

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on February 27, 2012**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, February 27, 2012,
6 at the Linzey D. Jones Municipal Building and was called to order by Village President
7 Debra Meyers-Martin at 7:05 P.M. The assembly recited the Pledge of Allegiance.
8 Administrator Mekarski/Village Clerk called the roll.

9
10 Present: Trustees – Gibson, Ormsby Oliver, Pennington, Nale and Waite
11 Village President, Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski

13 Absent: None.

14
15 **MINUTES:**

16
17 **Motion by Trustee Nale, second by Trustee Gibson to dispense with the reading of**
18 **the Minutes of February 13th, 2012.**

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

20
21 Village President Meyers-Martin stated that the Village Administrator/Village Clerk has
22 a Memo to read.

23
24 Village Administrator/Village Clerk David Mekarski stated that this is relative to an
25 action that was taken at the last meeting on February 13th, 2012. He is reading this into
26 the record as the Village Appointed Clerk. This is relative to Ordinance #2012-02 – An
27 Ordinance amending Section 4-35, “Maximum Number,” of Chapter 4, Article II,
28 “Licenses,” of the Olympia Fields Village Code. He stated that this is regarding an
29 increase to our Liquor Allocation Ordinance to allow the Liquor Control Commissioner
30 to consider some upgrades to the Walgreens Stores in order to sell full liquor services
31 consistent with the practice that is currently going on with CVS.

32
33 “It is incumbent upon me as Village Clerk to inform the Board of Trustees of an error of
34 Parliamentary Procedure which occurred during the tally of the votes at our last meeting
35 (February 13, 2012) relative to the referenced Ordinance.

36
37 As Village Clerk, I erroneously recorded the vote, 3 Ayes and 1 Abstention as being a
38 Motion Failed. This error was made with the misunderstanding that a Liquor Allocation
39 Ordinance required the majority vote of the entire governing authority which would have
40 required 4 affirmative votes. This assumption was not correct as a Liquor Allocation
41 Ordinance only requires a simple majority of a quorum.

42
43 As we had 5 members present, a quorum was properly assembled. The majority vote of 5
44 simply requires 3 votes in the affirmative, which was sustained by the vote on record. In
45 addition, Robert’s Rules of Order indicates that an abstention of any member is recorded
46 with prevailing majority vote. As the prevailing majority vote was in the affirmative,

1 Trustee Pennington’s abstention would be duly recorded in the affirmative column;
2 therefore, a motion of three Ayes and 1 Abstention is a motion passed by 4 affirmative
3 votes.

4
5 This Memorandum is being read in the public record to formally correct the Board of
6 Trustee minutes of February 13, 2012. A copy is being forwarded to the Walgreens
7 Corporation to advise them that their right to process an expansion of their Liquor
8 License is now permissible.” He would ask that the Village President for the Board
9 Members to authorize by Motion that the minutes be corrected accordingly consistent
10 with this Motion. He thanked Trustee Waite for bringing this to his attention after the
11 meeting. He stated that after speaking with legal counsel and reviewing Robert’s Rules of
12 Order, Trustee Waite was absolutely correct.

13
14 **Motion by Trustee Waite, second by Trustee Ormsby that we accept the Minutes as
15 presented with the change that Administrator Mekarski suggested.**

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

17
18 **BILLS FOR APPROVAL:**

19
20 Village President Meyers-Martin stated that she has Bills for Approval totaling
21 \$68,649.62. She stated that there is a Cover Memo in the Board Packet designating the
22 more significant amounts.

23 **Motion by Trustee Gibson, second by Trustee Pennington to approve the payment
24 of bills for February 27th, 2012, in the total amount of \$68,649.62.**

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

26
27 Trustee Ormsby stated that in reading the Minutes from the last meeting, there was a
28 question by Trustee Oliver regarding a \$7500 charge in Beautification. She stated that is
29 actually revenue. That was not an expense. That was revenue coming in from Signage
30 Permits.

31
32 **COMMUNICATIONS AND PETITIONS:**

33
34 Village President Meyers-Martin opened up Communications and Petitions at 7:10 P.M.

35
36 **Chicago Heights Fire/EMS Services Transition Report – Fire Chief Angell and
37 Deputy Chief Kickert** – Village President Meyers-Martin stated that she is happy and
38 proud to have Chief Angell, Deputy Chief Kickert, and Assistant Chief Kozlowski here
39 tonight to speak on the Chicago Heights Fire/EMS Services Transition.

40
41 Chief Angell inquired if anyone had any questions to dispel any myths or rumors. Chief
42 Angell stated that Administrator Mekarski brought up the Time Charts. Chief Angell
43 stated that these are Time Charts that were done by Robinson Engineering. They also did
44 their own unscientific method with having their firefighters drive in a normal fashion
45 from Chicago Heights to Olympia Fields. He stated that the Time Charts are very
46 accurate. Their emergency vehicles have opticoms which will change the red lights to

1 green lights which will increase the actual time that it will take. He believes that the
2 transition is going pretty smoothly. He stated that Wednesday will be the final transition
3 for moving some of their equipment to different firehouses in Chicago Heights to better
4 serve the people of Olympia Fields with EMS and fire emergencies.

5
6 Chief Angell stated that they had a meeting with Flossmoor this morning to go over some
7 agreements. He is pleased to say that the City of Chicago Heights and Flossmoor have a
8 very good relationship. Flossmoor is willing to cover anything on this side. He stated that
9 the viaduct takes such an abuse with the trucks. Any time that Chicago Heights has any
10 kind of a problem, Flossmoor is more than willing to cover because Chicago Heights may
11 have to go around the viaduct.

12
13 Chief Angell stated that they are finishing the transition of the trucks. Everything has a
14 GPS except for three or four engines. They have maps of Olympia Fields. They have
15 been coming into the Village daily driving the streets and checking out the water system,
16 and the width of the streets. They are really excited about this. Their 911 Center is being
17 rebuilt and it should be ready to go by March 30th. They met with SouthCom the last two
18 Thursdays, along with the City of Chicago Heights, the Matteson Fire Department and
19 the Olympia Fields Police. They hashed out some of the myths that were out there that
20 were kind of ugly. They all agreed that they were myths. The Village will be getting the
21 same type of service that it has been receiving. Dispatching said it would take less than
22 30 seconds to transfer that call. He stated that SouthCom receives about 20% of their
23 calls to begin with. He stated that when people use cell phones, it picks up whatever
24 tower is closer. He stated that most of our western edge, when they use the cell phone
25 they are calling SouthCom. They have been transferring calls for over 10 years. He stated
26 that there is nothing new here. There is nothing that will cause any undue delay to come
27 into the Village. He wants everyone to feel at ease with that. There is nothing in the
28 transition stage that is creating an obstacle.

29
30 Deputy Chief Kickert stated that the biggest myth he has been hearing is that it could be
31 up to a three and a half minute delay. He stated that is ridiculous. It will be 30 seconds or
32 less. He stated that the residents have been told that when SouthCom hits that transfer
33 button that call could disappear and they could never be coming. They have worked it out
34 where SouthCom is going to stay on the line. They are going to get the location and the
35 nature of the emergency. They are going to stay on the line and give it to Chicago
36 Heights. They will get their apparatus and their people moving towards that emergency.
37 Then they will disconnect. He stated that it simply is not true. The longest delay you may
38 experience is 30 seconds. He stated that is happening now. That is the initial standard. He
39 stated that we will continue to test it and retest it long before May 1st.

40
41 Village President Meyers-Martin stated that we are having a Town Hall Meeting on
42 March 24th in Olympia Fields. She stated that we are inviting all of the residents to come
43 out to meet the staff of the Chicago Heights Fire Department including Chief Angell and
44 the Assistant Chief, and of course Chief Chudwin and Deputy Chief Kickert. They will
45 have information available for the residents so that they can see how the system is going

1 to work, and how the transition is going to transpire. It will give the residents the
2 opportunity to ask questions and to feel more confident about the transition.

3
4 Administrator Mekarski stated that the Town Hall Meeting will take place at the
5 Cathedral of Joy which is the former Greek Orthodox Church. The meeting will be held
6 in the gymnasium because it is an open invitation for all of our businesses and all of our
7 citizens to have that meet and greet, and to go through those questions with the Chicago
8 Heights Team. Village President Meyers-Martin along with our Board of Trustees will be
9 there. Mayor Gonzalez and his team will be there. He stated that this is a real win-win for
10 the community.

11
12 Administrator Mekarski stated that the Village was facing a contract renewal with the
13 Village of Matteson that would have gone up from a net cost of \$250,000.00 to
14 \$650,000.00 with a 10% escalator every year for 10 years, which would push it up to
15 close to \$1.4 Million Dollars. He stated that the Village was able to negotiate a
16 continuation of our contract with Chicago Heights, with similar terms we enjoyed with
17 Matteson for 10 years. He stated that we are going to meet and/or exceed the services that
18 were delivered by Matteson. Chicago Heights is about three times the size in terms of
19 manpower and the amount of equipment, and probably four times the amount of fire
20 stations. The response is going to be there. The professionalism is there. He believes that
21 the residents will be very pleased.

22
23 Trustee Waite inquired of Administrator Mekarski what time the Town Hall Meeting is.
24 Administrator Mekarski stated that it is 9:00 A.M. to 11:00 A.M. at the Cathedral of Joy.
25 Everyone is welcome. The Village will be putting out a letter from the Village President
26 to every single resident. There will be information on Channel 4, as well as the Village's
27 Website. There will also be an e-mail blitz.

28
29 Village President Meyers-Martin stated that she has been going out to the Homeowners
30 Association Meetings, and the question that has come up from time to time has been the
31 station locations in Chicago Heights. She is aware that most of the firemen will be
32 responding from the Joe Orr Station. She stated that seems to be what everyone is
33 thinking, but they are also asking about the other stations. She inquired of Chief Angell if
34 he would give a little overview of how that will work.

