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MINUTES OF THE VILLAGE OF OLYMPIA FIELDS
REGULAR MEETING OF THE BOARD OF TRUSTEES
Held on August 25, 2014

10 The Regular Meeting of the Board of Trustees was held on Monday, August 25th, 2014, at the
11 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
12 Martin at 7:02 P.M. The assembly recited the Pledge of Allegiance. Village
13 Administrator/Village Clerk David A. Mekarski called the roll.

14 Present: Trustees – Gibson, Nale, Oliver, Byrd, and Waite
15 Village President Debra Meyers-Martin
16 Village Administrator/Village Clerk, David A. Mekarski

17 Absent: Trustee Hudson (Due to personal leave).

18 **CANCELLED – Public Hearing Annexation Agreement – Advocate Health Care Facility –**
19 **Public Hearing Requirement Moot** – Village President Meyers-Martin stated that we do have a
20 Revised Agenda. She hoped that everyone picked up the Revised Agenda on the table. Village
21 President Meyers-Martin stated that Item Number 2 on the Agenda spoke to a cancelled Public
22 Hearing regarding an Annexation Agreement for Advocate Health Care. It was regarding the
23 expansion of their parking lot. Currently, they valet park cars across the street at the gas station
24 incurring a lot of danger in crossing Vollmer Road back and forth. They have asked that they
25 annex the property next to them in order to expand their parking.

26 Village President Meyers-Martin stated that after consulting with the Village Attorney the
27 Village discovered that it did not have to have a Public Hearing in order to accomplish that
28 Annexation. That Public Hearing has been cancelled. She stated that if anyone came to speak
29 regarding the Annexation of that land for parking, we can suspend the rules and you can come
30 forward and speak to that now. There were members of the public in the audience; however no
31 one wished to address the Board regarding the Annexation of the property.

32 **Presentation – Camiros/Chicago Metropolitan Agency of Planning – Town Center Plan –**
33 **Final Draft** – Village President Meyers-Martin stated that we will move onto Item Number 3
34 which is the presentation from Camiros regarding the Town Center located at 203rd Street and
35 Kedzie Avenue. The Village held a Town Hall Meeting some months ago in the hopes that
36 residents would come out and give their input regarding the Town Center, what they wanted to
37 see, what they didn't want to see, what the Village had included, and what the Village did not
38 include that perhaps should have been there. The Town Hall Meeting was very well-attended.
39 She stated that from the public comments that were provided at that time, Camiros has now
40 brought to us a Final Draft of the Town Center.

41
42 Village President Meyers-Martin stated that the subject came up at the Town Hall Meeting that
43 people thought that we were going to have shovels ready and the Village was going to start doing
44 these plans immediately. She stated that is not true. Another thing that came up was tax monies
45 being spent for this project. That was not germane to the discussion. The purpose of having the
46 Town Hall Meeting was to get input from the residents. The Village hears over and over again
47 from the residents that the Village never asks the residents what they would like to see. This
48 gives us a piece to our Comprehensive Plan for the land use for that space. If you don't have a

1 plan, anybody can come and do anything with that land. You have to have a Comprehensive Plan
2 in place to provide guidelines to you for your land use. The Village received a Grant in order to
3 do that. She stated that Drew from CMAP is here and was very instrumental in the Village being
4 able to work with Camiros to do this plan.

5
6 Administrator Mekarski stated that this won't be the last opportunity that folks can deliberate on
7 the plan. This is concluding the formal process with the Chicago Metropolitan Agency of
8 Planning and our consultants, Camiros, and the Board. The Board will be asked to pass a Motion.
9 The Motion would refer this item to the Planning Commission for formal consideration as a
10 "Special Area Plan" to our Comprehensive Plan. Under State Statute they would have to conduct
11 their own Public Hearing following some deliberations with the consultants regarding the plan.
12 They would then pass on a recommendation to the Board of Trustees, and the Board of Trustees
13 would pass a formal Motion adding it to the Comprehensive Plan that all future development
14 proposals would be weighed against that adopted plan. There will be plenty of opportunity over
15 the next few months for additional comments. If the residents would like to get copies of the plan
16 the Village can accommodate you. The Village can send the residents a link so that they can
17 download the plan to their computer and review it at their leisure.

18
19 Village President Meyers-Martin stated that there will be a Public Hearing after the presentation
20 and we will invite public comment to that.

21
22 Mr. Adam Rosa thanked everyone for coming this evening. They have a lot of exciting things
23 that they want to show the residents from their last year of work. A lot of the members of the
24 Steering Committee are here tonight. They were instrumental in guiding the Town Center
25 process.

26
27 Mr. Rosa stated that he is going to give a quick review of the plan and where it stands today, and
28 some of the key elements. Mr. James will talk about implementation, funding, and how to get
29 this moving from just a plan to something that can realistically take shape. The Town Center is
30 important because it is a visible indicator of community pride, health, heritage and history. It
31 represents what Olympia Fields is all about. This will be the first place that visitors see when
32 they come off of the train. It will be the first place that introduces people to Olympia Fields. It
33 will be an asset in the effort to recruit and keep residents, businesses and visitors in the
34 community. It is a place for everyone to come together. It is a place for the Christmas Tree
35 during the holidays. It is a place to come together on the 4th of July for the fireworks. It is a
36 gathering place for the community. They heard from the Steering Committee over and over that
37 the Village needs a central space that we can come together and it can be the living room of our
38 community.

39
40 Mr. Rosa stated that the Town Center Study Area is Vollmer Road on the north, 203rd Street on
41 the south, Kedzie Avenue on the west, and the Metra Line on the east with the Olympia Fields
42 Country Club on the other side of the Metra Line. The area they are focusing on is not a blank
43 slate. We have the Olympia Club neighborhood. We have the Lakes of Olympia neighborhood to
44 the north. There has been some proposed development there. We have parking for the Metra
45 Station. Everything needs to come together. We need to respect the established neighborhoods
46 and try to create something that is a greater whole of all of these parts.

47

1 Mr. Rosa stated that Drew from CMAP is here. They have a Regional Plan called the “Go to
2 2040 Plan.” This establishes a vision for the Chicagoland Region. The “Go to 2040 Plan” says
3 that we need to support transit, walking and bicycling. We need to support a range of housing
4 options for folks. Environmental protection is important. Access to green space is important. And
5 design, aesthetics, and local character in each of the communities within the CMAP area are very
6 important to the regional strategy.

7
8 Mr. Rosa stated that the overall intent of the Plan is really four things: 1. To create a framework
9 for future mixed-use development in the Town Center area; 2. To enhance the identity of
10 Olympia Fields, to take what makes Olympia Fields special and bring it to the forefront through
11 the creation of a walk able Village like environment; 3. To help complete the Olympia Club
12 neighborhood through in-fill residential with the vacant properties in the center of the Town
13 Center site; 4. To enhance connectivity to unify the various portions of the site and the Village
14 itself. This is all about how do I walk to the train station? How do I walk to the Town Center?
15 How can I ride my bike? How can I drive easily? How can I connect into the Metra Station and
16 the Town Center as a whole? We have been going through about a year-long process. There are
17 about six phases. Today we are at the Final Plan Phase. We are here to present the Draft Final
18 Plan. We want to get your comments, and feedback, and hear what you have to say about all of
19 the hard work that has been done and put into this process.

20
21 Mr. Rosa stated that we started with three different alternatives of the Plan. We looked at
22 different ways of organizing the site. Mr. Rosa presented a diagram which is the Final Plan for
23 the Town Center. We want to unify the entire site. Today you have Lakes of Olympia to the
24 north. The Olympia Club neighborhood is in the middle. You have the Metra parking and the
25 Post Office on the south.

26
27 Mr. Rosa stated that we thought about the highest degree of change at the south. The Metra
28 Station is on the right side. The Post Office is there. You have the large Metra Parking Lot.
29 There is a large detention pond just north of the parking lot today. That is the key part of their
30 plan. The major crossroads on the left side is Kedzie and 203rd Street. They looked at how to
31 bring nature into the site. They wanted to show that Olympia Fields is a green community. They
32 thought about making the detention pond someplace special. He stated that you could have a path
33 all the way around the detention pond. You could have a fountain in the middle. There would be
34 a place for people to come together, hang out, and watch fireworks and that sort of thing. There
35 could be new development around it like a Community Center. There could be a restaurant
36 where you could sit outside and eat overlooking the water, or you could have retail next to the
37 detention pond.

38
39 Mr. Rosa believes that they can reconfigure the Metra Lot and add more spaces, and improve
40 circulation and improve the entire area there. On the left side, if you look at the corner of Kedzie
41 and 203rd Street, they thought about the idea of a Village Square. You see this in a lot of smaller
42 communities where the Village or the town is organized around a small square and this is a place
43 where people can come on a nice day and hang out. It is a place that is activated by residential
44 and retail uses. In the center are some multi-family and mixed-use development geared towards
45 current and future residents of the Village.

46
47 Mr. Rosa showed before and after shots of the corner of Kedzie and 203rd Street. Today you have
48 a vacant lot that leads down to the Metra parking area. What has been envisioned is a Village

1 Square. He stated that around it you would have three to four-story, mixed-use buildings which
2 means having a retail or commercial use on the ground floor and residential or office space
3 above. Moving towards the back you see the Train Station and the Metra Lot. At the rear you see
4 the detention pond further back.

5
6 Mr. Rosa stated that at the Village Square you could have outdoor concerts. You could have
7 events for children and seniors. They heard from the Steering Committee over and over that they
8 need to have activities for all age ranges and for all types of folks that live in the community.

9
10 Mr. Rosa stated that to the south is the pond. It is more in a natural state. There is a path that
11 goes around half of it. There is parking on one side. This is the view when you are coming in on
12 the train. They thought about making this a special place where you know that you have arrived
13 at Olympia Fields and this could be something that represents the community. You could have a
14 water feature with a boardwalk around it. You can have restaurants and a new community space.
15 He stated that people talked about a senior center, a youth center, or a work out facility. That
16 could be right there at the train station so when you get off of the train you have that facility
17 there. There could be an outdoor gathering place or a plaza. You could have some residential on
18 the other side. There could be terrace seating that goes down to the water where you have a place
19 to hang out and enjoy the natural environment.

20
21 Mr. Rosa stated that this is the Olympia Club neighborhood. The goal is to make this
22 neighborhood whole. It was hit by the foreclosure crisis and the real estate crash just like a lot of
23 neighborhoods. He stated that some smaller lot, single-family homes could fit within the center
24 of the Olympia Club neighborhood to establish a Village like atmosphere.

25
26 Mr. Rosa showed a view today from Kedzie looking towards the detention pond. You have the
27 natural area and the wetlands. They heard from the community that is something that they want
28 to promote and preserve. They thought about this natural space as more of a park. You can walk
29 from Kedzie down to the train and have a nice natural environment where you can enjoy the
30 greenery of what makes Olympia Fields special. There could be some residential that would
31 overlook the open spaces and the new park space.

32
33 Mr. Rosa stated that the northern area is up at Vollmer Road and Kedzie Avenue. Their Market
34 Study says that the corner of Vollmer and Kedzie is the strongest potential for new retail and
35 commercial uses. They wanted to show how that corner could be a unique gateway into the
36 Town Center and into the community as a whole. Mr. Rosa showed a view of the corner today. It
37 is kind of overgrown. He stated that we wanted to define this corner and make it a special place.
38 They looked at bringing a one or two-story retail building that could come out to the street with a
39 restaurant or some small shops, and have more traditional retail behind it. It would be something
40 with a higher quality than what you see in a traditional suburban retail center. We want to
41 represent this as a special place in Olympia Fields.

42
43 Mr. Rosa stated that the next step was to create “Design Guidelines.” They are standards, and
44 guidelines, and ideas about how buildings should be designed and how buildings should relate to
45 the street, and how they should relate to other types of buildings in the neighborhood. They
46 crafted a series of “Design Guidelines” for building types. They are as follows: 1. Townhouses;
47 2. Multi-Family Buildings; 3. Single-Family Buildings; and 4. Community Buildings. He stated
48 that for each of the building types they had a series of standards on how they should work on the

1 property. They know that the plan they drew up won't be the Final Plan of what happens here.
2 They wanted to establish guidelines so when the Village does talk to somebody they can tell a
3 developer that they need to respect the guidelines for the Town Center because this is what the
4 community anticipates what should happen in the Town Center. They are strong
5 recommendations about the type of development that should happen in the Town Center area.
6

7 Mr. Bill James stated that they want to show the Village the ways that it can implement the plan
8 that has been created. The first slide shows the different stakeholders that will be involved in the
9 implementation. It is not entirely up to the Village to implement the plan. All of the stakeholders
10 have to work together to make this a reality. They identified four basic areas of emphasis in
11 terms of implementation. 1. They believe that there should be a Town Center Tax Increment
12 Finance District. This will provide the finance mechanism that will allow the Village to make the
13 kinds of public improvements that will be necessary to drive development in the Town Center. 2.
14 The Public Improvement/Infrastructure Program. He stated that if you want the vacant sites to be
15 developed there needs to be some change. They believe that public improvements are needed to
16 make the area more attractive for development. 3. Town Center Development Regulations. There
17 should be a specific Zoning District for the Town Center that helps to implement the kind of
18 design and guidelines that were discussed earlier. 4. Development Recruitment. That is going out
19 and attracting developers and investors to come and build projects within the Town Center.
20

21 Mr. James stated that the Town Center Zoning District would accomplish a number of things. It
22 would help implement the Design Guidelines. It would provide a regulatory mechanism that is
23 enforceable. People would have to develop according to the vision and according to the Design
24 Guidelines.
25

26 Mr. James stated that development recruitment is very important. They believe that the Village
27 should create a portfolio of example developments, things that the Village believes are applicable
28 to the Town Center specifically, and Olympia Fields in general. He believes that financial
29 feasibility should be conducted for each of the land use types that are in the Town Center. There
30 should be more specific conceptual development plans for these development sites and pro forma
31 sales and cost documents to show that they are feasible. There should be a proactive search of the
32 right kind of developers who can do the kinds of projects that the Village wants to see happen
33 here. There should be a targeted search for the recommended initial development project. They
34 believe that one project should kickoff Town Center development and there should be a targeted
35 search for the right developer to do this project. The Town Center can be thought of in terms of
36 public improvements and private sector development.
37

38 Mr. James stated that they have nine specific public improvements that they believe are
39 necessary in order to activate the Town Center and make it more attractive for development.
40 They are as follows: 1. The Town Center; 2. Metra Parking Reconfiguration; 3. Reconfiguration
41 of the Detention Pond into a more attractive focal point and water feature; 4. There would need
42 to be Stormwater Compensation to develop certain portions of the Town Center that are right
43 now detention areas; 5. A Pedestrian Connection that would link the Olympia Club to the
44 southern portion of the Town Center; 6. Streetscape Improvements; 7. Bike Trail; 8. Community
45 Center which would be a new building proposed for the detention pond; 9. Overall Park
46 Enhancement in some of the open spaces within the Town Center. The report implies certain
47 sequencing for when you should make certain public improvements.
48

1 Mr. James stated that the Development Program is shown here. We have 10-sites. They show the
2 kinds of development that should happen on each of these sites. He stated that this is the program
3 of new development for the Town Center. We go into detail on what the use is, what the current
4 zoning is, and what kind of entitlement exists in terms of zoning, and all of the things that you
5 really need to think about when considering the sequencing of development.

