

1 Office. He was with the First Student Judge Program, Election Judge Training, Implementation
2 of the Early Voting, and Grace Period Voting. He managed Detaining Voting. He currently
3 manages the Polling Places for the County. He has been involved in all aspects of the election
4 process for the County.

5
6 Mr. Williams stated that we have a crucial election on November 8th that is going to require a lot
7 of work to get Election Judges recruited, trained, and in place. They are concerned that there will
8 be a flood of interest as the election draws near. There is Election Day Registration to go along
9 with the new electronic polling books that check voters in. The level of complexity of the voting
10 process has risen dramatically. He stated that not only are they looking to recruit more people,
11 but they are also looking to recruit people who are a little more tech savvy. They want people
12 that know their way around a laptop so that they can learn to operate a program or two. They are
13 going to go around to various Village Boards, Township Boards, School Boards, Library Boards,
14 and Park District Boards, and see if they can enlist the help of people to assist them in your
15 locality. He thought that the people attending the meetings might be interested in assisting them.
16 He brought some materials that he will pass out. He has materials that talk about the need for
17 Election Judges in Rich Township. Based on the Primary Election held on March 18th, they had a
18 surplus of Democratic Judges. They had 132% of the required Democratic contingent of
19 Election Judges. On the Republican side they were far short. They had two-thirds of the required
20 amount of Republican Judges. There is a need in Rich Township for Election Judges of a
21 particular party. They are here tonight looking for assistance. He has a recruitment flier. He has
22 an Application for Election Judge. As far as a description of the job for Election Judge, there is a
23 four and a half hour class for training of Election Judges and Equipment Managers, plus another
24 hour of online training. He stated that on Election Day you are at the polling place from 5:00
25 A.M. until approximately 8:00 P.M. They normally have five Judges per precinct. They are
26 anticipating a high turnout in this election. They could easily add a sixth Judge to every precinct
27 in the County.

28
29 Village President Meyers-Martin inquired whether or not the deadline to sign-up is on the flier.
30 Mr. Williams stated that they keep it off of the flier on purpose. If they are running short like the
31 week before, they don't want to turn anyone away. The ideal thing would be to have enough
32 Judges by the 2nd week in October when Registration closes. In the March election they were
33 recruiting Judges the day before. A lot of people sign-up, and then when the election gets closer
34 they start dropping out. So they have to keep recruiting. They have that problem all the time.
35 They don't keep a firm deadline as a result.

36
37 Village President Meyers-Martin stated that we worked together years ago, Voter Registrar for
38 NAACP back in 2000. Mr. Williams stated that he has been doing the Deputy Registrar Program
39 since he started with David Orr's Office. Village President Meyers-Martin stated to Mr.
40 Williams that it was nice to see him again. Mr. William stated that it was nice to see her again.

41
42 Trustee Gibson inquired of Mr. Williams what an Equipment Manager is. Mr. Williams stated
43 that an Equipment Manager is the person in the precinct in charge of the voting equipment. They
44 set it up. They do troubleshooting, and they break the equipment down. They take the lead on
45 that. All of the Election Judges receive some training on the equipment. The Equipment Manager
46 is held responsible. They get a little extra money as a result. Their training is more focused on
47 the equipment as opposed to procedures. The Election Judges get more emphasis on the process

1 of checking in voters and that sort of thing. Village President Meyers-Martin thanked Mr.
2 Williams for bringing that information to us.

3
4 **Welcome Back Trustee Gibson** – Village President Meyers-Martin stated that before our next
5 Presentation she wanted to welcome back Trustee Gibson. Village President Meyers-Martin
6 stated that she is glad to see her back.

7
8 Trustee Gibson thanked Village President Meyers-Martin. Trustee Gibson stated that she wanted
9 to express her sincere appreciation for all of the calls, the cards, the flowers, and the prayers that
10 have been received from her Village Family and from others in the Village. She is happy to be
11 here. This is her first day out since she got out of the hospital in ICU. She is gaining her strength
12 back. She is trying her best to go forward. She stated that everybody is getting in line to bring
13 dinner. That took a little pressure off of her husband.

14
15 **Presentation – Crown Castle Small Cellular – Sam Franklin** – Village President Meyers-
16 Martin stated that the next Presentation is from Mr. Sam Franklin who is the Specialist from the
17 Central Region, Crown Castle. Mr. Franklin has a PowerPoint Presentation. She asked him to
18 give an overview of what he will be talking about in terms of the nodes.