35
36 Chief Angell stated that they have two stations kind of dedicated for Olympia Fields. One
37 is the Joe Orr Station. The other one is the 14th and Division Street Fire Station which is
38 closer to the Village. The ambulance that is sitting at the 14th Street and Division locale
39 will be assigned to Olympia Fields. They already have the Village divided up. He stated
40 that if you come up Joe Orr Road and you split Joe Orr that comes up to almost 203rd
41 Street. They will be covering everything on this side. He stated that the Village can get
42 service from all four of their stations. They have four, ALS ambulances manned with the
43 addition of one ALS Ambulance from our paid-on-call. He stated that you will always
44 have four ALS Ambulances running. There will always be 17 fire personnel on duty
45 every day. The minimum manning is 17. There will be two ambulances stationed at the
46 Joe Orr Road Fire Station. There will be one at 14th and Division. He stated that at one

1 time Matteson was coming out of their Main Street Station not where SouthCom sits
2 now. He stated that came up at the meeting last Thursday when someone was talking
3 about delayed times. Chief Angell is sure that the people in Graymoor, Wysteria, and The
4 Greens might enjoy a little faster time. He stated that we are closer. They can come up
5 Vollmer or Route 30 to get on this side which is east of the tracks. He stated that his
6 personnel are ecstatic about this. They can't wait to start doing this. They have gotten a
7 lot of positive feedback from their personnel. Chief Angell stated that he would be happy
8 to accompany the Village President to any of those Homeowners Association Meetings
9 and if he is not available Deputy Chief Kozlowski would be able to accompany her. He
10 stated that we are now family. We support each other. Village President Meyers-Martin
11 thanked Chief Angell. She stated that she appreciates that.

12
13 Trustee Waite inquired of Chief Angell if they have 17 people on duty every day. Chief
14 Angell stated yes. They work 24 hours on. Trustee Waite inquired of Chief Angell if that
15 is what they have currently. Chief Angell stated yes. Trustee Waite inquired of Chief
16 Angell if that is what they will have when they start serving the Village. Chief Angell
17 stated yes. Trustee Waite inquired of Chief Angell if he would have to add any personnel.
18 Chief Angell stated that we won't have to add any personnel. We have 17 people on duty,
19 plus the addition of 25 paid-on-call. He stated that if there is any kind of a large incident,
20 they will call their paid-on-call. He stated that you may not get all 25, but you are getting
21 additional personnel. They are young people trying to get into the fire service. He stated
22 that we train them. He stated that some of our veteran firefighters also train. They are
23 professors and adjunct professors at Prairie State College. Some of the guys on their
24 department are still training some of the area firefighters in the Firefighter II Academy.
25 He stated that the State of Illinois is broken up into divisions. They are Division 27.
26 Division 27 stops right around Vollmer Road here. He stated that on that side you have
27 Division 24. They all work together. They have what is called "MABAS Agreements."
28 That stands for "Mutual Aid Box Alarm Systems." He stated that any kind of major event
29 you tone that out. They are called out. They come to the scene. You are getting help
30 coming in from all over. That is how the fire department works. They have been doing
31 that for years. He stated that it is a great system in case you get something that is
32 absolutely overwhelming; we can still make our emergency calls in town while we are
33 handling the incident at hand.

34
35 Trustee Waite stated that he is pretty excited about this alliance. He thinks it is terrific.
36 Chief Angell stated that we are very happy too. He stated that you are now family. He
37 stated that we are all family now.

38
39 Trustee Nale stated that a lot of people felt that the fire engines always come from the
40 Matteson Fire Department which is not true. Chief Angell stated that is correct, not all the
41 time. He stated that the towns that belong to SouthCom all work together. He stated that
42 when we have something, Matteson and Park Forest also respond to our large fires.

43
44 Trustee Waite inquired of Chief Angell how many fire calls they get a year in Chicago
45 Heights. Last year the total calls were 5640. He stated that last year with fire and EMS in

1 Olympia Fields it was a total of 970 calls. He stated that it won't be a stretch for us to
2 come here.

3
4 Chief Angell stated that Matteson came to that meeting. Chief Angell stated that the
5 Chicago Heights Fire Department has all of the Knox Box locations. It takes two weeks
6 to order all of the keys.

7
8 Administrator Mekarski asked Chief Angell to tell the residents what a Knox Box is. He
9 stated that the Knox Box System is basically a safe. He stated that when you go to some
10 of the businesses in town, you will see something that looks like a little safe up there on
11 top of the door or next to the door. It allows the fire department to enter the premises
12 while you are not there during a fire alarm. They are the only people that have the key to
13 open it. The business has to call the fire department when they change the locks. They
14 open up the door with the key to enter the premises. They can check for a fire alarm.
15 They walk the premises. They lock it back up and put the key back in the Knox Box.
16 They also have a list of the Residential Knox Boxes that are in the Village. The
17 Residential Knox Box comes in handy with the EMS calls. They have a lot of elderly
18 people in Chicago Heights, and if the family is not around and the person slips and falls
19 they can't get to the door, so instead of breaking the door down they open it up and go in
20 to take care of the person.

21
22 Trustee Waite inquired of Chief Angell how you can get a Residential Knox Box. Chief
23 Angell stated that they are available through the fire department. You have to call the fire
24 department and ask for an application. You have to have an authorized signature. It gets
25 sent into the Knox Company. They send you a Knox Box in an open position. You attach
26 it to your house wherever you want. Then you call the fire department and tell them that
27 you would like to put the keys to your house in a Knox Box. The fire department comes
28 out and puts the keys in the Knox Box and then locks it back up. He stated that if you
29 change your door locks you have to call the fire department and let them know so that
30 they can put the new key in.

31
32 Trustee Gibson stated that she wanted the Chief to explain about the Knox Box, because
33 he explained at the Public Safety Meeting that there was a possibility of residents having
34 Knox Boxes. Chief Angell stated that there are a few that have Knox Boxes and they will
35 definitely address that. He stated that there is a charge for the Knox Boxes. He doesn't
36 know how much the Residential Knox Boxes are. They run about \$350.00 to \$400.00 for
37 a Business Knox Box.

38
39 Village President Meyers-Martin stated that another question that came up when she was
40 at a Homeowners Association Meeting was that previously the policy seemed to be that
41 every time an ambulance went to a call it was accompanied by a fire truck. She was told
42 at the meeting that is Standard Operating Procedure throughout all fire departments. She
43 stated that we always felt that was in question as to why does that happen, and is that
44 actually necessary. She asked Chief Angell if he could speak to that.

1 Chief Angell stated that is a Standard Operating Procedure. Each fire department makes
2 their own Standard Operating Procedure. He stated that we do not operate like that. He
3 stated that any emergency ambulance call you will get an ambulance only. The only time
4 you will get an engine accompanying that is if they ask for a lift assist. He stated if you
5 have a hard time getting somebody out of a house, or if you have an oversized person, or
6 if you have someone with full arrest, which is a pulseless, non-breathing patient. He
7 stated that in that instance the paramedics like to work on them while we transport to the
8 hospital. They will send an engine company out. He stated that one of the people will get
9 out of the engine and get into the ambulance while both paramedics are working on the
10 person and we will drive to the hospital. That way they have more personnel. He stated
11 that is not our Standard Operating Procedure. You will get an ambulance for a regular
12 EMS call.

13
14 Village President Meyers-Martin stated that the question seemed to imply that if the fire
15 engine does not accompany the ambulance there may be a delay, because once you get to
16 the scene you realize that you need it to knock down a door or whatever.

17
18 Chief Angell stated that their ambulances are also equipped with small, forcible entry
19 tools. They have a plethora of ways to get into a house rather than forcing a door. They
20 don't want to do any undue damage to anything.

21
22 Trustee Waite inquired of Chief Angell if medical emergencies have Knox Box Keys.
23 Chief Angell stated that we will use them for medical emergencies for residences.

24
25 Trustee Gibson stated that she begs to differ about Matteson doing that. She stated that on
26 a number of occasions in her subdivision there are a couple of people that have repeated
27 calls of ambulances to the hospital, and she has never seen a fire truck attending.

28
29 Chief Angell stated that in the fire business there is a term called "A Frequent Flyer."
30 There are people that need the assistance of the ambulance quite often. He stated that you
31 are stuck between a rock and a hard spot. These people can't afford to have any other
32 care. They are trying to care for themselves, or they have a home health nurse come in.
33 They are very ill and need attention quite often. They probably know that address by
34 heart and know what is happening before they get there. He isn't speaking for Matteson
35 but that is kind of what Chicago Heights does. They have the same type of situation
36 where they know the address and it happens quite often. He stated that we are there to
37 perform a service no matter what happens. They try to take care of the person. He stated
38 that there is a compassion involved in this job. They try to connect them with outside
39 agencies, township facilities, or County facilities that may try to help them if they don't
40 have any loved ones that can take care of them. He stated that it does become taxing to
41 them as an emergency vehicle.

42
43 Trustee Gibson stated that her only comment was to say that she didn't see any difference
44 between the service from Chicago Heights and Matteson's service from what she has
45 observed. Chief Angell stated that there really isn't a difference. The difference is
46 nothing but procedural.

1 Trustee Waite inquired of Chief Angell if he will have the cost of the Knox Box for both
2 business and residential for the Town Hall Meeting. Chief Angell stated sure. He stated
3 that he sent an e-mail to Administrator Mekarski with some bullet points. He stated that
4 most of the residents will have pretty much the same questions. He requested a list of
5 frequently asked questions and they can hand those out to the residents at the Town Hall
6 Meeting. Chief Angell stated that if there are any other questions please don't hesitate to
7 ask. He stated that the Village President and the Trustees can send him an e-mail. Village
8 President Meyers-Martin thanked Chief Angell. Trustee Gibson thanked Chief Angell.

9
10 **South Suburban Mayors and Managers Association (SSMMA) – Introduction to the**
11 **South Suburban Atlas GIS Consortium – Mapping Your Community** – Village
12 President Meyers-Martin stated that our second presentation during Communications and
13 Petitions is from the South Suburban Mayors and Managers Association regarding the
14 Atlas GIS Consortium Mapping.

15
16 Administrator Mekarski introduced Dennis Latto from the South Suburban Mayors and
17 Managers Association. Administrator Mekarski stated that at a prior Board Meeting his
18 office asked for support from the Board to join the South Suburban Mayors and
19 Managers Consortium. It was for an annual fee of \$8,700.00 which was taken out of
20 Planning. He stated that by joining the consortium the Village will get hundreds and
21 thousands of dollars of value in the potential of utilizing this Geographic Information
22 System for mapping our infrastructure, our roads, and our streets. He asked Mr. Latto to
23 come and give a little perspective of the power of this system, and how it will be of great
24 value to every single department including our brand new fire department.

25
26 Mr. Latto stated that he works for the South Suburban Mayors and Managers
27 Association. Administrator Mekarski wanted him to give a run through of what the South
28 Suburban Atlas will entail. He stated that SSMMA received a HUD Sustainable
29 Communities Grant. They offered GIS Mapping to communities. While doing that they
30 saw the need to upgrade their system and create a service to the communities that was
31 needed. He stated that GIS stands for "Geographic Information Systems." He relates it to
32 Google Earth or Google Maps but it has a lot more functionality than that. He stated that
33 Municipalities all over the world have been using this for 20 years now. All of the
34 communities in the north and west suburbs of Chicago have had GIS for decades. He
35 stated that it use to be an expensive program but with new technologies, the web, and the
36 internet we are able to offer these services to communities at a much lower price now.

