

1 The Landscape Plan was prepared and forwarded to the residents of The Traditions. They
2 will be meeting with the Meijerø Corporation to see if they can negotiate Meijerø
3 support for that. Meijerø has a commitment of providing \$10,000.00 in funding for
4 landscaping. The Teska Plan is approximately \$50,000.00. He stated that may change,
5 because at the last Board Meeting Trustee Ormsby had indicated that the Beautification
6 Committee would like to work on the Conceptual Landscape Plan and make revisions.
7 Once the revisions are made we will revise it. The Landscape Plan has not been
8 forwarded to Meijerø. Even though the Board gave authorization at the last meeting to
9 do so, it is being held in abeyance at the request of the residents of The Traditions so they
10 have an opportunity in good-faith to continue negotiations with Meijerø.

11
12 Trustee Gibson stated that she believes that the Beautification Committee should be a
13 part of that idea. She inquired whether or not this was brought back to the Board of
14 Trustees before the decision was made.

15
16 Administrator Mekarski stated not for the financing of it, but for the authority to forward
17 the Landscape Plan to the Meijerø Corporation.

18
19 Trustee Gibson stated that she doesn't want the Village to get involved in something
20 where we make our neighboring Village upset that we are butting in to what they are
21 doing. She stated that they are getting Economic Development there. They have the right
22 to do that. It is their property and they can sell it. Trustee Gibson stated that for the
23 Village to get involved so much in to that and use the funds from here, she believes that
24 the Village might be interrupting something that we wouldn't want any other Village
25 neighboring Olympia Fields to do.

26
27 Village President Meyers-Martin stated that we had a meeting with Meijerø along with
28 The Traditions. The Village presented that as a proposal to mitigate the concerns that
29 they had about light pollution, noise pollution and congestion. Meijerø was agreeable to
30 that. In order to have a backup plan, Village President Meyers-Martin spoke with Mayor
31 Braun of Flossmoor and stated that there was a great deal of concern regarding Meijerø
32 and the amount of traffic that the Village would be presented with because of that, as well
33 as noise and light. Mayor Braun was agreeable to that. He asked that the Village work
34 along with Meijerø, and to provide recommendations to Meijerø to mitigate some of
35 those concerns. Mayor Braun was doing that for the subdivision that is to the north of the
36 proposed Meijerø parcel.

37
38 Administrator Mekarski stated that as the Village Administrator, he went to the Public
39 Hearing for the Preliminary Plat Approval for the Meijerø Site Plan. He indicated on the
40 Public Record that as a neighboring community we support their Economic Development
41 and are not opposed to the development. He stated that we would like the same
42 consideration that Flossmoor gave the Ballantrae residents and their support in
43 developing a Buffer Plan for The Traditions residents. This is a 24/7 operation. There will
44 be 740 cars. It is 194,000 square feet including five outlots associated with the Meijerø
45 Development.

1 Trustee Ormsby stated that Meijerø offered \$10,000.00 and the Village came back with a
2 \$50,000.00 plan. She believes that the Village has to be careful not to annoy them. She
3 believes that before it is presented to The Traditions, the Beautification Committee
4 should review the plan. She stated at the last meeting that it is a proverbial forest of trees.
5 Trustee Ormsby stated that maybe we can get that number down. She believes that
6 \$50,000.00 is a bit aggressive when Meijerø offered \$10,000.00. Trustee Ormsby agrees
7 with Trustee Gibson that we want to be good neighbors and do what we can to protect
8 The Traditions. Trustee Ormsby would like to have the Beautification Committee review
9 the plan before it is presented to The Traditions.

10
11 Administrator Mekarski stated that is an excellent idea. The residents of The Traditions
12 have a copy of the plan because they were involved with the review of it. They want to
13 soften the blow and keep good-faith negotiations with Meijerø. He believes that The
14 Traditions would welcome the Beautification Committee reviewing the plan and
15 modifying it.

16
17 Village President Meyers-Martin stated that when we have that joint meeting that would
18 be when the suggested changes to the plan should be presented.

19
20 Trustee Ormsby inquired of Village President Meyers-Martin whether or not she had her
21 permission to contact Mike Hoffman of Teska Associates prior to that. Village President
22 Meyers-Martin stated yes. Village President Meyerø Martin stated that the proposal was
23 a work in progress. It wasn't written in stone.

24
25 Trustee Gibson stated that she understands why we have an influx of grass cutting since it
26 is spring and the grass is growing. She inquired whether or not the Village has to wait
27 until the sale of these homes that are listed on the Bills for Approval, before the Village
28 can get the money back from cutting the lawns.

29
30 Village President Meyers-Martin stated that it is usually at the point of sale.

31
32 Administrator Mekarski stated that if the house is going through a foreclosure process,
33 there is no legal obligation whatsoever to repay the lien that the Village places on the
34 property. The Building Department has been very successful in negotiating with the bank.
35 There is about a 95% return rate. The banks have been cooperative and paying at the
36 point of sale.

37
38 Trustee Ormsby stated that there is one for Harold Motors in here. She stated that the
39 Villageø Landscaper, DJ Landscaper is doing that. She inquired whether or not
40 somebody can speak to them. She believes that they are way behind on their payments.
41 She stated that it is very important that we keep that corner looking as good as it can.

42 Administrator Mekarski stated that we can talk to Joe Salamone.

43 **Motion by Trustee Waite, second by Trustee Nale to approve the payment of Bills**
44 **for May 28th, 2013, in the total amount of \$59,363.46.**

45 **Roll Call: Ayes (6-0)**

Motion Carried.

46

1 **COMMUNICATIONS AND PETITIONS:**
2

3 Village President Meyers-Martin opened up Communications and Petitions at 7:15 P.M.
4

5 **New Website Presentation – Naomi Perkins** – Village President Meyers-Martin stated
6 that under Communications and Petitions there is a presentation on the Village's new
7 website. She stated that we have been anxious to do this for quite some time. We have
8 enhanced our current website. Village President Meyers-Martin stated that Naomi
9 Perkins who is in charge of putting the website together will give the presentation on the
10 new and improved website.
11

12 Mrs. Cindy Saenz the Director of Finance and Administration stated that this project has
13 been in the works for about a year. She stated that Naomi created the current website
14 about five or six-years ago. At that time, the website was new and improved, and
15 different from what the Village currently had. It is now old and outdated. One thing she
16 doesn't like about the website is that it is dark. Everything seems to be embedded. She
17 stated that more Municipalities are going with drop down menus. They wanted the
18 website to be more user friendly and to have the information there in a couple different
19 places for the residents so that it is easier to navigate. Naomi tried to keep with the color
20 scheme that Trustee Ormsby had created for the new Village Hall. The color scheme is
21 maroon. The drop down menus is there.
22

23 Mrs. Saenz stated that they would like the Board to review the website over the next
24 couple of days. Naomi will send a link to everyone tomorrow. The website is not live yet.
25 The Board should contact the Village President if they have any recommendations or
26 changes for the website by Monday, June 3rd. They would like to go live with the new
27 website next week. She stated that Naomi met with each Department Head. There are
28 more pictures. The police department has been added to the website. Chief Krull along
29 with some of the officers met with Naomi. There is an abundance of information on the
30 website now. The residents can see updated information from the police department
31 regarding their new programs on a daily basis. There is an investigations section. The
32 residents can email the police department about something happening in the
33 neighborhood. The email is linked directly to the detective. They tried to make the
34 website more user friendly and more welcoming to the residents. The old information is
35 still there. The Agendas and the Minutes are there. There is more archived information
36 available.
37

38 Mrs. Saenz stated that on the government section there are pictures of the Trustees, the
39 Village President, and the Village Administrator. There is a contact email address and
40 contact phone number.
41

42 Mrs. Perkins stated that they tried to incorporate some of the frequently asked questions
43 they get over the phone. They heard from the businesses that they would like to see their
44 stores featured. They will include the feature business of the month on the website with
45 photos. They will be sending out a questionnaire to the retail businesses to see whether or
46 not they want to be included.

1 Mrs. Perkins stated that we also have an Economic Development Site. People can pull up
2 the cut sheets pertaining to the information about available sites. There is a Consensus
3 Section. There is a Homeowners Associations Section. There are links available for email
4 addresses. The residents will be able to find out who the President of their Homeowners
5 Association is and they can contact them. The Village Handbook is on the website. The
6 Municipal Code is on the website. The residents can still pay their water bills and their
7 fines online. There is a section of Forms on the website.

8
9 Mrs. Perkins stated that the police department has a community outreach program called
10 "NIXLE." It is not live right now but it will be available. They have included the HALO
11 Program where an officer is assigned to each subdivision. The officer's email and phone
12 number is listed so that people can contact them if they have concerns. They have added
13 information on the Village's K-9 Unit. They receive questions on how people can have
14 Lars attend an event. They have included background information on Lars and his
15 training, as well as contact information if anyone would like Lars to attend a
16 Homeowners Association Meeting or a School Meeting.

17
18 Mr. Tony Martin inquired whether or not the Board Meetings are videotaped. Mrs.
19 Perkins stated yes. He inquired whether or not those would be available on the website.
20 Mrs. Perkins stated that is something we are working towards. She stated that space
21 constraints are an issue, but it is something they are trying to migrate towards.

22
23 Trustee Waite stated that he knows something about websites. He stated that websites
24 tend to be a work in progress as you get feedback from people. It tends to evolve over
25 time.

26
27 Mrs. Andrea Townson, President of the Maynegate Properties Association stated that we
28 get a lot of questions regarding the For Sale Sign Ordinance in Olympia Fields.
29 Maynegate does not allow for sale signs. She stated that when brokers call the Village
30 they are told by the Village Staff that the Village does allow for sale signs. She stated that
31 this causes a lot of heartburn when we have to have the brokers remove them. She
32 suggested that under the homeowners' page they put a statement stating that you need to
33 check with the individual Homeowners Associations to determine if a subdivision allows
34 for sale signs. Mrs. Perkins stated okay.

35
36 Trustee Gibson stated that it is in the Homeowners Association Manual, and the Manual
37 is on the website, but it would be a good idea to put it on the website as well. Mr. Martin
38 stated that is correct.

39
40 Mr. Daniel Land in Olympia Club inquired whether there is a group of webmasters or just
41 one webmaster taking care of all of the content. Mrs. Perkins stated that it is just one
42 person. His suggestion is to go to a Content Management System so there is a group of
43 people that can input certain information on the website. That way it will be updated
44 faster and the content will be available faster. He suggested Joomla!, Word Press, or
45 Drupal.

1 Trustee Gibson stated that she wanted to commend Naomi for doing a very good job. She
2 is happy that it is going to be updated. She stated that if we get suggestions from any
3 residents in the Village that will be well-spent and placed on the website. Trustee Gibson
4 thanked Naomi. (There was a round of applause).

