

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **MEETING OF THE BOARD OF TRUSTEES**
3 **Held on February 22, 2016**

4
5 The Special Meeting of the Board of Trustees scheduled for February 8th, 2016, was cancelled.
6 The Regular Meeting of the Board of Trustees was held on Monday, February 22nd, 2016, at the
7 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
8 Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance. Administrator
9 Mekarski/Village Clerk called the roll.

10
11 Present: Trustees – Gibson, Nale, Pennington, Byrd, Hudson, and Waite
12 Village President Debra Meyers-Martin
13 Village Administrator/Village Clerk, David Mekarski

14
15 Absent: None.

16
17 Village President Meyers-Martin stated that unfortunately, we had to do this at our last Board
18 Meeting. She is going to need a Motion to go into Executive Session. We have to do that right
19 away. Village President Meyers-Martin stated that she hopes that we will only be in Executive
20 Session for 15 to 20-minutes. We will reconvene. We are going to come back into the Board
21 Room. We are going to move to the Conference Room for matters of confidentiality.

22
23 **EXECUTIVE SESSION:**

24
25 **To Discuss Matters of Pending Litigation - According to the Open Meetings Act Section**
26 **5ILCS120/2(c)(11) With a Need to Reconvene -**
27 **Motion by Trustee Pennington, second by Trustee Nale to go into Executive Session to**
28 **discuss Matters of Pending Litigation according to the Open Meetings Act Section**
29 **5ILCS120/2(c)(11) with a need to reconvene at 7:01 P.M.**

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

31
32 Village President Meyers-Martin stated that she hopes to be back in here by 7:20 P.M. at the
33 latest.

34
35 **RETURN TO OPEN SESSION:**

36
37 **Motion by Trustee Hudson second by Trustee Pennington to go back into Open Session at**
38 **7:42 P.M.**

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

40
41 **(The Regular Board Meeting commenced at 7:43 P.M.)**

42
43 **APPROVAL OF MINUTES:**

44
45 **Motion by Trustee Nale, second by Trustee Gibson to suspend with the reading of the**
46 **Minutes of January 25th, 2016.**

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

1 **Motion by Trustee Gibson, second by Trustee Pennington to approve the Minutes of the**
2 **Meeting of the Board of Trustees held on January 25th, 2016, as presented.**

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

4
5 **BILLS FOR APPROVAL:**

6
7 Village President Meyers-Martin stated that you have before you tonight Bills for Approval
8 in the amount of \$74,073.32. There is a Cover Memo in the Board Packet designating the more
9 significant payouts.

10 **Motion by Trustee Pennington, second by Trustee Nale to approve the payment of Bills for**
11 **February 22nd, 2016, in the total amount of \$74,073.32.**

12 **Roll Call: Ayes (6-0) Motion Carried.**

13
14 **COMMUNICATIONS & PETITIONS:**

15
16 Village President Meyers-Martin opened Communications & Petitions at 7:45 P.M.

17
18 **Request from John Sunderland for the Township Board to Sponsor a Text Administration**
19 **to Allow Expansion of a Nonconforming Use which would Allow the Store Owner to Permit**
20 **a New Sign from “J&S Gold and Diamond Exchange” to “J&S Gold & Loan.”** Village
21 President Meyers-Martin stated that under Communications and Petitions there is a segment for
22 Mr. John Sunderland who is a business owner in Olympia Fields. You have a Memo designating
23 the nature of Mr. Sunderland’s request. Village President Meyers-Martin asked Mr. Sunderland
24 to come forward and explain his request.

25
26 Mr. Sunderland stated that when they opened in 2010, he was in the middle of a very historic
27 gold boom. The business was mainly involved in the scrap gold business at that point. The name
28 of the business fit well for that endeavor, “J&S Gold and Diamond Exchange.” Since that point
29 the gold boom has completely dried up and that business is back to about 20% of what it was.

30
31 Mr. Sunderland stated that when he came in front of the Board in 2010 about opening the
32 business, we were clear that part of the business model was loaning money on objects of art and
33 any objects of value. He is a little confused about the verbiage, “Expansion of a nonconforming
34 use.” That might be above his pay grade. He is a salesman and a pawn broker. They are not
35 changing any use inside the store. They won’t be doing any different business then they have
36 been doing all along. That has been a little confusing to him. The Village said, with the advice of
37 some folks in the Village that that was what was necessary. He never quite understood that
38 because they are not looking to change the use.

39
40 Administrator Mekarski stated that he can explain it for the Board and for the benefit of Mr.
41 Sunderland. We have an existing retail establishment that was initially permitted for gold and
42 diamonds, and he believes that there were rare coins. It was retail activity. Through an evolution,
43 that retail sales began to conduct various pawn operations for both sale and loan. Keep in mind
44 that there was always some limited pawn and loan operations even with the original jewelry
45 store. It was conducted generally in the back room and it was limited to jewelry, some furs, and
46 things of that nature. After the gold market went out, the pawn and loan activity increased
47 beyond what was the Village’s original intent in issuing the Occupancy Permit. The Occupancy

1 Permit is for retail sales and not necessarily for pawn or loan. Pawn or loan has certainly
2 expanded in that area. Administrator Mekarski inquired of Mr. Sunderland how long he has been
3 at the new location.

4
5 Mr. Sunderland stated since 2011. Administrator Mekarski stated that Mr. Sunderland has asked
6 to have the name changed from “J&S Gold and Diamond Exchange” to “J&S Gold & Loan.”
7 And he did that as a compromise rather than putting a sign up for “Gold & Pawn.” He doesn’t
8 believe that everybody was very comfortable with the terminology of “Pawn” and the
9 connotation that it gave to the Village’s retail. We didn’t want to have that be created as a
10 precedent or a repeating business anywhere in the Village. In our Commercial Districts, pawn
11 activity and loan activities are prohibited. There was a request from one of the Payday Loan
12 Services on the corner of Lincoln Highway and Governors Highway. We specifically had a
13 section of the Ordinance amended prohibiting any kind of pawn or loan activity in our
14 Commercial Zones. This is not a Commercial Zone. It’s zoned Planned Unit Development. That
15 prohibition against loan and pawn did not apply. The only way that it was reasoned that Mr.
16 Sunderland could even process this request, was by possibly recognizing his business as being
17 grandfathered. He has been there for six-years. He does sales of jewelry. He still has the rare
18 coins. He has been doing the limited pawn and loan on not only jewelry, but general
19 merchandise. The suggestion was so that it would not create a precedent or repeat anywhere in
20 the Village, we would recognize the use as a nonconforming use, or a grandfathered use, and
21 limit it to an expansion of that nonconforming use only on a positive recommendation of the
22 Planning Commission and an affirmation of a majority vote of this body. This is the first step to
23 getting there. This is not in any way giving Mr. Sunderland approval of it. It is creating
24 something in our Ordinance to allow him a procedure to go formally to the Planning
25 Commission and then formally to this body for a vote for a full deliberation. Right now he
26 doesn’t have any standing.