6
7 Mr. James stated that we then look at the quantification and timing of development. They looked
8 at each of the 10-sites in terms of the development type, how many dwelling units would be
9 there, how many square feet of commercial office space, and the square foot multiplier in terms
10 of value. He stated that if it were to be built, what would be the value of the development. This is
11 important to project the Tax Increment Financing proponent. They look at when they think
12 various components of the Town Center would be developed.

13
14 Mr. James stated that they believe there is one project that should kickoff the Town Center
15 implementation. That is a combination of a public improvement project and a private
16 development project. This is down at the corner of 203rd and Kedzie Avenue. The public
17 component of it is the Village Square. You saw slides of what this could look like. It would be a
18 strong gathering place that is designed to have activities built right into it. There would be things
19 to do in the Village Square. The other portion to the right is the private sector development.
20 This would be a single building on a single site that is “U” shape, but contains a mix of uses.
21 There would be ground floor commercial/flex space. We don’t know how much market there
22 will be for commercial here. We want to make sure that the project is successful financially. The
23 flex space could go commercial or residential. The area designated as “B” would be townhouses.
24 They would flank the building to the north and south fronting on Olympia Boulevard and 203rd
25 Street. He stated that “C” would be the condo flats, ownership housing on the second and third
26 level above the commercial/flex space. That is the project that they think has the greatest chance
27 of happening soon. It is a development where the Village owns one of the parcels and would
28 need to acquire the Village Square space in order to build that. You have to build the Village
29 Square in order to attract the private sector development.

30
31 Mr. James stated that regarding the TIF District we did a full projection of revenues based on the
32 timing assumptions that we made and the Development Program that we see happening here, as
33 well as the cost for the public improvements. There is a roadmap to see this happen. It starts with
34 the first development project. They believe that if the Village can get the first development
35 project going and in the ground the rest of the Town Center will follow sequentially. The next
36 chart is hard to read. The Village can provide you with a copy of it. The top portion shows the
37 private sector development that is needed within the Town Center. It also lists all of the public
38 improvements that are needed in the Town Center. There are costs and revenues associated with
39 each of them. You have to build the public improvements before you get the private sector
40 development.

41
42 Mr. James stated that the way the first project would work is that the Village would go out and
43 recruit a developer and get a commitment to build the building. A deal is struck so that the
44 Village will build the Village Square and have it in place by the time the developer is trying to
45 market these townhouse and condo units. That improvement needs to be in place for the
46 developer to go out and market his new product. This will all work out financially within this
47 TIF District. There will be a series of years where the TIF District runs at a deficit because you
48 have to build the public improvements first. He stated that by year 2022 you start to have a net

1 fiscal positive. The TIF District lasts 23-years. It will generate revenue for 23-years. After about
2 eight years you start to go into the black and you will remain in the black for the rest of the life
3 of the TIF District. At the end of this you will have Millions of Dollars in your TIF Fund and you
4 will have development in place that will generate that revenue. They are pretty confident that if
5 you get the first project in place, the rest will play out like it is and the Village does not need to
6 take much risk at all in terms of advancing Village money or taxpayer money. It is done on a
7 step-by-step basis. The first project would be the first step. The Village wouldn't have to make
8 any additional public improvements until it gets guarantees on future development. That is how
9 they see it happening. They believe it is realistic and achievable. They laid out the steps that the
10 Village would need to go through in order to make it happen.

11
12 Administrator Mekarski stated that we had a vigorous planning process and excellent work done
13 by Camiros on behalf of the Chicago Metropolitan Agency of Planning. One of the comments
14 that he made as Village Administrator was to beef up in the Draft Plan the implementation
15 strategy. Camiros has gone above and beyond his expectations. This is more than a
16 Comprehensive Plan. He stated that somebody can take this plan and start developing with some
17 numbers to attract the kind of investment we need as a Village to ultimately succeed in
18 improving our quality of life, giving new housing opportunities, and getting a really neat space
19 for both retail, office, commercial and entertainment. He stated that it is really well-done. The
20 Village has a detailed guide to guide public policy. The Planning Commission is going to have a
21 detailed guide to guide land use decisions. We will know exactly what we need to do from a
22 regulatory standpoint with our Zoning Ordinance. The bigger thing is handing this out to the
23 private sector and we can build a public/private partnership and create something that is self-
24 supporting and sustaining. He stated that it is an excellent job. He is very impressed with the
25 work that they put into the implementation section. Village President Meyers-Martin stated that
26 she agrees.

27
28 Trustee Nale stated that she noticed that one of the opportunities was to improve the physical and
29 visual access to the Olympia Fields Metra Station. She inquired whether or not there is any
30 thought as to having handicap access to that station.

31
32 Village President Meyers-Martin stated absolutely. She stated that when we were in Washington,
33 D.C. with the Mayors and Managers, she is always saying to Metra that station is not ADA
34 compliant. She inquired where the dollars are to improve that station. Metra always said that is
35 going to be Millions and Millions of Dollars. Metra was at the meeting. Village President
36 Meyers-Martin has spoken to the Governor's Office about that. It is on their radar screen. Right
37 now there is no plan currently to make it ADA compliant. She believes that there will be
38 conversations in order to get it in their five-year plan. They are open to that.

39
40 Administrator Mekarski stated that there is a representative from Metra in the audience. He
41 asked if the representative would make a comment to that. Metra has been intricately involved in
42 the planning process.

43
44 Mr. Brian Hacker stated that he is with the long-range planning department of Metra. He stated
45 that with their capital planning they have a one-year plan. The document is available on their
46 website. They program definite projects that have shovels in the ground for the next year. The
47 five-year plan is based on their expected funding. He stated that as a public entity and the way
48 that the State funds transit we don't have a determined amount that we are going to get like five-

1 years out. They only know the next year. They do an Annual Budget. That makes the five-year
2 projects tentative. It is like what they hope to accomplish in that time. Unfortunately, the
3 Olympia Fields Station is not in the five-year program right now. They do rebuild stations on a
4 regular basis. The time will come when they look at reconstructing the Olympia Fields Station
5 and making it ADA compliant. It does cost Millions of Dollars. They have to put in an elevator.
6 On the diesel lines you walk up the steps to get in, on the electric we have elevated platforms so
7 you can walk directly in which is very good if you are in a wheelchair and have a mobility issue.
8 That would be part of the reconstruction process. Our policy is that if a community does want to
9 rebuild a station ahead of our capital planning, if they bring funding to the table, we would be
10 willing to move it up in the Capital Program. We face Millions of Dollars of infrastructure
11 deficit. We are at the will of public funding sources. We apply our funding as it is available.
12 There are a lot of constraints in that.

13
14 Village President Meyers-Martin stated that she spoke with Congresswoman Kelly and she said
15 that Metra is quite satisfied with having every other station be ADA compliant. She inquired
16 whether or not that is their policy. Mr. Hacker stated no, that is not an official policy.

17
18 Village President Meyers-Martin stated that Congresswoman Kelly had stated that the 211th
19 Metra Station has an elevator. Calumet has an elevator.

20
21 Mr. Hacker stated that it doesn't work that every other station on each of our lines is the one that
22 has the high ridership. They try to allocate their funding in a way that it is going to benefit the
23 most riders. They recognize for the level of ridership that Olympia Fields does have out of the
24 stations that are not ADA compliant; it does have relatively high ridership. When they are doing
25 their capital planning they look at that. They look at what the communities are telling them. That
26 is how they prioritize their limited funding.

27
28 Administrator Mekarski stated that the suggestion for the public funding is not unrealistic. It
29 doesn't mean it would be financed with the Village's General Fund, our Property Tax, or our
30 Sales Tax. It could be subsidized or largely funded through the Tax Increment Financing. As a
31 developer comes in and proposes a mixed-use development, the Village can capture public tax
32 dollars. The increment between what that property is assessed now compared to what the
33 property is assessed after this new Multi-Million Dollar Development. One of the eligible costs
34 in the State Statute is you can put that money towards public improvements. Wal-Mart is doing
35 that. Wal-Mart right now is in a TIF District and doing public improvements to Lincoln Highway
36 and Western Avenue. They are doing drainage improvements for the general public in the region.

37
38 Mr. James stated that the Metra Station is a great topic of questioning here. He stated that earlier
39 plans on some of the options that they had, they did propose an entirely new Metra Station that
40 would help to create synergy with the focal point, the water feature and the boardwalk that went
41 around it and so forth. They ended up taking that out of the Final Plan because there were no
42 funds to do it. He stated having done the TIF Analysis they think if things go according to plan,
43 10-years down the road the Village could begin to think about creating the kind of Metra Station
44 that they want. They understand that the Metra Station was designed a long time ago under
45 different circumstances without a Town Center. It doesn't contribute to the Town Center. They
46 think it would be great if there was an understanding that maybe 10, 12-years from now a new
47 Metra Station would be possible given a good performance of the TIF District.

48

1 Trustee Gibson inquired of Mr. Hacker how many stations there are west of here or north of here
2 that are not ADA compliant. Mr. Hacker stated that he doesn't have that information. They have
3 241 stations. That is not something that he has readily available. He stated that the ADA
4 compliance is really expensive. You have to have an elevator. He stated that doing a tunnel is
5 very pricey. They are building a tunnel in Lombard. It is expected to run \$68,000,000.00. It will
6 be a pedestrian tunnel underneath the tracks. Once you start digging in the ground it starts to rack
7 up money.

8
9 Trustee Gibson stated that what you are saying is right now you don't have any insight as to
10 anything happening in the southern suburbs within the next five to 10-years.

11
12 Mr. Hacker stated Flossmoor is being rebuilt. He doesn't know the Capital Program off the top
13 of his head. He stated that we are constantly rebuilding and improving our stations all across the
14 entire region. We are swapping out ties. We are replacing the rails. We are doing infrastructure
15 improvements that you don't necessarily see when you are waiting for a Metra train. Since the
16 formation of Metra, when they look at the investment that has gone into different portions of the
17 Chicago Metra Region, we have invested the most money in the southern region lines, MED
18 Electric and the Rock Island Southwest Service. There is no regional bias. We have to maintain
19 the railroad or else the trains can't run. We have to do that across the entire system.

20
21 Trustee Waite inquired of Mr. Hacker where the next closest ADA compliant station is. Mr.
22 Hacker stated that he believes it is Park Forest. Trustee Waite inquired whether or not it is 211th
23 Street. Village President Meyers-Martin stated yes. Mr. Hacker stated that is ADA compliant.

24
25 Trustee Waite stated instead of spending a Billion Dollars, why don't we have a local shuttle. He
26 stated that anybody that comes to this station that needs extra assistance, they get shuttled over to
27 one that is closer. Mr. Hacker stated that there are a lot of examples of different shuttle services.
28 Sometimes they are operated by communities. A lot of communities will contract with PACE.
29 He stated that if you pay PACE an annual amount they will provide you the service. Trustee
30 Waite stated that almost anything would be less expensive than starting to dig tunnels and build
31 elevators. Mr. Hacker stated that there are different options for van pools, shuttles, and things
32 like that. Trustee Waite stated that the way it is setup right now you could go pickup the
33 handicap person right at their front door and take them to where they could get an ADA
34 compliant Train Station. Mr. Hacker stated yes. The stations are fairly close together. He stated
35 that is a Municipal decision. We don't operate shuttles. We just operate the trains. We do
36 coordinate with PACE. He has worked with PACE on a lot of projects. They see things like that
37 where service can be customized. Trustee Waite stated that it is almost better to have something
38 like that than it would be to spend a billion dollars to make every station ADA compliant. Mr.
39 Hacker stated that we try to prioritize the investment in the stations where we feel like we are
40 going to serve the most of our riders. We try to make all of those dollars count as much as
41 possible. Mr. Hacker stated that if anyone has any questions he will be around and he will give
42 out his card.

43
44 Village President Meyers-Martin stated that the question comes up, 1. Because it is not ADA
45 compliant, and secondly because it is part of this entire Town Center Plan, and as it is it is not
46 very attractive in terms of the scale and scope of our Town Center Plan.

47

1 Village President Meyers-Martin stated that on Page 41 you talk about “Preferred Sign Types.”
2 She inquired whether or not they did any consultation with the Sign Ordinances that the Village
3 has before they came up with this design.

4
5 Mr. Rosa stated that they did look at the existing Sign Ordinances before they came up with
6 these. These are guidelines for the different types of signs within the Town Center and how they
7 would relate to the environment.

8
9 **Public Hearing – Comprehensive Plan Element: Town Center Plan/Final Draft July 2014 –**

10 Village President Meyers-Martin opened the Public Hearing at 7:53 P.M. to allow for public
11 comment. Members of the public were invited to come forward to address any of the plans, or
12 any questions that they have about any element of the Town Center, or if they would like to
13 make any changes or any additions.

14
15 Mr. Pat Collier inquired who currently owns the land that we are talking about redeveloping, and
16 how gung ho are they for selling it or doing what has to be done. Mr. Rosa stated that there are a
17 variety of ownership patterns in the Town Center Site. The Bank of Countryside owns a large
18 portion and the Village owns a portion. Metra is the largest owner of land within the southern
19 part of the Town Center. They invited all of the owners of the property in the Town Center area
20 to be part of the Steering Committee. They have been involved at varying degrees throughout the
21 process. Village President Meyers-Martin stated that the Village has one acre of land.

22
23 Mr. Craig Martin stated that he resides at 2512 Oakwood Drive. His question is regarding the
24 plan in its entirety. He stated that we received an e-mail recently, a Final Draft, which contained
25 three different options. Mr. Martin inquired of those three options, which is this current Final
26 Plan. Mr. Rosa stated that we began our process by exploring a series of different options from a
27 lower intervention to a larger amount of development. They took all of that information to the
28 Steering Committee and to the community. They told them the different things of the options that
29 they liked the best. The Village Square was an option too of what we had in the original plan.
30 The water feature was an option three of the original plan. They liked this part of Plan 2 and this
31 part of Plan 3. They took the elements that rose to the top. They had an online survey with all of
32 the different elements from the three different plans. They had the Steering Committee rank the
33 different elements by priority. That helped them bring the top elements to the Final Plan. There
34 are some ideas from some of the earlier plans that may not have gone to the Final Plan that are
35 still valid. Someone brought up the idea of a Sculpture Park or an Amphitheatre for outdoor
36 music and events. They may not be illustrated in the Final Plan, but we wanted to make sure
37 those ideas were brought forward in the planning process.

38
39 Mr. Mark Miller stated that you mentioned something about the water feature being a central part
40 of the plan which he agrees with. He stated that back in February there was discussion about
41 making the parking lot less of the first thing you see when you get off the train. Tonight you
42 mentioned that due to lack of funding with Metra, nothing will be done with the parking lot or
43 with the station. He agrees that the train station should be located up by the water feature so that
44 when you get off the train this is what you are presented with, an image of Olympia Fields and
45 not a sea of asphalt. Mr. Miller inquired whether or not there is any talk about an Arboretum or a
46 Conservatory in this whole plan. Mr. Rosa stated that this is the first they have heard of an
47 Arboretum or a Conservatory. There was a lot of thought put towards enhancing the natural
48 environment and making it something that was really beautiful and something that could have

1 different natural features and different beautiful places for people to experience, but nothing
2 specifically. This is the first time that idea has been put out.

3
4 Mr. Miller stated that getting back to the Metra Station, 10 to 12-years was mentioned as the next
5 opportunity that anything can happen. He inquired whether or not it is final that nothing will be
6 done with that station.