5
6 Village President Meyers-Martin stated that she hopes that everyone feels that it is more
7 user friendly now.

8
9 **The Traditions/Meijer's Project** - Mrs. Helen Burleson stated that she resides at 56
10 Graymoor Lane. Mrs. Burleson inquired of Village President Meyers-Martin whether or
11 not this is the opportunity they will have to speak. She wanted to talk about The
12 Traditions. Mrs. Burleson also wanted to talk about the plan for the Village Town Center
13 on the Olympia Club Condominiums. She wanted to talk about that after it was presented.

14
15 Village President Meyers-Martin stated that normally this is the best opportunity to
16 address the Board in terms of comments and questions regarding what is going on. She
17 stated that when we are at that portion of the Agenda, if there are comments or questions
18 we can suspend the rules in order to do that.

19
20 Mrs. Burleson stated that in terms of The Traditions Project she is certain that the Board
21 is well-informed and they are comfortable with whatever that situation is. She doesn't
22 believe that the community knows what that is all about. She heard the Village President
23 mention that we are cooperating with Flossmoor and she doesn't understand that. She
24 inquired whether or not somebody could provide a simple explanation as to why
25 Flossmoor is involved in something that the Village is doing.

26
27 Village President Meyers-Martin stated that we are not partnering with Flossmoor.
28 Meijer's is moving into Flossmoor. Meijer's has not signed on the dotted line. They have
29 a lot of things to do in order to put that in place. According to Mayor Braun, Meijer's will
30 locate at the corner of Vollmer Road and Crawford Avenue. They will occupy 36-acres.
31 Mayor Braun announced that Meijer's is coming. He did not contact the Village in
32 anyway. Meijer's has not broken ground and it won't be in place for at least 18-months.
33 The Traditions residents felt that Meijer's was going to have a huge impact on their
34 development. They weren't exactly happy about it. The Traditions residents attended the
35 Flossmoor Board Meeting when the Meijer's Project was discussed. The residents came
36 to the Village and said that they were concerned and that they were going to go to that
37 meeting. The Village sent John McDonnell, the Village's Building Commissioner, to the
38 Flossmoor Board Meeting as well to find out what the details were and where Flossmoor
39 was in that plan. Mr. McDonnell reported back to the Village.

40
41 Village President Meyers-Martin stated that since then The Traditions invited Meijer's to
42 their Homeowners Association Meeting. They also invited the Village President and the
43 Village Administrator to their meeting. All of the concerns that the residents of The
44 Traditions had were voiced at that meeting. The Village indicated that it would keep in
45 close contact with Mayor Braun and their Village Board as far as where that project was
46 moving along and what impact it would have on the Village. The Village has no power

1 over Flossmoor. That is their land and their project. The only thing that the Village can
2 do is cooperate with them. Village President Meyers-Martin stated that she is a big
3 proponent of that with our neighbors because if we don't, then it will have more adverse
4 affects than it would positive. The Village saw this as an opportunity because if Meijer's
5 is there other retailers will want to come. It gives the Village an opportunity to develop
6 the Vollmer Road Corridor on the Village's side because people want to be in the
7 footprint and in the shadow of a development like Meijer's. Meijer's is a prestigious,
8 long-standing retailer. It would behoove the Village to take advantage of that Economic
9 Development. She stated that people inquired why the Village couldn't get Meijer's. The
10 Village doesn't have a parcel big enough for them. They needed 36-acres. Village
11 President Meyers-Martin stated that until we get some more finite details about when,
12 where, what, and how, we have nothing to share. The Village doesn't have any
13 information other than Meijer's is coming.

14
15 Trustee Waite stated that Meijer's certainly wants to accommodate potential customers in
16 the Village. They are wide-open to be cooperative and generous.

17
18 Village President Meyers-Martin stated that so far to that extent they have been. The
19 Village has very little detail on how that development will look. She stated that as we
20 move forward we will keep our residents abreast of that through the website and the
21 newsletter.

22
23 **Park District Sign in Spirit Park** – Mrs. Laura Shinker stated that she resides at 20741
24 Greenwood Drive in Suburban Woods. Mrs. Shinker stated that she is well aware that the
25 Village Board is separate from the Park District Board. After speaking with someone at
26 the Park District today, she strongly feels that the Village Board should take some
27 interests in the decisions that the Park District is making. Mrs. Shinker and her late
28 husband purchased their house in 1961. They bought it because of the trees and the nature
29 in the Village is so lovely. Directly across from her home is a small forest preserve called
30 "Spirit Park." There was a small sign there that said the name of the park. She stated that
31 this morning two workers were there and put up a sign that she would call "a small
32 billboard." The park is not manicured. It is wilderness and only a couple of lots across the
33 street. It is full of trees. The deer come out. She looks out her windows at a small, ugly
34 billboard now. It looks like an advertisement for the Park District. There is nothing
35 pleasant about it at all. She has had several comments from her neighbors and none of
36 them are pleased with the sign. The workers told her that these are temporary signs.
37 There are three signs. One is across the street on a residential street. One is at Tolentine
38 Park and one is at Millennium Park. She stated that those are busy streets and if they want
39 to put up a big sign that is fine. She stated that where she lives is a residential street. She
40 stated that if they are temporary signs she was wondering if the Park District is going to
41 use taxpayer money to put up a permanent sign.

42
43 Mrs. Shinker asked the Park District about it and the woman told her that they are
44 permanent signs. Mrs. Shinker called the sign company and they told her that these signs
45 will remain until they have the funds to put up more elaborate signs. She can't imagine
46 what could be more elaborate, more distasteful, or more monstrous than the sign that she

1 has across the street from her home. It is very disturbing to her. It is disappointing to see
2 this ugliness in such a beautiful place.

3
4 Village President Meyers-Martin inquired of Mrs. Shinker what the sign says. Mrs.
5 Shinker stated that at the top is the Park District Logo. It is large. Mr. Chuck Winer had a
6 picture of the sign on his cell phone and he showed it to the Village President and the
7 Board.

8
9 Trustee Ormsby stated that is a violation of the Park District. All of the signs have to
10 come through the Village. Trustee Ormsby stated that is a little bit of the problem that the
11 Village has with the Park District. The Park District doesn't communicate with the
12 Village very well. The fact that they put up signs without going through the Sign
13 Commission is a violation. Trustee Ormsby stated that she will speak with John
14 McDonnell and have him get a hold of the Park District in the morning.

15
16 Mrs. Shinker inquired of Trustee Ormsby whether or not there was any way that we could
17 have this one sign removed. Trustee Ormsby stated probably. Mrs. Shinker stated that she
18 was going to draw up a Petition and pass it to her neighbors. She hasn't talked to anyone
19 that likes it. Trustee Ormsby stated that she and Trustee Gibson are on the Sign
20 Commission. The Park District is supposed to go through the Sign Commission before
21 they put anything in place, but they seem to skip that all the time. Trustee Ormsby stated
22 that she will let the Building Commissioner, John McDonnell, know about it as well as
23 the Village's Code Enforcement Officer.

24
25 **Tolentine Park** – Mrs. Shinker stated that she is so afraid that there is going to be a
26 tragedy at the Tolentine Park. She saw three little boys about eight-years old trying to get
27 across Governors Highway. Mrs. Shinker inquired whether or not there would at least be
28 some efforts made to lower the speed limit by that park.

29
30 Trustee Ormsby stated that has been our concern as well. Village President Meyers-
31 Martin stated that ever since that park was created, the Village has been in constant,
32 persistent discussions with IDOT to: 1. Lower the speed limit; 2. To have a traffic signal
33 there, all to no avail. The Village President met with eight engineers from the Illinois
34 Department of Transportation in Schaumburg about this very incident. Her plea was that
35 she didn't want a tragedy to occur in order for something to be done. They have done
36 Speed Studies, Traffic Studies, and they have sent their engineers out. In their estimation
37 it does not warrant a traffic signal. It does not warrant lowering the speed limit.

38
39 Village President Meyers-Martin stated that what we have been able to extract from
40 IDOT are some safety improvements at Governors Highway. She just spoke with the
41 engineers today and they will begin work on this. 1. Is a pedestrian activated flashing
42 beacon on Governors Highway with advance signage and marked crosswalks for
43 pedestrian crossing to Tolentine Park that meet with the ADA requirements. She believes
44 that is just a band-aid but that is what they are willing to do at this point. 2. Signage for
45 shared bicycle lanes on 207th Street between Governors and Olympian Way. That will
46 connect the existing bike lanes on Olympian Way with the existing multiuse path at

1 Tolentine Park. 3. A sidewalk on the south side of 207th Street from west Governors to
2 Hellenic Drive. That will connect the existing sidewalk on Hellenic Drive one block west
3 and parallel to Olympian Way. 4. Street lighting on 207th Street between Governors and
4 Olympian Way. They will be using LED lights which we had to push for, but they will be
5 using that. That is what IDOT is willing to do at this point.

6
7 Village President Meyers-Martin stated that she totally empathizes and understands what
8 Mrs. Shinker is saying about the park. She stated that we all have expressed a great deal
9 of concern. Village President Meyers-Martin stated that when they had the Ribbon
10 Cutting Ceremony for the park she had trouble getting across the four-lanes of traffic at
11 55 miles per hour. She stated that when IDOT did their Speed Study, according to IDOT,
12 no one is driving over 60 miles per hour on that road. She stated that is not true. She
13 stated that the only thing the Village can do is to put in what they have agreed to, and
14 continue that discussion.

15
16 Trustee Waite inquired of Village President Meyers-Martin where the funding is coming
17 from for all of these improvements.

18
19 Village President Meyers-Martin stated that they are Federal dollars. Trustee Gibson
20 stated that the Village was the agency that went forth to get this Grant. It wasn't the Park
21 District. Village President Meyers-Martin stated that the Park District didn't really think
22 that it was a concern.

23
24 Administrator Mekarski stated that this is a total project of \$505,750.00. \$404,000.00 is
25 from the Federal Government that the Village sought through a Federal Earmark in 2009.
26 The Village President and the Board worked to have that transferred to this area because
27 the project was going forward without anyone addressing the issue of pedestrian safety. It
28 is being matched, not by local tax dollars, but by the Village's Motor Fuel Tax
29 encumbered dollars. The Village is achieving the entire project without any kind of local
30 tax dollars.

31
32 Trustee Ormsby stated that the 60 miles per hour speed that IDOT came up with is so
33 excessive. She doesn't know what they are thinking. The only other park that is in the
34 area and that is a walk able park that has a street is in Homewood. That speed limit is 25
35 miles per hour. There isn't anybody across from that park. She stated that there are a
36 couple of people that dropped the ball on this. She believes that it is IDOT most of all.
37 Trustee Ormsby stated that it should all have been engineered before it got there. She
38 stated that now that it is here, the Board has exhausted itself trying to fix a very
39 dangerous situation. She stated that we all agree that it is very dangerous.

