

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **SPECIAL MEETING OF THE BOARD OF TRUSTEES**
3 **Held on March 21, 2016**
4

5 The Special Meeting of the Board of Trustees scheduled for March 14th was rescheduled to
6 March 21st, 2016. The Special Meeting of the Board of Trustees was held on Monday, March
7 21st, 2016, at the Linzey D. Jones Municipal Building and was called to order by Village
8 President Debra Meyers-Martin at 6:00 P.M. The assembly recited the Pledge of Allegiance.
9 Administrator Mekarski/Village Clerk called the roll.

10
11 Present: Trustees – Gibson, Nale, Pennington, Byrd, Hudson, and Waite
12 Village President Debra Meyers-Martin
13 Village Administrator/Village Clerk, David Mekarski
14

15 Absent: None.
16

17 **APPROVAL OF MINUTES:**
18

19 **Motion by Trustee Pennington, second by Trustee Gibson to suspend with the reading of**
20 **the Minutes of February 22nd, 2016.**

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

23 **Motion by Trustee Pennington, second by Trustee Gibson to approve the Minutes of**
24 **February 22nd, 2016, as presented.**

25 **Voice Vote: All Ayes Motion Carried.**
26

27 **BILLS FOR APPROVAL:**
28

29 Village President Meyers-Martin stated that you have before you tonight Bills for Approval
30 in the amount of \$290,801.37. There is a Cover Memo in the Board Packet designating the more
31 significant payouts.

32 **Motion by Trustee Byrd, second by Trustee Pennington to approve the payment of Bills for**
33 **March 21st, 2016, in the total amount of \$290,801.37.**

34 **Roll Call: Ayes (6-0) Motion Carried.**
35

36 **COMMUNICATIONS & PETITIONS:**
37

38 Village President Meyers-Martin opened Communications & Petitions at 6:04 P.M.
39

40 **Presentation – Dotty’s Café & Lounge** – Village President Meyers-Martin stated that one of
41 the items under Communications & Petitions is a Presentation from Dotty’s Café & Lounge. She
42 is very excited to have them here today. They have a number of outlets throughout the State for
43 Video Poker. She stated that because we have revisited the Video Poker question and we have
44 approved it for one location here in town, Dotty’s has approached the Village. Village President
45 Meyers-Martin stated that they have a wonderful Presentation that she believes you will like,
46 with some of the magnificent changes that they have made to their normal Dotty’s operation.
47

1 Mr. James Lang stated that he is the Director of Government Affairs for the Illinois Café &
2 Service Company. They do business as “Dotty’s.” They met with the Village President and the
3 Village Administrator about a month ago in one of their Oak Forest locations.
4

5 Mr. Lang stated that they have over 170 locations throughout the United States. They were one
6 of the first Gaming Cafés primarily in Nevada and Oregon. They came to Illinois when Illinois
7 opted into Video Gaming.
8

9 Mr. Lang stated that he was the former Village Manager of Midlothian. He got involved with
10 Dotty’s when his Mayor lost an election. They do have a set operation. The images that you see
11 in front of you are the results of some of the requests from the Village President. They have
12 turned this particular location into more of a lounge with full-service liquor and food. They went
13 more in the direction towards a lounge with more seating, the five-games, and a lot of
14 woodwork. They listened to the input from the Village President and the Village Administrator
15 and this is what they came up with for the Olympia Fields site. They have not done this in
16 Illinois or anywhere actually. This build-out takes the build-out up about \$75,000.00 on top of
17 the original \$100,000.00 to \$125,000.00 build-out. This is about an 1800 square foot space. He
18 stated that Irene is here. She is the owner of the property. They have been in constant contact
19 with her. They are very pleased with the look. This could be something that they continue down
20 the road. It is just something that they had not done before. They have a full-service breakfast,
21 lunch, and dinner. They would be asking for a Full Liquor License, Full Pour, not just beer and
22 wine.
23

24 Mr. Lang stated that everyone asks what does this mean for the Village. What does this mean for
25 our Municipal dollars? They average between \$30,000.00 and \$40,000.00 back to the
26 communities in the south suburbs that they are currently in. They believe that this particular site,
27 especially with the traffic counts, will be very lucrative. They have 42 Dotty’s that have been
28 approved. There are 41 that are built and open. This one looks nothing like any other Dotty’s. If
29 you go into Matteson, Midlothian, or Blue Island, there is nothing like this out there.
30

31 Village President Meyers-Martin stated that you will certainly go into detail about the upgrades
32 to the furniture and to the tables. Mr. Lang stated that everything has been massively upgraded.
33 He stated that this is 1800 square feet. Your typical Subway is about 1600 to 1800 square feet.
34 The woodwork itself is far beyond any of their architecture that they have ever had. This will be
35 a beautiful, beautiful build-out structure. He loves it. It is another \$100,000.00 in build-out costs,
36 but they believe that they have met the demands of the Village President and the Village
37 Administrator. They wanted something of a higher quality. They took out some of the normal
38 table and chair seating’s and added in the overstuffed, leather lounge spaces. The chairs are all
39 leather clad. It is \$100,000.00 extra dollars in an 1800 square foot space. That is not easy to do.
40