19
20 Mr. Franklin thanked the Board for giving him time this evening to make a brief Presentation on
21 Small Cells, which are a new type of cellular infrastructure that enhances cell phone service for
22 the community. Mr. Franklin thanked Administrator Mekarski for helping him setup the
23 PowerPoint.

24
25 Trustee Waite inquired of Mr. Franklin whether or not his company is publicly traded. Mr.
26 Franklin stated that the company that he works for directly is a Public Utility called “Crown
27 Castle NG Central.” He believes that they are owned by a Public Trading Company called
28 “Crown Castle International Corp.”

29
30 Village President Meyers-Martin stated that from the materials that have been submitted to us,
31 these are not towers. They are actually placed on existing telephone poles. Mr. Franklin stated
32 that is correct. They are not towers. They are smaller installations that are typically placed on
33 existing utility poles that are in the public right-of-way.

34
35 Trustee Waite inquired of Mr. Franklin whether or not these are sometimes referred to as
36 “repeaters,” that pick up a signal. Mr. Franklin stated that a “repeater” is slightly different. A
37 repeater is a device that picks up a signal that is being transmitted from another location and
38 amplifies it. A Small Cell is actually a new source. It would expand cellular service completely.
39 It would not repeat an existing signal to cause that signal to travel further.

40
41 Trustee Waite inquired of Mr. Franklin whether or not this would eliminate some of the towers.
42 Mr. Franklin stated that he can’t speak directly on that because we don’t know. As a Utility
43 Company Crown Castle installs Small Cell Infrastructure for all cell phone carriers and they
44 install fiber optics for several School Districts, Police Districts, as well as banking firms. Cell
45 phone carriers have told them that Small Cells are an invaluable addition to their networks
46 because they target a very particular area that is experiencing a lot of congestion. The location of
47 the Small Cell that they are proposing to install in Olympia Fields is located at the 203rd Street

1 Metra Station. That is beneficial because a lot of folks sit and wait at the Train Station and they
2 use their phones. He stated that when folks want to use their phones while they are at a grocery
3 store, or at a restaurant, or in this case at the Train Station, they use their phones for
4 entertainment. The Small Cell is particularly designed to handle large data bandwidth such as
5 videos. It is not clear to them mostly because the cell phone companies don't communicate that
6 kind of information to them. It is propriety information that they hold for themselves. They do
7 tell them that Small Cells make towers that already exists more valuable because they relieve
8 congestion from the towers, and allow the towers to serve customers from a larger distance. He
9 stated that when most of the data congestion is taking place in one particular area such as the
10 Train Station, a Small Cell can handle that congestion by itself. The equipment is miniaturized. It
11 isn't as robust as a full tower. It isn't going to achieve the same power as a full tower. It is going
12 to transmit over about a 1,000 foot radius. They can handle anywhere from 20 to 75-users on
13 their cell phones at a given time, depending on how heavily those users are using their cell
14 phones.

15
16 Village President Meyers-Martin stated that she takes the train. Everybody on the train is on the
17 phone.

18
19 Mr. Franklin stated that he heard recently that Metra is making an effort to get all of the tickets
20 digital so that people can use their phones to swipe their ticket. He stated that if that becomes
21 more prevalent then we will see more traffic on the networks as a result.

22
23 Administrator Mekarski inquired of Village President Meyers-Martin that while he is working on
24 getting the PowerPoint to work, maybe she wants to have the residents make their comments
25 under Communications & Petitions, and then we will go forward.

26 *****

27
28 Village President Meyers-Martin inquired of the members of the audience whether or not there
29 was anyone that wanted to address the Board while we are waiting for the technology to catch up
30 to David.

31
32 **Question on Bills for Approval** - Mr. Leon Francisco stated that he is the President of the
33 Graymoor Association. He was initially coming in to represent the Presidents Association but he
34 understands that the Agenda has changed. Mr. Francisco stated that in the spirit of transparency,
35 there were two things that happened tonight that were a little perplexing to him. 1. No meeting
36 notes were read from the previous Meetings. 2. There was a vote taken on a Hundred plus
37 Thousand Dollars and we don't know what that is. Mr. Francisco inquired is there any way that
38 they can find out what that Hundred and some odd Thousand Dollars was.