7
8 Mr. James stated that in order to finance a big ticket item like a new Metra Station, you have to
9 build up to that. He believes that the TIF District is the way to go. He stated that with the TIF
10 District you control your own destiny. You don't need to wait for somebody to give you a Grant
11 to do this. You can do it yourself. In order to pay for a big ticket item you have to build up the
12 private sector development. You have to spend some money to build up the private sector
13 development. In our sequence that we think is the most realistic, it would probably be 10 to 12-
14 years before the TIF District has the kind of positive surplus in the account where you could pay
15 for a new Metra Station. He stated that you probably could get a loan from a bank earlier.

16
17 Mr. Miller stated that it seems the train station is a central component of this Town Center
18 Development and now it is not even included because of financing difficulties. Mr. James stated
19 that we did the implementation at the end. It is in the three options. Anything in the options is on
20 the radar for the Town Center.

21
22 Trustee Waite stated that is a very attractive train station from the commuters' standpoint. You
23 can get in there and get out. He stated that if you start to build all kinds of things around it, you
24 will lose that primary feature that the commuter likes to have. Mr. Rosa stated that is part of the
25 balance that we need to work through this process is the needs of Metra and the needs of the
26 commuter, and the need to create a place. Metra has been at the table every step of the way here.
27 They have reviewed everything that has gone through the community and through the planning
28 process. They have more of an understanding of what the community wants to see at the station
29 and the station area. They have been an integral stakeholder in this whole process.

30
31 Mr. Bill Pennington stated that he lives at 93 Graymoor Lane. Mr. Pennington stated that as Mr.
32 James was giving his presentation, he noticed the figure of \$85,000,000.00. He inquired of Mr.
33 James whether or not that was the figure for the entire TIF, or was that the figure that represented
34 the first phase. Mr. James stated that would be the cumulative revenue that the TIF District
35 would generate over its 23-year life.

36
37 Mr. Pennington inquired of Mr. James whether or not their team developed a Cost Plan for the
38 one project that you can get off the ground almost immediately. Mr. James stated yes. Mr.
39 Pennington inquired of Mr. James what that figure is. Mr. James stated 1.8 Million Dollars for
40 the Village Square.

41
42 Mr. Lee Langon stated that he resides at 20111 Aegina Drive. The Town Center is going to start
43 on Kedzie and Vollmer. He stated that on Kedzie and Vollmer there is a lot owned by a
44 gentleman named "Halikias." There is another piece there that was a development called "The
45 Coves," which was going to have 34 single-family homes. The tracts of land have existing
46 PUD's. Now we have Olympia Club that is about 50% built out and we have a mystery owner
47 which is the land auctioneer out of Minnesota someplace. We don't even have a telephone
48 number for him. He doesn't participate in anything in Olympia Club. He doesn't pay any

1 Homeowners Assessment Fees and doesn't contribute to the maintenance or upkeep of their
2 community. Now we move to the Metra Station Lot. A large portion is owned by the Bank of
3 Countryside. Another portion is owned by a gentleman named "Halikias," an original developer
4 of the Olympia Club area, and then we have the small parcel that is owned by the Village. These
5 are some great plans, but if you don't control the land how are we going to move forward.
6

7 Mr. Langon inquired of Administrator Mekarski when, if ever, are these PUD's going to sunset.
8

9 Administrator Mekarski stated that in terms of controlling the land, the Village has started dialog
10 with the Cook County Land Bank and the South Suburban Land Bank to utilize existing Federal
11 Funds that have come to the County and to the State, to look into purchasing for the public, some
12 of these lands which can be held until the right developer comes along to develop a plan
13 consistent with this Town Center Plan. We remove the development pressure that we now are
14 facing with the Bank of Countryside and Delaware Bank. The Cook County Land Bank and the
15 South Suburban Land Bank are intrigued by it because it is a good investment for them. They are
16 public Land Banks. Part of their mission is to assist in Transit Oriented Development. Metra
17 indicated that this is a very high ridership in the Metra Electrical Line. It is centrally located in
18 the south suburban communities. They believe that if they make acquisition and pickup the
19 property from Delaware Bank or from the Bank of Countryside, that they would get a good rate
20 of return. The second part of their mission is if they sell the land in five-years to a prospective
21 developer, any kind of profit they would make from what they purchased it at to what they sell it
22 to the developer, that differential would go back into the Land Bank and it would give more
23 capacity to the Land Bank to buy other public purchases all around Cook County and the south
24 suburbs. The Land Bank can work in partnership. Once the Land Bank takes over these parcels,
25 they can get rid of liens, encumbrances, title restrictions, and things that are tying up the
26 development to make it marketable. Some of the foreclosed properties have so many institutional
27 constraints on it, that the private sector is apprehensive to that.
28

29 Administrator Mekarski stated that the Ordinance calls for Planned Unit Developments to sunset.
30 The legal question of whether the Olympia Club Condos sunsets is not a simple issue, because
31 the Olympia Club Condos is part and parcel of the original Olympia Club Condo. It is not a
32 separate PUD. If it was a separate PUD, since substantial development didn't occur, that would
33 have sunset. It has to be viewed legally as the entire PUD. There is substantial development in
34 the original PUD, Olympia Club Single-Family with the infrastructure and the streets and 30% to
35 40% of the housing. Legally the Olympia Club Condos is not sunseting by Ordinance. This plan
36 gives us some legitimacy to go back and now amend that PUD through a comprehensive
37 rezoning process and possibly sunset it. We couldn't do that without this plan because you can't
38 go ahead and take somebody's development rights away and strip it of what was granted. He
39 stated that what was granted was 80 luxury condominium units, expected density, expected
40 payout. You can't suddenly strip that without having some legitimacy to it. The Motion after the
41 Public Hearing would refer this to the Planning Commission for them to hold a Public Hearing
42 and deliberations, and eventually give a recommendation back to this body to add this formally
43 as a Special Area Plan to the Comprehensive Plan. The public can essentially regulate land use in
44 the private sector. It is a constitutional right of all of us only when it is consistent with the
45 Comprehensive Plan. By doing this, we are giving additional legal authority for this governing
46 body to make some hard decisions through a Comprehensive Rezoning Process, because we are
47 building essentially the legitimacy constitutionally through the Comprehensive Plan Process.
48

1 Mr. James stated that he wanted to make a comment on a statement made by Mr. Langon of how
2 can you implement this if you don't control the land. He is 100% for proactive Municipal
3 involvement in terms of carrying out a vision, in terms of addressing stalled development and all
4 of this. He believes that it is probably wise for the Village to focus on things that the public
5 sector does well, and leave things to the private sector that they do well, which is not to say they
6 should never take title to the land, but the Village controls the Agenda, and the Village controls
7 making this attractive for development. The key challenge here is making this area attractive so
8 that developers can come in and successfully develop and make money. When they make money
9 and the Village has a TIF in place that is what stokes the improvement engine for the Town
10 Center. The Village has to be proactive. The Village has to drive this process. He stated that he
11 would focus on that first project. If the Village does that, it demonstrates that this is a viable
12 investment opportunity, and then you go from one project to another, to another. That is how he
13 sees it falling into place.

14

15 Village President Meyers-Martin stated that thus far having the PUD in place has been a benefit
16 to the Village, because it protected projects for that land. We have received all kinds of inquiries
17 about all kinds of different entities at that location which were unacceptable to the Village. If it
18 were available without the PUD, then people could have come in and built all kinds of things that
19 we didn't like because they had access to the land. It has been a benefit thus far.

20

21 Trustee Waite stated that it would be unwise for a developer to get cross ways with the Village
22 when they could get on the same train with us working towards mutually beneficial objectives.

23

24 Mr. James stated that he doesn't believe that there is that much prospect for owners of land who
25 are entitled with certain development rights to have a confrontation with the Village. He believes
26 that a lot of those entitlements are no longer real world entitlements. He believes they are going
27 to need to come back and work with the Village. What can we do with the land based on the new
28 reality? They are not going to build 85 luxury condos on that site configured as they were. They
29 will say that they saw the Village's Plan and they think it has some merit and let's talk about
30 how we can do a project. He believes that is how it will evolve.

31

32 Mr. Langon stated that for this Phase I we will either have to get Halikias to donate that land to
33 the Village or the Village is going to have to buy it. That's for the Town Square. Village
34 President Meyers-Martin stated which are not Vollmer and Kedzie. Mr. Langon stated that he is
35 talking about the train station now. The Village owns the back half of that land. Halikias owns
36 the first half of it. The first half we are talking about a Town Square. He stated that the Village
37 won't have any choice, it has to get control of that land, and that is Phase I.

38

39 Mr. James stated that as a public facility and with the TIF District, he believes that the Village
40 has a ton of leverage in terms of: A. Getting an appraisal on the land and find out how much it is
41 worth in today's environment; B. Are you willing to sell it? Would you like to swap? He stated
42 or as a last resort condemnation.

43

44 Administrator Mekarski stated that Halikias owns ICD Development, major developer in the
45 region. He stated that swapping the land is a realistic possibility. Now we are going to add public
46 improvements to accentuate his property. He can work with an investment group to bring in the
47 first mixed-use development in that area.

48

1 Mr. James stated that we don't know if this landowner is a developer or an investor. He stated
2 that if you swap the land, would he just sit on the piece that he now has. If we find someone that
3 wants to develop it, we can orchestrate, you give this to the Village, and the developer will pay
4 you for the Village Square property. The Village then gives the developer the land that it owns
5 and everybody is happy.

6
7 Mr. Langon stated that with Meijer's going in on Vollmer Road that is going to open up our
8 corridor for commercial use down Vollmer Road. The piece that Halikias owns at Vollmer and
9 Kedzie, he is in high cotton so that is something else to look at.

10
11 Mr. James believes that Mr. Langon is 100% right. He stated that we don't know how Vollmer
12 might be activated once the Meijer's is in place. It could become a nice, retail corridor. Mr.
13 James advice is to get the TIF in place so you make sure you capture that extra value.

14
15 Mrs. Doris Langon stated that she resides in Olympia Club. She would like to go to the page of
16 Town Center intent and she would like to recommend a fifth intent. The reason for
17 recommending a fifth intent is because around the world, whether it is a City Center, Town
18 Center, Village Center, Train Station Center, they do spur Economic Development. They
19 generate revenue for that entity. She would like to recommend "Enhance Economic
20 Development" as Number 5.

21
22 Mr. Joe Martin stated that he resides at 3206 Cumberland Trail. Mr. Martin stated that he was at
23 the very first meeting, and he was happy to see that they recognize that when you get off the train
24 in Flossmoor you walk out and it is a beautiful downtown area with a Town Center that was built
25 in 1929 and it has landscaping. He stated and then you show the slide when you get off at
26 Olympia Fields and it is a sea of cars or asphalt. On a number of occasions this gentleman and
27 Mr. Martin have mentioned can you take a look at reconfiguring that so you don't lose any
28 parking spaces, but you break it up among the residential and mixed-use development and add
29 more landscaping. He stated that didn't seem to take place. He doesn't understand why since the
30 plan is simply a plan, why it wasn't at least illustrated for consideration. It is a concept. It is a
31 guideline. 2. Mr. Martin knows that with a TIF revenue will be generated. One of the drawbacks
32 in Olympia Fields as opposed to some of the other Metra Stations in Oak Forest and in Tinley
33 Park where they have redone their Metra Stations, the Villages, and Municipalities have invested
34 in some of those improvements, particularly those that are not directly on the right-of-way. Mr.
35 Martin's question is if we didn't do the reconfiguration of the parking lot, and we didn't illustrate
36 that the station might be better located closer to the detention pond, and we didn't illustrate that
37 we would make it accessible, will that affect the ability of the Village project to gain Metra
38 Funding on a priority level. He stated that if the Village says they would like to do this with the
39 station, the other stations that Metra is looking at already have a plan created, they had some
40 preliminary engineering done, so they are going to go to those first, and Metra will get to the
41 Village when it is shovel ready. Mr. Martin doesn't want that to happen. He stated that maybe
42 next year Metra will put us on their priority list and they will start improving the station. Mr.
43 Martin stated that if we had a concept we could present it to a developer and he might not see the
44 sea of cars and the sea of asphalt that you mentioned was so detrimental to the development of
45 that area.

46
47 Mr. Hacker stated that you mentioned the 80th Avenue on the Rock and Oak Forest. He stated
48 that 80th Avenue was funded with very little investment from the Village of Tinley Park. They

1 went after all the Grant Funding and Federal Funding and perhaps State Funding. Oak Forest had
2 Federal Funds. He stated that it is true that if a community comes to us and they say they have
3 secured funding to have improvements done to their station, Metra would consider moving it
4 forward and having it as a project that is done sooner rather than later. Mr. Hacker stated to
5 address your issue with parking, at the 203rd Station we have a large lot there of over 500 spaces
6 that is 90% full as of this spring. They see a need for more parking in the future. They did work
7 with Camiros a lot in the design of it, because they are looking at needing additional spaces
8 there. It is a station where about 75% of the people who access it are driving by themselves and
9 parking. We need to accommodate our riders. We are open to relocating parking and swapping
10 land. They have agreed to that in previous planning efforts.

11
12 Mr. Joe Martin inquired that if it is not included in the most recent plan for that area, will the
13 Metra Board say that they are going to prioritize these other areas because it is not currently
14 within the scope of the existing plan that you are working with.

15
16 Mr. Hacker stated that it depends if other communities come to them. He stated that if the
17 Village was to get funding for station improvements, and they came to Metra and told Metra that
18 the Village has this funding, then Metra would consider moving it up in their capital planning.

19
20 Mr. Joe Martin stated that in order to secure funding, he assumes that plan has to be developed so
21 that when the Village seeks those resources from the Federal or State Government they can show
22 the Comprehensive Plan for redevelopment.

23
24 Mr. Rosa stated that if you flip back to the Town Center Plan, the southern portion of the Town
25 Center, they put into the Final Plan a possible alternative access of the station to the north. We
26 have a potential Metra connection shown on the plan to that area around the water feature and
27 around the community building. We wanted to make sure that idea was captured in the plan. The
28 other reason that they have the three, draft concept alternatives in the plan is because one of them
29 does show a new station. We wanted to make sure that thinking was brought forward. This
30 balance of land use is one of the critical things about a TOD in a Town Center. We need to
31 respect the users that are there today, and look towards to the future. They thought that the
32 Design Guidelines were really important. He stated that if something were to happen where
33 Metra says they will locate their parking over to the west, you have the guidelines for new
34 building types and development that can be transferred over to that area. Everything that is
35 drawn on the map doesn't have to be exactly where it is shown. They want to make sure that
36 everything is flexible to take advantage of opportunities as they may arise.

37
38 Trustee Waite stated that he has traveled over to Tinley Park about a dozen times. He heard
39 people say that they spent \$8,000,000.00 on this terrific station. Trustee Waite was wondering
40 how much traffic it is getting. He stated that between trains it is a ghost town. The parking there
41 is less than 50% full. They have signs telling you how much parking is used and how much is
42 available. The parking lot is relatively empty and the retail shops are the same.

43
44 Mr. James believes that it would be wise for the Village to decide where they want to place their
45 emphasis. It wouldn't make a lot of sense to spend Millions of Dollars on a station that you have
46 to make improvements, because it will never be synergistic with the Town Center. He stated that
47 perhaps the Village wants to have a policy of saving up the money to help build a new station in
48 the future.

1 Mrs. Beverly Sokol stated that she is wondering if in the guidelines, they might include the
2 guidelines that the Beautification Committee of Olympia Fields operates under, because
3 developing an Arboretum or a park setting really demands some professional guidance. She
4 stated that we need landscape architects. It has been proven that shopping centers that are
5 beautifully landscaped do a higher percentage of business. Morton's Arboretum has thrown out
6 those statistics year after year. She stated that Mr. Miller is a member of the Beautification
7 Committee. Mrs. Sokol's plea is that they do consult the Beautification Committee about the
8 Final Plan in terms of landscaping.

