

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on April 22, 2013**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, April 22, 2013, at
6 the Linzey D. Jones Municipal Building and was called to order by Village President
7 Debra Meyers-Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance.
8 Administrator Mekarski/Village Clerk called the roll.

9
10 Present: Trustees – Gibson, (arrived at 7:02 P.M.), Ormsby, (arrived at 7:05 P.M.),
11 Oliver, Pennington, Nale and Waite
12 Village President Debra Meyers-Martin
13 Village Administrator/Village Clerk, David Mekarski

14
15 Absent: None.

16
17 **MINUTES:**

18
19 **Motion by Trustee Pennington, second by Trustee Nale to suspend with the reading**
20 **of the Minutes of April 8th, 2013.**

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

22
23 **Motion by Trustee Pennington, second by Trustee Nale to approve the Minutes of**
24 **April 8th, 2013, as presented.**

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

26
27 **BILLS FOR APPROVAL:**

28
29 Village President Meyers-Martin stated that she has Bills for Approval in the amount of
30 \$127,445.57. She stated that there is a Cover Memo in the Board Packet designating the
31 more significant payouts. (Trustee Gibson arrived at 7:02 P.M.)

32 **Motion by Trustee Pennington, second by Trustee Oliver to approve the payment of**
33 **Bills for April 22nd, 2013, in the total amount of \$127,445.57.**

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

35
36 **MOMENT OF SILENCE:**

37
38 Village President Meyers-Martin stated that she would like a Moment of Silence for the
39 passing of one of our former residents, Mr. Jacoby Dickens, Jr. Mr. Dickens passed away
40 on April 14th. He was a very distinguished, well-known resident in the Village of
41 Olympia Fields. Village President Meyers-Martin asked for a Moment of Silence in his
42 memory.

43
44 Trustee Waite stated that Mr. Dickens was the owner of Seaway National Bank. At one
45 point in time, it was the largest black-owned bank in the United States.

1 **PUBLIC HEARING:**

2
3 **Proposed 2013-2014 Budget** – Village President Meyers-Martin opened the Public
4 Hearing at 7:04 P.M. to review the proposed 2013-2014 Budget. She stated that the
5 Budget has been available since April 15th for review. The Board held two workshops on
6 the Budget on March 23rd and April 13th. Village President Meyers-Martin asked the
7 members of the public whether or not anyone wanted to comment regarding the 2013-
8 2014 Budget. Although, members of the public were present, no one wished to address
9 the Board.

10
11 Village President Meyers-Martin stated that with regard to the Budget Summary for
12 Fiscal Year 2013-2014, at the review sessions with the Trustees there was a projected
13 surplus for the 2012-2013 Budget of \$80,046.00. She stated that she is happy to announce
14 that our actual surplus is \$219,009.00. Village President Meyers-Martin stated that is
15 quite remarkable considering the economy and considering all of the things that the other
16 Villages are experiencing in terms of their Budgets in terms of the economy. She
17 commended the Board for working so diligently along with the Finance Committee,
18 along with Cindy Saenz and Don Theobald in order to accomplish that. She stated that for
19 the 2013-2014 Budget we are projected to have a \$51,302.00 surplus. Village President
20 Meyers-Martin thanked the Board Members for all of their hard work. She stated that it
21 wasn't easy. There were a lot of things that they had to take into consideration and a lot
22 of challenges that they had to face.

23
24 Village President Meyers-Martin asked the members of the public again whether or not
25 anyone had any comments regarding the 2013-2014 Budget. Although, there were
26 members of the public present, no one wished to address the Board. Village President
27 Meyers-Martin closed the Public Hearing at 7:05 P.M. (Trustee Ormsby arrived at 7:05
28 P.M.)

29
30 **COMMUNICATIONS AND PETITIONS:**

31
32 Village President Meyers-Martin opened up Communications and Petitions at 7:05 P.M.

33
34 **Walk to End Lupus Now** – Mr. Donald Ransford stated that he resides at 1047
35 Evergreen. This is the fourth year in a row that they have had a Lupus Walk on the south
36 side. They have beaten the north side for the last three years. Last year they made
37 \$67,000.00. He stated that Lupus is still kind of a hidden disease and we don't know a lot
38 about it. There are cures in the works. The Lupus Walk will take place on Saturday, May
39 18th, from 9:00 A.M. to 1:00 P.M. at Bicentennial Park. Mr. Ransford invited everyone to
40 attend. He stated that it is a good way for the community to get together for a common
41 cause.

42
43 Village President Meyers-Martin stated that she attended last year and it was a wonderful
44 event. Village President Meyers-Martin closed Communications and Petitions at 7:10
45 P.M.

1 **FINANCE:**

2
3 **Resolution #2013-03 – A Resolution revising the Budgetary Protocols for the**
4 **allocation of certain Budgetary Expenditures among the Village’s Various Funds –**

5 Trustee Pennington stated that the first item he has is Resolution #2013-03 a Resolution
6 revising the Budgetary Protocols for the allocation of certain Budgetary Expenditures
7 among the Village’s Various Funds. Trustee Pennington stated that in 2006 the Board of
8 Trustees and the Jones Administration established certain budgetary protocols in
9 Resolution #2006-04. The Resolution was enacted to allocate various budgetary
10 expenditures, namely Administrative Support Services Expenses between the Village’s
11 General and Proprietary Funds. During this current budgetary period, this Administration
12 and the Board of Trustees conducted a comprehensive review of the manner in which
13 various budgetary expenditures are allocated between the aforesaid funds. As a result of
14 the review and analysis, this Administration and the Board of Trustees have determined
15 that it is fiscally responsible to amend Resolution #2006-04 by reallocating various
16 expenses among the Village’s various departments to more accurately reflect actual
17 employee performance. The Budget allocations provided in the instant Resolution shall
18 apply to the 2012-2013 Budget and future Budgets going forward.

19 **Motion by Trustee Gibson, second by Trustee Ormsby to accept a Resolution**
20 **revising the budgetary protocols for the allocation of certain budgetary**
21 **expenditures among the Village’s various funds.**

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

23
24 **Ordinance #2013-09 – An Ordinance approving the Annual Budget of the Village of**
25 **Olympia Fields for the 2013-2014 Fiscal Year (First and Second Reading) –** Trustee

26 Pennington stated that the next item is Ordinance #2013-09 an Ordinance approving the
27 Annual Budget of the Village of Olympia Fields for the 2013-2014 Fiscal Year. This is
28 on First and Second Reading. Trustee Pennington stated that it saddens him to state that
29 this will be the last Budget that he will report out on on behalf of the Village of Olympia
30 Fields. He stated that it has been an extreme honor and privilege to work on the Budgets
31 in the last eight-years. He stated that it has been a grand ride.

32
33 Trustee Pennington stated that he is happy to state that the Village has a balanced Budget.
34 The Village had a more robust surplus in the 2012-2013 Budget. He stated that the
35 Village has a balanced Budget in the 2013-2014 Budget with a slight surplus, but a
36 surplus is a surplus regardless.

37 **Motion by Trustee Gibson, second by Trustee Ormsby to approve Ordinance #2013-**
38 **09 – An Ordinance approving the Annual Budget of the Village of Olympia Fields**
39 **for the 2013-2014 Fiscal Year on First and Second Reading.**

40
41 Village President Meyers-Martin stated that she wanted to thank Trustee Pennington
42 along with the Finance Committee of which two members are in the audience, Willett
43 Hudson and Art Byrd for all of their work on those many Budgets, the Department Heads
44 who have certainly always stepped up to the plate when we needed them to make cuts,
45 and when we needed them to be more fiscally responsible. She stated that it has always

1 been a collective effort from all of us. She stated that we certainly thank you for all of
2 your input over the years. (There was a round of applause).

3
4 Trustee Ormsby thanked Trustee Pennington. She stated that it was under Trustee
5 Pennington's tenure that the Village received its AAA Bond Rating. Trustee Ormsby
6 stated that we are so proud of that, and the effort of the Finance Committee and your
7 leadership. Trustee Ormsby thanked Trustee Pennington for that.

