

1
2
3
4
5
6
7
8
9
10
11
12

MINUTES OF THE VILLAGE OF OLYMPIA FIELDS
MEETING OF THE BOARD OF TRUSTEES
Held on May 31, 2016

13 The Regular Meeting of the Board of Trustees that was scheduled for May 23rd, 2016, was
14 rescheduled to Tuesday, May 31st, 2016, due to the fact Village President Meyers-Martin and
15 Administrator Mekarski would be out of town attending the annual International Council of
16 Shopping Centers Conference promoting the Village of Olympia Fields. The Regular Meeting of
17 the Board of Trustees was held on Tuesday, May 31st, 2016, at the Linzey D. Jones Municipal
18 Building and was called to order by Village President Debra Meyers-Martin at 7:00 P.M. The
19 assembly recited the Pledge of Allegiance. Administrator Mekarski/Village Clerk called the roll.

20 Present: Trustees – Nale, Pennington, Byrd, and Waite
21 Village President Debra Meyers-Martin
22 Village Administrator/Village Clerk, David Mekarski

23 Absent: Trustee Gibson
24 Trustee Hudson

25
26
27
28
29
30
31
32
33
34
35

APPROVAL OF MINUTES:

36 **Motion by Trustee Nale, second by Trustee Pennington to suspend with the reading of the**
37 **Minutes of the Board Meeting held on April 25th, and the May 9th, 2016, Workshop**
38 **Minutes, and the May 9th, Special Board Meeting Minutes.**

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

40 **Motion by Trustee Byrd, second by Trustee Nale to approve the Minutes of the Board**
41 **Meeting held on April 25th, 2016, the May 9th, 2016, Workshop Minutes, and the May 9th,**
42 **2016, Special Board Meeting Minutes as presented.**

43 **Voice Vote: All Ayes (Trustee Pennington abstained on the**
44 **May 9th Minutes due to the fact he**
45 **was not at that Meeting). Motion Carried.**

46
47

BILLS FOR APPROVAL:

Village President Meyers-Martin stated that you have before you tonight Bills for Approval in the amount of \$129,086.77. There is a Cover Memo in the Board Packet designating the more significant payouts.

Motion by Trustee Pennington, second by Trustee Byrd to approve the payment of Bills for May 31st, 2016, in the total amount of \$129,086.77.

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

Village President Meyers-Martin stated that she wanted to let the Trustees know that there is a Revised Copy of Ordinance #2016-11 on the dais, regarding the Ordinance for the Second Amendment to the Special Use for Franciscan St. James. She stated that we will take that up at the appropriate part of the Agenda.

1 **COMMUNICATIONS & PETITIONS:**

2
3 Village President Meyers-Martin opened Communications & Petitions at 7:04 P.M.

4
5 **Recognition of K9 Lars and Sergeant Scott Metzger** – Village President Meyers-Martin stated
6 that she is very, very excited about our recognition of K9 Lars and Sergeant Scott Metzger. She
7 stated that this is bittersweet. While she is excited that we are going to honor K9 Lars, it is very,
8 very sad that he is no longer a part of our family physically, but he will always remain with us in
9 our hearts and certainly in our memories. Village President Meyers-Martin stated that she also
10 wanted to recognize Mrs. Kathy Metzger who is here and of course Sergeant Metzger’s
11 daughters, Alyssa and Ashley, and his sons, Brandon and Brody. She thanked them for being
12 here this evening.

13
14 Chief Krull stated that we have a YouTube video that we will cue up for you in a second. Chief
15 Krull wanted to go through what Sergeant Metzger and his K9 partner did while he was here.
16 Those things that they did as a team cannot be understated. He is incredibly proud of both of
17 them. Chief Krull stated that Trustee Gibson cannot be here tonight. Hopefully, she feels better
18 soon. He knows that she wanted to be here as well. He stated for those Veterans that are in the
19 audience, thank you very much for your service. We certainly appreciate that.

20
21 Chief Krull stated that tonight we honor K9 Lars and Sergeant Metzger for their service to this
22 Village. K9 Lars served the Village for about seven-years. During that time K9 Lars and
23 Sergeant Scott Metzger were credited with numerous saves, tracking people that had wandered
24 away and that were in need of assistance, and the recovery of a large amount of illegal drugs and
25 narcotics, and the recovery of large amounts of United States Currency through those illegal drug
26 sales. They also did countless searches of vehicles, homes, and school buildings. K9 Lars also
27 assisted with the safe apprehension of criminal offenders, including criminal offenders that were
28 armed with weapons, thereby keeping us safe on the street. Lars was also a focal point during
29 events that we hold here in the Village such as the Citizens Police Academy and National Night
30 Out. He was always the hit of the show. Everybody wanted to see the K9. Chief Krull stated that
31 he truly believes that Lars enjoyed that. He stated that as a Chief of Police that had never had a
32 K9 resource prior to coming here and seeing Scott work with Lars, Lars did provide a great deal
33 of calm and peace of mind for him. He always knew when Sergeant Metzger and Lars were out
34 there that we were all safer and we were all stronger as a community. Not a minute goes by that
35 he doesn’t worry about sending our officers into harm’s way. He always felt better knowing that
36 Lars and Sergeant Metzger were out there working together. He knew that everyone would be
37 safer because of Lars presence, and he also knew that he would lay down his life to save one of
38 ours.

39
40 Chief Krull stated that Lars never called in sick. He was always eager to work, and always
41 answered the call wanting nothing more than a hardy “Good Dog,” and a chance to play with a
42 tennis ball which he promptly destroyed. On Lars’ last day at the station he was hanging out in
43 the Squad Room and we were saying our goodbyes. He stated that Sergeant Metzger took out his
44 tennis ball. After Lars popped it, Chief Krull promptly took it out of the garbage and kept it. He
45 just wanted to hold onto something from him.

1 Chief Krull stated that Sergeant Metzger and his K9 partner Lars set the standard and set the bar
2 very high for any future K9 Teams. He stated that with the Board's approval, we will continue
3 the K9 Program when the time is right, and with the understanding that a K9 Team such as the
4 one created with Lars and Sergeant Metzger will be very, very difficult to match. The two
5 simplest words in the English Language are "Thank you." He would like to say "Thank you" to
6 Sergeant Metzger, his wife, Kathy, and his kids for certainly giving Lars a very loving home and
7 for letting Lars report for duty each and every day. He firmly believes that there is a very special
8 place for canines like Lars, and that place is better now, and that our Village, the south suburbs,
9 and everyone that Lars touched is certainly better. We are all better just because of his actions
10 and his time with us.

11
12 Chief Krull stated that the YouTube Video was created by SouthCom Telecommunicator Lauren
13 Etch. Everybody was certainly touched by Lars' actions. He believes the YouTube Video will
14 certainly show that. He stated that after the video which includes Lars 10-42 Call, and for those
15 of you that don't know what a 10-42 is, it is certainly a tradition in the law enforcement service
16 that is your Final Radio Call. It means a lot to everybody. It is very, very symbolic. We gave that
17 same honor to Lars on his last day of service. After the YouTube Video and we hear Lars' Final
18 10-42 Call, Village President Meyers-Martin would like to recognize Sergeant Metzger and his
19 family and help us all remember Lars' service to the Village. He is all about history here. Chief
20 Krull stated that prior to him coming here we really didn't have any visual proof of that history.
21 We started with full Police Department photographs, individual officer photographs, and very
22 shortly you will see Lars' picture on there as well. That is something that we would like to keep
23 in our history from now and forever going forward. (At this time everyone watched the YouTube
24 Video). The following is Lars' Final Call: "K9 Lars has served with the Olympia Fields Police
25 Department for seven loyal years. On this day with him our gratitude and appreciation for
26 dedicated service for protecting the Police Department, our neighboring agencies, his handler,
27 Sergeant Metzger, and the community that he loved. This is Lars' Final Call. You will be missed
28 by all. Rest easy our friend. Job well done. K9 Lars' 10-42."

29
30 Village President Meyers-Martin thanked Chief Krull. She thanked SouthCom for putting that
31 together. She thanked all of the officers that are here tonight. Village President Meyers-Martin
32 stated thank you for the Metzger Family, Sergeant Scott Metzger, his wife, Kathy, for the kids.
33 She can't tell you how much we appreciate your family. You have to be a special family to be a
34 K9 Family. You served superbly. Lars had a wonderful home with you. She certainly appreciates
35 that.

36
37 Village President Meyers-Martin stated that two of her favorite stories about Lars were when the
38 elderly resident wandered away from her home. She had Alzheimer's. She wandered away in
39 only her nightgown and bare feet. She stated that within 30-minutes Lars had tracked her down,
40 saved her, and brought her back to her family. That was Lars' special asset for us. He was just an
41 amazing dog. He was gentle as he could be. She has seen him with the seniors and with children.
42 He would let them pet him the way that dogs will let you do. She stated but when he went to
43 work, he was all about the business. We appreciate that. It kept our residents safe, protected, and
44 we always knew that we were in good hands along with our officers. She appreciates that about
45 Lars.

