

1 Saturday of the month, that they come out and join her. She always has Department Heads with
2 her. You have the opportunity to talk directly to the Police Chief, the Building Commissioner,
3 the Administrator, our Director of Finance, or our Director of Public Works. She stated that you
4 will have the opportunity to speak if you so desire when she is finished.

5
6 Village President Meyers-Martin stated that one of the things that is mentioned here is that
7 leadership has been in constant negotiations with UP Development. She stated that is not correct
8 if you say “negotiations.” She stated that UP Development is interested in The Coves Property
9 which is located just east of Kedzie on Vollmer Road. It was scheduled to be single-family
10 homes before the housing crisis. That Developer went bankrupt. It is now in the hands of the
11 bank. The bank has contacted the Village on several occasions about Developers that are
12 interested. She stated that just because a Developer is interested, it does not mean that we are
13 going forward with that development, or that they do not have to go through an entire process in
14 order to be a viable project. This particular Developer came to us as it relates to the Affordable
15 Housing Ordinance that we have passed by requirement of the State of Illinois. The bank told the
16 Developer that they had to talk to the Administration. Village President Meyers-Martin stated
17 that at the very first meeting she described the development. Village President Meyers-Martin
18 stated to her at that time, “The Village of Olympia Fields is not really in favor of rental
19 properties.” The Developer came back and said “Well, but it really does kind of fit in with your
20 Town Center Plan in terms of what we are looking at as diversified housing for our Transit-
21 Oriented Development.” Again, the Village President said “The Village does not really care for
22 rental properties.” It was at that point the Developer said “Well, I have done a wonderful
23 development in Glenview. The Board of Trustees should come out and see my development.”
24 She stated that because this Board always does its due diligence, we went to see the
25 development; in light of the fact that she said they have a beautiful Landscape Plan. They have
26 wonderful management, and the housing is very upbeat in terms of the surrounding homes in
27 Glenview. That meeting was posted. It was not clandestine. It was not in secret. It was posted. It
28 was in line with doing our due diligence to see what her work looks like. We went there.
29 Immediately, no one liked it. Village President Meyers-Martin stated that the landscape,
30 aesthetics, were nothing as she implied. The management was subpar. The construction was
31 subpar. Nothing about that development did we like. We told her associates that on the bus. We
32 came back. They apologized the entire way because we had driven a long way to see something
33 that was totally unacceptable for the Village of Olympia Fields. They went back and told her.
34 She called us. She came in. Village President Meyers-Martin again reiterated to her that this is
35 not something that fits in with the aesthetics of the Village. She inquired what she would need to
36 do in order to appear before the Planning and Zoning Commission. Now mind you, she had not
37 then, and she has not now, submitted a Formal Proposal. This is all chatter. It is all conversation.
38 It is all dialog. Trustee Waite stated conjecture.

39
40 Village President Meyers-Martin stated that the Developer inquired what she needs to do. We
41 said that we would never go forward with anything unless you have contacted the surrounding
42 homeowners where you plan on putting this. You need to listen to the homeowners and what
43 they have to say. She contacted some of the Presidents of the homeowners that surround that
44 area. She knows that Mr. Langon from Olympia Club, she believes The Traditions, and Lakes of
45 Olympia were probably there and The Trails. Village President Meyers-Martin stated that she is
46 not sure because she was not there.

47

1 Village President Meyers-Martin stated that it says in here that this Developer has taken us to
2 dinner and we were wined and dined. That is not true. She has been here twice in the Village
3 Hall. And she met with the homeowners. Village President Meyers-Martin thought that once she
4 had the meeting with the homeowners she would really understand that this was not something
5 that the Village wanted. There was another meeting set that we did not know about until the
6 eleventh hour. She knows that some of the Trustees did attend at the Old Village Hall. It was at
7 that meeting that the Trustees again restated that they were not in favor of this development.
8

9 Village President Meyers-Martin stated that it has been stated why would you even talk with her.
10 If you understand commerce, and capitalism, and especially in this fair housing, Affordable
11 Housing arena, if you do not have that conversation with Developers who are interested in doing
12 that, they have the right, which is probably what is occurring in Tinley Park, to sue you because
13 they are saying that you have unfair practices. That is why we have had the conversation that we
14 have had. But mindful of the fact that there are a lot of hoops that she would have to go through
15 in order to provide a Formal Proposal to our Planning and Zoning Commission. The Trustees are
16 totally not in favor. Administrator Mekarski stated that she has requested a Formal Presentation
17 before the Planning Commission.
18

19 Village President Meyers-Martin stated that we sent correspondence to her. She is trying to make
20 it very, very clear that we are transparent here in the Village. Everything that we have done you
21 can find online. You can find in our records if you come here, to ask for any correspondence that
22 we have had. The Developer wanted to reach out to more homeowners. Apparently, she believes
23 that she has a great thing. And nothing that was said at that first meeting deterred her. She still
24 wanted to meet with more people. This was our correspondence to her. "I have reviewed your
25 request to make individual outreach contacts with members of the Village Planning Commission
26 and Board of Trustees with both the Village President and the Chairman of the Village's
27 Planning Commission. In response, both President Meyers-Martin and Chairman Victor
28 Blackwell believe they speak for their respective Boards. They believe that in a matter of
29 significance such as your proposed development it is neither appropriate, nor in the public
30 interest to have a Zoning Applicant lobby individual Plan Commissioners or Board Members in
31 order to advance the Applicant's Proposal. All presentations should be made in an open forum by
32 way of public presentation and reviews. The Village's commitment to transparent decision
33 making would be compromised by attempts to privately influence individual Commissioners or
34 Board Members." The names of our Board Members and Commissioners can be found on the
35 Village's Webpage, but we were not assisting her in trying to lobby to those individual
36 Commissioners. At this point there is no Formal Proposal to the Planning and Zoning. While this
37 Developer, UP Development, has indicated that they want a full vote from the Planning and
38 Zoning Commission and the Board of Trustees, she has not submitted one piece of paper, one
39 Application for that to occur. If, in fact, she does, the soonest that we would be able to even have
40 that occur in terms of a meeting would be June 21st and a review by the Village Board on July
41 11th. We sent that to her. Village President Meyers-Martin stated that she realizes that a lot of
42 you came because you wanted to speak out against it. She stated that she understands because if
43 she had gotten this she would have said, "Oh, my God, what are they doing?" She stated believe
44 me, that nothing has been negotiated. Nothing has been discussed to the level that they are going
45 to be breaking ground, none of that. They have not been before the Planning and Zoning
46 Commission yet. We have tried to discourage her on every level.
47

1 Administrator Mekarski stated that on June 21st there is a Public Hearing. That is very, very
2 important.

3
4 Village President Meyers-Martin knows that many of you came to speak. Certainly, if you would
5 like to do that you can. It is more important, it is more crucial, more vital, that you be here at the
6 Public Hearing for the Planning and Zoning Commission. Those are the comments that will be
7 on the record so that if she takes us to litigation, we have got that testimony in our Minutes. It is
8 more important for you to do that then. She believes that all of the Board Members understand
9 that this is not something that you would like. It would be out of our value system in terms of our
10 homes, our housing stock, and the way we operate here within the Village. The proposed Coves
11 Development was suppose to be something that would make it more attractive to younger people
12 who can't afford 3,500 and 4,000 square foot homes. This would be more attractive for them
13 because it is close to the Train Station. There was definitely a plan to that. Certainly, we never
14 wanted, never sought after, a development such as this. We know that it is incompatible with the
15 housing stock here in the Village.

16
17 Village President Meyers-Martin stated that it is very important that when you speak either
18 tonight, or when you speak at the Public Hearing, which she encourages you to do that, we must
19 not talk in discriminatory terms or language. That is what they are just waiting for. They are just
20 waiting for you to do that so that they can say that we are not adhering to Fair Housing Law,
21 which is the whole reason why Affordable Housing came into being. Wilmette has Affordable
22 Housing. Lake Forest has Affordable Housing. Barrington has Affordable Housing. It is the law
23 of the land now. It doesn't mean that you have to accept every development. We feel, as a result
24 of talking to our Village Attorney, that we have a good, solid defense if, in fact, we are taken to
25 Court. She is hoping that doesn't occur. Just because you are justified, just because you are on
26 the side of right, just because you have a good case, does not mean that you will prevail. It
27 happens all the time. She hopes that we don't have to go to that level. She wants to be prepared.
28 She told the Presidents of the Homeowners Associations on Saturday when she met with them,
29 she likes to get all of her ducks in a row. If, in fact, this is what happens, we don't want to be
30 trying to scurry and get our evidence. We want to have our evidence. We want to have our
31 documentation at-hand so we can easily transition into that lawsuit. She hopes it doesn't occur.
32 That is something that we will take to her because this is not something that we feel is the right
33 development in the Village of Olympia Fields. She is sorry that this kind of indicated that we
34 were, because we are not. We have not sat down and negotiated, not one iota of anything with
35 this Developer.