27
28 Administrator Mekarski stated that Mr. Sunderland came to the Planning Commission in
29 December. He petitioned to have the sign changed from “J&S Gold and Diamond Exchange” to
30 “J&S Gold and Loan.” The Planning Commission stated that he had no authority to come there.
31 The reason that they stated that, and rightfully so, is because in the Ordinance it says that only
32 two people have a right to request a change in the Ordinance. 1. The property owner. Mr.
33 Sunderland is not the property owner. The Bizios Brothers are the property owner. The Bizios
34 Brothers would have to come in and file an Application to Amend the Zoning Ordinance. 2. The
35 second body that has a right to petition a change in the Zoning Ordinance is the Board of
36 Trustees. Rather than putting Mr. Sunderland through the mill of trying to get the property owner
37 to come here, or to go through the Planning Commission and the Board of Trustees with no
38 authority, we thought it best for Mr. Sunderland to come here and give his case, and talk about
39 his business and how it evolved, and his Business Plan. It would give him a right to do a Formal
40 Application to the Planning Commission and the Board of Trustees. You would ask the Planning
41 Commission to consider this Amendment. The Amendment would be considered by the Planning
42 Commission. It would be considered by the Board of Trustees. Once that law was in place, then
43 he can formally apply to the Planning Commission for the matter at hand. It is sort of a two-step
44 process. This is an attempt for him to have standing.

45
46 Village President Meyers-Martin stated that this has been like a long-standing request. The
47 resistance always was that back in 2010 when you came forward, the Permit was for exactly

1 what the sign says, which was “J&S Gold and Diamond Exchange.” She believes that the Board
2 always felt that that was the preferable sign because of the Permit that had been issued.

3
4 Trustee Gibson stated that she is speaking as a Board Member who has been on the Board for
5 about 15-years of service to this community. Several years ago the Sign Commission had a
6 meeting with Mr. Sunderland concerning the sign that he has now. She provided his direct
7 comments as follows: “We will not display unrelated items commonly sold in full-scale pawn
8 brokers such as electronics and musical instruments.” She stated and not only that they have
9 motorcycles. Since that time we have all felt a dismayed kind of attitude to go and look in this
10 business and see all of the stuff that really is a Pawn Shop. We said we didn’t want a Pawn Shop.
11 It doesn’t matter if you don’t have “Pawn” on the sign. If you are doing pawn work inside that is
12 still not doing what you promised you were going to do.

13
14 Trustee Gibson stated that she personally thinks that his business behavior has been very
15 distasteful in our community, because you are doing a Pawn Shop when we said we did not want
16 a Pawn Shop. In some ways she believes that he has broken his trust to the original Agreement.
17 Now that’s irresponsible. We have a Board here who are going to be responsible for the business
18 behavior of this community. She stated that to her it is just another way of having a Pawn Shop.

19
20 Trustee Waite stated that he thinks the idea that Pawn Shops are sleazy and usually located in
21 poor parts of town and things like that, he believes that has evolved over the past 10 or 15-years.
22 Now you have TV programs about Pawn Shops. They take everything. They will take anything
23 that they think they can resell or pawn. Trustee Waite stated that he has gone around and visited
24 all of the shops in this area, including Mr. Sunderland’s. He believes that Mr. Sunderland’s is the
25 most classy one there is around. Mr. Sunderland stated thank you. Trustee Waite stated that he
26 knew an elderly lady who was a widow. Over the years her husband had given her all kinds of
27 elegant jewelry. That was how she paid her rent for her apartment every month. She would take a
28 piece over to Mr. Sunderland’s shop and she would sell it. He stated that it looks like from the
29 TV program about a Pawn Shop in Las Vegas that most of the people don’t want to pawn things
30 they want to sell them. He stated that pawning it doesn’t seem like a very good idea. It seems
31 like it is a quick way to turn something that is of value into cash. You can pawn it if you want to
32 keep it and you just want a temporary loan. Obviously, you have some degree of success. Even
33 in a community like ours there seems to be a demand. If you go over to Route 30 a few blocks
34 east there are maybe three or four Pawn Shops. He visits them. He visited all of them trying to
35 get an idea of what is so shabby about this.

36
37 Trustee Waite stated that he has had people tell him that they are disappointed that the Super
38 Wal-Mart Store is going in, because they still think that Wal-Mart sells a lot of junk from Japan
39 or something. He has had people proudly tell him that they have never been in a Wal-Mart Store.
40 Maybe there are some people that have never been in a Pawn Shop. They ought to go visit them
41 and see that they are not what they think that they are something sleazy. Trustee Waite stated that
42 he has no objection if you put the old time balls upfront hanging up. Trustee Waite inquired of
43 Mr. Sunderland what the origin was of those. Mr. Sunderland stated that he is not sure of the
44 origin. Trustee Waite inquired what significance that has.