37
38 Mr. Latto stated that their system will have a public and private portal. All of the
39 Village's sensitive information will be held internally on a password protected firewall
40 secured server. There will be a public portal where residents and other people in the
41 Municipality can log-on. They can view parcel data, zoning, and floodplain data. They
42 are working in conjunction with Cook and Will County. They have been providing them
43 with lots of data. (At this time Mr. Latto presented a PowerPoint Presentation). The
44 Village's Website will provide a link to their website. The program is all web-based. All
45 you need is internet access. You can go to the website and bring up the map on your own.
46 You will be able to choose from different base maps. The ones that the Village will

1 probably be using the most are the street map and the aerial map. In their system they
2 have the following data sets: Administrative, Planning, Economic Development, Fire,
3 Police, Infrastructure, Engineering and other things. He stated that within each data set
4 there are a lot of different layers. Their data is called "layers." You can turn layers on and
5 off. Mr. Latto provided an example of the Administrative Data Set. He stated that
6 residents can click on a parcel and they can see the Assessor's Data as well as the
7 Treasurer's Data and the Recorder of Deeds Data. You can see the PIN Numbers. Once
8 they get the rest of all the data in you can see the water distribution, recycling, garbage,
9 streets, Congressional Districts, and Political Zones. You will be able to click on a parcel
10 and find out all the information you need. Mr. Latto clicked on the Economic
11 Development Data Set. He stated that some of the layers under that data set are the
12 Enterprise Zones and the TIF Districts. TIF Districts are a big thing for Economic
13 Development. The Village Administrator will be using that a lot. They have a Planning
14 Data Set. He stated that zoning is a big thing. All of the Olympia Fields zoning is
15 inputted into the map. The residents can go online and see what the zoning is for a
16 particular parcel. The Village can also edit. He stated that if a Zoning Ordinance is
17 updated or there is a variance, the Village can edit their maps right away. They created a
18 footprint for every single building in the Village based on the aerials. This will be useful
19 for the Building Department.

20

21 Mr. Latto stated that the Housing Data Set shows the foreclosures. That will be in the
22 Private Data Set. It will be password protected. They have a subscription to RIS (Record
23 Information System). They have a direct link to their system and it is updated
24 continuously. He stated that every day it will be updating the new foreclosures. He stated
25 that this map shows HUD Service Areas, Social Service Areas and pretty much anything
26 you can think of. He stated that infrastructure is a big thing. That is one of the main
27 things that is beneficial for using GIS.

28

29 Administrator Mekarski asked Mr. Latto to explain the intricacies of the GIS. He stated
30 that it is not just a graph or picture of the water lines and sewer lines, but you can store an
31 unlimited amount of data, or the amount of repairs that the water line has gone through or
32 the breakdowns. He asked him to talk about the analytical power for the Administrator,
33 the Building Officials and for the Public Works Department.

34

35 Mr. Latto stated that with GIS every piece of your infrastructure is segmented into a
36 section. You can click on that section and add any additional information that you want to
37 add to it. It will tell you that the sewer is 6 inches in diameter. It was last serviced in '95.
38 It was PVC. There was a crack in it in '94. It was replaced in '96. It can have flow rates.
39 He stated that if you want to service something or if you have a Public Works Project you
40 will know exactly where that line is. You will know if it is cutting through a person's
41 front yard. You will be able to see all the information that has been inputted into it up-to-
42 date.

43

44 Administrator Mekarski stated that from a budgetary standpoint, if you are making a
45 Capital Improvement Strategy and you want to invest your money in the most efficient
46 and effective way, and you want a Comprehensive Map saying that you want to replace

1 the water main segments where the Public Works Department has had five breaks or
2 more within a three year period you will have that data within seconds. You will know
3 exactly where those breaks are. You can calculate the linear footage. You know if it is a
4 24 inch, a 30 inch, or a 36 inch. You can calculate the dollar cost developing a Capital
5 Improvement Strategy literally in minutes. The old standard way would have taken
6 literally weeks.

7
8 Mr. Latto stated that on top of “Infrastructure” they have other layers that they are in the
9 process of making such as “Edge of Pavement, Sidewalks, and Right-of-way.” He stated
10 that could be important for the fire department. They have been checking the streets to
11 see if they have a turn radius for the fire truck. He can send that information to them.

12
13 Mr. Latto stated that another Data Set is “Natural Areas.” The residents can see where
14 there are natural areas. They can see if their residence is in a floodplain. He stated that the
15 Village doesn’t have much floodplain issues, just on the golf course. Administrator
16 Mekarski stated along with the Butterfield Creek area. Some of the dry tributaries go
17 through some of the Village’s active subdivisions. Mr. Latto stated that will all be
18 mapped. They will have a “TOD Data Set.” That stands for “Transit-Oriented
19 Development.” The SSMMA is doing a lot of TOD Studies right now. The Village is one
20 of our project areas. He stated that Transportation Data Set is another useful thing. They
21 have Metra Lines, Stations, Pace Routes, and Pace Stops. Everything is mapped. You can
22 click on the line on that route and it will show you what the route number is. It will show
23 you the time of day that it comes by. They also have “Average Daily Trips.” That is like
24 your traffic count with how many cars move down a road at a time. He stated that is good
25 for Economic Development. You can click on a segment of road and see how many cars
26 are going through that intersection at any given point of the day.

27
28 Mr. Latto stated that GIS is also a very sophisticated analytical tool where you can do a
29 lot of different things with it. He stated that the board over there that was done by
30 Robinson Engineering is using the exact same thing. It is called “Network Analyst.” He
31 did a couple of the Park Forest Emergency Response Times. On these maps he based it
32 off of speed limit. He inputted every speed limit for every road. It takes into
33 consideration the speed limit and how long the road is. So you get the exact length of
34 how long it takes to travel down that segment of road. He did drive and walk times for
35 Harvey around their Metra Stations. It will show a resident that from where they live,
36 how long it will take them to walk to the Metra Station and how long it takes them to
37 drive there. It takes into consideration the speed limit. He stated that for walking he used
38 three miles an hour. He prepared a TOD Analytical Map for Homewood. It shows the
39 half mile area around their Metra Station. It shows the TOD Site and the walk times
40 around the area, as well as having the Pace Bus and the Metra Lines in there. It is a good
41 Economic Development Map as well as something to show for marketing.

42
43 Administrator Mekarski stated that this is an active process that the Department Heads
44 and the Liaisons can call up Mr. Latto or Michael at SSMMA and they will work with us
45 on special projects. As an example, if Trustee Gibson wanted to get a map of the accident
46 history over the last year for the Public Safety Committee, so they can look at the

1 intersections and what kind of accidents were occurring in the Village to make some
2 changes with traffic enforcement mechanisms or patrolling that can be achieved. It could
3 be the incidences of residential burglaries over a five-year period to see if there are any
4 patterns that the police need to be made aware of. He stated that with Public Works,
5 Police, Planning, and Finance, the tool can aid all of the Liaisons with their
6 responsibilities and analyze the information that they essentially have the oversight
7 responsibility for.

8
9 Mr. Latto state that we are coming out with a future application for your iPod, iPad, or
10 iPhone. It is like a GPS Application. You can GPS the trees, manholes, and things like
11 that.

12
13 Administrator Mekarski stated that we could get a summer intern to work with the
14 Beautification Committee to GPS every Ash Tree in the Village. He stated that if the
15 trees have the disease it could be recorded in the database.

16
17 Administrator Mekarski stated that this is another example of how the Village President,
18 the Board and the Administration are continually working towards improving efficiency
19 and effectiveness towards the expenditure of our tax dollars. He stated that this isn't just
20 for the use of the departments. It is not just for the use of this body to make the best
21 decision it can. It is making the Village more accountable to the public. It is all web-
22 based and accessible to the public. The public has the ability to see the kind of
23 information that the Village sees on a daily basis to make daily decisions. He stated that
24 when the residents come to the Board, they will be coming to the Board more informed
25 and have a higher level of participation. He stated that it makes our Democracy stronger.
26 Administrator Mekarski stated that the Village President and the Board should be
27 complimented towards the vision and the insight to partner with SSMMA in a very cost
28 effective manner to literally bring hundreds and thousands of dollars of analytical tools to
29 the fingertips of the Village Staff, the decision makers and the public.

30
31 Village President Meyers-Martin stated that we are looking at a GIS System that can
32 monitor the maintenance of the Road System. She inquired if what Mr. Latto has in place
33 can do that already or if it has the capability to do that.

34
35 Mr. Latto stated that we do have the capability to do that it just depends how detailed the
36 Village is looking for. They have a layer right now that has the roadways. He isn't sure
37 what the Village wants to accomplish with their goal. He stated that we can talk about
38 this some more. He stated that the way the infrastructure is mapped and maintained,
39 instead of the sewer line it would be the road and you can insert as much information as
40 you want.

41
42 Village President Meyers-Martin stated keeping it at a certain level so we don't have to
43 go into reconstruction of that road. Administrator Mekarski stated that we had a company
44 go through and photograph the pavement surface and analyze it with a laser to identify
45 something like 15 different elements of criteria of wear and tear on the road including
46 potholes. All of that is analyzed by a GIS System to define the dollars that are needed to

1 be spent over a period of time to make sure that you maintain the road instead of allowing
2 it to deteriorate to the point where you have to replace the road thereby doubling your
3 costs. He stated that we can take all of that data and work it into this system and look at
4 that in relationship to some of our other utility issues. He stated for example, if we see
5 that Mr. Alexa has a water main underneath a roadway that has multiple main breaks, and
6 it also has a roadway that needs some pavement, but maybe not in the first tier, the Board
7 can say even though that isn't in the first tier, that water line needs to be replaced so why
8 don't we push that up into the first tier and replace the water line. He stated that a lot of
9 communities do this separately and what happens is they do a Road Program, and the
10 next year they are tearing up the road to put in a water line or a sewer line. He stated that
11 we have the ability to look at the entire infrastructure in a comprehensive fashion.
12

13 Trustee Pennington stated that we have captured the financial aspect all in one fell
14 swoop. Administrator Mekarski stated that is correct. He stated that all of the work that
15 we did with the Road GIS System can be integrated with this because it is compatible.
16 That road data can be analyzed with the other infrastructures in the Village.
17

18 Trustee Gibson stated that we won't be paying twice for the same thing. Administrator
19 Mekarski stated absolutely not. It will make our GIS System a little bit more powerful.
20

