee Pennington stated according to the agenda he is to report on the May 2008  
46 Financial Statements. However, he was informed the statements were incomplete. He

1 recommended that the matter be tabled to the next Board Meeting on August 25, 2008.  
2 At that Board Meeting he will give a full presentation of the May and June Financial  
3 Statements.

4  
5 **BUILDING:**

6  
7 Trustee Ormsby stated she did not have a formal report this evening.

8  
9 **PLANNING:**

10  
11 President Jones stated that Trustee Gibson was a little under the weather, and any cards or  
12 well wishes would be helpful. President Jones expects Trustee Gibson to be back with the  
13 Board within the month.

14  
15 President Jones stated Willie and Deloris Woods of 1033 Elliott Court are requesting a  
16 variance to allow a fence along the side yard that exceeds the maximum height allowed  
17 which is five feet. Mr. Woods would like to replace 55 feet of the fence with a six-foot  
18 high, shadow box style fence, and about 40 feet of it would be an eight foot high lattice  
19 type fence. The eight foot high section is for privacy from the neighbor when Mr. Woods  
20 uses his deck, which is about 30 inches above the ground. The Notice was posted on the  
21 property.

22  
23 Mr. Woods stated he wanted to improve on the fence that was already on the property  
24 when he purchased it. Their backyard is about three or four feet above ground. If they use  
25 their deck without a fence, they are looking right into the driveway of their neighbor, Mr.  
26 Lloyd. Mr. Lloyd uses his driveway as his patio. Mr. Woods presented President Jones  
27 with a signed Affidavit from Mr. Jimmy Lloyd stating that he agrees to the replacement  
28 of the five to eight foot privacy fence. The Affidavit will be made a part of the Variance  
29 Hearing.

30  
31 Trustee Ormsby requested clarification on the height of the fence. Mr. Woods stated the  
32 fence that is presently there is a six-foot high fence. The fence increases to eight feet high  
33 for the length of Mr. Woods deck which is approximately 10 feet, and then the fence goes  
34 back down to six feet high. A contractor would install the fence. Mr. Woods stated due to  
35 the fact lattice is more expensive, they may go with the shadow box style fence and have  
36 lattice put at the top of the fence for decoration. Trustee Meyers-Martin inquired as to  
37 whether or not the fence replacement impacted any other neighbors of Mr. Woods. Mr.  
38 Woods stated he lives on a corner lot and the only neighbor impacted would be Mr.  
39 Lloyd. The fence starts at the yard. President Jones stated the Board has a  
40 recommendation from the Building Commissioner to approve the variance. There were  
41 members of the public present in the audience, but no one wished to speak regarding this  
42 matter. President Jones closed the Hearing in regard to the Variance Request.

43  
44 **Motion by Trustee Oliver, second by Trustee Pennington to approve the Variance**  
45 **Request of Mr. and Mrs. Willie Woods of 1033 Elliott Court with respect to the**  
46 **fence at the rear of their yard.**

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

2  
3 President Jones stated the Building Commissioner would be notified that this was  
4 approved in order a Permit to be issued.

5  
6 **PUBLIC WORKS:**

7  
8 Trustee Oliver stated there are three items on the agenda. The first item is a  
9 recommendation for partial payment to the National Power Rodding Corporation in the  
10 amount of \$50,376.55 for the work performed in conjunction with the 2008 Sewer  
11 Maintenance Preparatory Cleaning and Internal Sewer Television Inspection.

12  
13 **Motion by Trustee Pennington, second by Trustee Nale to approve the payment of**  
14 **\$50,376.55 as partial payment to National Power Rodding Corporation under Job**  
15 **OLY125-2.**

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

17  
18 Trustee Oliver stated the second item on the agenda is the Education Commission  
19 Recommendations consisting of Ethics Guidelines and a Pledge. Trustee Oliver stated  
20 that Administrator Mekarski, in his capacity as Chairman Pro Tem of the Education  
21 Commission, has provided a Memo in the Board Packet regarding this matter.

22  
23 Administrator Mekarski stated the Educational Commission brought this matter before  
24 this Board. Commissioner Fred Veazey, who is also the President of the Parent Teacher  
25 Student Organization at Rich Central for District 227, brought the matter before the  
26 Educational Commission. Administrator Mekarski stated there has been a lot in the news  
27 regarding conflicts of interest throughout the various governing authorities in the State of  
28 Illinois, including School Districts. The Educational Commission is trying to set a tone  
29 for volunteerism and public service. The Commission did some research and came up  
30 with six principles they would abide by. They also have a Pledge that each of the  
31 Commission Members would sign, to ensure that when they vote, they are voting in the  
32 best interest of the public and avoiding any sense of conflict. It provides for a procedure  
33 that if there is a question about any conflict of interest, the matter can be reviewed with  
34 the Village Administrator's Office. The matter may also be forwarded to the Village  
35 President and/or the Village Attorney for a written opinion if necessary. The Commission  
36 would like to ensure transparency and accountability for all of its recommendations.  
37 Administrator Mekarski stated the Educational Commission is not a governing authority  
38 per se. However, it is an extension of this Board as an Advisory Board.

