

1 Mr. Landini stated that there is nothing specific. We had three-weeks with the same posting,
2 newspaper, and website. We called six or seven different companies. It was just a low turnout
3 this year.
4

5 Village President Meyers-Martin stated that her question is in terms of the scope. We have had
6 this ongoing discussion about salt resistant plantings. Are they responsible for that at all?
7

8 Mr. Landini stated that they are not responsible for any plantings in this contract. This is just the
9 maintenance of the lot itself, what’s existing. He has plans to put in more plantings. They are
10 going to do some in-house with our landscaper. They would be responsible once everything is in
11 place because they will be in the Metra Lot to maintain it. We will do the best we can with the
12 salt resistant and make sure that nothing is dying out due to the chemicals that will be piled on
13 top of them.

14 **Motion by Trustee Matz, second by Trustee Robinson to Accept the Bid Award**
15 **Recommendation as Prepared by Jim Landini, Public Works Director for the 2017**
16 **Landscape Maintenance at the 203rd Street Metra Parking Lot/Detention Basin and**
17 **Cumberland Court Landscape to Suburban Landscaping in the amount of \$6,400.00,**
18 **which Represents the Lowest and Best Bid, Meeting all Specifications as Required Under**
19 **this Project; and further Authorize the Village President to Execute a Contractual**
20 **Agreement with Suburban Landscaping Meeting the Village’s Contractual and Insurance**
21 **Requirements.**

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

23

24 **Bid Award Recommendation for the 2017 Village-wide Landscape Maintenance for Village**
25 **Owned Property –** Village President stated that Item 4 is the Bid Award Recommendation for
26 the Village-wide Landscape Maintenance for Village owned property.
27

28 Mr. Landini, Director of Public Works, stated that they had a Bid Opening on March 31st at
29 10:00 A.M. They had seven companies Bid on this which is more than in the last two-years. The
30 Low Bid was Eternally Green Lawncare at \$7,830.00. They had Suburban Landscaping at
31 \$8,800.00. They had Allscape at \$9,800.00. They had R&R Yard Design at \$10,850.00. They
32 had Property Care Management at \$13,500.00. They had Top Gunn Landscape at \$14,950.00.
33 They had DJ’s Lawn Care at \$21,984.00.
34

35 Mr. Landini stated that Eternally Green gave him a pretty substantial list of references. One of
36 them was the Olympia Fields Park District. He talked to Eric Darwell. Mr. Darwell is more than
37 happy with their work. He stated that they are incredibly responsive. They do great work. He has
38 been using them for a couple of years. He gave a full recommendation. Mr. Landini talked to
39 Eternally Green and one of the benefits of them doing the parks, they said that they plan on
40 going above and beyond the Bid Scope and being out to the sites more often than we are asking
41 because they will be in town. They are a big company. He is comfortable with them. He is
42 recommending Eternally Green Lawn Care at \$7,830.00 for the Village owned maintenance and
43 landscaping. He would ask for Board approval to award them the Bid.
44

45 Trustee Byrd stated that he noticed that their insurance will expire in May. He stated make sure
46 that you get an updated one in May.

1 Mr. Landini stated that he talked to them about that. It will be an automatic renewal and they will
2 send it in.

3
4 Village President Meyers-Martin stated that we always question why there is such a discrepancy
5 between the lowest Bid and the highest Bid.

6
7 Mr. Landini stated that he did find out from talking to Property Care Management last year that
8 what he spent on mulch was more than what he anticipated, because we did require a two-inch
9 mulch bed to maintain everything there. Mr. Landini spoke to Eternally Green after they put in
10 their price. He stated that being that they are bigger they said they buy their product for a lot less
11 than other companies can. They are comfortable with their price. They measured all of the mulch
12 beds. They are not anticipating any surprises.

13
14 Village President Meyers-Martin stated that we rely on that to be the lowest and the best. Mr.
15 Landini stated correct.

16 **Motion by Trustee Matz, second by Trustee Robinson to Accept the Bid Award**
17 **Recommendation as Prepared by Jim Landini, Public Works Director for the 2017 Village**
18 **Landscape Maintenance for Village Owned Property to Eternally Green in the amount of**
19 **\$7,830.00, which Represents the Lowest and Best Bid, Meeting all Specifications as**
20 **Required Under this Project; and further Authorize the Village President to Execute a**
21 **Contractual Agreement with Eternally Green Meeting the Village’s Contractual and**
22 **Insurance Requirements.**

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

24
25 **Resolution #2017-07** – A Resolution Authorizing the Execution of a Ground Lease between the
26 Village of Olympia Fields and the PGA Tournament Corporation, Inc. – Village President
27 Meyers-Martin stated that Item 5 is Resolution #2017-07. It is a Resolution Authorizing the
28 Execution of a Ground Lease between the Village of Olympia Fields and the PGA Tournament.
29 In June of 2017, the LPGA will be hosting their Women’s Golf Tournament at the Olympia
30 Fields Country Club. In the past, there have been sometimes strained relationships between the
31 Country Club and the Village. She is glad to say that over the past five-years that has improved
32 tremendously. They assist us in a lot of our projects and we are happy to partner with them for
33 their major tournaments. As she has said many, many times, it is a win-win for all of us. Just as
34 we are tied to the Park District, and the School District, we are also tied to the Country Club
35 which is actually an asset. It is nationally known. She has had conversations with not only the
36 President, but Representatives from the LPGA. This is a contract that now is in place for your
37 authorization in order to continue that partnership as it relates to parking at the 203rd Street
38 Metra, as well as equipment that the LPGA may need to have at that location. She hopes the
39 Board had an opportunity to view the Memo.

40 **Motion by Trustee Pennington, second by Trustee Gibson to Approve Resolution #2017-07-**
41 **A Resolution Authorizing the Execution of a Ground Lease between the Village of Olympia**
42 **Fields and the PGA Tournament Corporation, Inc.**

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

44
45 **Joint Work Session with Planning & Zoning Commission, Economic Development**
46 **Commission and the Board of Trustees on a Change to the Village’s Zoning Ordinance to**
47 **Create a Proposed Medical District, Article V. – District Regulations, Division 10. – MD-1.**

1 Village President Meyers-Martin stated that this is our Joint Work Session of the Board of
2 Trustees and the Planning and Zoning Commission, and the Economic Development
3 Commission. This meeting was convened in order to have a discussion regarding the Franciscan
4 Health Medical District versus the Medical Campus and that discussion thereof. (The Joint Work
5 Session commenced at 6:53 P.M.)
6

7 Administrator Mekarski stated at the table we have the Economic Development Commission and
8 the Planning and Zoning Commission, along with the Board of Trustees. Administrator Mekarski
9 asked the Chairmen's of the respective Commissions to call their Commissions legally to session
10 and take attendance. Mr. Hoffman will then give a PowerPoint Presentation.
11

12 Mrs. Trinette Britt-Johnson, Chair of the Economic Development Commission stated that the
13 following members are present: Michael Lewis, Johnny Morris, Richard Gibb, George Chandler,
14 Arthur Byrd, Debbie Meyers-Martin, and David Mekarski.
15

16 Chairman Victor Blackwell of the Planning and Zoning Commission stated that the following
17 members are present: Hilde Betts, Edward McKinnie, Larry Green, and Trustee Pennington.
18 Absent is Mr. Miller.
19

20 Mr. Michael Hoffman stated that he is with Teska Associates. They have been the Planning
21 Consultants for the Village for a number of years. They have been working with the Village
22 closely on planning, Economic Development, and zoning issues. Tonight, we are here to talk
23 about a Medical District/Medical Campus. We need to distinguish what those differences are and
24 what that is about. We did a Workshop with the Plan Commission a month or so ago starting to
25 talk about this. It was their idea to have this Joint Workshop to get everybody in the same room.
26 Nothing is set. We passed out some draft language. It is not meant to be anything even close to a
27 Public Hearing yet on that document. We want to have everybody on the same page.
28