9
10 Mrs. Sokol stated that this relates to the success of the Town Center. She is passing around a
11 Petition to the Illinois State Board of Education to audit District 227. It is critical. There will be
12 developers who will be asking about our schools and where we are. This affluent community
13 and the surrounding communities that are in District 227, there is no reason for us not to have a
14 high performing High School District. (There was a round of applause). She stated that we are in
15 the lower 10% of the School Districts in Academics in District 227. She stated that she needs
16 your support. This is a citizen initiated drive. She is spearheading it. Mrs. Sokol is trying to get
17 4,000 signatures by November 1st. She has extra Petitions with her and she can send electronic
18 copies of the Petitions. Mrs. Sokol thanked everyone who signed the Petition.

19
20 Mr. Charles Jackson stated that he resides on Santa Fe Trail. He stated what Mrs. Sokol stated is
21 very true. That is also going to directly affect the types of retail we get in this area. He doesn't
22 know how far away we are from discussing retail. That is going to be critical. In the past we have
23 always had the fast-food joints coming in, but not really any quality. He inquired whether or not
24 we can still get quality retailers in the area. The schools are going to be the key to that.

25
26 Mr. Larry Moore stated that he has resided at the corner of Sparta Lane and Sparta Court since
27 '89. It seems this project has its own inertia. When he left to come over here his basement had
28 water. Since the work was done at Sergeant Means some years ago he has been getting water in
29 his basement with more frequency. That is a more pressing concern to him. When he looks at
30 this project he sees concrete. He doesn't believe that Olympia Fields needs much more concrete.

31
32 Mr. Moore inquired once this is built how much more than the \$9,000.00 plus that he pays for
33 taxes now he will have to pay to maintain this facility. Mr. Rosa stated that drain infrastructure
34 needs to be integrated into any development proposal that happens here.

35
36 Mr. Moore stated that he has looked at the corner of Western and Route 30 in the old Jewel
37 Parking Lot. He gets the feeling that Athenia Park is neglected; his end of town doesn't get the
38 resources. He stated that from '89 up to now he sees development along there around the post
39 office. He has seen nothing on his side.

40
41 Village President Meyers-Martin stated to address the east side of town east of the Country Club,
42 yes, Route 30 and Western is our economic corridor. We knew when Jewel left it was not going
43 to be a pretty picture for the Village. She stated that it was part of the recession where everybody
44 suffered and everybody lost businesses. Tinley Park has empty stores and store fronts. It has
45 been very difficult. Village President Meyers-Martin stated that we have in place the ability to
46 now have a whole new renovation to that corridor. Wal-Mart is probably weeks away from
47 closing the deal at Route 30 and Western on the northwest corner. That will generate a lot of
48 Economic Development because so many retailers like to be in the shadow of Wal-Mart. They

1 have almost gotten all of the approvals from IDOT for all of the permitting that was needed for
2 them to close the deal. She and Administrator Mekarski attended the International Council of
3 Shopping Centers and when they touted the fact that Wal-Mart was coming to that corner they
4 generated a lot of excitement. Developers from out east were looking at that corner. We don't get
5 what Wilmette gets. We don't get what Lake Forest gets. We don't get what Palatine and
6 Schaumburg gets. We never have. We are always fighting this stepchild mentality. When
7 someone who doesn't have that baggage like a developer from out east who knows nothing about
8 the way the south suburbs are treated as stepchildren, when they look at the beautiful homes, the
9 large lots, the median income, the education level of our area, they inquire why doesn't the
10 Village have this or that. They don't know that it is difficult to get quality, Class "A" Retailers to
11 this area. This Board has fought constantly to keep that Class "B", that Class "C" out. We don't
12 want Payday Loan Stores. But that is who calls the Village saying that they want to come here.
13 We fight that constantly because we are better than that. We deserve better than that. We will
14 keep those standards high.

15

16 Village President Meyers-Martin stated that if you can be patient just a little bit longer because
17 we are constantly working. We have extended our TIF to the Jewel Plaza. If we can get the entity
18 that owns that property to stop overpricing it, then we can get something done. She assured
19 everyone that that is on the Board's minds every single day.

20

21 Administrator Mekarski stated that Wal-Mart is at the table because we setup a Tax Incremental
22 Financing District. They only go to communities that can offer economic incentives. That TIF is
23 subsidizing their store by some \$13,000,000.00 to \$14,000,000.00. The TIF is so strong, that
24 there may be as much as \$15,000,000.00 that can be transferred across the street to induce new
25 retail starts across the street. That didn't happen overnight. That was a strategy that took place
26 the day the auto dealerships closed. The Board set a task towards coming up with an Economic
27 Development Strategy. We had a Retail Investment Plan put together. The Board worked
28 towards setting up a Tax Incremental Financing Plan and implementing it. There are a lot of
29 exciting things happening on the east side. In the next few weeks or months you will see a major
30 change.

31

32 Mr. Moore stated that is reassuring. He inquired what type of tax levy increase he should expect.
33 Administrator Mekarski stated that the majority of this Development Plan is a private sector
34 development that will generate new Property Taxes and Sales Tax to the Village. A portion of
35 those future Property Taxes would be used to induce and subsidize their development. They
36 would develop more of a Property Tax Base and Sales Tax Base than what is being generated out
37 there now. There would be some public streets that the Village would be involved with
38 maintaining and taking responsibility, dedicated parcels. It is the hope that this per forma can
39 layout a sustainable plan to have new revenues to support the Public Works activities over 23-
40 years.

41

42 Mr. James stated that when you see the improvements on the plan, and particularly the public
43 improvements that we talked about, those would all be paid for through the TIF District, so they
44 would not be taxpayer dollars going into that. This would be to snowplow the public streets, to
45 maintain the boardwalk around the water feature, there would probably be some general funds
46 from the Village Budget that would be used to pay the employees or use the equipment. It would
47 be very modest. He doesn't believe that any perceivable tax increase would be transferred onto
48 the taxpayer.

1 Mr. Moore stated that he believes that his question is basic. He wants to be prepared. Once this is
2 built, how many thousands, ballpark figure, more will he have to pay to maintain it. Mr. James
3 stated essentially zero. He believes less than \$100.00.

4
5 Village President Meyers-Martin stated that if you look at your tax bill, most of the tax bill is not
6 going to the Village. It is going to the School District. It is going to the Park District. It is going
7 to the Library District. It is going to your highways. It does not come here. We are not sitting
8 here raising taxes in order to maintain these properties. Your tax dollars are going to every
9 Taxing District in Cook County. It is a fact of life.

10
11 Mr. Moore stated that sounds reassuring, but somewhere in the back of his mind he knows that
12 he, and probably everyone else in here is going to have to pay to maintain that facility.

13 Administrator Mekarski stated that if we do it right, it will generate revenue. Wal-Mart will
14 produce enough Sales Tax in one-year equivalent to 100% of our Total Sales Tax Village-wide.
15 That is the annual Sales Tax being produced. The Property Tax, the increment is largely going to
16 subsidize Wal-Mart. There will be new employment generated and residual Property Tax that is
17 way above what we are getting on vacant, abandoned property now.

18
19 Mr. Moore inquired whether or not they expect the revenues, the taxes from the increase in
20 businesses, Wal-Mart and the like to subsidize the increase in the License Plate Stickers. He
21 stated that is really why he is here.

22
23 Village President Meyers-Martin stated that we are moving away from the content and purpose
24 of this Public Hearing.

25
26 Mr. George Chandler stated that he resides in Vienna Woods. He is representing the Vienna
27 Woods Homeowners Association. Mr. Chandler stated that the plans are great. He likes it all. He
28 hopes that some of it really happens. Mr. Chandler stated that perhaps Metra can piggyback on
29 the new road that is going to go through at Vollmer and move the station up there. That will
30 move it ahead 10-years and save them a lot of money. You don't have to rehab the old one. He
31 stated just put in a whole new one. He doesn't know if it will be four-lanes underneath the bridge
32 or how they are going to lower it or raise it.

33
34 Administrator Mekarski stated that demonstrates the tenacity of this Board. The Village got
35 \$1,000,000.00 of Preliminary Engineering to redesign Vollmer Road and raise the bridge from
36 its current two-lanes to four-lanes. That puts the Village in line for a \$45,000,000.00 investment
37 by the Federal Government.

38
39 Trustee Waite inquired of Administrator Mekarski how much of that \$1,000,000.00 was our
40 money. Administrator Mekarski stated zero. It is not inconceivable for this Board with this kind
41 of Strategic Plan to set focus on getting Federal or State Funding to subsidize the rebuilding of
42 that station, and combine money with the TIF Dollars, Federal and State Grant Dollars to make
43 that happen a lot sooner than 10-years. This Board has demonstrated over and over again that we
44 have the capacity to do it. We have the capacity to be great, and we have the talent to be great. It
45 is largely because of the folks in this audience.

46

1 Trustee Waite stated and the fact that we have a AAA Bond Rating. A lot of the things that we
2 do with the roads, the streets, the water, and the sewers, we couldn't do if we didn't have a AAA
3 Bond Rating.

4
5 Mr. Carlando Owens stated that he resides at 20733 Sparta Court. Mr. Owens inquired whether
6 or not any consideration had been given to obtaining some land from the Country Club and
7 creating additional Metra parking on the east side of the train station.

8
9 Trustee Waite stated that is not going to happen. Mr. Rosa stated that the Country Club has been
10 an integral stakeholder in this process. They have a plan for their facilities. They have been very
11 forthcoming with ideas about tying the eastern part of the area to the western part of the area and
12 looking at improvements at that pedestrian tunnel level. We haven't had in depth discussions
13 about any additional commuter parking on that side.

14
15 Mr. James stated that when we met with the Country Club, the manager said that people from his
16 membership will park in their lot and then go to the train station from their lot. In affect some of
17 their parking now is used for Metra, but it is for the membership. Trustee Waite stated that they
18 get about 50-cars.

19
20 Mrs. Lilliana Onayemi stated that she resides on Graymoor Lane. She inquired whether or not
21 they have any solar practices, sustainability, water recycling, electric vehicles, and things like
22 that. She inquired whether or not that is anything that they have considered in their plan.

23
24 Mr. Rosa stated that the question is about sustainable features within the plan. He believes that
25 the layout and the design of the plan speak to increasing walkability, increasing bicycle access,
26 and healthier lifestyles. Once you get down to looking at solar panels and electric vehicles that is
27 going to be on a development by development basis. Within the Design Guidelines that they
28 have established, they have a principle that talks about green buildings and green sustainable
29 development as an important principle of the Town Center Plan.

30
31 Mrs. Doris Langon inquired to what extent is the Park District involved. Mr. Rosa stated that the
32 Park District has been involved in the Steering Committee Meetings. There were no
33 representatives from the Park District present this evening. Mr. Rosa stated that if we are going
34 to create a park like environment through the natural area in the middle of the Town Center that
35 they will need to be brought in and be a major key stakeholder in making that happen. He stated
36 that when you are introducing more people into the area specifically around the detention pond,
37 and creating a public amenity, they are going to be an important part of that.

38
39 Administrator Mekarski stated that the Park District owns the wetland area in between Olympia
40 Club single-family, and Olympia Club Condominium. They are a stakeholder as a landowner.
41 They also access the Metra Pond annually to do an Annual Fishing Derby. This plan to make it
42 more accessible to the public and have water amenities, and water features, accentuates their
43 mission.

44
45 Mr. Craig Martin stated that the Park District itself is its own taxing body. If, in fact, they are
46 involved in the Town Center portion of the development, might we expect that the possibility
47 exists that they could increase their portion of the taxes on the Village.

48

1 Mr. James stated that they didn't do a full Fiscal Analysis of all the jurisdictions here. He
2 believes the implication on the part of the Park District here is fairly modest. We are not
3 suggesting that they build new buildings or that they undertake new programming. We are
4 looking at them enhancing the open spaces, planting trees, and maintaining the landscaped areas.
5 He believes that will be a pretty modest additional cost on them.

6
7 Mr. Craig Martin inquired what their incentive to do that is. Mr. James stated their incentive is
8 that they are part of the community. They have a role to play. They are one of the stakeholders
9 here to make the Town Center better; to make the Town Center more attractive, to serve their
10 constituents is part of their mission. That's their incentive. He believes that they will step up to
11 that obligation.

12
13 Mr. Tony Martin stated that he resides in Byron Court. He understands that this is the Final Plan
14 and a lot of it is based on development. He inquired what the projected time schedule is from the
15 project to start until the project ends. When do you anticipate breaking ground?

16
17 Mr. James stated that it all starts with our first development project. The Village needs to go out
18 and find a developer for that first project. If we can attract a developer within the next six-
19 months, then we would begin to see the Village Square happen and that would be in the 18-
20 month range from now. Then you would see the building of the first development behind the
21 Town Square shortly after the Village Square begins construction.

22
23 Administrator Mekarski stated that we would work with the Board of Trustees to start
24 developing a Tax Incremental Financing Plan, the formal process by State Statute to create that
25 plan. That takes at least six-months.

26
27 Mr. James stated that there would be things happening kind of immediately. In terms of
28 construction and development, he believes it would be about 18-months from now.

29
30 Mr. Larry Moore stated that almost all projects grand or small of late incur cost overruns. He
31 inquired what considerations have been put in for that.

32
33 Mr. James stated that we don't build-in cost overruns in a projection. What is in the plan is kind
34 of a first stage order of magnitude cost. We think that they are in the ballpark. It is in the plan
35 that one of the next steps is to actually refine these things. You need to have more detailed plans
36 in order to have more accurate cost estimates. The cost overruns that get the news are big ticket
37 items, airports and other things that are kind of one of a kind improvements. You don't really
38 hear about all the parks that are built that come in on Budget, schools that get built on Budget. A
39 lot of public improvements do get built on Budget, roadway projects and so forth. He would
40 challenge that everything in the public sector is subject to cost overrun. We can refine our
41 financials here so that doesn't happen.

42
43 Administrator Mekarski stated that this plan is largely private sector driven. The business and
44 development plan that they laid out here communicates to the private sector for investors,
45 retailers and mixed-use developers. This is not something where the Village is going to be taking
46 out a bunch of public bonds and supporting with public tax dollars. There is money to be made in
47 Olympia Fields by enhancing the quality of life. This plan will help to communicate it,
48 essentially a public/private partnership. That partnership is going to be driven by the private

1 **APPROVAL OF MINUTES:**

2
3 **Motion by Trustee Waite, second by Trustee Gibson to suspend the reading of the Minutes**
4 **of July 14th, 2014, and July 22nd, 2014.**

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

6
7 **Motion by Trustee Gibson, second by Trustee Nale to approve the Minutes of July 14th,**
8 **2014, and July 22nd, 2014, as presented.**

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

10
11 **BILLS FOR APPROVAL:**

12
13 Village President Meyers-Martin stated that there is a Memo in the Board Packet designating the
14 more significant payouts.

15 **Motion by Trustee Byrd, second by Trustee Gibson to approve the payment of Bills for**
16 **August 25th, 2014, in the total amount of \$54,996.59.**

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

18
19 **COMMUNICATIONS AND PETITIONS:**

20
21 Village President Meyers-Martin opened up Communications and Petitions at 9:00 P.M.

22
23 **Dead Trees in Parkway** - Mr. Craig Martin stated that he resides at 2512 Oakwood Drive. Mr.
24 Martin stated that he knows that the recent storm cleanup was an expensive undertaking. He
25 inquired whether or not there are funds, or plans to continue with the removal of dead trees on
26 the parkway in the Village at least this year.