46

1 Village President Meyers-Martin stated that we had a home where a teenager was kind of in
2 charge and would have these huge parties, 200-people, cars parked on the lawn. It just took Lars
3 a couple of minutes to arrive. Sergeant Metzger would let him go into the house and before you
4 knew it the house was empty, no more problem. Lars was such a wonderful part of our
5 department. She appreciates him. She thanked Chief Krull for the video. She stated that it was
6 wonderful.

7
8 Village President Meyers-Martin stated to Sergeant Metzger that this is the Plaque that we want
9 you and your family to have. It says: "K9 Lars appointed 12-04-09. Seven years of service.
10 E.O.W. 04-03-16. In recognition of your faithful service and dedication to the people of the
11 Village of Olympia Fields, the Department, and Scott Metzger." She stated that we want you to
12 have that. We have a similar one that we will hang in Village Hall. (There was a round of
13 applause).

14
15 Sergeant Metzger stated thanks to everybody, the Board especially, giving us the tools that we
16 need to do the job we have got to do. He thanked Trustee Pennington, for going out on a limb for
17 him, he appreciates it. It is truly probably one of the greatest things he has done in his career. He
18 stated just thanks to everybody, and all the guys thanks. (There was a round of applause).

19
20 Trustee Waite stated that the lady with Alzheimer's decided to go for a walk in the middle of a
21 blizzard. There was a whole bunch of snow at that time. If she had been out there another few
22 minutes she probably would have fallen down and froze in a snow bank. Lars went right to her.

23
24 Trustee Pennington stated that he wanted to commend Sergeant Metzger for his foresight in
25 bringing the idea of a K9 Unit to the Village of Olympia Fields. Trustee Pennington and
26 Sergeant Metzger spoke one summer in 2009 about establishing a K9 Unit. Trustee Pennington
27 had indicated that he thought that was an excellent idea. We needed one in the Village. We knew
28 that we had capabilities surrounding us; he always thought that it was a good idea to have our
29 own established K9 Unit. At the time he and Scott discussed it. We took it to President Linzey
30 Jones and Chief Chudwin, our then current Police Chief. They saw the merits in having it. The
31 Board of Trustees at that time saw the merits in establishing a K9 Unit and it came to fruition.
32 Trustee Pennington thanked Scott for his foresight and for his dedication to the Unit itself. He is
33 quite certain that going forward we will have another Lars II amongst the fine officers that we
34 have here in the Village of Olympia Fields.

35
36 Trustee Nale stated that she is an animal lover. At this point she is just incapable of stating how
37 she feels.

38
39 Village President Meyers-Martin stated that she understands. Village President Meyers-Martin
40 stated that she wants to say on behalf of Trustee Carolyn Gibson, she is our Public Safety
41 Liaison, and she knows that she would have loved to have been here. She wasn't well today and
42 had to miss. She knows that Trustee Gibson's thoughts are with us and certainly her memories of
43 K9 Lars. Village President Meyers-Martin thanked Sergeant Metzger. (There was a round of
44 applause). Village President Meyers-Martin thanked the officers for being here. She stated the
45 best Police Department in the State of Illinois. (There was a round of applause). Administrator
46 Mekarski stated Scott you made us proud. Village President Meyers-Martin closed
47 Communications & Petitions at 7:27 P.M.

1 **FINANCE:**

2
3 **Educational Commission Update** – Trustee Byrd stated that we did have a Middle School
4 College & Career Symposium today over at Southland College Prep. Trustee Byrd stated that he
5 was there, along with Village President Meyers-Martin, Administrator Mekarski, and from the
6 Educational Commission Ilene Waite, Doris Langon, and Cheryl Rutherford. He stated that
7 Cheryl Rutherford took leadership in this to make sure that the program came off today. It is
8 always a pleasure working with Southland because they took the leadership in putting this
9 altogether for us. If you have not attended before, make sure that you make an effort to attend
10 next year in April or May. He stated that today was put together mainly because of the Economic
11 Development Committee working with Franciscan St. James, and a partnership with the
12 Educational Commission to get Doctors, Nurses, Pharmacy Techs, and other medical fields there
13 to share with the students. These are seventh and eighth-graders from the Middle Schools.
14 Schools from District 162 and 159 were in attendance. There were about 120-kids in attendance.
15 They had four different seminars going on consisting of CT Technology, Physical Therapy,
16 Pharmacy, Registered Nurse, and Respiratory Therapy. We are trying to expose the students to
17 different fields in the medical field which they may have an interest in and maybe have a career
18 in the medical field. Trustee Byrd stated that he enjoyed it. Village President Meyers-Martin
19 spoke this morning. Dr. Vernell Johnson was the Keynote Speaker. He did an excellent job. The
20 Educational Commission will be working in the future on some other things for the coming year.
21 The Symposium today was from last year’s Budget. There are plans in the future to do some
22 more things with the different schools in our community. He would like to see us reach out to
23 some more schools than what we did today that would be beneficial to not only the elementary
24 schools but to the high schools in the future.

25
26 Trustee Byrd stated that we made some positive in-roads in putting Rich Central and Franciscan
27 St. James together. There is a partnership going on between Rich Township and Franciscan St.
28 James. This was brought along because the Economic Development Committee and the
29 Educational Commission have worked together in order to have a partnership between those two
30 entities which would benefit the students not only in medical classes and some type of
31 Shadowing Program, but there could also be some type of summer job opportunities for those
32 students at Rich Central. Trustee Byrd received today a schedule that was put together by Rich
33 Central and Franciscan St. James for the next couple of months. On June 1st they have their kick-
34 off date in order to do their planning. On June 16th they are going to identify students to work in
35 the Health and Science Program over at Franciscan St. James Hospital. On July 1st there is a
36 Teaching and Learning Collaboration. On July 6th they are planning a kick-off which you should
37 be receiving an invitation for in the future. He is looking forward to great things happening.
38 Although we have had some difficulty with people on the Board over there getting together, he
39 believes that these entities, Rich Central and Franciscan St. James are making a positive in-road
40 in order to move forward in what they have to do to benefit the students.

41
42 Administrator Mekarski stated that the hospital has had a long-standing relationship with
43 Lincoln-Way in Will County at Vollmer Road and Harlem Avenue to bring senior students into
44 the medical field by shadowing Doctors, Nurses, and Lab Technicians. We are going to be
45 modeling that. We are going to build upon that and probably expand it into a full Internship
46 Program. He stated that today’s Symposium is very significant. This is a small Budget that is
47 allocated from the Board to the Educational Commission. It is one of the best things that the

1 Educational Commission sponsors each year. We partner with the Charter School because of
2 their facility and their resources. We have a partnership with Dr. Blondean Davis. After doing
3 some research and talking to some scholars at Prairie State College on the impact of children to
4 inspire them to careers and college readiness, they said don't wait until the child gets to high
5 school. Reach them in middle school, sixth, seventh, and eighth-grade. We assemble sixth,
6 seventh and eighth-graders from public and private schools into the Charter High School. It is the
7 first time that a lot of these children have entered into a high school. They are a bit in awe just by
8 that experience. Today they met a Radiologist, a Family Practitioner, a Pharmacist, and a Doctor
9 of Internal Medicine, a Respiratory Therapist, and a CT Specialist.

10
11 Trustee Byrd stated that there were a lot of hands-on activities. A lot of these doctors are not use
12 to working with middle school students. They work with high school kids or college kids. They
13 did an excellent job of bringing hands-on activities for the kids to touch. He stated that part of it
14 was talking about how much money they could make, but most of them were interested in some
15 of the things that those Doctors would do. The Pharmacist had hands-on things there. The
16 Doctors were excited and the Nurses were excited.

17
18 Administrator Mekarski stated that the proof in the pudding is when you see the children's faces
19 and their bit of anxiety and fear in the beginning, and then at the end you see their enthusiasm,
20 their excitement, their energy, and their smiles. It happened over three-hours. You realize that
21 you accomplished something, and something that will last a lifetime and hopefully guide them to
22 careers of their own. He stated job well-done.

23
24 Trustee Byrd stated that it was well-done. He stated that when Administrator Mekarski gave his
25 closing speech the kids were very pleased with what he had to say. They listened to him. We got
26 a round of applause from them for what Administrator Mekarski had to say. He believes that
27 they took to heart what Administrator Mekarski said to them.

28
29 Village President Meyers-Martin stated that we get a lot of complaints about the schools and
30 why is it that the Village can't do anything about the schools. Everyone knows by now that those
31 are two separate entities, the School Board versus the Village Board. There is not a lot of
32 influence and power that we have in the schools. What we have decided to take as our mantra to
33 assist is to do these special projects where you think outside the box and you use creativity, and
34 you use the resources that you have to assist the school and the students improving their dreams
35 and improving their opportunities. The Educational Commission and this Board will continue to
36 support our schools. We have no other choice. We are tied to the hip with our schools. We have
37 to support them. We have to think outside the box and do more creative things that are within our
38 purview to assist the schools. She is very, very proud of this effort. This was the fourth year for
39 the Symposium at Southland College Prep. She is very, very proud of the work that the
40 Educational Commission and Dr. Davis have done to make this a success.