36
37 Village President Meyers-Martin stated that she didn't really like the tone of the letter. We are
38 getting a Super Wal-Mart. She stated that a Super Wal-Mart does not go everywhere. That is
39 going to a corner where there has been nothing for over 25-years other than Currie Motors. They
40 stand to bring to the Village of Olympia Fields anywhere from \$600,000.00 to \$800,000.00 in
41 Sales Tax Revenue. We have not had that since the car dealership left. That was \$300,000.00. It
42 took us a long time to recover from that. She believes that because Wal-Mart is at the corner of
43 Route 30 and Western Avenue that is an economic corridor that was designated by the Illinois
44 Retailers Association thanks to Senator Michael Hastings. It is at the perimeter of our town. We
45 get the Sales Tax Revenue. She understands if you are not a Wal-Mart shopper. That's fine. She
46 knows that there are a lot of shoppers in this area that are going to be going to that store all to our
47 benefit. That is why Wal-Mart is there. It is 185,000 square feet. There is a pharmacy. There are

1 groceries. There is outdoor living and plantings. Wal-Mart is the Number 1 retailer in the
2 country. She doesn't believe that the Village can afford to snub its nose at Wal-Mart.
3
4 Village President Meyers-Martin stated that the Dollar Store, this is commerce again. There is a
5 Dollar Store in every town that you travel through. What would be your reason to say that you
6 don't want a Dollar Store when they provide Sales Tax Revenue here and they provide Property
7 Tax to us? We have heard some things that when Wal-Mart opens there are some people
8 interested in that property. That may change the whole landscape of that corner. You have to be
9 methodical about this. If you are an inpatient person, then this will be quite frustrating to you. It
10 has taken a very long time to put these deals together with Wal-Mart. We now have a preferred
11 Developer working with the Jewel Plaza who is reaching out to Class "A" Retail. Retailers have
12 approached him that are interested in being in the Jewel Plaza. He knows, because we have had
13 conversations with him, that that wasn't the kind of business that we wanted there. He moves on
14 to others. About five-years ago Lowe's was interested in the Wal-Mart Plaza before the
15 recession. They are now re-interested. We are reaching out to them. She is not about Dollar
16 Stores. She isn't thinking that Wal-Mart is going to be the be all, end all. It will provide some
17 much needed revenue to the Village. We have been without that for a very, very long time. She
18 has said to the Wal-Mart people, and to this Board, and to people that have come to her "Coffee
19 with the Mayor," "Wal-Mart does not have to be a seedy kind of operation." She has been to
20 Wal-Marts where they are pristine. They are organized. They are aesthetically attractive. They
21 have good deals. It is all about management. We plan on working very closely with Wal-Mart to
22 make sure that is the type of operation that they run here in the Village. It is the furthest thing
23 from her mind that she only wants Dollar Stores and Wal-Mart.
24
25 Village President Meyers-Martin stated the other thing about cell towers; yes there is a proposal
26 for a cell tower behind the Cathedral of Joy Church. That is a private landowner, Pastor Hinkle.
27 He made the deal with the cell phone company. Everybody has a cell phone. Everything is about
28 digital. He did that, and he did not let us know. His contract is between him and the cell phone
29 company. She knows that some have reached out to him to get him to reconsider. We have
30 provided alternative sites for the cell phone tower. If you just deny on the fact of health and
31 safety you will lose. That is not considered a viable fight. There are other things, if cell phone
32 towers affect your property values, then you have an argument. We have lined up an expert to
33 speak on that. We will be taking that up tonight. Again, if she gets taken to Court she wants to
34 prevail. She doesn't want to lose. She doesn't want to not be prepared. That is Rick Hiton &
35 Associates. He has a whole scope of work that he does. He has done this for other towns. We
36 only have one cell phone tower. They are not dotted all over the Village. That one is located at
37 Irons Oaks. We are not in favor of that. We have provided alternative sites that we think would
38 work much better for them if they are going to insist on that. We have our evidence that this
39 would not be a good location. It would not serve the residents. It would be a detriment to the
40 home values in that area and to the surrounding areas.
41
42 Village President Meyers-Martin stated that she has lived in the Village for 26-years. What
43 affects you affects her. If her property values go down because of something that she did, she
44 doesn't think that she would be able to look at herself in the mirror. She is all about improving
45 the quality of life. Sometimes that takes much longer than you would ever think. That is what she
46 is about and the Board is about. It is fiscal responsibility that has kept us head and shoulders
47 above most of the other towns in terms of our fiscal strength. She did not like the tone here. She

1 doesn't believe that it speaks to the real "Jewel of the south suburbs." She travels to a lot of
2 places. She speaks at a lot of places. She stated that no one has ever said one detrimental word
3 about the Village of Olympia Fields. We have a beautiful Country Club, and because we have
4 worked slowly with them, they have a much better relationship with this town than they have
5 ever had before. They will allow us to market our town along with them when they host The
6 Women's Championship in 2017, and when they go forward to get the Ryder Cup and the U.S.
7 Open. They have agreed. She has worked that conversation so that we get to participate in the
8 marketing of that. It is all about partnerships. It is all about networking. It is all about can we
9 have an honest dialog. It serves nobody any good if everything is distorted and the real story
10 doesn't get out.

11
12 Village President Meyers-Martin stated that St. James \$137,000,000.00 expansion in the Village
13 was fought hard to get that to go through. We didn't want to end up with an empty Hospital
14 building in the Village. That would not have served the Village well at all. Now they are
15 investing \$137,000,000.00 in this town. We are working very closely with them to make that
16 happen. She sees a few members of the Economic Development Committee in the audience. The
17 Economic Development Committee is having constant dialog with them so that we can partner
18 with them to make this a Medical Campus, to make it like Rush and Northwestern. She stated
19 that not every town has a Hospital. You need to capitalize on that. You have to have the vision to
20 do that. She believes that this Board has it. We will continue to always, always put the Village of
21 Olympia Fields residents and the quality of life first.

22
23 Administrator Mekarski stated that he wanted to announce the other Public Hearing dealing with
24 the cell tower. It is very important. On Tuesday, May 17th, is the re-advertised Public Hearing for
25 the cellular tower. It is critical for every voice here that has concerns about the cellular tower
26 being constructed behind the Cathedral of Joy adjacent to Wysteria to be at that hearing, go to
27 the podium and voice your objection. A lot of Zoning Law is preempted by the FCC. We cannot
28 object to the cell tower based on fears about electromagnetic radiation. We can't object to the
29 cellular tower about fears of radio waves. We can't object to the cellular tower on our concerns
30 about health to ourselves individually or our family. We can't object to it on any kind of
31 concerns related to environmental impact to fish, wildlife, birds, and migratory animals. We have
32 to approach it from a land use basis. That is why on tonight's Agenda the Mayor will be asking
33 the Board of Trustees to pass a special authorization to hire a professional consultant to do a full
34 Impact Study. That will not be presented at the Public Hearing because it takes three to four-
35 weeks to complete it. The findings of the Study will be presented at the Board of Trustees
36 Meeting when it goes before the Board, which may be at the end of May or the first meeting in
37 June. We will have to keep you posted on the Web, Channel 4, and NIXLE.

38
39 Administrator Mekarski stated that we couldn't call an appraiser and say we would like you to
40 write an Impact Statement supporting the denial of this tower. We had to call the appraiser and
41 say that we want a professional, objective opinion, on how this cell tower could affect the length
42 of time that property that would go up for sale, these residential homes in Wysteria would be
43 extended. How the cell tower might affect visitors to visit the property, another opportunity cost.
44 The length of the term of the contract that the property is up for sale and the number of visitors
45 that come to the house affects the impact on property values. We have gotten a number of
46 articles from our research showing that cell towers can have a negative impact on property
47 values. We need empirical evidence that the assessor would gauge from other properties in the

1 surrounding Chicago Metropolitan area comparing them to adjacent homes with or without a cell
2 tower. The findings of that Study would be delivered in a Public Record when the matter goes to
3 the Board of Trustees after the Planning Commission conducts its Public Hearing. It is still
4 critical that the Public Hearing the Planning Commission has this coming Tuesday, that if you
5 are an adjoining property owner or within the immediate vicinity of the view shed that you make
6 your comments. This is an effort to do what we can do that is afforded to us by Federal and State
7 Law, but also to protect it in case we go to litigation because the best defense is a best offense.

8
9 Administrator Mekarski stated that on Thursday, May 19th there is a Public Hearing. The
10 Hospital is coming up for their Site Plan approval of their expansion. We would like to see
11 citizens coming to that supporting the \$137,000,000.00 expansion. That will be held at the Old
12 Village Hall at 7 o'clock.

13
14 Administrator Mekarski stated that we believe The Coves Public Hearing will be held on June
15 21st. If they don't submit the submission criteria, the Preliminary Engineering Plans, Preliminary
16 Site Plan, and Preliminary Landscape Plan, we can't even put it on for Public Hearing. We do
17 not have a Formal Application. We have a conceptual depiction of the Plan, an architectural
18 relief that was submitted with their letter dated April 19th saying they do not wish to have a Work
19 Session with the Board of Trustees and the Planning and Zoning Commission. That was
20 tentatively going to be scheduled for tonight in an open forum. They refused to take that option.
21 They want to go for a formal review and a formal vote. They may need a vote up or down to get
22 their deposit back with the bank. They could be trying to convince the community that it fits in
23 the community, or they could be setting the stage for litigation. It is critical that no
24 discriminatory communication should be on Public Record. That could hurt us significantly.

25
26 Village President Meyers-Martin stated that in here it talks about property values and how the
27 Village has not bounced back like the rest of the towns. She stated that property values are
28 affected by a lot of things. They are affected by the condition of the homes, the size of the
29 homes, and none of our homes have changed in terms of size. They are all on huge lots. They are
30 all beautiful homes. Crime is not an issue in the Village thanks to our Public Safety Department.
31 She stated that because of the Internet, everybody can go online and find out how your schools
32 are doing and choose not to come here because they are in such a state of disrepair at this point.
33 Our Elementary Schools are great. Principal Ransford and Dr. Davis have done a wonderful job
34 with 162. They are Blue Ribbon. She stated that kids grow up and then they are ready for high
35 school. She stated that people are moving because they don't want to be in our School District.
36 We are served by 227, Bloom, and a very small portion in Graymoor goes to H-F. She stated that
37 76% of your tax dollars goes to the schools. The Village only gets 11% of the money that you
38 spend on property tax. She believes that there needs to be an outcry to say you are funding
39 dysfunctional schools that are on the Watch List. They are in a state of disrepair. We have done
40 all that we can do. We have no power over that District. We have no connection in terms of their
41 Budget or their Board. We try to support them in their efforts to become a better School District.