39
40 Village President Meyers-Martin inquired of Mr. Francisco what vote was that and when was it.
41 Mr. Francisco stated just now. There was an approval for \$102,594.00. Village President
42 Meyers-Martin stated that is the Bills for Approval, yes. Mr. Francisco inquired for what. Trustee
43 Hudson stated for all the Invoices that come in. Mr. Francisco stated Invoices in terms of
44 transactions that the Village goes through just in the matter of running the business. Village
45 President Meyers-Martin stated exactly. Mr. Francisco inquired every time there is a Meeting
46 there is a Hundred Thousand Dollars' worth of expenses. Trustee Byrd stated that it varies.
47 Trustee Waite stated here is the list of the Bills that are being paid. He stated rather than going

1 through them all one at a time and getting approval, we bunch them together. We all looked at
2 this and said there is nothing unusual about it. We bunch it up and pay it now. Mr. Francisco
3 stated that he understands. He stated that just in the interest of transparency he thought it was a
4 little unusual. Administrator Mekarski stated that those are published on the Webpage. Mr.
5 Francisco stated that it didn't say that on here either that he could go to the Webpage. Village
6 President Meyers-Martin stated that everything that happens on the Board is on the Web, the
7 Minutes, Agendas, and the Bills for Approval.

8 *****

9
10 **(At this time the PowerPoint is up and running for Mr. Franklin's Presentation).** Mr.

11 Franklin stated that he wanted to start with a few statistics on the increase in prevalence of cell
12 phones and their usage. The first page is a couple of statistics about folks who use their cell
13 phones instead of a landline and not just in addition to. These are 2014 statistics. He stated that
14 two in every five households did not even have a landline. They use their cell phones exclusively
15 for all of their communications. In 2014 the average cell phone user used about 1 Gigabyte of
16 data per month. That is data sending calls, receiving calls, using their phone for text messaging
17 and for the Internet. In 2015, that went up from 1 Gigabyte to 1.4 Gigabytes. In one year the
18 average went up by almost .4 Gigabytes per month. We are looking at the average cell phone
19 user in the year 2020 using about 6 Gigabytes of data per month. Most of this traffic comes from
20 multi-media activity on their cell phones. He stated folks who want to use their phones for
21 entertainment are often looking to videos for that entertainment. In addition, folks who use their
22 cell phones to get the news often are getting video-based news off of their cell phones. That is
23 driving the majority of the demand. We are likely to see three-fourths of all cell phone data come
24 from videos by the year 2020. This is just a graph that shows the number of subscriptions that
25 has increased over time. He stated that more and more folks are getting cell phone subscriptions.
26 They are also getting subscriptions for other devices like their iPads, and more devices are going
27 to be subscribeable in the future. He stated that cars are another potential device that might carry
28 with it a Mobile Data Subscription. This kind of data usage needs the infrastructure to support it.

29
30 Mr. Franklin stated that you are all familiar with cell phone towers. A lot of you are probably
31 familiar with rooftop installations. Cell Phone Companies place their antennas on rooftops in
32 major urban areas. Today he is going to show you a little bit more about a third type of
33 infrastructure which is called "Small Cell." It is significantly smaller. It targets a very particular
34 area that needs additional cell phone service. All three different types of infrastructure work
35 together. They don't separate themselves. If you are near a Small Cell and your phone uses that
36 Small Cell in order to connect to the mobile network, it is part of the entire national mobile
37 network for that cell phone carrier. He stated that on the left is the tower. On the right is an
38 image of what a typical rooftop installation looks like. If you see a tall building in downtown
39 Chicago you might see a couple of vertical rectangles along the side of it. Those are cell phone
40 antennas that are delivering extra service to folks in the City. On the very right is what a typical
41 Small Cell looks like. On the top is an antenna and about midway down is a radio box.

42
43 Administrator Mekarski inquired of Mr. Franklin what the dimensions are of the antenna. Mr.
44 Franklin stated that he has it on another slide later. A typical antenna is about two-feet tall and
45 about a foot and a half in diameter. The radio box varies depending on which cell phone carrier
46 is in the need. Typically, they are about one-foot wide by about 8-inches deep, and anywhere
47 from a foot tall to two-feet tall.

1 Trustee Waite stated that the arm on the right is a streetlight. Mr. Franklin stated yes, the arm on
2 the right is a luminaire. These Small Cell devices can be attached to a utility pole, or a ComEd
3 transmission pole. They can also be attached to streetlights. They have many streetlight
4 attachments in the City of Chicago that have this exact design.
5

6 Mr. Franklin stated that for a decade and a half now, Crown Castle has been a major provider of
7 tower infrastructure. They have also started building more Small Cells in the Midwest. He stated
8 that for the past 10-years or so they have also had Small Cells on the East Coast, mostly born out
9 of necessity. You can't get a tower in a major City like New York. You can get rooftop
10 installations and Small Cells. They are more common in New York. Due to the increase in
11 demand their necessity is increasing in the cities in the Midwest.
12