41
42 Trustee Byrd stated that he wanted to add that Dr. Vernell Johnson who was the Keynote
43 Speaker was a graduate of Rich Central and also a graduate of Huth. He stated that the difference
44 between what is happening with Rich Central and the hospital is they are going to give a lot more
45 to Rich Central than what they have given to Lincoln-Way. He stated that Lincoln-Way has a
46 Shadowing Program. They are going to take it a little farther from what he is hearing like having
47 a Work Study Program for the kids in the summer and a few other things. He is very excited

1 about that. The Educational Commission will act as a facilitator on that and we will get those two
2 together in order to continue to move forward with this. There are some positives going on in the
3 School System out there.

4
5 **April 2016 Financial Statements** – Trustee Byrd stated that he has the Financial Report for
6 April. He will do the Revenue and Expenses first. April is our last report for the 2015/2016
7 Fiscal Year. It will let us know how we ended up for that past year in Revenue and Expenses.
8 The Revenue for the month of April in the General Fund the Village received \$299,011.00. The
9 Village had budgeted \$300,888.00. It is about \$1,900.00 less than what we had budgeted for that
10 month. In the Water Fund the actual Revenue was \$234,459.00. The Village had budgeted
11 \$258,190.00. The Village fell about \$24,000.00 short in Revenue receipts for the month of April.
12 In the Sewer Fund the actual Revenue was \$128,524.00. The Village had budgeted \$132,206.00.
13 It was about \$4,000.00 short received in Revenue in the Sewer Fund for the month of April.

14
15 Trustee Byrd stated that the Expenses in the General Fund, this has really made a difference in
16 the Village meeting its Budget for the year. The Expenses have been kept either below or at the
17 point where we had budgeted for the year. In the month of April the Village had budgeted
18 \$673,533.00 in Expenses. The actual Expenses were \$428,827.00. That is about \$250,000.00 in
19 the black for us that we did not have to spend. In the Water fund the actual Expenses were
20 \$99,589.00. The Village had budgeted for \$125,864.00. We are under what we had budgeted for.
21 In the Sewer Fund the Expenses budgeted was \$234,228.00. The actual Expenses were
22 \$68,508.00.

23
24 Trustee Byrd stated that the “Year to Date Surplus/Deficit” will give you your final 2015/2016
25 numbers for the year. In the General Fund the Village budgeted to have a \$33,232.00 surplus.
26 The actual surplus in the General Fund was \$236,044.00. It is approximately \$200,000.00 more
27 than what we had budgeted for. In the Water Fund we had budgeted to have a deficit of
28 \$71,909.00. We had a surplus of \$167,867.00. It is a \$239,000.00 turnaround on our Budget for
29 that fund. In the Sewer Fund we had budgeted to have a deficit for the end of the year with all of
30 the Expenses in the amount of \$1,060,215.00. Our actual deficit was \$675,605.00. It was almost
31 a \$385,000.00 turnaround in that fund even though there was a deficit.

32
33 **Treasurer’s Report** – Trustee Byrd stated that you should have received the Treasurer’s Report.
34 The total in the Treasurer’s Report is \$5,724,966.35. You can see the financial institutions and
35 the percentages that are in the financial institutions in the chart above. He always advises the
36 Board to review the detailed sheets for any changes where they may have fell short in any
37 deficits in meeting our Budget, or where we might have over extended on that Budget.

38
39 Trustee Pennington inquired of Trustee Byrd what he would attribute the favorable percentages
40 in the Expenses for the month of April. Trustee Byrd stated that most of our favorable Expenses
41 have come through the Police Department and the Public Works Department. They have kept
42 tabs on their Budget for the year. Most of our money that is spent out is for service. It is for the
43 police and Public Works. He hasn’t had any conversations with the Chief and with Mr. Landini
44 to see what miracle tool they are using. Whatever it is, it is working. They are doing the service,
45 but they are also watching the costs.

46

1 Trustee Waite stated that one thing we have had this past Fiscal Year is a lot fewer leaks in the
2 water mains and the sewers that needed to have emergency repairs. Trustee Byrd stated that does
3 make a difference.
4

5 **Authorization for the Village President to Enter into a Professional Services Agreement**
6 **with Lauterbach & Amen, LLP for Actuarial Services Associated with the Police Pension**
7 **Fund** – Trustee Byrd stated that our Director of Finance, Cynthia Saenz, has an Actuarial
8 Services Proposal. Trustee Byrd stated that Sandor Goldstein our actuary since 2007 retired in
9 December of 2015. We are in the process of getting another actuary service for the Police
10 Pension Fund. The recommendation before you is to have Todd Schroeder from Lauterbach and
11 Amen. It would be a good fit for the Village. He stated that he wishes Cynthia was here to give
12 more details on this. There is a two-fold thing that goes on here with the Pension Fund. It is not
13 only the Pension Fund, but you also have to do some type of equations to perform all the service
14 that is needed for that. Our retiree was only doing the Pension Fund. The Village was using
15 Lauterbach & Amen to do the second part. This will bring us in line where this one firm will be
16 doing everything. If you look on Page 18, you should have the costs of this. He stated that
17 Section 5 breaks down the costs. It seems that every other year there has to be a preparation of a
18 GASB 45 Actuarial Valuation done. On 2016, the \$7,000.00 will be spent for the service. He
19 stated that on 2017 it is \$4,750.00. Apparently, the GASB 45 is only done every other year. This
20 is the scope of what they have to do. This is our recommendation for hiring them in replacement
21 of Mr. Goldstein.

22 **Motion by Trustee Byrd, second by Trustee Waite to Authorize the Village President to**
23 **Execute a 4 Year Professional Services Agreement with Lauterbach & Amen, LLP for**
24 **Actuarial Services Associated with the Police Pension Fund Actuarial Valuation per the**
25 **Attached Fee Schedule from the Clerks Department Audit Line Item as Budgeted for**
26 **Fiscal Year 2017.**
27

28 Village President Meyers-Martin stated that if you recall for years we relied on the Department
29 of Insurance for our Police Pension Contribution recommendations. She stated that within the
30 last three or four-years the Department of Insurance no longer did that and you had to depend on
31 your actuarial, which was a huge difference in our contribution cost. We now are in line with
32 what the State is requiring your Pension Contributions be, even though they don't really pay
33 attention too much to what they should be doing. They do require Municipalities to be in-line, on
34 target, for 2040 in terms of being 90% funded. She stated that all comes from the actuarial. It is
35 very important who you have in place in order to provide those recommendations.
36

37 Trustee Pennington stated that having worked with Lauterbach & Amen before he says yes.
38 Trustee Nale stated that she is not familiar with Lauterbach & Amen. Trustee Pennington stated
39 that we have used them before. They were always Step 2 on our Actuarial Program. Trustee Nale
40 stated that she trusts his judgment and she agrees.

41 **Roll Call: Ayes (4-0) Motion Carried.**
42

43 **BUILDING:**
44

45 Village President Meyers- Martin stated that Trustee Hudson is not here for Building. She
46 inquired whether or not our Building Commissioner, Mr. McDonnell, had anything to add to
47 Building. Mr. McDonnell stated not at this time.

1 **PLANNING:**

2
3 **ORDINANCE #2016-11 – An Ordinance Granting A Second Amendment to the Existing**
4 **Special Use to Franciscan St. James Health (First and Second Reading) – Trustee**

5 Pennington stated that he has two items. The first one is Ordinance #2016-11 which is An
6 Ordinance Granting a Second Amendment to the existing Special Use to Franciscan St. James
7 Health. This is on First and Second Reading. This is also emanating out of our May 19th Planning
8 and Zoning Commission Meeting. In the audience this evening we have the representatives from
9 Franciscan St. James. The Architect is Mr. Kent Davidson. Mr. Will Klein is the Representative
10 and Vice President from Tonn And Blank, and from Franciscan St. James Health is Mr. Charles
11 Stevenson. He would like for them to give us a presentation that was presented to the Planning
12 and Zoning Commission on May 19th. He believes that you will find it very appealing, very
13 informative, and something that is really a “jewel to the southern suburbs.” Currently, Franciscan
14 St. James Health has a Special Use Ordinance. That is Ordinance #2002-02 for their facility
15 located at the northeast corner of Crawford and 203rd Street in our Village. This Special Use
16 approval was tied to a specific Site Plan. All of the proposed improvements detailed on that Site
17 Plan have since been constructed. The hospital is now in the midst of another major expansion,
18 consolidating and reconfiguring the operations between their Olympia Fields and Chicago
19 Heights campuses. He stated that to accommodate this expansion, they are coming to us for a
20 request to amend their existing Special Use.