29 Mr. Hoffman stated that there are two things going on simultaneously. Mr. Hoffman stated that
30 we have Franciscan St. James here this evening. They have been expanding significantly. They
31 own some significant property in addition to the Medical Campus that you see out there today
32 south of 203rd. We want to have some regulations that accommodates their growth and future
33 development. The Economic Development Commission has been looking at what, and how, to
34 position and market the community for Economic Development purposes. They came up with
35 the idea of a fairly large Medical Campus area. It is the largest economic engine in the Village
36 right now.
37

38 Mrs. Britt-Johnson stated that she understands from Planning and Zoning that they need a little
39 bit more background. The Economic Development Commission's focus and goals were to make
40 a more inviting environment for businesses, and to support, encourage, and nurture businesses in
41 the community. We realized that we had an untapped economic engine in Franciscan Health, and
42 as one of the Village's largest employers it could be a catalyst for business attraction and
43 Economic Development.
44

45 The Village and Franciscan Health leadership began Joint Meetings to establish a partnership in
46 the fall of 2015 to create a vision for our Village's future. The leadership at that time was Arnie
47 Kimmel. Currently, it is Allan Spooner. Jeff So is here from Franciscan and he may add a few

1 points. Priorities were identified. Tasks Force were created. We came up with Subcommittees.
2 Some of them were: Visioning, Expanded Healthcare, Transportation, Education, and
3 Recruitment.

4
5 Mrs. Britt-Johnson stated that under the Visioning Subcommittee we discussed questions like,
6 “What would the Village and Franciscan Health look like in the next five, 10, 20-years?” How to
7 make the Village the desired location for business growth. What synergistic medical related
8 businesses might be attracted to the Village? How to attract younger families for sustained
9 community health. And how to make the Village a destination location for small businesses.
10 Why are we doing this? We wanted to provide leadership and long-term focus for the Village
11 and Franciscan Health. We felt that it could benefit by declaring the formation of a Medical
12 Campus to further encourage development of business, retail, housing, education, and
13 occupational opportunities in the medical field with the Village as the center of that activity.
14 Franciscan Health is a Teaching Hospital and a destination. The thinking was focused around
15 how to capitalize on their additional investment of their expansion efforts in and around the
16 surrounding area. Further analysis that we did of existing businesses and resources indicated that
17 there is a significant number of organizations and occupations in the medical field within and in
18 close proximity to the Village. It only made sense to take advantage of current expertise and
19 specializations already existing within the Village. We began exploring how to leverage the
20 existing medical oriented organizations within the Village to encourage development.

21
22 Mrs. Britt-Johnson stated that we have the opportunity to mirror the University of Illinois
23 Medical District for example, and all of its surrounding developments for us to use as an
24 example on a smaller scale. The ultimate goal of our Plan was to make it easier to market, attract,
25 and retain desired Commercial businesses in the community. Increase jobs. Increase our
26 Commercial Tax Revenue Base and make our community a more attractive area for
27 professionals to reside and work.

28
29 Franciscan Health has 79-acres of land which prompted the dialog of types of businesses and
30 uses for the area such as medical services, medical office buildings, senior assisted living, retail,
31 restaurants, high-end condos, hotels, etcetera. Back in April of 2016, the EDC and Franciscan
32 Health made a presentation regarding the Medical Campus idea. The Resolution was passed in
33 June of 2016. One of the points she wanted to make when she first got this e-mail was that we,
34 the EDC, was focused on naming it a “Medical Campus” not a “District.” We wanted to stay
35 away from the zoning restrictions. We didn’t want to restrict. We were just trying to market or
36 label an area to try to make it more attractive.

37
38 Mr. Hoffman stated excellent, Trinette. That’s great background to where this got started and
39 where it is going. Another piece of background for informational purposes, the Village’s Zoning
40 Ordinance overall is pretty old and pretty out-of-date. It is kind of difficult to use for people
41 coming in. It is not particularly development friendly in terms of the processes, and the way it is
42 structured, and the way it is organized, or easy for residents to use in the community. One of the
43 things we are doing overall in the community, is looking at the overall Code and trying to make
44 it easier to use for everyone, and trying to update it to modern zoning practices and Code
45 Procedures. It includes putting a lot of things in tables and adding illustrations, and addressing
46 some of the outdated elements of the Code, and addresses new uses that will be coming online,
47 and cleaning up some of the map issues.

1 Mr. Hoffman stated that this is your Zoning Map right now. The yellow color is Residential. The
2 purple is Planned Development. The red hash is highlighting Special Uses. Franciscan St. James
3 right now is zoned as a Special Use within the R-1 District. A lot of the park space is shown as
4 Village Park Zoning on this map. You don't have a zoning category for that use. That is
5 something that we need to get cleaned up. A lot of the Zoning Map is shown as Planned Unit
6 Development with no underlying zoning attached to it. This is a shopping center and
7 Commercial Use. This is Residential because he knows the community. If he looks at the map he
8 couldn't tell the difference because it is all purple on the map. Those are some things that they
9 want to clean up and clarify, and make sure it is clear for everyone's sake going forward with the
10 Zoning Ordinance update. The overall process is outlined to happen over the next six or so
11 months. Timing can vary a little bit. There are a couple of things that we know need to be
12 accelerated a little bit. We are working on that simultaneously. We know there has been a lot of
13 concern in the community about cell towers and how those are regulated. We have accelerated
14 that. There is a Hearing planned for later this month to look at a Draft Ordinance for cell tower
15 regulations.

16
17 Mr. Hoffman stated that we know that Franciscan St. James is interested in moving ahead with
18 some development on the south side of 203rd Street. We want to make sure that we have Zoning
19 Regulations in place to accommodate that growth and development. That is one of the reasons
20 why we are pushing this here tonight to figure out where we want to go direction wise, so those
21 elements can move forward while we are working on the overall text. We have had an initial
22 Workshop or two with the Zoning Commission. We will be having more over the next several
23 months. They are going to go through the whole Code. We have things in draft form that you
24 haven't seen yet. You will be getting it in advance of your meetings and taking it through the
25 process.

26
27 Mr. Hoffman stated that he wants to give you an overview of some of the other things that are
28 going on in addition to medical issues. He stated that Trinette has covered most of this already.
29 In his opinion, it is a problem where we have the hospital in a Residential Zone right now. It is
30 not a Residential Use. It is kind of its own thing. We want to look at a different District for that.
31 Right now, the hospital is a Special Use in R-1. You also have medical facilities that are
32 incorporated in some of those Planned Development areas. You have medical facilities that are
33 zoned B-2. You have medical facilities that are zoned B-3. There is a lot of inconsistency in your
34 Code in how you regulate and govern Medical Uses today. We want to streamline that and make
35 it more consistent throughout the community. We want to accommodate Franciscan St. James
36 and their expansion uses. He stated that Trinette has already talked about the Economic
37 Development focus and how important that is. Given the size of the property that Franciscan
38 owns and the overall Medical Campus that the Economic Development Commission defined,
39 there is a need for a mixture of uses. How do we accommodate that in this area and make it all
40 work together? We want to make sure that the development that happens out there is done in a
41 very quality manner, and is indicative of Olympia Fields. We want to make sure the development
42 is a quality development and fits the scale and character of the community. How can we do all
43 those things in this area?