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

9
10 **BUILDING:**

11
12 **Resolution #2013-04 – A Resolution extending the due date for the payment of**
13 **Building Permit Fees for Single Residential Construction** – Trustee Ormsby stated
14 that you have Resolution #2013-04. She stated that they thought that this was important
15 for the significant hardship that our home builders have experienced in building out their
16 property. These builders bought the property before 2008. She stated that when you buy
17 property you assume that it will turnover very quickly. The recession hit and that has
18 made a tremendous hardship to the builders. Trustee Ormsby asked Administrator
19 Mekarski to speak on this because it was his thought and our thought that we create this
20 Resolution to give a little relief to the builders.

21
22 Village President Meyers-Martin asked the Board to make sure that they have the
23 Revised Resolution that was on the dais.

24
25 Administrator Mekarski stated that the Resolution provides some relief to the home
26 builders who have had multiple lots in single-family subdivisions and have an extended
27 holding period. The builders go to a commercial bank to take out loans for the capital of
28 purchasing the lots and for the equipment and material to build the homes. He stated that
29 debt service and that payout is usually based anywhere from a two to three-year
30 expectation to build out a particular phase of the subdivision and pay off that debt. The
31 debt is paid off with the sale of the house.

32
33 Administrator Mekarski stated that since 2008 home builders have held on to their
34 property much longer. He stated that instead of two to three-years it is five to seven-years
35 and in some cases even longer. The Village has numerous home builders who own
36 multiple lots and are stretched for capital. The Village doesn't want the recovery to be
37 hampered or hindered because of that situation. He stated that we have a hardship
38 revision and under Section 1 there are four criteria that a builder must demonstrate before
39 that hardship criteria can apply. This only applies for single-family construction and not
40 commercial or for any kind of commerce office or industrial. You can't just own one lot.
41 You have to have an aggregate of a number of lots that measure two-acres or more. He
42 stated as an example in Olympia Club where the lots are approximately 10,000 square
43 feet, you will need eight-lots to meet that criteria. The current owner Sligo 5 has 25 lots.
44 The property owner must show proof of paying the Real Estate Taxes on the property for
45 a prior period of two-years or more. If the property taxes have not been paid or are in any
46 way delinquent, the property owner shall not be eligible for the extension of time to pay

1 the Permit Fees. If those three criteria are met, rather than paying the Building Permit
2 upfront, you can pay at the issuance of the Certificate of Occupancy. That allows the
3 builder to pay the large Permit Fees at closing when his capital is coming in from the
4 homeowner. This is for a limited situation. It can be lifted by the Board at any time. It is a
5 measure to help the Village reboot the economy in the housing industry.

6
7 Village President Meyers-Martin stated that the reason why this Resolution came into
8 being is because the Village was approached by some developers. The Village was
9 informed of their hardship and the difficulty in moving forward to complete the
10 development of certain subdivisions like Olympia Club. The Village took that into
11 consideration. The Village looked at what other towns have been able to do in order to
12 assist their developers, and we were able to design this Resolution in order to assist the
13 builders within the Village so that we could complete our developments that we have
14 begun, and had to stop because of the economy and because of the housing crisis. Village
15 President Meyers-Martin is stating this for the record because she wants to make sure that
16 people know that we are responsive and receptive when people come to the Village and
17 let the Village know that there are issues and there are problems within the Village.
18 Village President Meyers-Martin is very pleased and very proud that we have been able
19 to put this Resolution up for a vote tonight.

20 **Motion by Trustee Gibson, second by Trustee Pennington to approve Resolution**
21 **#2013-04: A Resolution extending the due date for the payment of Building Permit**
22 **Fees for Single-Family Residential Construction.**

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

24
25 **PLANNING:**

26
27 **Educational Commission Activities Update** – Trustee Oliver stated that instead of
28 discussing Planning issues this evening he will be discussing updates on some
29 Educational Commission activities. The Educational Commission has been very busy in
30 the last six-weeks. The Commission has provided a perspective to the community
31 regarding the candidates who were running for School Board. He believes that the
32 opportunity provided to the Village, as well as the surrounding area have helped to create
33 some momentum and elected three new School Board Members with the hopes that it
34 will now be an avenue by which to change the current Rich 227 School Board and its
35 mission.

36
37 Trustee Oliver stated that on April 18th at the old Village Hall, the attorney for Southland
38 College Prep Charter High School, Mr. Bob Hall, provided an overview of House Bill
39 2660 which will also be discussed in some detail later in this meeting. The audience
40 included a cross section of stakeholders. There were members of the Olympia Fields
41 Educational Commission, members of the Rich 227 School Board, as well as newly
42 elected School Board Members and parents of students in the Charter School and 227.
43 One purpose of the meeting was to provide a basic understanding of House Bill 2660.
44 The second purpose was to encourage the audience to immediately provide feedback to
45 the sponsor of House Bill 2660. The third purpose of the meeting was to be prepared for a
46 discussion with the sponsors' tomorrow evening at the Village Hall. The general

1 consensus by the Educational Commission is in opposition to House Bill 2660. Phil
2 Kadner wrote an article addressing both sides of the issue on April 19th in the Southtown
3 Star. There is a copy of that article in the Board Packet. Trustee Oliver asked
4 Administrator Mekarski to speak at this point due to the fact he has some additional
5 information to share as part of his Village Administrator's Report.
6

7 Administrator Mekarski stated that under his Administrator's Report we have a request to
8 authorize the issuance of a letter by the Village President on behalf of the Board of
9 Trustees opposing House Bill 2660 in its current form. The Educational Commission
10 feels that House Bill 2660 is flawed. It targets three Charter Schools in the entire State.
11 Those Charter Schools had petitioned the Parent District, and the Parent District denied
12 their application and they had to appeal to the Illinois State Board of Education. The Bill
13 suggests that a Charter School that is created in a situation where it did not have the
14 initial support of the Parent District, would be left with the State share of revenues which
15 is approximately one-quarter of the total share of per capita dollars that go to a Charter
16 School to allow the operation of that building. He stated that per capita the Charter
17 School gets \$14,600.00 per student. That \$14,600.00 follows the student since they are
18 not being taught in our Parent District 227; they are not being housed there. They are not
19 being transported there. They are not being fed there. There is no security there for them.
20 There are no athletic activities for them. Since there is no actual expenditure of services
21 or goods, the law as currently written allows that money to follow the student to their
22 school of choice or the Charter School. The Bill would only allow one-quarter of that to
23 follow the student and three-quarters which is largely made up of your property taxes
24 would reside in the Parent District. The Parent District would be keeping three-quarters
25 of that per capita share for not expending any kind of services. State law indicates that the
26 State would have to find the replacement of the property taxes. It is doubtful under the
27 fiscal condition that the State currently is in that would be realized.
28

29 Administrator Mekarski stated that there are many examples in the Educational System
30 and promises by statutory law where allocations of payments are not made. There are
31 many examples that the State has not come forward with budgeting what is in the State
32 Statute. The Charter School to which the Educational Commission and this Board was
33 very aggressive in supporting and creating, sent delegations down to the Illinois State
34 Board of Education and citizens joined us to call for the creation of that school. We
35 attended the Court challenges that District 227 made against the Charter School. The
36 Appellate Court decision sustained the ISBE decision. House Bill 2660 would kill that
37 funding and close that school. The allocation right now that goes to the Charter School is
38 approximately \$7,000,000.00. That is about 15% of the total Budget for District 227.
39 District 227 has a Budget of over \$65,000,000.00. This will not be dilatory to the Parent
40 District. This is probably consistent with the ebbs and flows that any School District goes
41 through with changes in population and housing. The Charter School is kept at 125
42 students a year. He stated that 125 students at a ratio of about 2.6 children per household
43 consensus figure is equal to about 44 new homes. Prior to the recession, the Village was
44 experiencing the possibility of building 400 homes in a two-year period. This is 44 homes
45 between five major communities: Country Club Hills, Richton Park, Matteson, Park
46 Forest and Olympia Fields. Every Superintendent in the State of Illinois deals with that

1 kind of ebb and flow because of the ups and downs in the changes in population and the
2 changes in child bearing years and educational years for children. He stated that the
3 Educational Commission is asking the Board to unanimously support the issuance of the
4 letter. The Educational Commission will be meeting with Representative DeLuca
5 tomorrow. The Commission would like to formally present this letter. He invited the
6 public to attend that meeting as well.

7
8 Trustee Oliver stated that meeting will take place tomorrow night at 7:00 P.M. at Village
9 Hall.