42
43 Village President Meyers-Martin stated that we have an Educational Commission that works
44 feverishly to provide programs that will assist those students. We have had conversations with
45 St. James for them to reach out to the high school and provide healthcare profession curriculum,
46 and to let those students shadow members of their staff who want to be a doctor, a nurse, or a
47 technician. This is how we try to support our School District. She stated that nobody just moves

1 now and they have not checked out the schools. That affects your property values as well. There
2 is someone here from Diversity, Inc. We have had lots of conversations with the South Suburban
3 Housing Center to say that in the entire region we really fail to come up to the standards of other
4 parts of the nation in terms of property values. Unfortunately, a lot of times that has to do with
5 your schools. It has to do with the perceived unattractiveness of minority communities. Now
6 when you put your house up for sale, not everybody is coming to look at your house if you are
7 not reaching the entire market. That makes your house stay on the market much longer because
8 your market has shrunk. She stated that if you have that conversation with the South Suburban
9 Housing Center, or with Diversity, Inc., or people that work in housing every single day, they
10 would tell you that. We have one of the highest Bond Ratings in the region. We have one of the
11 lowest crime rates. We have some of the most beautiful homes in the entire region. The glass
12 house on Oak Lane sold for \$700,000.00. There is a market for our homes. We just have to make
13 sure that we are not underselling and undercutting ourselves.

14

15 Trustee Waite stated that some of your Presidents of the Homeowners Associations must have
16 gotten together to write this letter. This letter is detrimental to all of you. He stated that if people
17 from the outside get a copy of this letter, if the newspapers publish this letter, it is going to create
18 what looks like an adversarial relationship between the management of the Village and the
19 people who are the homeowners of the Village. That will cut down on the number of people that
20 might be interested in moving here. We shouldn't be writing letters like this to begin with
21 because so many parts of it are erroneous. Trustee Byrd stated that a lot of it is erroneous.

22

23 Mr. Sterling Burke stated that he wrote the letter. He stated just speak directly to him. Mr.
24 Langon stated that there are a lot of other people here. Mr. Burke stated that no one else is
25 involved, just him.

26

27 Village President Meyers-Martin stated that this is public commentary, but "we" unlike other
28 Villages do not become disagreeable. Mr. Langon stated that you just took 45-minutes to rebut it.
29 Are you going to get to the public or not? Village President Meyers-Martin stated that she
30 believes that this is our meeting. We will get to comments.

31

32 Trustee Waite stated that we are all friends and neighbors here. We don't want this to be
33 adversarial. He stated that this letter starts off adversarial. Mr. Langon stated that is your opinion.
34 Trustee Waite stated that it isn't just his opinion. He had 10 phone calls today of friends and
35 neighbors inquiring who wrote the letter and is this letter correct. Are all the facts in here
36 correct? And should we move out of Olympia Fields. He stated that he is serious. He doesn't
37 make this stuff up just because he doesn't have anything better to do. He is here because he
38 thinks this is one of the greatest places to live in the country. He moved away for a short period
39 of time and he moved back because he likes it here. He sponsored the first two African-
40 Americans for membership in the Olympia Fields Country Club.

41

42 Village President Meyers-Martin stated that we are in the public commentary segment of the
43 Agenda.

44

45 Mr. Sterling Burke stated that he is the President and Treasurer of The Greens Homeowners
46 Association. He wrote the letter. He appreciates the comments by the Village President. He
47 appreciates the Administrator and the whole Board. He believes that Olympia Fields is one of the

1 best communities in the Metropolitan Chicago area. He has invested over a half a Million
2 Dollars. The people in his subdivision have done the same amount of money. They have seen
3 their housing values plummet. A lot of places have come back. Some of the numbers that you
4 saw were numbers that he got off of the Internet about housing values in the whole Metropolitan
5 Chicago area. He believes that the reason the majority of the people are here is because they are
6 looking at their home values go down. Then you look at the things that have popped up like the
7 Dollar Store and Wal-Mart. There are cell phone towers. All of these things help depress our
8 housing values. He is sure that the majority of the people that are here are concerned about the
9 money that they have personally invested in this community. What are the Board's plans and
10 objectives to actively market and protect the investment that we made? We all live here. We all
11 have paid taxes here. He has been here over 20-years. He has put out at least a half a Million
12 Dollars and he still owes money on the home that he has. He stated that putting in Affordable
13 Housing; he doesn't understand how we could have Affordable Housing in our plan. He
14 understands that she said it is legally required. He stated that if you look at the 75-houses that are
15 in foreclosure, and you look at all of the houses that are in preforeclosure, they have all
16 depressed the values of all of our neighborhoods to the point that there is a lot of housing stock
17 in the Village that fulfill the requirement of Affordable Housing. He expects to see what the
18 Board and the Village Administrator is doing to actively market our Village. It is not about
19 getting a Wal-Mart. Wal-Mart is the highest crime rate in the country. That was documented on
20 60 Minutes.

21

22 Mr. Burke stated that we have two or three other cell phone towers around here on top of the
23 water towers. He lives in between one of the ones that was in Irons Oaks and the proposed one
24 that is down the street that will be put up on Western Avenue. He stated Wysteria, The Greens,
25 and a few others; he can look out his back door and see where this cell phone tower is going to
26 be. What he is more concerned about, and the purpose for writing that letter is to get people's
27 attention to understand that we should have marketing plans. We had a meeting the other day. He
28 asked the question how much do we have budgeted in our Budget for marketing of Olympia
29 Fields, and you told me \$20,000.00. He has gone through the Budget for three-weeks. There is
30 \$2,000.00 sitting there for marketing. Other towns are advertising on the radio. Yes, we have the
31 new Hospital that will be moving in here. We have the lowest crime. That is what he put in that
32 note. We have a lot of wonderful things. That is the reason why he thinks all of us have invested
33 so much of our time and money into our community. As Elected Officials, we expect to see
34 something from you that you are actively marketing and doing things to protect our investment.
35 That is what the major concern is all about. (There was a round of applause).

36

37 Administrator Mekarski stated that is completely understood. He stated that while the Village
38 may have \$20,000.00 this Fiscal Year for marketing, keep in mind that we have a \$225,000.00
39 Retail Marketing Strategy. That is something that we worked on with Congressman Jackson's
40 Office and the four communities, Matteson, Olympia Fields, Park Forest and Richton Park. That
41 gave us a detailed analysis of our entire Commercial Corridor. We have cut sheets on every
42 single property that we take to the International Council of Shopping Centers. We have postcards
43 on demographics. We update that on an annual basis. It may seem like a small Budget annually,
44 but that is on the backs of just a few years ago of the Quarter Million Dollar Retail Investment
45 Strategy. We have a Retail Corridor Study that was done with a DCEO Grant. That was with
46 Representative Robin Kelly. That has been updated on a regular basis. Both of those Studies
47 have received Awards from The American Planning Association as some of the best Economic

1 Development Plans in the State. He stated that the plaques are displayed in his office. Many of
2 the Trustees and citizens came to those awards.

3
4 Administrator Mekarski stated that when you look at the Budget you are not going to find one
5 specific area for Marketing. There are monies allocated to the Economic Development
6 Committee. The Economic Development Committee is undertaking a whole strategic visioning
7 process creating a Medical Campus and using the synergy of that \$137,000,000.00 of the campus
8 to market our Village. You will see monies there that are designed for the Village President and
9 me to go with Developers and landowners to the International Council of Shopping Centers. We
10 coordinate a Trade Booth for four-days with nine other communities to reduce the costs. We
11 have an appointment set up with The Kroger Corporation who owns Mariano's. We have
12 appointments set up with Home Goods, T.J. Maxx and Marshalls, and a number of other
13 retailers. Mariano's, Lowe's and Home Goods are possible tenants for the Olympia Corners
14 Plaza. We put energy into the Village each and every day, not only him and the Economic
15 Development Committee, and the Mayor, and the Board, but every single Department Head
16 markets this community.

17
18 Mr. Leon Francisco stated that he is the President of the Graymoor Landowners Association. He
19 wants to ask a question about the cell phone towers. He appreciates that the Mayor mentioned
20 that she lives in the Village and she wants to insure that our home values remain high. It seems to
21 him that all he heard was all the things that we should not be doing or we can't do. The cell
22 phone tower seems to be a matter of fact already that they are already here, and we are going to
23 spend some money for an assessment. He doesn't know what that assessment is going to be or
24 what that cost is going to be. It seems that we are reacting to something that is about a foregone
25 conclusion already. We should have been on top of that when whoever that Minister is making
26 that decision, be it a Village Administrator, or someone on this Board should have been in front
27 of that. It seems we are in reactionary mode right now and we are going to spend some more
28 money to try and get an opinion from someone to ask him if we have a leg to stand on to stop
29 this thing. He inquired whether or not he is correct. He would like to know how much money we
30 are going to spend on this so-called "Assessment" from an expert. How many dollars are we
31 going to spend? What are the expected results? (There was a round of applause).