45
46 Village President Meyers-Martin stated that she wanted to draw attention to the wording under
47 Communications and Petitions. It says, “Request from John Sunderland for the Township

1 Board,” It should read “Trustee Board to Sponsor a Text Amendment,” not “Administration.” It
2 is a Text Amendment to allow expansion of a Nonconforming Use. The word should be
3 “Amendment.”
4
5 Trustee Waite stated that he has a suggestion about the name change. Why not call it “J&S Gold,
6 Diamonds and Loan?” Diamonds ring a different bell to him. It is his store. Trustee Waite stated
7 that Mr. Sunderland knows a lot better than him what he needs to bring people in.
8
9 Trustee Nale stated that to her a Pawn Shop, is a Pawn Shop, is a Pawn Shop. She doesn’t feel
10 that in her estimation that she wants that type of business in our area.
11
12 Trustee Gibson wanted to say to Trustee Waite that he is the one who said that it had to be in a
13 depressed area. She doesn’t have anything against Pawn Shops. We have a rule in this Village
14 that we don’t want Pawn Shops. That is where she is coming from. If we have the rule then we
15 ought to abide by it. The same as if Mr. Sunderland got a Gold and Diamond Exchange and then
16 started a Pawn Shop, that is not right.
17
18 Mr. Sunderland stated that he had a few comments on the general Pawn Industry. Hinsdale,
19 Illinois has a full service Pawn Shop. Naperville, Illinois has a full service Pawn Shop. Beverly
20 Hills has numerous full service Pawn Shops in California. It really and truly is a different
21 industry. He stated that onto how our business evolved, the document that Trustee Gibson is
22 reading from, he has a copy of that. He looked at it today before he came here. He is aware that
23 he owes the Board an apology on that part of their Business Plan. They indeed said they are
24 going to loan money and advertise to loan money. That was known. The records will show that
25 from the meeting. They talked about that they would have Yellow Page Ads for loans and listed
26 in the Pawn Directory. They were right out of the gates loaning money on these things. He did
27 indeed plan on not retailing them in the store. It was very small at the time. They have expanded.
28 It is three times as big as it was when they started. He kind of feels like we are all in this together
29 as far as the expansion goes a little bit. He was selling guitars and computers in there out of a
30 little space. They had too many of them. They needed more showroom space purely for the
31 general merchandise display. He was allowed to sink a couple Hundred Thousand Dollars into
32 the expansion of it with his existing Business Permit. He sure hopes that we can continue to do
33 business. He is proud of the business. It is all completely legit and aboveboard. It is interesting.
34 The quality of the merchandise gets better all the time as it gets more mature. Mr. Sunderland
35 stated that he appreciates being able to address the Board.
36
37 Trustee Pennington stated that he has a comment or two. Trustee Pennington inquired of Mr.
38 Sunderland whether or not he would consider changing the name. Mr. Sunderland stated that he
39 would. The word “Loan” or “Pawn” in the name is what he is asking for. Trustee Pennington
40 inquired of Mr. Sunderland whether or not he would be willing to substitute another word for the
41 word “Loan.” Mr. Sunderland stated that he was thinking that word was more acceptable than
42 “Pawn.” Trustee Hudson stated that it is. Trustee Pennington stated that he has two terms in
43 mind. One is “Intermediary.” He stated that is what a Pawn Shop does. They serve as
44 intermediaries, or “Broker.” He suggested “J&S Gold Broker.” He stated that you already, to
45 your own admission, advertise as a Pawn Broker. It is on your Website. It is in the Yellow Pages.
46 He believes that Mr. Sunderland can clearly see both from the comments that have been made
47 here this evening, as well as some of the comments that were made at the December 15th

1 Planning Commission Meeting, the idea of a Pawn Shop is not well-received here in the Village
2 of Olympia Fields. Trustee Pennington inquired of Mr. Sunderland whether or not he has an
3 updated Business Plan.

4
5 Mr. Sunderland stated that since we are not changing anything he doesn't. Trustee Pennington
6 inquired of Mr. Sunderland whether or not he has a Business Plan per se to present to either this
7 Board or the Planning Commission. Mr. Sunderland stated that he could certainly put that
8 together. He doesn't have that this evening.

9
10 Trustee Pennington suggested that we act on this current Motion and refer it back to the Planning
11 Commission. We need to have a formal presentation made to the Planning Commission.

12
13 Village President Meyers-Martin inquired of Trustee Pennington whether or not the Planning
14 Commission would be more receptive if there was a name change, as well as a Business Plan.

15
16 Trustee Pennington stated that he doesn't know. He is only speaking on his own behalf. He
17 cannot speak for the entire Commission at this point in time. That has not been discussed
18 between the members of the Commission.

19
20 Village President Meyers-Martin stated that we are not taking action at this moment. She is
21 going to ask that we move up the Agenda item from the Village Administrator's Report which
22 would allow us to move forward and take action with the Motion.

23
24 Administrator Mekarski stated that he wanted to speak to Trustee Pennington's suggestion
25 because Trustee Pennington is the Liaison to the Planning Commission. This, in no way gives
26 approval to Mr. Sunderland's request. This simply allows due process if you will, for him to go
27 to the Planning Commission where we would hold a Public Hearing. There would be full
28 deliberations on it. The Planning Commission could request a Business Plan. You could present
29 testimony. They could hear from the public. It is designed to say the Text Amendment
30 recognizes a grandfathered business and allows them to do limited expansion. We define limited
31 expansion as "only within the walls." They can't get more square footage. All they would be
32 asking the Planning Commission to do is to modify the sign. The Planning Commission could
33 take deliberations on different sign concepts and what have you. Even if the Planning
34 Commission makes a recommendation on the Text Amendment and ultimately on the sign, it still
35 has to go to this body. It will still require a minimum of four-votes. There still can be full process
36 here for the Planning Commission to deliberate, the public to get involved, and this Board to
37 deliberate and make a final judgment. All this does is give him the right to go through this due
38 process. Village President Meyers-Martin stated to go before the Planning Commission.

39 **Motion by Trustee Pennington, second by Trustee Byrd to move the action item from the**
40 **Village Administrator's Report to now.**

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

42
43 **REPORT OF VILLAGE ADMINISTRATOR:**

44
45 **Request by the Board of Trustees for a Proposed Zoning Text Amendment Allowing**
46 **Expansion of a Nonconforming Use -**

47

1 **Motion by Trustee Pennington, second by Trustee Byrd to formally refer to the Planning**
2 **and Zoning Commission, a Request from the Board of Trustees to consider deletion of the**
3 **current language as specified in Subparagraph (B) of Section 22-41: Additions and**
4 **Enlargements, Replacing it with New Language which Reads: “The Nonconforming Use of**
5 **a Part of a Building May Be Expanded within the Building in which the Use is Presently**
6 **Located, but No Change or Structural Alternations shall be made unless the Changes or**
7 **Structural Alternations Conforms to all the Regulations of the District in which the**
8 **Building or Structure is Located, such Expansion shall Not Exceed One Hundred (100%)**
9 **Percent of the Original Floor Area, and Must be Contained within the Existing Building.”**

10
11 Administrator Mekarski stated just to clarify the record, because there is a typo in the text. The
12 word is “Alterations.” The Motion was incorrectly worded.