44
45 Mr. Hoffman stated that what you see on the map here is the Medical Campus that was originally
46 defined by the Economic Development Commission. That's the area that you see in blue on the
47 map. The yellow areas are institutional uses. You have Tolentine Park here. You have the former

1 Public Works Building down here. You have Rich Central's Campus in yellow. Vollmer is here.
2 Governors Highway is here. Here is 203rd Street. And here is Crawford. Here is the main
3 Franciscan St. James Campus today. They own most of this down here. The whole question is,
4 "When we create this Medical District is it this whole area, or is it part of this?" He believes that
5 it is probably a part of this. He doesn't think from a zoning perspective that it covers this entire
6 area. Governors Office Park where we are sitting today is zoned as part of a Planned Unit
7 Development. It doesn't appear to have any underlying zoning. The Traditions Project up here
8 that is also zoned Planned Unit Development. You have the hospital that has a Special Use as
9 well as the Medical Office Building here that has a Special Use on it. All of this land is zoned R-
10 1, which is Single-Family Zoning which would require a minimum lot of 20,000 square feet
11 today. He doesn't think that is the hospital's intended use for that property. We have always
12 envisioned different things for that property. That's the current zoning on the property. Then you
13 have the subdivisions on the east side of Governors Highway that are all zoned R-2, which is
14 15,000 square feet or larger lots. You have a mix of different zoning within this overall area
15 today.

16

17 Mr. Hoffman stated so what are some of the development opportunities in this larger area. We
18 have some property on Vollmer Road that is a couple of vacant parcels here. You have an Office
19 Building here that is completely vacant. You have another Office Building here that is partially
20 occupied today. That area is about 12.2 acres. Given Meijer's across the street and some other
21 things happening in the area, he believes we need to broaden our picture of what makes sense
22 there. We are going to be thinking about that. It could have some other uses. It could have maybe
23 some retail, restaurant uses in that area as well. That's one component of this larger area. You
24 have the property right across the street here that use to be a restaurant. That is a vacant parcel.
25 You have another parcel back in the Office Park that is vacant today. You have a number of sites
26 in the Governors Office Park that are available for development. You have the Tolentine
27 property here. It is a church today. It is a very underutilized piece of land. It is about 21-acres in
28 size right now. Only a small portion of that property is currently used. It has some significant
29 long-term potential for the community.

30

31 Mr. Hoffman stated that Site E is property that the hospital also owns. That's about 79-acres. It
32 comes along Crawford and has a lot of frontage on 203rd, and has frontage along Governors
33 Highway. That is also a significant area that would accommodate medical related uses. What
34 makes sense for all of those areas? How do we zone for that? That is really the challenge that we
35 are talking about here tonight.

36

37 Mr. Hoffman stated that we defined a purpose in the draft that you see there. First, and foremost
38 it is to accommodate a variety of health related, medical activities. The hospital serves a lot of
39 different medical uses and activities. A lot of that is already going on on the campus. Probably
40 some more will happen south of 203rd. We want to be able to accommodate those things. We
41 want to be a good neighbor to the surrounding residents in the area and make sure that
42 everything is properly buffered, and is in scale with the surrounding neighborhood. We want to
43 make sure that we can accommodate some additional ancillary uses. An example is a place to
44 grab lunch after work, or grab some groceries at Bizios, but a variety of different activities,
45 senior housing, perhaps rehabilitation facilities. Maybe some housing opportunities for some of
46 the medical professionals that work in the area. It is a Teaching Hospital. Maybe we need

1 facilities for some of the interns to live in the area. We are open to different discussions on uses.
2 Those are some of the things that we are thinking in terms of the purpose of this.

3
4 Mr. Hoffman stated that in terms of uses in the area, the way he has it defined right now in this
5 draft is a very broad definition. We may want to narrow that. That's part of the discussion
6 tonight.

7
8 Mr. Hoffman stated that if you look at Medical Districts per se in zoning in the different
9 communities, most of them are much more solely focused just on the medical activities and less
10 so on the broader picture that he has here. We might want to scale that back. He is entirely open
11 to that. One of the challenges was how do we deal with this 79-acres. One idea was a broader
12 picture which is in this draft. We can scale that back if you decide you want to do that. Right
13 now, in the draft, we have a variety of Medical Uses: Ambulances, Health and Fitness Facilities,
14 Hospitals, Offices, Pharmacy, and Rehab Facilities. We have a number of services that could go
15 along with that such as: Bakery, Bank, Hair Salon, Coffeeshops, Child Care, Convenience
16 Stores, Florist, Grocery, and Restaurant. Things that you would often see in proximity to a
17 hospital. We have Institutional Uses like Village Hall, Library, School, those kinds of things.
18 Then we have some Residential Facilities focused on senior and those types of care that we listed
19 preliminarily as Permitted Uses. There were some other uses that we thought might work in that
20 area. They might not work in that area. It depends upon how they are done and how they are
21 designed. We put those in a category of Special Use which would require further review, Special
22 Hearings, and those kinds of elements. Those would be things like a Hotel, or different types of
23 Residential that weren't focused solely on seniors, Wireless Communication Tower or just
24 overall Planned Developments might have a mix of these uses and other things. That is what is in
25 the draft. We are going to have a discussion on that tonight in terms of where you want to go
26 with that.

27
28 Mr. Hoffman stated that a couple of other things were put in the initial draft. It was kind of a
29 two-step review process. The idea would be before you would zone anything Medical District
30 you would have a Framework Plan that would outline the big picture of the use of the area that
31 you are going to be zoning. Mr. Hoffman provided a Framework Plan that the hospital did for
32 their most recent expansion on the campus right now. It outlined where they were going to be
33 adding the new emergency facilities, the new pavilion, the rearrangement of the property upfront.
34 It is not a lot of detail but it shows you the big picture of where things were going and how the
35 overall circulation was going to be, and what the uses were going to be. That's the first step. The
36 framework, that would define how that area would develop. That would be done as a part of any
37 kind of initial zoning of the area.

38
39 Mr. Hoffman stated in the community now you have in place a pretty good Site Plan Process that
40 looks at the details of each individual development. It looks at the architecture of the site. It
41 looks at the ratio and percentage of parking. It looks in detail at the circulation. It looks at how
42 the area will be drained and handle all the engineering issues, and all those kinds of elements.
43 There would be a second tier that would look at lighting and all the other elements that would go
44 in with the new development. There would be a second tier of approval that would be required
45 for any project that was outlined in this District as we have written it so far.

46

1 Mr. Hoffman stated that in the Ordinance we have different Standards for setbacks. We wanted
2 to make sure that we had significant landscaping around the periphery of the area, particularly
3 near major roads like Governors Highway, 203rd, Vollmer, and those areas. We wanted to make
4 sure that the scale is consistent with the pattern of development that has already been happening.
5 We have capped it at three-stories to keep in scale with the character of Olympia Fields. If you
6 look at medical facilities in other areas they go much taller than that. Given the scale and the
7 character of the area we thought sticking with a lower level of three-stories would probably make
8 sense. We can talk about any of those setback issues if you want to. He is anxious to hear
9 everyone else talk. He wants to hear from Franciscan St. James too. The only project that he
10 knows of that he has heard discussed and he has not seen a Plan yet, is an idea of an Ambulatory
11 Care Facility. That has been talked about to the property to the south. The last time he spoke with
12 Will, they didn't have an overall Plan for the overall 79-acres. It would be premature to rezone
13 the whole thing, in his opinion, to a Medical District because we don't know what will be used
14 there. We would just rezone the existing hospital because we already know that facility is pretty
15 well maxed out at this point with everything they are doing now. And whatever property south of
16 203rd would be needed to accommodate your next phase of project south of there would be what
17 he is thinking of as a future First Phase of a Medical District, and then handle projects as we go
18 from there. Mr. Hoffman stated that he would be happy to answer any questions that you may
19 have.

20

21 Mr. Michael Lewis inquired of Mr. Hoffman whether or not he could give the technical
22 definition of the difference between a "District" versus a "Campus." Mr. Hoffman stated that the
23 "Campus" term came out of the Economic Development Commission's efforts. That was an
24 effort to brand and market this asset that you have in the community. It was a broad term used to
25 talk about the medical opportunities that you have to promote in this community. When he says
26 the word "District" in the terms we are talking about tonight, it is zoning of the use of the land. It
27 outlines how tall buildings can be. How much parking has to be provided. What uses can go on
28 the land and those kinds of things. "District" is zoning. "Campus" is kind of a broader image of
29 what could happen in the area.