13 Trustee Waite inquired of Mr. Franklin what category of stock the New York Stock Exchange
14 lists your stock as. Mr. Franklin stated he believes it's a Real Estate Investment Trust. Trustee
15 Waite stated that he thought it was CCI. If you punch in CCI, it will bring up a company traded
16 on the New York Stock Exchange. It's listed as a Real Estate Investment Trust (REIT). You have
17 to look down further to see this is kind of a secondary business to the main business. Trustee
18 Waite inquired of Mr. Franklin whether or not he had that right.
19

20 Mr. Franklin stated that Crown Castle NG Central the company that he works for does not build
21 towers. The tower side of the business is handled by other entities that are licensed and regulated
22 appropriately for tower installations. We are licensed and regulated as a public utility because of
23 the nature of our installations being in the public right-of-way.
24

25 Trustee Waite inquired of Mr. Franklin whether or not that is an advantage. Mr. Franklin stated
26 that he supposes it is both. It's an advantage because it allows them to use the public right-of-
27 way. It also allows local governments to regulate them like they would any other public utility in
28 the public right-of-way. Trustee Waite stated that we are having a multitude of companies that
29 build towers come in here wanting to install towers in Olympia Fields. We don't have enough
30 room for them all. We are sort of thinking that the technology that you have would help us
31 provide people with very good cellular communication abilities, and not have hundreds of towers
32 clouding up our landscape. Trustee Waite inquired of Mr. Franklin whether or not that's what he
33 was talking about when he showed the map of New York City. There's no room for anymore
34 towers, right?
35

36 Village President Meyers-Martin asked Trustee Waite to hold that until the gentleman finishes
37 his Presentation. Trustee Waite stated that his memory isn't that good. Village President Meyers-
38 Martin stated jot it down. She stated we want go get through the Presentation and then everybody
39 will have the ability to make comments or ask questions.
40

41 Mr. Franklin stated that all of our Small Cell Installations are linked to the mobile network with
42 fiber optic cable. Fiber optics has a very high capacity for bandwidth. It really is the future of all
43 communications infrastructure. Whenever we install a Small Cell and connect it to the mobile
44 network we go straight to fiber optic cable because it gives us the immediate need that is
45 required in order to get customers their service. It also allows for immense expansion in the
46 future.
47

1 Trustee Waite stated that 10 or so years ago there was a company that was putting fiber optic
2 cables all over the United States. Do you remember that company? No, you probably aren't old
3 enough. Okay, sorry.

4
5 Mr. Franklin stated that he would touch on that towards the end. Trustee Waite stated that would
6 be great. Mr. Franklin stated that we take a lot of pride in being a local company. We have 41
7 local offices throughout the United States. We have two in Chicago. The Small Cell Office is in
8 Lombard. The Tower Office is in Schaumburg. This enables us to have a local presence for
9 regulatory matters as well as emergency maintenance for our installations. This is another
10 illustration of a Small Cell Network. When several cell phone carriers want to install Small Cells
11 we collocate to the best of our ability. He stated that "collocate" means to put two carriers on one
12 pole. We do our best to put two carriers on one pole. You can see that the antenna is a bit larger.
13 That is what satisfies two carriers. He stated that when necessary we just move over to another
14 pole in the right-of-way and we add another carrier that way. In the end the result is we don't
15 have to build any new infrastructure. We use what is already there. We have similar installations
16 in other challenging areas. He stated that in Sports Stadiums, six days out of the week, there is
17 nothing going on there. But on day seven there are 40,000 people in the stadium and at least half
18 of them are on their cell phone. We have what we call "A Distributive Antenna System" inside
19 many Sports Stadiums that we can turn on during an event to give service to folks who attend the
20 game.

21
22 Administrator Mekarski stated that while you are seeking permission from this governing body
23 to give you a Right-of-Way Permit, he is assuming you would also need whatever kind of
24 permission to install utilities on a Commonwealth Edison Pole, or if a pole is owned by AT&T or
25 Comcast. Mr. Franklin stated that is correct. This is a diagram of what a Small Cell Installation
26 looks like. The antenna is placed at the top of the pole. He stated that about halfway down the
27 pole is the radio box, and from there is the fiber optic cable that travels back to an equipment hub
28 and we house that equipment hub at an existing tower site. Every tower site already has a small
29 shed or shelter with equipment in it. He stated that in order to service the Small Cell we just add
30 some additional equipment to the shelter that is already there.