32
33 Village President Meyers-Martin stated that the one cell tower that is specifically dedicated to be
34 a cell tower is in Irons Oaks. It was designed to look like a tree. It has been there a long time. We
35 have not had any other requests for cell phone towers. There is cell phone equipment on our
36 water towers. That is a practice that is done across the region. She stated that for this particular
37 one where the negotiations were between the Pastor and the cell phone company is not a
38 foregone conclusion. He does have to appear at the Planning Commission which they may, in
39 fact, vote him down. They bring it to the Board of Trustees who may vote it down. That is what
40 she was referring to in terms of having your ducks in a row and your evidence ready because if,
41 in fact, you do that, you need to have a leg to stand on in Court. She stated that just saying there
42 is danger to health and the environment is not acceptable reasons from the FCC for turning down
43 a cell phone tower. But if you can show evidence that it does affect home values, it affects how
44 long a home is on the market because of the view of that, if you can do that, then you stand a
45 much better chance according to our Village Attorney of prevailing in that case. She stated that
46 if, in fact, it comes to a lawsuit we want to be ready with that evidence which right now we have
47 not had any professional realtor, appraiser, willing to say that. We now have a consultant who is

1 an appraiser who then can do that research and that Study in order to be able to provide the type
2 of evidence that we need to fight it.

3
4 Mr. Francisco inquired how much we are going to pay him for that. Administrator Mekarski
5 stated that will be before the Board of Trustees tonight. We have a Proposal for \$8,500.00. It will
6 probably take anywhere from three to four-weeks. Rich Hiton & Associates would do “site
7 neighborhood inspections; Benchmark demographic and MLS Transaction Record Analysis in
8 order to characterize neighborhood housing stock and other factors influencing proximate
9 residential property values; Identify comparable neighborhoods with similar demographics and
10 housing stock composition; Identify guideline neighborhoods within the region; Identify and
11 map cell tower locations within guideline neighborhoods especially within the vicinity of
12 Olympia Fields; Develop database of recent sales and listings where cell tower impacts can be
13 tested through paired sales analysis; If data of sufficient quality and quantity hedonic regression
14 analysis may be applied as well; Consider peer reviewed literature; and develop Technical
15 Memorandum Report.” Our Attorney has provided the Planning Commission and the Board of
16 Trustees with a written Legal Opinion that indicated because of the majority of local Zoning
17 Laws preempted by the Federal Government, there is only one way to essentially stop cell towers
18 once an Application is received, is to produce a written Findings of Fact providing empirical
19 evidence, not just literature review, not just opinion, not just folks coming down and saying they
20 are opposed to it, but empirical evidence based on data that it impacts elements that are under
21 our zoning authority such as property value, or impact on the customary enjoyment of your home
22 because it impacts your view shed like Mr. Burke was mentioning. This is the way to do it. This
23 Scope of Services was reviewed by Administrator Mekarski and John Murphey the Village’s
24 Legal Advisor. We have had numerous communications. If the Board does approve it, he
25 believes we have a leg to stand on at the Planning and Zoning Commission. We have a leg to
26 stand on with the Board of Trustees’ final decision, and we have a leg to stand on to hopefully
27 fend off litigation. Litigation is extremely costly. If you are not prepared with a good offense,
28 you don’t have a good defense.

29
30 Village President Meyers-Martin stated that one quick aside about marketing in addition to what
31 Administrator Mekarski stated that we do, we actually market the Village across the nation. We
32 have a video that we have done about the Village which shows the beautiful homes, and shows
33 the parks. She has done four radio spots on 106.3 touting the quality of life in the Village. Both
34 the Village President and Administrator Mekarski have done Comcast News Makers for touting
35 the Village. She is very happy to say that we have a marketing person now on our Economic
36 Development Committee who already has provided so many recommendations and suggestions
37 for us to market the Village. She stated that while we are not Orland, Mokena, or Bedford Park,
38 because they do commercials, or Homewood, we market the Village. She goes many places and
39 does presentations on the Village. She goes to the Rotaries. She has never heard a disparaging
40 word about the Village. Everybody has such high respect for our Village, our residents, our
41 homes, and our parks. We are trying to work with the Park District. The Park District is doing a
42 rehab of their Barn. That work should be done in September. It will be a much more beautiful
43 place. There will be more opportunity to have activities there at the park.

44
45 Village President Meyers-Martin stated that Irons Oaks has school children coming from across
46 the state to go to the Nature Preserve there. You have people coming from all over the region to
47 play Frisbee Golf at the Park District. There are a lot of things going on. She hopes that while

1 there are more things that can be done and it is a work in progress that we are making a lot of in-
2 roads that was never done before. She stated that for the longest period of time this was
3 considered a bedroom community and everybody wanted to be bedroom. They wanted to go into
4 their garage and they didn't want to see neighbors. We see that is changing. This is the 21st
5 Century and we are seeing that people want Economic Development. They want businesses.
6 They want more activities. A gentleman in the audience stated tax relief.
7

8 Mr. Lee Langon stated that he is the President of Olympia Club Homeowners Association. He
9 spent a half a Million Dollars for his home. A few of his neighbors spent more than \$600,000.00
10 for their homes. Mr. Langon wanted to read a paragraph from the developer that wants to put this
11 substandard housing in The Coves which is basically in the shadows of our upscale homes. The
12 guy's name is Cullen Davis. Village President Meyers-Martin asked Mr. Langon if he could
13 direct his comments to the Board. Mr. Langon stated that he certainly can. "I wanted to reach out
14 to you to share my assessment of the events that occurred over the past few weeks. Those events
15 were: We're not interested in this development. We think you have substandard housing and it is
16 not a good fit for the Village of Olympia Fields and our residential neighbors support it." They
17 were told that. He was told that. This is the CEO of UP Development. "As well as to notify you
18 of our intentions to proceed." Now why would they proceed with something if somebody isn't
19 saying, "Hey, have at it?" If the residents don't want it, if the Village Administrator, the Mayor,
20 and the Trustees have said they don't want it, and his intention is to proceed. That sounds a little
21 funny to him.
22

23 Mr. Langon stated that he is a Senior Retired Manager from a Fortune 500 Company. In his
24 position and what his job was, was to add shareholder value to our shareholders. We are
25 shareholders in the Village of Olympia Fields. He has a half a Million Dollar house that is worth
26 \$300,000.00. That definitely isn't adding any value to his home. Do you think Family Dollar,
27 Wal-Mart, substandard housing, cell towers, is adding any values to our homes? Absolutely not.
28 We ought to concentrate on adding values to our homes. A gentleman in the audience stated
29 thank you. Mr. Langon stated that he understands that for various reasons we have to raise
30 money. You have to have Family Dollar and Wal-Mart. You have to get revenue in any way you
31 possibly can in order to sustain our Village and what is going on right now. But we got to start
32 thinking about the bottom line and that is adding shareholder value. (There was a round of
33 applause).
34

35 Mr. Nate Grant stated that he is President of Maynegaitte. He lives at 2900 Dartmouth Lane. He
36 has a question and a comment on a couple of other things that were presented today. He stated
37 that you mentioned a video. We have local Channel 4. Why not put it on Channel 4? That gets
38 into the second question of being proactive. He stated that in other words, if a storm is coming
39 and you know it is coming you are proactive. You do things to prepare yourself. He hasn't
40 noticed anything that talked about what we have done as a Village in writing about all of these
41 things. He stated that if these towers and things have been in for a while, we have our
42 Committees, or people said in writing or in the Minutes that these are things that we don't want.
43 You mentioned Frisbee Golf. Is that something that our community wanted? He heard that there
44 was some discussion about a Skateboard Park in place of the baseball field. These are things that
45 you mentioned. Village President Meyers-Martin stated yes. Mr. Grant stated that one of the big
46 problems of course is information and information in a timely fashion, especially proactive
47 information that is ahead of the curve. He doesn't know Frisbee Golf. He never played it. He

1 doesn't understand it. He doesn't have any problems with it in context for where it is and what it
2 is.

3
4 Mr. Grant inquired who is in charge. He stated that when there is arbitration, when there are
5 negotiations, when there are discussions or issues about stuff, who is in charge. Where does the
6 buck stop? That is his question.

7
8 Village President Meyers-Martin stated that the buck always stops with the Chief Elected
9 Official and that is her as the Village President. She is a member of the Metropolitan Mayors
10 Caucus. She mentioned on Saturday that 99% of the towns in the whole state, everybody has a
11 Village Administrator or a sitting Manager. Their job is to oversee day-to-day operations, the
12 nuts and the bolts to keep all the balls in the air. The Mayor, or the Village President and the
13 Board of Trustees are responsible for creating policy. She stated that David's job is to implement
14 that policy so that Trustees are not overseeing what the police are doing. She stated that
15 everybody reports to her. She stated that David is responsible for providing her with an overview
16 of what is occurring, whether it is Union Negotiations, whether it is what is happening in Public
17 Works, what is happening on the ground. As she drives through town, if she sees something that
18 is amiss she is on the phone as the Chief, the Building Commissioner, and the Public Works will
19 say that she is calling them all the time, whether it is about snow removal at the Metra Station
20 because she takes the Metra Train. The vendor did not clear the snow, or it is icy, or it is this or it
21 is that. It is a partnership between the Board, her, the Administrator and our Department Heads.

22
23 Mr. Grant stated that he understands that. He was at the meeting. He has been to several
24 meetings with folks. Where does the buck stop period? In other words, when things are going
25 along smoothly, or when things are not going along smoothly, when things are being negotiated,
26 the spirit of his question is not what you people do and how they do their job. The spirit of his
27 question is where does the buck stop. Village President Meyers-Martin stated at the Village
28 President's feet.