41 Administrator Mekarski inquired of Mr. Lang whether or not he could talk about the type of
42 food, the Menu Board, and the kitchen equipment that you will have.
43

44 Mr. Lang stated that they stole the Menu Board idea from one of the well-known sub-shops in
45 the area. They took the Menu Board off of the counter. It is more like lounge lighting. They have
46 worked with U.S. Foods. They are one of the major purveyors. They added more breakfast items
47 and more lunch items. They have a 55,000 square foot, self-contained offices, as well as their

1 Test Kitchen. Everything comes into Bensenville and then it goes out to their different locations.
2 They are trying to add Italian Beefs and Pepper and Egg Sandwiches. They are trying to add
3 everything that an Illinois location would want that they haven't offered yet. They started in
4 Nevada and Oregon. Those menus are very West Coast. They have opened 28 locations in a little
5 over two-years. They open very fast. They hit the market very aggressively. Some of their
6 locations thrive on a full liquor license and food. Some of them do not. Some are more beer and
7 wine oriented. They have 42 locations going from Rockford, to Darien, to Hoffman, and the
8 south; they are learning that each region really has their own demands.

9
10 Village President Meyers-Martin stated that you are asking for a Full Service Liquor License, but
11 you also have your own guidelines and limitations to that.

12
13 Mr. Lang stated yes. He stated that we are not a bar. They have a four-drink maximum per
14 customer. He has one store that makes money with alcohol sales out of 42. They don't make the
15 money on the alcohol sales. He believes that within the next two to three-years the State of
16 Illinois will come up with a different type of License for a Casino Café. They just don't have the
17 customer that comes in and really drinks. They have a glass of wine here, or a beer there, or a
18 mixed cocktail. They have a four-drink maximum. They are not a bar.

19
20 Village President Meyers-Martin stated that this location is proposed for the Plaza where Dunkin'
21 Donuts is and Game Stop.

22
23 Mr. Lang stated that they would be right in between the Game Stop and the dentist in that
24 particular Plaza.

25
26 Village President Meyers-Martin stated which is currently vacant. Mr. Lang stated yes.

27
28 Administrator Mekarski inquired of Mr. Lang whether or not he would discuss with the Board
29 what he had discussed with Chief Krull relative to security for both inside and outside the
30 premises.

31
32 Mr. Lang stated that their Security System is bar none. It is between \$75,000.00 and \$85,000.00
33 per store. They have the same Retina Imaging System that any Casino would have. They have up
34 to 28 to 30-cameras inside each store. Their Clerks do not have the ability to open a safe. They
35 operate the Dotty's. They have a State approved operator, Midwest SRO that operates the
36 Gaming.

37
38 Mr. Lang stated as an example, that Trustee Waite wins \$400.00. He would hit "Cash Out." He
39 will have a ticket. He would go up to a machine and insert the ticket into the machine and that is
40 how you get paid out. They don't have the ability to physically open a safe or a machine.

41
42 Trustee Waite inquired of Mr. Lang whether or not the cameras are also used to keep an eye on
43 the employees. Mr. Lang stated yes. They have had only one issue with an employee. They have
44 29-cameras going on at any given point. It is mainly for the safety and the comfort of their
45 guests. They don't have a safe. It is the operator and then the restaurant operator. That is State
46 mandated.

47

1 Village President Meyers-Martin stated that she did ask Chief Krull to comment because Mr.
2 Lang and the Chief had a discussion about the security cameras, and the benefit to that area.

3
4 Chief Krull stated that he spoke with Mr. Lang two-weeks ago. They had a pretty lengthy
5 conversation with regard to some of the security upgrades and some of the procedures he was
6 going to do for this store in particular. The Chief was very, very impressed with that. He is a
7 strong advocate of cameras. They tend to change human behavior. It won't change everybody's
8 behavior but it will certainly reduce that risk of anything happening should you approve this
9 location. They had a limited discussion about a controlled access point on the front. They had
10 further discussion about the exterior lighting and trying to keep everybody in the whole Plaza
11 area safe. Mr. Lang was able to answer all of those questions in a very, very good manner.

12
13 Mr. Lang stated that they have worked with many communities where the Police Chief and the
14 Community Development Department will ask would you be willing to do whatever and they
15 have never said no. They have added lighting where lighting didn't exist. They would be
16 working with Irene on some of those items there. They have some stores with a front door access
17 mechanism. He stated that we are not just here to open a business and you never see him again.
18 They work hand-in-hand with their Police Departments. They work hand-in-hand with their
19 Community Development Departments and the Chambers of Commerce.