21 Trustee Waite stated that as he understands it, the Village is trying not to let the roads
22 deteriorate to the point where you have to rebuild the road. You only want it to
23 deteriorate to the point where you have to resurface it. Administrator Mekarski stated that
24 is correct. Trustee Waite stated that it is a management tool to be able to do that.
25 Administrator Mekarski stated that is correct. He stated the wonderful thing about
26 integrating that is before you make a decision on paving 30% of the Village's brand new
27 roadways, it would be great to find out if there are water lines or sewer lines that need
28 replacement underneath. He stated that we could do that check by looking at Mr. Alexa's
29 data to see how many breaks were in a certain area. He stated then we may say let's delay
30 one segment until we replace that water line, or do that lateral repair, or whatever the case
31 may be, so we don't wind up tearing up the work that we just did.
32

33 Village President Meyers-Martin thanked Mr. Latto. (There was a round of applause).
34 Village President Meyers-Martin closed Communications and Petitions at 8:00 P.M.
35

36 Trustee Ormsby inquired whether or not Mr. Latto is going to do a tutorial for the
37 Village. Mr. Latto stated that in the upcoming month they will be putting together a
38 Steering Committee. He stated that several other communities have joined along with
39 Olympia Fields. He believes that they are up to twelve communities now. There will be a
40 meeting in the next month where they will have their consultants and staff training
41 designated people. Anyone is free to come to see how the program works. He will send
42 that information out later. Trustee Gibson inquired if we have a representative from the
43 Village. Mr. Latto stated that you have not designated one. He believes it is going to be
44 Naomi. Administrator Mekarski stated and John McDonnell too.
45
46

1 **CONSENT AGENDA:**

2
3 **5(A) Ratification of the Affidavit and Hold Harmless Agreement for the Cook**
4 **County Construction Permit associated with the VOF/OFCC Road & Water**
5 **Improvements Project.**

6
7 **5(B) Ratification of a Letter Agreement with Greg Szymanski for technical**
8 **recommendations associated with the Fire/EMS Transference to Chicago Heights**
9 **and associated communications between SouthCom and Chicago Heights Dispatch**
10 **Systems.**

11
12 **5(C) Ratification of the execution of documents (Legal Disclosure and Master**
13 **Electricity Sales Agreement) with Exelon Energy to provide electrical power to the**
14 **Village's Pump Facilities for a 3-year term at lowest and best Bid of #4.361kWh Per**
15 **NIMEC Recommendations.**

16
17 Village President Meyers-Martin stated that we will move on to the Consent Agenda. She
18 inquired whether or not any Board Member wanted to move an item out of the Consent
19 Agenda. There was no response by any Board Members.

20 **Motion by Trustee Pennington, second by Trustee Nale to approve items 5(A)**
21 **through 5(C) under the Consent Agenda.**

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

23
24 **FINANCE:**

25
26 **January 2012 Financial Statements** – Trustee Pennington stated that this evening he
27 will be reporting on the Village's financial position ending January 31st, 2012.

28
29 **January Corporate Fund** – Trustee Pennington stated that with regard to the Corporate
30 Fund the Village planned for and closed the month of January in deficit status. Although
31 the Village budgeted for a deficit for January, the actual fund revenue was within Budget
32 Projections by \$23,675.15, or 5% of Plan. The Village's Revenue Budget for January was
33 \$461,438.68. The Village's actual realized revenue for this period was \$437,763.53. The
34 Sales Tax Revenue was under Plan by \$10,988.00, or 19% of Plan. State Income Tax
35 Revenue exceeded Plan by \$14,452.00, or 29% of Plan. Although the Village did not
36 Budget for Real Estate Tax Revenue in January, the Village did book \$15,389.00 in Real
37 Estate Tax Revenue. All other Revenue Line Items were either within or met Budget
38 Projections. The Corporate Fund expenses actual exceeded Budget Projections by
39 \$121,856.89, or 15% of Plan. The Village's Planned Expense Budget in this fund for
40 January was set at \$683,887.38. The Village's actual incurred expense in this fund was
41 \$805,744.27. Leading factors contributing to this increase can be attributed to the
42 following: An increased payout in the month of January for Workers Compensation and
43 Liability Insurance Payments across all departments; Final Payment for Parking Lot
44 Repaving; Overall increase in gas and oil payments for the month; Audit expense payout;
45 A 43% increase in vehicle maintenance expense in the police department; As well as a
46 70% increase in the Police Training Expense Line Item for January; And a 30% increase

1 in overtime expense incurred within the Public Works Department. He stated that when
2 comparing total revenue incurred with total expenses incurred we realized a total fund
3 deficit of \$363,980.74, or 46% of revenue to expenses. Trustee Pennington stated that the
4 Village's Fiscal Year to date actual plus encumbrance in the Corporate Fund for the
5 month of January is a deficit of \$864,433.31.

6
7 **January Water Fund** – Trustee Pennington stated that with respect to the Water Fund,
8 the Village planned for and closed the month of January in deficit status. The Revenue
9 Budget for January was set at \$120,175.16. The Village realized actual water revenue of
10 \$88,726.01 or 26% of Budget Plan. The expenses in the Water Fund were within Budget
11 Projections by \$28,181.87, or 8% of Plan. The Village's Expense Budget Projection in
12 this fund was \$371,228.38. The Village's actual realized expense was \$343,040.51. He
13 stated that when you compare the actual total fund revenues with the actual total fund
14 incurred expenses, the Village closed the month of January in deficit status \$254,314.50.
15 The Village's Fiscal Year to date actual plus encumbrance in the Water Fund remains in
16 surplus status at \$936,478.47.

17
18 **January Sewer Fund** – Trustee Pennington stated that with respect to the Sewer Fund,
19 the Village planned for and closed the month of January in a deficit status. The Village's
20 Projected Revenue Budget in this fund was \$68,972.75. The projected expenses were
21 \$105,732.05. This resulted in a Projected Total Fund deficit of \$36,759.30, or 35% of
22 Plan. The Village's actual realized revenue was within Budget Projections by 15%. The
23 Village's actual realized revenue in the Sewer Fund for January was \$58,627.28 as
24 compared to the Budget Figure of \$68,972.75. Actual expenses were within Budget Plan
25 by 29%. Actual fund expenses incurred were \$74,561.60 as compared to the Budget Sum
26 of \$105,732.05. This resulted in a total fund deficit in the Sewer Fund of \$15,934.32. The
27 Village's Fiscal Year to date actual plus encumbrance in the Sewer Fund for January is a
28 deficit of \$61,594.29.

29
30 **Quarterly Report – Village Treasurer Don Theobald** – Trustee Pennington stated that
31 Don Theobald will give the Quarterly Report of the Treasurer.

32
33 Mr. Theobald stated that in the Board Packet is the Treasurer's Report. The first page
34 shows the graphic chart of the allocation of the bank account balances. That is the pie
35 chart broken into pieces representing each of the bank accounts. That total is
36 \$5,194,881.00 as of January 31st, 2012. Trustee Pennington stated that was given in the
37 report last month. He doesn't believe that we brought it for the report this evening. Mr.
38 Theobald stated that shows your cash position as of that date. He stated that if you have
39 all seen it we will skip that.

40
41 Mr. Theobald stated that the second half of what he would like to discuss is an extension
42 of what Trustee Pennington has presented tonight. He doesn't know if it is in the Board
43 Packet. It is a one page document called a "Flash Report." He provided the Board with a
44 copy of the "Flash Report." Mr. Theobald stated that the Flash Report tries to give you a
45 tool to assess the overall financial position of the Village much like Trustee Pennington

1 just presented it to the Board. He stated that on the Flash Report revenues are on the left
2 side of the page and expenditures are on the right side. It gives you a quick overview.

3
4 Mr. Theobald stated that if you look on the line that says "Total General" and go across
5 to "Percent of Budget" it states "69.57%." That is a benchmark that the Board should
6 take a quick look at and compare that to the fact that we are nine months through the
7 Fiscal Year or 75%. It immediately tells you that you are under spending in comparison
8 to your Budget. The Village is about 5.43% under. The numeric amount to the left of that
9 is \$358,000.00. The Flash Report summarizes each of the Village's individual
10 departments. He suggested providing this to Trustee Pennington to include in his report
11 each quarter. He stated that planning is 18.04%. They are under Budget for the period
12 ending the nine months. He stated that the next one is 80.57% which is slightly over
13 Budget. He stated that your revenues should be at 75%, but you are at 55.45%. The
14 obvious explanation there is your Real Estate Taxes. You are starting to get those literally
15 today. You will be getting those in the month of March. They did a quick analysis and if
16 you prorate that the Village would be at 75% or better. The Water Fund and the Sewer
17 Fund is also indicated on this report. The Water Fund Expenditures are at 64.9% as
18 compared to the benchmark of 75%. The Village is under Budget there. The Sewer Fund
19 is at 43.94%. You are significantly under the 75%. He stated that on the revenue side the
20 Water Fund is ahead. It is at 92.65% over Budget. The Sewer Fund is slightly behind it at
21 52.84%.

22
23 Mr. Theobald stated that Trustee Pennington reported on the three numbers which are the
24 benchmarks that are reported in the summary report. The three numbers are the equation
25 revenues less expenditures are where the Village stands as of that point in time. The big
26 explanation for the General Fund is that you don't get Real Estate Taxes on a month by
27 month basis. The Village will be getting those in March and February.

28
29 Trustee Waite stated that we budget on a monthly basis but property taxes only come in
30 twice a year. Mr. Theobald stated correct. Trustee Waite inquired of Mr. Theobald
31 whether or not you try to forecast when it is coming in. Mr. Theobald stated that is a good
32 question in that that can easily be done. He stated that what they generally do is record
33 the actual sides of the equation on an accrual basis, or you adjust your Budget on a
34 monthly basis to a prorata share of where you think it is going to fall. The traditional
35 approach has been to do it monthly.

36
37 Trustee Nale stated that this is on the Village's yearly Budget starting in May. Mr.
38 Theobald stated that is correct. He stated that we have February, March and April left to
39 go.

40
41 Trustee Ormsby stated that the Clerk's Office is already at 95%. She inquired of Mr.
42 Theobald how we got to 95% when we have four months to go. Mr. Theobald stated that
43 it is the audit. Trustee Ormsby thought that the Village budgeted for that. Mr. Theobald
44 stated that it is budgeted in your Clerks Department for an annual Budget of \$23,700.00.
45 He stated that the actual expenditures, which may be all audit related expenditures for the
46 year, are \$73,569.00. That is one of the major contributors towards that.

1 Trustee Waite stated that is the audit that we did. Trustee Pennington stated that is what it
2 was for. Mr. Theobald stated that is the one, single largest item that makes up that
3 difference. Trustee Ormsby thanked Mr. Theobald.