30

31 Mr. Lewis stated that we talked before about making sure that you optimize a Plan by
32 coordinating that with other Plans that might be in existence. Does the same logic hold that you
33 would have a better chance at success if this is coordinated with the overall Plan, or is it
34 something that can be independent in and of itself? Mr. Hoffman stated that he likes to have
35 things coordinated and know how the pieces' kind of fit together before you get into the specifics
36 of an individual case.

37

38 Mr. Johnny Morris inquired of Mr. Hoffman whether or not we have any associated timelines
39 with this project that we're launching? Mr. Hoffman stated that with the Medical District the real
40 driver is the hospital. He has heard that they are fairly anxious to get going. It might be good for
41 them to comment on this specifically. It was his understanding that they were hoping to get some
42 things maybe happening as early as May. If that is the case we need to get the zoning in place
43 pretty soon.

44

45 Mr. Sterling Burke inquired of Mr. Hoffman what percentage of this Village are you thinking
46 that this District would take up. Mr. Hoffman stated that it would be a pretty small percentage,
47 5% maybe. It's not a lot. Mr. Burke stated that in your comments, you laid out areas that took up

1 most of everything that was west of Governors Highway. You have a town that is 2.9 square
2 miles. You have in the middle of the Village a Country Club that is really not part of us but it
3 divides the Village quite a bit. A lot of the area that you were talking about that you went around
4 on the west side, is potential area that you could rezone for this District. He stated to go back to
5 what Mr. Lewis said about the difference between a “Campus” and a “District,” you sort of
6 implied that the District could include zoning that would take up that whole area to the west. Mr.
7 Hoffman stated yes. Mr. Burke stated that you also said that the hospital is the driver. The
8 hospital is going to take over the nature of the Village of Olympia Fields. Mr. Hoffman stated
9 that is not what he meant to say. Let him clarify. In terms of scale and proportion, here is an
10 overall map. Everything that is in color is in the Village. The area that we are talking about
11 tonight is really this area right here. It is maybe 15%, 20%, tops of the community. He stated that
12 within that you have the high school campus which is not going to change as far as he knows.
13 That is not germane to change. You have the park which is not going to change. Proportionately,
14 it is maybe 10%, 15%, of the community. He is saying that he doesn’t want to rezone that whole
15 area. There will be a portion of that area. What is up for debate is how big a portion of that area,
16 that overall 10% that we are talking about. It could be much smaller than that.

17
18 Mrs. Judy Kolman suggested that when you are talking about the Medical District to include the
19 existing property that Franciscan St. James Hospital is on already.

20
21 Administrator Mekarski stated that we have the Village’s Legal Advisor with us, Judy Kolman.
22 Mrs. Kolman has been involved with Mike Hoffman and the Administration in the zoning
23 rewrite of the Village’s entire Zoning Ordinance. She worked with us on the Medical Zoning
24 District with Mike Hoffman. She has been working on the Revision to the Cell Tower Ordinance
25 that was requested by our residents and our Board.

26
27 Mrs. Kolman stated maybe you want to consider the Medical District the property that St. James
28 is already on, and south of that with the bluish color as part of the Medical District. She would
29 not include the high school in the Medical District. She doesn’t know that you would want to put
30 Tolentine Park in there. Mr. Hoffman stated no. Mrs. Kolman suggested that the purple area be
31 the Medical District.

32
33 Mr. Burke stated if that’s what is being driven by the expansion of the hospital in that one
34 particular area then that makes all the sense in the world. But he presented a whole lot of other
35 areas that was in his presentation. If we are only talking about what is inside of the hospital then
36 he is fine with that.

37
38 Mrs. Kolman stated that she thought it was just a suggestion that a lot of the areas that Mike
39 pointed to, some of them are vacant and there could be Economic Development in those areas,
40 but not as part of the Medical District.

41
42 Mr. Burke stated that he would like to be on the record that he, along with Trinette and Mike
43 Lewis talked about this about three-years ago. They talked about doing something very similar to
44 this. His concern was it was just something right around that hospital. It did not include the
45 Business Park and all these other places that you were talking about. If we are only talking about
46 that one area that is a good foundation for the conversation. Mr. Hoffman stated got it.

47

1 Mr. Jeff So stated that he is the VP of Strategy and Business Development at the hospital. Just so
2 he can accommodate the question of where this might sit as a boundary, their property sits north
3 of 203rd, but also south of 203rd which is the blue spot that is up there. Their thoughts are that
4 they will continue to develop those areas. They will continue to invest in the community,
5 continue to build more additional hospital-based business in that space. That's the intent when
6 they purchased the land. The thought was to continue to grow, and build, and expand. The one
7 questions that came up, "What is the next project?" We have an Ambulatory Surgery Project that
8 is in the books that we are looking at putting south of 203rd right now. It would be right across
9 from the hospital. In addition to that, they are looking to follow that up with some level of
10 Professional Office Building to accommodate some of our physicians because a lot of our
11 physicians are finding it very difficult to find space that is close to the hospital. Their thoughts
12 are that in that space that is owned by Franciscan Alliance they will continue to expand, continue
13 to grow, and continue to be a big part of this community.

14
15 Administrator Mekarski stated that the President Elect was asking about taxable and non-taxable.
16 Your Development Plans for the 79-acres is pertinent to his question. The Ambulatory Care
17 Facility would more than likely be non-taxable. But the Primary Care Physicians' Offices would
18 be taxable.

19
20 Mr. So stated that it depends how it is structured. At this point in time it depends on whether we
21 build it ourselves, or somebody builds it and develops it with us, if we are leasing or owning. It
22 depends on the different scenario in which it is setup.

23
24 Mr. Hoffman stated that the Office Building right here is taxable and on the Tax Rolls. The rest
25 of it is tax exempt right now.

26
27 Mrs. Hilde Betts stated just for her own clarification, we are only talking about the purple area,
28 which is currently owned by Franciscan St. James. Therefore, the discussion is just limited to
29 Franciscan St. James and what their future Plans will be for that area, and not the Medical
30 Campus kind of scope that was earlier talked about. She believes that there is some confusion
31 here, because some of the material in front of us has so many Permitted Uses that would be
32 outside of what Franciscan St. James may want to do. Is that correct? Are we just talking about
33 Franciscan St. James right now and what their future Plans are? And should we zone the purple
34 area a "Medical District" not a "Campus?"

35
36 Mr. Hoffman stated that the use list is probably much broader than it needs to be. He is
37 suggesting that we probably do want to scale it back. Look at it that here is everything that you
38 could possibly put in here, and let's take the ones out that you don't think make sense and scale it
39 back appropriately to just accommodate what the Hospital Campus needs to be. He believes that
40 would be the way to look at it.

41
42 Mr. Victor Blackwell stated that when the Plan Commission convened on January 31st, this was
43 presented to us in a bifurcated manner with many of the things that have been brought out today
44 regarding this Medical District. He believes that everyone wants to move forward with some
45 development here. We did not have the players in the room. That was the basis for the Plan
46 Commission voting unanimously to bring people together so we could have what we are having
47 today. He thinks it is excellent that people are here that are able to weigh-in and give some ideas

1 and some expectations. One of the main components that was missing was St. James. As Hilde
2 indicated, we talked about this development and this Medical District. What is the Medical
3 District? It seemed as though from the presentation that we picked up, the Medical District was
4 becoming more and more expansive as we talked. The question is, “What is the footprint
5 currently?” But more importantly, “What is St. James Plan to go forward?” What are they
6 looking to develop? And what particular uses do they have in mind now? And what are their
7 future, potential, reasonable uses that they are expecting to develop in the near future? And how
8 far are we going to go with this particular zoning? The zoning issues are multiple. There is some
9 overlay. There are places that are improperly zoned for the current uses. You have St. James in
10 R-1. That is where a single-family dwelling would go. There is some work that needs to be done
11 there. We need to do things seriatim, in order, and start with one. The first is, “What are St.
12 James intentions?” What are they looking to develop? How much land do they currently own?
13 How are we looking to label that or re-District that such that they can begin what they are doing,
14 and we can have some controls over what they are doing and some parameters? He believes that
15 it is very important to hear from them.