29
30 Miss Janice Thomas stated that she lives at 3005 Eros Drive. She moved to the Village last year
31 in April. She purchased the home. Mr. Langon is her President. Mrs. Thomas stated that she
32 moved from Park Forest. One of the reasons that she moved from Park Forest is what we are
33 afraid of happening here in Olympia Fields, Section 8, a lot of rental homes, homeowners
34 competing against landlords who rent out property and basically you lose your value. She sold
35 her house in Park Forest through a short sale. It was the only way she could get from under the
36 water. There was no way it would come back even though her house burned in 2012 and they
37 redid it. It was a fabulous house. The value of the house just wouldn't come back because of
38 renters and homeowners. What we are here for, we understand your concern about the letter. We
39 are here and she believes that she speaks for everyone; we are here out of our passion and our
40 concern for where we live. She will say very adamantly she is a single person. She did not make
41 this major investment to look out her back window and see rental homes. She gets joy when she
42 gets on the Metra Train and looks across and there is the golf course. She hears what you are
43 saying that they have not made a Proposal. But when they met with us, they said some things that
44 kind of made us feel that there was another conversation going on. She hears what you are
45 saying. What we are asking for as Elected Officials that she will be voting for when it is time to
46 vote again, she wants to be able to have a positive conversation about what you do as Elected
47 Officials. She doesn't want to start making fliers and posters and saying we need a change. We

1 want to hear something other than “I don’t want to be sued.” She works with Metra. You have to
2 get lawyers, that is what they do. If we have to go down that road we go down that road. We
3 want to know that if you really don’t want these rental apartments, this Section 8, and low
4 income housing, that there is a firm commitment and no deals being made in the back room. We
5 want to walk away believing that what you are saying to us as Elected Officials is the truth. We
6 don’t want to come back later and all of a sudden something happens in a meeting because you
7 didn’t show up on June 21st. She wants to see you all out here on June 21st. We need to make
8 sure we are here. We need to express that we do not want low income Section 8 homes in
9 Olympia Fields. That’s all we are here to say. (There was a round of applause). It is unfair to
10 place people in an environment that they can’t survive. There are no jobs in the south suburbs.
11 The Metra Train runs on a set schedule. It is not like going to the corner to get on the CTA Bus.
12 She stated that to say it is transit, it is transit intended for people to get on the train like we do in
13 the morning to commute to go to a job where they can afford to live here. It’s not fair to put
14 people in a situation where they can’t even pay for the amenities and eventually garbage, water,
15 and all other services are passed onto us. She looked up UP. She stated that UP focuses on low
16 income development and providing social services for those people. They collect the check from
17 the government. She is not opposed to looking at other Developers. We don’t want to look at UP.
18 That is all she has to say. (There was a round of applause).

19

20 Mr. John Bradshaw stated that he lives in The Greens of Olympia Fields. He was the first
21 homeowner to build in The Greens of Olympia Fields. He has been there for quite a while. He
22 stated that Robinson Engineering is here for approval for a payment for some work that was done
23 on Vollmer Road to complete it. He doesn’t know what has been completed there. He has made
24 some complaints about up under that viaduct where there is potholes that have been there for the
25 last couple of years. Certainly in the wintertime it is very dangerous with the ice buildup and
26 when cars go up under that viaduct the cars are veering to the left and to the right to avoid the
27 potholes and therefore they are facing the oncoming traffic. It is a wonder that someone has not
28 gotten killed there. Maybe people have been injured. It is very, very dangerous. The work should
29 be done.

30

31 Village President Meyers-Martin thanked Mr. Bradshaw for his comments. The construction is
32 related to the engineering that is currently being done to finally fix the problem on Vollmer Road
33 where trucks hit the viaduct on a regular basis. We did collect data and over a three-year period
34 there was over 700 incidents at the bridge. She stated that 400 of them were actual strikes to the
35 bridge. That is a County Road. The County is responsible for fixing the potholes, for plowing the
36 street in the winter. As you know, Cook County is not the easiest County to work with. She
37 stated that Jim Landini is constantly on the phone with them about the potholes. You call them
38 and they come out and they repair it. It is temporary in nature. After a couple hundred cars drive
39 over it, it is right back to its original condition.

40

41 Village President Meyers-Martin stated that the engineering that was being done by Robinson
42 was due to a \$1,000,000.00 Grant that we received. We are now moving into Phase 2 of that
43 engineering to finally widen that road. We will not be able to raise the bridge because it is one of
44 the lowest bridges in the area. We will not be able to raise it. We are going to have to lower the
45 road. That project is going to be approximately \$45,000,000.00. It has to be done. Everything
46 that we have discussed in terms of Early Warning Systems to keep trucks from hitting the bridge
47 has been ineffective. She is sure that residents have seen the big flashing lights. The big flashing

1 lights can be flashing and a truck will still go and hit the bridge. The Mayor of Flossmoor was
2 actually under the bridge when we had a catastrophic strike. The Mayor told her that night when
3 they were at a meeting that he thought he was dead. The whole bridge went black.

4
5 Village President Meyers-Martin stated that we have had Stakeholder Meetings here where we
6 have called in everybody that is even remotely affiliated with the Vollmer Road Bridge. We had
7 Metra. We had the Canadian National Railroad. We had Flossmoor. We had Cook County. We
8 had IDOT. We had our State Legislators. We had Senator Hastings and Representative Riley.
9 She stated to say what is it we can do to repair this bridge. That is what was done. The road was
10 closed a couple of days. We have had meetings with the Country Club too. The other thing that is
11 of concern is that in widening the road it is going to cut into one of their holes on the golf course.
12 We were working now to reconfigure that road as well. Just to be clear, that is a County Road
13 and Cook County is responsible for the repairs there.

14
15 Administrator Mekarski stated in about two-weeks you will see County signs, flashing signs,
16 saying that the road will be closed for approximately six to 12-hours. They were scheduling the
17 work in the beginning of May. They were posting the road would be closed. They took those
18 down. He isn't sure what the delay is. The reason why they are closing it for six to 12-hours is
19 they are going to be repaving underneath the viaduct. They will cut and grind down the
20 pavement. They are going to repave it. While they are doing that they are going to do some other
21 point repairs up and down the Corridor. They are going to bring their entire Litter Crew and
22 clean both sides of the right-of-way and then the road will be back up.

23
24 Administrator Mekarski stated that this is huge. Through the Mayor's efforts, we fought for this
25 \$1,000,000.00 Preliminary Engineering Grant. Now we are at the stage of possibly getting a
26 \$2,000,000.00 Grant for Plans and Specs. We are in the driver's seat in five to seven-years to
27 receive \$45,000,000.00 to get a complete new bridge, new roadway, pedestrian path, street trees,
28 screening for the golf course, all paid with Federal and County Funds. We are one of the leader's
29 in the South Suburban Mayors and Managers Association for Federal and State Grants in this
30 Village.

31
32 Mr. Francisco inquired whether or not we can put a police officer by the viaduct to stop the
33 trucks from hitting the bridge. He stated that we have enough police officers around here put one
34 stationed over there.

35
36 Village President Meyers-Martin stated that on any given shift there are only three police officers
37 on patrol at any given time. You want three to be able to cover this entire Village.

38
39 Mr. Francisco stated that is part of the Village. Put one over there with all the trucks hitting that
40 thing.

41
42 Village President Meyers-Martin stated that somebody did suggest charging a toll. She brought
43 that up to IDOT. She was just in Springfield and met with Randy Blankenhorn who is the head
44 of IDOT. He just looked at her like really. We have tried just about everything. We talked about
45 the flashing lights. You may have seen all of the signs from I-57 going to the viaduct that says
46 "11'.9." You have flashing lights. Now they put little Mickey Mouse ears with the red flags.
47 None of that has been effective in our estimation. It looks as though the resolution to that is

1 going to be the lowering of the road which is going to be major. There are water mains down that
2 road. There are gas lines and electric lines. It is necessary to resolve this issue. We brought in all
3 of the Stakeholders and everybody agreed finally that something needed to be done.
4

5 Mr. Ocie Windham stated that he lives in Maynegaitte. He has a home that is close to a Half a
6 Million Dollars also. When you are talking about Affordable Housing, do you know what the
7 concept of Affordable Housing is? When you are trying to bring in people in areas like this it is
8 causing tension management. He has been a Developer and working with Developers. Once they
9 come into your neighborhood and they develop something they are gone. They are long gone.
10 They don't care who you put in here. And if someone isn't going to manage it, it is not going to
11 last. Our neighborhood is really shot if you bring Affordable Housing in. When they talk to you
12 about developing that area, you don't want Section 8 coming in. He is a person that deals with
13 that every day. He owns probably 300-units in the city. He knows what he has to go through as a
14 landlord. If you come out here in the community where we live at with our homes, we are talking
15 about \$250,000.00, \$275,000.00 for our homes. They are going to be less than that. He stated
16 that when you consider taking in Affordable Housing, that is something that the Board shouldn't
17 even want to hear, affordable homes in this area. We need to do everything possible. We need to
18 have people here. This shouldn't be a closed door meeting when it comes to somebody that
19 wants to put affordable homes in your area, because our area is going to be really going down the
20 tubes. That is all he has to say. You need to talk to people or get somebody on the Board that
21 knows about affordable homes. (There was a round of applause).
22

23 Village President Meyers-Martin stated that she has lived in the south suburbs since 1976. She
24 has seen the devastation that happens when Section 8, when apartments come in and they start
25 off being luxury and then before you know it they are hard to rent or what you. She has seen that.
26 She understands the concern. She honestly does. She knows that somebody mentioned about
27 being sued. It is very important to have diplomacy in this. She can assure you that there is no
28 enthusiasm. There is no willingness for that development. She heard from one of the meetings
29 that the story changes from this development company. They say one thing to one person. They
30 say something else to someone else. This is her understanding of what has occurred. She knows
31 what the desires are here in terms of that development and the fact that everybody knows that it
32 is just really not compatible to what we are trying to accomplish here, and how we are trying to
33 improve the quality of life here. She believes that is a well-known fact.
34

35 Mr. Fred Patterson stated that he lives in The Trails. He stated that Administrator Mekarski came
36 to our meeting, The Trails of Olympia Fields. They mentioned this housing project supposedly
37 they are trying to get on. His question to Administrator Mekarski was does Kenilworth, Illinois
38 and Burlington, Illinois have the same mandate that Dave said is going around the state. Have
39 they, in fact, implemented this in Kenilworth and Burlington and places like that? He would like
40 to know.
41

42 Village President Meyers-Martin stated that you might not have been here when she first started
43 off. She stated that Barrington does have an Affordable Housing Plan. Lake Forest does.
44 Winnetka does. She stated not that it was met with enthusiasm because their residents
45 complained as well. Frankfort has it. They do have some form of Affordable Housing because as
46 she said it has become the law of the land in terms of requirement, especially if you are
47 considered under 10% of Affordable Housing. That is for new development.