20
21 Mr. Lang stated that one of his favorite parts of the job was going out to buy Christmas presents
22 in Streamwood. They were a major sponsor of making sure that every kid gets a Christmas gift.
23 They do the Golf Outing. They are not a fly by night. They have more retail locations than most
24 national brands that you would imagine. They are a preferred tenant of Wal-Mart. They are a
25 preferred tenant of Target and Caputo's. Every major grocery store chain and Walgreens out
26 there, they don't want to be the destination. They are a retail component just like any other
27 retailer out there that is in a Strip Mall. They don't want to be the only reason that someone is
28 going there. They want to be where other people are already going there. The dollars are real.
29 They are a growing company. If the Board sees fit that they would be a good fit for Olympia
30 Fields, it would be the 43rd location with another 12 on the docket for the next six-months.

31
32 Administrator Mekarski inquired of Mr. Lang what the potential Sales Tax and potential Gaming
33 Revenue is. Mr. Lang stated in excess of \$35,000.00 to \$40,000.00 back to the community
34 combined.

35
36 Village President Meyers-Martin stated that we did ask about the machines. She stated that you
37 have agreed to move them to the back so that they are not prominently amongst the leather chairs
38 and leather couches.

39
40 Mr. Lang stated that in this particular layout, we pushed everything back. When you walk in,
41 what you are seeing is exactly what you get. It's the Menu Board. It's the counter space, the
42 couches, the chairs, and the machines are definitely not first and forefront at all.

43
44 Administrator Mekarski stated that it is limited to five machines consistent with State Law. Mr.
45 Lang stated absolutely. They cannot have any more than five and they would be requesting five.

46

1 Trustee Pennington inquired of Mr. Lang what the volume of activity is on those machines that
2 you currently have in operation.

3
4 Mr. Lang stated that it varies by store. He stopped at the Matteson location before he came here
5 this evening and all five-machines were being used. They have one or two stores that are
6 approaching three-years of being open. They have customers that go on Tuesday at 3 o'clock
7 because Bob works at 3 o'clock, and they like Bob the Clerk. Bob knows that you drink Diet
8 Coke with no ice and you play Machine Number 3. They have a very loyal customer following.
9 Very rarely do they have people waiting in line.

10
11 Trustee Pennington inquired of Mr. Lang how many employees are employed at the locations.
12 Mr. Lang stated that the first store anywhere between seven and 10. They start off with seven.
13 They determine based on volume how many folks they need to have. A lot of their employees
14 don't want full-time employment. They are retired. They are stay at home moms most of the
15 time. They want a 20-hour a week job. They have a very low turnover because they offer
16 full-time benefits if you want full-time employment. They offer above average per hour wages.

17
18 Trustee Pennington inquired of Mr. Lang what his intended dates of operation would be. Mr.
19 Lang stated that if he knew that they were going to be granted a Liquor License which they have
20 to have first before they can get in line for all the other Licenses, and it was going to be granted
21 on April 1st, then they would be in within 45-days with Plans and start working with the
22 Village's Staff on getting their Permits pulled. Usually, their build-out is 90-days. He doesn't
23 know how long this build-out is going to be. There is a lot of woodwork that they have never
24 done before and a stone fireplace that they have never done. Trustee Pennington stated that this
25 could become the flagship store. Mr. Lang stated that it could very well become their flagship
26 store. That is something that their CEO has recognized. This store will be unlike any that they
27 have. It is either going to really make a difference, or they will know that it won't within a year.

28
29 Trustee Byrd stated that he had an opportunity to visit the one in Matteson today. It is totally
30 different than the one that he went into. He stated that all five Gaming Machines were being
31 used. There was no one there eating.

32
33 Mr. Lang stated that he likes the look. He stated that as an employee of the company this will
34 add additional costs to us and additional time. He believes that the look works. He believes that
35 the look works with Olympia Fields. He believes that the potential customers will be a little bit
36 different. He believes that when people see this, they will have customers that aren't just in it to
37 Game.

38
39 Administrator Mekarski inquired of Mr. Lang who his demographic is. Mr. Lang stated that it is
40 female, usually 35 to 38 up to 60.

41
42 Village President Meyers-Martin stated that she has seen teachers that come into a Gaming Place
43 on their lunch.

44
45 Mr. Lang stated that we have a couple of demographics. We see a nice spike and unfortunately a
46 decline. When school lets out for the summer we see a decline in almost every marketplace,
47 because we have a market for moms who drop their children off at school and meet up with their

1 friends at one of our locations. When school gets back in session, it is not without fail we see the
2 numbers go up. It is not going up 18% but you see a nice spike. We have that in the morning.
3 Our locations that are close to Train Stations, people get off the train, or waiting for a train we
4 are kind of their Starbucks.