40
41 Trustee Waite stated that it should have been the responsibility of the Park District to
42 come and work with us and IDOT and look over the whole thing as a group, rather than
43 willy-nilly going off on their own and building the park. He stated that it is a nice park
44 and people like it. He stated that all of a sudden the last thing on their mind is how many
45 children are going to get killed trying to cross the highway to get to it. He stated that just
46 seems out of whack.

1 Mrs. Shinker stated that after she spoke with the Park District this afternoon, it seems to
2 her that the Park District is out of control. Mrs. Shinker inquired of the woman at the
3 Park District whether or not they are concerned about a neighborhood and about the
4 residents because they are part of Olympia Fields. The woman stated that we are not
5 Olympia Fields, we are the Park District. She thought that was a very strange reaction.
6

7 Trustee Ormsby inquired of Mrs. Shinker who she was speaking with at the Park District.
8 Mrs. Shinker stated that she doesn't remember her name. She was placed on a speaker
9 phone and the man was there. He made a few comments that Mrs. Shinker knew were
10 wrong because she has lived in her house so long and because she watched certain things
11 being done. She believes that the Park District needs to have more control.
12

13 Trustee Waite stated that it would be nice if more residents would attend the Park District
14 Board Meetings. Mrs. Shinker stated that she intends to. Trustee Waite suggested that she
15 take more residents with her. He stated that they need votes also, and to just blow you off
16 and decide your opinion is worthless is a very bad mistake.
17

18 Village President Meyers-Martin stated that we speak with them quite often regarding
19 maintenance of the parks and keeping up with that. She stated that we are in constant
20 conversation with them but they are totally separate, and you would just hope that they
21 would want to cooperate.
22

23 Mr. Chuck Winer stated that he resides at 20821 Greenwood Center Court. He is with the
24 Suburban Woods Homeowners Association. He stated that the issue seems to be in the
25 Park District and they don't have anybody they report to apparently. Mr. Winer stated
26 that we do vote some of them in and some we don't vote in but they still get in. He stated
27 that the issue is not only are they are not responsive to the homeowners in our subdivision
28 but to the Village as well. Mr. Winer stated that he knows that the Board has tried to get
29 them to change their attitude in terms of being more supportive of the safety concerns
30 that have been discussed tonight. He stated that in addition to those of us in the
31 Homeowners Association participating in the Park District Board Meetings, perhaps there
32 could be a Liaison from the Village to attend their meetings as well.
33

34 Village President Meyers-Martin stated that Trustee Oliver is the Liaison to the Park
35 District. She stated that she has proposed a joint meeting between the Village Board and
36 the Park District Board. She stated that is on the horizon.
37

38 **Village Town Center/Olympia Club Condominiums** – Mr. Lee Langon stated that he
39 resides at 20111 Aegina Drive. Mr. Langon stated that he is going to talk about the future
40 of the Village. There are 15 Homeowners Associations in the Village. Mr. Langon is the
41 Chairman of the Presidents of those 15 Homeowners Associations. He is also the
42 President of the Olympia Club Homeowners Association. Mr. Langon stated that we all
43 have pet projects that we would love to have financed by public money. We all have
44 issues. He is not knocking The Traditions. He stated that he is not here to talk about that.
45

1 Mr. Langon stated that we have an urgent need to come together and focus on our
2 economic plight. Our home values continue to drop while our property taxes continue to
3 escalate. The Village Leaders need to immediately convene joint Economic Development
4 Work Sessions with community members involvement. We need more community
5 involvement. He stated that we need to seek professional help. He stated if that is what
6 we need, we need to do it and we need to pay for it. We need to get some Economic
7 Development in our Village. We must attract and retain high quality Economic
8 Development in our town. Mr. Langon stated that he opposes rental properties on a prime
9 location adjacent to our Metra Station. He stated that this is just a proposal. It is just
10 exploratory, but that is how all projects start. He stated that we deserve quality retail in
11 the heart of our Village. We have the demographics to support viable, quality, retail
12 development. We have the income. We have a higher education than most of our
13 surrounding suburbs, including the ones north and west. We have the resources right
14 here. We have to spend right here to develop meaningful, and National retail, and
15 restaurants, and high quality Economic Development in our town. We have the Transit
16 Oriented Development right at our train station. He stated that towns all over the state
17 have taken advantage of their train stations. The Village has been studying its train
18 station for 13-years. We are looking at a third plan now to do something with our train
19 station. The latest is to put 73 or 80 rental units in. He stated that our property values are
20 already down. It is a price point at subsidized housing prices. He doesn't believe that the
21 Village needs that. Mr. Langon stated that he looks forward to working with the Village
22 on a Proposed Conceptual Plan to include a Town Center on this valuable piece of
23 property that is in the middle of our town. He stated that we look forward to helping to
24 move this Village forward.

25
26 Mrs. Burleson stated that she has been in the Village for 44-years. She stated that we
27 have turned down proposals that include multiple units. Mrs. Burleson stated that most of
28 us came here because of the low density. She stated that we certainly don't need any
29 rental units in this development because the rental units do not produce individual
30 taxpayers dollars, Real Estate Taxes. The developer probably pays taxes. Mrs. Burleson
31 inquired does he pay in a proportion that compensates for the over utilization of over
32 population. She doesn't know why we would be discussing rental units in this
33 community. This is a bedroom community. She stated that we make a sacrifice to pay the
34 taxes to maintain this Village. Mrs. Burleson stated that we didn't leave the city, the
35 congestion, and the high density of a city, to come to a suburban community to have to
36 contend with the problems that they have in the cities. She stated that this is absolutely
37 ridiculous. She stated that anybody that comes to the Village President and to the Board
38 of Trustees and suggests that we have rental properties should be told no instantly. There
39 should be no further discussion. We don't want it. (There was a round of applause).

40
41 Mrs. Burleson stated that she doesn't understand why this is being discussed. The Village
42 has rejected those kinds of things. She stated that the Medical Center on Dixie Highway
43 that has been expanded extensively was planned for where Wysteria is now. Wysteria is a
44 community with beautiful single-family homes and duplexes. The duplexes look like
45 single-family homes. She stated that someone wanted to put a Burger King in our
46 backyard. Mrs. Burleson stated that we have to be selective when people come to the

1 Village with proposals. She stated just tell them no to begin with. There should be no
2 further discussion. (There was a round of applause).

3
4 Dr. Ernie Gibson stated that he resides at 208 Wysteria Drive. Dr. Gibson stated that he
5 attended the meeting the other night in reference to these units. He is perplexed over the
6 emails that have been coming through over the past few days. He comes from a
7 background of serving on any number of Municipal Boards. Dr. Gibson stated that when
8 you own any tract of land in any Municipality, you have a right by law to propose a
9 development of whatever you want and it has to be presented to that Municipality. He
10 stated that to say "No," instantly, that can take you to Court. He thought it was an
11 exploratory meeting. He believes that by law the Village has to entertain these individuals
12 because if they don't, the Village could be taken to Court. The Village doesn't have to
13 approve it. Dr. Gibson agrees that we don't want that kind of situation within our
14 neighborhood. He stated that as a Board they have a responsibility to listen to that by law.
15 Dr. Gibson inquired of Administrator Mekarski whether or not he was right on that.

16
17 Administrator Mekarski stated absolutely. Administrator Mekarski wanted it to be clear
18 that there is no formal application whatsoever for any development. They had a
19 landowner who has the Constitutional Right to private property and the right by the
20 Constitution to develop that property. The developer wanted the Village to evaluate the
21 concept and to give the developer an early picture on whether this is something that you
22 would even like the Village to consider. He stated that no formal application has been
23 made. No formal submission of Site Plans has been made. They came in with a concept.

24
25 Administrator Mekarski stated that in this Village we have a paramount obligation to
26 consider that, because unlike any other Villages, our Planned Unit Development doesn't
27 have any underlying zoning. If you look at the PUD's in other areas throughout the
28 United States there is an overlay zone, and there is some uses by right that are given to
29 the developer or the landowner, Constitutional Right to develop where they can establish
30 some value. In the Village it is a completely negotiated Site Plan Process. The owner
31 which is the National Bank of Countryside has a right by an approved plan that was done
32 from 2006 to 2009 that calls for a luxury, 80-unit condominium development that has real
33 strict Covenants and Restrictions limiting the amount of rental development, or purchase
34 of units by any single developer to a limited number like one or two per building to
35 prevent the condominiums from turning into a rental property. Architectural Plans,
36 Engineering Plans, Covenants and Restrictions are all laid out in legal documents that are
37 about two and a half inches thick. Mr. Langon has requested through FOIA to receive a
38 copy of that document. The Village will be happy to provide him with a copy of that
39 document. The landowner has a right by the Constitution to be considered for an alternate
40 proposal. It is not the landowner's fault that there has been a major change in the
41 economy or that condominium development across the United States has literally ceased.
42 The landowner stated that he wasn't going to waste his time or the Village's time. He just
43 wanted an early reading.

44
45 Administrator Mekarski stated that there was one Administrative Meeting where the bank
46 came in with the proposed developer and wanted to know what we thought about it. They

1 were told that there is only one body that can make a decision on that and that is the
2 governing authority here. We immediately setup an informal workshop. The Village
3 included the Board of Trustees, the Planning Commission, and the neighboring
4 Homeowners Associations. The Village President had insisted that it be open and
5 transparent for everyone. We sandwiched that meeting behind the introduction of a Town
6 Center Development. We solicited a competitive Grant equal to \$50,000.00 to
7 \$100,000.00 to do a final Implementation Plan to define the Town Center in what this
8 community wants, what Olympia Club wants, what The Trails wants, and what all 15
9 Homeowners Associations want. We didn't want a plan that would sit on a shelf. We
10 wanted recommendations to go back to our Zoning Code and possibly sunset PUDs that
11 no longer fit the vision of this community, or change the Zoning Code to make sure that it
12 fits the community. The Village got that Grant. We selected Camiros to introduce that
13 plan. That plan will be involved for over nine-months. That plan won't be done in
14 isolation. The Board setup a Steering Committee. The Steering Committee will consist of
15 the Bank of Countryside; the Bank of Delaware who owns The Coves Property; The
16 Lakes of Olympia Homeowners Association; The Olympia Club Homeowners
17 Association, The Trails Subdivision; The Original Village Subdivision; and the Olympia
18 Fields Country Club. It will be open to the public. The goal is in nine-months to create a
19 vision for that Town Center that meets with you and your families dream. And then take
20 it one step further and change the Code, change the PUDs and go through a formal
21 amendment process. He stated that nobody had given any kind of blessing on Thursday
22 night for this development. We heard the developer and we allowed an informal feedback
23 to go back to the developer so they could make a decision on whether or not to spend
24 money in Olympia Fields to go forward with this proposal. It was totally exploratory.