10
11 **Educational Commission – College and Career Readiness Program Update** – Trustee
12 Oliver stated that the meeting held on April 18th was under the leadership of
13 Commissioner Fred Veazey. On April 19th at the Southland College Prep Charter High
14 School under the leadership of Commissioner Cheryl Rutherford, there was collaboration
15 between District 162, South Metropolitan Higher Education Consortium (SMHEC) and
16 the Educational Commission. They held the first Annual Middle School College and
17 Career Symposium. Dr. Davis made reference in her opening remarks that it is the first
18 time in her memory where kids from parochial and public schools were assembled under
19 one roof for the purpose of learning. The students in attendance came from Illinois, St.
20 Joseph, Huth, Parker and Infant Jesus of Prague. There were 142 students. Village
21 President Meyers-Martin provided opening remarks at the Symposium. Trustee Oliver
22 inquired of Village President Meyers-Martin whether or not she wanted to make any
23 comments.

24
25 Village President Meyers-Martin stated that it was a wonderful experience. She agreed
26 with the comments by Dr. Davis that it set a precedent where we had public and parochial
27 students together from the region. She couldn't stay for the entire event but she heard that
28 the workshops were wonderful. They were very appropriate and spoke to the interests of
29 the students that were present. Village President Meyers-Martin stated that she
30 commends the Educational Commission as well as the South Metropolitan Higher
31 Education Consortium for working together and partnering to bring this together. She is
32 looking forward to the event growing and becoming more popular. She had heard that
33 there were students there from other schools and their parents were upset that they had
34 not been able to participate. Village President Meyers-Martin stated that is a good thing
35 that we are gaining acknowledgement throughout the region that this is a worthwhile
36 project. Village President Meyers-Martin looks forward to working with the Educational
37 Commission and SMHEC to help this grow and to be even more successful next year.

38
39 Trustee Oliver stated that the members of SMHEC are as follows: Prairie State College,
40 Joliet Junior College, Kankakee Junior College, Moraine Valley Community College,
41 South Suburban College, Northwestern College, Governors State University, Lewis
42 University, St. Xavier University, University of St. Francis, DeVry University, and the
43 Illinois Institute of Technology.

44
45 Trustee Oliver stated that Chairman Pro Tem Mekarski, Chairperson Rutherford,
46 Commissioner Bev Sokol, Commissioner Michael McNeal, Commissioner Dr. Ernie

1 Gibson, Commissioner Dr. Doris Langon, and Commissioner Dr. Ethel Collier, as well as
2 the staff of Southland College Prep Charter School and its honor students made this a
3 special and wonderful occasion. A CD of the event will be run on Channel 4.
4

5 Trustee Oliver stated that one workshop that was offered was on building a robot. The
6 students in that workshop had the opportunity to build a robot and to keep it. That
7 workshop lasted an hour and 40 minutes.
8

9 Administrator Mekarski stated that it was a sight to see and you couldn't be any prouder
10 of our community. He stated that we were engendering the idea of higher education with
11 our guests to the middle school students. There was a workshop on "STEM Careers."
12 There was a workshop on "21st Century Skills - What's Hot? What's Not?" Another
13 workshop was on "What Are Colleges Looking for in Applicants?" There was a
14 workshop on "Getting Ready for High School." Another workshop was "Building a
15 Robot." The "Stepping Up to College" Workshop was done by Dwayne Bryant. It taught
16 the kids time management skills. There was another workshop designed for young men
17 that may not have had a lot of strong male figures in their life. It was called "Brother to
18 Brother." It was down and dirty street talk to young adolescents about waking up and
19 getting their grades in line to get ready for college. The kids heard from two students that
20 floundered in high school and when they got to college they got their act together. He
21 stated that both he and Trustee Oliver were impressed with how that was being related to
22 the young men. All of the students were enthusiastic about the workshops and would like
23 to have District 162, the Educational Commission, and the Charter School do it again.
24

25 Trustee Waite stated that this was originally the idea of our Educational Commission. He
26 stated that it was pretty outstanding.
27

28 Trustee Oliver stated that SMHEC has been noticing a trend over the last few years that
29 they cannot retain students in their colleges. They have noticed that students are not
30 doing well in college. The partnership is a win-win for all of us. He stated that we may be
31 setting a trend for a number of these surrounding communities.
32

33 Trustee Gibson inquired of Trustee Oliver whether or not the Educational Commission
34 made every effort to affect a Symposium like this for the District 227 High Schools that
35 would assist their students in the preparation of college.
36

37 Trustee Oliver stated that both the Educational Commission and District 227 were
38 thinking about something like this at the same time. District 227 put an event like this on
39 prior to this. It was suppose to be successful as well. They had 200 or 300 students in
40 attendance.
41

42 Trustee Gibson stated that she wanted to congratulate the Educational Commission on the
43 idea of reaching out to the middle school kids because it doesn't happen too early that
44 students can begin to prepare themselves for high school and to begin to prepare
45 themselves for college. She stated that if you wait until the last moment, sometimes there

1 isn't enough time to get all the things that they need to do. She congratulated the
2 Educational Commission on the insight to do this and to take it to the middle school kids.

3
4 **Park District Funding Request – Pumpkin Festival** – Trustee Oliver stated that his last
5 report has to do with a request from the Olympia Fields Park District. He stated that in
6 the Board Packet is a letter and a Budget Worksheet from the Olympia Fields Park
7 District that outlines what their Pumpkin Festival is going to cost them this year. They are
8 asking for any assistance from the Village Board.

9
10 Trustee Oliver stated that there is correspondence about a sign. He didn't think that had
11 been approved by the Sign Committee.

12
13 Administrator Mekarski stated that this application has not gone through the Sign
14 Committee for approval. They were having preliminary discussions with Chief Krull to
15 see if the electronic media portion can be tied into the Pedestrian Crossing, so that when a
16 child pushes the Pedestrian Crossing button there would be a warning for motorists to
17 slow down and it would appear on that sign. It has to go through the review of the Sign
18 Committee.

19
20 Trustee Ormsby inquired of Trustee Oliver whether or not if House Bill 2660 passes, if
21 Southland Charter School is in jeopardy. She inquired whether or not the parents of the
22 children that are currently attending the Charter School would be attending the meeting
23 tomorrow night. She inquired how we can get enough buzz going that this would be so
24 critical to the Village.

25
26 Administrator Mekarski stated that the Educational Commission is making an outreach to
27 the parents. He believes that there will be a good representation at the meeting. Dr. Davis
28 is very concerned about it. She has asked the elected officials for their support by
29 insuring that the Bill dies a quick death.

30
31 Trustee Ormsby inquired of Administrator Mekarski whether or not he could call the Sun
32 Times and the Tribune and let them know that this meeting is going to be held. She stated
33 that it is a huge deal and it would devastate the people that put the Charter School in
34 motion. The success of the Charter School is just beginning.

35
36 Administrator Mekarski stated that we have a representative from the Southtown here this
37 evening.

38
39 Trustee Waite inquired why we are starting so late to start publicizing this major event
40 that could put the Southland Charter School in jeopardy.

41
42 Administrator Mekarski stated that this just came out of the Special Meeting of the
43 Educational Commission that was held last Thursday. He stated that there have been
44 articles in the paper. There is an article from Phil Kadner and a copy of the article is in
45 the Board Packet. Dr. Davis has been making all kinds of advocacy efforts. The

1 Educational Commission is reaching out to State Representative DeLuca and State
2 Representative Davis.

3
4 Trustee Waite inquired why we are not on the phones to State Representative DeLuca's
5 Office and registering our dissatisfaction with his sponsorship of the Bill.

6
7 Trustee Gibson stated that she first heard about it two weeks ago from Dr. Davis. Dr.
8 Davis sent out an email blast asking that you call your State Representative and vote no.
9 Trustee Gibson stated that she did that at that time. She stated that State Representative
10 DeLuca is one of the sponsors of the Bill. Trustee Gibson inquired why State
11 Representative DeLuca didn't come to the Village to say something instead of us having
12 to get him in knowing that the Educational Commission was very instrumental in
13 assisting in getting the Charter School. That is her concern.

14
15 Trustee Waite stated that it would be a good question to ask State Representative
16 DeLuca.