31
32 Administrator Mekarski inquired of Mr. Franklin what the height of the node on top of the
33 telephone pole is. Mr. Franklin stated typically two-feet. Mr. Franklin stated that Crown Castle is
34 licensed as a Competitive Local Exchange Carrier. That's a public utility status for
35 communications companies. It allows them to access the public right-of-way. He stated that
36 State, County, and local governments have the authority to manage their right-of-way. Several
37 Villages around Chicago including Olympia Fields, has elected to manage their right-of-way
38 through the use of Permits and Franchises. At the end of today he would be requesting that you
39 consider granting a Franchise to Crown Castle for the use of your right-of-way.

40
41 Trustee Waite inquired of Mr. Franklin whether or not that would eliminate any competitors. Mr.
42 Franklin stated that as he understands it, Illinois State Law disallows exclusive Franchises. You
43 would not be able to give us a Franchise that would exclude anyone else. That is sort of in the
44 interest of competition and providing service to consumers at a good price. Administrator
45 Mekarski stated that it is much like this governing authority has given two Franchises for cable
46 service to AT&T and to Comcast. It would be much the same way. We would have to parallel
47 the same requirements. We would ask one Franchiser to apply the same standards to the other

1 permitting request. He stated with regard to the rights of this governing authority, can you
2 discuss with the Board whether they have the right to absolutely deny it, or are we obligated
3 under FCC to consider it.

4
5 Village President Meyers-Martin inquired of Mr. Franklin whether or not he can hold that until
6 he finishes the Presentation. Mr. Franklin stated yes. Village President Meyers-Martin stated that
7 she is assuming that he will be focusing in on that.

8
9 Mr. Franklin stated that in addition to requesting the use of the right-of-way, he will also be
10 asking the Village to consider letting them use one of their streetlight poles. That would be in the
11 interest of minimizing the need for new pole infrastructure. It would provide a source of revenue
12 for the Village because we can't use your infrastructure without your permission. We would be
13 willing to engage in a fair, reasonable, leasing arrangement for the use of your infrastructure.
14 This map is what we currently have proposed for Olympia Fields. You will see some faint green
15 lines along Vollmer Road. There are red lines traveling down Kedzie Avenue and down 203rd
16 Street. That is the proposed route for the fiber optic cable. The red lines would indicate areas
17 where we need to bury the fiber optic cable in the ground. The green lines indicate areas where
18 we can attach to existing utility poles that are already there and that are ComEd Poles. We have
19 an Attachment Agreement with ComEd that gives us the general privilege to use their
20 infrastructure. When we want to use their infrastructure we submit a Private Application to
21 ComEd and we ask them, "Can we use these seven or eight-poles to hang our fiber optic cable?"

22
23 Village President Meyers-Martin inquired of Mr. Franklin whether or not that fiber optic cable is
24 underground. Mr. Franklin stated that the red lines indicate areas that we want to install them
25 underground. As far as that installation goes, we would work closely with the Village, Building
26 Commissioner, and Public Works Department to ensure the best possible plan as far as
27 installation, depth, and the type and manner of installation, whether we do a directional boring or
28 whether we do a more in-depth excavation in order to bury it. We will work closely with Public
29 Works and the engineers for the Village to ensure the best possible installation. The green lines
30 indicate where we would hang the cable on a ComEd Utility Pole. Most electrical distribution
31 poles have space closer to the bottom that we call "The Communication Space." That's far
32 enough away from the electrical lines that other communications companies such ourselves can
33 use to hang our cables. On Vollmer Road there are about two communications lines already on
34 those poles. We would simply add a third. The next slide is just a zoomed spot of the 203rd Street
35 Metra Station to show you the route. The dot at the very bottom, right, is the location of the
36 proposed Small Cell. That is an ideal location to provide enhanced service for folks who are
37 entering the Metra Parking Lot, leaving the parking lot, picking up their loved ones, or sitting at
38 the Metra Station waiting for the train. That particular location is a streetlight. He took a
39 snapshot from Google Earth of that streetlight. If the Village were to consider allowing them to
40 use this streetlight there are two ways they could do it. He stated that assuming an engineer
41 certifies the structural adequacy of that pole; we would attach our equipment directly to that pole.
42 We could remove the pole and replace it with one of identical appearance, but would be more
43 structurally adequate to handle the equipment. They have done that in other cities around the
44 country. The next slide has a couple of examples.

45
46 Administrator Mekarski stated that is a pole that is owned by Commonwealth Edison, but it is in
47 our right-of-way.