4
5 **MOMENT OF SILENCE:**
6

7 Village President Meyers-Martin stated that she wanted to express on behalf of herself
8 and the Board their sympathies to Mr. Theobald in the loss of his mom, Mrs. Marge
9 Theobald. She asked for a moment of silence because she was a part of our Olympia
10 Fields family.

11
12 Mr. Theobald thanked Village President Meyers-Martin and the Board. He stated that
13 was very sweet and his mother would have loved that. Trustee Waite inquired if she was
14 91. Mr. Theobald stated that she was 88. She had a birthday coming in May. He thanked
15 Village President Meyers-Martin and the Board for the nice floral arrangement that was
16 sent. He stated that meant a lot.

17
18 **FINANCE COMMITTEE MEETING:**
19

20 Trustee Pennington stated that the Finance Committee met last week to look at the 2012-
21 2013 Budget. They will begin meeting with the Department Heads this week to go over
22 each Department's Budget Program. He stated that we will meet as a Board on March
23 17th to go over the Budget Review.

24
25 **BUILDING:**
26

27 **Ordinance #2012-03 – An Ordinance amending Section 5-22, “Defecation or**
28 **Urination,” of Chapter 5, Article II, “Dogs,” of the Olympia Fields Village Code.**
29 **First and Second Reading** – Trustee Ormsby stated that you have the proposed Olympia
30 Fields Dog Waste Ordinance. She is asking that it be approved on First and Second
31 Reading. Their goal is to get the signs with the Ordinance Number on them in place as
32 soon as spring arrives. The purpose of this Ordinance is to educate the public, and
33 promote public health and welfare relating to the removal of dog waste from public
34 property or the private property of another as defined in the Ordinance.
35 **Motion by Trustee Ormsby, second by Trustee Gibson to waive First Reading and**
36 **approve in Second Reading, Ordinance #2012-03 – An Ordinance amending Section**
37 **5-22, “Defecation or Urination,” of Chapter 5, Article II, “Dogs,” of the Olympia**
38 **Fields Village Code.**
39

40 Village President Meyers-Martin inquired of Trustee Ormsby whether or not this
41 Ordinance was based on an Ordinance from some other place. Trustee Ormsby stated that
42 the language was pulled from a couple of different Villages. She stated that when Judy
43 Kolman looked at it, it was all inclusive so it went very quickly. Trustee Ormsby stated
44 that it controls everything that they wanted to control. She stated that it also addresses on
45 Page 3, Number 2, “No owner of any animal or dog shall allow excrement to accumulate
46 in any yard, pen or premises in or upon which the animal or dog is confined or kept to the

1 extent that the stench becomes offensive to those residing in the vicinity, or results in a
2 health hazard or nuisance. Any accumulation of excrement upon the premises of the
3 owner which becomes offensive to those residing in the vicinity is hereby declared to be
4 a public nuisance.” Trustee Ormsby stated that this has sometimes been an issue and the
5 Village has not been able to address it. She stated that this is a very important piece that
6 they were allowed to put in the Ordinance.

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

8
9 Trustee Ormsby stated that this goes into effect now. There is zero tolerance. There isn't
10 a grace period for this. This is in effect now.

11
12 Trustee Gibson inquired of Trustee Ormsby that when they prepare their signs, is it
13 possible for the Homeowners Associations to make signs like the ones she has, or could
14 the Homeowners Associations be issued some of the signs for areas that are not Village
15 common areas. Trustee Ormsby stated that is an excellent question. She believes that we
16 should maintain a standard and be consistent with the signs. She is currently discussing
17 with Mr. Ford the amount of signs that the Village needs to order. She stated that if there
18 is a situation in the Homeowners Associations where they need the signs, she would like
19 to know that, and then she can order additional signs. Originally, she was going to order
20 10 signs, but because they have had so many inquiries about it, she believes that she will
21 order more. She stated that it depends on the cost. She stated that it was not budgeted for.
22 They have three Budgets that they will be pulling the funds from. They will be pulling
23 funds from the Building Department Budget, the Beautification Commission Budget and
24 from the Public Works Department Budget. Trustee Ormsby stated that Trustee Gibson
25 could contact Mr. Ford and tell him how many additional signs their Homeowners
26 Association needed. Trustee Ormsby suggested to Village President Meyers-Martin that
27 this is something that they should discuss with the Homeowners Associations to see if
28 they have particular areas that may need a sign. She stated that 207th Street and 203rd
29 Street on each side of the tracks are areas that definitely need signage.

30
31 Trustee Ormsby thanked Administrator Mekarski for getting legal counsel to move
32 quickly on this. She believes that this is the fastest Ordinance she has ever been able to
33 get through and she appreciates his help.

34
35 Trustee Waite inquired whether or not it was brought up first by the Olympia Fields East
36 Homeowners Association. Trustee Ormsby stated that the Village was already working
37 on it, it was in the works. She stated that they had more concern about it.

38
39 **Update – 20000 Governors Highway – Demolition of former Governors Restaurant**
40 **Building** – Trustee Ormsby stated that the demo next door is beginning. The fence is up.
41 The trucks are there. She believes that in a couple days we will see some bricks coming
42 down. She state that it has been a long time coming, but the time is here. She doesn't
43 know how long it will take to get the building down. She stated that it is a more
44 complicated building than what they had on Route 30. Trustee Ormsby stated that it will
45 be constantly looked at by the Village to make sure that everything is going smoothly.

1 **Update – Demolition of Old Auto Dealership on Lincoln Highway** - Trustee Waite
2 stated that the demolition on Route 30 was extraordinary. Trustee Ormsby stated that the
3 end result next door will be the same but she doesn't think it will have the same speed in
4 coming down. Trustee Waite stated that all of the car dealerships on the side of the road
5 as you go east to Western are all gone. The debris is hauled away. It made a big
6 improvement on how it looks.

7
8 Village President Meyers-Martin stated that it is a proven fact that vacant land is much
9 more attractive than dilapidated buildings.

10
11 Trustee Ormsby stated that she, along with Mr. McDonnell and Administrator Mekarski
12 went out there a couple of times this week. She is very pleased with the work that the
13 demo company did. They were the low bidder and they did a great job. She had no idea
14 the area was that big when you look at it. They are hoping that they will have the same
15 standards next door. The property needs to be maintained through the summer so that it
16 doesn't get weedy and overgrown. She stated that the Village will be keeping an eye on
17 it.

18
19 Administrator Mekarski stated that the property is in a TIF District, and when
20 development comes to that corridor every penny that the Village and the developer spent
21 on demolition will be reimbursed by the TIF Fund.

22
23 **PLANNING:**

24
25 **Acceptance of Recommendation from the Planning and Zoning Commission and**
26 **Approval of 2 Variances of the Village's Municipal Code associated with the**
27 **construction of a fence fronting 204th Street located at 20400 Kedzie Avenue,**
28 **specifically a Variance of Chapter 6, Article II 6-27 to locate a fence in the front**
29 **yard fronting on 204th Street; and Variance of Chapter 22, Article VI 22-365 (5)a to**
30 **construct a fence in the front yard not identifying property lines** – Trustee Oliver
31 stated that last week the Mangans who are here with us tonight came before the Planning
32 and Zoning Commission asking for a Variance of two Ordinances. In the Board Packet is
33 the request that they were asking for. They are asking for a Variance for a fence to be
34 located on the front of their property, as well as to construct a fence in the front yard not
35 identifying property lines. They are on a parcel of land which is on the corner of 204th
36 Street and Kedzie Avenue. They have two lots, one of which they are asking to put the
37 fence.

38
39 Trustee Oliver stated that the pictures that are in the Board Packet in his opinion, and he
40 stated this to Mr. and Mrs. Mangan at the meeting, does not do justice in terms of making
41 their case. They are beautiful pictures. He stated that if you look at the Plat of Survey and
42 you turn it upside down, you will see the darkened lines, which is the fence line that they
43 want to construct. Trustee Ormsby stated that is north.

44
45 Trustee Oliver stated that the Planning Commission recommended this for approval to the
46 Village Board. The question before the Board tonight is two-fold: 1. To allow the

1 Mangans to have their fence line contrary to what the Ordinance requires. They just want
2 the fence as outlined in this configuration here.

3
4 Trustee Waite inquired of Trustee Oliver if that is what is depicted with the dark lines
5 here. Trustee Oliver stated yes. Trustee Waite stated that it makes sense to him. Trustee
6 Oliver stated it is just passing this Ordinance as well because it is a wrought iron fence on
7 the corner and in front of their home.

8
9 Trustee Gibson stated that this is not really in the front of their house. This is to the west
10 of their house. Trustee Oliver stated correct. Trustee Gibson inquired whether or not there
11 is already a fence over there west going south. Trustee Oliver stated yes. Trustee Gibson
12 stated that there is a fence at the back of the property completely. Trustee Oliver stated
13 yes. He stated that part of the understanding of having the fence drawn the way it is, is
14 because the fence will connect to another fence. The fence that they want to construct
15 will connect to another fence thereby enlarging their yard. He stated that it is a more
16 attractive way of beautifying their yard. He stated that probably none of us will ever see
17 the wrought iron fence. It will enable them to fence in their two dogs which are Great
18 Danes. Trustee Gibson inquired of Trustee Oliver whether or not in the pictures the fence
19 would be behind this. Trustee Oliver stated yes.

20
21 Trustee Oliver stated that in the audience that night there were a number of people
22 advocating for the Mangans to have the fence. There was no one in the audience that
23 opposed the fence. Trustee Ormsby was there advocating for the fence.

24
25 Trustee Ormsby stated that the Planning Commission had 100% attendance. She
26 advocated for the fence. It is a wrought iron fence. The Mangan property is a very
27 specific piece of property. They are on Kedzie and 204th Street. She stated that what they
28 were asking for, she was willing to grant. She stated that in the Board Packet you will
29 read that Mr. McDonnell was not for this Variance. She wants to be clear on that. He
30 does not want a precedent. He doesn't want everybody coming forward. She wants the
31 Board to know that every Variance is treated separately. She stated that Mr. McDonnell's
32 position is that the Variance is against the Ordinance. Trustee Ormsby stated that she
33 advocated for it. She believes that it will enhance the property of the Mangans. It will
34 allow their dogs to be safe from people walking by.

35
36 Village President Meyers-Martin stated that we understand Mr. McDonnell's position
37 because he is the Building Commissioner. She stated that we as a Board have tried to
38 consider each Variance on its own merits. She stated that has always been our policy. She
39 stated that we didn't want to get into a routine of granting Variances all of the time. She
40 stated that the Planning Commission was in total, unanimous approval of this. Trustee
41 Ormsby stated that they were. She stated that they all asked questions and they voted
42 unanimously to approve.