17
18 Village President Meyers-Martin stated that when Dr. Davis sent out the email blast the
19 Village had her request for a letter. We decided to wait until we had the opportunity to
20 talk with State Representative DeLuca. She was hoping that Will Davis would have been
21 present as well. She stated that they are coming in tomorrow. The Board's task this
22 evening is to approve the letter so that it can be sent out not only to the State
23 Representatives but to the parents. Village President Meyers-Martin thought that by
24 having the Representatives attend the meeting the Village would be able to find out the
25 status of the Bill. She stated that we will find that out tomorrow night.

26 **Motion by Trustee Oliver, second by Trustee Waite to include in the Fiscal Year**
27 **2013-2041 Budget, an amount not to exceed \$1,000.00 as Village contribution to the**
28 **Olympia Fields Park District for subsidizing the 2013 Pumpkin Festival to be held**
29 **on October 19th, 2013.**

30 **Roll Call: Ayes (3) (Nays 3) Vote is Tied.**
31 **(Trustees Waite, Nale and Oliver voted Aye). (Trustees Pennington, Gibson and**
32 **Ormsby voted Nay).**

33
34 Administrator Mekarski stated that the Village President is required to break the tie vote.

35
36 Village President Meyers-Martin stated that it has long been her opinion that the Park
37 District has not stepped up to the plate on many occasions as it relates too many of the
38 things that this Board has expected of them. We have tried to have dialog. We have tried
39 to infer to them that we expect many things from them and sometimes that falls on deaf
40 ears. She has always said that the Olympia Fields Park District is just the Olympia Fields
41 Park District. She stated that people associate that with the Village Board no matter how
42 we feel about them, no matter how we feel that they don't step up to the plate and that
43 they don't follow through with many of the things that we believe that they should. She
44 stated that when they do badly we do badly because that opinion is then given to us and
45 people feel that the Village has failed when they fail. Village President Meyers-Martin
46 stated that she has felt that the Village should always be a partner with them. She asked

1 Administrator Mekarski to put together a meeting of all of the Taxing Bodies, including
2 the Park District. She stated that everybody has to be on the same page. She stated that is
3 part of the problem. Everybody is doing their own thing with their own agenda. She
4 stated that we need to be more collaborative and more cooperative. **Village President**
5 **Meyers-Martin stated that she votes yes for the payment. Administrator Mekarski**
6 **stated that the Motion carries 4 to 3.**

7
8 **PUBLIC WORKS:**

9
10 **Phase I Road Program Bid Results and Contract Award** – Trustee Waite stated that
11 the first item he has is the 2013 Road Surfacing Program Phase I. He stated that rather
12 than going forward with resurfacing the roads in the Village on a piecemeal basis over a
13 stretched out long period of time, we decided to do a Bond Issue and do a major chunk of
14 the resurfacing all at once. Trustee Waite stated that we started last year when we had the
15 approval for the Bond Issue. The Village went ahead and got the bids in. The Village
16 took advantage of the low construction costs that we were experiencing at that moment in
17 time, and the low interest rates that we could payback over that period of time when we
18 would have done this job on a piecemeal basis. The Village saved just in construction
19 costs almost \$300,000.00 out of a total bid of \$1,262,000.00. He stated that is a big chunk
20 of change that can go towards keeping our roads in optimum condition as we go forward.
21 That will be paid back over the next 20-years. He believes that there will be an outbreak
22 of inflation during that period of time and the Village will be able to pay that money back
23 using inflated dollars. He believes that it was a stroke of genius that the Board had to take
24 that particular tact. The Bond Issue is \$1,700,000.00. He stated that we are way under the
25 amount that was approved for the Bonds and we might be able to use it for something
26 else in the Public Works Department.

27 **Motion by Trustee Ormsby, second by Trustee Pennington to accept the**
28 **recommendations of Robinson Engineering of the lowest and best bid from Iroquois**
29 **Paving Corp., in the amount of \$1,262,880.79; for the 2013 Roadway Resurfacing**
30 **Program – Phase I, financed by the 2013 \$1,700,000.00 General Obligation Bond**
31 **Initiative; and further authorize the Village President to enter into an Agreement**
32 **and contractual documents to initiate construction activities.**

33
34 Trustee Oliver inquired of Administrator Mekarski that with normal wear and tear how
35 long do we expect these roads to last. Administrator Mekarski stated 15-20 years on
36 normal wear and tear. Trustee Oliver stated that some places of 207th on the east side
37 received a little bit of road resurfacing where they actually dug down and cleared it all
38 out and resurfaced it. Trustee Oliver stated that it has not been 10-years. He was
39 wondering when we do the bids whether or not all of the companies are using the same
40 materials.

41
42 Trustee Waite stated that if they have to dig down that is twice as expensive as
43 resurfacing. He stated that if you let the roads get so beat up that you have to tear out
44 what is there and start over, it is much more expensive than what we are trying to do now.
45

1 Administrator Mekarski stated that there are some portions of the Village that were built
2 with not utilizing some of the best practices and built on marshy soils and floodplains. He
3 stated both roads and homes. He stated that when you look at the Floodplain Map you
4 can see dry tributaries of our creek system that every 10 to 20-years are not dry. He stated
5 that footprints of houses and roads are right over those. Administrator Mekarski stated
6 that in those areas if they had to cut it and excavate it, there are probably very poor soil
7 conditions. He stated that even if you put a good subbase down and build the road, that
8 road just continues to subside and crack and have a shorter life span.

9
10 Village President Meyers-Martin stated that the other thing about this savings is that it
11 allows the Village to expand its Phase I Road Project and include more roads which
12 would be a good thing. She stated that now that there is all of this new technology with
13 the GIS Road Mapping System, we can take a much closer look and a much deeper,
14 thorough look at the condition of the roads so that we know exactly where its stands in
15 terms of the type of maintenance it needs. She stated that before when those roads were
16 done the Village did not have that capability.

17
18 Trustee Pennington stated that with this new Mapping System the ability exists to take a
19 closer look at a closer period in time in looking at the roads as opposed to waiting until
20 the roads are deteriorating. He stated that we can go out five years before we need to
21 actually start resurfacing and determine the strength and the structure of those roads. He
22 stated that it will work out greatly for the Village overall.

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

24
25 **Ratification of Expenditure for the Kedzie Sewer Plant Fence Repair** – Trustee Waite
26 stated that the last item concerns the Kedzie Sewer Plant where we house the salt. There
27 is a chain-link fence around it. There are slats in the fence and you can see what is in
28 there. There are a lot of trucks there and the salt dome. Trustee Waite stated that we
29 would like to hide that. A lot of the slats have been broken and deteriorated over the
30 years. The money wasn't in the Budget to do it. The Village is able to transfer some
31 funds from the Tree Removal Fund and put it in this year's Budget as opposed to next
32 year's. He stated that there is a new slat called a "Wing Slat." That provides about 95%
33 visual blocking compared to the 75% with the old style. The bids ranged up to
34 \$14,000.00. The bid that was accepted was from Discount Fence for \$5,280.00. The
35 money needs to be spent before the end of this Fiscal Year.

36 **Motion by Trustee Oliver, second by Trustee Pennington to ratify the expenditure**
37 **of an amount not to exceed \$5,280.00 from the Tree Removal Fund to finance the**
38 **costs associated with repairs to the Kedzie Sewer Plant and Salt Yard which is**
39 **scheduled to be completed prior to the close of the 2012-2013 Fiscal Year.**

40
41 Trustee Ormsby inquired of Trustee Waite whether or not the Village has a visual of what
42 that fence looks like. Trustee Waite stated that he believes that is in Mr. Alexa's Office.
43 Trustee Ormsby stated that she would like to see that.

44
45 Village President Meyers-Martin stated that when we had our Budget Review we talked
46 this over with Joe Alexa and we decided that this needed to be done. She understands that

1 Trustee Ormsby would like to see the visual. She stated that this was discussed and there
2 was a consensus that that needed to be addressed because it is very unsightly. She stated
3 that we are about moving forward and doing some aesthetically important things.

4
5 Trustee Nale stated that she understands that this is absolutely necessary. She believes
6 that entire area needs to be beautified in some way. She stated that it is quite ugly. There
7 are lovely homes in the area and it is a well-traveled area. There is a beautiful boulevard
8 and then you come to that area. She stated that it looks like a garbage heap. Trustee Nale
9 approves of repairing the fence.