39  
40 President Jones stated the Ethics Guidelines as written are for Village Advisory Boards  
41 and Commissions. He does not have any objections to what is before him. He suggested  
42 that the Trustees, as Liaisons to other committees, review the Pledge and the Ethics  
43 Guidelines with their respective committees during the next 60 days, at which time it will  
44 be brought back before the Board for further discussion. President Jones inquired as to  
45 whether or not the documents had been reviewed by the Village Attorney with regard to  
46 the existing Village Ordinances, as well as the State Statutes. Administrator Mekarski

1 stated the Village Attorney had not reviewed the documents. President Jones stated if this  
2 applied to the Education Commission he would be inclined to have the Board approve the  
3 documents this evening, due to the fact they are a perfectly reasonable set of guidelines.  
4 Since this relates to all the Boards and Commissions in the Village, he feels it would be  
5 appropriate for the Trustees, as Liaisons to other committees, to discuss the documents  
6 with their respective committee members. President Jones suggested that the Human  
7 Resource Committee may want to look into this because they deal with policies and  
8 procedures. President Jones would like this matter brought back before the Board for a  
9 decision at the Board Meeting on September 22, 2008.

10  
11 Trustee Ormsby would like to have further discussion on the Memo at that time.

12  
13 **Ordinance #2008-10** - Trustee Oliver stated the last item on the agenda for Public Works  
14 is Ordinance #2008-10 – which is an Ordinance Amending Sections 8-17 and 8-67 of  
15 Article II, "Floodplain and Storm Water Management Code," of Chapter 8, "Drainage  
16 and Flood Control," of the Code of Ordinances of the Village of Olympia Fields on First  
17 and Second Reading. Trustee Oliver stated Administrator Mekarski provided a report in  
18 the Board Packet regarding this matter. Trustee Oliver stated this is a requirement by  
19 FEMA to upgrade the current Code of Ordinances as it relates to Floodplain and Storm  
20 Water Management.

21  
22 Administrator Mekarski stated the amendments that are proposed in this Ordinance are  
23 really to maintain the minimum requirements consistent with the requirements under the  
24 Federal Guidelines and Federal Statute. Administrator Mekarski stated that he, along with  
25 Baxter & Woodman, the Building Commissioner, and the Village Planner, would be  
26 reviewing the Ordinance in order to make more comprehensive amendments consistent  
27 with a new model Ordinance that FEMA has published for communities. Administrator  
28 Mekarski expects to have the comprehensive amendments before the Board within the  
29 next 90 to 120 days.

30  
31 President Jones stated the Ordinance ensures that the Village has adopted the minimal  
32 standards required by Federal Statute. President Jones stated once the Ordinance has been  
33 thoroughly reviewed, in all likelihood some of the provisions will be enhanced by the  
34 input from the Village Engineers and more stringent standards will be put in place.

35  
36 **Motion by Trustee Oliver, second by Trustee Pennington to approve on First and**  
37 **Second Reading, proposed Ordinance #2008-10, An Ordinance Amending Sections**  
38 **8-17 and 8-67 of Article II, "Floodplain and Storm Water Management Code," of**  
39 **Chapter 8, "Drainage and Flood Control," of the Code of Ordinances of the Village**  
40 **of Olympia Fields.**

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

42  
43 **HUMAN RESOURCES:**

44  
45 Trustee Nale stated there are four recommendations that will be presented at the next  
46 Board Meeting from the Human Resource Committee. The first recommendation is that a

1 Credit Union will be offered to the employees. The second recommendation is for CPR  
2 Training to be provided to the employees. The third recommendation will be to obtain  
3 training videos for different departments within the Village. The fourth recommendation  
4 will be to approve the goals of the Public Works Department.

5  
6 Trustee Nale stated the Safety Committee would be recommending two items for the  
7 Board to consider at the next Budget Hearings. The Safety Committee suggests that the  
8 Village purchase three Defibrillators. The Safety Committee would also like the Village  
9 to consider two cameras for the booking area.