5
6 Trustee Byrd inquired of Mr. Lang what type of signage he is using. Mr. Lang stated that on the
7 outside it is a standard sign. Trustee Byrd stated that the one he saw today just says, "Dotty's."
8 In the window it has "Gaming." He was wondering why people are not eating if they just see
9 "Gaming." That is why he is asking the question. Mr. Lang stated that it varies by Ordinance per
10 town. Usually, the standard sign is "Dotty's" in red and the Logo that you see above the front
11 door.

12
13 Village President Meyers-Martin asked Mr. Lang to tell us about the menu. She stated that you
14 have a pretty extensive menu.

15
16 Mr. Lang stated that we actually do have a pretty extensive menu. We are in the business of
17 making our customers happy. In this particular case you are looking at Breakfast Sandwiches and
18 Breakfast Burritos, Pancakes, Biscuits & Gravy, Yogurt Parfaits, Muffins and Danishes in the
19 morning. We have our standard snacks, our Cheese Sticks, Poppers, Personal Pizzas, and Corn
20 Dogs. We sell a ton of Cheese Burgers. That is our Number 1 seller. Everything comes from U.S.
21 Foods, much like any other restaurant that you are going to see out there. The same truck that
22 pulls up to Bensenville is the same truck that pulls up to any restaurant that you see. We have a
23 Pulled Pork Sandwich, Barbecue Rib Sandwich, and Philly Cheese Steak. We are working right
24 now to bring a Chicago Dog into our store and the Chicago Beef Sandwich into our store. We
25 wanted to make sure that we are going to have customers that wanted those items before we
26 introduced them.

27
28 Village President Meyers-Martin stated that the thing that she liked was that you are willing to
29 allow for the person that goes to McDonald's to get their coffee and roll, and you have no
30 problem with them bringing that into the store.

31
32 Mr. Lang stated no. We are not in competition with McDonald's. We are not in competition with
33 Dunkin' Donuts. He stops at Dunkin' Donuts every morning on his way to work. That is his
34 coffee joint. If anyone has a cup of coffee and they want to stop at Dotty's and they have 15-
35 minutes to kill, we do not have a problem whatsoever with that.

36
37 Trustee Pennington inquired of Mr. Lang what the hours of operation would be. Mr. Lang stated
38 whatever the Liquor Ordinance says on that particular License. They normally do not go as late
39 as most of the Ordinances allow. The biggest time for their customers is 7:00 A.M. to 2:00 P.M.
40 or 3:00 P.M. Most of the stores that they have opened don't open any later than 10:00 P.M.,
41 11:00 P.M. or 12:00 P.M. It is a market thing that they figure out. Do they have customers that
42 want to come in after 9 o'clock at night? This store could be a different animal because of the
43 lounge feel. We are going to figure out if we have customers there at 10 o'clock at night real fast.
44 It won't be outside of the Ordinance for the Liquor License that they would be asking for.

45
46 Administrator Mekarski inquired of Mr. Lang what the latest is that they would stay open. Mr.
47 Lang stated whatever the Ordinance says. If we can be open until midnight and if we have

1 customers there at midnight, we would be asking to be open until midnight. He is not certain
2 what the hours are.

3
4 Village President Meyers-Martin stated that there isn't an average time that you close anywhere.
5 Mr. Lang stated no, every market is slightly different.

6
7 Trustee Waite inquired of Mr. Lang whether or not he was going to have Internet Access. Mr.
8 Lang stated yes. Every store has Wi-Fi and it is posted plain as day. We are very, very
9 sophisticated. "Dotty's 1" that's the Password. "Dotty's 2" that's the Password. "Dotty's 3"
10 that's the Password.

11
12 Village President Meyers-Martin asked Irene to speak about the assets of having a Dotty's at that
13 location.

14
15 Mrs. Irene Itkin stated that she is with Core Growth Holdings. They are a firm that specializes in
16 retail properties. They either develop single tenant retail properties, or they buy centers that they
17 think have potential and have fallen on hard times and try to improve them. They have had a
18 really good success rate. They have improved assets significantly in Tinley Park, Hanover Park
19 and in other Municipalities as well. They've always had a very good relationship with the Cities
20 and the Villages, because they recognize that they make the investment and they will work hard
21 to improve properties in terms of the tenants as well as the physical attributes. Some of these
22 properties are in disrepair, etcetera.

23
24 Mrs. Itkin stated that when there was an opportunity to look at this property in Olympia Fields
25 she made an appointment with David. They were completely blown away by the pro-business
26 stance and by how helpful everybody was, and how wonderful the staff was, David, Gladys,
27 John, and people in the Water Department. Just the tiniest details really made a difference. They
28 like the visibility of the center. It has like a 40% vacancy and extremely high taxes. It has its
29 share of challenges. They felt that by working hard and making the investment it could really be
30 an improved asset. She thanked everyone for helping them with the "Class 8." She believes the
31 County is going to review that Application in April. Hopefully, that will lower the operating
32 costs for the tenants which will hopefully bring more tenants in.