21
22 Mr. Klein stated that Tonn And Blank Construction is the Construction Manager. They are also
23 Program Managers and as such owners representatives for the Franciscan Alliance on all their
24 construction projects including this one. We are working closely with Mr. Stevenson’s team at
25 the hospital and Mr. Davidson’s team at VOA who are spearheading the design. Our intent
26 tonight is for Mr. Davidson to give an overview of the Plans as they exist today. The gist of the
27 project is strategic restructuring of Franciscan St. James. It involves increasing outpatient
28 presence and critical services in Chicago Heights. It is also concentrating all of the Acute Care,
29 Inpatient Services, Emergency Department, and Surgery Services at the Olympia Fields Campus
30 joining what are already here in those regards. They have two major additions and roughly
31 185,000 square feet of renovation within the hospital in a multi-phase process. The nature of the
32 project, and the size of it, and the fact that it has to be done in multiple phases has necessitated
33 the approach of Fast-Track Design, wherein we are not waiting to have every detail of the project
34 completed before we submit it to you to show you what we want to do. This allows us to get
35 started ahead of the weather of winter. It allows us to condense the project by eight to 12-
36 months. They submit packages as they are completed for foundation, steel, building envelopes,
37 etcetera, and submit those to you as they are completed and as we approach construction. The
38 plan is to start early summer and completion of the project in a phased nature will be the middle
39 of 2018. That’s the basics of the project.

40
41 Mr. Davidson stated that the presentation is to give you an overview of the project to make sure
42 that we are all working from a basic knowledge of what the project is intended to be. (At this
43 time Mr. Davidson presented a PowerPoint Presentation). Mr. Davidson stated that the site is at
44 the corner of 203rd Street and Crawford. The hospital occupies just under 47-acres. It has
45 retention basins that are at the southwest corner of the site along the northern edge of the site. It
46 is ringed by parking all the way around. There are two major additions that are contemplated at
47 this point. One is going to be a new Pavilion that is going to be located at the spine where the

1 Chapel currently exists. The existing Chapel is going to be demolished. It is a prime spot for
2 access to the hospital. The new Chapel will be integrated into it as well. The other area on the
3 east side of the hospital is where the ED expansion is going to take place. It is anticipated that
4 there will be substantial expansion in ED Services here on campus because of the closure of the
5 ED in Chicago Heights. The ED here will be completely brand new. The other major elements
6 that are going to be contemplated on campus are the west entry which was the original main
7 entrance to the hospital on Crawford. It is going to be reactivated as the main entrance for the
8 hospital in the new reconfiguration. The existing main entrance which opens off of 203rd Street
9 will still stay in existence. That will only be used for individuals that are going to be utilizing the
10 new Pavilion which will be used for Birthing Programs and for Inpatient Rehabilitation
11 Programs. It is likely that will be the discharge point for any patients leaving the hospital, so that
12 anybody leaving the hospital after an Inpatient Surgery or after an Outpatient Surgery, or after a
13 stay could leave under a situation which is a little bit more controlled and not have to go out
14 through the main entrance of the hospital which is anticipated to be a little bit more of an active
15 space.

16
17 Mr. Davidson stated that the west entry is going to become a different sort of feeling space.
18 Unfortunately, the west side of the hospital the parking there is very inefficiently done. That is
19 one of the main places that we have additional parking at the end of a tree-lined drive that comes
20 off from a new entry point on Crawford. It will play into a new focus of Outpatient Services
21 around the west entry now. The old way the hospitals were done was you arrived and then you
22 went and found where you were going. The common practice on campus now is to give you a
23 volunteer who would take you to where you need to go. The new premise for the hospital is that
24 all those services are going to be brought to the entry points. There will be a large number of
25 people who come to the hospital that may never get more than 100-feet inside the hospital
26 because all those services are going to be right at the west entry point.

27
28 Mr. Davidson stated that there will be two new gardens that are going to flank the entry. It
29 should create a much more dynamic entry point for the hospital. The ambulance entry points are
30 going to stay exactly like they are today. The entry off of Crawford at the west entry will go
31 through some modifications there. A Traffic Study has just been completed to help support what
32 we are planning on doing there. They are anticipating that there will probably be a new left turn
33 lane from the northbound traffic, so if you are traveling southbound on Crawford and someone
34 is turning into the hospital you are not going to have to wait for that traffic because there will be
35 a left turn lane there. They are in active discussions with IDOT at this point for them to work on
36 that design. They are currently also in design of creating a signalized intersection at Crawford
37 and 203rd Street. So there will be a traffic signal light at that location. He knows that at 3:30
38 when school gets out and a shift change takes place at the hospital, there tends to be backups
39 there.

40
41 Mr. Davidson stated that the other major elements on the site are basically a reconfiguration of
42 the way parking is done on campus. There is anywhere from 1312 parking spaces and 1366
43 parking spaces. They will need more. They don't want to provide a situation where it will be
44 over parked. It is in the hospital's best interest to have enough parking for its staff, patients, and
45 visitors. It does them no good to take permeable soil and cover it with asphalt if they don't need
46 it. Their plan is to provide additional parking based on some of the metrics that they have from a
47 number of other hospitals that they have done, but also give them the ability to provide

1 additional parking easily in the near future should they need it. They want to work with actual
2 data patterns about how the site is used rather than a projection from someone who might be
3 right, might be wrong, and then end up being incorrect.
4

5 Mr. Davidson stated that they plan to do some significant landscaping around the campus. That
6 plan is still in process. They have a lot of dirt to get rid of. They will be digging a big hole for the
7 Pavilion. The entire east parking lot between the hospital and the high school was essentially
8 built on fill materials when they did the last addition. They just kind of spread the dirt out on
9 campus and paved it and parked on it. That hill is going to be brought back down to grade. Some
10 of the drainage issues that may exist right now should be much, much improved and makes
11 access to the hospital much better because we don't have grade issues for handicap individuals or
12 for individuals when the weather is inclement.
13

14 Mr. Davidson stated that much of the outside of the hospital is going to remain the way that it is.
15 There will be a new drive under entry at the west entrance so that if there is inclement weather
16 there will be an entry canopy. This alludes to some of the gardens on either side of the front
17 entry. They haven't been designed yet. This is the image of what the new Pavilion will look like
18 where the Chapel use to be. It will be two-stories. They were informed on Wednesday night that
19 VITAS who was a Hospice Organization which was planning on taking the third story in the
20 building has now decided to go with other plans. So there will not be a third story housing a
21 Hospice Unit. They included that in their Application as a worst case scenario. It will be a two-
22 story building with a penthouse on the top for mechanical units. The second floor will house the
23 Maternity Department, the antepartum and postpartum rooms, as well as the delivery rooms and
24 C-Section Suites. The ground floor will house the Inpatient Rehabilitation Units, as well as the
25 new Chapel. This is a view of what the Pavilion will look like across the retention pond at the
26 corner of 203rd Street and Crawford.
27

28 Administrator Mekarski inquired of Mr. Davidson whether or not they will be designing the
29 structural elements of the building to possibly allow a third floor should that decision change
30 again. He knows that they have been going back and forth on that. Mr. Davidson stated that it
31 appears that now that will not be the case. They did design work for the footings and foundations
32 to allow a third story addition to take place in the future. All of the mechanical plant is going to
33 be on the roof of the structure. He stated that with the design that we have been instructed to go
34 forward with doing a third story addition is technically very, very difficult to do, and they have
35 been told not to include the footing and foundations for any modifications in the structure to
36 allow that at this point. He stated that this is what the third floor might have looked like if we
37 were going to do it.
38

39 Mr. Davidson stated that this is what the new Pavilion will look like without any of the
40 landscaping from what is the southeast corner. The existing main entrance is the area just to the
41 right there. It is going to be about as tall as the spine is now and stick out about to the ring road.
42 This is an image east of the hospital looking back towards the west from what would be the
43 tennis courts at the high school, about what the new Emergency Department addition is going to
44 look like. It is a one-story addition without a basement underneath it. It will have a new entrance
45 point on the left which will be the south end. That will allow access not only to the east end of
46 the spine as it does today, but also the Emergency Room. You have a canopy there. It will have
47 dedicated parking for the Emergency Department directly adjacent to the main entrance. One of

1 the reasons we moved the main entrance to the east side is the existing Emergency Department
2 entrance has precious little parking there and it is kind of difficult to access. He stated that by
3 moving the entrance to the east side of the hospital, we can have ready access to much larger
4 parking areas. It is not readily apparent as you are driving down 203rd Street where the ED
5 entrance is. We are going to have to deal with that with signage on campus.
6

7 Village President Meyers-Martin inquired whether or not this slide reflects the additional bays.
8 Mr. Davidson stated that this also shows what the entry point would look like. He believes that
9 she may be asking questions about how many ambulance bays were provided. The new
10 Emergency Department will have eight ambulance bays for the anticipated potential use pattern,
11 worst case scenario. There have been extensive conversations with EMS Departments throughout
12 the Southland, particularly over the course of the last couple of months about what their
13 expectations and needs are going to be. They are all onboard now with that number. We worked
14 through the majority of the design issues that they had. Village President Meyers-Martin stated
15 that was a point of contention.
16