43 **Motion by Trustee Oliver, second by Trustee Pennington to approve a Variance of**
44 **Chapter 5, Article II 6-27, and Chapter 22, Article VI 22-365(5) allowing the**
45 **construction of a fence in the front yard at the property known as 20400 South**
46 **Kedzie Avenue Permanent PIN #31-406-009-0000 with the conditions as follows:**

1 **The entire length of the fence shall be constructed of the same or harmonious**
2 **materials. All structural portions of the fence shall be placed on the interior side of**
3 **the premises being fenced. The fence must be constructed of iron material, and only**
4 **5 feet tall.**

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

6
7 **PUBLIC WORKS:**

8
9 **Authorization for the Public Works Department to accept the lowest quote from**
10 **Overhead Doors of Illinois, Inc. in the amount of \$9,415.00 for reconstruction and**
11 **installation of a new Garage Entry System to allow the internal parking of the DPW**
12 **Bucket Truck – Trustee Waite stated that the Village purchased a Bucket Truck. It**
13 **enables the Village to change light bulbs and do a lot of stuff that it wasn't able to do**
14 **before. He stated that this has to do with putting an overhead door on the garage to give**
15 **an entry that will allow the Village to get the Bucket Truck inside of the garage.**
16 **Motion by Trustee Oliver, second by Trustee Nale to authorize the Public Works**
17 **Director to accept the lowest quote from Overhead Doors of Illinois, Inc. in the**
18 **amount of \$9,415.00 for reconstruction and installation of a new Garage Entry**
19 **System to allow the internal parking of the DPW Bucket Truck.**

20
21 Trustee Ormsby inquired if this is budgeted money that Mr. Alexa has to pay for this.
22 Administrator Mekarski stated yes. It is within the Equipment Budget. Trustee Ormsby
23 stated okay.

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

25
26 **Cook County Permits to turn the water on at the Country Club – Trustee Waite**
27 **stated that at 11 o'clock today the water was turned on at the Olympia Fields Country**
28 **Club.**

29
30 Administrator Mekarski stated that the Village went through significant deliberations
31 with the County to try to get that pushed on. The teamwork rallied with Robinson, and
32 with Russ at the Country Club, and Mr. Alexa to secure that water to be turned on way in
33 advance of the reopening of the Country Club.

34
35 Trustee Waite stated that the Country Club reopens a week from this Friday. They have a
36 Boxing Night and after that it is open.

37
38 Village President Meyers-Martin stated that this particular situation really did warrant
39 some extra effort on the part of our engineers, because the Village was totally unaware
40 that the County was going to require that Permit. She stated that in the past they have not
41 ever required a Permit. She stated that it took quite a bit of negotiating, but at the end of
42 the day we were successful and we have water.

43
44 Trustee Gibson believes that the Village should commend Robinson Engineering for all
45 of the work that they are interceding for the Village. She believes that they are doing a
46 wonderful job.

1 Trustee Waite stated that he would agree with that. He stated that this is not the first
2 problem that the Country Club has had with Permits and so forth in other activities at the
3 Country Club with the County. On the 4th of July last year the Country Club put up tents
4 outside. The County came out and wanted to know where their Permit was. Since the
5 Country Club didn't have a Permit they were told to take down the tents. Due to the rain
6 that day they took the party inside. It cost the Country Club \$10,000.00 to put up and take
7 down those tents. In prior years the Country Club put up tents and they never had a
8 problem. The Country Club spent \$13,000,000.00 in improvements over three years, and
9 at every turn the County was there raising some issue that seemed to be quite trivial.
10 They did it again here with getting the water turned on. They wanted to see the bill for
11 the Porta-Potty that was sitting out there to make sure that the contractor was paid for it.
12 He suggested many times to Club Management that they wouldn't have to go through all
13 of that if they become part of the Village, because the Village would be able to control all
14 of that. He believes that there is some serious interest there.

15
16 **HUMAN RESOURCES:**

17
18 **February 20th Human Resource Committee Report** - Trustee Nale stated that at the
19 last Board Meeting we discussed that the Clerks in the Administration Department have
20 requested two additional paid holidays. Those holidays include Columbus Day and
21 Presidents Day. Trustee Nale stated that they discussed at the Human Resource
22 Committee Meeting that the actual policy for paid time off was last written in 2001. That
23 allowed for a total of eight paid holidays. That included seven paid holidays and two half
24 days for Christmas Eve and New Year's Eve. After discussing it with Administration she
25 found out that has been changed over a period of time. They currently have eleven paid
26 holidays and two paid half days which is a total of 12 holidays. They also have two
27 floating days.

28
29 Administrator Mekarski stated that the floating days are personal days. One you would
30 have to ask your supervisor for approval. The other one is if an emergency comes up, if
31 you have to go to a doctor or a family member needs to go to a doctor. That doesn't
32 require any authorization.

33
34 Trustee Nale stated that the majority of the Committee Members recognize the fact that
35 these are Federal Holidays, Cook County Holidays and State Holidays. They feel that
36 they are entitled to those two additional days. Trustee Nale stated that she personally has
37 a problem with having a total of 14 paid holidays. She believes that she has a solution
38 that might be a win-win situation. Trustee Nale stated that if they disregarded the Good
39 Friday Holiday and substituted the two official Cook County Holidays they would then
40 have a total of 13 paid holidays. She stated that Flossmoor, Matteson, and Park Forest do
41 not have Good Friday as a legal holiday. Trustee Nale would like to submit a proposal at
42 the next Board Meeting for those two holidays to be included, and for the Good Friday
43 Holiday to be dispensed with. She believes that the Village workers deserve the legal
44 holidays. She wants to consider the budgetary requirements.

1 Village President Meyers-Martin stated that Good Friday is a religious holiday. She
2 stated that once upon a time it was given off as a matter of routine in terms of holidays.
3 She stated that all changed years ago where you use to get off for it and now you don't
4 anymore. She stated that on the State level you don't get off for it. Village President
5 Meyers-Martin stated that is not an odd idea to dispense with that.

6
7 Trustee Pennington inquired of Trustee Nale whether or not she plans on including
8 research with respect to how this will affect the police department.

9
10 Trustee Nale stated that the police department gives alternate days off because they are a
11 24 hour service. They run it a little bit differently. They get paid holidays, but not exactly
12 on that holiday. Public Works has to have an employee attend to the Village even though
13 it is a holiday. She stated that they must have one employee available.

14
15 Administrator Mekarski stated that if there is no opposition, he will prepare that
16 legislation for the next meeting for the Board to have a formal deliberation and vote.
17 Village President Meyers-Martin stated okay.

18
19 Trustee Pennington recommended that the Board receive an early copy of that for review
20 prior to the Board Meeting, so that the Board can study it and act expeditiously on it
21 when they come to the Board Meeting. Village President Meyers-Martin stated previous
22 to that Friday. Trustee Pennington stated yes.

23
24 Trustee Ormsby inquired if the Board could just postpone it, and get it for review, and
25 then have the vote. She stated that it is not urgent.

26
27 Trustee Nale stated that she will have the list of holidays. Trustee Pennington stated that
28 is fine.

29
30 Administrator Mekarski stated that he normally does the Staff Reports on Wednesday or
31 Thursday before the meeting. He could probably get it out as early as Wednesday prior to
32 the Board Meeting. Village President Meyers-Martin stated that is what we will do.

33
34 **PUBLIC SAFETY:**

35
36 **Purchase of a new squad car to replace vehicle damaged by accident (total loss) with**
37 **proceeds from IRMA and Asset Forfeiture Fund** – Trustee Gibson stated that tonight
38 she would like to present a proposal for the purchase of a new 2011 Ford Crown Victoria
39 Squad Car. She stated that the police squad car that was involved in a crash last week has
40 been reviewed by IRMA, which is the Village's Insurance Agent, and is declared a total
41 loss. The Village will receive \$12,000.00 for the 2009 vehicle. The Village has a
42 \$2,500.00 deductible that has to be applied leaving \$9,500.00. The driver of the vehicle
43 that struck the police car was cited for no insurance and failure to yield to an emergency
44 vehicle. She stated that it is questionable whether or not the Village will recover the
45 deductible in the future.

1 Trustee Gibson stated that Commander Frey who is responsible for the fleet of cars in the
2 police department, has located one of the few remaining new 2011 Ford Crown Victoria
3 Police Vehicles at Terry Motors in Peotone. The Crown Victoria is being phased out and
4 for many years it was the standard police car. The total cost is not to exceed \$15,000.00.
5 She stated that we can make this purchase. IRMA will pay for the full cost of any
6 exchange of equipment to a replacement vehicle if the Village purchases it. That is what
7 they call a “setup of a police car.” Trustee Gibson, along with Deputy Chief Kickert,
8 believes that the monies to do so can be used from the Asset Forfeiture Fund. It is
9 unbudgeted. It is not an anticipated expense. It can be legally paid for from the Asset
10 Forfeiture Fund.

11 **Motion by Trustee Ormsby, second by Trustee Pennington to authorize the police**
12 **department to purchase the new 2011 Ford Crown Victoria Squad Car at Terry**
13 **Motors of Peotone in an amount not to exceed \$24,500.00, financed with proceeds**
14 **coming from IRMA at a net claim amount of \$9,500.00, and an amount not to**
15 **exceed \$15,000.00 from the Asset Forfeiture Account.**

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

17
18 **REPORT OF VILLAGE ADMINISTRATOR:**

19
20 **Discussion Only: The Chicago Southland Transit-Oriented Development Corridor**
21 **Planning Study Phase II Implementation** – Administrator Mekarski stated that the
22 Village received a small Grant from SSMMA from the HUD Challenge Grant that
23 CSEDC had received. CSEDC is studying three Transit-Oriented Development areas. He
24 included a composite map and some preliminary findings that were prepared by Teska
25 Associates and BDI. They were the awarded consultants operating under the auspices of
26 SSMMA-CSEDC. The map depicts the golf annex community, which is now being
27 anticipated beyond the tunnel extending past the Metra Lot. It depicts the Condominium
28 Development in its original configuration as approved by the Board in a Planned Unit
29 Development. It has luxury townhomes along 203rd Street. It is capped in that area with a
30 10,000 foot restaurant.

31
32 Administrator Mekarski stated that the idea is that this could be a project that the Village
33 could do in partnership with the Olympia Fields Country Club. The country club has less
34 than 30 rooms for its members. It has no facilities for long-term or short-term residency,
35 Executive Suites or time share condominiums. Some of the units that are depicted in this
36 future Land Use Map could play that role. The restaurant that is depicted is symbolic of a
37 potential concept restaurant. He stated that there is another major golf course in the State
38 of Illinois that has a restaurant not in a real large commercial area; it is off the beaten
39 track. They feature a Celebrity Chef or a series of Celebrity Chefs from the country club.
40 It has become an economic destination for that community. That is what is envisioned
41 here.