33
34 Mrs. Itkin stated that the challenges are significant. She stated that many of the tenants that they
35 have spoken to don't like the fact that the Jewel is no longer there. The tenants in the center have
36 complained that their volume has dropped off significantly since the Jewel closed. She stated that
37 particularly Dunkin' Donuts has expressed that as an issue. They are trying to bring tenants in
38 that would increase traffic and kind of jump-start that whole process. She stated that initially
39 when Dotty's approached them she wasn't sure what to think. They visited a couple of locations.
40 They were blown away in terms of what they were willing to do in terms of build-out, and the
41 look, and feel, and the improved security that they would provide. Mrs. Itkin stated that Game
42 Stop had a number of issues where they had a couple of break-ins. Game Stop did not have
43 cameras. It just creates an unsafe situation. The fact that they are open later discourages people
44 from just aggregating there for no good reason. They think that it is a solid tenant. It will help
45 jump-start the whole process. The space that they are going to occupy is a former Captain Hook
46 Fish & Chips. It doesn't look anything like this by a long shot. When they opened the door there
47 was broken glass. It just didn't look good at all.

1 Mrs. Itkin believes that it will help the existing tenants as well. They like the idea that Dunkin'
2 Donuts would get increased traffic as well. It could help their business. Another thing that they
3 like about that is a lot of times when a lounge or a restaurant comes into the center they have
4 exclusives where they don't want a competitor in that center. She stated that if it is a Sandwich
5 Shop they don't want another Sandwich Shop. She stated that Dotty's doesn't really have
6 anything like that. We would have an opportunity to have another restaurant if there is an
7 interest.

8
9 Mrs. Itkin stated that we had a number of conversations with the Village Staff. We do have
10 interest from other parties to lease the space, but a lot of them are service-oriented. They are
11 good tenants, your Radiologists, your Insurance Company, your Hair Salon, but they wouldn't
12 provide any of the tax revenues because they are service-based. Our zoning allows it. We are
13 considering all options, but we think this is a better option just because of the look, the build-out,
14 and the security, and it would help the other tenants. She stated that is our opinion.

15
16 Village President Meyers-Martin stated that you have been working with Reggie and the
17 Building Department. She is aware that there were a lot of issues that needed to be upgraded and
18 brought into Code. She stated that Reggie has really commended you for your efforts and your
19 enthusiasm about raising those Codes.

20
21 Mrs. Itkin stated that we are working with him. We weren't able to take care of some of the
22 outside work because it was cold. We needed to resurface the parking lot and restripe it, and
23 address some minor things that needed to be fixed. Now that the weather is warming up we are
24 going to address that. Hopefully, we are going to lease the other two spaces. That will increase
25 traffic and then we will be able to address some minor issues. We are working on them. She sent
26 them an e-mail today. Hopefully, it will be a center that we are all proud of.

27
28 Trustee Pennington inquired of Mrs. Itkin whether or not she envisions a problem with parking
29 and getting in and out of the area. Mrs. Itkin stated that she doesn't. She believes that it has good
30 egress and ingress. You can turn from Route 30, and also that other entrance that goes into the
31 Plaza behind. You can enter on Western and go around to the center. It has a good traffic flow.
32 She doesn't anticipate any issues. She stated that there is sufficient parking. She stated that there
33 is plenty of parking behind also.

34
35 Trustee Waite inquired of whether or not they find the proximity to Wal-Mart to be a good asset.
36 Mr. Lang stated yes, sir. Mrs. Itkin stated absolutely. She stated that retailers love anchors. Wal-
37 Mart is definitely an anchor. It is very hard to police a center that is without an anchor. It is a
38 reality. The retailers want to be where everybody else is. That is definitely a plus.

39
40 Village President Meyers-Martin stated that you said that you are the preferred tenant of
41 McDonald's, Target, and Wal-Mart. She inquired whether or not there are tenants that like to be
42 by you.

43
44 Mr. Lang stated absolutely. He stated that in Illinois especially they have a ton of Walgreens
45 Anchor Centers. If you were to look at the 42 locations, for whatever reason Jimmy John's
46 latched onto them when they came into town. They probably have 20 of those where Jimmy
47 John's is right next door. You will see Nail Salons and Hair Salons because of the traffic that we

1 generate, and the other thing is because we pay our bills on time. That goes a long way when we
2 are dealing with potential landlords of showing a 25-year history of never missing a bill pay.
3 They pay their rent. They look at five-years with five-year options, and six-years with six-year
4 options which tells a lot to our landlords that we are in this for the long haul as well as to our
5 communities. We are not looking to open up a store and spend \$200,000.00 on build-out and we
6 go out of business. We don't want to be the destination. He stated having that Super Wal-Mart
7 across the street that is a traffic generator. He stated that any successful retailer would want those
8 cars driving by.