10  
11 Trustee Nale stated Jim Peterson has taken care of the lighting on the outside of the  
12 building. She stated that Mr. Peterson changed the bulbs, which should illuminate more  
13 light and they should not burn out as frequently. Mr. Peterson has arranged the shutoff  
14 time for most of the lights at midnight.

15  
16 Trustee Nale stated that Jim Peterson has ordered door signs directing traffic in case there  
17 is a fire. That same sign would have instructions of where to go in case of a tornado.

18  
19 Trustee Nale stated the Department of Public Works scheduled a video in their  
20 department pertaining to "Electrical Hazards and How to Cope With Them."

21  
22 Trustee Ormsby inquired as to whether or not the door signs would be in the main area or  
23 common area at Village Hall. Trustee Nale stated they would be. Trustee Ormsby  
24 inquired as to whether or not Mr. Peterson had already ordered the signs. Trustee Nale  
25 was under the impression he did order four door signs. She stated they would be like the  
26 ones you see in a hotel. Trustee Ormsby's main concern was that those signs are readable.  
27 She stated it is emergency egress and sometimes the signs are not readable. Trustee  
28 Ormsby stated that Jim Peterson may have already thought about that. Trustee Ormsby  
29 stated if Mr. Peterson has not ordered the door signs yet, she would like to review the  
30 matter with him before he orders the signs. Trustee Nale stated she would check to see  
31 whether or not Mr. Peterson has already ordered the door signs, and she would inform  
32 Trustee Ormsby of the same.

33  
34 **PUBLIC SAFETY:**

35  
36 Trustee Meyers-Martin stated she has before the Board tonight for approval, Ordinance  
37 #2008-09, which is an Ordinance Amending Chapter 15, "Nuisances" by adding Article  
38 III, "Noise Abatement" to the Village of Olympia Fields Code of Ordinances on First  
39 Reading. Trustee Meyers-Martin stated she discussed this with Chief Chudwin because  
40 she thought maybe this would fall under something similar to Disturbing the Peace.  
41 However, there is no Disturbing the Peace Ordinance per se. Trustee Meyers-Martin  
42 stated Chapter 15 "Nuisances," comes under Disorderly Conduct. She stated there wasn't  
43 anything addressing the items that are covered under this amendment pertaining to Noise  
44 Abatement, which covers loud music, and construction noise.

45

1 President Jones stated neither the police department nor the building department has  
2 anything on the books to deal with loud noise, which is mainly loud music. He stated it  
3 doesn't come up very often. Trustee Meyers-Martin stated Disorderly Conduct does not  
4 address that. President Jones stated Park Forest uses this Ordinance and it has been  
5 upheld in Court. Trustee Meyers-Martin stated in her discussions with Chief Chudwin,  
6 Chief Chudwin wanted clarification as to what the penalties would be. President Jones  
7 stated the penalties are designed to bring the matter into the Local Court of Adjudication.  
8 President Jones stated the fine structure is what is applicable to Property Code Violations.  
9 President Jones believes the minimum fine is \$50.00, however, it can be as much as  
10 \$500.00.

11  
12 **Motion by Trustee Meyers-Martin, second by Trustee Oliver to approve proposed**  
13 **Ordinance #2008-09 on First Reading.**

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

15  
16 Trustee Meyers-Martin stated the RedFlex camera installation is proceeding at Route 30  
17 and Crawford. They have begun the Permit phase for the RedFlex installation at Route 30  
18 and Orchard. Trustee Meyers-Martin stated the hope is to have the cameras up and  
19 running by early fall.

20  
21 Trustee Meyers-Martin stated a Public Safety Meeting has been scheduled for August 19,  
22 2008.

23  
24 Trustee Meyers-Martin stated on July 14, 2008, the Olympia Fields Park District held a  
25 community fest entitled "Party in the Park." Trustee Meyers-Martin stated as Liaison to  
26 the Olympia Fields Park District, she did not become aware of the event until six days  
27 before it was to occur. There were no flyers to promote the event. It was only listed in the  
28 Park District's Booklet. There was no Board Meeting between the time Trustee Meyers-  
29 Martin was notified of the event, and the actual event, wherein Trustee Meyers-Martin  
30 could have announced the event at a Board Meeting. Trustee Meyers-Martin has a  
31 meeting scheduled with the gentleman in charge of the events at the Park District, in an  
32 attempt to obtain better communication between the Village and the Olympia Fields Park  
33 District.

34  
35 Trustee Oliver stated the "Party in the Park" held at Bicentennial Park was not well  
36 attended. In addition, Trustee Oliver stated there was an event at Sergeant Means Park,  
37 which included wine tasting, a movie for the children, and a jazz band, and that was not  
38 well attended.