13 **Roll Call: Ayes (2) (Trustee Hudson, Trustee Byrd, Trustee**
14 **Gibson and Trustee Nale voted No) Motion Failed.**

15
16 Village President Meyers-Martin stated that the Motion did fail. It does not allow for this to go
17 further to the Planning Commission.

18
19 Mr. Sunderland stated that he can’t change the name of his business. Is that what we decided?

20
21 Administrator Mekarski stated that is correct. The existing sign as permitted is the only sign that
22 is currently and legally allowed.

23
24 Mr. Sunderland stated but it is not any commentary on the business that he is conducting their
25 everyday, and paying the rent, and the taxes and all that. It kind of sounds to him like it is a little
26 bit. It sounds to him like it is a little bit. You’ve got a Pawn Shop in your town. There’s no
27 getting around that. There’s one here. It can be here unless you run him out of town he guesses,
28 he doesn’t know. He doesn’t mean that disrespectfully. It’s the only thing that he knows how to
29 do there. It is what we have been doing all along and we were allowed to expand quite a bit. He
30 spent a lot of money on that expansion after everybody in this room knew what we were doing.
31 It’s interesting. The reason we are here we expanded so there is more room for a sign. Bizios
32 wants him to put a sign up. Bizios wants it to say the name of his business so he can continue to
33 be a tenant there “J&S Gold and Loan.”

34
35 Village President Meyers-Martin stated that he can come forward as the building owner to make
36 that request. This was only speaking to the ability to change the sign. Mr. Sunderland stated that
37 he hopes so. He stated thank you. He appreciates it.

38
39 **COMMUNICATIONS & PETITIONS (CONTINUED):**

40
41 Although there were members of the public in the audience, no one wished to address the Board.
42 Village President Meyers-Martin closed Communications & Petitions at 8:17 P.M.

43
44
45
46
47

1 **CONSENT AGENDA:**

2
3 **A. Recommendation for Payment of Invoice #16010305 to Robinson Engineering for Work**
4 **Completed in Connection with the Vollmer Road Reconstruction Preliminary Engineering**
5 **Project (No. 14-590) in the amount of \$46,870.07.**

6
7 **B. Recommendation for Payment of Invoice #1465.6 to Performance Pipeline, Inc. for**
8 **Work Completed in Connection with the Graymoor Subdivision, Lateral Line**
9 **Rehabilitation Non-USACE Funding (Project No. 12-677.04) in the amount of \$49,680.00.**

10
11 **C. Recommendation for Payment of Invoice #15110302 to Robinson Engineering for Work**
12 **Completed in Connection with the Vollmer Road Reconstruction Preliminary Engineering**
13 **Project (No. 14-590) in the amount of \$59,749.79.**

14
15 Village President Meyers-Martin stated that item 7 is the Consent Agenda. That is the portion of
16 the Agenda that is fairly routine. It does not require the normal Motions and votes for that.

17 **Motion by Trustee Waite, second by Trustee Hudson to approve Consent Agenda Item**
18 **7(A), (B), and (C).**

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

20
21 **FINANCE:**

22
23 **Fiscal Year 2016 Audit Schedule** – Trustee Byrd stated that the Fiscal Year 2016 Audit
24 Schedule should be in your packet. He is not going to go over it. The Audit will start February
25 18th and will run to June.

26
27 **2016/2017 Budget Schedule** – Trustee Byrd stated that he has not talked to Cindy. If there are
28 any questions on that schedule you should talk to Cindy about it.

29
30 **October, November and December 2015 Financial Statements** – Trustee Byrd stated that you
31 also have the three-months of Reports for October, November, and December of 2015. He will
32 go through mainly the “Year to Date Surplus/Deficit.” The “Year to Date Surplus/Deficit” tells
33 you where you are at each month, and where you are at during the Fiscal Year. Trustee Byrd
34 stated that if you look at the “Year to Date Surplus/Deficit for October of 2015, you can see that
35 the General Fund had budgeted to be at \$544,442.00 as a deficit. The actual deficit is
36 \$267,873.00. The Water Fund was budgeted at a \$206,037.00 surplus. The surplus is
37 \$386,545.00. The Sewer Fund was budgeted for a deficit of \$212,747.00. The actual deficit is
38 \$184,679.00. In looking at what you take into consideration, although the Village budgeted for a
39 deficit in the General Fund and in the Sewer Fund, the Village has outpaced that deficit on the
40 positive side.

41
42 Trustee Byrd stated that if you go to the November 2015 Report on Page 2, the “Year to Date
43 Surplus/Deficit,” the Village budgeted to have a deficit in the General Fund. The Village had
44 budgeted \$644,428.00 as a deficit. The actual deficit was \$387,005.00. In the Water Fund the
45 Village had budgeted to have a \$256,916.00 surplus. The actual surplus was \$451,024.00. In the
46 Sewer Fund the Village had budgeted to have a deficit of \$251,616.00. The actual deficit was
47 \$243,830.00. All of these are in the positive based on our Budget. We are continuing to make the

1 Budget even though the Village had budgeted for a deficit in the General Fund and in the Sewer
2 Fund for those months.

3
4 Trustee Byrd stated that if you go to December 2015, the “Year to Date Surplus/Deficit” as of
5 December 2015 the Village budgeted for a deficit in the General Fund in the amount of
6 \$737,654.00. The actual deficit was \$446,716.00. That is almost \$300,000.00 positive based on
7 that budgeted deficit. In the Water Fund the Village had budgeted to have a surplus of
8 \$34,205.00. The actual surplus was \$344,518.00. In the Sewer Fund the Village had a budgeted
9 deficit in the amount of \$307,914.00. The actual deficit was \$407,792.00. That is slightly off
10 where we budgeted at. We are still talking to Cindy and waiting on certain Sewer and Water
11 Fund Revenue to come in in order to equal that out.