16
17 Mrs. Kolman stated that she and Mike did discuss all the various Permitted Uses that have been
18 listed in this draft Medical District Ordinance. Her first comment to him was that it is over
19 inclusive. You don’t want all of that. She did some independent research. She looked at other
20 Medical Districts that have been created by various Municipalities throughout the United States.
21 They were more narrowly focused as to services that definitely relate to a hospital or medical
22 profession. One way to style this is to get the input from St. James as to Permitted Uses and have
23 maybe one or two more items that they might want to do in the future. If something came up that
24 they wanted, they can always come in and ask for an Amendment to the Zoning Code for us to
25 allow it. She stated as an example, a Florist Shop. She stated that Florist Shops were in the
26 Medical Districts.

27
28 Mrs. Kolman stated a comment as to taxes, if St. James owns it, runs it, and they are non-profit,
29 they are not taxable. If they have a building and they rent it out to a company that is not a non-
30 profit, it becomes a leasehold. That leasehold has to pay taxes. She stated if that answers your
31 question as to what would be taxable and was is not, it depends on who rents it out.

32
33 Mr. Hoffman stated from a zoning standpoint, he doesn’t think there is any issue with the
34 existing Hospital Campus. If we put that in the Medical District he doesn’t think that is going to
35 be an issue because it is already developed. What do we do with the entire 79-acres? If you had
36 an overall Framework Plan for the whole thing and you knew what you wanted to do with the
37 79-acres, we could rezone the whole thing Medical District now. If you are not ready to do that,
38 maybe what we do is pull out the acreage you need to accommodate the Ambulatory Surgery
39 Center and the Office Building that you know you have on the plate now. We can rezone that
40 and we just plat out the rest of it and leave the rest of it R-1 until you have a better picture of
41 what you want to do. That is part of the conversation. He needs your input to know which way to
42 go with that.

43
44 Mr. So stated we are a non-profit organization. Our mission is really focused on providing
45 healthcare. He stated with that property, that was the original intent when they purchased the
46 land to someday expand. There might be opportunities for them to partner with folks. There
47 might be some Residential. There might be some partnering with somebody who does hospice.

1 There are other opportunities that they need to explore. But for all intents and purposes that land
2 was purchased so that they could provide healthcare services. If we zone it out that way that
3 would help facilitate them moving forward on a lot of different fronts.
4

5 Mr. Blackwell stated that his concern is us working as a team versus just saying this is a Medical
6 District and St. James can put up a Funeral Home, a Grocery Store, a Drycleaner, etcetera. He
7 stated for us as residents, and you as the corporation, and the hospital, looking to come into this
8 neighborhood and develop it, we are very pleased about that. We need to work as a team. We
9 need to work with you as you come up with various types of uses that you anticipate doing. Then
10 we can say, "We would like that." This is a very broad list. He understands that this is a generic
11 list. These are amongst the multiple things that could possibly be developed near a hospital or in
12 a Medical District. He stated us as the Trustees, the Plan Commission, the residents here, we
13 need to work with you on this. We need to know where you are going with this before it is put
14 up. We don't need to turn around and say, "Uh Oh, there's a Funeral Home being built." Some of
15 these uses are so broad it could dynamically change our Village.
16

17 Mr. So stated that we agree with you. He stated for all intents and purposes we do work with the
18 Village. We have a history of working with the Village. We will continue to work with the
19 Village. When we talked about the property that we own, we are very direct in our mission.
20 There are things that are very important to us in which we evolve, especially our ethical and
21 religious directives. Our list is probably tighter than the list that is there. There are some things
22 that don't fit well with us. It is in our duty and our mission to work with the Village to get us
23 to the point where we are all on the same page so that we can drive forward and make this happen.
24 He doesn't suspect that they are going to add something that won't fit the community very well.
25

26 Mr. Blackwell inquired of Mr. So what his current list is. Do you have your list available? Mr.
27 So stated that we are going through that right now. We envision someday that we are doing
28 Ambulatory Surgery. We are expanding our ambulatory footprint in regards to the Professional
29 Office Building that will probably have some out-patient services. As we grow and invest in the
30 community, and invest in the hospital we may even look at moving the hospital. There are times
31 in which you get to a hospital such as Chicago Heights they are seeing, it doesn't make sense to
32 invest in that property anymore. Instead of trying to move all at once, and trying to transition, it
33 may make sense for us to build on that land there and then expand, build out the new hospital
34 and then transition from the old hospital and then redevelop the space that was there prior.
35

36 Village President Meyers-Martin stated that we just need to remember the concept originally,
37 Medical Campus, Economic Development, let's take advantage of the fact that we have a
38 hospital in the Village. She stated not every town can say that. It would be to our advantage to
39 look at the possibilities and the opportunities of having the hospital here. She believes that Mike
40 has a great suggestion because a lot of the uses are broad. She doesn't think that they were ever
41 meant to be the reality of the situation. They were just brainstorming how can we take best use of
42 this land. She stated because St. James wants to build the Surgery Center and the Office Building
43 you know that for sure. Mr. So stated absolutely. Village President Meyers-Martin stated sculpt
44 that out as far as zoning goes and make that zoned properly for them to do that. And leave the
45 other part of that land open and flexible for what may be suggested, but it will always be in the
46 Planning and Zoning Commission's purview to look at those uses. It will always be your
47 purview. Mr. Blackwell stated exactly. That makes perfectly good sense to him.

1 Mr. So stated that is always their commitment too to work together. Mr. Lewis stated that if the
2 Economic Development Commission has a chance to put together a Master Plan we can
3 harmonize what they might need, what we want as a community so that the two work hand in
4 hand. Often times you have something that goes up independently and it doesn't necessarily
5 maximize the potential for our community overall. He believes that is also a very important
6 aspect.

7
8 Administrator Mekarski believes that would be an excellent project for the hospital and our
9 citizens based Committee, the Economic Development Commission, and the Planning and
10 Zoning Commission to take on because future rezoning's for the remainder part of that land
11 needs to be consistent with your Comprehensive Plan. If it's not shown on the Comprehensive
12 Plan, future Boards, and future Planning and Zoning Commissions are going to be wrestling with
13 those issues. He stated just like we did with the Town Center where we worked with our citizens
14 and our key stakeholders, develop a Master Plan with the two Commissions and they would
15 recommend it to the President and the Board. They can ratify that and the Comprehensive Master
16 Plan in an area component much like the Town Center, and then we can do the zoning
17 incrementally as development opportunities ensue.

18
19 Mrs. Betts believes that is an excellent idea. She stated that with Planning and Zoning we are
20 only looking at issues in isolation. Our discussion the last time was around, "What is the
21 strategy?" How does it fit into the strategy? She stated that without understanding the
22 overarching strategy, it is very hard to look at one incremental issue and understand exactly how
23 does it fit. She stated working together she wholeheartedly endorses that. She stated that as part
24 of Planning and Zoning she would like to see the Plan that you have talked about, what
25 Franciscan St. James has on the Plan for this property not just for one-year, but maybe three to
26 five-years out so we can look at that as a five-year zoning kind of Plan and say, "Yes it makes
27 sense to zone whatever parcel of land as a Medical District right now because that is already
28 baked into your overall Strategic Plan for expansion."