39  
40 President Jones stated the lack of communication on the part of the Park District with the  
41 Village has been going on for many months now. He spoke with the President of the Park  
42 District Board, and she assured President Jones that the communication problems would  
43 be corrected. President Jones suggested that Trustee Meyers-Martin not only speak with  
44 the gentleman in charge of the events at the Park District, but she should include the  
45 Executive Director in the meeting as well, in order for them to discuss how the Park

1 District communicates with the Village, and how the Village can assist the Park District  
2 in publicizing their events.

3  
4 President Jones stated there needs to be direct communication with Trustee Meyers-  
5 Martin, as the Liaison to the Park District. President Jones stated the Executive Director  
6 should have direct communication with Administrator Mekarski. President Jones would  
7 like the residents of Olympia Fields to be able to take advantage of the events at the Park  
8 District. He feels it is not enough to have the events listed in the Park District Booklet.  
9 President Jones asked Trustee Meyers-Martin to report to the Board on the outcome of  
10 her meeting with the Park District at the next Board Meeting.

11  
12 President Jones stated the residents are enjoying the Park District events held at the Old  
13 Village Hall.

14  
15 Trustee Oliver inquired of Trustee Meyers-Martin as to whether or not the police  
16 department received the Asset Forfeiture Payment in the amount of \$162,688.00. Trustee  
17 Meyers-Martin stated that money had been received.

18  
19 **REPORT OF VILLAGE ADMINISTRATOR:**

20  
21 Administrator Mekarski stated the first item on his agenda is the Professional Service  
22 Agreement between the Village of Olympia Fields and BDI/Teska for the completion of  
23 all work elements associated with the Lincoln Highway/Western Avenue Commercial  
24 Corridor Analysis. Administrator Mekarski stated the Village received a \$30,000.00  
25 Grant from the Department of Commerce and Economic Opportunity (DCEO). This  
26 Grant was awarded to the Village in partnership with the City of Chicago Heights.  
27 \$10,000.00 would be donated from Currie Motors. This money will be used to come up  
28 with marketing strategies to help rebuild and retool the Corridor. This area includes the  
29 former Harold Motors site as well as commercial properties in Chicago Heights. The  
30 Board Packet contains the scope of the Service Agreement prepared by BDI and Teska.

31  
32 Administrator Mekarski stated later in the month there will be a breakfast meeting with  
33 other landowners, including the new property owners for the Olympia Corners Property,  
34 the Jewel/Osco Plaza, as well as the owners of the old Dominick's property in Chicago  
35 Heights.

36  
37 **Motion by Trustee Oliver, second by Trustee Meyers-Martin to authorize the**  
38 **Village President to enter into a Professional Service Agreement with Business**  
39 **Districts Incorporated (BDI and Teska Associates) for the completion of all work**  
40 **elements associated with DCEO Grant No. 07-203777, The Lincoln**  
41 **Highway/Western Avenue Commercial Corridor Analysis in conjunction with the**  
42 **City of Chicago Heights; further authorizing the Village Administrator to release**  
43 **contractual options as contained within the Agreement as Private Funds from**  
44 **landowners and commercial interests within the Corridor become available.**

1 President Jones stated the Village has worked with BDI and Teska in connection with a  
2 number of analyses.

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

4  
5 Administrator Mekarski stated the second item on his agenda is to setup a Steering  
6 Committee relative to this Grant. The Steering Committee would provide oversight to the  
7 consulting team, and give some policy recommendations on some of the land use and site  
8 plan alternatives that may be developed for the Chrysler site, for the Dominick's property  
9 in Chicago Heights, and for redevelopment of Olympia Corners. Administrator Mekarski  
10 stated the City of Chicago Heights is going forward with a similar Motion with their  
11 governing authority. They are recommending members from their City Council and/or  
12 their Plan Commission, and two or three respective landowners within the Corridor.