12
13 **Treasurer’s Report of Cash Balances for October, November, and December of 2015 –**

14 Trustee Byrd stated that you should have three Treasurer’s Reports from October, November,
15 and December of 2015. In October there was \$6,369,609.14 that we have cash in hand. The
16 second page provides the amounts in each one of those Interfunds.

17
18 Trustee Byrd stated that in November of 2015 the Village had \$5,861,464.74 in hand. It lists the
19 different banks and institutions that those funds are located in. It provides the Interfunds and the
20 amounts in each one of those accounts.

21
22 Trustee Byrd stated that in December of 2015 the Village had \$5,354,934.44 in hand. The
23 amount is going down each month. That is because we have Expenses going out, but Revenue
24 from our Real Estate Taxes is not in. They usually come in somewhere around this time. You
25 should see a change by the time you get to February on this. That is one of the reasons why you
26 see the big dip in the money in that cash account. It is due to the fact that we have more
27 Expenses out and the Revenue is not in for the Real Estate Taxes. The details on the expenditures
28 are in the Detailed Reports. He stated that if you have any questions you can always ask him.

29
30 Village President Meyers-Martin stated that she just wanted to add some clarification. She stated
31 that word had come down that Illinois Funds was not allowing Real Estate Taxes to be direct
32 deposited into their U.S. Bank Custodial Bank. Fortunately, the Village of Olympia Fields does
33 not use U.S. Bank as our Custodial Bank for Illinois Funds. We did not have an issue like
34 Flossmoor and some other towns who do that and were not allowed to get the direct deposit. That
35 didn’t affect us. The word going around was that towns had not been notified from the
36 Treasurer’s Office regarding the Illinois Funds and that new change in their policy regarding
37 Illinois Funds. We don’t have that problem. She wanted to clarify that regarding information that
38 has been going about locally.

39
40 Trustee Byrd stated that he had not heard that. He thanked Village President Meyers-Martin. He
41 stated that it is good to have someone working in the Treasurer’s Office.

42
43 Trustee Gibson inquired of Village President Meyers-Martin who she should talk with
44 concerning what affect the most recent information about the IMET Fund would have on the
45 Village.

46

1 Village President Meyers-Martin stated that it depends what you are looking for. She stated that
2 Cindy does all of that correspondence with IMET.

3
4 Trustee Gibson stated that the information that she read indicated that the IMET Projection
5 Number covering the funds that were lost, the percentage is going down now. It is going to be
6 less than they thought. Administrator Mekarski stated from 53% to 47%. It is associated with the
7 value of the hotels and motels that the person that was brought criminal charges on. We had one
8 of the lower investments. Trustee Gibson stated that she knows. Administrator Mekarski stated
9 that we could have Cynthia make a quick calculation. She will be in later on today. She may
10 have already made that calculation and she can share that with you. Trustee Gibson stated that
11 she will ask her.

12
13 Village President Meyers-Martin stated that they keep in contact with her. Trustee Byrd inquired
14 whether or not any insurance was going to pay for any of that loss. It was discussed back and
15 forth. Administrator Mekarski stated that Cynthia was talking to IRMA about that. She can also
16 report on that. He doesn't remember the outcome of that.

17
18 Trustee Pennington stated that he needs to bring this to the attention of the Board and to Trustee
19 Byrd regarding the "Treasurer's Report of Cash Balances." He stated that beginning with the
20 October 31st read out it is off balance. Trustee Byrd inquired whether it was on the Interfund.
21 Trustee Pennington stated on the "Cash Net of Interfund by Fund." The data appearing by the
22 Fund numbers, the amounts in the Interfund and the total. That figure should be "\$6,137,919.00."

23
24 Trustee Byrd stated that he believes that Cindy tends to round those off. Trustee Pennington
25 stated that there should be a dollar in the Interfund. Trustee Byrd inquired of Trustee Pennington
26 which Interfund he is referring to in October. Trustee Pennington stated all of them, the entire
27 page. That balance should be "\$6,137,919.00." He stated one dollar in the Interfund. He stated
28 that if you are going to be correct on this it is "\$6,137,919.00." Trustee Byrd stated that she
29 rounds off. He will mention it to Cindy when he sees her. Trustee Pennington stated that carries
30 over to November as well. He stated that the "Metra Parking Lot Account, Account #8," the total
31 should be "\$266,600.00," not \$266,601.00. If you subtract \$23,787.00 from the \$290,387.00
32 which is the amount, you get \$266,600.00. The balance should be "\$5,705,480.00" which is the
33 amount appearing in the total. Trustee Pennington stated that in December, the General Fund, the
34 total should read "\$1,983,842.00." So again, we are still off one buck. The final total would be
35 "\$5,310,564.00," instead of the reported "\$5,310,565.00." Trustee Byrd stated that he will
36 discuss that with Cindy. She does round off on those. He will discuss it with her. Trustee
37 Pennington stated thank you.

38
39 **BUILDING:**

40
41 **Wal-Mart Fire/Smoke Restoration Work 24/7 Emergency Action Plan – John McDonnell**
42 **Building Commissioner** – Trustee Hudson stated that she is sure that everyone wants to hear a
43 little bit more about the Wal-Mart fire. Mr. McDonnell is here because he has been busy making
44 sure that everything is okay as of now.