17 Administrator Mekarski inquired of Mr. Davidson whether or not they will be removing the
18 spoils from the site or redistributing it. Mr. Davidson stated that much of the spoils are going to
19 be distributed onsite. He stated that when you drive by the hospital now there is about 1200-feet
20 of nothing but grass that fronts along Crawford and 203rd Street. Their intention is to create more
21 of a contoured environment, think golf course more than a house lawn. A lot of those spoils can
22 be distributed around the site creating a series of three dimensional berms that will allow them to
23 landscape the site, focus views onto the site, and give them an opportunity to screen all the cars.
24 He is sure that the neighbors would prefer not to look at 1500-cars. They can create a much more
25 aesthetically pleasing drive along Crawford and 203rd Street by creating those berms. That will
26 not get rid of all of the spoils that they are going to have. They have to fight through the final
27 numbers about how many cubic yards they are going to have. Most of the spoils are good. All the
28 testing came back and they didn't have negative impacts related to most of the backfill that was
29 already there. They have some choices to make about what they are going to do with that. They
30 will be housed onsite in the interim while those choices are being made. Most of them will be
31 back in the area where the water tower is while it is being distributed throughout the site. They
32 will be using some of the spoils to reconfigure the north retention basins to add the additional
33 parking as well. The vast majority of it should never have to leave the site. We will still have to
34 deal with some.
35

36 Administrator Mekarski inquired of Mr. Davidson whether or not he was planning to do
37 improvements on the exterior lighting. Mr. Davidson stated yes, almost all of the exterior
38 lighting and all of the new parking lots are going to be redone with LED fixtures. They can be
39 redesigned to make sure that we have maximum cutoff so that we don't have any light spillage
40 that goes over property lines. They are still maintaining the Life Flight that comes in. The glide
41 path for that is from the east. All of those light fixtures will have to be redone as well just for the
42 simple matter of modifying the parking. All of the lighting layouts will be revised in the parking
43 lots that are being done so that we meet Code requirements but we also do it in a much more
44 efficient manner. There should be a much more consistent sort of light level out there. They think
45 that it should be a vast improvement for the hospital.
46

1 Mr. Davidson stated that this shows some of the more recent work that has been done on the
2 north side of the campus. The blue areas to the north are the reconfigured retention basins and
3 the new parking that will exist in that location. They will be putting some new parking along the
4 northern end of the site. There will still be a buffer space of over 200-feet before you would get
5 to any of the neighboring properties. The issue was raised during the Zoning Board Meeting that
6 the hospital works with the Consultants here at the Village to make sure that the landscape
7 screening from the adjacent properties be sufficient. The hospital has every intention of doing
8 that. This is the start of some of the landscape planning that the Executive Committee at the
9 hospital has not even seen yet. The landscape planning has just started. It is in the draft versions
10 at this point. He knows that it is one of the things that you are going to be interested in, in the
11 very near future. We will have more detailed Landscape Plans for you and your Consultants to
12 review in the very near future. They will be back in front of you with those after the Site Plan
13 Review Committee has had a chance to review it.

14
15 Mr. Davidson wanted to touch base on what is going on inside the hospital. There are 32
16 Departments in the hospital that are going to get renovated. He stated that 182,000 square feet is
17 a number that is a little difficult to grasp what that actually means. The areas in color are the
18 areas that they are renovating. The hospital is going to have a vast makeover, not only clinically,
19 but also aesthetically as they go forward. It is going to function a lot differently than it does
20 today. If you are in a gown you are never going to be in an elevator with anybody who is not a
21 staff member, or anybody who is not providing care. If you are a member of the public, you will
22 not be dealing with any clinical traffic. There is a clear separation to keep the public and the
23 patients away from each other. It is the way that we keep patients well, and it is the way that we
24 get them well faster.

25
26 Mr. Davidson stated that there will be a partial basement underneath the new Pavilion. The
27 tunnel under the spine is going to be an engineering marvel. They might be on TV by the time
28 that they are done.

29
30 Administrator Mekarski inquired of Mr. Davidson whether or not there are going to be
31 improvements to the elevators and making them closer to the entrance. Mr. Davidson stated that
32 we are moving the entrance closer to the elevators. The elevator banks had a number of empty
33 shafts that were provided when the hospital was originally built. All of those shafts are going to
34 be filled so that access up and down and around the hospital should be much better. There should
35 be much fewer wait times. The 250-yard walk from the front entrance to get to an elevator will
36 no longer be the case. It will be right there. The access to most of those patients will be there as
37 well.

38
39 Mr. Davidson stated that the entire west entry of the hospital will be completely redone with a
40 new In-Take Process. The Food Service Area is going to be redone. The Emergency Room will
41 be completely new and will have a new Observation Unit adjacent to it. The second floor they
42 are not renovating the entire floor. There will be some additions and renovations to the ICU. The
43 Mother/Baby Department will be there. In the existing west side of the hospital on the second
44 floor there are a large number of semi-private patient rooms that were not used because the
45 census needs did not demand it. He stated that by moving all the inpatients over from Chicago
46 Heights these will be all activated as private patient rooms. The facility will have 157 new,
47 private patient rooms to provide care. There will be 32 new ICU rooms.

1 Trustee Nale stated that she noticed that the parking is very, very difficult at the present time.
2 She inquired whether or not that is going to be continued until some of these revisions occur.
3

4 Mr. Davidson stated that as Will noted, one of the things that was going to be key to the early
5 start of these projects was to build new parking capacity right away. There will be several
6 hundred individuals coming to build this that need a place to park. There is never going to be a
7 better time to do it later. He stated that starting to build new parking capacity right away was
8 going to be one of the key elements to the project. It's just whether or not we can get those
9 designed, approved, and completed this year as we would like to. If they can get many of those
10 new parking lots in this year, that would be the best of all worlds so they have the ability to use
11 them right away to ease some of the existing parking crunches that take place. They have done
12 pretty extensive Studies to find out where the problems are on campus. They know what parking
13 lots are full and what times of the day they are full. Some of those parking lots at 3:30 in the
14 afternoon are half empty. It is not just a parking problem. It may be a reconfiguration of the way
15 that some staffing is done, or the way that some procedures are scheduled so that you not only
16 modify the way that it is used, but also modify the way that the need is developed on campus.
17

18 Village President Meyers-Martin stated that the slide that had the view of the north campus
19 where you have the two retention ponds, part of the Ordinance is that you will be working
20 closely with us to provide some buffering between the hospital and The Traditions. Is the
21 detention ponds part of that?
22

23 Mr. Davidson stated yes. There is still going to be substantial landscaping space between the
24 north property line and the detention basins themselves. One of the things that was raised at the
25 Planning Commission Meeting by one of the residents to the north was the type of landscaping
26 that was used around the retention basin, and perhaps it might have been a little too low
27 maintenance when it was originally designed. They get a bit of a do over on that now. He stated
28 that not only do we have to redesign all the drainage to make sure that it meets the Codes, they
29 have the ability to come back now and actually deal with a past pattern with residents who have
30 dealt with hospital usages for a number of years now, and we can come back and correct some of
31 those things that might not have been fully thought out previously. The hospital is committed to
32 doing that. They look forward to working with staff on that. Village President Meyers-Martin
33 stated that she looks forward to that conversation.
34

35 Trustee Pennington inquired of Mr. Klein, as the general contractor for this project, what steps
36 are you taking to engage minority contractors to serve as subcontractors in this project. This is a
37 massive project. He would tend to think that you would have arrangements in place to engage
38 minority contractors.
39

40 Mr. Klein stated that is a great question and yes they do. They are currently soliciting Bids on a
41 limited number of trades. They are focusing on foundation work and steel. They have already
42 engaged members of the community, Black Contractors United, and various other local
43 contractors. They also welcome any input from local leaders in that regard if there is anything
44 that they may miss in their efforts. That is definitely their goal to take an aggressive approach on
45 that. Trustee Pennington stated very good.
46

1 Trustee Byrd inquired of Mr. Klein what those limited trades are. Mr. Klein stated that right now
2 they are bidding out two Foundation Packages. It is concrete work basically, reinforcing steel,
3 excavation. There are minority contractors in that mix that they have invited to Bid. They look
4 forward in seeing how that works out and trying to work hand-in-hand with them.

5
6 Village President Meyers-Martin stated that we have some contacts that we will pass along too
7 as well. Mr. Klein stated that would be great.

8
9 Mr. Hoffman stated that most of what he was going to cover has already been covered. He would
10 like to highlight for you the fact that this is a Special Use and so we are allowed to attach
11 conditions to that Special Use. There have been a number of conditions recommended here. 1.
12 They get the appropriate approvals from IDOT and from MWRD regarding storm water drainage
13 and access to Crawford. They are certainly comfortable with that. 2. The Site Plan. There is a
14 Site Plan attached to this. You have seen it tonight. That is not the Final Site Plan. They are
15 working through the details of all those things so they have not refined and resolved the
16 landscaping. They have not shown us the Lighting Plans for each piece. He stated that to allow
17 them to proceed on a fast-track like they are doing, what we have agreed to do is kind of review
18 Site Plans individually as pieces come through. He can't tell you exactly how many pieces there
19 will be but there will be several. They will be looking at all of those details as each piece comes
20 through. The Site Plan that is attached to this document now is more of a Concept Plan. It shows
21 you the overall picture of what is being done and where the major improvements are. There is
22 going to be modifications to that in terms of how things are configured. We will review that all
23 closely with the Site Plan Review Committee that you have put in place, and ultimately the
24 Village Board will see all of those Plans and finally approve each of the individual elements of
25 the Site Plan. That is outlined in one of the conditions. We will certainly request as a condition,
26 the Landscape Plan be submitted for each of the individual phases of the project.