13  
14 **Motion by Trustee Meyers-Martin, second by Trustee Ormsby to nominate and**  
15 **appoint the following Olympia Fields Representatives to the Lincoln**  
16 **Highway/Western Avenue Commercial Corridor Steering Committee consisting of**  
17 **two groups. For Municipal Representatives to appoint on a rotating basis Trustees**  
18 **Kelvin Oliver, Susan Ormsby, and Carolyn Gibson with the caveat that only two of**  
19 **those individuals may attend any one meeting at a given time. For the Commercial**  
20 **interest to appoint Matt Creen of Currie Motors; Frank Schwab of Schwab Realty**  
21 **& Development, and representatives from Central Properties Group, which is the**  
22 **proposed buyer of the Harold Motors Chrysler Properties.**

23 **Voice Vote: All Ayes (5-0) Motion Carried.**

24  
25 Administrator Mekarski stated the third item on his agenda is one of the remaining  
26 elements to be completed to achieve construction of the new proposed CVS Pharmacy to  
27 be located on Olympian Way and Lincoln Highway. This will include a future  
28 development called the "Gateway Development." That development will include 12,000  
29 to 13,000 square feet of ancillary retail; two, 6,000 square foot pads for possible franchise  
30 restaurant use; and a 4,000 to 5,000 square foot pad for a bank building. There will be a  
31 future dedication of the woodlands to the Park District.

32  
33 Administrator Mekarski stated what is before the Board tonight is to setup a Sewer  
34 Agreement with the Village of Matteson. The Hawthorne Hills sewer currently does not  
35 have adequate capacity to service this development. That will be remedied as part of this  
36 year's Sanitary Sewer contract that is currently with Robinson Engineering. There will be  
37 reconstruction of the sewers in Graymoor and Hawthorne Hills. Once the reconstruction  
38 of the sewers in Hawthorne Hills is complete, there will be adequate sanitary sewage  
39 flow. In the interim, the Village is asking to connect to the Village of Matteson's sewer  
40 line. The Village of Olympia Fields collects the full cash escrow from the developer for  
41 the customary sewer fees that Matteson charges, plus an Administrative Fee. That money  
42 is deposited into an account in Olympia Fields. The Village of Matteson will bill the  
43 Village of Olympia Fields, and the Village of Olympia Fields will reimburse the Village  
44 of Matteson with the monies contained in escrow. There is no upfront cost and no  
45 budgetary impact. It is anticipated the Agreement will last two to three years. This will  
46 cover the time for the reconstruction of the sewers in Hawthorne Hills, as well as

1 allowing the Gateway Development time to extend the sewer line along the site going  
2 towards Speedway to connect up to Hawthorne Hills.

3  
4 President Jones stated this is only for the benefit of the CVS Development. This will  
5 allow the CVS Pharmacy to be built.

6  
7 **Motion by Trustee Ormsby, second by Trustee Oliver to authorize the Village**  
8 **President to enter into an Agreement to provide an interim connection to the Village**  
9 **of Matteson's Sanitary Sewer System to accommodate the proposed CVS Pharmacy**  
10 **located at the northwest quadrant of Lincoln Highway and Olympian Way.**

11  
12 Trustee Nale inquired as to whether or not the residential component to that plan includes  
13 the apartments that are being planned. President Jones stated the developer may want to  
14 use what buildable land is available to him north of the CVS to put in two condominium  
15 buildings. President Jones stated there is a Concept Plan. President Jones reminded the  
16 Board that the only thing the Board has approved is the CVS Pharmacy. The rest of the  
17 development is subject to Plan Commission and Board approval.

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

19  
20 Administrator Mekarski stated the next item on his agenda is something that was  
21 forwarded by "For the Good of Illinois," a citizen based advocacy group. He stated it also  
22 relates to Part B of the Memorandum from the Educational Commission. Part B of the  
23 Memorandum was laying out a Transparency Resolution, wherein the Educational  
24 Commission was asking this body to recommend to all six of our School Districts that  
25 they adopt a process wherein the Bills for Approval not only be distributed to the public  
26 at the meetings, but that they be published in advance of the meeting on the school Web  
27 Page. Administrator Mekarski stated the other matter regarding the Ethics Guidelines of  
28 the Educational Commission would be back before this Board at the September 22, 2008,  
29 Board Meeting. He suggested that this matter be continued to then as well to give the  
30 Trustees time to review the same.

31  
32 "For the Good of Illinois" is asking the Village Board to consider placing the Village's  
33 Bills for Approval on the Village's Web Site. Administrator Mekarski stated that  
34 President Jones felt this matter should be referred to the Finance Committee for  
35 consideration.

36  
37 President Jones stated the Resolution has to be reviewed by the Finance Committee.  
38 President Jones stated that Cindy Saenz has to review the Resolution from a technology  
39 standpoint to find out what impact, if any, there would be to have this information loaded  
40 on the Web Site, and to find out how it could be searchable on the Web Site. President  
41 Jones would like this matter brought back before the Board, at the Board Meeting on  
42 September 22, 2008.