10
11 Village President Meyers-Martin stated that will go a long way in making that appear to
12 be a little bit better. She stated that Trustee Ormsby and the Beautification Committee
13 may want to look at some additional things to be done. Village President Meyers-Martin
14 stated that the fence has been horrible for a long time.

15
16 Trustee Ormsby inquired of Trustee Waite whether or not he knew what color the new
17 fence was going to be. Village President Meyers-Martin stated that John McDonnell has
18 that information. Trustee Ormsby stated that these are usually things that pass through her
19 so that she can look at them. She understands that it is needed and that it has to go into
20 this year's Budget. Trustee Ormsby stated that she will take a look at it.

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

22
23 **HUMAN RESOURCES:**

24
25 **Park Forest/Olympia Fields Library** - Trustee Nale stated that she wanted to announce
26 that there is going to be a speaker at Lincoln Way North at 7:00 P.M. on April 24th. The
27 son of Henrietta Lacks will be speaking. It is on the book of "The Immortal Life of
28 Henrietta Lacks." She stated that it was a very popular book. She stated that it is about a
29 woman that in her death passed cells that eventually resulted in fighting cancers. The
30 cells were distributed throughout the United States without her knowledge or her
31 families' knowledge. She stated that it is suppose to be a tremendous affair. If anyone is
32 interested in going they can call the library. They are having it at Lincoln Way North
33 because it can hold more people.

34
35 **Park Forest/Olympia Fields Library Board Meeting** – Trustee Nale stated that she
36 will be attending the Board Meeting for the library on Wednesday.

37
38 **Human Resource Committee** – Trustee Nale stated that as far as the Human Resource
39 Committee is concerned, they are actively participating in the Virgin Health Miles which
40 has to do with the Horton Well Group.

41
42 Village President Meyers-Martin stated that we will be including the Library Board in the
43 meeting with the Taxing Bodies that she spoke about earlier. She believes that they need
44 to be on the same page.

1 **PUBLIC SAFETY:**

2
3 **Equipment Purchase – Customs Fund** – Trustee Gibson stated that in the Board Packet
4 there is a Memo from Chief Krull regarding the justification of an emergency expenditure
5 to purchase equipment which is critical to operate the Video Surveillance System in the
6 Village Hall and in the Police Department. She stated that Chief Krull is requesting the
7 replacement for failed equipment in the Police Interview Room which is very, very
8 important. These purchases are critical to maintain the security and safety of the Village’s
9 personnel. Trustee Gibson stated that in the case of the request for the Recording System
10 for the Police Interview Room, the Village is required by State Statute to have a system
11 in place. She stated that there is about \$75,000.00 in the Customs Account. They would
12 like to use funds out of the Customs Account in order to purchase the two systems.
13 Trustee Gibson stated that the one system is called the “Nawrocki System.” This will
14 include the purchase and installation of a 32-Channel Digital Video Recorder. This will
15 replace the existing, non-functioning DVR that is critical in recording and monitoring
16 areas in and around Village Hall and the Police Department, and even as far as the Post
17 Office. The replacement cost for the equipment and installation is \$5,058.00.

18
19 Trustee Gibson stated that the second item is an I-Record Digital Video/Audio Recording
20 System for Interviews. It is a separate; stand alone secured audio and video recording
21 system for the Interview Room. She stated that since 2003 the State of Illinois requires
22 that interviews and custodial interrogations be recorded for certain offenses. This
23 includes offenses like homicides, sex offenses and other forcible felonies. The recordings
24 are very, very important. That is why it is so critical that the Village has these two
25 systems in place.

26
27 Trustee Gibson stated that the second system will cost \$11,995.00. The cost of the two
28 systems together would be about \$17,000.00 out of the \$75,000.00 that the Village has
29 left in the Customs Account. There is still money that is outstanding and owed to the
30 Village by Customs.

31 **Motion by Trustee Pennington, second by Trustee Ormsby to authorize the Police**
32 **Department to purchase and install a 32-Channel Digital Video Recorder and an I-**
33 **Record Digital Video/Audio Recording System for the Police Interview Room from**
34 **the Village’s Treasury and Customs Fund for a total cost of \$17,053.00 from**
35 **Nawrocki Systems Inc. and Word Systems Inc. as per attached invoices, dated**
36 **4/11/2013 (Word Systems) and 4/15/2013 (Nawrocki Systems) from the Village**
37 **Customs Treasury Account.**

38
39 Trustee Pennington inquired of Trustee Gibson whether or not the \$17,053.00 is a not to
40 exceed amount. Trustee Gibson stated yes.

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

42
43 Village President Meyers-Martin stated that she asked Administrator Mekarski to arrange
44 for a meeting with Officer Amschl. She stated that we need a more detailed report on
45 what those DAGs are in terms of amounts.

1 **NIXLE – Implementation of Email and Text Public Safety Notification System –**
2 Trustee Gibson stated that the next item is NIXLE. It is an implementation of an Email
3 and Text Public Safety Notification System. NIXLE has a lot of material, information
4 and services. It is a web-based Centralized Communication Management System. The
5 primary purpose of NIXLE is to enhance all public safety initiatives by using social
6 media technology to increase community engagement in a proactive and transparent
7 manner. It is to inform residents within the community of things happening. It is not
8 going to take the place of Code Red. The good part about NIXLE Connect is that it is a
9 free system for Municipalities. It has texting, email and web messaging capacity. The
10 police department has investigated this. Trustee Gibson believes that it will be a very
11 good service for the residents.

12 **Motion by Trustee Pennington, second by Trustee Nale to authorize the Police**
13 **Department to implement NIXLE Connect, a web-based Software System to**
14 **provide an email, text and web messaging public information notification system at**
15 **no cost to the Village.**

16
17 **Motion by Trustee Pennington, second by Trustee Oliver to suspend the rules in**
18 **order for Chief Krull to address the Board.**

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

20
21 Chief Krull stated that NIXLE will not take the place of Code Red. The Village gets
22 Code Red through SouthCom. The Village pays for that system indirectly. Code Red was
23 meant to be used only for emergency purposes.

24
25 Chief Krull stated that NIXLE is not just for the Police Department. It is Village-wide.
26 He stated that when the Village starts its road construction projects, it can send out a
27 quick text to everybody in the area that signed up for NIXLE to let them know what road
28 project will be starting next week and to be aware that there will be traffic congestion.
29 Chief Krull stated that it is a voluntary system. There will be a link on the Village's
30 Website for residents to sign up for this service. He stated that if there are certain events
31 going on in the community they can let everybody know about it.

32
33 Trustee Gibson stated that you can put lost pets on there or if a pet has been found that
34 can be put on there.

35
36 Chief Krull stated that a lot of agencies are using it. The Villages of Riverside and
37 Lemont use it. The Illinois State Police use it. He stated that a lot of towns are using it.
38 The only thing you have to do is give your email address or phone number and chose if
39 you want to view the information via text or on the web.

40
41 Trustee Oliver inquired of Chief Krull what percentages of the Village's residents are
42 signed up for Code Red. Chief Krull believes that it is over 60%. He stated that when we
43 are out in the community we are going to let everybody know about it and strive for
44 everybody to be involved in that.

1 Village President Meyers-Martin stated that is something that we can promote on the
2 Village’s Website. The Village can promote it on Channel 4 and through the Village’s
3 Newsletter. She stated that we can promote it through the Homeowners Associations.
4

5 Village President Meyers-Martin commended Chief Krull because this question came up
6 at one of the Homeowners Association Meetings that they had attended. They wanted to
7 know how they can get more information, and how they can find out if there are road
8 closures, or if there is a missing pet. She stated that Chief Krull had stated that he had a
9 resource and he was going to check into it. Village President Meyers-Martin stated that
10 occurred less than a month ago. She commended Chief Krull for being so responsive to
11 the request from the residents.