45
46 Mr. McDonnell stated that there was a small fire at the new site for the Wal-Mart Store. There
47 was a lot of smoke damage on the interior of the building. The latest report that he has from Wal-

1 Mart is that their insurance companies have now come to an agreement of what needs to be done
2 there, what needs to be removed, what needs to be replaced, and what type of cleaning needs to
3 go on there. Wal-Mart is going to bring their own people in and they are going to dismantle
4 anything that's inside of the building and discard it. Everything that is in there now will be
5 thrown away. They will be bringing in new equipment after the cleanup.
6

7 Mr. McDonnell stated that what Wal-Mart is looking at from the Village is they would like to
8 have some flexibility with the times in which they are working inside of the building. This is
9 basically an emergency situation for them. The insurance companies have given them the okay to
10 put in overtime hours to get caught back up to the schedule that they were on for opening the
11 store. They still think that by working as hard as they can, working seven-days a week,
12 sometimes 24-hours a day inside the store, not outside of the store, that the noise level from
13 whatever is going on inside the store which will just basically be cleaning for the next 30-days or
14 so that they won't transmit any noise out into the subdivision that is adjacent to the north of
15 them. That is the only subdivision next to them. Mr. McDonnell told them that he would bring it
16 up to the Board so that the Board is aware of what is going to happen. The cleanup crews will be
17 coming from all over. They would like to park the cars offsite onto the Jewel site because there is
18 not enough hard surface parking in the Wal-Mart site at this time. If it rains it would be very
19 muddy and they would bring a lot of debris onto the roadways.
20

21 Mr. McDonnell stated that they are going to provide the Village with a "No Risk Letter" for the
22 owner of the property that owns the Jewel Plaza now, so that ICI, Incorporated will be liable for
23 anything that is happening on that site as far as it pertains to personnel for the Wal-Mart site. Mr.
24 McDonnell told them that he would find out whether or not there were any concerns by the
25 Board about that and what needed to be addressed.
26

27 Village President Meyers-Martin stated that we have spoken with the owner. He has indicated
28 that his permission would be forthcoming once it's officially asked for. The parking won't be an
29 issue at this point. She stated that you are indicating to the Board that there won't be noise issues
30 concerned with this new accelerated work schedule.
31

32 Mr. McDonnell stated that is correct. During the cleanup process they won't be spraying any
33 type of water. They are doing a dry ice cleaning compound where they spray a dry ice solution
34 onto the parts that need to be cleaned. That clings onto any debris that is there and it just falls to
35 the ground. It is swept up and vacuumed up. The only thing that will be running out there will be
36 generators for light packs which they already have running out there already. Those run inside
37 the building.
38

39 Village President Meyers-Martin stated that you did indicate that they have to put on a new roof.
40 Mr. McDonnell stated yes. He was told that the entire roof is coming off. It is going to be
41 replaced. Every heating and air conditioning duct that is on the roof is coming off and being
42 replaced.
43

44 Village President Meyers-Martin stated that we certainly want them to start fresh and not with
45 some damaged infrastructure or equipment. She stated that by talking to other managers, that
46 particular store will have all of the bells and whistles that Wal-Mart has got to roll out. You don't

1 want them to start from a fire damaged building. She stated that she guesses that we must do
2 what we must do.

3
4 Administrator Mekarski stated that he wanted to share with the Board that the original opening
5 of the store was going to be sometime in October of next year. They have been moving so
6 aggressively. We worked very hard in Permitting them through IDOT and all of the State
7 Agencies. The new opening was slated for the end of June. He stated that with this news if we
8 give them permission for 24/7 operations, we think we are only going to miss like 30-days. It
9 could be opening up the end of July, maybe at the worst the middle of August.

10
11 Mr. McDonnell stated that is correct. They told Mr. McDonnell that they have been approved for
12 enough overtime through the insurance companies to keep this project within two-weeks of their
13 original opening date. He stated that is going to be a pretty large fete. The 24-hour operation is
14 not going to move outside of the building. Everything is inside of the building. If they are doing
15 anything on the outside of the building, that will be done during normal working hours that we
16 have listed in our Code of Ordinances. It is just the cleanup, and to restore what was already put
17 in that they are going to have to be pulling out. That is all done inside of the building.

18
19 Administrator Mekarski stated that for every month that we can get the store opened, we gain in
20 Revenues by a minimum of \$62,500.00. The projected Sales Tax to the Village is somewhere in
21 the neighborhood of \$750,000.00 a year. It is in our interests to get that Revenue by working
22 with them as vigorously as possible. It has created a lot of anxiety to retailers that are now in
23 negotiations with our preferred developer across the street. He stated that a lot are asking if Wal-
24 Mart is going to be abandoning the store. Is this going to take another year to operate? He stated
25 that financial decisions about leasing, selling, demolition, reconstruction, are all sort of in
26 abeyance because of the rumors. The sooner we can dispel those rumors and get the right signal
27 out to perspective tenants that are looking at the Jewel/Osco Site now, the better for our
28 Economic Development across the street.

29
30 Trustee Waite inquired what the new projected opening date is. Mr. McDonnell stated about mid
31 July of 2016. Administrator Mekarski stated that we are only going to lose about 30 to 45-days
32 which is really good news. Trustee Waite stated that he believes that we ought to support them
33 aggressively.

34
35 Administrator Mekarski stated that the Chief has been notified that there is going to be about 100
36 employees at Jewel/Osco. They will be crossing the street. Chief Krull is going to be working
37 with them to patrol the lots. Mr. McDonnell stated that this is actually his notification. Mr.
38 McDonnell stated that he just learned about this information the other day. He has been talking
39 with Wal-Mart on a daily basis trying to find out has the burned piece of equipment been
40 removed. They didn't allow them to remove that equipment until the actual manufacturer of that
41 equipment was able to come out here and take a look at it before they even moved it.
42 Administrator Mekarski asked Mr. McDonnell if he could mention to the public what actually
43 caused the fire. A lot of people may not realize what actually happened.

44
45 Mr. McDonnell stated that the Front-End Loading Forklift Truck caught on fire. It has about
46 five-foot diameter, four big rubber tires on it. It caught on fire. They don't know how it caught
47 on fire yet. They don't have the Report back yet from the Fire Marshall. Everything on it that

1 could burn burned, including those tires all the way to the ground. It caused so much soot and
2 debris inside of the building that there is not one spot that doesn't have smoke damage to it on
3 the inside of the building.

4
5 Village President Meyers-Martin stated that she can confirm that. She went out there with Mr.
6 McDonnell and Chief Krull. Everything was covered in soot. They had to break out the skylights
7 to release the smoke. There were big fans running. It was a big operation that day just to clear the
8 smoke out.

9
10 **PLANNING:**

11
12 Trustee Pennington stated that he did not have a Formal Report this evening.