9
10 Mrs. Itkin stated that if Dotty's is going to be approved they have been in communication with
11 Jimmy John's and some other Sandwich Shops. Hopefully, once the process gets started we will
12 have an easier time of filling the remaining vacant space.

13
14 Village President Meyers-Martin stated that she speaks a lot on Economic Development,
15 especially as it relates to Olympia Fields and how we have been trying to accomplish that over
16 the past four to five-years. One of the things that she has found to be a very important component
17 of that is synergy. If there is nothing going on, then there will continue to be nothing going on.
18 Once you have a generator, someone who is busy and attracting traffic, whether it is pedestrian,
19 whether it is cars, then you find that there begins to be an excitement at that space. That just
20 permeates across the board. She sees that potential especially because you have created an
21 environment that is as we like to say in Olympia Fields "Up Scale," as opposed to maybe some
22 other type of retail operation. She stated that the fact that it has that lodge feel, it has that Aspen
23 kind of feel to it between the furniture and the fireplace, and the positioning of the conversation
24 spaces that she believes that will contribute to the synergy of that space that has been challenging
25 for that particular location. There have been other stores there, and other retailers and businesses
26 that have not found success, and therefore it is always turning over.

27
28 Village President Meyers-Martin stated that she is excited about what you have proposed for that
29 space. The efforts and the enthusiasm that Irene has brought to that area, it needed someone to
30 come in and have that energy.

31
32 Mrs. Itkin thanked Village President Meyers-Martin. She stated that another positive aspect of
33 this is we like the fact that Dotty's actually has customers coming in through all of the day which
34 will help other operators. She stated that Dunkin' Donuts gets a lot of traffic in the morning,
35 maybe at 3 o'clock. They don't really get a lot of traffic at other times. She stated that if
36 somebody comes to Dunkin' Donuts at 10:00 A.M., 11:00 A.M., 12:00 P.M. and grabs a cup of
37 coffee and it helps them so much the better. We certainly don't want to lose any more tenants.

38
39 Mr. Lang stated that we know that Irene was going to put in the items that Olympia Fields
40 wanted and we could be a part of that and that was something that they agreed to. How can we
41 help? How can we put in additional lighting? How can we put in additional mechanisms into the
42 center? He stated that when we are looking at potentially signing a 10-year Lease if you are five
43 and five and the second five-years is basically a signature, we want that center to look good, be
44 safe, add the additional items and that is the kind of thing that we do in the communities that we
45 go into.

46

1 Trustee Waite stated that a Class “A” Liquor License the hours are like 10 to 1. Mr. Lang stated
2 yes, we are pleased. Trustee Waite stated that is the times that you can serve liquor. You can be
3 open longer than that. Mr. Lang stated yes. He stated that hopefully, two or three-years from now
4 the State will have another option. We wouldn’t even be asking for a Liquor License because it
5 doesn’t make financial sense for us to have a Liquor License between the money that we pay for
6 the License, the additional security that we have because of the License, the lack of people
7 drinking, but it is what it is.

8
9 Administrator Mekarski stated that we control Video Gaming through the allocation of the
10 Liquor License. We currently have one allocation for a General Restaurant Pour License under
11 Class “A.” This would increase it from one to two. There is no other discretion of the Board for
12 Video Gaming. We opted into Video Gaming and anyone with a Liquor License is entitled to
13 five machines. We control that through the allocation of the Liquor License. They wouldn’t have
14 to come back to this Board for a Video Gaming License.

15
16 Village President Meyers-Martin stated that is right. It doesn’t mean that the floodgates are open
17 in terms of that to occur.

18
19 Administrator Mekarski stated that Stella’s was looking up and down Vollmer Road in the
20 Butterfield Plaza. If you wish to consider them, you would have to do the same thing that you are
21 doing tonight which is to increase the allocation from two to three.

22
23 Trustee Hudson inquired of Mr. Lang how they are going to control the age of the people and the
24 security. Mr. Lang stated that they are a 21 and over establishment. They card. We have spoken
25 to the Chief. The Chief has recommended that we do add a front door controlled mechanism that
26 basically it is a buzz-in system. It’s a ring-in system. When we put that in place he will go
27 straight to the Chief and say here is our four options what do you recommend.

28
29 Administrator Mekarski stated that if parents wanted to bring in their kids that is not possible.
30 Mr. Lang stated that is not possible. Administrator Mekarski stated and obviously there is no
31 smoking. Mr. Lang stated no, just like every other Liquor License holder in the State of Illinois if
32 you are going to smoke that is going to be outside of the building.