1 Administrator Mekarski stated that the State has found us in violation because we didn't have an
2 Affordable Housing Plan. They indicated that Olympia Fields only has 5.2% of Affordable
3 Housing stock in the community. He stated that under the Affordable Housing Planning and
4 Appeals Act which was passed requiring all local governments in the State to have an Affordable
5 Housing Plan and to reach that goal of at least 10% of affordability. He can't answer specifically
6 for Kenilworth or some of the other communities. Those are all obtainable probably from the
7 Illinois Department of Housing Authority, IDHA where they would have that. We didn't desire
8 to develop an Affordable Housing Plan. There was a feeling amongst the Board and the
9 Administration that we are around a sea of affordability. There are certainly plenty of affordable
10 homes in Park Forest, Chicago Heights, and Matteson, and even in some of the foreclosed homes
11 that we have in Olympia Fields. The State collects the data. They made the assessment. We were
12 found to be in violation. We were required by law to develop a Plan. The property in The Coves
13 is being sold by the Delaware Bank. There were three Developers competing for that site. There
14 was a Developer from Boston. There was a Developer that wanted to do market rate housing and
15 this Developer. We had no purview in that process. We don't have any idea what kind of Bids
16 were given to the bank or what was the bank's decision. They don't own the property. They just
17 have a Letter of Intent. They don't have a Formal Application with the Illinois Department of
18 Housing Authority for this project yet. They have basically a conditional approval on the site.
19 The State has indicated that we were in violation and we need to meet these goals. He stated that
20 to-date, other than the letter requesting that they want to go into a formal process; we don't have
21 a Formal Application. A Formal Application has to be a full Application. There has to be a fee.
22 There has to be Preliminary Engineering, a Preliminary Site Plan, and a Preliminary Landscape
23 Plan. None of that has been provided. The key is it is great to hear these comments today. What
24 is more important is when the Public Hearing is held at the Planning Commission level that we
25 all come back. It is tentatively set for June 21st. If they don't meet the submission criteria, that is
26 going to be pushed back to July and then the Board Review will probably not take place until
27 August. We all need to come back to that meeting.

28
29 Mrs. Arlene Burke stated that she lives in The Greens. She is the Chairperson of the
30 Beautification Committee. She stated that her question goes back to this project that is planned
31 for Vollmer Road and the engineering done by Robinson. Was there an RFP that was let for that
32 business, and did they win in a competitive situation with an RFP?

33
34 Administrator Mekarski stated no. Robinson has been designated by the Board as its essentially
35 appointed official. They are our engineer of record. When they came here years ago, they
36 provided Proposals. There is no legal requirement in the State of Illinois for going out and Bid
37 for professional services. They are not doing construction. They are doing professional services.
38 At the time both Baxter & Woodman, this predated his arrival, it was some time in the late 1990s
39 early 2000, Baxter & Woodman was designated as the official engineer. Robinson Engineering
40 has been designated as the official engineer.

41
42 Mrs. Burke stated that we had an official group working with us with beautification that we had
43 been using for years. We didn't have any part in the RFP that went out. We were just told who
44 was going to be the new person and we had no input on that. The rule was anything over
45 \$20,000.00 had to be Bid out. Robinson gets an awfully lot of money from this Village and never
46 has to compete for a dime.

47

1 Administrator Mekarski stated that the difference is that the landscaper was not providing
2 professional consulting services. They are providing contractual services. There is an Ordinance
3 that the Board has adopted that is consistent with State Law that any Public Works Project where
4 there is construction involved that exceeds \$20,000.00, it is a Local Ordinance and also in the
5 State Code, must be competitively Bid in a sealed Bid. There were numerous minority
6 contractors who had put in official complaints to the Village President and my office that they
7 were being denied the right to competitively compete for construction projects. They specifically
8 mentioned the projects that were being managed by the Beautification Committee. We take that
9 very seriously about women enterprises, minority enterprises, and we have Resolutions to that
10 affect. We also have to abide by both State and local law. And because that is construction and
11 not professional services it had to go out on Bid. Now the Bid was awarded to Property Care
12 Management. In previous years we spent \$21,000.00 on landscaping maintenance. His cost was
13 someplace around \$9,500.00. There was a \$10,000.00 saving.

14
15 Mrs. Burke stated that you split it between two different people. She won't get into the detail on
16 that. If there were minority firms providing professional services that are similar to Robinson and
17 they came in and complained to you, would you then Bid that business or Robinson is just in?

18
19 Administrator Mekarski stated no, the Village at anytime can open up the door for competitive
20 RFP's for professional services. A large amount of the success for Federal Grants and State
21 Grants that we received is the partnership between Robinson Engineering and the Village of
22 Olympia Fields. We are one out of the 43-communities that has the largest amount of Federal
23 and State Grants given to this Village.

24
25 Mrs. Burke inquired whether or not Robinson is writing the Grants. Administrator Mekarski
26 stated that it is a combination of his office, the Department Heads and Robinson Engineering.

27
28 Village President Meyers-Martin stated that they have a Grant Writer. (There was a round of
29 applause).

30
31 Mr. Willie Calvin stated that he resides in The Greens. He stated that Mr. Bradshaw asked a
32 question about the Vollmer overpass. Are they going to start lowering the pavement when they
33 put the eight-hour close sign out?

34
35 Village President Meyers-Martin stated no, no. That is at least three-years of additional
36 engineering that needs to be done before they would ever begin that.

37
38 Mr. Calvin stated that there were two things that he agreed with Madam President. That was the
39 tone of the letter. He disagreed with her when she started talking about education. His son,
40 daughter, and grandson went to Rich Central. He just left from Ohio State watching his grandson
41 graduate with Honors. He is black. He is a male, and he can compete. (There was a round of
42 applause). Mr. Calvin stated that his daughter graduated from Howard University. She was able
43 to compete. He doesn't like it when he hears people talking they are not coming because it's the
44 schools. What are you doing to prepare the students to be able to compete in the schools? We
45 said don't go to Marian and be Number 30, go to Rich Central and be Number 1 and get a
46 Scholarship so you can move on. Now he is moving on and he will be going to do his Master's

1 and he will be teaching in Indiana because the schools are so bad in Chicago. The money is
2 funny in Chicago.

3
4 Mr. Calvin stated that Stoney wrote this. What Mr. Calvin didn't like is it sounds like something
5 that Trump would do. Throw something out there and see what fits. Mr. Calvin's point is that we
6 need to have recommendations and solutions. He stated meet with the Board, get the evidence
7 and come back to us and tell us what we are doing. Don't have us sitting up here for three or
8 four-hours talking about issues and then we just go around, and we are going to leave here and
9 we are going to be saying which issues were more important. He stated that he is asking you, you
10 being his President, is to work with them, find out if the Developer has been approved. Did they
11 do a back deal? He stated say this is what we have done, and this is what they are doing and then
12 tell me that the Board is lying and they are just filling us with a bunch of garbage. He is saying
13 this because he believes in what we are trying to do. He knows that we need to do it
14 constructively and be for real. (There was a round of applause).

15
16 Village President Meyers-Martin stated that she wanted to clear up about the schools. She is not
17 trying to paint our high school as all bad. She has met with every Superintendent that they have
18 brought onboard because she thought it was important for that Superintendent to understand
19 where the Village was in terms of how we wanted to partner with them, and while we are
20 separate entities we are joined at the hip because the Village of Olympia Fields' reputation is
21 based a lot on what is going on at the schools. She told that to Superintendent Leak. She told that
22 to Interim Superintendent Patton, and the lady that was the Interim in between those two. She
23 stated that every Principal that they have had at Rich Central she has said the same thing. There
24 are students that excel at Rich Central. Then there are students that don't do well. All of the
25 students need to be brought up to a certain level. Every time she goes to Springfield they talk
26 about education funding. The schools in Cook County are funded differently than the schools in
27 other counties. That is something that needs to be addressed so that everybody is on the same
28 footing, that the 18-students are not getting all of the attention and you're leaving behind so
29 many students that need the assistance. Village President Meyers-Martin stated by no means she
30 did not disparage his children. She knows that there are issues at Rich Central, discipline,
31 residence requirements, all of those things that need to be addressed because that makes a well-
32 rounded school. She stated thank you for your comment.

33
34 Mrs. Sharon Mangum stated that she resides in the Village. Mrs. Mangum thinks that there is a
35 little bit of irony that home values are based on performance of schools when we don't have
36 direct input into the program itself. She stated for us to pay the highest taxes that she knows of in
37 the south suburbs and the services we do get are minimal compared to the other Villages. We pay
38 for our own water. We pay for our garbage pickup. Every year it goes higher and higher. She is
39 paying two and a half times as much in Real Estate Taxes as she paid when she first moved in.
40 She has nothing else to show for it, other than to be told that 75% of my taxes are going to
41 support a High School System that we are being told is not up to standard. What accountability
42 do they have to us since we are not given the option as to whether or not to fund a failing
43 program? (There was a round of applause).