43  
44 Administrator Mekarski requested that the Finance Committee review Part B of the  
45 Educational Commission Memorandum asking for a Transparency Resolution that the six  
46 School Districts adopt a process wherein the Bills for Approval not only be distributed to

1 the public at the meetings, but that the Bills for Approval be published in advance on the  
2 school Web Site.

3  
4 Administrator Mekarski stated Madison Homes, the developer of the Olympia Club  
5 Luxury Condominium Project located at 203<sup>rd</sup> Street adjacent to the Metra Station, are  
6 requesting the use of the Village's one acre lot going east towards the Metra Facility on  
7 203<sup>rd</sup> Street, to construct a sales trailer and parking bay sometime in August or early  
8 September for the sales of the condominium units. Madison Homes would like to extend  
9 the lease for two, to two and a half years, in exchange for existing improvements and  
10 future improvements. When the need for a sales trailer is no longer needed, the lot would  
11 be left in an improved state to create a neighborhood "pocket-park." The Village would  
12 anticipate full grading of the site, high quality topsoil, and seeding with high quality seed.  
13 At the end of the lease term, the stone parking lot would be removed. There would be a  
14 walkway with pedestrian benches, some canopy trees, and some perennial vegetation.  
15 The developer would have to work with the Beautification Committee on a Landscape  
16 Plan. The Village Attorney has indicated the value for the land is approximately \$500.00  
17 a month. President Jones inquired of Trustee Ormsby, who is a member of the  
18 Beautification Committee, as to whether or not she has had a chance to look into this.  
19 Trustee Ormsby stated she has not had an opportunity to do so.

20  
21 Trustee Meyers-Martin stated she had several questions. She stated the aerial view tells  
22 her nothing, and the Memo really doesn't tell her a whole lot. Trustee Meyers-Martin  
23 stated the Memo states: "I can live with a gravel lot." Trustee Meyers-Martin inquired as  
24 to who can live with a gravel lot. She has no idea from the information provided to her.  
25 Her concern was if Madison Homes is anxious to have the sales trailer available in  
26 August, she felt they should have provided a picture of what they were going to do.  
27 President Jones stated Trustee Meyers-Martin's point was well-taken.

28  
29 Trustee Nale inquired as to the height of the sales trailer. She inquired as to whether or  
30 not they were going to put the trailer on a platform, and if so, how high would that raise  
31 the trailer up. President Jones suggested that Trustee Nale and Trustee Ormsby meet with  
32 Administrator Mekarski and discuss the concerns regarding this matter. President Jones  
33 instructed Trustee Meyers-Martin to jot down her concerns as well. Trustee Ormsby  
34 inquired as to whether or not Trustee Gibson is aware of this. President Jones stated she  
35 is not aware of it. Trustee Ormsby stated she would want to have a discussion with  
36 Trustee Gibson about this as well.

37  
38 President Jones stated the Village does not want a trailer out there that looks like the one  
39 in Traditions. He stated that would not be allowed at 203<sup>rd</sup> Street. Trustee Pennington  
40 inquired as to what is being done to market the site now. Administrator Mekarski stated  
41 there is currently no on-site location. They could use one of the single-family homes in  
42 Olympia Club. Administrator Mekarski stated he wanted to bring it before the Board to  
43 find out if the Board wanted to contemplate the leasing of this public land for temporary  
44 use, and whether or not the idea of the creation of a "pocket-park" is a reasonable  
45 component in lieu of cash.

1 President Jones stated at the time this lot was acquired, the Village had originally thought  
2 a Municipal Facility would be built on the site. The other lot that the Village owns is west  
3 of this lot at 203<sup>rd</sup> and Kedzie. Commercial Development could be placed on those two  
4 lots down the road. In the meantime, President Jones does not see a problem with the lot  
5 being used for a sales trailer, and then being used as a "pocket-park" as long as all the  
6 standards are met. He inquired of the Trustees as to their feelings on the matter.  
7

8 Trustee Pennington stated he is not adverse to having an interim use there. He feels if  
9 income can be generated off the lots, the Village should explore that. He feels the Board  
10 has to be diligent on the type of structure that goes on that property, especially if the  
11 Village is giving the developer a lease. Trustee Pennington stated it is land that the  
12 Village could perhaps generate some short-term income off of. President Jones stated we  
13 rent it, and we get rental payments and there is probably minimal things done to the  
14 property, or the Village enters into an Agreement where we obligate the developer to  
15 make certain improvements which cost cash and they are making improvements to the  
16 property.  
17

18 Trustee Ormsby stated that property is the gateway for the train station and it is an  
19 unattractive site right now. It is across from the Village's very pretty Metra lot. She feels  
20 if there are standards in place and the developer improves that site tremendously, then it  
21 is a win-win situation for the Village. Trustee Ormsby stated the Village has a vested  
22 interest in the condos being built. She wants it to keep within the integrity of the area.  
23