27
28 Administrator Mekarski inquired of Mr. Martin whether or not he was talking about additional
29 trees that were damaged by the storm or just dead trees. Mr. Martin stated dead trees that have
30 been on Oakwood on the parkway for several years now. Administrator Mekarski stated that we
31 have money in the Public Works Budget for tree removal in the parkways. He inquired of Mr.
32 McDonnell whether or not he remembers offhand what the Budget is for that this year. Mr.
33 McDonnell stated that it could be \$20,000.00. It is probably half spent by now.

34
35 Village President Meyers-Martin stated that we have a priority list. She stated that if they have
36 been there a significant amount of time then you need to let Mr. Alexa know right away. Mr.
37 Martin stated that he has spoken to Mr. Alexa but not this year. Mr. Martin stated that on his
38 property there are about four, two were removed. There are two that are remaining that were
39 marked previously that still stand. He doesn't believe that they are Ash Trees. He believes it is
40 just the age of the trees. They are in the public right-of-way.

41
42 Administrator Mekarski asked Mr. Martin to send him an e-mail and he can track it with the
43 Public Works Department to see if it can get a higher priority. Mr. Martin stated thank you.

44
45 **Vehicle Stickers** - Mr. Lee Langon stated that he resides in Olympia Club on Aegina Drive. He
46 stated that we were shocked and we were appalled to learn of the new tax in the Village's
47 Newsletter on Saturday. There were no Public Hearings that they were aware of. There was no
48 public input. We find out that we have additional taxation through a newsletter. He believes that

1 is grossly unfair. If we needed to institute a new tax the public should have been addressed, the
2 public should have been involved and we were not. We are very, very unhappy about this new
3 tax in Olympia Club.
4

5 Mr. Langon stated that we in Olympia Fields pay some of the highest taxes in the southland. We
6 pay some of the highest fees in the State, including water and other fees. We would like to see
7 you take another look at this, perhaps readdress it, and get some public involvement before we
8 move forward with this new tax. You can call it whatever you want, it is a tax.
9

10 Mr. Larry Moore stated that he resides at 2700 Sparta Lane. He stated specifically the tax, the
11 Vehicle Sticker. The most painful reactions he got were what he considers shallow explanations
12 for the tax. Some people thought it would be a good idea to force us basically, to pay to buy
13 stickers. He inquired what is wrong with the sticker that says, "Resident?" Why can't the police
14 scan license plates? He is sure that the police department has a license plate scanner to find out
15 who is a legal resident, and whose vehicle is sitting in your driveway without being registered.
16 He finds it offensive. He finds himself being small in the face of giants. It is painful. He feels it
17 is an intrusion on the privacy as well. Since he was 16 and driving he has been exposed to the
18 Vehicle Sticker. We had a few brief years that he didn't have to put a sticker on his personal
19 property, his automobile. All of a sudden, out of the blue, he gets this notice. Why not put a
20 Referendum to the citizenship? Let us decide whether or not we want to pay for City Stickers.
21

22 Mr. Nate Grant stated that he resides at 2900 Dartmouth. He also shares the sentiments of the
23 sticker incident. The thing that bothers him more than anything else is this is an effort to raise
24 maybe \$200,000.00. There are 2,000 homes. He doesn't know the rationale and he wishes
25 someone would give them the rationale for how they arrived at \$50.00 a sticker. You can make a
26 sticker for \$5.00, but certainly not \$50.00. The comment said that it would help the police
27 identify cars in your driveway. He stated they can use the scanners in the police cars and they
28 can run a plate. Someone said you can run a plate in five-seconds. Why do we need to pay
29 \$50.00? That makes him suspect. If the issue is that we need money, okay, let's talk about it. If
30 the issue is we need to identify cars, we don't need to spend \$50.00 to identify a car. He stated
31 that to go from zero to \$50.00 with six-weeks notice that is almost disrespectful. He could spend
32 20-minutes talking about it but that is essentially his sentiments.
33

34 Mr. Tony Martin stated that he resides in Hawthorne Hills on Byron Court. He has not received
35 the newsletter yet. He had no idea about the sticker tax until one of the homeowners in his
36 association e-mailed him yesterday. What is the purpose of this tax? He agrees with everyone
37 else that there should have been something sent to the residents other than the newsletter. He
38 stated that \$50.00 is pretty steep to start off with. If the purpose is for the cars in the driveway,
39 that is private property. Mr. Martin stated that he might invite someone over to his home or it
40 could be a relative. He doesn't understand why the police need to identify cars in your driveway,
41 unless you call the police and say there is a car in my driveway that doesn't belong here. Mr.
42 Martin encouraged the Board to maybe reconsider first the \$50.00, and if we really need this.
43 Maybe you can let us know how you came to that decision that we need to do this.
44

45 Mrs. Doris Langon stated that she resides in Olympia Club. She stated that we recently had a
46 home invasion in Olympia Club. Throughout the day, perhaps even in the evening time there are
47 a number of cars that we see in and out that we know don't belong there. She stated that they are
48 concerned that if they are identifying themselves as Olympia Fields residents will that make it

1 easier for those individuals who are seeking out homes where they might feel more apt to break-
2 in that they might follow us. She is concerned about that. Mrs. Langon is in and out of the City.
3 She has been followed in the City. Thank God she made diversions. She wants the Board to think
4 about that in terms of the safety. People have perceptions about Olympia Fields. They see that
5 sticker and what is that going to mean. Mrs. Langon stated thank you.
6

7 Mr. Carlando Owens stated that he resides at 20733 Sparta Court. He wanted to echo the
8 sentiments of the other residents regarding the Vehicle Stickers. He doesn't know what the
9 ultimate purpose of this is. He doesn't know if it is raising funds to replace the lost revenue from
10 the red light cameras that the Village is no longer getting, or what the purpose is. He stated to
11 start off at \$50.00 that is quite a shock. This wasn't his main purpose in being here.
12

13 **Verizon Wireless Stealth Tower** - Mr. Owens stated that the Olympia Fields Park District is
14 considering a proposal from Verizon Wireless to install a 145 foot tall, stealth tower at the
15 southwest corner of Sergeant Means Park. He wanted to preemptively express his opposition to
16 the project. He doesn't believe that the Park District should have considered it at all. As soon as
17 the proposal was made to them they should have rejected it. The fact that they have not rejected
18 it, it sounds to him like they are still considering it. Mr. Owens expressed to the Board that his
19 residents do not want it. Mr. Owens stated thank you.
20

21 Trustee Waite stated that Mr. Owens talked to a number of his constituents in Olympia Fields
22 East. Mr. Owens stated that we had our picnic a week ago Saturday, and several residents were
23 in attendance. Some of them are here. Apparently the Park District had a meeting on the 14th
24 regarding the cell tower. Many residents stated that they did not receive notification about the
25 meeting. Mr. Langon stated that it is 14-stories high.
26

27 Administrator Mekarski stated that he spoke with Denise Will today. A number of Trustees
28 expressed concern to him regarding the same. There have been Memorandums and letters from
29 citizens. The Park District is approaching this purely from a business opportunity as a way of
30 raising revenue without raising taxes. No matter what the Park District decides, the bottom line is
31 the decision still rests with this Village Board. It is required to go through the Site Plan Review
32 Process and go through the Planning and Zoning Commission with a zoning process. The
33 Building Commissioner was given some preliminary plans for the first time today. He stated that
34 to date, Verizon has not formally approached the Building Commissioner to initiate any kind of
35 review process.
36

37 Trustee Waite inquired whether or not there would have to be a zoning change to put a cell tower
38 there. Village President Meyers-Martin stated absolutely.
39

40 Mr. McDonnell stated that it would fall under a Special Use Permit. The Village would have to
41 allow a Special Use Permit for that piece of property. Administrator Mekarski stated that there
42 would be a Public Hearing with the Planning and Zoning Commission and then a
43 recommendation to this governing body and then the Board would make a final vote.
44

45 Mr. Chuck Winer stated that he is from Suburban Woods Homeowners Association. One of the
46 things that bothered him about the Village Sticker is that we have a lot of senior citizens within
47 our subdivision that are on a fixed income. He found out about it from an e-mail from someone
48 outside the community. That is one of the reasons why he is here tonight. In the past when the

1 initial Village Sticker was removed and we didn't have to have it anymore, it was because there
2 was no need for the additional funds. It wasn't a matter of identifying who is parking in your
3 driveway. He believes that the Board realized at that time that there were a number of senior
4 citizens living in our community. That was a nice gesture to not have them pay that amount of
5 money. If you are 65 or over it is half the price or \$25.00 rather than \$50.00. He stated that for
6 somebody that has more than one vehicle, it is a challenge that maybe is difficult for them to
7 meet.

8
9 Mr. Winer stated that with the Park District, unfortunately we have a bad history of relations
10 with the Park District. He stated that Trustee Oliver has gone to several of their meetings as a
11 representative for the Village which is great. They are interested in hearing what the Village is
12 doing and communicating with him. The bottom line is they didn't do anything with regard to
13 Tolentine Park. The Board has had a tremendous affect in terms of getting some safety issues
14 that were brought up and giving us the ability to at least make cars slow down before they hit
15 someone as they go down Governors Highway now. They can only turn right rather than going
16 straight or left off of the Park District at Tolentine. He stated that is a good thing. Historically,
17 they aren't really good partners for us. He stated that we need to try to find out what we can do to
18 enhance that. Mr. Winer stated thank you.

19
20 Mr. Michael Cansler stated that he resides at 2708 Chariot Lane. He attended the meeting about
21 the Verizon Tower. He received a yellow card in the mail that there was going to be a hearing
22 with the Park District. It was representatives from some engineering firm. Mr. Cansler stated that
23 Verizon needs a tower in the area. The engineering firm stated that they wanted to place it in
24 Sergeant Means Park. They had questioned that individual, and the representative of the
25 engineering firm just decided that this was for Olympia Fields. The area it is serving isn't very
26 much of Olympia Fields. You are at Western right on the corner. The way the antenna will
27 promulgate it's not much of Olympia Fields. It will be Chicago Heights, Park Forest and other
28 areas it will really serve.

29
30 Mr. Cansler stated that he pulled off a schedule of meetings off the website. He found out about
31 the sticker on the website. The concern that Mrs. Langon has on putting Olympia Fields on his
32 car window does create some concern for him. He tried to find out when the Park District
33 Meetings were and he doesn't see it on here. He tried to attend a Planning and Zoning Meeting.
34 It was last Tuesday. Based on what he found on the website it stated that it was starting at 7:30.
35 He showed up at 7:25 and the meeting was over. It was basically ending. He stated that someone
36 needs to update this schedule. He suggested adding the Park District Meeting Schedule to the
37 Village's Website. He agrees that the Park District is looking for money. The engineering firm
38 through Verizon is talking about what they can get and trying to make it attractive to them.

39
40 Trustee Oliver thanked Mr. Cansler for pointing out the incorrect start time for the Planning and
41 Zoning Meeting. He apologized to Mr. Cansler for coming out to the meeting and it was over.

42
43 Village President Meyers-Martin stated that since most of the concerns regarding the Vehicle
44 Stickers are related to public safety, she asked Chief Krull to talk about the cars in the driveway.
45 She stated that this was scheduled as part of her report but we will just move it on up because we
46 are talking about it now.

47

1 **Public Safety Initiative – Vehicle Licensing Reinstated – October 1st** – Chief Krull stated that
2 you all have very valid concerns. He stated that 10 to 15 years ago you did have Vehicle Stickers
3 in the Village. That program was stopped. Chief Krull stated that they did a random survey of
4 about 30 different communities that the low is zero; the high is \$90.00 annually. The average
5 was about \$35.00 per vehicle per year. We have a Senior Citizen Discount available that is being
6 proposed. All of this is in the preliminary phases of discussion at this point. In terms of rental
7 property and people coming in from out of town, we all know our neighbors. He has been
8 stressing since he started here to know your neighbors. When you have rental property and you
9 don't know who is living next door to you but you know they have five or 10-cars in the
10 driveway that is absolutely, positively a problem.

11
12 Chief Krull stated that with regard to the scanning technology we don't have it. He stated we
13 have laptops in the cars and those need to be replaced. When they are working they are able to
14 run license plates. If a neighbor is having a loud party with people in and out at all hours day and
15 night they can run those plates. If the plates come back to Chicago or Park Forest, or anywhere
16 else they have no mechanism to go after them. If the officers go there and the vehicles are there
17 for three days the Village has an enforcement mechanism to cite them. The Illinois Secretary of
18 State requires people whether they are renting or owning to update their address information
19 within 45-days. That won't happen all of the time. The towns up north have Vehicle Stickers.
20 The Village of Riverside's Vehicle Stickers were \$90.00 annually. He understands that it is very
21 unpopular. He stated that from a public safety perspective it is incredibly important. He stated
22 that operating costs have increased substantially over the last eight, 10, 12, 15-years through no
23 fault of the residents, or the Board, or him as Police Chief. The Police Pension costs are going
24 up. The stressors on the operating fund have been increasing as well.

25
26 Chief Krull stated that part of the rationale for this program is to fund some of the equipment and
27 the vehicle replacement that we need. Some of it will come from Vehicle Stickers. Another
28 portion will come from Vehicle Sticker Enforcement. The stress on the General Fund will be
29 reduced. He can allocate a certain amount of funds annually for squad car replacement, for in-car
30 cameras, and on officer recording units. He is a proponent of all of that. That is money well-
31 spent. The in-car recording units and the on officer body cameras will prevent a reduced liability
32 to this Village immediately. The officers will be recording everything that they are doing and all
33 the contact that they are having with the residents.

34
35 Mr. Bill Pennington stated that he resides at 93 Graymoor Lane. Mr. Pennington stated that he
36 understands exactly what the Chief is saying. He stated that for the last 10-years this Village has
37 been participating in the Asset Forfeiture Program operated by the Federal Government. He
38 inquired what the status is of those funds that are available to the Village now through the Asset
39 Forfeiture Program.

40
41 Chief Krull stated that he and Cindy Saenz with the support of the Board created a reserve level
42 for that fund. Until they get x amount of dollars in that fund they will not spend anything in lieu
43 of robbing Peter to pay Paul. We have zero money available in that right now. Otherwise he
44 would be using those funds for that kind of equipment.

45
46 Administrator Mekarski stated that sequestration had a big impact on the release of a lot of those
47 Federal DAGS. The Village is behind in the receipt of the money. He stated that when Mr.
48 Pennington was a Trustee we had those dry periods and then it would catch up and we would

1 have a windfall of cash. The Chief and the Finance Director are doing something to shore up the
2 fund to make it sustainable, and make sure that there is monies to pay the full time officer that
3 participates for the first payment, the second payment, the debt service of this building which is
4 about 68% plus or minus, and after those debts are paid, and after the fund balance, then if there
5 is residual money for equipment.

6
7 Mr. Moore inquired whether or not the officers have body cameras. Chief Krull stated no. He
8 would like all of the officers to have that. The technology for the squad recording units has been
9 around for 15-years. Now it is all digital. The camera can see where the squad is going, and how
10 fast it is going and what is going on around it. The camera that is worn by the officer will give
11 the officer's perspective of what is happening.

12
13 Mr. Moore stated that in the matter of the stickers as a revenue source, he considers not having to
14 and not being forced to because he doesn't voluntarily put the stickers on his car a source of his
15 individual freedom. He feels somewhat at a loss when the Chief says that he has to give up his
16 rights for security. It is very unsettling to him. He doesn't want a sticker. He stated that if you
17 need the income you can tax him more. But don't do it by forcing him to put something on his
18 property that he as an individual doesn't want.