13
14 **Planning and Zoning Commission** - Trustee Pennington stated that the Planning Commission
15 will be meeting next month on matters that will be coming before the Planning Commission.

16
17 **Joint Meeting with the Board of Trustees and the Olympia Fields Park District Board –**

18 Trustee Pennington stated that he sent a request for dates again to Denise Will. He sent her one
19 e-mail request. He is awaiting a response so that we can set a date and time for a Joint Board
20 Meeting between this Board and the Olympia Fields Park District Board. As soon as that occurs
21 he will let Village President Meyers-Martin, Administrator Mekarski, and the Board know.

22
23 Village President Meyers-Martin stated that she hopes that we can accomplish that before spring
24 just so we have a clear picture of what they are planning for their upcoming summer. Trustee
25 Pennington stated that is a point well-taken Madam President.

26
27 **PUBLIC WORKS:**

28
29 Trustee Waite stated that he did not have a Formal Report this evening.

30
31 **HUMAN RESOURCES:**

32
33 **Library Board Report** – Trustee Nale stated that she attended the meeting of the Olympia
34 Fields Library Board on January 27th. They commented on the Writers Workshop that had been
35 instituted several weeks ago. They are very, very pleased with the results of that. It is where
36 people come and they want to put their thoughts into words. It encourages not only adults but
37 also teenagers are joining the group too.

38
39 Trustee Nale stated that the staff is working to develop a display case for this coming year for
40 several pieces of artifacts, as well as recent articles for public display. A portion of the meeting
41 was devoted to their next Fiscal Budget which was approved as it was presented. Trustee Nale
42 stated that they are currently interviewing for a Trustee to replace Trustee Marion Tucker who is
43 no longer available.

44
45 Village President Meyers-Martin stated that at her “Coffee with the Village President” last week,
46 there was a parent here. Her children go to Arcadia. She had stated that the Matteson Library
47 works with Arcadia School but not the Park Forest Library. The Matteson Library brings in

1 programs for the students at Arcadia. Village President Meyers-Martin thought that was kind of
2 odd because Arcadia should be serviced by the Park Forest Library. Village President Meyers-
3 Martin inquired of Trustee Nale whether or not she could check with them and find out if they
4 have something going on. Trustee Nale stated that she certainly will. Village President Meyers-
5 Martin thanked Trustee Nale and stated that she certainly appreciates that.

6
7 **PUBLIC SAFETY:**

8
9 Trustee Gibson stated that she did not have a Formal Report this evening.

10
11 **REPORT OF VILLAGE ADMINISTRATOR:**

12
13 **Request by the Board of Trustees for a Proposed Zoning Text Amendment Allowing**
14 **Expansion of a Nonconforming Use** – Village President Meyers-Martin stated that we did take
15 care of the one item under the Village Administrator. She inquired of Administrator Mekarski
16 whether or not he had anything else he would like to add. Administrator Mekarski stated that he
17 does not.

18
19 **REPORT OF VILLAGE PRESIDENT:**

20
21 **Resolution #2016-02 – Resolution Approving the Collections Services Agreement,**
22 **Amendment No. 3 between the Village of Olympia Fields and Municipal Collections of**
23 **America, Inc. (“MCOA”)** – Village President Meyers-Martin stated that she has Resolution
24 #2016-02 which had been brought to the Board previously and was tabled. We have some
25 clarification on that language. She asked Chief Krull to give an overview of that.

26
27 Chief Krull stated that in your Board Packet you should have a Memo dated February 22nd, 2016.
28 All this Resolution does is clarify the language involved in the contract that we need to sign with
29 the State Comptroller’s Office and the current company that we are using for debt collection. He
30 stated that those two entities are chasing the same debt. The way the verbiage read initially was
31 the debtor would get charged twice for the same thing. That language has been clarified. It
32 wasn’t because of our Amendment. It was because of a previous town’s Amendment that it was
33 brought to our attention and they asked us to change the verbiage to further clarify it. All that
34 Amendment means is whoever collects the debt, either the State Comptroller’s Office or our
35 usual debt collector, the debtor will not be charged twice for it. On Page 3 of the Memo there is a
36 collection’s sample. There is no added debt or added fees being charged to the debtor because
37 now we are using the program through the Comptroller’s Office as well.

38
39 Village President Meyers-Martin thanked Chief Krull for going back to Judy Kolman to make
40 sure that we understood what that language meant.

41
42 Trustee Hudson thought that they mentioned something about the collection of the Tickets. Chief
43 Krull stated that it is a very confusing process. The Village is the one receiving those funds. He
44 stated that from those funds we take out our fine and that fee that is associated with it. Then we
45 go ahead and pay our collection company back that fee. The collection company isn’t directly
46 receiving any of those funds.

1 Administrator Mekarski stated that the one thing great about what we did as a Board a year or
2 two-years ago, the collection fee use to come out of our Bond Proceeds. We made that now on
3 top of the fine. If someone doesn't pay their Ticket and it adds up to \$250.00 over a period of
4 time, there is 35% added to it above that \$250.00. That 35% goes right to the collection agency.
5 The Village gets the entire \$250.00. He stated that neither the original fine nor the accumulated
6 fine is lost to the collection agency. It is an extra incentive for someone to pay their Tickets and
7 not allow it to creep up.

8
9 Village President Meyers-Martin stated that it is very fortunate that we have partnered now with
10 the Comptroller's Office in order to collect those debts.

11
12 Chief Krull stated that we have been trying to do that for the three-years that he has been here.
13 Chief Krull stated that he would be remiss if he didn't recognize the Finance Director and Les
14 Delya. He stated that just about everybody has had some part in trying to get this puzzle put
15 together. The last paragraph of the Memo indicates everyone that helped out. It was truly a team
16 effort to get this accomplished.

17
18 Administrator Mekarski stated that the Comptroller would be taking it out of somebody's Tax
19 Returns. He stated that if someone is expecting a Tax Refund of \$1,000.00 and they owe
20 Olympia Fields for four-Tickets that are \$250.00 apiece, they are not going to get their Tax
21 Return and/or Lottery Winnings.

22
23 Village President Meyers-Martin stated that it does help to collect some of that over
24 \$1,000,000.00 in uncollected debts.