1 Trustee Waite stated that he has heard a number of people who frequent Olympia Fields Country
2 Club saying they don't get good reception here. Sometimes it is AT&T, and sometimes it is
3 whatever. Would this assist that lack of connection?
4

5 Mr. Franklin stated potentially. The targeted radius for a Small Cell is about 1,000 feet in every
6 direction. He stated just like towers, Radio Frequency Engineering is somewhat an art as well as
7 a Science, so there would be some service that could be provided to the western portion of the
8 Country Club. As far as new installations go, they definitely take the lead of the cell phone
9 carriers on what their need is before they pursue an installation. In order for there to be more
10 they would work with the cell phone carriers to determine their need.
11

12 Mr. Franklin stated that this is a mockup of what a typical Small Cell looks like when we replace
13 a pole. On the left is a Cobra Head Design Streetlight. On the right you can see a somewhat
14 beefier and taller version that has the same Cobra Head at the same height, but a little higher up
15 is our Small Cell Antenna and radios. These are some real world examples. On the left is an
16 existing Small Cell that we have in Chicago. On the right it's either in Ohio or Pennsylvania. He
17 can't recall. These are two installations that we have currently that are in service. Neither of
18 these required a new pole to be placed in the right-of-way. They used the poles that were already
19 there. This is sort of a mockup of the antenna itself. They are about two-feet tall and about 18-
20 inches in diameter. This is even smaller, 14 and a half inches in diameter. He stated that is the
21 end of his Presentation.
22

23 Mr. Franklin stated that we generally think Small Cell Infrastructure would be a great benefit to
24 the community in the location that they are looking to install at the 203rd Street Metra Station.
25 They think it would provide enhanced data service to anybody who takes the train or sits and
26 waits for the train to arrive, and even for folks coming and going from the station. He stated that
27 he would be happy to take any questions.
28

29 Trustee Pennington inquired of Mr. Franklin whether or not the location that he is recommending
30 that we give approval on, is that the only location at this time that you are considering. Mr.
31 Franklin stated at this time, yes. Trustee Pennington inquired of Mr. Franklin whether or not he
32 believes that he will be considering other locations within the Village. Mr. Franklin stated that it
33 is quite likely. They do see Small Cells as sort of the future of wireless infrastructure. There are
34 going to be many circumstances in the next five, 10, 15-years, that a congestion problem where
35 folks are using their cell phones in one particular area, a busy street with a lot of shops and a lot
36 of restaurants, that a new tower build won't be a reasonable solution to that congestion problem.
37 Small Cells are designed to be that solution. They don't see those situations decreasing over
38 time. They see them increasing. It is highly likely that in the future that they would request to
39 install more Small Cell Infrastructure in the Village.
40

41 Trustee Waite inquired of Mr. Franklin whether or not he knows where the Meijer Superstore is
42 on Vollmer Road. Mr. Franklin stated that he may have driven by it on his way here. He can't
43 recall. Trustee Waite stated that on the north side of the road there is a brand new Meijer Store. It
44 just opened up a few weeks ago. He noticed that there is a lot more traffic along the road since
45 they opened up. There is a new Wal-Mart Superstore about to open in the next 30-days or so
46 over on the northwest corner of Western and Route 30. Trustee Waite inquired of Mr. Franklin
47 whether or not he knew where that was. Mr. Franklin stated that he doesn't but he is following

1 what he is saying. Trustee Waite stated that is not very far away, either place. There's a store
2 over there that needs communication because it is going to have more and more traffic as they
3 open up, just like this one here. It might be beneficial to look at those locations to see if maybe
4 expanding what you are doing to cover the area over on Western and if it covers some more of
5 the area on Vollmer would be useful.

6
7 Mr. Franklin stated that they work closely with their customers to determine their need. They
8 employ Radio Frequency Engineers in order to determine the areas of greatest need, and they
9 work closely with their customers to determine where a Small Cell would be the best solution to
10 handle a certain need. The beauty of the fiber optic cable that they install is that the fiber optic
11 cable does not need to be choosy about which carriers' data is being carried through the cable.
12 In areas where they install fiber optic cable they are able to use that same cable for new
13 installations irrespective of which carrier is in the need of a Small Cell Installation.

14
15 Trustee Byrd stated that he has a question about the Franchise of the right-of-ways. What does
16 that entail? What kind of power does that give your company in order to decide to put certain
17 Small Cell Nodes in places that this Village might not be interested in putting them?

18
19 Mr. Franklin stated that is a good question. Trustee Byrd stated that the reason he is asking that
20 question is because he was in Fort Wayne, Indiana on Sunday. He was reading the paper. A
21 gentleman came out of the house and somebody stuck a pole in front of his house to put up a
22 Small Cell Node. He didn't know it was coming but it was there. He complained. They moved it
23 down the street. That city had given that Franchise the ability to use the right-of-way. It was
24 proposed where they wanted to put them for the use of the cell towers for the small nodes. Does
25 that give you the same ability?