27
28 Mr. Hoffman stated that one of the things that came up at one of our early Site Plan Review
29 Committee Meetings was that the Chief of Police wanted to make sure that we had Opticom
30 Systems at the intersections, so that emergency vehicles could signal ahead and get priority
31 access to get through all the intersections around here. That is an advantage to the hospital, and
32 to the people in the emergency vehicles, as well as to the Village. We suggested that the hospital
33 work closely with the Village and make sure that happens. They have agreed to do that. Mr.
34 Hoffman stated that another condition that we suggested in here is that no building exceeds three
35 stories in height. Most hospitals go up significantly. One of the unique characteristics of the
36 hospital here in Olympia Fields is that it is a low lying hospital. It fits the character of the
37 community. We thought that was an appropriate condition. They were comfortable with that. Mr.
38 Hoffman stated that right now there is a Site Plan attached to the existing Ordinance. They are
39 replacing that one with the one prepared by VOA that you have seen here this evening as another
40 condition. The final condition was making sure that we get a good buffer between The Traditions
41 to the north and the hospital and their expanded parking lot, and getting a chance to relook at the
42 landscape in there and the detention areas and make sure that is something that the residents, the
43 Village, and the hospital are comfortable with. Those are the conditions that are recommended
44 for approval with this Ordinance.

45
46 Administrator Mekarski asked the Franciscan Team to give a comment back to the audience and
47 to the Board of Trustees on our new Site Plan Review Process. It was recommended about two-

1 years ago. He stated that this is one of the most comprehensive projects that we are putting
2 through it to be both more comprehensive and responsive to the developer process.

3
4 Mr. Davidson stated that it is extremely helpful. He stated that most projects are done in this
5 nature. It is rare when they do projects where they have the ability to complete every drawing
6 submitted for review and get a full approval of every part of the project before they start. Mr.
7 Davidson thanked the Village and the staff for working with them. They understand that it is
8 more hassle to do it this way. It is extremely advantageous to the hospital. It will allow them to
9 get services operational much, much faster. It will save probably a year in the process.

10
11 Mr. Davidson stated that the hospital welcomes input from the community in order to try to
12 make this as much of a positive force for the community as possible. They want the community
13 to have input on what the Site Plan is going to be. The Site Plan Approval Process is going to
14 give them the ability to do that. It really remains to be determined what the full extent of what
15 that review is going to be. The hospital and the Design Team are excited by the opportunity to do
16 it with you. They have nothing but praise for the staff in the way that they have gone forward
17 with things so far. They look forward to the process. They think that it is going to end up being a
18 dynamite example for the community. The hospital has long-term plans about how the Site Plan
19 is going to evolve over time. Anytime that you have nearly 50-acres of land, doing anything on
20 any square foot times 50-acres is a lot. The hospital is looking at options about how to go
21 forward. There will probably be options for low maintenance. There are going to be options that
22 are high maintenance. It is going to be a collection of a number of differing prospects of how
23 landscaping is going to be done out there. There will be deciduous trees. There will be trees that
24 keep their screening capabilities all throughout the year as well. We anticipate that each one of
25 the seasons is going to have different color around the campus. They want the campus to be used
26 for individuals. They want staff to be out there on their lunch hours. They want kids to ride their
27 bikes there. They want people to come there to walk. They want it to be deeply integrated in with
28 the community. The Site Plan Process is a classic way to do that. They are really looking forward
29 to how that is going to pan out over the course of the next year.

30
31 Village President Meyers-Martin stated that our Economic Development Committee will be
32 working closely with Arnie Kimmel and his staff, because we do want to incorporate the idea of
33 a Medical Campus so that will be sort of partnering with what you are doing in terms of the
34 enhancement.

35
36 Trustee Waite inquired whether or not IDOT is who you would work with to put some hospital
37 signs down on the Interstate and so forth. There are no signs there and he believes that would be
38 useful.

39
40 Mr. Davidson thanked Trustee Waite for pointing that out. They had not brought that up but it is
41 certainly something that they can address with IDOT. There are a number of other aspects related
42 to traffic flows around the campus that they are interested in. He stated that IDOT is not the most
43 responsive group right now. Their staffing has been trimmed substantially due to the State's
44 Budget issues. He stated that while the design for it is going forward, they don't have a lot of
45 information on how quickly some of these elements are going to move forward. They have a
46 little bit of time. The bad news is it doesn't look like their Budget issues are going to be resolved
47 in the very near future.

1 Administrator Mekarski stated that we checked the dates against the webpage and we spoke with
2 Denise Will that these are the dates that they are requesting. We checked our Reservation Book.
3 They are not in conflict with any Homeowners Association or Civic Group that has entered a
4 reservation in our book. He stated that all matters in the Resource Room require a pre-
5 reservation.

6 **Motion by Trustee Pennington, second by Trustee Byrd to Authorize the Olympia Fields**
7 **Park District Board of Park Commissioners to Utilize the Conference Center Board Room**
8 **for their Regularly Scheduled Meetings Held on the Third Tuesday of Each Month from**
9 **October 2016 through April 2017; at no Cost with Conditions that the Park District will**
10 **Provide the Village with a Certificate of Insurance Indemnifying and hold harmless the**
11 **Village, and Naming the Village as an Additional Insured Certificate Holder.**

12
13 Village President Meyers-Martin stated that we had our Joint Meeting with the Park District
14 Board and the Village Board, a long time coming in terms of a plan. We are very excited about
15 those renovations that the Park District is planning. As she has stated a number of times 2016 is
16 going to be such an innovative year in the Village of Olympia Fields, lots of enhancements, lots
17 of construction, and lots of improvements to existing areas. She is very excited about the Park
18 District. We are happy to assist them in their Meetings while those renovations are going on.

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

20

21 **PUBLIC WORKS:**

22

23 Trustee Waite stated that he did not have a Formal Report this evening. He stated that he was
24 pleased to hear that the hospital in the planning of their lighting was going to LED. Trustee
25 Waite stated that the Village did this two-years ago. We replaced all of the light bulbs in the
26 Metra Parking Lots and various other places. We reduced the amount of electricity consumed by
27 at least 60%.

28

29 **HUMAN RESOURCES:**

30

31 **Human Resource Committee Report** – Trustee Nale stated that the last meeting of the Human
32 Resource Committee was on April 4th. She stated that information regarding the process of the
33 Employee Manual was discussed. Our new task will be the revision of the new Residents
34 Handbook. Each member of the Committee will review the current Handbook and make
35 recommendations for corrections and suggestions. The Handbook is printed in-house and only a
36 few copies are printed at a time.

37

38 Trustee Nale stated that regarding the Employee Handbook, a meeting with her, Administrator
39 Mekarski, our attorney, and the Department Heads has been confirmed for Thursday, June 23rd at
40 9:00 A.M. After any changes deemed necessary are made, the Manual will be presented to the
41 Human Resource Committee for review.

42

43 **Executive Safety Committee** – Trustee Nale stated that in regards to the Executive Safety
44 Committee, it has been a few months since the last Executive Safety Committee Meeting was
45 canceled. She is hoping to reschedule the Meeting with Administrator Mekarski and the
46 Department Heads as soon as time permits. We need to review IRMA's suggestions for
47 inclusions that must be met by their next date of examination.

1 **Library Board Report** – Trustee Nale stated that she has attended the last two Meetings of the
2 Olympia Fields Library Board. She stated that concern was expressed previously that the
3 children of Arcadia were served by Matteson rather than our own library which we share with
4 Park Forest. Since that time a Meeting was held at Arcadia School with members of the Olympia
5 Fields Library Board and the Principal of Arcadia, Pat Ransford. Plans are underway for the
6 Olympia Fields Library Board to pay for the busing of students from Arcadia to the library that
7 we share with Park Forest. This will all be aged related. The first and second-grade children will
8 be taken to the library first. She stated and the third-grade and the fourth-grade will be taken on a
9 separate day. The fifth-grade and the sixth-grade will visit the library on another date.

10
11 Trustee Nale stated that the Library Board is investigating ways to advertise the library in the
12 Olympia Fields area. The library is having a discussion on the book entitled, “The More of Less:
13 Finding the Life You Want Under Everything You Own” on June 8th at 1:00 P.M.

14
15 Trustee Nale stated that on Saturday, September 10th at 1:00 P.M. the library is having a
16 “Lavender Fest.” There are fliers on the side table in regards to both of those events or you can
17 call the library at (708) 748-3731.