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

13
14 **Information Only – Memorial Day Mini Grant – IDOT Traffic Enforcement**

15 **Program for Seatbelt/DUI** – Trustee Gibson stated that the Olympia Fields Police
16 Department received an IDOT Memorial Day Mini Grant for increased traffic
17 enforcement between May 10th and May 27th of this year. The total amount approved for
18 this Mini Grant is \$2,860.00. It is primarily for seatbelt/DUI enforcement for the daytime
19 and nighttime. The general places that they plan to be are at 203rd and Kedzie and Route
20 30 and Western Avenue. During that time random night patrol will be focusing on
21 impaired driving. Trustee Gibson stated that the police department does this all of the
22 time. The Police Department has a Grant now.
23

24 **Information Only – Self-Defense Class for Women** – Trustee Gibson stated that this is
25 for information only. She stated that preliminary plans have been completed for the
26 Olympia Fields Police Department to host a Self-Defense Class for Women. The class
27 will be held in the Village Hall Multipurpose Room on a Tuesday evening in June. The
28 class will go from 6:30 P.M. to 9:30 P.M. The date is yet to be determined. The class will
29 be taught by Corporal Don Dean. Corporal Dean is a trained self-defense and self-defense
30 tactics instructor. He will be assisted by other members of the Olympia Fields Police
31 Department. Some of the topics are warning and danger signs to be aware of while
32 walking to and from vehicles, strategic selection of parking areas for your vehicle, and
33 increasing your situation awareness while entering or exiting your residence, a business,
34 or your car. Participants will be exposed to controlled demonstrations and practical
35 applications of a wide variety of self-defense tactics, as well as the physical skill and the
36 mental mindset necessary to defeat an assailant. Trustee Gibson stated that as soon as a
37 date has been determined everyone will be informed.
38

39 Trustee Waite inquired of Trustee Gibson why it is just limited to women. Trustee
40 Gibson stated that they may have a men’s’ class, but this one is for women.
41

42 Trustee Nale inquired of Trustee Gibson whether or not this was just for people in
43 Olympia Fields. Trustee Gibson stated yes, for any resident.
44

1 Village President Meyers-Martin stated that she is very excited about this. She believes
2 that it is a great idea. Village President Meyers-Martin thanked Chief Krull and Corporal
3 Dean for bringing this to the Board.

4
5 Trustee Gibson stated that no previous experience is necessary to participate. The officers
6 will teach you what you are supposed to do.

7
8 **Citizens Police Academy Class** – Village President Meyers-Martin inquired of Trustee
9 Gibson when the next Citizens Police Academy Class will start. Trustee Gibson stated
10 that she spoke with Officer Barry today and he indicated that they were planning it. She
11 stated that she will have to find out.

12
13 **REPORT OF VILLAGE ADMINISTRATOR:**

14
15 **CMAP Technical Assistance Grant Award for “Update of Town Center Concept
16 and Design Guidelines for the Village of Olympia Fields” -**

17 **Village Receives a Grant** – Administrator Mekarski stated that the first item is for
18 information only. It is a detailed report on the award that the Chicago Metropolitan
19 Agency on Planning has provided to the Village to update our Town Center Concept,
20 Design Guidelines, and our PUD’s in the Village. This covers the area from Vollmer
21 Road on the north to Kedzie Avenue Boulevard on the west and on the east the Metra
22 Tracks or the CN Railroad Tracks, the Country Club and to the south is 203rd Street. It is
23 commonly known as a “Transit Oriented Development” area for the Metra 203rd Street
24 Station. There are vacant properties that were acquired by banks because of the recession.
25 The Vollmer tract above the Lakes of Olympia has gone to the Bank of Delaware. The 80
26 unit condominium complex below Olympia Club has gone to the Bank of Countryside.
27 Both owners have been sending an interest on that property that is not consistent with the
28 vision of the Board or the community. Many members of the community have expressed
29 an interest to the Board that they could support a mixed use development that would
30 create a little bit of a Town Center Concept.

31
32 Administrator Mekarski stated that 203rd Street is about the same size as Sterling Avenue
33 where you have the Flossmoor Station and Fresh Starts, along with local businesses and
34 shops integrated with single-family and the train stop and other pedestrian amenities like
35 the public library. This is a free Grant that the Village secured through competition. The
36 value of the Grant is close to \$50,000.00. It is a chance for the Village to work with the
37 new planning and design firm of Caminos Ltd who won the selection after going out on
38 competitive proposals. They will work with the Planning Commission. The Village will
39 setup a Steering Committee consisting of Trustee Representatives, Planning Commission
40 Representatives, Community Representatives, Homeowners Association Representatives
41 and the landowners on that property. They will work on a concept and implementation
42 strategies to amend those PUD’s, and sunset others that no longer make sense for today’s
43 economy, and create a plan and a strategy to go forward so that the landowners are
44 sending the Village interests that are consistent with the vision of the Board and the
45 community. He stated that he is very excited about it. This is not costing the Village
46 anything. There was a competitive Grant that was provided to the Village.

1 **Authorization to forward a Letter to our State Legislative Delegation Opposing**
2 **House Bill 2660** – Administrator Mekarski stated that the next item is to forward a letter
3 to our State Legislative Delegation opposing House Bill 2660. He stated that we had a
4 great deal of discussion about this during Trustee Oliver’s report to the Board.

5 **Motion by Trustee Oliver, second by Trustee Gibson to authorize the dissemination**
6 **of this letter to the legislatures, as well as to the parents regarding House Bill 2660.**
7

8 Administrator Mekarski stated that as of 3-21-13 the Bill is still in Committee. There
9 hasn’t been a parallel Bill in the Senate. He believes that there is ample opportunity for
10 the Village to work with the legislative delegation.

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

12
13 **Authorization to refer to the Planning and Zoning Commission Consideration of**
14 **Amendments to the R-1 Zoning District** – Administrator Mekarski stated that the last
15 item on his report is the authorization to refer to the Planning and Zoning Commission
16 consideration of an amendment to the R-1 Zoning District. In the Board Packet is a
17 Comprehensive Report by Mike Hoffman from Teska Associates in concert with Judy
18 Kolman the Village’s Legal Advisor, along with Administrator Mekarski relative to some
19 critical amendments to the Village’s R-1 Zoning District that need to take place without
20 any haste. The Village’s Ordinance is somewhat obsolete and antiquated. It gives
21 permitted uses to churches and schools in Residential Zones without any kind of Special
22 Use consideration. There is no provision to go to the Planning and Zoning Commission
23 or through the Site Plan Review process. He stated that needs to be changed. The District
24 relative to residential homes does provide some protection to the community for size but
25 that needs to be reviewed by the Village’s Legal Advisor because there are some
26 consistencies and inconsistencies with Court precedent relative to this issue. He stated
27 that needs to be updated with the current practice under the Courts.
28

29 Administrator Mekarski stated that regarding Special Uses the Village’s Planner is
30 recommending that certain uses in the Code should be taken out of Special Use
31 consideration in a Residential Zone. He stated that after a Public Hearing in our Zoning
32 District, you could put in an automobile service station, commercial establishment open
33 24-hours a day, a financial institution, hospital, clinic, or a medical center. It is totally
34 inconsistent with a Residential Zone. That should be in a commercial corridor or a
35 Commercial Zoning District. He stated that even that is considered a Special Use after the
36 Public Hearing. He stated that there is no place in the R-1 Zoning. Administrator
37 Mekarski stated that we would like to suggest an amendment to remove that completely
38 from this section.
39

40 Administrator Mekarski stated that the Board acted very aggressively to try to get
41 additional architectural controls, landscaping controls, and traffic impact controls in the
42 new Site Plan Review procedure for commercial properties. He stated that on the last two
43 pages of Mr. Hoffman’s Memo there are suggestions as follows: 1. “Given the age and
44 inconsistencies within the Zoning Ordinance, we recommend a major re-write of the
45 Code. 2. However, to address the noted concerns regarding the R-1 District, we
46 recommend the Village proceed with an amendment to modify the existing Code to

1 address the following: A. Amend the Code (Section 22-187) to delete churches and
2 schools as permitted uses (but continue to allow as a Special Use). B. Amend the Code
3 (22-91) to clarify that hospitals or clinics, financial institutions, and commercial
4 establishments with drive-thru's, and convenience stores and service stations are only
5 allowed in Commercial Districts as a Special Use and are eliminated from the Residential
6 Zone. C. Consider allowing, with appropriate restrictions, provisions for a Bed and
7 Breakfast as a Special Use. D. Amend the Site Plan Review section of the Code to require
8 Site Plan Review for all non-residential uses in any Zoning District.”