29
30 Mrs. Britt-Johnson stated to Mr. Blackwell that he may or may not know that the Economic
31 Development Commission, as well as the senior leadership of the Village has been working with
32 the senior leadership of the hospital. We are working hand in glove as to what the possibilities
33 are. Her last conversation with Mr. Spooner, and Jeff would probably concur, they don't have a
34 Master Plan yet for their entire 79-acres. They don't know what they are going to do yet. In the
35 future, they are going to work on a Plan for their land. They haven't thought that far out yet. Mr.
36 So stated that is absolutely correct.

37
38 Mrs. Britt-Johnson stated that one of the last things that we were able to do at the last Board
39 Meeting, the EDC Committee has become a Commission. One of the things that we were
40 advocating was to ensure that there was someone from Planning and Zoning as a part of our
41 Commission so that we could communicate a little bit better, and know what both sides are
42 doing, and we work a little bit better together.

43
44 Mr. Blackwell believes that is excellent. That is a piece that was missing for them was, "Where
45 are we going with this property? What he didn't know until after the meeting was that your
46 Commission has spent a considerable amount of time with St. James. We were sort of left in the
47 dark. We needed you guys to let us know, "What are you looking to do with them.? What are

1 you working with them to develop?" So, we would have some idea of how to zone things. He is
2 so glad that this meeting is taking place because we all have to be on the same page going
3 forward. We don't have a whole lot of property in the Village. We want to do it right with what
4 we do have and move forward in the right direction. You need the players in the room. He
5 appreciates that. He is glad that we are all able to talk together about where we are going. He
6 didn't realize how much work you guys had put in with them already. We got the backend and
7 here it is to zone. We stated that we need more information. That is how this came about.

8
9 Mr. Richard Gibb stated that there was no intention to leave anybody out of the process. Our
10 original intent was to get some business into this Village to broaden the tax base We were
11 looking for any and all opportunities that seemed to fit. We explored a ton of activities to try to
12 figure out how we could get somebody to come into the Village. How do we promote the Village
13 as a place they might want to come? It dawned on us to take advantage of the hospital. Any
14 business associated with hospitals might like the thought of getting close to Franciscan St. James.
15 That's how that all unfolded. There was no intent to leave anybody out. We were just struggling
16 to get a job done. We have brought some businesses to the Village already. We are quite proud
17 of that.

18
19 Mr. Gibb stated that he believes the consensus is to make the Medical District zoning just what is
20 there now and what they are ready to build on to, and leave the rest of it for the future to decide.
21 The reason that makes sense is Arnie Kimmel spent a lot of time explaining to us that there are
22 incredible changes taking place in the field of medical care. The kinds of buildings that were
23 built 50-years ago are now totally obsolete. We have one three or four-miles from us that is an
24 example of that. In the future, there will be different kinds of buildings that will be required in
25 order to provide medical care for the people the way it will be delivered because of the fantastic
26 changes that are taking place in medical care in America today. Rather than fixate on let's scrub
27 this list and let's take some in and take some out, that is a waste of time now. Wait until
28 somebody at Franciscan St. James comes up with an idea or until "we," the Economic
29 Development Commission finds a business that makes sense, and then talk about whether or not
30 that fits in this particular scenario and how we go about fixing the Zoning Code so that it does fit
31 in the future. At this stage of the game, you are trying to define something that we don't even
32 know what the world is going to look like in 10-years.

33
34 Mr. So stated that the way things are moving, and the way the economy is looking for healthcare
35 it is changing so quickly, and it may move some of our projects further back or it may contract
36 them. There is some flexibility that we will need. A good project today may not be a good
37 project tomorrow. Things change very quickly and reimbursement is becoming a challenge for
38 everybody right now.

39
40 Mr. Hoffman inquired of Mr. So whether or not he could address the timing for us. How quickly
41 do you need the District put in place? Mr. So stated on the two projects that they are looking at
42 right now, they are looking at the fall of 2018 to have them completed. We want to coincide the
43 projects that we have on the books to match up with the consolidation project in regards to when
44 they are taking in-patient services from the Chicago Heights Campus and moving them over.
45 They would like to get the synergies of being all in one spot. Mr. Hoffman stated that he is trying
46 to figure out how soon we need the zoning in place.

47

1 Mr. Will Klein stated that the Ambulatory Surgery Center is farther along in design. It is more
2 pinned down. There are issues as to whether they might combine it with the Physician Office
3 Building. Those decisions will be made in the next month probably or faster. So, we will move
4 ahead with those. He stated finishing up design is probably a two, three-month process.
5

6 Mrs. Kolman stated that for clarification, you stated that you have projects on the books. If we
7 are going to be doing a Medical District in the purple area, one of the Permitted Uses will be the
8 hospital. Another one would be the Ambulatory Surgery Service. Mr. So stated that it is actually
9 a Hospital Department so it is part of the hospital. Mrs. Kolman stated a Physicians' Office
10 Building and what else? We need to put something in the Permitted Uses especially if you have
11 it there already. If you are planning to do it in the next year or so it makes sense. Mr. So stated
12 that is pretty much what we have lined up right now. Mr. Hoffman stated that is pretty simple.
13

14 Mr. Lewis stated in the Ordinance it talks about financing incentives for the District. The District
15 is being limited. Are those not necessary in order to move forward on the District concept? Mr.
16 Hoffman stated that he has not heard the hospital request any incentives. He is not aware that
17 they are looking for anything. It is a separate conversation. It wouldn't be tied to the zoning. Mr.
18 Lewis stated so the two are separate and distinct. So, it doesn't necessarily have to be in the
19 Ordinance. Mr. Hoffman stated that it won't be in the Zoning Ordinance.
20

21 Mrs. Kolman stated that financial considerations do not go in the Zoning Ordinance. Mr. Lewis
22 stated that he is looking at the Resolution. Mrs. Kolman stated that the Resolution is just
23 something that you would like to do. It's not a Zoning Ordinance. In a Zoning Ordinance, you
24 never include financial considerations. Mr. Lewis inquired of Mrs. Kolman why it is in the
25 Resolution if we don't need it. Mrs. Kolman believes that it was just to get this whole thing
26 going and saying that you are interested in doing a Medical District and you will negotiate with
27 St. James, but that is opposite than having a Zoning Ordinance and what you are allowing under
28 a Zoning Code, which is nothing having to do with any financial considerations if you want to do
29 it or not. It is not proper to put it into a Zoning Code.
30

31 Mr. Hoffman stated that in terms of incentives that might be needed, we have looked at the
32 potential for TIF out in this area. No question about it. We've seen a lot of issues in Governors
33 Office Park. There may well be a need to create some incentives particularly if you want to
34 attract some restaurants and retail to this area. That makes sense. Is it necessary for the hospital?
35 They have never asked us for it so he is assuming no.
36

37 Mr. Lewis stated that he understands. It seems like based on the discussion today it wasn't
38 necessary because the hospital already has the funding. He stated but for other parts of the
39 project it might be. We can address that.
40

41 Mrs. Janice Thomas inquired that if it is not needed, is there a way that this can possibly be
42 revised, take it out about the TIF Incentives. Mr. Gibb stated that he thinks there is a
43 misunderstanding. There are two documents here. One is the marketing document. How are we
44 going to market Olympia Fields to the world? That's Resolution #2016-09. It happens to mention
45 TIFs as one of the things that might be available. Then there is this Medical District Resolution
46 that would establish the zoning. There is no TIF information in here whatsoever. The TIF

1 information that is in here is appropriate, because if you are trying to attract a business here if
2 you don't pass a TIF you won't get them. That does fit.

3

4 Administrator Mekarski stated that the Resolution is only an intent to establish a Policy. The
5 Economic Development Commission will be entertaining a prospective retail developer
6 interested in looking at some of the property on Vollmer Road. That is on April 25th or 26th at
7 7:30 in the morning. That developer can only develop his expanded retail concept with Class "A"
8 restaurants and Class "A" retail opportunities with a partnership with the Board of Trustees and
9 some type of TIF Incentives. There's all kinds of constraints on some of those buildings that are
10 currently vacant and abandoned. The old IRS Building has back taxes. It needs demolition, land
11 acquisition, and so on and so forth.