19
20 Chief Krull is very sorry that Mr. Moore feels that way. He sympathizes. He is worried about
21 people that are coming in at rental properties where you won't know your neighbors. We have a
22 Draft Ordinance. He tried to make the language as clear as possible.

23
24 Mr. Grant stated that his concern is the process of how it was done. He is sure that there was a
25 rationale. As citizens we don't know the rationale. He is sure that there was some reason to come
26 up with a number and a notion as to what that would yield. As the citizenry we didn't have an
27 opportunity to look at it. In the plans that we talked about earlier there were plans in place for
28 Public Forums. That makes sense. Here there is no public opportunity. We talk about
29 transparency all the time. Now there is a \$50.00 tax and a due date in six-weeks. It is unfair to
30 some and disrespectful in his opinion.

31
32 Trustee Waite stated that the Board of Trustees discussed it. It was on the Agenda and we all
33 voted on it.

34
35 Mrs. Notre Chatman stated that she resides at 20401 Ithaca Road. She wants to make sure that
36 we are listening to both sides. She believes that most of us don't want the sticker. Mrs. Chatman
37 isn't sure if she understands the safety in terms of if a car is in the driveway but she does accept
38 that. She heard one person say that they are concerned about being followed home. Depending
39 on where someone works or where they have to travel there might be some concern. It requires
40 us to be a little bit more sensitive and perhaps have more of a discussion about this before it is
41 implemented October 1st.

42
43 Mr. Lee Langon stated that he resides on Aegina Drive. He stated that the Chief stated a couple
44 of things that are very troubling. Mr. Langon is not feeling warm and fuzzy that the computers
45 are not working in the squad cars. He has issues with 68% of the Asset Forfeiture Funds going to
46 the debt service on this building. He inquired what the hell does this building have to do with
47 policing. Mr. Langon has issues with putting a sticker on his car and letting someone know
48 where he lives. He travels all over. He has business in the City and all over the City. Mr. Langon

1 doesn't want somebody walking by his car and knowing he is from Olympia Fields. He stated
2 that his wife has a valid point. The Asset Forfeiture Funds should be going to the police
3 department period. It should have nothing to do with this building. Mr. Langon stated that the
4 Chief has to find some funds someplace else because this isn't going to get it. He stated that the
5 Board better get the computers working in the police cars. Mr. Langon stated can you imagine if
6 something really happens and you found out the computer didn't work in the squad car.

7
8 Administrator Mekarski stated that the percentage of fines and forfeitures is directly
9 proportionate to the use of the building for the police department. The former Village President
10 and the Board of Trustees helped finance and create a new Village Hall largely on the backs of
11 the criminals. He stated that 68% of this debt service is picked up because 68% of the square
12 footage of this building is police, jails, processing centers, offices and sally ports.

13
14 Mr. Langon stated that you placed this building with pie in the sky. There is not a guarantee that
15 they are going to get a dime out of that operation. He doesn't understand the rationale. He stated
16 that the decisions that you guys made when this thing was implemented was dead wrong. It's not
17 sound judgment. It's not sound management.

18
19 Chief Krull stated that the debt service was installed years ago. There is quite a bit of funds out
20 there waiting to be received by the Village. Unfortunately, we have no control over how much,
21 or how often those funds come in. Chief Krull would rather know that he has x amount of dollars
22 per year to fund this technology. The laptops that are in the squads are a beautiful piece of
23 equipment. If you have XP on your operating systems it is no longer going to be supported. He
24 stated that because it is no longer supported it is a huge risk with regard to somebody hacking in
25 and grabbing that data. He doesn't want to have that on his conscious. He wants to get the
26 equipment updated. The Board allowed him to create a Flotation Schedule for the equipment so
27 that this kind of thing doesn't happen again.

28
29 Mr. Moore inquired of Chief Krull what the cost is per vehicle for the license plate scanners.
30 Chief Krull stated about \$20,000.00 per vehicle. Richton Park has one. Some are in the private
31 sector. They are usually old squad cars. They have cameras on all four corners and cameras on
32 the roof.

33
34 Mr. Moore inquired whether or not the existing stickers that say "Resident" allow the officers to
35 identify if a car is a resident's car. Chief Krull stated correct. They are not worried about the
36 residents, but they are worried about everybody coming in from outside of town. Mr. Moore
37 stated that this sticker thing is a bad move. It's unpalatable. It's very, very distasteful. He urged
38 the Board to reconsider and especially the timeframe that you want to levy this tax.

39
40 Mrs. Langon thanked Chief Krull for sharing with everyone what deficits he has. She believes
41 that the assumption was that we were equipped with scanners and why couldn't they just pick up
42 the license. She inquired whether or not there are other means of generating revenue. She
43 inquired whether or not there are Grants that could be explored so that we can really focus on
44 ensuring the safety and security of the Village.

45
46 Chief Krull stated that we are very, very aggressive in trying to get Grant opportunities in the
47 Village. Every other Village in the State of Illinois is chasing after those same Grant Dollars.

1 When they look at the Village’s overall financial health, it is very difficult for Olympia Fields to
2 get a lot of those Grants because we are healthy here in the Village.
3

4 Trustee Waite inquired how many cameras we have in our squad cars. Chief Krull stated that we
5 have one camera. We have eight patrol cars. There was a Grant from Rose Construction for
6 \$10,000.00. He is a resident of the Village.
7

8 Mr. Tony Martin stated that he resides at 779 Byron Court. Mr. Martin inquired that if the funds
9 become available from the Asset Forfeiture Fund, is there a point in time when the Vehicle
10 Sticker tax can go away. He inquired whether or not it would be possible to have a recognizable
11 sticker by the officers that do not say Olympia Fields on it.
12

13 Chief Krull stated that is a very good question. He doesn’t see why not. With regard to the future
14 funding sources, that would be something that the Village Board would need to address. If we
15 have funds available for these other programs, if our elected officials chose to do so they could
16 lower it or possibly eliminate it. There are some towns that provide a sticker for “free” but it is
17 mandatory and it is displayed on the windshield and it says “Resident.” The Village of Westmont
18 is one of them.
19

20 Mr. Tony Martin stated that a lot of people own like three or four cars. That is a big concern for
21 residents. If it was \$10.00 or \$25.00 you may have less resistance than you are receiving at
22 \$50.00. It is something to look at and reconsider.
23

24 Mrs. Shirley Johnson stated that she resides at 2481 Glen Eagles Drive. She attended “Coffee
25 with the Village President.” She told the Village President that we did not want these stickers.
26 She knew that the opposition would be like this. Mrs. Johnson stated that she knew it was a
27 revenue funding type of thing. She would rather have the Village have a Referendum and put
28 some more money on her tax bill than to have the sticker. Mrs. Johnson doesn’t know anyone
29 who wants the sticker. Everyone that she knows in the Village is livid about the sticker. Mrs.
30 Johnson doesn’t want to scrape it off of her car. She doesn’t want anybody to know where she
31 lives when she is traveling. If we need more money we need to raise it in another way. That is
32 why it is so important for us to get some Economic Development in that Jewel lot. She stated
33 take the land over there, condemn it, and knock all of those buildings down and let’s build
34 something that would give us the money that we need.
35

36 Mr. Carlando Owens stated that for multiple vehicles there should be like a bulk discount if you
37 have three, four, or five vehicles. Mr. Owens stated that we are currently car sitting for someone.
38 It is going to be for an extended period of time. He inquired whether or not that vehicle needs a
39 sticker. Chief Krull stated not as long as you can show that it is not your vehicle and you are just
40 car sitting.
41

42 Mr. Pat Collier stated that a big part of the opposition is that the residents don’t want to be
43 identified as living in Olympia Fields. He inquired whether or not it is possible to come up with a
44 second type of sticker that the police will identify and know that person lives in the Village, but
45 it won’t show the public where you live.
46

1 Chief Krull stated that it is a unique opportunity for us to collectively think together and try to
2 come up with a solution. He doesn't know of any off the top of his head but that is not to say that
3 it can't be done.

4
5 Trustee Waite stated that there are a number of companies that do it that way. They give their
6 employees a sticker that is recognized by the company and it allows them to drive on the
7 company property and park in the company parking lot. Mr. Collier stated that we should be able
8 to come up with a second sticker that doesn't give the location or address of where we live.

9
10 Mr. Langon stated that the Chief and the guys in the police department do a terrific job. We
11 appreciate you all. We want to support you. It is not about not supporting our police department.
12 The Village is healthy. We have a AAA Bond Rating. Let's find the money that the police need.
13 He doesn't believe that a haphazard tax on the people to fix a hole is the right way to go. Let's
14 figure out how we support and budget properly so we have got state of the art equipment so our
15 police department can do their jobs.

16
17 Administrator Mekarski stated that one of the biggest problems that the Board of Trustees has is
18 balancing the Budget. We went through some very intensive budgetary work sessions and
19 Budget deliberations this year. If you look at the cost of governing from 2008 through 2014, a
20 seven-year span, the cost of government increased by \$1,000,000.00. He stated that \$800,000.00
21 of that was associated with increases in the police department. It wasn't for getting new
22 employees or new equipment to the police department. That was largely the cost of the changes
23 in State Law on the Police Pension requirement, and the responsibility of this body to work over
24 40-years an unfunded liability in its Police Pension. In one given year we were asked to give
25 another Quarter Million Dollars to the Police Pension. We are still only about 42% funded.
26 Trustee Pennington is aware of this from when he was on the Board. Administrator Mekarski
27 stated that there was an \$800,000.00 increase without an increase in the amount of staffing that
28 the Police Chief has to take care of public safety issues.

29
30 Administrator Mekarski stated now you are going to ask what about revenue. The cost of
31 government increased from 2008 to 2014 to \$1,000,000.00. He stated \$800,000.00 was
32 associated with the police department. The majority of it was outside the Board's control or the
33 Chief's control. Revenue increased by \$200,000.00. We all felt the pain of the recession. All of
34 us have lost huge amounts of equity in our homes, the assessed evaluation. It is not only in
35 Olympia Fields. Las Vegas has the biggest drop in equity. That has impacted the amount of
36 revenues coming in here. Sales Tax Revenue has declined. How are we turning it around? He
37 stated with the kind of development that is happening on Lincoln Highway and Western Avenue
38 with the TIF, new revenues are being created. That could be captured as early as 2017,
39 \$750,000.00 of new Sales Tax Revenue and additional Property Tax Revenue, even beyond the
40 TIF that we didn't have before. He stated and the ability to transfer some of that increment across
41 the street to reboot the Olympia Corners Plaza with maybe a Kohl's, maybe a Best Buy, or
42 Mariano's. He stated that his office and the Village President have been on the phone with
43 Mariano's four or five times. They have been given the portfolio of our demographic data. It has
44 been reviewed positively by them and sent to their division for analysis for possible
45 consideration one or two years down the pike. We are not sitting idly by. He stated that with the
46 New Town Center Plan there is the potential for \$85,000,000.00 in new tax increment revenue
47 that would finance the majority of the development that is being proposed. The new development

1 would create jobs, increase Sales Tax, and increase Property Tax. We are working aggressively
2 for Economic Development.

3
4 Administrator Mekarski stated that we just came out of a recession. The biggest responsibility
5 that the Board of Trustees takes to heart is to ensure that we can maintain the same level of
6 services that we have delivered in the past without putting an additional burden on you. The
7 Village President put in two newsletters ago that the Village received 3.4 Million Dollars in
8 Federal and State Grants in a period of 18 to 24 months. The entire General Fund is
9 \$6,000,000.00. We brought in 3.4 Million Dollars in Federal and State Grants. The water towers
10 had to be painted inside and outside. It cost \$720,000.00. How much did the residents pay for
11 those in taxes or in fees? Zero, because we sold the licensing rights to South Suburban Hospital.
12 This Board continually works out of the box creatively for revenue enhancement: Federal Grants,
13 State Grants, and Entrepreneurial opportunities. He stated that the water line that was extended
14 from east to west that was a 2.6 Million Dollar Capital Project. How much did the residents pay
15 for that? Zero. He stated that 50% was covered by the Country Club. He stated that the
16 remaining debt service that the Village had to pay for that came from the sale of 12 million
17 gallons of water to the Country Club. The Village's Debt Service obligation on that is zero.

18
19 Village President Meyers-Martin stated that we are always seeking Grants through our engineers,
20 through South Suburban Mayors & Managers, and through the Metropolitan Mayors Caucus. All
21 of those entities that have Grants available, the Village is always looking for them. The Village
22 just submitted one for the STP Funds. When you get a Grant it is very specific about what you
23 can use it for. If you get a Grant, you can't say we are not going to fix the road we will give it to
24 the police. It is very specific on where that money has to go.

25
26 Village President Meyers-Martin stated that when she and Administrator Mekarski go to
27 Washington and they meet with the Department of Justice, they are always trying to get Cops
28 Grants. They are very, very strict in what they give out in terms of monies and what you can use
29 those monies for. In a lot of situations you are handcuffed in terms of your Budget, in terms of
30 your expenses as it relates to revenue. She stated that from 2008 until now the Village has tripled
31 or quadrupled its payment for the Police Pension. The State of Illinois doesn't care. The
32 Municipalities by State Law are required to be at a certain percentage of funding at this time.

33
34 Mr. Langon stated you didn't know that you had to fund your Pensions. Village President
35 Meyers-Martin stated that we fund it all the time. They raised it. The Village was going by the
36 Department of Insurance. The Department of Insurance stated that the Village had to contribute
37 this amount of money per year. The Department of Insurance is out of it now. The State has
38 taken over those requirements. They have raised that level. There is nothing you can do about it
39 without being penalized by the State. She is trying to be clear on what that picture looks like.

40
41 Trustee Waite stated that we are still funded more than most other Municipalities in the State of
42 Illinois.

43
44 Mr. Moore stated that he will pay the \$50.00 per vehicle increase that the Village needs, but
45 don't force him to put the sticker on. He stated don't take away my very small semblance of
46 freedom. That is what he is about. He is aware that the Village needs money. He stated that this
47 is not a politically good move. We agree that you need funds but not by that method. He has no

1 problem with paying an extra tax. He has no control over it. He stated that the Village has a levy
2 and he has to pay it. He stated find a way to do it without taking his freedom.

3
4 Mr. Tony Martin stated that we understand that communication is everything. He believes that a
5 lot of people in the room feel that they were not communicated about the need for the sticker. He
6 appreciates Chief Krull explaining it. Mr. Martin stated that it makes sense. We want our police
7 department to be fully capable of protecting the citizens. We had no idea that there are issues
8 with laptops and some of the other things that you want to do. He believes that most of the
9 people will agree that we want our police officers to be fully staffed and fully prepared to protect
10 the citizens of our area. He believes that the reason people are upset is because they found out in
11 the newsletter and they didn't see this coming. It wasn't communicated well to the citizenry. He
12 stated that now that he understands he has no problem. He stated that he has three cars. Mr.
13 Martin is recently retired. There are some people with two or three kids at home and they all
14 have cars. The cost has a lot to do with this. We are not anti the police department or the Board
15 we know what you have to do.

16
17 Mr. Grant stated that he is sure that some assumptions were made to come up with the \$50.00.
18 He stated that with the presentation that was made today you allowed for public comment and for
19 public feedback. The public gave it to you and understood what you were doing. In this instance
20 you did not allow for it, and you put a time limit on when it is due.