25
26 Trustee Waite stated that every Trustee was at the meeting on Thursday. The top person
27 at Countryside Bank said that it was the first time he has ever been anyplace where all the
28 Trustees came out to listen to a proposal of a developer.

29
30 Mr. Langon understands that the developer has a right to present a plan to the Village
31 Board. He stated that we have no problems with that. He inquired whether the developer
32 has a right to witness a straw poll from the Village Trustees on whether they should go
33 forward or not. He doesn't believe so.

34
35 Trustee Waite stated that the meeting was an open meeting. Mr. Langon stated that
36 Trustee Waite gave his opinion to the developer just like everybody else did. Trustee
37 Waite stated that the developer said he didn't want to come to this area and develop
38 anything if the residents were against it.

39
40 Village President Meyers-Martin stated that if there was any reticence to the proposal, the
41 developer said that he didn't want to be here, because the developer didn't want to be a
42 bad neighbor. The developer didn't want people to disagree with the development and
43 cause problems. She stated that was the premise going in. She stated that anything going
44 forward from that meeting where we are moving on the yea or nay of that project does
45 not depend on the straw poll that was taken. It depends on the final decision of the Board

1 related to that project. It was strictly exploratory. It was at the request of the bank to hear
2 out this developer.

3
4 Mrs. Townson stated that she resides at 20740 Bristol Lane. She feels that there is a
5 fundamental lack of meeting of the minds here. She concurs with Mr. Langon. Mrs.
6 Townson believes that what caused the heartburn here is that the Village didn't have a
7 right to a straw vote without communicating with the residents. There is a fundamental
8 breakdown of what the residents wanted and what the Board thinks that the Village
9 needs. She believes that we have to work closer together here. She understands that the
10 developer has the right to present anything that they want to present. She stated that the
11 developer probably left here on the basis of that straw poll thinking that they had an
12 opportunity to come back and sell the project. She believes that is what has caused the
13 heartburn. Mrs. Townson suggested that going forward the Board refrain from doing an
14 open straw poll before it has fully vetted any of these things with the residents. She stated
15 for the record that she thinks rental housing in the unit is a terrible idea. We have so
16 many more priorities in getting development into this Village. The Village doesn't need
17 housing that strains the resources without paying back with taxes. All it is going to do is
18 strain our police and other resources without an upside. Mrs. Townson believes that the
19 issue here was the impression that the straw poll gave the developer that they had a
20 chance of going forward with this project without much more vetting with the residents.
21 She hopes that clarifies why there was such an outcry over this.

22
23 Trustee Waite stated that he doesn't understand what a straw poll is. Everyone in this
24 room was welcome to attend this open meeting.

25
26 Mrs. Burleson stated that we didn't know about it. Administrator Mekarski stated that it
27 was posted at Village Hall. Trustee Waite believes that it was also on the website. He
28 stated that it wasn't a straw poll. They asked what the opinions were of the Trustees.

29
30 Administrator Mekarski stated that there was no vote. There was no formal consideration.
31 There was no formal application. It was an indication of whether or not the Planning
32 Commission and the Board of Trustees would like to explore the project further. He
33 stated maybe even to negotiate with the development group to change it from an
34 apartment complex to condominiums, which many Board Members and Planning
35 Commission Members suggested. They had inquired of the developer whether or not he
36 was willing to change it to a Condominium Development. They inquired of the developer
37 whether or not he was willing to mix in Economic Development and retail on the lower
38 levels. The poll was primarily are you willing to look at some further information on it
39 and possibly even a site visit of other developments in the area. There was no application
40 and no specifications.

41
42 Trustee Waite stated that the majority of the poll was against the concept of rental units.

43
44 Mr. Tony Martin stated that he is the President of the Hawthorne Hills Homeowners
45 Association. He lives at 779 Byron Court. He lives south of Tolentine Park. Mr. Martin
46 thought that all of the land in the PUD's were designated for homes and condominiums

1 and not rental. He stated that we are in difficult times with the housing and eventually
2 things are going to get better. Eventually, the Tolentine Project which included not just
3 the park, but condominiums and homes will become feasible. His concern is that if we
4 open up the door for rental apartments behind Olympia Club, another developer could
5 come in and insist that we do the same in Tolentine Park. He understands that the Board
6 has to listen to the ideas of the developers. He stated that the fact that we have to change
7 the PUD as it is now is something that should probably come to the residents before we
8 entertain that thought. Mr. Martin would have liked for the Board to say that we will
9 listen to you, but be aware that rental properties are not one of the things that we are
10 going to talk about right now, because our PUD as they stand say no rental.

11
12 Village President Meyers-Martin stated that she did say at the meeting that she has never
13 been in favor of rental properties. She stated that to the developer. She is not in favor of
14 rental properties, but it was something that the Board listened to.

15
16 Village President Meyers-Martin stated that to speak to Mrs. Burleson's comments, yes
17 you have heard over the years where there have been proposals for rental, for a Burger
18 King, for all kinds of things. She stated that just because that proposal takes place, none
19 of those types of projects are in town. Just because it is presented doesn't mean that it is
20 going forward and it is going to happen. The Village tried to have a transparent process
21 when the developer came in. That is why the Planning Commission was there. That's
22 why Lee Langon was invited. That is why the stakeholders for that immediate vicinity
23 were invited. We wanted them to hear the proposal and find out what was being
24 presented to not only the Board, but to those stakeholders. She felt that was a transparent
25 way to proceed not knowing that it was going to cause the firestorm that it did. It was an
26 effort to be transparent and open, and let the residents know what was going on.

27
28 Trustee Gibson stated that Village President Meyers-Martin stated that evening that
29 before anything was decided on we would have a number of workshops for the residents
30 of the Village to key-in and let us know what they thought. Trustee Gibson stated that the
31 Village President stated that more than one time.

32
33 Trustee Gibson stated that she doesn't call it a straw poll. We were trying to find out what
34 each person thought. She takes exception to the fact that she cannot express her opinion
35 and what she thinks. She stated that there are many, many towns as upscale as Olympia
36 Fields is and some even more that have a Transit Oriented Development around their
37 station. And they do have some very beautiful apartments. It is not something that is
38 unusual. We are not doing something that other places have not done up north, or out
39 west. We are upscale. There are more upscale places that do that. Trustee Gibson did not
40 say that she was terrifically for it. She stated that this is something that we can think
41 about. The others expressed their opinion and what they thought. She thought that when
42 they left, that the people who owned the property and the person that were going to
43 develop it had an idea that we don't really want you here, but we gave you an audience.

44
45 Trustee Nale stated that she understands where you are coming from. She lives in the
46 Original Village that is adjacent to that surrounding area. She felt very antagonistic

1 towards the person that was giving the presentation because she didn't like the idea of
2 rental apartments. Since that time her mind has been clarified as to what the Village
3 President and the Administrator said that this was just a concept that was being presented.
4 She didn't realize that at the time. She believes that is why she was so negative about
5 anything that the person had to say after she heard the fact that rental was an issue. She
6 apologized for not getting the full input from that meeting. She believes that we have all
7 learned a lesson from all of the people that spoke up and we can go on with future
8 development whatever it may be.

9
10 Mr. Willie Porter stated that he resides at 2909 Delphi Court in Olympia Club. Mr. Porter
11 inquired whether or not someone on the Board could explain what the Board's thoughts
12 are on transparency. He stated that Mr. Langon communicates to our Homeowners
13 Association. We are very active. He stated that in no way if some type of meeting was
14 going to be held like this, that the members of the Olympia Club Homeowners
15 Association would not have been out here represented in that meeting. He is taken aback
16 by the tone of the responses that came through from the Village President and some other
17 members of the Board in regard to the emails over the past weekend. It appears like how
18 dare you ask me a question about what happened at the meeting. He doesn't feel that
19 someone should be challenged because people are asking questions because we were not
20 here. Many of the people that spoke out in the emails, it was because we are not informed
21 and we needed to know. He stated that your facial expressions and your tone, it is like
22 how dare you come in here with that. He stated that is offensive to him.

23
24 Trustee Ormsby stated that she is a little out of the loop. She inquired what emails is
25 everyone speaking of. She was copied on no emails. Trustee Ormsby stated that she is a
26 Trustee and she was at that meeting. She did not receive any emails. Mr. Porter stated
27 that there were about 12-emails. Trustee Ormsby inquired where they originated from.

28
29 Mr. Langon stated they came from him. Mr. Langon stated that he sent an email to the
30 Olympia Club residents and the Presidents of the Homeowners Associations of which he
31 is the Chairman. He didn't send any emails to the Board. Mr. Langon stated that what we
32 do is share information. The email stated as follows: "I received an invite from the
33 Village for a meeting Thursday, 5-23-13. Our Village Leaders are entertaining the
34 possibility, key word here, "possibility," of allowing a development company to build 80-
35 units on Lot 3 which is part of Olympia Club. Folks, this will mean there will be rental
36 units in the heart of Olympia Fields. The land is immediately south of Olympia Club, and
37 the original plan was to build condos in this prime economic growth location. We have
38 been trying to get the Village to purchase this land for the last two-years so we can
39 control the land so we can get it out of the hands of the bank, so we don't have to
40 entertain asinine proposals like this. But our Village Leaders can't seem to get this
41 together and make this happen. Now comes a proposal that is offensive to the residents of
42 Olympia Club, and I am sure to most of the residents of Olympia Fields. The land is
43 owned by Countryside Bank. And the Kachadurian Group which is out of Chicago is
44 trying to purchase the land and develop rental units. To do this the Village would have to
45 amend our existing PUD that was originally slated and approved for 80 condos. We all
46 spent half a Million Dollars guys on Olympia Club knowing that it was going to be

1 condos on that site. No problem with that. The train is right there. Condos. We got folks
2 with vested interest buying the property. Our property values have diminished greatly
3 since the recession all over the Village. And to add insult to injury, now they are actually
4 considering rental units. Rental units in the middle of Olympia Fields, give me a break.
5 We must do everything possible to continue to protect the value of our homes and the
6 safety and the quality of our community. The group had a slick presentation from
7 downtown along with an architectural rendering of what they propose the development
8 would look like when completed, to be rented at a dollar to \$1.20 per square foot. Federal
9 Subsidizing Housing Guidelines. We must be vigilant and watch all Village Board and
10 Planning Commission Meetings. We must come out with a strong voice in great numbers.
11 And if this ever comes to a vote, we must mobilize and attend these sessions because we
12 cannot allow transit rental property next door to our homes, adjacent to the Metra in the
13 heart of our Village. More to come.ö

14

15 Mr. Langon stated that was his email to the homeowners of Olympia Club and to the
16 Presidents of the Homeowners Associations. It was informational only.