18
19 Trustee Nale stated that the Olympia Fields Library Board also suggested that they might be
20 willing to pay for articles to be accepted in the Village Newsletter. She believes that they have
21 been trying for a couple of months to get something in and they haven’t been able to.

22
23 Administrator Mekarski stated that we encourage any kind of articles from the Library Board on
24 a regular basis free of charge. He stated that if they deliver something about 45-days before the
25 Fall Edition they can get it into the Fall Edition. Trustee Nale stated that she will let them know.

26
27 **PUBLIC SAFETY:**

28
29 **Thank You Letter from SouthCom** – Village President Meyers-Martin stated that Trustee
30 Gibson is ill and could not make it today. She stated that Trustee Gibson had a letter that she
31 wanted to read. It is a “Thank You” letter from SouthCom.

32
33 The Department received a thank you letter signed by all personnel at SouthCom Dispatch
34 Center on Monday, May 2nd, 2016, from the SouthCom Director Cathy Dorans for the “Edible
35 Arrangements” gift sent by the Village to SouthCom.

36
37 The gift was sent to SouthCom Dispatch personnel in honor of their 2016 National Public Safety
38 Telecommunicators/Emergency 911 Week which was from April 10th through April 16th. The
39 dispatch personnel at SouthCom are responsible for all incoming 9-1-1 telephone calls, police,
40 fire, EMS dispatching, data input and radio traffic for Olympia Fields, Matteson, Park Forest and
41 Richton Park.

42
43 The personnel at SouthCom Dispatch do outstanding work under incredibly stressful conditions
44 and serve as the first point of contact when our residents are requesting police, fire or EMS
45 assistance.

46

1 Director Dorans and her staff at SouthCom should be recognized and commended for their
2 efforts in providing the very best in Emergency 9-1-1 and dispatching services to our
3 community.

4
5 A copy of the thank you letter is attached for reference purposes only.
6

7 Village President Meyers-Martin stated that is a joint effort between the four towns in order to
8 save money so that each town does not have to have their own Dispatch Center. It has been a
9 wonderful addition to the Village going back to Congressman Jackson who fought for the four
10 communities to have that joint service. We recognize and thank our 9-1-1 SouthCom Dispatch
11 Center as well.

12
13 **Community Relations Commission Update** – Village President Meyers-Martin stated that the
14 other thing that Trustee Gibson was going to report on was the Community Relations
15 Commission Update. Village President Meyers-Martin stated that she doesn't have those notes.
16 We will let Trustee Gibson report on that when she returns.

17
18 Village President Meyers-Martin inquired of Chief Krull whether or not he had anything to add
19 in terms of Public Safety, any announcements, or anything that you want us to know.
20

21 Chief Krull stated that 2017 will be a very, very busy year for SouthCom. It looks as though
22 there will be a fifth community joining SouthCom at that time so our overall costs will be
23 reduced.
24

25 **REPORT OF VILLAGE ADMINISTRATOR:**

26
27 **Discussion Only – Legal Opinion Regarding the Change in State Statute as it Relates to**
28 **FOIA Requests and the Disclosure of Private Information** – Administrator Mekarski stated
29 that there was a courtesy that the Administration has extended to the general public and
30 Homeowners Association Organizations, and that was once or twice a year we would batch out
31 new residents, giving the names and addresses to the HOA's for their use in updating their
32 records and inviting new residents to join the Homeowners Association. We no longer can do
33 that.
34

35 Administrator Mekarski stated that we received legal information from our Legal Advisor, Judy
36 Kolman, regarding some changes in State Statute. He will read it into the record and then he will
37 ask the Village President and the Board for direction on how the Administration should proceed.
38 This is to "Administrator Mekarski, Disclosure of Private Information. There are certain
39 exemptions to the release of public records under the Illinois Freedom of Information Act
40 (FOIA). Under Section 7(1)(b), 5 ILCS 140/7(1)(b), "private information" is exempt unless the
41 disclosure is required by another provision of the FOIA, a State or federal law or court order.
42

43 The FOIA defines "private information" as any unique identifiers, including a person's social
44 security number, drivers license number, employee identification number, biometric
45 identification, personal financial information, passwords or other access codes, medical records,
46 home or personal telephone numbers, and personal e-mail addresses, home addresses and

1 personal license plates, except as otherwise provided by law or when compiled without
2 possibility of attribution to any person. 5ILCS 140/2(c-5).

3
4 Thus, when Homeowners Associations request information from the Village regarding names of
5 new residents/homeowners residing within their respective subdivisions, the Homeowners
6 Associations are entitled to the names of new residents; however, they are not entitled to the new
7 residents/homeowners home addresses, personal telephone numbers, and personal e-mail
8 addresses. There is no other provision of the FOIA or State or federal law that would require
9 such disclosure.”

10
11 Administrator Mekarski stated that unfortunately we have to discontinue that courtesy. Some of
12 the Homeowners Associations have expressed concern on the change. We indicated that we are
13 obligated to meet State Law and that when this legal information bulletin comes out from our
14 Legal Advisor we would forward it to the Board and ask the advice of counsel to notify our
15 residents.

16
17 Village President Meyers-Martin believes that first and foremost we should send a copy of this
18 Memo to all of the Presidents of the Homeowners Associations so that they are aware that this
19 has been a Legal Memo that we received from our Village Counsel. Secondly, just as a
20 suggestion, because we do have a New Residents Reception every year, and we do invite all of
21 our new residents here, and the Presidents of the Homeowners Associations, that is a good
22 opportunity for them to intersect at that particular event. We are happy to make that available for
23 the Presidents of our Homeowners Associations as an opportunity to meet their new residents.
24 This says that you can provide the names. The names are available to the Presidents of the
25 Homeowners Associations.

26
27 Trustee Waite stated that when people come to the Village Hall to do whatever they need to do
28 before moving into their new home, is it possible to have a FOIA Form there and ask their
29 permission to provide that. It can ask them what information they would like to provide to the
30 Homeowners Association to which you are entitled to be a member.

31
32 Administrator Mekarski stated that we can discuss that with our Village Attorney. He believes if
33 they volunteer the information it would be fine. We could have some kind of a form.

34
35 Trustee Waite stated if you have a form that they can fill out and sign, maybe they will only give
36 the name. Maybe it will be everything. Administrator Mekarski stated that is a good idea.

37
38 Village President Meyers-Martin stated that is why we changed Communications and Petitions.
39 We use to require names and addresses. Now we only require names. She stated that we will
40 investigate that. She stated that it is a great suggestion.

41
42 Trustee Byrd inquired of Village President Meyers-Martin whether or not the new residents are
43 given the names of the Presidents of the Homeowners Associations when they come to Village
44 Hall so that the resident can contact the President of the Homeowners Associations.

45

1 Administrator Mekarski stated that we would no longer be able to do that. We could give them
2 the name of the President. We couldn't give their telephone number, their e-mail, or their
3 address.
4

5 Trustee Waite inquired whether or not it is in the New Residents Handbook. Administrator
6 Mekarski stated yes, we would probably have to go ahead and make some revisions to that
7 according to this law, unless all of the Presidents of the Homeowners Associations sign that
8 waiver and volunteer to give us the information.
9

10 Trustee Nale stated that we will discuss it when we review it. Administrator Mekarski stated
11 excellent.
12

13 Trustee Pennington stated that he would think that each of the Presidents of the Homeowners
14 Associations would contact on a first-hand basis those new residents when they move in. He
15 stated thus doing away with this type of thing.
16

17 Administrator Mekarski stated that they call our office because they know the house is vacant.
18 There might be a handful of houses for sale or vacant. The residents move in and they don't
19 know the name and the contact information. The only way to do it would be to ring the doorbell
20 and introduce yourself. We have suggested that. That is a change in our policy so it has caused
21 some heartache.
22

23 Trustee Pennington stated that is what we do in Graymoor. He stated that when we see someone
24 moving in for the first time, we go to the new resident and introduce ourselves and welcome
25 them to the neighborhood. He stated it is like the Welcome Wagon. That is what we do in
26 Graymoor. Trustee Nale stated that we do that too.
27

28 Village President Meyers-Martin stated that we will send this Memo out to all of the Presidents
29 of the Homeowners Associations so that they are aware of the change in the law. We will
30 encourage them to be present at our New Residents Reception where they will have an
31 opportunity to meet new residents that are moving in to their Homeowners Association
32 Subdivision. Trustee Nale stated that before that they can go over and introduce themselves.
33 Trustee Pennington stated sure they can. Village President Meyers-Martin stated yes, they can.
34

35 **Amendment to the Fiscal Year 2017 Budget to Finance the Cellular Tower Impact Study**
36 **Proposal** – Administrator Mekarski stated that the next item is the Amendment to the Fiscal
37 Year 2017 Budget to Finance the Cellular Tower Impact Study Proposal. There is a proposed
38 100-foot cellular tower being applied by the Cathedral of Joy Church which is directly adjacent
39 to single-family homes in the Wysteria Subdivision. The Planning Commission has held two
40 Public Hearings. It has extended the Public Hearing to June 14th. At the last Meeting the Board
41 authorized an Impact Analysis done by an independent appraiser and technical consultant to
42 evaluate whether the location of that cellular tower has impact either positive or negative, on
43 residential property values. They have to evaluate that consistent with significant impact as
44 defined by Federal Law under the Federal Communications process. That Study will be
45 presented to the Village probably in the next few days. As soon as it is obtained we will be
46 forwarding that to the Applicant, Central States Tower for their review. It will be presented
47 formally by the Consultant Team at the June 14th Planning Commission extension of the Public

1 transfers through the State. They have been releasing that because it doesn't have any budgetary
2 impact.