21
22 Village President Meyers-Martin stated that she agrees that the newsletter was not the most
23 effective way to get that information out. They thought that went to every home. They put it on
24 the website. It is on the water bills. They thought about a Town Hall Meeting. In the past when
25 we have done Town Hall Meetings to talk about the change in the fire service, which she thought
26 was quite important, and they did it on both sides of town, and on the weekend, and at night
27 trying to capture residents, they had mostly 10 people. She stated that maybe that should have
28 been done a better way. They looked at the towns not only in our region, but in the entire
29 metropolitan Chicago area. She stated 90% of them require Vehicle Stickers. They decided that
30 the Village wouldn't be any different than any other town in terms of having a Vehicle Sticker.
31 In terms of the price the Village was a little higher than some, and a little lower than some. We
32 thought that the average would be the best amount. We are trying to fund equipment for the
33 police. She believes that they are one of the best police departments in the entire region. They are
34 committed. They are professional. They are skillful. We want to support them. When we talked
35 to the Chief and he had these issues, this is where we said that makes sense and this is what we
36 need to accomplish it. There were a variety of elements that went into that decision. We want to
37 be transparent. She stated that you don't always understand that there should have been more
38 communication and more conversation. She did bring this up at her "Coffee with the Village
39 President." She tried to do that outreach. She believes that the Board tries to do that outreach. We
40 try to listen to what is going on. There was no ulterior motive. This was not disguised and
41 cloaked in mystery. We were trying to be responsible. We were trying to be effective. We were
42 trying to be fair in looking at all of the other towns and trying to come up with a happy medium.
43 It never occurred to us that having Olympia Fields on your window would be a danger point.
44 Now that it has been said she understands that. If there is a more effective way to accomplish
45 what we need to accomplish and not have the "Village of Olympia Fields," maybe just have the
46 "OF." Mrs. Johnson stated just send us a \$50.00 bill in the mail.

47

1 Village President Meyers-Martin stated that I am glad that you are here. She believes that
2 communication is only effective not by the e-mails that go all around, but talking. She stated that
3 with e-mail you can't converse. It is always better face-to-face. She is glad that everyone is here
4 and that they brought up this subject, and that the Chief was here to explain the public safety
5 aspect. She stated that we are trying to accomplish some goals here.
6

7 Mr. Grant inquired whether or not you are going to move the date. Village President Meyers-
8 Martin stated that the Board thought it was better to require that in a month or time of year where
9 there is not snow and ice on the ground. We were looking at better weather months. She stated
10 that because we have heard that timeframe is a little prohibitive, we will look at that. An
11 Ordinance has to be put in place. This was a good way to hear some of the things that we didn't
12 think of, like putting Olympia Fields on the sticker.
13

14 Mr. Langon inquired how you can say it is due October 1st and the Ordinance is not done.
15 Administrator Mekarski stated that the sale date was beginning October 1st and it is due October
16 31st. The Ordinance is still in draft format. The Ordinance was not scheduled to come before the
17 Board for consideration until the month of September. It is being drafted by the attorneys now. It
18 can easily be moved to a March date. It's designed to be initiated this Fiscal Year. It's part of the
19 budgetary package. If it doesn't get adopted this Fiscal Year we would probably have to make
20 adjustments in the Budget. The newsletter was the first introduction. A formal letter would be
21 mailed out to each of the residents in September. There would have been public information
22 given about the Ordinance on the Agenda, and word for the residents to participate with
23 comment before the Ordinance is adopted. The Board has a lot of flexibility. This is not locked
24 in stone. The need to try to finance public safety and to address the public safety issues are real
25 issues that this Board understands and wants to address.
26

27 Mr. Pennington stated that dialog like this tells him that we as citizens of this Village need to
28 become more engaged. By becoming more engaged we need to come to these Board Meetings.
29 He served on the Board for eight-years. This is the most he has seen in any one Board Meeting in
30 the eight-years that he proudly served on the Board. This is great in his view because we are
31 discussing something that is a concern for everyone, everyone on the Board, everyone in this
32 audience. We need to become more engaged. He stated don't sit at home and worry about
33 something and then you hear about it third or fourth hand and then want to come up here and
34 bitch, moan and groan. He stated stay engaged. Come to these meetings on the second and fourth
35 Mondays and the "Coffee with the Village President" and know exactly what your Village is
36 doing.
37

38 Mr. Grant stated now we will. Mr. Pennington stated that it is important. It is essential. It is
39 critical. He stated what we saw tonight is a plan that may or may not work. He is hopeful that it
40 does work. There are still issues with the Budget and issues of financing that still have to be
41 addressed.
42

43 Trustee Waite stated that even though the newsletter was sent to everybody in the entire Village
44 only 60 of you showed up. It is hard to communicate with everybody in the Village. It is on the
45 water bill. It is on the website and still only 60 people showed up.
46

47 Mr. Owens stated that he attends the Board Meetings on a regular basis. He hears how tight the
48 Budget is. He works for a branch of local government. That branch of local government has

1 maintained a AAA Bond Rating much like the Village has. During the toughest times of the
2 recession salaries were frozen for the employees for four-years. Mr. Owens inquired whether or
3 not there has been a time in the past seven-years when the Village employees haven't gotten a
4 cost of living increase.
5
6 Village President Meyers-Martin stated yes, we have frozen it. There was a zero degree raise.
7
8 Mrs. Langon inquired whether or not the Agenda is posted 24, or 48-hours prior to the Board
9 Meeting or what is the policy regarding that.
10
11 Administrator Mekarski stated that we comply with the Open Meetings Act. We post the Agenda
12 48-hours in advance. We send the Agenda to the official journal, and the Southtown Star. We
13 request that the Agenda gets published on our webpage and announced on Channel 4. It is posted
14 on the door as well. All of our Agendas are published in advance. The Board adopts an Annual
15 Board Schedule. That is on the webpage.
16
17 Mr. Chandler stated that he resides in Vienna Woods. He hopes that everyone has learned their
18 lesson tonight. Mr. Chandler stated that the Olympia Fields Citizens Police Academy is looking
19 for enrollees. He stated go do that for 13-weeks and then you will be glad to give these guys
20 \$50.00 a car for your sticker to help them out with some extra money. He stated give them
21 \$100.00 for two cars. Make the sticker a smiley face. Make it a QR Code. Make it a Bar Code;
22 stick it on the back of the car. He stated that he can get a free App on his phone and scan the QR
23 Code. It doesn't require a bunch of extra equipment or anything. He stated that he had some
24 unexpected expenses, his stove, his dishwasher and his car cost him \$2,000.00 this past week. He
25 is still glad to give these guys 50 bucks. He stated what better cause is there than your police
26 department.
27
28 Trustee Waite stated that one unexpected cost we had was we spent an extra \$15,000.00 cleaning
29 up all the brush and stuff around town with outside contractors.
30
31 Mr. Moore inquired whether or not the Board has an objection to putting it to a vote to the
32 citizens and if they do why. He inquired why they can't make that decision.
33
34 Trustee Waite stated that you went to the trouble of voting for us, and you ought to have us do
35 some of the work. We are doing some of the work and no matter how much it hurts your feelings
36 not to get to vote on this; it isn't worth having an election over. You have expressed your opinion
37 and we are listening.
38
39 Mr. Moore stated that there is something empty when you tell him because of the expense he
40 doesn't have a right to an election or a choice. It goes against all that he has learned in civics and
41 in school. Trustee Waite stated go tell that to Barack. Mr. Moore is offended and hurt that
42 Trustee Waite mentioned that to him. He stated that wasn't necessary. He feels that Trustee
43 Waite attacked him just then. All Mr. Moore asks is give us that choice, and Trustee Waite tells
44 him his choice is too expensive with his tax money. Mr. Moore stated how dare you. Village
45 President Meyers-Martin closed Communications and Petitions at 10:10 P.M.
46
47 Village President Meyers-Martin thanked everyone for their comments. She appreciates them
48 coming and letting the Board know their feelings, and their perspective on this issue. She stated

1 that is the beauty and the advantage of living in a small community because you have that
2 opportunity to talk about things that you are concerned about, that you are bothered by, and that
3 you feel is going in the wrong direction. She stated all of those things that make us a team as the
4 Board and residents; she wants to continue to see that. She wants to continue to hear what your
5 feelings are and your concerns. That is the only way that we will know what is going on in town.
6 We base a lot of our decisions on facts and figures, what works, what doesn't, what is positive,
7 what is not. It is very important to have that communication with the residents. She thanked
8 everyone for coming here and expressing those opinions, and those perspectives. She stated that
9 we certainly will look at this and find out how it is that we could make it more palatable, maybe
10 work better, be more accepted than in its current form. She stated that she didn't think that the
11 Board felt that because Vehicles Stickers are pretty normal it wasn't a strange thing to them in
12 terms visiting the reinstatement of that Vehicle Sticker.

13

14 **FINANCE:**

15

16 Trustee Byrd stated that he did not have a Formal Report this evening. Trustee Byrd thanked the
17 residents for coming out and expressing their opinion about the Vehicle Sticker. He stated that
18 we have been listening, and we will be taking into consideration what you said and acting
19 towards that. Trustee Byrd stated that he would like to see more of you at the next Board
20 Meeting.

21

22 **BUILDING:**

23

24 Village President Meyers-Martin stated that she did not have anything to report on Trustee
25 Hudson's behalf.

26

27 **PLANNING:**

28

29 Trustee Oliver stated that in deference to what you mentioned earlier about the Board's
30 wholehearted support of the issue of the Vehicle Sticker, after the recitation that was provided so
31 well by Administrator Mekarski regarding the need for this additional revenue and then the plan
32 was unfolded regarding the notion of a Vehicle Sticker, there was at least one other person along
33 with Trustee Oliver that sat by and said, "Oh no, not a Vehicle Sticker, not \$50.00 they are going
34 to hang us." Trustee Oliver stated that it was his vote for this based on the fact that not only with
35 what the Chief indicated what his needs were as well as the 2030 Plan, with all the issues that
36 were before the Board in which we needed to have these additional revenues, the water, the
37 pension. There is a lot on our plate. We didn't all willfully agree to this. This was a hard decision
38 at least for him. But in the end he felt that this would be the best thing for the Village.

39

40 **Ordinance #2014-27 – An Ordinance Annexing certain property to the Village of Olympia**
41 **Fields (Advocate Health Care Facility Parking Lot) (First & Second Reading)** – Trustee
42 Oliver stated that in 2006 the Advocate Health Care Facility opened up off of Vollmer Road and
43 Crawford. He stated to their credit they were doing great business real fast. They were doing
44 such great business that they quickly ran out of parking. They began using shuttles to take
45 patients to different places in order to get their services in their facilities. They have come to the
46 Board and asked for three things: 1. They are asking for an Annexation; 2. They are asking for a
47 rezoning from R-1 to a B-4; 3. They are asking for approval of a Site Plan. Those three things

1 have been brought before the Planning Commission. Mr. McDonnell is here to expand upon
2 what those major issues were that the Board needs to take into consideration tonight.

3
4 Mr. McDonnell stated that he is going to turn it over to the proposed Petitioners and they can let
5 the Board know what their proposed plans are for the site. Then Mr. McDonnell will talk about
6 some of the things that were the hurdles to get this project going with the Site Plan Review
7 Committee.

8
9 Mr. Robert Goes stated that he is with Matocha Associates. They are the Architects representing
10 Advocate Health Care. The property they are looking at is 100 x 300. It's directly adjacent to the
11 existing clinic. They are looking at 50 parking stalls with two handicap stalls. They will be
12 connecting the new sidewalk from the back door to the parking lot for egress purposes, ADA
13 purposes. The purpose of the parking lot is primarily for staff. They want to free up all of the
14 parking in the front of the building for the patients so they don't have to take them offsite. He
15 stated that they have been before the Planning Commission. They have been before the Site Plan
16 Review Committee. Their comments have been pretty straight forward. They have some
17 engineering issues they have to deal with. They have to deal with MWRD for water detention.
18 They are working through those issues. They submitted landscaping and they are fully onboard
19 with the changes that have been submitted by the Site Plan Review Committee. They have asked
20 for additional sidewalk to connect with the eastern side of the building from the new parking lot.
21 They have made accommodations for that. They are working through photometrics for lighting
22 so that they comply with the Lighting Ordinance.

23
24 Mr. McDonnell stated that during this process Teska Associates provided us with a Staff Report.
25 Some of the other things that were on the Staff Report were landscaping issues, lighting issues
26 and means of egress issues. The Petitioners have all agreed to modify the plans to take all of
27 Teska Associates and the Site Plan Review Committee's results from that meeting. They have
28 added landscaping on Crawford Avenue. We have a means of egress into the parking lot at the
29 east side of the parking lot as well the west side of the parking lot. It is mostly for their
30 employees that work there, to open up the parking lot to the front for all of their patients to come
31 through the front door.

32
33 Trustee Waite inquired whether or not the fire department has seen the plan. Mr. McDonnell
34 stated yes, the Site Plan Review Committee is a group of people that consists of himself along
35 with the Village Engineer, Teska Associates which is our third party planner reviewer, the
36 Engineering Department was Baxter & Woodman they were a third party planner reviewer, the
37 Police Chief, the Fire Chief, and Trustee Oliver.

38
39 Administrator Mekarski stated that this is in unincorporated Cook County. The first step is
40 Annexation into our jurisdiction. He stated that by our Local Code once we annex a property it
41 automatically becomes an R-1 Zone. In order to accomplish the parking lot they needed an
42 immediate zoning change from R-1 to B-4. They went through the Site Plan Review Process to
43 make sure that it meets the Beautification Committee's and Village Board's landscaping
44 requirements and storm water management and paving requirements.

45
46 Trustee Waite inquired whether or not Advocate pays property taxes. Administrator Mekarski
47 stated that he believes that they do pay property tax. Mr. Hill stated that they do.

1 **Motion by Trustee Gibson, second by Trustee Byrd to waive on First Reading and adopt in**
2 **Second Reading Ordinance #2014-27- An Ordinance annexing certain property to the**
3 **Village of Olympia Fields (Advocate Health Care Facility Parking Lot).**

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

5
6 **Ordinance #2014-28 – An Ordinance Granting Rezoning from R-1, One-Family Residence**
7 **District, to B-4, Office and Research District, and approval of the Site Plan (“Advocate**
8 **Medical Group”) (First and Second Reading) -**

9
10 **Motion by Trustee Oliver, second by Trustee Gibson to waive on First Reading and adopt**
11 **in Second Reading Ordinance #2014-28 – An Ordinance Granting Rezoning from R-1,**
12 **One-Family Residence District, to B-4, Office and Research District, and approval of the**
13 **Site Plan (“Advocate Medical Group”).**

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

15
16 Trustee Oliver stated that he would like to touch on something that was added to the Agenda
17 tonight because he doesn't want to keep Mr. McDonnell here too much longer. It is on the
18 Agenda under “Unfinished Business.” Trustee Oliver stated that the Petitioner was here tonight
19 to speak on her own behalf. However, she works 11 to 7 and she just recently left.

20 **Motion by Trustee Oliver to amend the Agenda to move “Unfinished Business” up to**
21 **Planning so we can get Mr. McDonnell out of here.** Mr. McDonnell stated that he is staying.
22 Trustee Oliver tabled the Motion.

23
24 **PUBLIC WORKS:**

25
26 Trustee Waite stated that he did not have a Formal Report. He stated you all saw the Little
27 League Baseball Games over the weekend. He stated weren't those some really fine kids and
28 coaches that were out there with those guys, and what gentlemen they were. He stated what role
29 models the kids had for kids all over the United States, especially here at the south end of
30 Chicago. Trustee Waite inquired of Trustee Oliver how many years he has been a Little League
31 Coach. Trustee Oliver stated 16. Trustee Waite stated that is one of the guys that we can be
32 proud of. (There was a round of applause).