17

18 Trustee Ormsby inquired of Mr. Langon where is what you are speaking to back there
19 coming from. Mr. Langon stated that some people took issue to this email. Trustee
20 Ormsby stated that she just needed clarity. She didn't know anything about any email.

21

22 Trustee Waite inquired of Mr. Langon why he excluded the Board of Trustees from a
23 copy of his email. Mr. Langon stated that it had nothing to do with the Trustees. He was
24 just giving his neighbors the information that they flow back and forth all of the time. He
25 doesn't copy the Trustees on their communications. Mr. Langon stated that the Trustees
26 don't copy us on theirs. Trustee Waite stated that he does sometimes.

27

28 Mrs. Burleson inquired of Village President Meyers-Martin whether or not the Board
29 considers every taxpayer in the Village as a stakeholder.

30

31 Village President Meyers-Martin stated of course we do. Mrs. Burleson stated that she
32 heard the Village President say that they invited the stakeholders but she didn't know
33 anything about the meeting. Village President Meyers-Martin stated that she actually said
34 the stakeholders in that vicinity surrounding that property, and because it was simply a
35 proposal. It was not a Public Hearing.

36

37 Administrator Mekarski stated that this Board and the Administration welcomes public
38 input. It tries to be as transparent as possible. He ventures to say that there is no
39 community out there in the State of Illinois that would setup a Work Session on the very
40 first gesture from a developer that would like the Board to hear a proposal. The Village
41 has a legal obligation to vet and listen to a landowners request for consideration on a
42 project. Even though he has an approved plan for 80 condominiums, we still have the
43 obligation to listen to his request for the possibility of submitting a formal application for
44 an amendment. He stated that never took place. There was no consideration by the Board
45 for anything because there is no application. The developer and the bank stated that they
46 wanted to be good neighbors. They didn't want to fill out a form or submit a plan unless

1 they got some early feedback on whether this is something that the community would
2 like. The Village President insisted that the surrounding Homeowners Associations were
3 there because they would be immediately impacted by this. An email was sent to The
4 Trails, the Original Village, and to the Olympia Club Subdivision. Mr. Langon was there
5 because we wanted his voice to go to the developer. The developer heard loud and clear
6 Mr. Langon's opinion on this, as well as the opinion of a lot of the Board Members who
7 clearly stated that rental property was not in the vision. Administrator Mekarski stated
8 that we couldn't arbitrarily and capriciously deny it at the administrative level or we
9 would be in Court. The Village would have been charged in a lawsuit with taking away
10 the Constitutional Rights and the due process consideration to hear something. There was
11 no application, no drawings and no formal specifications. There was a general concept.
12 There was no straw poll. There was no vote. He stated perhaps the second step would
13 have been a Town Hall Meeting. The process was pulled away from this governing
14 authority before the Trustee Liaison of the Planning Commission could even report on
15 what that Work Session was about. We weren't given the opportunity to even allow the
16 process to go open to the next step, maybe a Town Hall Meeting conceptually. We
17 weren't given the opportunity and we weren't given the knowledge of it.

18
19 Trustee Waite stated that Mr. Langon's email stating that the Trustees were considering
20 rental property was totally wrong. We weren't considering anything. Administrator
21 Mekarski stated that is totally false. Mr. Langon inquired of Trustee Waite why he was at
22 the meeting. Trustee Waite stated that we were at the meeting because we were listening
23 to a developer's proposal and there was no more and no less.

24
25 Mr. Langon stated that he took issue with Administrator Mekarski to say that there
26 wasn't a straw poll. The developer asked for each of their opinions.

27
28 Administrator Mekarski stated that there was a majority of the voice from the Planning
29 Commission and the Board that this proposal would be good if it could be condominiums
30 instead of apartments.

31
32 Mr. Langon stated that the straw poll taken was for rental property and three of you
33 agreed to it.

34
35 Village President Meyers-Martin stated that regardless of whether there was a straw poll
36 or not, at the end of the meeting, the developer and the Bank of Countryside were quite
37 discouraged about the process and did not feel that they had gotten enthusiasm for the
38 project. The tone of the meeting indicated to them that there was no enthusiasm for the
39 project.

40
41 Village President Meyers-Martin stated that she wanted to speak to the tone that was
42 mentioned earlier. She believes that what you hear is not how dare you. She believes that
43 what you hear is what has been said, there was no vote. There was no action. There was
44 no consideration above listening to the process. She stated that it is all about semantics.
45 She stated that entertaining that type of project, or considering that type of project she

1 believes is not true. She stated that what you hear is; don't accuse us of something that
2 we didn't do.

3
4 Trustee Waite stated that he understands how you feel thinking there might be a whole
5 bunch of rental units going up next door to you. He stated that he would probably feel the
6 same way.

7
8 Village President Meyers-Martin stated that she lives right across from that property.
9 Why would she want that?

10
11 Mrs. Burleson suggested that in the future the Village invite everybody to a meeting. She
12 stated that not everybody is going to come. Mrs. Burleson stated that some of us would
13 like to be on the ground floor and hear for ourselves the initial conversations, rather than
14 wait and have it digested and told to us by others.

15
16 Administrator Mekarski stated that if this was a formal application in anyway, absolutely.
17 It would have been Village-wide. There wasn't a single request by Memorandum,
18 verbally, or by formal form. We had the Planning Commission and the Board of Trustees
19 and the President of the Homeowners Associations to get feedback. We knew that the
20 feedback from Mr. Langon would represent not only the Olympia Club which is one of
21 the primary considerations because he is the President of Olympia Club single-family and
22 it is part and parcel of that PUD. He is also the Chairman of the Presidents of the
23 Homeowners Associations. His voice was the most closely listened to by the developer
24 and by the bank. That was loud and clear.

25
26 Trustee Oliver stated that this is his report but the report has already been given. He
27 wrote a couple of statements.

28
29 Mrs. Karen Bankhead-Smith stated that she is a homeowner in Olympia Club. She
30 resides at 3021 Eros Drive. She stated that her question for the record, is are you all now
31 closed to any further discussion with regard to this said proposal. 2. Mrs. Smith wanted to
32 commend our President for the communication because she utilizes the website. She pays
33 her bills online. She rarely comes to Village Hall to see the front door to see if there is a
34 meeting. (There was a round of applause). 3. She stated that previously Trustee Gibson
35 mentioned some funds that were allocated or given towards The Traditions for the
36 Meijer's Project. Mrs. Smith inquired of Village President Meyers-Martin whether or not
37 she could speak to that amount in reference to being neighborly, does that also include us
38 helping with monetary projects.

39
40 Trustee Oliver stated that since his report has already been done, he wanted to filter some
41 of the information to the audience as well as the Board. It is more or less a regurgitation
42 of what has been said with a little different twist. He stated that many of you in the room
43 were not there. All of the Board of Trustees was there. The Village Officials were there
44 as follows: David Mekarski; John McDonnell the Building Commissioner; the Village's
45 Planning Commission which is headed by Victor Blackwell; the President of the Olympia
46 Club Homeowners Association, Lee Langon was there; the President of the Wysteria

1 Homeowners Association, Dr. Ernie Gibson was there; Pat and Ethel Collier from the
2 Olympia Fields East Homeowners Association were there. Camiros, Bill James and
3 Adam Rosa were the representatives there. The Kachadurian Group was there led by Tina
4 Guzic and the President of the Bank of Countryside was there.

5
6 Trustee Oliver stated that the express purpose of the Special Work Session was two-fold:
7 1. To review and discuss the Town Center Plan process, goals and desired outcomes, as
8 well as desired activities; uses and housing types, and 2. To review and discuss a
9 Conceptual Plan for an above market rate apartment development as it relates to the
10 Town Center goals in order to give meaningful feedback to the proposed developer and
11 landowner.

12
13 Trustee Oliver stated that as it relates to the Town Center, Bill and Adam essentially
14 reviewed the footprint of the proposed property which buffers the Olympia Club
15 Subdivision. Several renderings of former ideas were discussed. Some thoughts were
16 presented by Camiros for discussion. The floor was opened for preliminary ideas of the
17 audience. Again, nothing was etched in stone but both parties teased out some ideas in
18 which to begin formulating the desires of the overall goals, uses, and activities as well as
19 housing and development types.

20
21 Trustee Oliver stated that regarding the Kachadurian Group, Tina, who represents the
22 apartment folks provided the audience with the background of the business and some
23 developments they spearheaded here in the Chicagoland and across the country. An
24 assurance of the finances was made available to us, as well as a number of the
25 Conceptual Site and Floor Plans, elevations, and amenities of the products they wished to
26 build within Lot 3 of the Olympia Club Subdivision. So that the developer would have an
27 idea of the general acceptance of this type of housing, each participant was asked to give
28 their thought. There was mixed reaction from around the room, however, the President of
29 Olympia Club Subdivision made it crystal clear he was adamantly opposed to apartment
30 buildings at that site. The general consensus was we needed this option and would
31 explore the possibility of engaging the bank that owned the property near the Vollmer
32 Road section. For all practical purposes, the concept on Lot 3 was killed. Trustee Oliver
33 wanted to open it up to make sure that his interpretation of the meeting was as he
34 reported it. He believes that is what was said.

35
36 Administrator Mekarski stated that was perfect. Trustee Waite stated that two members
37 of the Board from the Olympia Fields East Homeowners Association were present as
38 well.

39
40 Village President Meyers-Martin stated that Joe Martin, Chairman of the Community
41 Relations Commission was there. Mr. Martin is also the Director of Diversity, Inc. which
42 also deals with some of our concerns regarding rental property and what type of residents
43 that can potentially bring to the town. She stated that we included Mr. Martin to provide
44 some clarity to the developer and our concerns regarding rental property in the Village.

1 The Village tried to cover all of its bases in terms of getting that initial feedback for the
2 developer as well as the Board. She believes they accomplished that because at the end of
3 the day that idea went nowhere.