42
43 Administrator Mekarski stated that this plan anticipates a commercial development on
44 Kedzie and Vollmer. That is Halikias property that is currently zoned for that use. The
45 Coves has evolved from a townhome development to a single-family development. What
46 is depicted here is consistent with the Homes for a Changing Region. This is market

1 driven, luxury apartments. This would be facing Vollmer Road above the condominiums,
2 the townhomes and the Lakes of Olympia. Adjacent to the railroad track and the viaduct
3 on the northern boundaries is the Village of Flossmoor, and a very large embankment. He
4 stated that this is one area that could accommodate luxury apartments and have a minimal
5 impact on any kind of single-family residential community. It is a future Land Use Map.
6 It is here for deliberation. The SSMMA has asked that the Village provide comments to
7 the consulting group as soon as it can. The Board can send in additional comments by e-
8 mail or by phone. Administrator Mekarski will make sure that they are forwarded to
9 Mike Hoffman, Bridget Lane, and Reggie Greenwood of the SSMMA.

10
11 Village President Meyers-Martin inquired of Administrator Mekarski whether or not he
12 had a specific timeline for suggestions or feedback. Administrator Mekarski stated that
13 they had asked that the comments be provided within a week. He received it mid week
14 and he indicated that he wouldn't be able to bring anything forward until he presented it
15 to the Board as it is a matter of public policy. They would like to see the wishes and the
16 prerogative of the Board in the final publication. He stated that before it becomes policy
17 in the Village two things have to occur. It would formally have to be referred by the
18 Board to the Planning Commission for study. The Planning Commission could give a
19 recommendation back to the Board to adopt it as a component of its Comprehensive Plan,
20 the Future Land Use Map. This would be designated as a Special Area Plan, just like the
21 Village adopted the Special Area Plan for the Lincoln/Western Corridor that we are now
22 evolving and working towards an 18-acre commercial area. That would become the
23 policy of the Village. Right now the question is do these comments reflect the vision you
24 would like to see in the published report. The report will be available on the web. It will
25 be integrated in part to Mr. Latta's GIS System.

26
27 Trustee Waite inquired of Administrator Mekarski whether or not we believe that the
28 U.S. Postal Service will keep a post office there. Administrator Mekarski stated that
29 everyone would like to see that maintained. They are not envisioning in 20 years that the
30 post office will remain there. They show some minor configuration and changes to the
31 parking area of the Metra Lot in order to accommodate the restaurant. Some of the area is
32 displaced by townhomes and the restaurant parking area.

33
34 Trustee Nale inquired of Administrator Mekarski whether or not there would be any type
35 of access to Vollmer Road from those residential apartments. She inquired if they would
36 be entering through Kedzie.

37
38 Administrator Mekarski stated that you could enter through Kedzie going through the
39 Lakes of Olympia. He stated that there is an access on Vollmer too. It is blocked off right
40 now with concrete. Trustee Nale inquired of Administrator Mekarski whether or not that
41 would become a permanent access to Vollmer Road. Administrator Mekarski stated that
42 the roadway has water, sewer, curb and base course. Trustee Nale thought that there
43 would be a problem if there was access to Vollmer Road at that point. Administrator
44 Mekarski stated that it was always a Plat of Record. It was examined by Cook County
45 because it empties out on a Cook County Road right-of-way. There is enough of a
46 distance and clearing from the viaduct area. You have good sight lines. It is on a higher

1 part of the area. Trustee Pennington stated that it is right before you go under the viaduct
2 and there is sufficient roadway for traffic.

3
4 Trustee Gibson inquired of Administrator Mekarski who owns the property that is right
5 off Cumberland coming south to 203rd Street. Administrator Mekarski stated that Halikias
6 owns the one acre right on Kedzie Avenue. Trustee Gibson stated that she was speaking
7 of where the condominiums were suppose to go. Administrator Mekarski stated that the
8 Bank of Countryside owns it. Trustee Gibson inquired whether or not Halikias is aware
9 of what the plans are. Administrator Mekarski stated that he is not. He stated that the
10 potential Land Use Plan, before it would be adopted as an Area Plan would require a
11 Public Hearing. At the Planning Commission level the Village would invite the general
12 neighborhood, announce it for the general public and mail out notices to any legal
13 parcels. This is only for the publication in the report. It is a concept for the Planning
14 Commission to begin its study. It could be rejected by the Planning Commission after a
15 Public Hearing and input.

16
17 Village President Meyers-Martin stated that input from this Board in terms of any of the
18 suggested projects could change that whole report also.

19
20 Administrator Mekarski stated that Trustee Ormsby has always been encouraging the
21 Board to look at alternative housing opportunities, not only to add some economic variety
22 and vitality to the community, but different housing types do bring in young families. The
23 marketplace is really calling for a demand for high quality rentals because so much of our
24 population now are really out priced of the regular housing market.

25
26 Trustee Gibson stated that is a switch from what we have been thinking of. She stated
27 that in previous years we didn't want any condominiums and we certainly didn't want
28 any rentals.

29
30 Trustee Ormsby stated that the Village is unique in the fact that it has actual property that
31 is near the Metra Line that can be developed. She stated that very few Villages have the
32 opportunity to develop near the Metra Line. She believes that when the market changes
33 this would be a very attractive piece of property. She would like to have a solid plan
34 going forward for several developers to be looking at, and wishing and wanting to build
35 in the Village. She stated that this piece of it is really important in how we want to form
36 this development. She stated that Kedzie Avenue, that boulevard has created a great
37 gateway into the Village. The country club is adjacent to this property. The Village may
38 be able to attract people that want to stay in the Village and not live in their home, but
39 they want to stay close to the club and close to the train. She stated that the Village is
40 really lucky to have this property. She believes that with working with Teska and BDI the
41 Village can get what it is looking for. She is excited to have them on board with this. She
42 stated that they listen and do a little research, and listen and do a little research. She is
43 grateful that the Village has the property.

44
45 Administrator Mekarski stated that there is a lot of excitement at the country club to
46 explore future partnerships. He stated that this could be a nice asset for tournaments, and

1 for people that want to have a second residency to do a business. You could have time
2 share condominiums or Executive Suites. The Colony only provides single-family
3 residency on a 99-year lease. This could offer a variety for club members. It adds to the
4 economic potential of the country club.

5
6 Trustee Pennington stated that he wholeheartedly concurs with Trustee Ormsby. This is
7 an opportunity to take a lead in developing this site. The prospects are endless in terms of
8 what the Village can do with this property. He wholeheartedly supports moving forward
9 with this study and see where we go. At the same time he would like to develop some
10 cost figures and wrap that into the Village's 2030 Plan. He suggested working with Mr.
11 Theobald on this. He stated we will not only have a plan and project with respect to the
12 property itself, but we will have funding mechanisms in place in the event that the
13 Village needs to come up with some funds.

14
15 Village President Meyers-Martin believes that it is important if there is a consensus that
16 we are interested in pursuing this study, that we get our ideas and our thoughts together
17 so that we can provide that to CSEDC for the report. She stated that would be the first
18 step and then move on to get the finance piece in place.

19
20 Trustee Oliver stated that he is in favor of what has been presented. He stated that in
21 understanding the Transit-Oriented Development philosophy, one of the things that
22 comes to mind for him personally is ten years down the road, he would hate for someone
23 else along this Metra Rail to come up with some idea that is huge and brings people from
24 the south and from the north to come to this site because of whatever is in his head. He
25 doesn't know what that is. He stated that what we can do with this parcel is endless. He
26 stated that building homes or condominiums looks like the ideal thing, particularly for
27 certain patrons that would use this. It would be so nice and simple in a way. He inquired
28 whether or not there is anything else that one could use this parcel of land for. He stated
29 10 years down the road is this how we see the revenue generated from taxes.

30
31 Trustee Ormsby stated that she likes Trustee Oliver's enthusiasm. She stated that we have
32 to draw people to the Village in spite of our high school, because that is the piece that
33 makes people not want to come here. She believes that being on the Metra Line and
34 having all kinds of housing stock in this great Village is a huge draw. She believes that
35 there is opportunity on that little lane to do more than just housing. She wants to see
36 people walking. She likes the combination of the apartment, the condo, the little
37 restaurant, the coffee shop and the post office. That is the trend in the Villages and that is
38 what attracts people. She stated that is what we want. We want to attract young people
39 and we want our senior people to stay here. We don't want them to move someplace else.
40 She stated that we are very lucky that we are right on this Metra Line. We have an
41 opportunity to develop it. She doesn't know what will bring the north and the south. She
42 stated that we offer them the opportunity to be in this comfortable Village.

43
44 Village President Meyers-Martin stated that we may be able to come up with that big
45 concept. Trustee Oliver stated that he was taken aback with the sense of urgency that they
46 have to come up with something in a week's time. Administrator Mekarski stated that is

1 just for the report itself. He stated that Trustee Oliver could take this to the Planning
2 Commission at the next meeting. McDonald's is scheduled for a Site Plan Review. He
3 stated that you can do the beginning of a work session with the Planning Commission just
4 to start working on ideas. The report can reflect the prerogative of the Board. He stated
5 that we have to begin the work with the Planning Commission to formally give a
6 recommendation to the Board, to make this part of the Area Master Plan.

7
8 Trustee Ormsby inquired of Administrator Mekarski if he would want Trustee Oliver to
9 have Mike Hoffman from Teska there. Administrator Mekarski stated that we would ask
10 Teska and BDI to attend, or at least Mike Hoffman.

11
12 Trustee Nale stated that you can put whatever you want to in that area, but until we have
13 a high school that is top-notch we are not going to get the young people. We won't get
14 the people from the north side coming down here. She stated that we won't get anything
15 until that is changed.

16
17 Trustee Ormsby stated that might not be in our lifetime so we have to succeed in spite of
18 the school. She stated that we have one of the best elementary schools in the State. We
19 have to go with what we have. We can tout our elementary school. We can tout our
20 Village and the Metra Line. She stated that until we get that concept in our head, we have
21 to succeed in spite of our high school. This will appeal to people that don't necessarily
22 have children in high school. That is the way that it will have to be marketed.

23
24 Trustee Waite stated that there are a number of high schools around. There is the Magnet
25 School, Marian, Southland, and a couple of other private schools.