33
34 Mrs. Itkin stated thank you for the opportunity.

35
36 Village President Meyers-Martin stated that we actually are going to be considering the License
37 under Item Number 6. Thank you so much for coming. The Presentation was great.

38
39 Mr. Lang stated thank you for having us, and thank you for allowing us to meet with you and get
40 some feedback. Hopefully, we put together a package that you believe would be a nice addition
41 to Olympia Fields.

42
43 Village President Meyers-Martin stated that the other thing is that you don’t demand that if
44 people just want to come in and have coffee and sit there, that they have to use the Video Poker.
45 Mr. Lang stated not one bit. We are just as every bit of a restaurant with the 21 over caveat
46 because of the Video Gaming. If someone was to come in and have a cup of coffee, have a glass
47 of wine, have a sandwich, we are just like any other restaurant.

1 Administrator Mekarski inquired of Mr. Lang whether or not there is a time limit on the
2 machines.
3
4 Mr. Lang stated that if the Board sees fit to grant us the Liquor License, the machines will be tied
5 directly to the hours that the Liquor License applies to.
6
7 Administrator Mekarski inquired of Mr. Lang whether or not one customer could sit there and
8 monopolize the machine. Mr. Lang stated that they could. He can't say that they couldn't, but
9 they have never seen it. The average time the customers are on the machines is 20 to 25-minutes.
10 The moms that get together and talk about mom stuff, we can have them in there for an hour, an
11 hour and a half. That is fantastic. It is just like any other retailer. We want people in the store.
12
13 Village President Meyers-Martin stated that the other thing that we required and she believes that
14 Mr. Lang is receptive to is that for our location we asked that the machines not make that noise.
15
16 Mr. Lang stated that we can mute them. We can turn them off. He stated that we have no
17 problem with that. Most of our customers don't want the noise. The Clerks are trained on how to
18 do that. He stated thank you very much for having me out this evening. If you have any other
19 questions, the Village President and the Village Administrator know how to get a hold of him.
20
21 Administrator Mekarski asked Mr. Lang to stick around. He stated that we will be closing the
22 Special Meeting relatively soon.
23
24 Although there were members of the public in the audience, no one wished to address the Board.
25 Village President Meyers-Martin closed Communications & Petitions at 6:47 P.M.
26
27 **CONSENT AGENDA:**
28
29 **A. Recommendation for Payment of Invoice #16020233 to Robinson Engineering for Work**
30 **Completed in Connection with Vollmer Road Reconstruction Engineering (Project No. 14-**
31 **590) in the amount of \$84,015.12.**
32
33 **B. Ordinance #2016-01 – An Ordinance Abating the 2015 Tax Levy for the 2010 General**
34 **Obligation Bonds of the Village of Olympia Fields (First and Second Reading).**
35
36 **C. Ordinance #2016-02 – An Ordinance Abating the 2015 Tax Levy for the General**
37 **Obligation Bonds, Series 2012A, of the Village of Olympia Fields (First and Second**
38 **Reading).**
39
40 **D. Ordinance #2016-03 – An Ordinance Abating the 2015 Tax Levy for the General**
41 **Obligation Bonds, Series 2012B, of the Village of Olympia Fields (First and Second**
42 **Reading).**
43 **E. Ordinance #2016-04 – An Ordinance Abating the 2015 Tax Levy for the General**
44 **Obligation Bonds, Series 2005 of the Village of Olympia Fields (First and Second Reading).**
45
46 **F. Ordinance #2016-05 – An Ordinance Abating the 2015 Tax Levy for the 2011 General**
47 **Obligation Bonds of the Village of Olympia Fields (First and Second Reading).**

1 **G. Ordinance #2016-06 – An Ordinance Abating the 2015 Tax Levy for the General**
2 **Obligation Bonds (Alternate Revenue Source), Series 2008 of the Village of Olympia Fields**
3 **(First and Second Reading).**
4

5 **H. Ordinance #2016-07 – An Ordinance Abating the 2015 Tax Levy for the General**
6 **Obligation Bonds (Alternate Revenue Source), Series 2014B of the Village of Olympia**
7 **Fields (First and Second Reading).**
8

9 **I. Ordinance #2016-08 – An Ordinance Abating the 2015 Tax Levy for the General**
10 **Obligation Refunding Bonds Series 2005 of the Village of Olympia Fields (First and Second**
11 **Reading).**
12

13 Village President Meyers-Martin stated that brings us to Item 5 on the Agenda which is our
14 Consent Agenda. We have items 5(A) through 5(I). She stated that with the Consent Agenda
15 those are Ordinances that are routine that we do on a regular basis from year-to-year, or occasion
16 to occasion.