4
5 Administrator Mekarski stated that almost an hour and a half of the meeting was not
6 spent on the development. It was spent with the consultants on the \$50,000.00 Grant the
7 Village had to do the future land use division, the regulatory changes in our Code with
8 the Camiros Group. Camiros won the bid. Administrator Mekarski was sitting on the
9 Consultants Selection Process. They won the bid against six other consultants. The
10 primary reason why they won that bid is because they were the only consultant group that
11 said that we believe that we can do a Transit Oriented Development Site in Olympia
12 Fields that's owner occupancy. He went back and reported that to the Village President.
13 The Village President stated that is her vision and that is the community's vision and that
14 is the Consultant Group that we want to get. The Village went against its home town
15 planning group who is bidding against this, and selected an alternate planning group. We
16 felt this planning group, in fairness to competition; best represented the vision of the
17 community. You can have the density and the commercial entrepreneurial opportunities
18 and have owner occupancy. He stated that they outlined a number of visions that they laid
19 out preliminarily that showed condominium units and townhome units around the pond
20 and along Lot 3 in combination with the other commercial lots that we own there. That is
21 the direction we are going in. That is the direction that we would have laid out to the
22 community. Prematurely, the process was taken away from the Board. Even the report
23 which is right on to what happened wasn't even allowed to be made tonight.

24
25 Mr. Langon stated that Trustee Oliver is very accurate with his report except we closed
26 that meeting with no definitive answer as to whether this project was dead. He stated that
27 if this project was dead, he would have never emailed the Presidents or his Homeowners
28 Association. He stated that meeting ended without that distinction. Mr. Langon stated it is
29 dead now, fantastic.

30
31 Mr. Joe Martin stated that after watching this he had to compliment the Board for being
32 so transparent and listening to all of these concerns. He commends all of the residents
33 that came out to voice their concerns, whether it was about Spirit Park or the proposed
34 apartment building. Mr. Martin stated that this is a typical situation where 10 people can
35 witness an event and there will be 10 interpretations. Mr. Martin stated that he was at the
36 meeting. At the end of the meeting, he felt that the developer's representative and the
37 banker had determined this is not a good place to do this. They didn't say that. The Board
38 was polite enough not to say, "We don't want you here. Get out." The people that were
39 there, their interpretation was the Board didn't say, "No, get the hell out of town," so that
40 caused a great deal of concern unnecessarily, but a great deal of concern. He stated that
41 when Mr. Langon sent the email out to the Homeowners Associations Presidents, that
42 was an effort to try to bolster, and come back and say, "You need to kill this, and kill it
43 now." Mr. Martin believes that it was dead on arrival. He stated that everybody had their
44 say and everybody is on the same page in this room. (There was a round of applause).

1 Mr. Major Armstead stated that he is a homeowner at 2901 Delphi Court in Olympia
2 Club. He knows that everybody is a little bit happier now that we had an opportunity to
3 share our feelings and our thoughts about the future of our stay here in Olympia Club.
4 Mr. Armstead thanked Village President Meyers-Martin and the Trustees. The
5 Administrator talked about the process in two-stages. Mr. Armstead is sure that there are
6 additional stages. Mr. Armstead inquired of Administrator Mekarski whether or not he
7 could share the process with Mr. Langon.

8
9 Administrator Mekarski stated that the Town Center Plan is going to be going on for
10 nine-months. He stated that we start with a Steering Committee. The Steering Committee
11 will have landowners on it. The Steering Committee will consist of the following: The
12 Bank of Countryside; the Bank of Delaware who owns The Coves side above the Lakes
13 of Olympia. We will have the Homeowners Associations immediately surrounding that.
14 We will have the Olympia Fields Country Club. There will be representatives from the
15 Planning Commission and the Board of Trustees. The Steering Committee process will
16 still be a public meeting. Those meetings can be posted and put on the internet. People
17 are welcome to observe the process going on. After the Steering Committee is done, there
18 will be some open Charette Process. Mrs. Burleson participated in a similar Charette
19 Process for the Homes for a Changing Region. They will hear what the Steering
20 Committee worked out with the planning consultants. The Steering Committee and the
21 planning consultants will present it. The citizens will be allowed to change the plans and
22 recommend changes on the plans. Then there will be a Public Hearing at the Planning
23 Commission level and the Board of Trustees level. There will be at least three
24 opportunities for full public involvement.

25
26 Administrator Mekarski stated that with the Homes for a Changing Region the Village
27 really got input on what the vision was from the community with the citizens sitting
28 down at those work tables. Mrs. Burleson and her group were most active in laying out
29 the vision of what she and her group would like to see in the Town Center. Mr. Langon
30 will be part of this every step of the way.

31
32 Village President Meyers-Martin stated that is scheduled for the fall because that is when
33 the consultants were going to bring back their initial Conceptual Plan.

34
35 Administrator Mekarski stated that the Steering Committees will start in June. The
36 Charette Process starts in the fall.

37
38 Mr. Armstead stated that he wanted to say, "thank you," because the interaction is really
39 important. You see all of your neighbors coming out. It is not just a knee jerk reaction.
40 He stated that we have a great deal of confidence in the integrity, intelligence, and
41 communication skills of our President, Mr. Langon. Mr. Armstead wanted Mr. Langon to
42 know how much they appreciate him and we appreciate all of you. He thanked the Board
43 for allowing him to speak.

44
45 Trustee Waite stated that one of the things that Mr. Langon brought up at the meeting last
46 week, and also briefly this evening, was the consideration of buying that property from

1 the bank. Trustee Waite thought that there might be a low enough number there that we
2 might want to consider it. Trustee Waite suggested that perhaps the Village should ask
3 the bank what that number might be.

4
5 Dr. Gibson stated that he didn't think that we answered Mrs. Smith's question in
6 reference to The Traditions.

7
8 Village President Meyers-Martin stated that she was coming back to the monies that we
9 spent related to the Landscaping Plan that was drawn up by Teska Associates. She stated
10 that when Homeowners Associations come to the Board regarding a special need for their
11 subdivision, a special concern, we are known to spend money in order to get that done.
12 She stated case in point, when Olympia Fields East came to the Board regarding the
13 lighting issue at 207th Street, we actually contracted to have not only ComEd, but our
14 engineers go out to study that issue to bring back to us a resolution to that problem.

15 Village President Meyers-Martin stated that in this case we are trying to mitigate some of
16 the negative issues that will result with Meijer's coming to that location. She stated that if
17 it is a situation like that, yes we will do what is necessary to find out what it is that we
18 need to do in order to resolve the issue.

19
20 Trustee Ormsby stated that this directly affects you. She stated that your boulevard on
21 Kedzie, your easement, that is not under any budget other than to mow. Trustee Ormsby
22 stated that once we saw that it had some dandelions growing and she wanted all of the
23 mulch to look uniform, she took that over. That came out of her Beautification Budget
24 that she did not budget for. Trustee Ormsby went to the Village President and said that
25 she was going to have to slide this, because unless we do this, we are missing a great
26 opportunity as a great gateway. Trustee Ormsby stated that she can't budget for every
27 common area in the Village. She felt that area was important because it is a gateway. She
28 stated that everybody's is important. Trustee Ormsby stated that we don't hesitate to do
29 that but she doesn't have the money to do it. It comes out of her Landscaping Budget.
30 She is happy to do that but something else will not get done. She is more than happy to
31 take care of it. She stated that is what we do.

32
33 Mr. Langon stated that we appreciate that. He stated that the parkway is part of the
34 Village's right-of-way. It has nothing to do with their common area. Trustee Ormsby
35 stated that we don't weed or feed any of that because we can't afford to. Mr. Langon
36 stated that he just can't buy that. He can't buy that you can't afford to weed and feed the
37 right-of-way in a parkway that is in the Village. Trustee Ormsby stated all through this
38 Village. Mr. Langon stated that he is not saying all through the Village. He is saying the
39 property that the Village controls. That is part of the causeways and the easements. He
40 stated that you are not spending one penny for our common areas in Olympia Club. This
41 is part of the Kedzie right-of-way. Mr. Langon stated that if the Village doesn't want to
42 take care of that parkway shame on us. Trustee Ormsby stated that is not what she is
43 saying.

44
45 Village President Meyers-Martin inquired of Mr. Langon where does he believe that is
46 what she is saying. Mr. Langon stated that the Village has a budget only to mow not to

1 weed and feed. It is mowed. Then we have got weeds all over the place. And Trustee
2 Ormsby is saying that the Village cannot afford to do this. He stated this is what you just
3 said.

4
5 Trustee Ormsby stated that she is answering Mr. Langon and she needs him to hear her.
6 She stated that the Village does not cover this entire area. We don't have the money to do
7 it. She believes that it is so important to do Kedzie. She went to the Village President and
8 told her that this isn't looking right. She can't go around to everybody's public area and
9 common area and do that. Trustee Ormsby stated that Public Works use to do it 100%
10 until we had a Beautification Committee. Public Works doesn't have an extra penny to do
11 it. That is why the Beautification Committee takes over. Mr. Langon stated that the
12 easement is the Village's property. Trustee Ormsby stated that she is just happy we can
13 do it. She believes that she is confusing the issue. She stated that when we see something
14 we do find money for it. That is what we do. Mr. Langon stated that if we don't have the
15 budget for landscaping for the Village's highways, byways and parkways, then we are in
16 sad shape. Trustee Ormsby stated we don't.

17
18 Mrs. Smith inquired whether or not those monies are returned. She stated that other than
19 looking to get a stake in maybe a future development, or another subsidy that will come
20 in lieu of getting Meijer's, are those monies returned at some point.

21
22 Administrator Mekarski stated that the Teska development of the landscape buffer is
23 really the process of one governing authority, Olympia Fields, communicating with
24 another governing authority, the Village of Flossmoor who is entertaining a formal
25 application for a mega development. The Landscape Plan was focused on that corner
26 which happens to be The Traditions. That is in response to this governing authority's
27 responsibility to protect its residents. We have additional work to do. We have to
28 scrutinize the Traffic Plan that was given to the Village of Flossmoor, and see if there is
29 anything in that Traffic Plan that we need to comment on that would impact our
30 intersection at Crawford and Vollmer, flooding of all of our properties on Vollmer Road,
31 access to the hospital, as well as the thru traffic on Vollmer Road and all the backups that
32 we get because of the Vollmer Road crossing. There will be a number of other comments
33 formally made by this governing authority to Flossmoor's governing authority so they
34 can put our Village's interest into consideration with their final recommendations to
35 Meijer's. It wasn't transference of money to The Traditions. It was a way for the Village
36 to comment formally so Meijer's does the right thing and protects the interest of this
37 Village Board and its residents.

38
39 Village President Meyers-Martin stated that she didn't mean that it went to The
40 Traditions.

41
42 Mr. Carlando Owens stated that he resides at 20733 Sparta Lane. Mr. Owens is the
43 President of the Olympia Fields East Homeowners Association. He asked that in the
44 future, instead of the Board posting it outside on the front door and putting it on the
45 website and on Channel 4, that they notify each of the Homeowners Associations
46 Presidents of such meeting that way they can get the information out to the homeowners.

1 That way anybody that is interested could attend these meetings that everyone is
2 welcome to attend.

3
4 Village President Meyers-Martin thanked Mr. Owens for the suggestion.