33
34 **HUMAN RESOURCES:**

35
36 **Employee Manual -** Trustee Nale stated that she wanted to remind Administrator Mekarski that
37 the Human Resource Committee is still awaiting his valuable time to help them review the
38 Employee Manual.

39
40 Administrator Mekarski stated that we are on task to do that. We will be delivering some product
41 to you in the month of September as we anticipated.

42
43 **PUBLIC SAFETY:**

44
45 **Certificates of Appreciation for DUI Enforcement (Information Only) –** Trustee Gibson
46 stated that she has a report concerning some of our police officers. Trustee Gibson stated that she
47 is very proud of our Chief and she is very, very proud of our police department. She is extremely
48 happy to be the Liaison to the Police Department.

1 Trustee Gibson stated that tonight she is going to announce that the Olympia Fields Police
2 Department was notified by the Alliance Against Intoxicated Motorists that four of our officers
3 will receive Certificates of Appreciation for their driving under the influence enforcement efforts
4 in 2013. The personnel receiving certificates of appreciation and recognition as some of the
5 Alliance Against Intoxicated Motorists “Top Cops” are: Patrol Officer Miguel Ayala made five
6 DUI arrests; Corporal Don Dean made five DUI arrests; Patrol Officer Dan Kickert made 12
7 DUI arrests; and Corporal Mike Mayden made 26 DUI arrests.

8
9 These officers should be recognized and commended for their exceptional DUI enforcement and
10 dedicated public service.

11
12 Trustee Gibson stated that we all know that it is very, very important for all of us as we travel
13 along the roads here, in the city, in between here and the city, sometimes it is not just how we
14 drive but how other people drive that can cause some tragic accidents. So we are very happy to
15 state that these four police officers have done a marvelously, wonderful job. If you see them say
16 congratulations to them. (There was a round of applause).

17
18 **REPORT OF VILLAGE ADMINISTRATOR:**

19
20 **Ordinance #2014-29 – An Ordinance Amending 21, “Water, Sewers and Sewage Disposal,”**
21 **Article II and III, of the Olympia Fields Village Code (First and Second Reading) –**

22 Administrator Mekarski stated that he has one Ordinance at the suggestion of the Finance
23 Director. It is as a result of listening to the public and trying to offer some changes in our billing
24 procedures to give a little more flexibility for hardships. The current Ordinance requires a
25 delinquent bill beyond 10-days to be sent to the Public Works Department for water shut offs.
26 We are increasing that time period to 20-days to allow our residents to have a little bit more time
27 to address a delinquency.

28
29 Administrator Mekarski stated that the other proposal is the Ordinance as currently written
30 requires the sewer bills to be paid 10-days after the bill being sent out. He stated that the bills
31 payable department has been managing that with 20-days which is outside of the Ordinance. We
32 are suggesting a change for 30-days. He stated that a bill would be payable 30-days after being
33 sent out by the Village. It is to give the residents a little bit more flexibility for the payment of
34 water and sewer bills and addressing delinquencies so they don’t get turned off.

35
36 Trustee Waite inquired of Administrator Mekarski how many dollars are we talking about that
37 are going to go into accounts receivable as a result of this extension. Administrator Mekarski
38 stated that he doesn’t know if there has been a monetary calculation. It is just giving a little bit
39 more relief. The Village will save money because it costs a lot of money for the Village to send a
40 Department of Public Works personnel to turn off a “B Box” and turn it back on. It is a
41 tremendous hardship to the residents when they are having a tough time paying a bill and then
42 having to deal with the water being turned off. We want to address delinquencies because we
43 have a responsibility to all of our rate payers to make sure that everybody pays so that they don’t
44 pay a disproportionate amount. We also want to be humane towards our responsibilities.

45 **Motion by Trustee Oliver, second by Trustee Gibson to waive on First Reading and adopt**
46 **in Second Reading Ordinance #2014-29 – An Ordinance Amending 21, “Water, Sewers and**
47 **Sewage Disposal,” Article II and III, of the Olympia Fields Village Code.**

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

1 **Resolution #2014-08 – A Resolution authorizing the Village of Olympia Fields to**
2 **participate in South Suburban Mayors and Managers Association’s (SSMMA) Surface**
3 **Transportation Program (STP) Local Assurance Resolution** – Administrator Mekarski stated
4 that the second is a Resolution. It is Resolution #2014-08. It is a Resolution authorizing the
5 Village of Olympia Fields to participate in the South Suburban Mayors and Managers
6 Association’s (SSMMA) Surface Transportation Program (STP) Local Assurance Resolution.
7 The Village has been very aggressive in looking for Federal and State Grants. This is an
8 Application which was delivered on Friday to meet a deadline by the regional planning
9 organization. It is for the reconstruction of 203rd Street. It is projected for 2019. We had to set it
10 on the calendar to meet the Grant deadline. The estimated cost of construction for redoing 203rd
11 Street from Kedzie Avenue all the way to Governors Highway is \$649,000.00. He stated that
12 Federal Funding is \$454,300.00. We have a local match of \$194,700.00. They anticipate in 2019
13 to receive the Village’s match from the Motor Fuel Tax. In the event the Village doesn’t have
14 sufficient Motor Fuel Tax because of all of the other local road needs, they would wrap it into
15 Phase II of the Road Bond Project. The Phase II Road Bond Project was anticipated to be funded
16 with new Sales Tax Revenues from the proposed Wal-Mart which would be collected in either
17 2017 or 2018.

18 **Motion by Trustee Byrd, second by Trustee Gibson to approve and adopt Resolution**
19 **#2014-08 – A Resolution authorizing the Village of Olympia Fields to participate in South**
20 **Suburban Mayors and Managers Association’s (SSMMA) Surface Transportation**
21 **Program (STP) Local Assurance Resolution.**

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

23

24 **REPORT OF VILLAGE PRESIDENT:**

25

26 **Public Safety Initiative – Vehicle Licensing Reinstated – October 1st** – Village President
27 Meyers-Martin stated that originally the public safety initiative was listed as an item. We have
28 done that.

29

30 **Reschedule Regularly Scheduled Board of Trustee Meeting from September 22, 2014, to**
31 **September 23, 2014, to accommodate the Village President’s Annual Golf Outing** –
32 Village President Meyers-Martin stated that she has a Motion to reschedule the regularly
33 scheduled Board of Trustee Meeting from September 22nd to September 23rd, 2014, to
34 accommodate the Village President’s Annual Golf Outing.

35 **Motion by Trustee Nale, second by Trustee Gibson to change the regularly scheduled**
36 **Board of Trustee Meeting from Monday, September 22nd, 2014, to Tuesday, September**
37 **23rd, 2014, at 7:00 P.M. to accommodate the Village President’s Golf Outing.**

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

39

40 Trustee Waite reminded everyone that there is a golf outing coming up and they still have room
41 for a few more foursomes.

42

43 **UNFINISHED BUSINESS:**

44

45 **To approve the request for a Variance to Chapter 22, Article VI, Section 22-365(5) – 20311**
46 **Harding Avenue** – Mr. McDonnell stated that at the last Board Meeting the Petitioner asked the
47 Board to table this so that she could get him some other information for her Variance. The
48 information that she provided is a signature list of her neighbors that she discussed the project

1 with. They signed the document basically stating that they think that the Board should consider
2 her request for the Variance. There are approximately 10 signatures there.

3
4 Mr. McDonnell stated that the Board has the drawing of her Plat of Survey showing the location
5 of the fence. The Village does not allow six-foot fences unless you are adjacent to a very busy
6 roadway or a very busy highway. This is right in the middle of a residential subdivision and there
7 are no major roadways adjacent to her property. She would require a Variance to put up a six-
8 foot fence in lieu of a five-foot fence.

9
10 Trustee Oliver inquired of Mr. McDonnell how tall the gable is at the front of her house. Mr.
11 McDonnell stated that he doesn't know. Trustee Oliver inquired of Mr. McDonnell if it is more
12 than seven-feet. Mr. McDonnell stated that it is more than six-feet. He doesn't know about
13 seven-feet.

14
15 Trustee Byrd inquired of Mr. McDonnell how many requests for a Variance does he usually get
16 to go to a six-foot fence. Mr. McDonnell stated that he doesn't get too many. He explains the
17 process to the residents and that kind of deters them into paying for a Variance and coming
18 before the Board. The problem with a Variance of this type is that our Village Ordinance is very
19 strict on what the requirements of a Variance are. You have to show proof that the Village
20 Ordinance is a hardship to you. Our criteria for a hardship are very difficult to meet for just a
21 fence.

22
23 Trustee Byrd inquired of Mr. McDonnell whether or not we should go to a six-foot fence instead
24 of a five-foot fence if he is getting a lot of requests for a Variance. Mr. McDonnell stated that he
25 doesn't have that kind of opinion on it. He doesn't know why the Ordinance only allows for a
26 five-foot fence. He can only speculate that people wanted that type of Ordinance to allow for
27 open space areas that you could actually see through the neighbors' property. Some areas don't
28 allow fences. You can see the open landscape. You don't see a lot of fences in the Graymoor
29 Subdivision. It is open landscape. It is his job to enforce the rules and regulations that are in the
30 Village Ordinance. Mr. McDonnell stated that he doesn't get a lot of Variance Applications for
31 it. Every request he gets for a fence is for a six-foot fence.

32
33 Trustee Oliver stated that he understands how important it is for the Village Board to adhere to
34 the Ordinances. Trustee Oliver believes that in the last two-years we had 10 Variances for six-
35 foot fences. Mr. McDonnell thought that we had three. Trustee Oliver stated that there was one
36 in Graymoor. The Graymoor Landowners Association stated that they didn't want a fence, but
37 we agreed to it anyway because she provided a hardship case. There was a wrought-iron, six-foot
38 fence built on Western. We approved something for Kay Mangan. Mr. McDonnell stated that
39 there was a Variance for a fence in the front of the house. Trustee Oliver inquired if Miss
40 Scanlon had said it was for security measures if that would have been enough.

41
42 Village President Meyers-Martin stated that she doesn't believe so because there is only one side
43 to the fence.

44
45 Trustee Oliver stated that there is an empty house next door to her. It has been vacant for the last
46 couple of years. There are trees growing from the gutters. The storm wiped that house out in the
47 front right next to her on Harding.

1 Village President Meyers-Martin stated that gentleman died and his daughter is going to move
2 into the house.

3
4 Trustee Gibson stated that she wanted to speak for the Sign Commission of which she is a
5 member. She stated that we worked very hard. We looked at neighborhoods all over this area to
6 make certain that when we finished our newest Sign Ordinance that we would try to prevent the
7 need for Variances to be handled. She stated that for the most part, most places have five-foot
8 fences except on special occasions when they are living on busy, busy streets. She doesn't see a
9 need for a Variance for a fence that could be five-feet. Miss Scanlon had stated that she works at
10 night and she has to sleep in the daytime. She can't sleep for the noise. Trustee Gibson stated that
11 the biggest noise she is going to get is from the train. The fence is not in the proximity of the
12 train. Maybe what she needs to do is make her bedroom so she can't hear it. She doesn't want the
13 Board to set a precedence for that particular reason because of the noise.

14
15 Trustee Byrd stated that the fence will only be on one side. He inquired whether there is noise
16 coming from the vacant house. Trustee Oliver stated no, she indicated that there were rodents
17 and other things going into her yard. Trustee Byrd doesn't believe the fence will stop a rodent
18 from coming in. Trustee Gibson stated that her basic reason was that she needed to sleep in the
19 daytime.

20
21 Village President Meyers-Martin stated that it is about time to take this to a vote. We have tabled
22 it a couple of times.

23 **Motion by Trustee Oliver, second by Trustee Nale to approve the request for the Variance**
24 **of Chapter 22, Article VI, 22-365 (5) a. Allowing the construction of a fence to be 6 feet tall,**
25 **at the property known as 20311 Harding Avenue.**

26 **Roll Call: Ayes (3) No (2) (Trustee Gibson and Motion Carried**
27 **Trustee Byrd voted No).**

28
29 **Disaster Declaration** - Trustee Oliver inquired whether or not the Village got a report back from
30 the Feds or the State regarding a Disaster Declaration from the July storm for reimbursement.
31 Administrator Mekarski stated not as of yet.

32
33 **NEW BUSINESS:**

34
35 The Board did not have any New Business to discuss this evening.

36
37 **RESIGNATIONS AND APPOINTMENTS:**

38
39 **Appointment – Donald F. Ransford to the Educational Commission** – Village President
40 Meyers-Martin stated that she has two appointments this evening for the Board's consideration.
41 The first is the appointment of Donald F. Ransford to the Educational Commission. He has been
42 a resident of the area for 65 years. He has served over 35 years on the Olympia Fields Park
43 Board and 15 years on the Irons Oaks Board. Mr. Ransford is a Veteran. He has been extremely
44 active in youth and educational initiatives throughout his entire career. He is Pat Ransford's
45 husband. She is the Principal at Arcadia School.

46

1 **Motion by Trustee Gibson, second by Trustee Nale to approve the candidacy of Donald F.**
2 **Ransford to the Village of Olympia Fields Educational Commission for a term continuing**
3 **until a new appointment is made by the Village President.**

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

5
6 Village President Meyers-Martin stated that we welcome Mr. Ransford to the Educational
7 Commission.

8
9 **Appointment – Susan W. Gowen to the Human Resource Committee –** Village President
10 Meyers-Martin stated that her second appointment for the Board’s consideration is the
11 appointment of Susan Gowen to the Human Resource Committee. She has been a resident of the
12 Village for over 46 years and has 23 years of experience in both the public and private sector in
13 various human resource positions. Village President Meyers-Martin stated that Mrs. Gowen
14 works for the Illinois Comptroller’s Office.

15 **Motion by Trustee Gibson, second by Trustee Oliver to approve the candidacy of Susan**
16 **Gowen to the Village of Olympia Fields Human Resource Committee for a term continuing**
17 **until a new appointment is made by the Village President.**

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

19
20 Village President Meyers-Martin stated that we welcome Susan Gowen to the Human Resource
21 Committee.

22
23 **EXECUTIVE SESSION:**

24
25 **To Discuss Matters of Personnel – Open Meetings Act Section ILCS120/2(c)(1) – With a**
26 **Need to Reconvene –**

27 **Motion by Trustee Gibson, second by Trustee Oliver to go into Executive Session at 10:54**
28 **P.M. to discuss matters of personnel according to the Open Meetings Act Section**
29 **ILCS120/2(c)(1) with a need to reconvene.**

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

31
32 **RETURN TO OPEN SESSION:**

33
34 **Motion by Trustee Nale, second by Trustee Gibson to go back into Open Session at 11:25**
35 **P.M.**

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

37
38 **Presidential Appointment and Board Confirmation of the Public Works Director to fill the**
39 **vacancy of Joe Alexa who is retiring after 31 ½ years of dedicated service to the Village of**
40 **Olympia Fields –** Village President Meyers-Martin stated that this is to consider the
41 appointment and Board confirmation of a new Public Works Director. Our current Public Works
42 Director, Joe Alexa, is retiring after 31-years with the Village. We are very proud and very
43 appreciative of his hard work over all of these years. He has been a stellar employee and a great
44 Public Works Director, very knowledgeable and very skillful. He has run that department
45 extremely well. But all things must come to an end and we are sad to see him go. We are
46 certainly looking forward to working with a new Public Works Director. Village President
47 Meyers-Martin stated that she is recommending Mike Murray. The Board has his Resume.