17 **Motion by Trustee Gibson, second by Trustee Pennington to approve Consent Agenda**
18 **items 5(A) through 5(I).**

19 **Roll Call: Ayes (6-0) Motion Carried.**
20

21 **Ordinance #2016-09 – An Ordinance Amending Section 4-35, “Maximum Number,” of**
22 **Chapter 4, Article II, “Licenses,” of the Olympia Fields Village Code (First and Second**
23 **Reading)** – Village President Meyers-Martin stated that Item 6 is Ordinance #2016-09 which is
24 the Ordinance Amending Section 4-35, “Maximum Number of Licenses for the Village of
25 Olympia Fields.” That would allow us to increase our Class “A” Liquor License from one to two.
26 **Motion by Trustee Byrd, second by Trustee Pennington to waive on First Reading and**
27 **adopt in Second Reading Ordinance No. 2016-09 – An Ordinance Amending Section 4-35,**
28 **“Maximum Number,” of Chapter 4, Article II, “Licenses,” of the Olympia Fields Village**
29 **Code.**

30 **Roll Call: Ayes (6-0) Motion Carried.**
31

32 Village President Meyers-Martin thanked the Trustees. She stated that we will be increasing that
33 License.
34

35 Mr. Lang stated thank you very much. Administrator Mekarski asked Mr. Lang to continue to
36 work with John’s Office for the completion of all of the Liquor Application Requirements. As
37 soon as that is completed, the required fingerprinting and the Credit Background Check are
38 turned over to the Village President for her discretion and for any additional conditions.
39

40 Mr. Lang stated that we had our CEO and our Regional GM get in for fingerprinting this last
41 week so we have already started that process.
42

43 Village President Meyers-Martin stated that at that time we will determine the timeframe for that
44 License.
45
46
47

1 **RESIGNATIONS AND APPOINTMENTS:**

2
3 **Appointments – Mark C. Miller - to the Planning and Zoning Commission**

4
5 **Nicole Mandeville - to the Veterans Committee**

6
7 Village President Meyers-Martin stated that she has two appointments for your consideration this
8 evening. The first is for Mr. Mark Miller to be approved for the Planning and Zoning
9 Commission. You have his Résumé. Mr. Miller has been involved with the Beautification
10 Committee, but has always had a desire to be on Planning and Zoning. He is an Architect. We
11 have this opportunity to accomplish that.

12 **Motion by Trustee Pennington, second by Trustee Gibson to approve the candidacy of**
13 **Mark C. Miller to the Village of Olympia Fields Planning and Zoning Commission for the**
14 **term expiring on January 2018, or until their successor has been appointed and qualified.**

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

16
17 Village President Meyers-Martin welcomed Mr. Miller to the Planning and Zoning Commission.

18
19 Mr. Miller stated that he appreciates the appointment. It has been three-years. He has enjoyed
20 being on the Beautification Committee. He looks forward to being involved with some of the
21 developments here in the Village. This is very exciting about Dotty's. He hopes that we can
22 move forward in that. It is an honor to be involved with it and he is looking forward to it.

23
24 Trustee Pennington stated that you are coming on at a very important time because we don't
25 have an Architect on the Commission. We have had Architects in the past. He stated that for
26 whatever reason they are off the Commission. It is going to be good to have a full-fledged
27 Architect on the Planning Commission because we need that input and that expertise. Mr. Miller
28 stated that he appreciates Trustee Pennington's comments. Trustee Pennington stated and you are
29 a Graymoor resident and so is he.

30
31 Village President Meyers-Martin stated that she agrees with Trustee Pennington that you are
32 coming onboard at a very exciting time for Planning and Zoning. She hopes that the work
33 continues for the Commission to be considering all types of things and ventures that we are
34 looking at for the Village.

35
36 Mr. Miller stated maybe we can get Metra to put some money into the development of a Train
37 Station Project.

38
39 Village President Meyers-Martin stated that the second candidate for your consideration is
40 Nicole Mandeville. She is a Veteran and is asking to be a member of the Veterans Committee.
41 You have her Résumé for your review. She participated in our Veterans Day Celebration on
42 Veterans Day 2015. She was a wonderful addition to that celebration. Village President Meyers-
43 Martin stated that she knows that she will be a wonderful addition to the Veterans Committee.

44 **Motion by Trustee Nale, second by Trustee Pennington to approve the candidacy of Nicole**
45 **N. Mandeville to the Village of Olympia Fields Veterans Committee for the term expiring**
46 **on January 2018, or until their successor has been appointed and qualified.**

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

1 Village President Meyers-Martin stated that we welcome Nicole Mandeville to the Veterans
2 Committee. She stated that she has no Resignations this evening.

3

4 **ADJOURNMENT:**

5

6 **Motion by Trustee Gibson, second by Trustee Nale to adjourn at 6:55 P.M.**

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

8

9 **Respectfully submitted by Faith Stine.**

10

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