5
6 Mr. Winer stated that it makes him feel pretty good to hear everybody's comments and to
7 have the Board respond in a very positive way. It shows that there is concern and interest
8 and partisanship in terms of being able to represent all of our interests which is what we
9 are all here for.

10
11 Village President Meyers-Martin thanked Mr. Winer for the comment. She stated that she
12 hopes that the Board's willingness to be responsive to residents shines through. She
13 stated that we live in this town as well as everyone else. Village President Meyers-Martin
14 stated that what affects you, affects us. She stated that we always want to be responsive to
15 the residents needs. Sometimes that process is not exactly what it should be. She stated
16 but from that we need input from you so we can improve that process as we go forward.
17 Village President Meyers-Martin stated that we thought we had covered all of the
18 pertinent bases when it came to that meeting. We now see that maybe that suggestion is a
19 better way to get the word out for an open meeting, because those meetings are always
20 open. Trustee Waite stated that we are all friends and neighbors.

21
22 Mr. Langon apologized to the Village President and the Board for getting a little loud
23 tonight. He is passionate about Olympia Club and about the Village. He apologized if he
24 ruffled any feathers. He stated that open and honest dialog is always a good thing. He
25 stated that he appreciates it. He apologized if he was a little loud. (There was a round of
26 applause). Village President Meyers-Martin closed Communications and Petitions at 9:00
27 P.M.

28
29 **FINANCE:**

30
31 Village President Meyers-Martin stated that we do not have a report tonight regarding
32 Finance. She stated the appointment has not been made for a Finance Liaison so there
33 will be no report.

34
35 **BUILDING:**

36
37 Trustee Ormsby stated that she did not have a Formal Report this evening.

38
39 **PLANNING:**

40
41 Trustee Oliver stated that he did not have any further report.

42
43 **PUBLIC WORKS:**

44
45 Trustee Waite stated that he did not have a Formal Report this evening.

46

1 **HUMAN RESOURCES:**

2
3 **Human Resource Committee** – Trustee Nale stated that the Human Resource
4 Committee met on May 20th, 2013. They voted to pursue the Virgin Health Miles
5 sponsored by the Horton Group. They discussed salary adjustments in regards to: 1.
6 Length of service and 2. Completion of specific training options. The meeting for June
7 has been cancelled due to the Golf Outing. The Human Resource Committee will be in
8 summer recess for July and August. The next Human Resource Committee Meeting will
9 be held on September 16th, 2013.

10
11 **Olympia Fields Library Board** – Trustee Nale stated that the Olympia Fields Library
12 Board met on May 20th, 2013. She stated that arrangements have been made to paint and
13 level the book drop box at 203rd Street. Trustee Nale stated that the road work on Orchard
14 Drive going to the Park Forest Library has been completed. The summer hours for the
15 Park Forest Library are as follows: Monday through Thursday the library will be open
16 from 9:00 A.M. to 8:00 P.M. Friday and Saturday they will be open from 10:00 A.M. to
17 5:00 P.M. The library will be closed on Sunday.

18
19 **PUBLIC SAFETY:**

20
21 **Information Only: Recognition from Richton Park Police Department** – Trustee
22 Gibson stated that she has three items for information only this evening. Olympia Fields
23 Police Officer Scott Metzger and his K-9 partner Lars were awarded a Department
24 Commendation from Richton Park Police Department Chief Elvia Williams-Yancey at
25 their Annual Recognition Ceremony which was held on Sunday May 19th, 2013. A
26 summary of the incident in Richton Park is as follows: On October 13th, 2012, a resident
27 of Richton Park was a victim of armed robbery. The offender was armed with a handgun
28 and fled the area in a vehicle. The offender and the vehicle information were broadcast by
29 SouthCom to local agencies. Officer Metzger observed a vehicle matching the suspect's
30 vehicle description and affected a traffic stop on the vehicle in the area of 3602 Lincoln
31 Highway. Officer Metzger took the suspect into custody, recovered the loaded handgun
32 used in the robbery and obtained additional information and evidence pertaining to the
33 crime. Because of Officer Metzger's dedication and swift action, the Richton Park Police
34 Department was able to positively identify and subsequently file criminal charges against
35 the offender. Officer Metzger's actions are a credit not only to himself, but the Olympia
36 Fields Police Department and the law enforcement profession. A copy of the
37 Commendation is attached for reference and further review.

38
39 Village President Meyers-Martin inquired of Trustee Gibson whether or not the crime
40 occurred in Richton Park. Trustee Gibson stated that it did.

41
42 **Information Only: Thank you Letter from Markham Police Department** – Trustee
43 Gibson stated that the second item that she has for information only is a thank you letter
44 from the Village of Markham. As part of the Olympia Fields Police Department's
45 ongoing effort to build solid partnerships between other law enforcement agencies and
46 educational institutions, Officer Scott Metzger and K-9 Lars participated in a school

1 safety and contraband search at a junior high school in Markham on May 14th. A thank
2 you letter from Markham Police Department Deputy Chief Walker referencing Officer
3 Metzgerø and Lars participation in the school safety search was received and is attached
4 for review. The letter praised K-9 Larsøskill and Officer Metzgerø skills,
5 professionalism, assistance and dedication to duty. This search was conducted as part of
6 area K-9 teamsøcontinuous, ongoing and documented training. The search was pre-
7 scheduled to coincide with time specifically set aside for such training and activity. No
8 overtime costs were incurred by the Village for this training.

9
10 **Information Only: Northwestern University Center for Public Safety – Trustee**
11 Gibson stated that as part of the Olympia Fields Police Departmentø ongoing effort to
12 build solid partnerships between other law enforcement agencies and educational
13 institutions, Chief Krull attended the øExecutive Panel Discussionö held at the Plainfield
14 Police Department on Thursday, May 16th. The øExecutive Panel Discussionö is held as
15 part of the closing ceremonies for Northwestern Universityø Center for Public Safety
16 School of Police Staff and Command 10 week Management Program for Class #338.
17 Other area Chiefs of Police on the Executive Panel were Des Plaines Police Chief Bill
18 Kushner and retired Bolingbrook Police Chief Ray McGury. Chief Krull graduated from
19 Class #123 in 1998 and enjoyed the opportunity to øgive backö to Northwestern
20 University and øpay it forwardö for future law enforcement professionals by participating
21 in the Executive Panel Discussion. Trustee Gibson stated that this item was for
22 information only.

23
24 **REPORT OF VILLAGE ADMINISTRATOR:**

25
26 **207th Street Pedestrian Improvement Grant: Authorization for Village President to**
27 **sign Joint Agreement for funding with IDOT (TCSP-IL09 (044) – Administrator**
28 Mekarski stated that the first item is authorization for the Village President to sign a Joint
29 Agreement for funding with IDOT for the TCSP-IL09 (044) Grant. This Grant is
30 providing Federal Funding of \$404,600.00 and \$101,150.00 coming from the Villageø
31 Encumbered Motor Fuel Tax Fund Account. The Village President previously read the
32 scope of the project. In summary, it is providing for a pedestrian activated flashing
33 beacon at Governors Highway with advance signage and marked crosswalks to the
34 Tolentine Park; Signage for a shared bicycle lane on 207th Street; A sidewalk on the south
35 side of 207th Street from Governors Highway to Hellenic Drive with a crossing to the
36 Hellenic Drive sidewalk; and decorative street lighting consistent with our street lighting
37 on Kedzie Avenue with the exception that it will be LED all along the safety path
38 corridor. He stated that no local funds are being utilized. These were Grant Funds that
39 were awarded to the Village through its lobbyist efforts with two Federal Earmarks
40 originally designated for a Transportation Project and transferred to this location because
41 of the urgent need.

42 **Motion by Trustee Oliver, second by Trustee Gibson to authorize the Village**
43 **President to enter into an Agreement with Illinois Department of Transportation for**
44 **construction associated with 207th Street/Scott Drive/Governors Highway**
45 **Pedestrian Improvement Program (Job #C-91-049-13, Project Number TCSP-IL09**
46 **(044)) for a total amount of \$505,750.00 (with \$404,600.00 coming from Federal**

1 **Funds and the \$101,150.00 coming from the Village's Encumbered Motor Fuel Tax**
2 **Fund Account).**

3
4 Trustee Ormsby inquired whether or not this had always been proposed for the south side
5 of 207th Street. Administrator Mekarski stated that it has. Trustee Ormsby stated that she
6 thought it was on the north side. She stated that is almost a blind spot. She has crossed
7 there so many times. You have to almost get into the street to see traffic going north. She
8 stated that she doesn't know why she didn't see that or catch that before.

9
10 Administrator Mekarski stated that the engineering plans were done by our Professional
11 Transportation Engineer and reviewed and approved by IDOT.

12
13 Trustee Ormsby inquired of Administrator Mekarski whether or not he could revisit it
14 with them. She stated that when you walk up the south side of the street and you get to
15 that corner, you have traffic turning and you can't see them.

16
17 Village President Meyers-Martin stated that the reason they proposed that side of the
18 street is so it would line up with Tolentine's entrance. She stated that perhaps no
19 consideration was taken to the blind spot.

20
21 Trustee Ormsby stated that if you start at her house on Strauss and walk to that corner,
22 you will be surprised how quickly those cars come around that corner. You don't see
23 them. They come around pretty fast. She stated that you may be between Strauss and
24 Danube and there are cars already around and you don't see them.

25
26 Trustee Waite inquired of Trustee Ormsby whether or not she was on the sidewalk.
27 Trustee Ormsby stated that you are until you get to Governors Highway. Trustee Waite
28 stated that there is a dip going south which means that you could not even see the cars as
29 they are coming until they get above the rise. He thought that it would be a bigger danger
30 there for the cars not turning, because the cars that are turning would probably have their
31 turn signal on and would be slowing down to make that turn and be much more visible.
32 Trustee Ormsby stated that they whip around that corner pretty fast. That is the problem.
33 When she walks her grandkids across there she never goes up the south side because of
34 that. Administrator Mekarski stated that he would have a discussion with the Village's
35 Traffic Engineer. He stated that it is being reviewed and permitted by the Illinois
36 Department of Transportation. It is consistent with the Uniform Traffic Code and a team
37 of permitting engineers. He stated that he will raise the issue with the Village's Traffic
38 Engineer. He recommended that the Board pass the Motion and add the caveat with the
39 understanding that the Village Administrator will discuss with the Village Traffic
40 Engineer moving the crosswalk location to the north side.