44
45 Village President Meyers-Martin stated that has been an issue because people will say that they
46 pay taxes for the schools and they don't have children in the school. You pay for schools that are
47 not performing up to their capabilities, but yet you still pay these high taxes. That is something

1 that has not been resolved. It certainly has been discussed in many circles. The Educational
2 Commission from the Village of Olympia Fields has gone out and met with their School Board.
3 Their current President, Antoine Bass, has been here many times. We have been to the School
4 Board Meetings. She knows that the Educational Commission goes to them. She doesn't know
5 what the answer is, but it is quite frustrating. She stated that if you look at your Tax Bill, it is not
6 just the high school. It is all of the School Districts, Elementary and High School. It is also the
7 Park District, and Cook County roads, and the Library. It is all of those things. The biggest
8 chunk goes to the school.

9
10 Mrs. Mangum inquired of Village President Meyers-Martin that if our taxes are going to
11 continue to go higher, what can we do to get more services since we don't have a choice as to
12 whether or not to continue to pay escalating taxes. We either pay them or have Liens. We don't
13 have any options. How do we now say, "Okay, we are going to pay higher taxes?" What is an
14 accommodation that can be made for us so we have more services while we pay more taxes?
15 (There was a round of applause).

16
17 Village President Meyers-Martin stated that she can't really speak about Property Taxes because
18 the schools are going to get their share no matter what. It is the way the Tax System is set up.
19 She stated that everybody has always hoped that Springfield at some point would change the
20 funding formula so that they were not relying on Property Taxes to fund the schools. That is
21 unfair not only to the homeowners that are paying for a dysfunctional school possibly, or at least
22 something that is not boosting their home values, but also the fact that it doesn't work like that
23 everywhere. There are some counties where Property Tax is not the main funding source for
24 those schools. We have been trying meaning, South Suburban Mayors and Managers
25 Association, the Legislators, Elected Officials, Trustees; everybody has been trying to correct
26 that. She stated that when Reverend Meeks became a Senator that was his only goal to join the
27 Senate was to change that funding formula. She has been on many Commissions with him. There
28 is a gentleman by the name of Ralph Martire who is with the Center for Tax Accountability. He
29 has been working on that. Senator Meeks has left the Senate and nothing has changed. It is still
30 exactly the same way. We just have to continue to support our schools hoping that we can assist
31 them in improving, even H-F which was sort of like the shining star of the schools in the area,
32 but they are the only school in their District. We share with Rich East, Rich South. There are
33 very few Olympia Fields kids in Rich Central. It is all Matteson, Country Club Hills, Richton
34 Park, and Park Forest. The complaint that we hear is that the Feeder Schools are not preparing
35 the kids so that when they get to high school they are not excelling. There are some that do well
36 because they do well. There is some that because they weren't prepared to be in high school,
37 they immediately go in and they are behind. They are not taking first year English. It is a huge
38 problem.

39
40 Mr. Otis Gilmore stated that he is a resident of the Lakes of Olympia. He is also emotional about
41 this issue. When he walks out his front door he will be looking directly into the back door or the
42 front door of these Affordable Housing Units if they come. He came to the meeting last Saturday
43 with some of the same emotions that he heard expressed tonight. He has had some experience
44 being on a Board like this before. There is something that we need to take stock of: 1. Yes, let's
45 be emotional. Have you ever known of a legal case where all the evidence showed that a person
46 was either innocent or guilty and lost on technicalities? That is what he would like to speak to.
47 We don't want to lose this on technicalities. That means that there is protocol. There are Federal

1 and State Laws that have to be followed. It is not what we think is necessarily logical. Do a fact
2 check. Don't just listen to him. He stated anything that he says fact check it if you like to do that.
3 We have to make sure that we position ourselves to win this fight. Developers have rights just
4 like we do. Other homeowners have rights just like we do. Property owners have rights. He
5 stated that he owns his property and you can't tell him who to sell it to. That is what is happening
6 over there. They have an option on that property. An option is based on whether they can get
7 approval from the Village to build it.

8
9 Mr. Gilmore stated that in the meeting that he attended last Saturday, he came in with the same
10 emotion that you have, but he was convinced that this Board was not in favor of that. He stated
11 that the Mayor lives only three-blocks away from where that development will be. What do you
12 think her property values are going to be like if it goes up? He doesn't think that anybody on this
13 Board is interested in seeing this development. The point is the Developer has decided that they
14 want to come into our community. Now we have to position ourselves to fight and win. If we
15 don't follow protocol, we give them the ability to sue and win. We have to support the Board and
16 the process they are going through and make sure we follow protocol, we dot every i and cross
17 every t and position ourselves if they do sue to win this. He saw this happen recently in Tinley
18 Park. AT&T was putting a cell phone tower up in Tinley Park. There was a meeting about four
19 or five-months ago. The community turned out. They were parking blocks away to come to that
20 meeting. AT&T had the option on the land. They could have built the tower anyway. They
21 decided because of the community's non-support it wasn't worth the bad blood that they would
22 have caused in that community to build that tower. They pulled it off the table.

23
24 Mr. Gilmore stated that we can provide the same type of pressure. We need to send individual
25 letters to the Developer. He understands that there are some standard letters that you can give to
26 everybody, and give them to the Presidents of our Associations. Presidents please get these
27 letters to all of the residents. Let's sign these letters and get them out. Let's be at these meetings.
28 If we go to the Planning Meeting and say, "I don't want Affordable Housing next to my house or
29 across from my house, and it is going to do this, that and the other," we are going to lose the
30 battle. We are putting on the record exactly what the Developer wants. He can say there was
31 prejudice. They can go to Court and sue us, and the Judge may very well rule against us. And no
32 matter how emotional we are, no matter how pissed off we are, we will see that Affordable
33 Housing over there anyway. He is appealing to everybody, let's be emotional, but let's control
34 our emotions and be smart and logical too. Let's support the Board in the process that they are
35 going through. Let's do our part in this and coming out and making sure we give the Board
36 support, and let the Developers and anyone else know that we are not in support of this. But we
37 cannot get up and give statements or testimony to the fact that we don't want Affordable
38 Housing back there because it is going to depress the value of our property. When they go to
39 Court with that on record it positions them to win and it positions us to lose. (There was a round
40 of applause).

41
42 Village President Meyers-Martin stated that these are the facts that we are working with in terms
43 of this development. The property is zoned PUD. That's a Planned Unit Development. It is
44 authorized for single-family development of 30-lots. That's what the original Developer was
45 going to put there. She stated that 28 of them are buildable for single-family homes. They were
46 standard, single-family homes like everybody has throughout the Village. The single-family lots
47 have been legally platted and are represented on the County's Tax Map. A new Development

1 Plan will require both a new PUD Agreement and Resubdivision of property requiring approval
2 by the Board of Trustees. They cannot go forward if they don't have approval from the Board at
3 least on that level. The proposed development includes a multi-unit senior building. That is not
4 currently approved on either the Village's Town Center Plan or the last PUD Agreement that is
5 in place. It doesn't include that. That would be out of the PUD requirements. The square footage
6 for the proposed single-family is below the Village's minimum square footage requirements. The
7 current proposed Plan does not meet the Village's requirement for anti-monotony of architectural
8 design of facades. All of these, they are not satisfying those. This is why we think we are in good
9 shape in terms of being able to successfully thwart their efforts. The Village's Affordable
10 Housing Plan which was required by the State, only requires 15% of any new development be
11 affordable. Of course the UP Development proposes 80%. So again, they are in violation of our
12 very guidelines. All of those should be sufficient to thwart that. We have that ready to go at our
13 fingertips. These are what Otis was talking about in terms of having all of our t's crossed and all
14 of our i's dotted. You just want to prevail. You don't want to spin your wheels and just go in
15 without a Plan or without a strategy. She believes that we have that. It is quite clear that no one
16 felt that this was a valuable, beneficial development for our Village.

17
18 Mr. Burke inquired whether or not he could ask two questions and then he will be done with this.
19 Mr. Burke stated that you have this documentation and you heard Otis say this two days in a row
20 now in support of the Board. You just rattled off all these things that would prevent this from
21 happening. What is stopping you from writing a letter, or having your lawyer write a letter
22 spelling out these things, because he believes what he heard the other day and what he heard just
23 now, it is up to the Zoning Commission and up to this Board to deny anything that they want to
24 do based on the things that you just said. Is that true? He believes that this would satisfy all the
25 people that are here, from the Board passing a Resolution, or whatever you have to do in
26 whatever form you want to do it, to send these people a letter letting them know that this is our
27 official position that we don't have to go through all of this consulting mess, we don't have to go
28 through all this long drawn out stuff to get this done; you from what he hears, has the power to
29 do this right now. So what is stopping that from happening?

30
31 Village President Meyers-Martin stated because as Otis says, you have to go through the process.
32 You have to give that Developer the ability to come before your Board. You can send all the
33 letters you want. They have the ability to say, "I still want to come before your Board."

34
35 Administrator Mekarski stated that he is not an Attorney. They would charge that essentially you
36 are denying them the right to due process.

37
38 Mr. Burke stated that what we are looking for, and he believes the people who are here, we are
39 looking for a commitment from the Board saying you are not going to do this. You just rattled
40 off all the things you can do. Do we hear that you are making a commitment in front of these
41 people that you are going to shut this down based on the things that you have when the
42 appropriate time happens? That's all we want.

43
44 Village President Meyers-Martin stated that these are the elements that we use. Trustee Waite
45 stated that if we did precisely what you ask, that would give the Developer more grounds to sue
46 us. We don't want them to have an ability to win the litigation. Village President Meyers-Martin
47 stated so we are willing to have our Board sit here and deliberate.

1 Mr. Burke stated that what she just rattled off has everything to do with it. All the things that you
2 went through seem logical and that you either have, or think you have, the proper ammunition to
3 cut this off immediately.

4
5 Administrator Mekarski stated that it would be improper to preemptively deny it before an
6 Application. It would be a denial of due process. It would be a violation of their constitutional
7 rights.