26
27 Mr. Franklin stated that Crown Castle is very well poised to work closely with all the Villages
28 that it installs in. In addition to Franchising, the Village is able to regulate particular installations
29 through the use of Permits. Even after the Village considers, and hopefully they will approve our
30 Franchise with the city, any particular installation that we would propose would have to be
31 submitted for a Permit with either the Village Engineer, Public Works Department, or the
32 Building Department. That would be the Village's choice how the permitting authorities handle
33 our Applications. We take great efforts to work with our cell phone carriers and with the Village
34 in conjunction to make sure that we deliver the cell phone service that is demanded, and to
35 ameliorate any of the visual impacts in the right-of-way. We really do work hard to find the best
36 possible location in order to fit the need. These installations do not happen overnight. They
37 don't happen within a few months. They take anywhere from 12 to 18-months to deploy from
38 conception to construction. That's because we work diligently to make sure that every
39 installation is in the best, most minimally obtrusive location.

40
41 Mr. Franklin stated that after all is said and done with the Franchising, you will see an
42 Application from them for a Permit. His phone number and the phone number of his Manager
43 will be on those Permits. If the Village Engineers want to talk about the location, they are more
44 than happy to reach out to them. They are very happy to work with them. Right now they are
45 pursuing not only several installations in the City of Chicago, but they are also pursuing an
46 installation in the City of Blue Island. They met with Village Staff to discuss the location before
47 they even applied for a Permit. We wanted to show them what it was and where we were asking

1 to place it to see if they would preemptively say, “No, we don’t want you there.” Even before
2 they apply for Permits in all the jurisdictions that he touches in his business dealings, they reach
3 out to them before they even apply for a Permit. They don’t want you to give them a Permit that
4 you are ultimately going to deny, and they don’t want you to give them a Permit that citizens are
5 going to be upset about. They want this infrastructure to be a benefit and not a drawback.

6
7 Trustee Pennington inquired of Mr. Franklin whether or not they are giving us the first right of
8 refusal on the proposal. Mr. Franklin stated that the “first right of refusal” might not be the right
9 term. Trustee Pennington stated perhaps it is not the right term, but you know where he is going
10 with that. Mr. Franklin stated that he thinks so. Any installation that they want to install they
11 have to apply for a Permit. They need your approval even after the Franchise. He stated that if, in
12 the course of right-of-way management, the Village determines that a certain location is not
13 going to be suitable, then they work closely with the Village to find a location that is suitable.
14 When they do propose a location they are trying to bring cell phone service to a certain area. It’s
15 difficult to deviate too far. These Small Cell Nodes target about a 1,000-foot radius. When they
16 are trying to deliver service to the 203rd Street Metra Station, it might not be feasible to move the
17 Small Cell all the way to Vollmer Road because then they are not giving cell phone service
18 where it is needed. He hopes that answers his question. Trustee Pennington stated that it does.
19 Trustee Pennington stated that he has one further question. It is regarding the number of nodes
20 that can go on a light pole. Trustee Pennington inquired of Mr. Franklin whether or not there is a
21 maximum number. Are two the maximum number or can there be more than two?

22
23 Mr. Franklin stated that they typically tell Villages and Cities that the maximum is two. That’s
24 just because the equipment has a weight to it. A pole that is in the public right-of-way is likely to
25 handle only a certain amount of weight. The pole needs to pass certain structural reviews. Their
26 engineers take a look at not only the structural adequacy of a pole during a typical day, but also
27 during a snowstorm. It needs to be able to hold up for both scenarios. They tell Villages that the
28 theoretical limit is two simply because of the weight of the equipment.

29
30 Trustee Byrd inquired of Mr. Franklin whether or not it is a maximum of two or not, or is it
31 typically two. Mr. Franklin stated that we have not done a Small Cell Installation that has had
32 more than two carriers on it.

33
34 Village President Meyers-Martin stated that it requires permitting for any additional Small Cells
35 that you would want to put up. Mr. Franklin stated that is correct.

36
37 Trustee Waite inquired of Mr. Franklin whether or not we can have copies of their Annual
38 Report that is published to the stockholders. Mr. Franklin stated that he can try to find you a
39 copy. He can also direct you to their Website that has extensive information. Trustee Waite
40 stated that he guesses we can do that also. Trustee Waite stated that in the spirit of full
41 disclosure, he should say that he is a stockholder of your corporation. He would have to recuse
42 himself from voting on any votes in favor or not in favor.