9
10 Administrator Mekarski stated that we would like a Motion in support to authorize the
11 Village's Legal Advisor to prepare the amendments in concert with our team and then
12 refer that formally to the Planning Commission for Public Hearing.

13 **Motion by Trustee Nale, second by Trustee Ormsby to authorize the Village's Legal**
14 **Counsel to prepare amendments to the R-1 Zoning District consistent with the**
15 **recommendations set forth by the Memorandum from Teska Associates, dated April**
16 **10, 2013; and further refer this matter before the Planning and Zoning Commission**
17 **for a Public Hearing, as set forth by State Statute and Local Ordinance.**

18
19 Trustee Ormsby stated that she wanted to commend Administrator Mekarski. He has
20 been keenly aware of this omission. She is very happy that he is going forward with this.
21 She stated that this is a great step.

22
23 Trustee Pennington inquired of Administrator Mekarski how the Commercial Districts
24 are denominated now. Administrator Mekarski stated that they are B-1, B-2, and the
25 higher one is B-3. He stated that those uses probably need to be reexamined. Trustee
26 Pennington stated that he was going to suggest that the Village look at possibly recoding
27 them to identify that they are in fact commercial entities and not have this strange
28 conglomerate of alphabets. He stated that if it is going to be commercial let's deem it to
29 be commercial.

30
31 Administrator Mekarski stated correct. There are opportunities on the Village's northern
32 perimeter on Vollmer Road that is confusing for the development community because
33 there are large areas that are just zoned Planned Unit Development. A Planned Unit
34 Development has no text that you can go into and identify its uses. It is a negotiated Site
35 Plan. He stated that typically in communities you have a PUD that is an overlay zone
36 underneath that clearly defines use by right, or in Commercial Zone, or Residential Zone.
37 It guides the developer and landowner. It gives them predictability to the process. The
38 Ordinance was historically done through engineers and not by trained planners that has
39 caused some of these problems. He stated that the Village President was suggesting
40 changing some of the Office Zoning to allow for some ancillary retail that would
41 complement from the spin-off of Meijer's on Vollmer Road.

42
43 Village President Meyers-Martin stated that Judy Kolman has been very instrumental in
44 going through these Codes as it relates to zoning and to the Sign Ordinances. She stated
45 that slowly but incrementally we are updating those Codes.

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

1 **REPORT OF VILLAGE PRESIDENT:**

2
3 **APA National Conference Update – SBA South Suburban Retail Investment Study -**
4 Village President Meyers-Martin stated that she attended the American Planning
5 Association National Conference. One of their workshops actually related to the SBA
6 South Suburban Retail Investment Study. It has been very comprehensive and very
7 intensive. She stated that we worked with SBA, and the University of Illinois and Teska
8 Associates in order to pull that together. She stated that it has been very informative. The
9 workshop was very well-attended. This workshop was standing room only. All of the
10 planners in the workshop were from across the country. They have a lot of interest in the
11 South Suburban Retail Investment Study. It is rather unique in terms of its scope. There
12 are many communities across the Nation that is experiencing the same types of things
13 that have been illustrated in this particular study. She was very happy to be there. They
14 met someone from the east coast who had some suggestions for the Village in terms of
15 moving forward and implementing the study. She stated that we are in that phase where
16 we will be implementing the research and the data that we have been able to collect as a
17 result of working with the University of Illinois.

18
19 Village President Meyers-Martin stated that it was a very rewarding experience. The
20 Village of Olympia Fields was given many accolades for being pioneers and for pushing
21 this study. She is hoping that this will be the beginning of a journey where we can
22 address some of these decisions that are made from corporate entities in terms of their
23 location choices. Administrator Mekarski was on the panel. She stated that SBA was
24 there. The University of Illinois was there. Mike Hoffman and Bridget Lane were there.
25 Michael Brown who is a developer and a real estate attorney was there. He was involved
26 in the focus groups. She is very proud of the work that was done. She stated that in the
27 south suburbs there is always a lot of research and a lot of studies done on housing
28 patterns on why diversity doesn't exactly work within the south suburbs, and why there is
29 white flight. She stated that nothing ever happens with the study. Village President
30 Meyers-Martin is very excited that this will be implemented. There is a strategy and a
31 plan in place in order to implement it.

32
33 Administrator Mekarski stated that the study was funded by two Federal Earmarks that
34 the Village secured through former Congressman Jackson and Senator Durbin. He stated
35 that it was close to a Quarter Million Dollars provided to not only Olympia Fields, but to
36 Matteson, Richton Park and Park Forest. It examines the issue of Retail Redlining which
37 is unconscious racism. National retailers will look at a community and can't get beyond
38 that first demographic of race. They think that 70% African-American it must be poor
39 and uneducated. Therefore it must have high crime and be poor for investment. They
40 decide to go to a Caucasian community to make a safe business decision. He stated that
41 what we did was not to undertake the study to criticize the retail industry. The University
42 of Illinois in Chicago was involved to try to give some credence to what he believes all of
43 the policymakers have recognized since the white flight of the '70s, that this is a
44 pervasive and insidious form of racism that is existing in America today. He stated that
45 nobody is talking about it. Administrator Mekarski stated that we did. We broke the glass
46 ceiling and began the dialog. We got some research to prove that it is happening. It

1 wasn't to criticize, but to change the way that we market. Traditional marketing
2 techniques in an upward, mobile, diverse community does not work. He stated that what
3 we did to get the Class "A" retail interest in the Lincoln/Western Corridor are show
4 retailers that they are leaving money on the table. They have compared the
5 Lincoln/Western Corridor and compared it with a hypothetical Lowe's or Costco's, and
6 we have compared that site with the actual Costco's in Orland and Indiana and by
7 Midway. He stated that using their published criteria for making location decisions, they
8 can prove that the Village can beat or exceed those. He stated that they can see that they
9 are leaving profit on the table. The Village can demonstrate that there are high volumes
10 of leakage. He stated that 85% of us that live within the four town area leave our
11 boundaries on a regular basis to have casual dining. He stated that it is a damn shame that
12 Olympia Fields with its wealth and its people don't have a single sit-down restaurant. He
13 stated that will change with John Bizios restaurant opening up in the next few months.
14 The study is about embracing President Obama's challenge to have an honest and open
15 dialog on the issue of race. Administrator Mekarski stated that we have taken it to a
16 higher level to create marketing techniques to push us forward to draw attention. He
17 stated that we are saying our money is not white or black, it is green and you are leaving
18 it on the table.

19
20 Administrator Mekarski stated that it was very exciting to be there. The place was
21 packed. He stated that anyplace in America where you have an upward, mobile, minority
22 population, there is a process of discrimination going on. He stated that he is so proud of
23 being part of this Board to take on issues of this magnitude, because it is not Olympia
24 Fields, it's not the region, this is really a National issue. This is the Civil Rights issue of
25 this century.

26
27 Village President Meyers-Martin stated that session was just before lunch and usually
28 people are not going to hang around because it is lunchtime. She stated that so many
29 people wanted to talk to her, Administrator Mekarski, and Janice Smith. There is a lot of
30 interest in this. There were planners from all over the country. They talked to people from
31 Virginia and New York. She stated that it was a very, very rewarding experience and she
32 is glad that she was able to attend that work session.

33
34 **Veterans Committee** – Village President Meyers-Martin stated that over the last month
35 we have created a Veterans Committee. They held their inaugural meeting. Village
36 President Meyers-Martin attended the meeting. She stated that just about everyone there
37 were veterans of World War II. They had a lot of great stories. They are an interesting
38 group. Victor Garcia is going to be the Chairperson for that Committee. Village President
39 Meyers-Martin invited any veterans in the audience to sign-up and participate on the
40 Committee.

41
42 Village President Meyers-Martin stated that she heard that you can acquire a Veterans
43 Wall. You can do it for free through Home Depot. She would like the Committee to
44 explore that. She stated that there is a lot of enthusiasm from our veterans. Village
45 President Meyers-Martin stated that she and Trustee Pennington attend the Veterans
46 Memorial celebration at the Park District every November 11th. It is a very nice

1 ceremony. They have a color guard. They have singers. They have food. There is an
2 inspirational dancer every year. It is very poorly attended. She believed that there could
3 be more veterans living in the Village that could participate in that activity. That is kind
4 of how the Veterans Committee was born. She is looking for great things from them.
5 They had some interest from some Tuskegee Airmen that live in the area. They were
6 excited about the Veterans Committee. Trustee Gibson is working with the Community
7 Relations Committee to move that project forward.