24 Trustee Meyers-Martin stated she is not adverse to the developer having the sales trailer  
25 there. She is in agreement with Trustee Ormsby that the Village has to know what the  
26 trailer will look like. She feels it is a great idea for the developer to improve the site with  
27 the landscaping and the other things they have proposed. Trustee Meyers-Martin stated  
28 when the developer first discussed the condominiums; the developer was going to put  
29 landscaping close to Kedzie. That was going to be done before they started building the  
30 first building, because by the time they were ready to build the fourth or fifth building,  
31 they wanted the landscaping to be mature. She hasn't seen anything being done there at  
32 all. President Jones stated they have not started anything on the parcel; other than some  
33 dirt was brought there about a year ago. President Jones stated those are commitments  
34 that are already in the PUD Agreement that Trustee Meyers-Martin is referring to.  
35

36 President Jones stated if the rental fee for the property is \$500.00 a month, and if the  
37 trailer is there for three years, the Village would collect \$18,000.00. He is sure the  
38 improvements the Village would want to see on that site would come very close to that  
39 amount, if not more than that. Trustee Ormsby and Administrator Mekarski will meet  
40 with Trustee Gibson regarding this matter. If there are meetings that Trustee Gibson will  
41 not be able to attend, President Jones suggested that Trustee Nale and Trustee Meyers-  
42 Martin be notified so that one of them could attend the meeting. President Jones would  
43 like this matter before the Board for a decision at the Board Meeting on September 8,  
44 2008.  
45

1 Administrator Mekarski stated the next item on his agenda is a report regarding the  
2 Traditions Code of Compliance update. Administrator Mekarski stated the Village  
3 received a Thank You Card from approximately 30 residents of the Traditions. It states:  
4 "Thank you for making the Traditions a more attractive and enjoyable place to live. We  
5 greatly appreciate your repairing the potholes in our streets and cutting the grass on our  
6 empty lots. With love from the residents of the Traditions at Olympia Fields."

7  
8 Administrator Mekarski stated the Village has tried to work with the residents there. They  
9 have their current developer. There may possibly be a bank takeover with a new  
10 developer to finish the build out. The Board received in their packet a Memo from Jim  
11 Peterson and Joe Alexa dated July 25, 2008, stating that a number of improvements have  
12 been accomplished. To date, there are six items outstanding. Mr. Alexa and Mr. Peterson  
13 have met with the Property Managers who are responsible for the property to the  
14 Association. The biggest problem with enforcement is getting the attention by Arquilla  
15 Builders. There are some discussions with ongoing Bankruptcy proceedings of the  
16 current developer. The correspondence from the Village Attorney requiring the final lift,  
17 or the final paving to take place has been unanswered. Administrator Mekarski stated  
18 there are back taxes on the Club House. The Club House is coming up for auction/sale. A  
19 letter was provided to the residents from the Village Attorney stating that if the Club  
20 House was purchased, it could only be operated as a Club House for the residents.  
21 Administrator Mekarski included in the Board Packet correspondence about some liens  
22 on the Club House, and he included the original Code Compliance letter of June 12,  
23 2008.

24  
25 President Jones stated the Village would stay on top of this matter. At some point, the  
26 Village may file a lawsuit against Arquilla.

27  
28 Administrator Mekarski stated there is a running blog about Bizios Fresh Market. The  
29 Board Packet contains three pages of favorable comments from residents of Markham,  
30 Homewood, Chicago, and Park Forest regarding Bizios Market.

31  
32 Administrator Mekarski also provided the Board with a copy of the article Tom Houlihan  
33 submitted to the Southtown Star entitled "In south suburbs, diversity not just a fuzzy  
34 catchword." He also has copies of the article for any members of the audience. The article  
35 reads in part: "For the last couple of months, we've all been talking about the new grocery  
36 store, Bizios, in Olympia Fields. It's less than a mile from our house. The storeowners  
37 wanted to create a similar experience to Whole Foods or Trader Joe's; personally, I think  
38 it's better than those chain operations. Also, I've never been in such a color-blind  
39 establishment. We all stand at the spacious deli counter, commenting on the array of  
40 salads and take-out foods. Everyone is smiling and nobody is paying any attention to the  
41 fact we're "different," at least in a racial sense. We're all lined up to buy wonderful food."

42  
43 **REPORT OF VILLAGE PRESIDENT:**

44  
45 President Jones stated he would pass on that.