25
26 Chief Krull stated yes, and with this program there is no other means for us to try to collect that
27 debt. We've turned over every stone that we can in an attempt to collect that debt owed to the
28 Village.

29 **Motion by Trustee Pennington, second by Trustee Gibson to Approve Resolution**
30 **#2016-02 – A Resolution Approving the Collections Services Agreement Amendment No. 3**
31 **between the Village of Olympia Fields and Municipal Collections of America, Inc.; and**
32 **authorize the Village President to Execute Said Agreement.**

33 **Roll Call: Ayes (6-0) Motion Carried.**

34
35 **April Food Day** – Village President Meyers-Martin stated that she will have fliers out in the
36 foyer for "April Food Day." That is the Village's contribution to hunger in the south suburbs. It
37 is sponsored through United Way South-Southwest. There will be a receptacle in the foyer where
38 you can donate food, canned goods, and dry goods. All of that will be turned over to the United
39 Way for distribution to the local Food Pantries. The last day of collection will be March 31st
40 because April 1st is "April Food Day."

41
42 **Meeting with the City of Country Club Hills and the Village of Matteson regarding Water**
43 **Contracts with the City of Oak Lawn** – Village President Meyers-Martin stated that she is
44 happy to say that she finally accomplished a meeting with the City of Country Club Hills and the
45 Village of Matteson regarding our Water Contracts with Oak Lawn. It was a meeting that had
46 been long planned. It was difficult to put together. The Public Works Directors and the Village
47 Administrators from Olympia Fields, Matteson, and Country Club Hills were here. It went very

1 well. We are in the process of setting up a meeting with the Village of Oak Lawn because that is
2 who all of our contracts are with. We want to express some concerns regarding the information
3 that has been coming from Oak Lawn regarding the contracts. At least we have accomplished
4 that initial meeting. We will continue to try to hammer out the best deal in terms of doing our
5 due diligence regarding water, water supply, and water delivery. Village President Meyers-
6 Martin thanked Trustee Waite for attending the meeting. Our three towns are at the very end of
7 the pipeline for Oak Lawn. She doesn't feel that we ever get a lot of respect from them. We are
8 not their biggest users. She stated that collaborating with the other two towns gives us a little
9 more credibility and a little more ability to at least have a dialog and be given the time of day,
10 which does not occur basically when you try to approach Oak Lawn as an individual community.
11 She is very happy for the collaboration.

12

13 **“Coffee with the Village President” held on February 13th, 2015** – Village President Meyers-
14 Martin stated that she had “Coffee with the Village President” on February 13th. She invited
15 everyone to come out for that. Village President Meyers-Martin stated that it gives you an
16 opportunity to discuss everything that is going on in town, concerns that residents have that
17 maybe they don't feel that they have an opportunity to address. She encouraged everyone to
18 attend the second Saturday of the month. She stated that Public Works Director Jim Landini was
19 there and he talked about the water meters and how that replacement is going on.

20

21 **NEW BUSINESS:**

22

23 **Economic Development Committee's Business Connections on March 3rd** - Trustee Byrd
24 stated that the Economic Development Committee is having a Business Connection on March 3rd
25 from 7:30 A.M. to 9:00 A.M. It is called “Investing in our Community.” On the panel will be
26 Franciscan St. James, Rich Township School District 227, and our Economic Development Chair
27 Trinette Britt-Johnson. Trustee Byrd invited everyone to attend. He asked that everyone tell their
28 neighbors and friends about it.

29

30 Trustee Waite stated that he thought that he read that Arnie Kimmel will be there. Trustee Byrd
31 stated that Arnie Kimmel will be there from St. James. Trustee Waite stated that it should be
32 very, very interesting. Trustee Byrd stated that the President of the School Board from District
33 227 will be there as well.

34

35 **UNFINISHED BUSINESS:**

36

37 The Board did not have any Unfinished Business to discuss this evening.

38

39 **RESIGNATIONS AND APPOINTMENTS:**

40

41 **Resignation – Joe Kunkel from the Planning and Zoning Commission and the**
42 **Beautification Committee** – Village President Meyers-Martin stated that she has one
43 Resignation. It is with sadness that she has to accept the Resignation from Joe Kunkel a member
44 of our Planning Commission and the Beautification Committee. Mr. Kunkel is downsizing and
45 moving out of town. She believes that he is moving downtown. It is with great sadness that she
46 accepts that. He has been very, very instrumental and such an asset to the Planning Commission,

1 innovative ideas, creative, hard worker, dedicated to the Village of Olympia Fields. He came out
2 of the Graymoor Subdivision. She is very sad to accept his Resignation, but she understands.
3 **Motion by Trustee Pennington, second by Trustee Hudson to accept the Resignation from**
4 **Joe Kunkel, dated February 18, 2016; and further authorize the Village Administrator to**
5 **Send a Letter of Appreciation on Behalf of the Village President and Board of Trustees for**
6 **Service to Our Village.**
7 **Voice Vote: All Ayes Motion Carried.**

8
9 Village President Meyers-Martin stated that we wish Mr. Kunkel much luck and success.

10
11 **EXECUTIVE SESSION:**

12
13 **To Discuss Matters of Personnel - Open Meetings Act Section 5ILCS120/2(c)(1) –**

14
15 **Motion by Trustee Pennington, second by Trustee Nale to go into Executive Session to**
16 **discuss Matters of Personnel according to the Open Meetings Act Section 5ILCS120/2(c)(1)**
17 **at 8:55 P.M.**
18 **Voice Vote: All Ayes Motion Carried.**

19
20 Village President Meyers-Martin stated that we will not be taking any action once we reconvene.
21 She thanked everyone for being here and for sitting out that first Executive Session.

22
23 **RETURN TO OPEN SESSION:**

24
25 **Motion by Trustee Pennington second by Trustee Gibson to go back into Open Session at**
26 **9:35 P.M.**
27 **Voice Vote: All Ayes Motion Carried.**

28
29 **ADJOURNMENT:**

30
31 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 9:35 P.M.**
32 **Voice Vote: All Ayes Motion Carried.**

33
34 **Respectfully submitted by Faith Stine.**
35
36
37
38
39
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41
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44
45