41
42 Trustee Ormsby stated that she feels so strongly about this that she encourages the Board
43 to walk it and then the Board will know what she is talking about. She agrees to pass it.
44 She has no faith in IDOT. Administrator Mekarski stated that the Village's Traffic
45 Engineer can formally ask the question to IDOT and we will get the response. Trustee
46 Ormsby stated that she apologizes for not catching that sooner. Trustee Waite stated now

1 is the time to make the change. Administrator Mekarski stated that this won't be let until
2 early August or September.

3
4 **Village President Meyers-Martin inquired whether there is approval to add the**
5 **caveat with the provision that the Village Administrator will speak with the**
6 **Village's Traffic Engineer to review the location of the sidewalk and light. Trustee**
7 **Oliver and Trustee Gibson agreed to the caveat.**

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

9
10 **Authorization for Village President to Sign Construction Engineering Services**
11 **Agreement with Robinson Engineering for Federal Participation – IDOT (TCSP-**
12 **IL09 (004) –** Administrator Mekarski stated that the next Motion is relative to the same
13 project. It separates the Engineering Services Agreement. Administrator Mekarski stated
14 that this is the Consultant Engineering Services Agreement with IDOT and the Village's
15 Engineer, Robinson Engineering. It designates the scope of services for Robinson
16 Engineering. It limits their budgetary participation to the project to \$45,000.00. He stated
17 that \$41,515.00 is directed to Robinson Engineering and \$3,486.00 is directed to the sub-
18 consultant SEECO. This is required to go forward with the project.

19 **Motion by Trustee Nale, second by Trustee Oliver to authorize the Village President**
20 **to enter into a Construction Engineering Service Agreement for Federal**
21 **participation with the Illinois Department of Transportation, naming Robinson**
22 **Engineering as the prime consultant and establishing a budget for both the prime**
23 **and sub-consultant, not to exceed \$45,000.00 with said funds coming from Federal**
24 **TCSP Funds and Local Encumbered Motor Fuel Tax Funds.**

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

26
27 **Request for Highway Authority Agreement between the Village of Olympia Fields**
28 **and Speedway LLC No. 7001 –** Administrator Mekarski stated that the next item is a
29 request for a Highway Authority Agreement with the Village of Olympia Fields for
30 Speedway LLC No. 7001. This is a required Legal Agreement requested by the IEPA. It
31 is an Agreement that would be entered into by the Village of Olympia Fields and
32 Speedway. It provides Public Notice that our highway right-of-way, the future extension
33 of Main Street has some underground contaminants, both soil and water associated with a
34 leaking storage tank facility at our Lincoln Highway Speedway location. Speedway is
35 working to remediate those contaminants, both of ground water and of soil. He stated that
36 for close to 10-years now there was machinery out there to try to ventilate the soil and
37 ventilate the hydrocarbons from the very volatile compounds that were leaking from the
38 underground storage tanks. They are still going through a corrective process.

39
40 Administrator Mekarski stated that this Agreement is notification to the public that our
41 right-of-way does have soil and water contamination. It still gives a right to the Village to
42 construct a future extension of Main Street which is critical to our Gateway
43 Development, which is part and parcel to the tract of land adjacent to CVS. It also
44 provides notification to our Public Works Department that if there is to be any excavation
45 of soil and water to fix our sewage or water lines that are in there, that there needs to be
46 protective action taken to protect the human health of our workers, and there needs to be

1 proper disposal of that soil. It is a Legal Agreement that limits the right-of-way and the
2 access in that right-of-way and provides Public Notice that Speedway has caused a
3 contamination on it. This is only Part A. There is a Memorandum from Judy Kolman
4 dated May 23rd. It states that it is a standard requirement from the Illinois EPA to have
5 Speedway file their Corrective Action Plan. It is a long-term plan. He stated that the
6 second part, the Village Attorney and his office will be contacting Speedway and entering
7 into a separate Agreement whereby we clearly will layout to Speedway that should the
8 Village have to excavate, that we are not going to bear liability or the costs associated
9 with that exposure. He doesn't want the public body paying for the disposal costs of
10 hazardous soil and hazardous water at a hazardous disposal site which would be a
11 substantial cost to the Village, and/or damage or hurt the health of the Village's workers.
12 That Agreement would be undertaken to make sure that the Village is indemnified and
13 protected.

14
15 Village President Meyers-Martin stated that in reality you can't get to the Liability
16 Agreement until you have this authorization in place. Administrator Mekarski stated that
17 is correct.

18
19 Administrator Mekarski stated that with the notice from Speedway are detailed maps of
20 the constituents that were released from the underground storage tanks. It shows the
21 plumes that may have impacted soil or water. It gives the chemical constituents and the
22 amount of levels over Tier 1 Residential Limits. The information is on file with the
23 Village and can be inspected or a copy can be requested at the front counter.

24 **Motion by Trustee Byrd, second by Trustee Gibson to authorize the Village**
25 **President to enter into the Highway Authority Agreement between Speedway LLC**
26 **(No. 7001) and the Village of Olympia Fields.**

27
28 Trustee Oliver inquired of Village President Meyers-Martin whether or not we know for
29 certain that this exposure has absolutely no impact to any of our residents.

30
31 Administrator Mekarski stated yes. He stated that if you look at the plumes, there are
32 three areas where the ground water and soil contamination went to. It went to the future
33 expansion of Main Street coming from Matteson at the signal. It went into the property
34 by Michael Rourke's.

35
36 Village President Meyers-Martin stated that he is aware of it. We had a conversation with
37 him as well.

38
39 Administrator Mekarski stated that we have a Conceptual PUD for Commercial
40 Development. The third place is under Lincoln Highway. It restricts any of this area to be
41 utilized for potable water, for well water. That is one of the restrictions in the Agreement.
42 He stated that no one associated with any private property or the Village can construct a
43 well, which the Village had no intent to do. It doesn't appear from any of the information
44 given to the Village by Speedway or the IEPA that any residents are impacted by it.

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

46

1 **REPORT OF VILLAGE PRESIDENT:**

2
3 **Approval of Employment Agreement for the Village Administrator and the Police**
4 **Chief (following Executive Session)** – Village President Meyers-Martin stated that
5 under the Report of the Village President it speaks to the approval of the Employment
6 Agreement for the Village Administrator and the Police Chief which will be discussed in
7 Executive Session.

8
9 **International Council of Shopping Centers** – Village President Meyers-Martin stated
10 that she wanted to give an overview of the International Council of Shopping Centers.
11 The Village President and the Village Administrator attended the conference where all of
12 the National Retailers attend. You have meetings of Municipalities and development
13 companies coming together in order to attract Economic Development to your particular
14 Municipality. They met with four, large development firms regarding the Jewel Plaza.
15 They spoke with Mid-America, CB Richard Ellis, Inland, and Jones Lang LaSalle. The
16 current owners of that plaza have stated to the Village that they have no interest in
17 developing that parcel. They are open to the Village attracting development to that parcel.
18 They have spoken to not only development firms but to individual tenants. They spoke to
19 Starbucks and Jersey Mike's Subs, Lowe's, and Ace Hardware. They have invited them
20 to come out to take a tour of the specific sites.

21
22 Village President Meyers-Martin stated that we created a brochure that has all of the
23 available land in the Village as well as square footage, demographics, the income of the
24 immediate area, the population between a three-mile radius and between a five-mile
25 radius all of which are things that retailers are looking for. They look at density. She
26 stated that a lot of them look for 200,000 people in a two-mile radius which the Village
27 cannot adhere to itself. They had discussions with Reggie Greenwood from The Chicago
28 Southland Economic Development Commission to put together a strategy where all of us
29 are working together to attract Economic Development. She believes that they had a very
30 successful trip. Starbucks is scheduled to come out and take a tour next week. They have
31 people that are interested in the old Cardinal Fitness Development. She has high
32 expectations that those will be positive results from the ICSC.

33
34 **Lobbyist Trip to Washington, D.C.** – Village President Meyers-Martin stated that we
35 did our lobbyist trip to Washington. They met with the Economic Development
36 Association in Washington. Village President Meyers-Martin stated that they were
37 looking at our Business Park and doing some proposals to attract business to that
38 Business Park related to the broadband and the availability of that. They met with Senator
39 Durbin's Office and Senator Kirk's Office. They are all very knowledgeable about the
40 south suburbs and very knowledgeable about the Village's intent to be proactive in the
41 Economic Development field, as well as housing, and as well as transportation. She
42 stated that many of them were shocked about the park and the situation with the traffic
43 lights. She stated that they received a suggestion from Senator Durbin's Office to reach
44 out to the ICC to tell them about that.

1 Trustee Ormsby inquired of Village President Meyers-Martin whether or not the Senators
2 want to come out to visit any time soon. Village President Meyers-Martin stated that
3 Senator Durbin comes out quite a bit. Mark Kirk has not. She stated that we indicated that
4 we would love to see them out in our area. They are familiar with the south suburban
5 region and some of the challenges that we have here right in town.

6
7 **UNFINISHED BUSINESS:**

8
9 **Irons Oaks** – Trustee Ormsby stated that she and Trustee Gibson met with the Park
10 District regarding Irons Oaks of which they had placed a sign. She stated that she, along
11 with Trustee Gibson and John McDonnell told them that they cannot put a sign in without
12 Village approval. The Manager of Irons Oaks, as well as Denise Will and Eric Darwell
13 were all at that meeting. We indicated that we would be happy to help them with it but to
14 bring the signage to us. They know what the process is.

15
16 Trustee Waite stated that you want to see it in the planning stage. Trustee Ormsby stated
17 that it has to go through the same approval process of anybody that puts a sign up.

18
19 **Brochure for ICSC** – Administrator Mekarski passed out to the audience the cards that
20 were taken to the conference for the International Council of Shopping Centers. Village
21 President Meyers-Martin stated that when she went to the conference last year she took
22 every cut sheet that the Village had with every listing of information. The retailers want
23 one piece of paper so that they can look at it concisely. That is why the brochure is the
24 size that it is and in the format that it is. She stated that we also send more information to
25 them digitally.

26
27 **NEW BUSINESS:**

28
29 **Park District Giving out Oak Trees** – Trustee Gibson stated that she did not know if
30 this was just rumor or fact, but she understands that the Park District has Oak Trees that
31 are free for the Homeowners Associations. She inquired of Village President Meyers-
32 Martin how we find out about that because the Village was not informed of that. She
33 stated that the Village could probably use some of those small Oak Trees to reforest the
34 area of trees that we had to cut down.

35
36 Village President Meyers-Martin stated that she has seen them at a couple of the
37 Homeowners Association Meetings where they bring in the trees. The trees are very
38 small. Trustee Gibson inquired of Village President Meyers-Martin whether or not the
39 Park District asked the Village whether or not we were interested in them. Village
40 President Meyers-Martin stated no, not to her knowledge.

41
42 Trustee Waite stated that Oak Trees do not get acorns until they are 50-years old.