46

1 **UNFINISHED BUSINESS:**

2  
3 President Jones stated in the Board Packet is a Memo from Cindy Saenz regarding the  
4 Monday Night Schedule. He stated it is time to order new stationery, and that is one of  
5 the reasons the Board held off on making a decision regarding the Village Hall hours on  
6 Monday evening. President Jones stated it is time to make a decision on whether or not  
7 Village Hall should remain open until 7:30 P.M. on Monday evenings. He stated it is a  
8 safety issue. The Administrative Clerk that is there at 7:30 P.M. is the only employee in  
9 Village Hall after 6 o'clock. The window is open until 3:00 P.M. Tuesday through Friday.  
10 There have been no inquiries at the window on Mondays after 3:00 P.M. President Jones  
11 stated as a compromise, he suggests leaving the window open until 6:00 P.M. on Monday  
12 which is consistent with the time the Administrative Clerk at the police department  
13 leaves. President Jones feels it is a waste of resources to keep Village Hall open past 6:00  
14 P.M. on Monday evenings. Trustee Pennington stated it is an energy saver as well. There  
15 being no objection by the Trustees, Village Hall will be open until 6:00 P.M. on Monday  
16 evenings.

17  
18 Trustee Pennington inquired as to the outcome of the International Bike Race that was  
19 held on Sunday, July 13, 2008. Administrator Mekarski stated he was out-of-town at that  
20 time, but he heard it was very successful. There was moderate attendance. The Metra Lot  
21 was utilized for parking. One of the biker's fell during the race and was slightly injured  
22 and needed the ambulance. Vehicles were parked inappropriately at the entrance of the  
23 Olympia Club Subdivision, which made it difficult for the emergency vehicle to have  
24 access to the injured biker. Administrator Mekarski stated the group needs a little bit  
25 more control. The residents and officers Administrator Mekarski spoke to, said it was a  
26 real phenomena and a pleasure to watch. Richton Park held the race on Monday, July 14,  
27 2008, and photos of that race are available at the Village of Richton Park's Web Site.  
28 Administrator Mekarski stated the Bike Club did appreciate working with the developer,  
29 and being able to demonstrate that the race could be a nice asset for the area.

30  
31 **NEW BUSINESS:**

32  
33 President Jones stated in the Board Packet there is a letter from Central Baptist Church.  
34 The church will be holding their "Taste of Olympia Fields" event on August 9, 2008.  
35 Administrator Mekarski stated this event would not impact traffic or public safety.  
36 Administrator Mekarski spoke with Mr. Peterson regarding this event, and it was the  
37 opinion of the Building Commissioner that there was no need for a formal Permit for the  
38 event. President Jones does not see any reason why the Village could not advertise the  
39 event, however, he is going to double-check that with the Village Attorney.

40  
41 **Motion by Trustee Pennington, second by Trustee Ormsby to approve a**  
42 **Proclamation for the American Cancer Society "Relay for Life."**

43 **Voice Vote All Ayes (5-0) Motion Carried.**

44

1 Trustee Nale stated in the Board Packet was a Commendation for the Public Works  
2 Department. President Jones stated that was from James Mallette thanking the Public  
3 Works Department for their assistance in removing a tree on Elliott Court.

4  
5 President Jones stated the Village did submit for nomination Teska Associates and BDI,  
6 Inc. for the 2008 APA-IL Award, which is the American Planning Association of Illinois,  
7 for the work they did in conjunction with the Village's Administrative Team for the  
8 project entitled "Village of Olympia Fields Retail Marketing Strategy and Site  
9 Development Action Plan." Recognition will be given to the winning nominations on  
10 October 30, 2008, in Champaign, Illinois. President Jones expressed his thanks to  
11 Administrator Mekarski for his work in submitting the nomination.

12  
13 **RESIGNATIONS AND APPOINTMENTS:**

14  
15 President Jones stated he has no resignations and appointments.

16  
17 **EXECUTIVE SESSION:**

18  
19 **Motion by Trustee Pennington, second by Trustee Oliver to enter into Executive  
20 Session at 9:29 P.M.**

21 **Voice Vote: All Ayes (5-0) Motion Carried.**

22  
23 **Motion by Trustee Ormsby, second by Trustee Oliver to return to Open Session at  
24 9:52 P.M.**

25 **Voice Vote: All Ayes (5-0) Motion Carried.**

26  
27 **ADJOURNMENT:**

28  
29 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to adjourn at  
30 9:52 P.M.**

31 **Voice Vote: All Ayes (5-0) Motion Carried.**

32  
33 **Respectfully submitted by Faith Stine.**

34