26
27 Trustee Ormsby stated that she sees where Trustee Nale is coming from. Trustee Waite
28 stated that as students leave 227 to find a better place to get educated, 227 is going to
29 have to change or die.

30
31 Village President Meyers-Martin stated that we all know there are issues with the high
32 school. We certainly can't have that full discussion tonight. She stated that getting back
33 to the point of the study and getting back to the CSEDC with some of our input, and our
34 opinions on the map, and some of the recommendations that they have already designated
35 here, and if you agree or don't agree, or have different ideas that you want to convey to
36 them, that is what we need to do hopefully within the week.

37
38 Trustee Gibson stated that as much as we all want open housing and a variety of housing
39 stock, we need it to be affordable. She stated that you can make all these big, big plans
40 for all these Million Dollar Projects and Million Dollar Homes, but who do you have to
41 buy it. It has to be affordable.

42
43 Village President Meyers-Martin stated that's true. She stated that's an element of
44 housing whether it is rental or condos that we have to be extremely mindful of, because
45 upscale housing can quickly turn into something that you don't want. It happens all the
46 time.

1 **Discussion Only: Site Plan Review – Family Dollar at Lincoln/Western Commercial**
2 **Corridor** – Administrator Mekarski stated that we have had an expressed interest from
3 Family Dollar to take over the existing building that was the former Blockbuster. It is
4 currently zoned for that use. He stated that this Board has adopted a new Site Plan
5 Review Process. That is a one stop committee where all of the Department Heads along
6 with representatives from the fire department, police department, engineer, planner, and
7 Trustee Liaisons, provide comments. He stated that this is the consensus of the first
8 meeting on it. He stated that you can see from the recommendations of landscaping,
9 facade improvements and signage, and ultimately the architectural rendering for the
10 facade improvements, that while it may be a discount store or a dollar store, it is up to the
11 kind of criteria, look, appearance, and standards that reflect this community. He believes
12 that the Site Plan Review Process is working very well. He stated that once they are
13 completed with their work and the comments are being forwarded to Family Dollar, we
14 are asking Family Dollar to meet with the Site Plan Review Committee at the next
15 meeting. They would forward recommendations to this governing body. The Board
16 would then be asked to formally vote on it. He wanted to give the Board a quick snapshot
17 of how the process is working. He thanked the Board for its foresight to provide
18 protections. He stated that if this Site Plan Review Process had not been adopted, Family
19 Dollar could have secured a Building Permit and the Village could have very little input
20 on the facade, landscaping, lighting, signage, or anything.

21
22 Trustee Gibson inquired of Administrator Mekarski who is on the Site Plan Review
23 Committee. Administrator Mekarski stated that the Site Plan Review Committee by
24 Ordinance is every Department Head. It is the engineer. It is the fire department
25 representative. It is the Building Department Liaison and the Planning Commission
26 Liaison.

27
28 Village President Meyers-Martin stated that just with this particular project that Site Plan
29 Review was so insightful for us to put in place.

30
31 Trustee Gibson stated that she remembers when the Board passed the Site Plan Review.
32 She wasn't quite clear on who it consisted of.

33
34 Administrator Mekarski stated that is a public meeting too. It is held in the boardroom. It
35 is posted on the door. Anyone from the press and the public is welcome to sit in. Any
36 Trustees are welcome to sit in. They can only have two Trustees sit at the table without
37 violating the Open Meetings Act. Otherwise, they have to call a Special Work Session of
38 the Board.

39
40 **REPORT OF VILLAGE PRESIDENT:**

41
42 **Village President Meyers-Martin is Hosting a Breakfast for the Business Owners of**
43 **the Olympia Square Plaza** – Village President Meyers-Martin stated that on Thursday,
44 March 1st, 2012, she is hosting a breakfast for the business owners of the Olympia Square
45 Plaza which is the former Jewel-Osco Plaza. She stated that this is part of her Economic
46 Development Strategy for business retention. She believes that those businesses in that

1 plaza since the loss of Jewel-Osco are most at risk. She is hosting the breakfast in an
2 effort to reassure them that the Village is in support of their businesses. They are hoping
3 to have representatives present from Centro Properties, the Management Company at that
4 plaza, to address some of the concerns from the businesses. She is excited that Randy
5 Conn who is the owner of the McDonald's offered to host the breakfast at his
6 McDonald's. The breakfast is open to every business owner. The Village sent letters to
7 all of them. Gladys Foster went door-to-door to reinforce the fact that the Village wants
8 them to attend the breakfast, and the Village wants them to be frank and to voice any of
9 their concerns, but most of all we want to show our support for their business in town.
10 She is very excited about that coming up this Thursday.

11
12 Trustee Gibson inquired of Village President Meyers-Martin whether or not she expects
13 the Trustees to attend the breakfast. Village President Meyers-Martin stated that at this
14 point we are trying not to overwhelm the business owners. The Village noticed that they
15 are a little skittish about coming in. She stated that she will be there along with
16 Administrator Mekarski. They are hoping that a couple of representatives from Centro
17 Properties will be there so that they can address questions from the businesses about the
18 plaza and the future of that plaza.

19
20 **UNFINISHED BUSINESS:**

21
22 **Multi Cultural Communities – Revealing Retail Redlining – Guest Speaker: David**
23 **A. Mekarski, AICP** - Village President Meyers-Martin stated that the Multi Cultural
24 Communities annual dinner is Saturday, March 10th. It will be at Ravisloe Country Club.
25 This year our illustrious Village Administrator is the Guest Speaker. He will be talking
26 about Retail Redlining. She stated that we are excited about that. The Village has invited
27 all of the Trustees and their spouses to that event. She hopes that if you are free that you
28 will be in attendance. The Multi Cultural Communities organization was once known as
29 “Healing Racism.” She invited everyone to attend. The tickets are \$75.00 per person.
30 They have a live band also.

31
32 **NEW BUSINESS:**

33
34 **Meeting with Representatives from Walgreens** – Trustee Ormsby stated that last week
35 she attended a meeting with representatives from Walgreens along with Village President
36 Meyers-Martin. The meeting was to discuss a couple of issues. The Village had a lot of
37 complaints about garbage blowing. Trustee Ormsby had some complaints about the stores
38 not being pristine enough, and clean enough. There are two managers. One manager is
39 for the store at Vollmer and there is a manager for the store at Route 30. The managers
40 were very receptive and very willing to help. Administrator Mekarski is going to speak to
41 a couple of things that they wanted. The Vollmer Walgreens needs the support of the
42 residents. They have not turned a profit since they have been there. She stated that she is
43 aware that they look incredibly busy, but we need to support them. Trustee Ormsby stated
44 that when we have our Homeowners Association Meetings we need to emphasize how
45 important that is. She stated that we should always try to shop in our own Village.

46

1 Administrator Mekarski stated that the Village President and Trustee Ormsby worked
2 with the two Walgreens Stores to layout a Memorandum of Understanding. Walgreens
3 will agree to do a number of things. First and foremost they will do regular cleanup of the
4 exterior of the premises to insure that liter and debris is picked up on a regular basis.
5 Communications will be given to the Code Enforcement Department. 2. They are going
6 to formalize to make sure that those two electronic signs will be able to accommodate
7 public service announcements. He stated that if the Village needs to advertise a
8 Referendum or some special Public Hearing, the Village will get some time on those
9 boards to announce those to our residents. 3. The Village had asked for some security
10 measures. The Chief reviewed their camera locations and the shelving of their liquor, and
11 the closed circuit TV to observe liquor sales. They met all of the objectives of the Chief
12 and our Detective relative to those changes. They are willing to participate with our
13 community on various public events. One of the things that the Village suggested is their
14 active support of Matteson/Olympia Fields Baseball, and possibly sponsorship of this
15 year's jerseys and participation in the parade. Maybe in a way to rally, to help out on a
16 particular Saturday their sales at that event, but also helping out MOF on some of their
17 youth baseball activities. He stated that it was a very rewarding meeting.

18
19 Administrator Mekarski stated that the Village President brought up some concerns about
20 the planting of the trees that had died around the detention basin by The Trails. They
21 have agreed to replant all of that vegetation that has died after the Site Plan Review was
22 done.

23
24 Village President Meyers-Martin stated that we even offered our arborist to work with
25 them to make sure those trees are able to thrive in that area. We don't want them to waste
26 money planting trees and they are not going to do well. She stated that we did offer our
27 arborist for consultation. They were very receptive and very excited about working with
28 the Village. She stated that we agreed that we would promote them to residents, to
29 encourage residents to shop in Olympia Fields, and to shop the Walgreens, and in
30 particular the store at Vollmer Road. She stated that she and Trustee Ormsby were quite
31 surprised that that particular location has not turned a profit in eight years. They certainly
32 want to promote that particular location.

33
34 **Discussion Only: Carnival at Olympia Square Plaza on Lincoln Highway (Brixmor**
35 **Properties)** – Village President Meyers-Martin stated that there was a carnival request at
36 the Olympia Square Plaza on Lincoln Highway. She stated that the Village had that
37 request last year and we denied that Permit. She stated that we want to do that again this
38 year. She stated that we are not interested in having a carnival. Chief Chudwin is not
39 interested. He doesn't think that that provides any benefit to the citizens of the Village or
40 to the area. She stated that will be our position to deny that Permit for the carnival.
41 Administrator Mekarski stated that he will have this before the Board at the next meeting
42 for a formal Motion.

1 **RESIGNATIONS AND APPOINTMENTS:**

2
3 **Appointment to the Public Works Committee – Sam Cosentino** - Village President
4 Meyers-Martin stated that she has one appointment for tonight. Sam Cosentino is going
5 to be appointed to the Public Works Committee. He resides in the Village. He works for
6 the Metropolitan Water Reclamation District. She stated that we are happy to have Mr.
7 Cosentino.

8
9 Trustee Waite stated that Mr. Cosentino is also a member of the Olympia Fields East
10 Homeowners Association. He prepares the newsletter. He got a B.S. in Chemistry from
11 the University of Illinois and an M.S. in Chemistry from Governors State. He is a
12 supervisor at the Metropolitan Water Reclamation District in Chicago. Village President
13 Meyers-Martin thanked Mr. Cosentino for offering to serve on the Public Works
14 Committee.

15 **Motion by Trustee Oliver, second by Trustee Waite to approve Mr. Sam**
16 **Cosentino’s appointment to the Public Works Committee.**

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

18
19 Village President Meyers-Martin welcomed Mr. Cosentino to the Public Works
20 Committee. (There was a round of applause).

21
22 **ADJOURNMENT:**

23
24 **Motion by Trustee Ormsby, second by Trustee Gibson to adjourn at 9:40 P.M.**

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

26
27 **Respectfully submitted by Faith Stine.**

28
29
30