12

13 Mrs. Kolman stated that the Resolution is just like you gather together different thoughts about
14 what you want to do in an area. TIF is a redevelopment tool. It is not a zoning tool. You can do a
15 TIF. It helps you do redevelopment. The zoning is apart from a TIF. Once you establish a TIF
16 then you ask for different development projects. The development projects that might be
17 presented to you, you have to see if it fits within your Zoning Code.

18

19 Mr. George Chandler stated that the 79-acres was going to be a housing development at one
20 time. How much of that land is really buildable? You don't have 79-acres to build on. There is
21 some park area. There is some wooded area and lowlands. When you take all that out how much
22 is really left? How big is our campus? How many buildings do you need? It is an interesting
23 concept to take the hospital some day and move it from where it is now to across the street. He
24 never really thought of that. That might be something that would have to be done in 50-years.
25 What we are talking about is, "What is the next 100-years for the hospital and for our town?"

26

27 Mr. So stated more than likely it is not going to happen for quite a while. It could be 50 or 100-
28 years before you get there. It is something that as we were planning you have to start thinking
29 about that type of thing.

30

31 Mr. Chandler stated that he was trying to put it in perspective. How much space do you really
32 need for stuff? There could be some Residential Housing back in that back corner by the woods
33 and stuff like that. When they run a street through there and it comes out by the park they can get
34 a stoplight on Governors Highway. He wanted to put that in the Minutes so that it is in there.

35

36 Mr. Hoffman stated that your point is well-taken. If you look at this aerial photograph you see
37 underneath there is kind of a creek that runs through there. It is a fairly low area down here. This
38 area in here is wetland and floodplain on some of the National Maps so it is not really
39 developable, but most of the land is. Their existing campus he is guessing it is 60-acres if that is
40 79-acres in total. There is still quite a bit of developable land there. It isn't the full 79.

41

42 Mr. Chandler stated that you could put some good, Executive Housing in there in the back area
43 somewhere. There is a place for the Commercial. Some top of the line housing would be good
44 back there too.

45

46 Mr. Blackwell inquired what are we doing here. It sounds to him like St. James is going to work
47 with our staff to give us what their current Plans are for current developments that they have,

1 with any expectation of any further developments within the next year, and our staff will look at
2 that. You will work with them on that Mike. That will be presented to us. It seems like there is a
3 consensus for that footprint that they currently hold now, you would present that to the Plan
4 Commission ultimately to go to the Trustees for their consideration of changing that R-1 to the
5 appropriate zoning District for their operations. Is that what is going to happen? What is the
6 relative timeframe on that?

7
8 Mr. Hoffman stated that is absolutely correct. We will touch base with the hospital in the next
9 couple days and figure out timing, and work through a specific list. It sounds like it is going to be
10 a very simple list. We will have the Draft District available at your May Meeting for you to take
11 a look at.

12
13 Mr. Hoffman stated that there were a couple of other things he wanted to point out since we are
14 talking about zoning things in general. The Village did receive a Grant from the Regional
15 Transportation Agency to look at zoning in the area of the 203rd Street Metra Station. You
16 created a Town Center Plan a year or so ago for that area, and worked with the residents in that
17 area, looked at what uses would make sense and developed some sketches for that area. The
18 Grant is to put the zoning in place to implement this Plan. That is in the works. There is a kickoff
19 Steering Committee Meeting for that tomorrow night to get that process going. It will probably
20 follow a fairly similar timeline to what we are doing with the overall zoning. Technically, you
21 have a year or so with the Grant to complete that work. He believes it will get done a lot faster
22 than that.

23
24 Mr. Hoffman stated that the other issue that has been very prevalent in the community for the last
25 year or two is the issue of cell towers. We worked very closely with the Village Attorney and
26 have come up with a draft for that. There is a Public Hearing scheduled for that on April 18th. If
27 you are interested in that topic, feel free to come out. The draft is available at Village Hall. It is
28 much more involved and detailed than your existing regulations. It went from maybe a half a
29 page to 20 some pages. It is much more involved and very clear in terms of what we would be
30 looking for, and where it should be, and how tall they can be, and the process, and all of those
31 elements.

32
33 Mrs. Kolman stated that what she did was create a new division within the Zoning Code to deal
34 with cell towers. You are not looking at just a little bit in the Special Uses. In Special Uses, it
35 will refer to it as a “Special Use,” and then it refers you to Division 9. That is where it becomes
36 very detailed. It is in Ordinance form. Depending on what your comments are next Tuesday, it is
37 ready to go.

38
39 Mrs. Betts stated given that there is a new rule out across the United States, all the carriers are
40 rolling out what they call, “Small Cell Technology.” Their plans are to install at least 500,000 of
41 these Small Cell Technology installations. They are to be done on what they term, “Existing
42 Street Furniture,” which means lamp posts and existing light poles. Does your Proposal include
43 that? That is a very aggressive Roll Out Plan.

44
45 Mrs. Kolman stated that our Proposal basically deals with the construction of cell towers on
46 private property and not public property. Public property is something else that we have to bring
47 back. The Small Cell Technology usually goes on existing utility poles on public property. What

1 we were interested in now is really regulating the cell towers on the private property and within
2 the various Zoning Districts. It is really two separate issues.

3
4 Village President Meyers-Martin stated that it is two separate issues. We did have a Presentation
5 on a Small Cell. Trustee Pennington and Trustee Byrd have been working together in order to
6 enhance that Legislation.

7
8 Mrs. Kolman stated that the way a lot of Municipalities are dealing with it is granting a Lease
9 Agreement so that you can put it on public utilities and within public rights-of-way. You have
10 certain regulations you have to follow. Most of the Municipalities that she looked at, and what
11 we based our proposed Agreement on, was a Lease Agreement with a Small Cell Company.
12 Right now, that is on hold. We have not signed any Agreement. It is for the new Administration
13 to look at.

14
15 Administrator Mekarski stated that with the transition of Trustee Byrd, we will have to work
16 with the President on a new appointment to that Subcommittee. He can brief the President and
17 the new Trustees on the draft that Trustee Pennington and Trustee Byrd have come up with. That
18 is with Crown Castle. They did a Presentation at the Board.

19
20 Village President Meyers-Martin inquired whether or not there were any further questions for
21 Mike with regard to any of the discussion that we have had this evening, whether it is related to
22 Medical District, Medical Campus, the Public Hearing on the draft Cell Tower. We did have a
23 preliminary meeting and that is how this Ordinance grew to 20-pages so that we could be less
24 vulnerable to cell phone tower companies or developers. As we said earlier, that was just not
25 something that had ever been in the Ordinance previously because cell phone towers were not
26 around at the time that Ordinance was created. We live and learn. We are now enhancing that.

27
28 Mr. Blackwell inquired what is the status on the Verizon cell tower. Village President Meyers-
29 Martin believes they have begun the cell phone tower at the church. Administrator Mekarski
30 stated that it is his understanding they have been doing the survey work for the access road to the
31 site. He inquired of Mr. McDonnell whether or not he has seen any other activity in the back
32 associated with it. Mr. McDonnell stated no. They have a lot of underground work. They need to
33 bring cabling in and fiber optic cable for that site. Mr. Blackwell stated the cell phone tower has
34 not been constructed to-date. Mr. McDonnell stated no.

35
36 **COMMUNICATIONS & PETITIONS:**

37
38 Village President Meyers-Martin opened Communications & Petitions at 8:03 P.M.