8
9 **UNFINISHED BUSINESS:**

10
11 **NIMEC** - Trustee Gibson inquired of Village President Meyers-Martin whether or not
12 the Board decided how it was going to proceed with the new residents who may be
13 interested in the Electrical Aggregation Program.

14
15 Village President Meyers-Martin stated that she wasn't aware of any additional
16 information on that as far as how we would notify them or how they would be able to
17 sign-up.

18
19 Trustee Gibson stated that at the last meeting we talked about NIMEC getting the new
20 residents from the Village from ComEd and in turn doing something about adding them if
21 they so desire to the Electrical Aggregation Program.

22
23 Administrator Mekarski stated that he thought the Board had authorized us to proceed
24 with that. We are going to move in that direction. Trustee Gibson stated we are going to
25 do that.

26
27 Village President Meyers-Martin stated that she thought that Trustee Gibson was asking
28 what we had decided. Trustee Gibson stated no. Administrator Mekarski stated that there
29 is no additional cost to the Village.

30
31 **NEW BUSINESS:**

32
33 **Arbor Day Celebration** – Trustee Ormsby stated that Arbor Day is on Friday, April 26th,
34 2013. It will be at Olympia Fields East Boulevard at 10:00 A.M. They will be planting
35 three trees in celebration of Arbor Day. Trustee Ormsby stated that hopefully by then she
36 will know whether or not the Village received Tree City status

37
38 **Irons Oaks** – Trustee Ormsby stated that she has a little bit of extra money in her
39 Beautification Budget because they weren't able to do their clean-up this year. Trustee
40 Ormsby is going to work with the Park District and Irons Oaks at the corner that she has
41 been talking about. The Park District has maybe \$150.00. Trustee Ormsby stated that she
42 has some money so they can beautify that corner and it could be improved upon every
43 year. She will speak with Denise Will and the Manager of Irons Oaks. She has to move
44 quickly because it has to be in by this year. Dawayne Piper the Village's Landscaper has
45 started doing a quick drawing. She stated that it is important that whatever we do at that
46 corner is sustainable. The Village doesn't have a watering truck. They can't plant all

1 kinds of annuals. It has to be something that when you drive by the corner you know that
2 you are in Olympia Fields. She is hoping that it will be pretty presentable by springtime.

3
4 **Emerald Ash Trees** - Trustee Waite stated that we have about 30 Ash Trees that are
5 scheduled to be removed in the public right-of-way. They met with an Arborist at Public
6 Works and they had some information from the University of Wisconsin for the Emerald
7 Ash Borer and how to control it. The Arborist had stated that for a 20" in diameter Ash
8 Tree he could inoculate it for about \$160.00. There is an insecticide that you can apply
9 that might cost \$25.00. There are hundreds of trees on the properties of homeowners.
10 They are putting together some details to show the homeowners.

11
12 Trustee Waite stated that they are going to look at some of the trees that they were going
13 to take down and if they meet a certain criteria they will try to inoculate them and see
14 how that goes. They are going to prepare something to go out in the next newsletter that
15 will tell the homeowners how they can do this themselves.

16
17 Village President Meyers-Martin stated that in that meeting she was aware that there was
18 some discussion about a difference of opinion between the effectiveness of that
19 treatment. She inquired of Trustee Waite whether or not anything was ever concluded
20 regarding the effectiveness.

21
22 Trustee Waite stated that the laws are pretty clear on insecticides. They come under the
23 direction of the EPA. He stated that any manufacturer that wants to make a claim that
24 they have an insecticide that will control the Emerald Ash Borer has to present them with
25 the facts that prove that their product will actually do what the label claims. The one
26 product that he saw at Home Depot that made the claim was one by Ortho. The trees
27 vascular system sucks up the insecticide and kills the Emerald Ash Borer.

28
29 Village President Meyers-Martin stated that she was inquiring what the opinion of the
30 Arborist was.

31
32 Trustee Waite stated that the opinion of the Arborist is that you should only use an
33 Arborist to take care of things.

34
35 Trustee Ormsby thought the point of the Arborist was that the type of solution he was
36 using would not be available to the ordinary citizen because he was using a much
37 stronger product.

38
39 Trustee Waite stated that a lot of manufacturers only market it through an Arborist. The
40 Arborist doesn't want to compete with Home Depot. The Arborist charges \$500 to \$600
41 to take a tree down plus an extra amount to take the sap out. He stated do you think that
42 he will like the idea that people can go to Home Depot and buy something for \$25.00 to
43 solve the problem.

44
45 Trustee Ormsby stated that this Arborist is a proponent of treating the Ash Tree. She
46 brought him into the meeting because he saves the Ash Tree. He never stated in the

1 meeting that he was a proponent of taking the Ash Tree down. He wants to save the Ash
2 Tree. She understood him to say that what he treats them with is completely different
3 than what we buy at Home Depot. That is why we needed him.

4
5 Trustee Waite stated that the Arborist would not use insecticide sold at Home Depot
6 because they are in competition.

7
8 Village President Meyers-Martin stated that kind of answers her question that there was
9 no determination per se.

10
11 **Incident in Olympia Fields East** - Trustee Oliver stated that on Saturday when he was
12 returning home around 5:30 P.M. his wife reported that there were a group of 10 to 12
13 boys who had been chasing a couple of other kids from his neighborhood. They were
14 beating them. His wife called the police and the police came out promptly. Trustee
15 Oliver's wife along with a couple of neighbors came out to try to get the boys to stop.
16 Their comment was "If we wanted to hurt him we would have killed him." His wife and
17 the neighbor waited to see what the boys were going to do. They had never seen those
18 kids before. Trustee Oliver stated that as a resident of Olympia Fields East we now have
19 a Police Liaison. He inquired how we reach them on the weekends.

20 **Motion by Trustee Pennington, second by Trustee Waite to suspend the rules in**
21 **order for Chief Krull to address the Board.**

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

23
24 Chief Krull stated that the officer Trustee Oliver referred to is the HALO Officer for the
25 homeowners in that area. The officers don't work seven-days a week, 24-hours a day. He
26 stated that you always want to fall back and call 911 when there is a problem. The
27 officers review all of the reports that come in. Chief Krull suggested that Trustee Oliver
28 reach out to that officer and let him know what is going on and let him know if you have
29 any more information.

30
31 Village President Meyers-Martin inquired what the conclusion of the matter was. Trustee
32 Oliver stated that they were disbursed. When he was coming home he saw the SUV
33 chasing them down on Athens which is the next street south of him. They were in pursuit
34 of the suspects.

35
36 Chief Krull stated that there was a juvenile incident in the area that Trustee Oliver is
37 referring to. He can't give out too much information because there are juveniles involved.
38 They got most of their names and the officers are working on it. Trustee Oliver stated that
39 he just wanted to bring that up to see how we can work with the Homeowners
40 Associations or the residents in the area.

41
42 **RESIGNATIONS AND APPOINTMENTS:**

43
44 Village President Meyers-Martin stated that she did not have any Resignations or
45 Appointments this evening.

1 **EXECUTIVE SESSION:**

2
3 **To Discuss Matters of Pending Litigation – Information Only - Open Meetings Act**
4 **Section 5ILCS120/2(c)(11) –**

5 **Motion by Trustee Nale, second by Trustee Gibson to go into Executive Session at**
6 **9:10 P.M. to discuss matters of Pending Litigation, information only, according to**
7 **the Open Meetings Act Section 5ILCS120/2(c)(11).**

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

9
10 Village President Meyers-Martin stated that the Board will not be taking any action once
11 it comes back into Open Session. She thanked everyone for coming this evening.

12
13 **RETURN TO OPEN SESSION:**

14
15 **Motion by Trustee Gibson, second by Trustee Waite to go back into Open Session at**
16 **9:35 P.M.**

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

18
19 **ADJOURNMENT:**

20
21 **Motion by Trustee Gibson, second by Trustee Ormsby to adjourn at 9:35 P.M.**

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

23
24 **Respectfully submitted by Faith Stine.**

25
26