3

4 Trustee Byrd inquired of Administrator Mekarski whether or not he has a general idea of what
5 this will encompass. Administrator Mekarski stated that we are asking for a connection to the
6 bike path on Lincoln Highway from Governors Highway to Western. He stated from a priority
7 standpoint, at least from the 211th Street Metra Station through The Reserves of Maynegaite
8 which one is already installed, and extending it all the way to the Wal-Mart Property. Trustee
9 Byrd inquired whether or not sidewalk extensions are included. Administrator Mekarski stated
10 the sidewalk extensions and the change out of the fencing along that entire stretch. There was
11 some kind of landscaping enhancements of the fence. He stated the replacement of the wooden
12 fences that are becoming dilapidated. He stated landscaping on the public right-of-way, possible
13 street lighting, and other pedestrian amenities.

14

15 Trustee Pennington inquired of Administrator Mekarski when were we made aware of this.
16 Administrator Mekarski stated between the last meeting and this meeting. He stated that this was
17 something that was requested by the Mayor's Office and the Economic Development
18 Committee. We talked to the Legislative Delegation. We had our Engineers talk to IDOT. He
19 stated probably within 30-days, but substantively he had a meeting between the two meetings
20 with Michael Hoffman and Engineering Staff to scope it out, a general scope. Trustee
21 Pennington inquired whether or not there is an advancement date on this in order to act upon this.
22 Administrator Mekarski stated that it is a critical deadline. We are on a fast-track. Trustee
23 Pennington inquired of Administrator Mekarski why it is on a fast-track and why is it critical.
24 Administrator Mekarski stated because of the deadline date. Trustee Pennington inquired of
25 Administrator Mekarski what the deadline date is. Administrator Mekarski stated that he doesn't
26 have it right at his fingertips. It is before the next Board Meeting, so we are trying to get the
27 Application in.

28

Roll Call:

Ayes (4-0)

Motion Carried.

29

30 **Meijer's in Flossmoor Set to Open** – Village President Meyers-Martin stated that Meijer's in
31 the Village of Flossmoor will be opening June 1st. It will be bringing other shopping
32 opportunities to not only the residents of Flossmoor, but the residents of the entire region. We are
33 very excited about that. We have started receiving lots of inquiries about our side of the road, the
34 south side of the road for companies, for businesses that like to be in the shadow of Meijer's. We
35 are very excited about that opportunity.

36

37 **Wal-Mart in Richton Park Set to Open** – Village President Meyers-Martin stated that Wal-
38 Mart in Richton Park is opening in the next week or so. She doesn't have an exact date. It is
39 located at I-57 and Sauk Trail. We are on target for our Wal-Mart to open in September. They
40 will take possession of that building on August 2nd. There is a lot of activity going on in terms of
41 big-boxes coming in.

42

43 **Jewel Plaza** - Village President Meyers-Martin stated that she and Administrator Mekarski spent
44 the past week working with the new preferred developer of the Jewel Plaza who is reaching out
45 to several Class "A" Retailers. We have had several meetings with brokers, but we also have
46 upcoming meetings regarding that Plaza. She is very excited about that. They have gotten word
47 that Mariano's is also looking at that site and will be making a site visit. We are very excited and

1 have provided them with information that they need in order to make an informed decision about
2 where they locate their next store. They are telling us that they have kind of over expanded so
3 they are really slowing down that expansion process. They will be making a site visit. We have
4 provided them with information that they need such as traffic counts, a pedestrian count, median
5 income, educational information, transportation, and Metra Stations. She stated that anything that
6 they have asked us for we have provided to them. She stated as Senator Hutchinson likes to say,
7 “We are making a full court press,” for this store. President Preckwinkle has been promoting that
8 location in the south suburbs, Olympia Fields being one of those sites. All of that came about
9 when they were at the International Council of Shopping Centers Conference. We have another
10 meeting coming up on the 21st for another big-box that is interested in that corner as well. The
11 preferred developer has his architect working on the movement of buildings, making that
12 decision if they want to demo those existing buildings, or if they want to rehab them to make
13 them work for some of these big-boxes that are looking at it. One big-box in particular wants
14 95,000 square feet. The Jewel Plaza is 65,000 square feet. They would have to add onto that. The
15 developer is open to all of that. We met with several of his brokers. She is really excited about
16 that as well.

17
18 **President’s Golf Outing** – Village President Meyers-Martin stated that the President’s Golf
19 Outing is June 20th. If you have not signed up she hopes that you will. Our Scholarship Winner
20 will be joining us for dinner. All of the proceeds from the Golf Outing go to the Homeowners
21 Associations and for a Scholarship for Olympia Fields Residents. We are thrilled to have our
22 Scholarship Winner joining us on June 20th at the Olympia Fields Country Club, Championship
23 Course. We are looking to have a very good turnout for that.

24
25 **UNFINISHED BUSINESS:**

26
27 **Thank you from Trustee Pennington** - Trustee Pennington stated that he should have done this
28 earlier, but he wanted to thank all of those who expressed their condolences and prayed for his
29 family because of the death of his brother. It was tragic. It is really hard on the family. They are
30 still trying to get over it. This is his second brother that he has lost in a span of five-months. That
31 is really tough on a family. We will get through it. He wanted to thank the residents, this Board
32 in particular for your calls, your cards, and your expressions of sympathy. It was greatly
33 appreciated.

34
35 **Condolences to the Family of Ted Winters** - Village President Meyers-Martin stated that she
36 wanted to recognize that we lost one of our Veteran Committee Members, Ted Winters. He was
37 93-years old. He was very, very active, and very, very enthusiastic with our Veterans Committee.
38 We are very sorry for his family and their loss. He was a resident of Brookdale. We will certainly
39 miss him in the Olympia Fields community.

40
41 **NEW BUSINESS:**

42
43 **Congratulations to Arcadia School** - Village President Meyers-Martin stated that she wanted to
44 commend Arcadia School. They received a \$5,000.00 check from Jake Arrieta from the Chicago
45 Cubs. He personally came out to award them the check. That was to recognize their game plan
46 for success and achievement. We are always proud of Arcadia School. She stated that Arcadia
47 School is a Blue Ribbon School. They receive a lot of accolades and a lot of that is due to not

1 only Superintendent, Blondean Davis, but also to the Principal, Pat Ransford. We are very proud
2 of them. We encourage them and support them in the good work that they do with our students in
3 the Village of Olympia Fields.
4

5 **RESIGNATIONS AND APPOINTMENTS:**
6

7 **Appointment to the Public Works Committee – Fritz Meyer and Johnny Morris** – Village
8 President Meyers-Martin stated that she has two Appointments tonight. They are for the Public
9 Works Committee. The first one is Mr. Fritz Meyer.
10

11 Trustee Waite stated that for some reason there is an error on this. It says, “Planning and Zoning
12 Commission.” Village President Meyers-Martin stated that she sees that now. That is not correct.
13 These two are to the Public Works Committee. Trustee Waite stated that Johnny Morris
14 submitted something back in April about being on the Economic Development Committee.
15 Village President Meyers-Martin stated that he has been appointed to that. It was her
16 understanding that he wanted to be on the Public Works Committee as well. Trustee Waite stated
17 that he had said that, but then he decided that he didn’t have enough time to do that. Trustee
18 Waite stated that he would have pointed out earlier that both of these Memos are in error. He had
19 company all weekend and he didn’t have a chance to look at this until it too late to make a
20 change.
21

22 Village President Meyers-Martin stated that we will not be appointing Johnny Morris because he
23 is already on the Economic Development Committee and does not have the time to serve on both
24 Committees. She stated that you have the Application of Mr. Fritz Meyer for the Public Works
25 Committee. He is a resident in Olympia Fields. He is the Chairman of the Finance Committee for
26 Infant Jesus of Prague.

27 **Motion by Trustee Pennington, second by Trustee Waite to Approve the Candidacy of**
28 **Fritz Meyer to the Village of Olympia Fields Public Works Committee for a Term**
29 **Continuing until a New Appointment is Made by the Village President.**

30 **Voice Vote: All Ayes Motion Carried.**
31

32 Village President Meyers-Martin stated that we welcome Mr. Meyer to the Public Works
33 Committee.
34

35 **ADJOURNMENT:**
36

37 **Motion by Trustee Pennington, second by Trustee Nale to adjourn at 9:13 P.M.**

38 **Voice Vote: All Ayes Motion Carried.**
39

40 **Respectfully submitted by Faith Stine.**
41
42
43
44
45
46
47