39
40 **Verizon Cell Tower** - Mr. Devon Glover stated that he is here with his wife, Shakira Glover.
41 They are residents of Olympia Fields. He wasn't aware that any cell phone towers were going to
42 be erected in the Village. We are talking about a lot of the new technology that they are going to
43 be erecting on various forms of infrastructure in the Village. What does the current scope look
44 like for this Verizon Tower, the proposed one coming in? That is just a portion of a standard cell
45 tower installation. On the base, there is a shelter that houses all of the equipment. He wants to
46 know whether or not any consideration has been given to that in terms of Specs. It can really
47 grow in numbers depending on the demand or services that the carrier is providing.

1 Village President Meyers-Martin stated that cell phone tower was a result of negotiations
2 between the cell phone tower company and Pastor Hinkle a private property owner. The Village
3 was not aware that they had entered into an Agreement until the Cell Phone Tower Company
4 came here. Because they understood that that was something that was not wanted and there was a
5 great deal of discussion, there was a great deal of expression made about not wanting that here in
6 the Village. However, they have agreed to do a Monopine structure which looks like a Christmas
7 Tree. They agreed to build a fence that matches the church around the base as opposed to a
8 chain-link fence or something a little more distasteful. They also agreed to plant several trees so
9 that this doesn't look like a crazy tree sitting in the middle of a yard. There will be four
10 Evergreens, four Red Maples, and four Arborvitae to make that look more natural. That is
11 where that stands in terms of their Agreement to do that. We felt that was the lesser of the two
12 evils of having a stark tower like this.

13
14 Mr. McDonnell stated that the meeting on April 18th, is going to be the draft of the new Cell
15 Tower Ordinance, if you are concerned about some of the language that is in there. It has grown
16 from a one, to a five-page document, to a 20 some page document mostly because of all of the
17 FCC Regulations out there that the Village has to abide by.

18
19 Mr. Glover inquired when will that be available. Administrator Mekarski stated that you can pick
20 up a copy of the draft right now. Mr. McDonnell stated that is available now.

21
22 Administrator Mekarski stated that it might be worthwhile for our Legal Advisor to inform the
23 audience about the limitations local Municipalities have on cell towers. We can't outright
24 prohibit them. The Federal Government supersedes a lot of our Zoning Ordinance. We are
25 attempting to limit them and to mitigate the impacts to them.

26
27 Mrs. Kolman stated that the Proposed Ordinance sets forth what type of cell towers can be in
28 various Zoning Districts. It has the detail of landscaping. We are going to require brick walls.
29 We are going to require them to submit a Plan showing where all their other towers are to see the
30 proximity to what they are proposing. There is a stipulation that they have to agree to
31 collocation. It is very detailed before they get to the step that we are going to approve it. It is the
32 Zoning Code and all the requirements that they have to meet in order for them to be able to build
33 the cell tower. We can't use the health issue. That's not allowed. We can't deny it. If they prove
34 that they need it and they can't service the Village, we can't discriminate against approving it.
35 They still have to meet all of the criteria that is in our Ordinance.

36
37 Mr. Glover stated that the meeting on the 18th is going to encompass all the details and the
38 particulars. Mrs. Kolman stated yes. Mr. Glover stated probably being the youngest couple in
39 this room, in the Village, that's one of the things that attracted us to the Village when we moved
40 here. After spending over 25-years in that business, there has been good and bad. He has
41 personally been a part of that. There are some things that he looks out for as well.

42
43 Mrs. Kolman stated that it addresses setbacks. It addresses side yards, rear yards, front yards. It
44 addresses the fencing that has to go around it which has to be a brick wall. It addresses
45 landscaping. They have to give a Site Plan with it. It is very detailed on what they have to submit
46 for approval.

47

1 **Franciscan Health** - Mr. Glover inquired the land across the street from the hospital where they
2 are actually putting the dirt, who owns that. Administrator Mekarski stated St. James. It is 79-
3 acres.

4
5 **Olympia Fields Country Club** - Mr. Glover stated that he was going to leave this off the table
6 for a later meeting down the road, but since it came up this evening, as a golfer and a resident of
7 the Village, are there any plans to strengthen the relationships for non-members of that course.
8 Quite often we find ourselves going outside the community being labeled as non-residents to
9 play on their courses. What are we doing for outside membership to bridge that gap?

10
11 Village President Meyers-Martin stated that we have had ongoing discussions with the Country
12 Club. She stated from 2001 to now, that relationship has improved. It hasn't improved to the
13 extent that you are speaking of in terms of it being a public course. It is not. It is a private
14 Country Club. There is a member here, Michael Lewis. Maybe you can speak to that in terms of
15 the Country Club's position on that.

16
17 Mr. Lewis stated for the record, this is not part of his role as an EDC Member. It is a Private
18 Club. There is a big Membership Drive on now. Right now, they are trying to get Social
19 Members. You do have to join. It is not accessible to the public on an ongoing basis. There are a
20 number of events coming up. The end of June, first part of July, there is the KP&G Women's
21 Championship Event that is coming. Everybody is encouraged to come out and see that. They
22 also have something called, "The U of I Classic" in the fall. The University of Illinois sponsors
23 like 16-teams to come in. It is free to the public. He stated disappointingly nobody ever comes.
24 Allan Spooner the CEO of Franciscan just joined the Country Club in January. It is open for
25 membership. If it is something that you are interested in, he would like to talk to you about it. It
26 is not likely to be a public course anytime soon. It is always going to be a private course.

27
28 **Question on Executive Session** - Mr. Pat Collier stated that he is a homeowner. In looking at the
29 Agenda here, following Communications & Petitions it indicates you are going to have a Closed
30 Meeting to discuss personnel matters. Mr. Collier inquired at this meeting, is it part of the
31 Agenda to extend or renew any contracts for personnel in the Village.

32
33 Village President Meyers-Martin stated that it was created for review. Mr. Collier inquired
34 whether or not new contracts can be offered. Village President Meyers-Martin stated not by this
35 Board.

36
37 **Question on Apartment Buildings in the Village** - Mrs. Shirley Johnson inquired where are we
38 with the zoning of rentals in this Village. She stated apartment buildings, not renting a house. We
39 do not have apartment buildings to rent here. What does our Zoning Ordinance say to that?

40
41 Mr. Hoffman stated that with the Fair Housing Laws we can't stop an owner from renting out
42 their house. Mrs. Johnson stated that she is referring to building apartment buildings. Mr.
43 Hoffman stated that there is nowhere in town that is currently zoned to allow for the construction
44 of apartments. Mrs. Johnson inquired whether or not that Zoning Ordinance is in place right now.
45 Mr. Hoffman stated that you would have to come into the Village and apply to rezone a piece of
46 property to accommodate an apartment complex. There is nowhere in town right now where you
47 could build an apartment complex under the existing zoning. Mrs. Johnson stated that is intact.

1 Mr. Hoffman stated right. Mrs. Johnson stated and that is the way we want it to stay. Village
2 President Meyers-Martin closed Communications & Petitions at 8:15 P.M.

3

4 **EXECUTIVE SESSION:**

5

6 **To Discuss Matters of Personnel No Need to Reconvene – Open Meetings Act Section**
7 **5ILCS120/2(c)(1)** - Village President Meyers-Martin asked for a Motion to go into Executive
8 Session to discuss Matters of Personnel. There will be no need to reconvene according to the
9 Open Meetings Act Section 5ILCS120/2(c)(1).

10 **Motion by Trustee Matz, second by Trustee Hudson to go into Executive Session to Discuss**
11 **Matters of Personnel at 8:15 P.M.**

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

13

14 **OPEN SESSION:**

15

16 **Motion by Trustee Gibson, second by Trustee Matz to go back into Open Session at 9:54**
17 **P.M.**

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

19

20 **ADJOURNMENT:**

21

22 **Motion by Trustee Pennington second by Trustee Matz to adjourn at 9:54 P.M.**

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

24

25 **Respectfully submitted by Faith Stine.**

26

27

28

29