8
9 Mr. Grant stated that he doesn't think that is what he is asking. That is not what he is getting.

10
11 Mr. Burke stated that he is asking for a commitment from the Board to make a commitment to
12 the people who are here that this is your intention. That's all we are asking for. If you are saying
13 that is your intention and you can pass that as a Resolution.

14
15 Village President Meyers-Martin stated that she believes that we said that. She stated have we
16 been unclear that we are not committed to stopping this development. Have we been unclear?

17
18 Different members of the audience stated no. Trustee Byrd stated that we are committed to
19 stopping it.

20
21 Village President Meyers-Martin thanked everybody for being here. The Public Hearing is where
22 we want to hear your commentary about your opposition to this development, not in
23 discriminatory terms, but just your opposition to that because you don't think it fits in with the
24 landscape of the Village.

25
26 Administrator Mekarski stated that the cell tower Public Hearing is this coming Tuesday in this
27 room. Those that are impacted by the visual view of the tower and/or directly adjacent to the
28 homes really need to come to the microphone and voice your opinion. That is the Official Public
29 Record. Village President Meyers-Martin closed Communications & Petitions at 9:00 P.M.

30
31 **CONSENT AGENDA:**

32
33 **A. Recommended for Payment of Invoice #16040314 to Robinson Engineering for Work
34 Completed in Connection with the Vollmer Road Reconstruction Project (Project No. 14-
35 590) in the amount of \$82,268.66.**

36
37 **B. Recommendation for Payment of Invoice #16040313 to Robinson Engineering for Work
38 Completed in Connection with the Vollmer Road Reconstruction Project (Project No. 14-
39 590) in the amount of \$1,376.12.**

40
41 Village President Meyers-Martin stated that you have Items 4(A) and B which are routine by the
42 Village of Olympia Fields standards. They don't require a lot of deliberation.

43 **Motion by Trustee Waite, second by Trustee Nale to approve Consent Agent Item 4 (A)
44 and 4 (B).**

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

46

1 **Resolution #2016-08- A Resolution Making Appointments to the Various Village Positions,**
2 **Commissions and Committees** – Village President Meyers-Martin stated that we have before
3 you tonight Resolution #2016-08. It is a Resolution making Appointments to the Various Village
4 Positions, Commissions and Committees. We have our Village Attorney. We have our Village
5 Engineer. We have our Village Engineer from Robinson, and the Village Engineer from Baxter
6 & Woodman. We have the Village Clerk; the Village Deputy Clerk; Director of Public Works;
7 Municipal Court Hearing Officer; Police Pension Board; the Village Prosecutor; Village Health
8 Inspector; our Village Planner from Teska Associates; our Village Treasurer; our Financial
9 Advisor from Speer Financial; and our Bond Counsel from Taft Stettinius & Hollister.

10 **Motion by Trustee Byrd, second by Trustee Gibson to approve Resolution #2016-08 - A**
11 **Resolution Making Appointments to the Various Village Positions, Commissions and**
12 **Committees.**

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

14

15 **Motion to Stay the Fiscal Year 2016 Water Rate at the Same Level for Fiscal Year 2017 as**
16 **Set By Ordinance #2014-19** – Village President Meyers-Martin stated that brings us to Item 6, a
17 Motion to Stay the Fiscal Year 2016 Water Rate at the Same Level for Fiscal Year 2017 set by
18 Ordinance #2014-19. She stated that you have a Memo. She stated just because that is a
19 proprietary fund, when increases are passed onto us from Oak Lawn we have to pass them on to
20 residents. There is also the increase according to the 2030 Plan that allows for water supply and
21 distribution. We are asking that we freeze that level for Fiscal Year 2017.

22 **Motion by Trustee Waite, second by Trustee Byrd to stay the Fiscal Year 2016 Water Rate**
23 **at the same level for Fiscal Year 2017 as Set By Ordinance #2014-19.**

24 **Roll Call: Ayes (4-0) Motion Carried.**

25

26 **Retention of Consultant Services to Perform a Cell Tower Impact Assessment** – Village
27 President Meyers-Martin stated that Item 7 is the Retention of Consultant Services to Perform
28 the Cell Tower Impact Assessment; in our effort to show evidence that this would be
29 unacceptable in terms of the affect on the surrounding homes.

30

31 Trustee Waite stated that we hope that the consultant will come back to us with a Report that will
32 support the position that we want, but that may not happen. The consultant may come back and
33 we won't like what he put in his Report. We can't control what is in the Report. We don't know
34 whether it is going to come back to us in support or not.

35

36 Village President Meyers-Martin stated that it is our best chance. Trustee Waite stated right, it is
37 our best chance of having that happen, but we can't control that outcome. That is all he is saying.

38

39 Administrator Mekarski stated that he was passing a few copies out in the audience. He doesn't
40 have enough copies for everyone in the audience. This is recommended by our Village Attorney.
41 It is consistent with Federal Law and local law. If we are to defend our decision at the Board of
42 Trustees level, the only thing the Federal Law allows us to do is to develop a Findings of Fact in
43 writing providing empirical evidence that the cell tower in question which is proposed to be built
44 behind the Cathedral of Joy, probably 50-feet from the property lines of three beautiful Wysteria
45 homes and probably two within the view shed of those homes. We have to show the reasons why
46 this tower would affect their property. We have to address it from a land use or a zoning domain.
47 That has to be associated with some of the opportunity cost, that because of the cell tower

1 homeowners who want to sell their property have been impacted. That the property has been on
2 the market for a longer period of time than the average like home of its kind in a similar
3 community that doesn't have a cell tower. The other is an opportunity cost that visitors were less
4 likely to visit a home and do a walk-through for a potential purchase when one was so close to a
5 cell tower. The third is the reduction in property values. That possibly because of the cell tower
6 they lost 10%, 15%, 20% of their potential purchasing price. This can only be done through sort
7 of a drive-through appraisal of the properties, supporting that drive-through appraisal with data
8 that is provided that the appraiser has from various data sources that they subscribe to. And then
9 an examination of homes in the Chicago Metropolitan area where cell towers were placed and
10 see if there was any kind of change in home value, or length of sale, or customer visits. That is
11 not an easy thing to do. That's why this Study may take anywhere from three to four-weeks. It
12 will not be presented next Tuesday. It would be presented at the Board Meeting where the
13 recommendations of the Planning and Zoning Commission would be forwarded and the Board of
14 Trustees would review that testimony. That Appraiser would come to the Board Meeting and
15 provide not only a written Report, but verbal testimony. That Appraiser would be available as an
16 expert witness in any litigation. We can't predict the Study. Trustee Waite is 100% correct. It is
17 the right thing to do. The cost of the Study is approximately \$8,500.00. We have worded the
18 Motion that the Mayor is about to read saying, "Not to exceed \$9,000.00," to give a little bit of
19 flexibility in case some contingencies come up so we don't have to go to the Board because time
20 is of the essence.

21

22 Trustee Waite stated that this isn't the first tower that has come to Olympia Fields. The first
23 tower they wanted to put up in the Park District property. They took it to the Park District Board
24 over which we have no control. Administrator Mekarski stated that is correct. Trustee Waite
25 stated that we were able to convince the Park Board that was a bad idea. They went across the
26 street to the Minister and offered to pay him whatever the funds are to sign an Agreement that is
27 dependent upon our approval. He is not likely to get that either. He stated that what we don't
28 want to do is to give them the grounds for litigation. Administrator Mekarski stated right.

29

30 Trustee Gibson stated that many of us have written very, very interesting letters to the Pastor
31 there, explaining to him that we don't understand why you would come into our Village when
32 you did, and not have some record of appreciation for where you are. Trustee Gibson stated that
33 she lives in Wysteria. She stated that where they want to build a tower is right in the backyard of
34 several large, single-family homes. She stated that Pastor Hinkle has refused to answer any of
35 those letters. He has gotten at least 10 to 12 different letters pleading with him about his stand in
36 Olympia Fields, and if he wanted to be here he should have some bit of appreciation for the
37 surrounding areas. There is a couple more churches right by him that has Day-Care Centers. In
38 the summertime they have hundreds of children there. They are very, very disappointed. They
39 have written a letter. We have thought about marching on the church. We just haven't done that
40 yet. She thinks Pastor Hinkle and his parishioners ought to know how detrimental that is going to
41 be.

42 **Motion by Trustee Waite, second by Trustee Nale to authorize Rick Hiton & Associates to**
43 **undertake an Impact Study associated with the Proposed Cell Tower Construction at the**
44 **Cathedral of Joy Church financed by funds from the Village's Unencumbered Fund**
45 **Balance not to exceed \$9,000.00.**

46 **Roll Call:**

Ayes (4-0)

Motion Carried.

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EXECUTIVE SESSION:

To Discuss Matters of Pending Litigation – Open Meetings Act Section 5ILCS120/2(c)(11) –
Village President Meyers-Martin stated that we will be going into Executive Session briefly to discuss matters of litigation. When we reconvene we will not be taking any action, but we will have a discussion about the Olympia Fields Conference Center. If you would like to come back in, you can certainly do that. We will not be taking any votes.

Motion by Trustee Byrd, second by Trustee Nale to go into Executive Session to discuss Matters of Pending Litigation according to the Open Meetings Act Section 5ILCS120/2(c)(11), at 9:13 P.M.

Voice Vote: All Ayes Motion Carried.

RETURN TO OPEN SESSION:

Motion by Trustee Byrd second by Trustee Gibson to go back into Open Session at 9:38 P.M.

Voice Vote: All Ayes Motion Carried.

ADJOURNMENT:

Motion by Trustee Waite, second by Trustee Gibson to adjourn at 9:38 P.M.

Voice Vote: All Ayes Motion Carried.

Respectfully submitted by Faith Stine.