43
44 Village President Meyers-Martin stated that you mentioned the City of Blue Island. Are Small
45 Cells becoming prevalent in the region, or are you just beginning to do this in the Midwest?
46 What is the situation with the installation of this type of technology?

47

1 Mr. Franklin stated that is a great question. They have been installing Small Cells in the City of
2 Chicago for about three or four-years. Previously, they fit a small need here or there by certain
3 cell phone carriers. Their prevalence in the last two-years has increased dramatically because of
4 some of the statistics that he showed. Folks are using their cell phones for a lot more things these
5 days. They are a very handy device that folks are taking advantage of. They have become much
6 more prevalent. They are aiming to install about 50 in the City of Chicago before the wintertime
7 to relieve data congestion. We are looking to install about 38 between the City of Milwaukee and
8 some of its outer cities.

9
10 Trustee Byrd inquired of Mr. Franklin whether or not those are installed in residential areas. He
11 assumes that in Chicago they are. Mr. Franklin stated that they can be. It comes down to the
12 need. They always keep the installations within the public right-of-way. They use existing
13 infrastructure whenever feasible, which in the Midwest is 99% of the time. Trustee Byrd stated
14 that the reason he asked is because we don't have very many light poles in this Village that he
15 can think of except for certain areas. He is wondering if it could be the installation of Small Cell
16 Node Poles being installed in an easement which runs through most of our backyards he
17 assumes.

18
19 Mr. Franklin stated that Crown Castle has taken the position to avoid installing Small Cells
20 within an easement. They do hang their fiber optic cable in poles that cross easements assuming
21 the easement allows for any utility and not just ComEd to be present in that easement. There are
22 some circumstances where they do need their own easement in order to hang fiber optic cable, in
23 which case they do request an easement from private property owners. He is currently
24 communicating with about three property owners in the City of Milwaukee to ask for an
25 easement to hang their fiber optic cable. It does happen. They do not install Small Cells within
26 easements. That is something that Crown Castle has taken great strides to avoid in the interest of
27 working closely with the community to find better alternatives in the public right-of-way.

28
29 Trustee Gibson stated that you mentioned large cities like Chicago and Milwaukee. We have
30 nothing that is like that here. What do you have besides Blue Island that you have attached these
31 Small Cells, any other towns, particularly, in the southern suburbs?

32
33 Village President Meyers-Martin thanked Trustee Gibson. She stated that was going to be her
34 question. She stated and because there are plenty of Metra Stations all along the route, what
35 makes our Metra Station where you want to be. Trustee Pennington stated we have two stations.

36
37 Mr. Franklin stated that he doesn't mean to belittle the importance of the Village of Olympia
38 Fields, but they are pursuing similar installations at other Metra Stations around Chicago. It is
39 because those Metra Stations have the same need. Data consumption is high at other Metra
40 Stations. The installation in Blue Island is near a Metra Station. It would aim to relieve data
41 usage at their Metra Station. They are also pursuing installations in a handful of other Villages,
42 not in southern Chicago. They are pursuing one installation in Brookfield which is northwest of
43 Chicago. That is the only one that he can think of off the top of his head. He stated that he is
44 nervous. In Wisconsin they are pursuing a handful of installations in the City of Cudahy which is
45 south of Milwaukee. They are pursuing some installations in South Milwaukee and in Oak Creek
46 which is also south of Milwaukee. They have lots of experience installing in Cities and Villages

1 that aren't quite the size of a major urban center like Chicago. They do have their own needs and
2 they are very attentive to those individual needs.

3
4 Village President Meyers-Martin stated that she thought maybe he was getting information or
5 data that there is a lot of disruption in cell phone service in a particular area and that is what then
6 draws you to that area. Is that the way that works? Mr. Franklin stated essentially, yes. They
7 work with the cell phone carrier. They are their customer. They perform their own analysis and
8 they are performing these analyses on a regular basis. They come to companies like Crown
9 Castle to seek a solution for that data congestion. He stated that when they took a look at the
10 203rd Street Metra Station that was born out of a need that was communicated to them by another
11 cell phone carrier.

12
13 Trustee Pennington inquired of Mr. Franklin whether or not he can disclose that cell phone
14 carrier. Mr. Franklin stated that he is not sure. That is sort of why he is reluctant to do so now. It
15 occurred to him as he drove up here that he is not sure that he can. If he can, he is happy to
16 disclose it at a later date. He will have to speak with their counsel just to make sure that it is
17 something that he is allowed to communicate.

18
19 Administrator Mekarski stated that obviously the governing authority will ask our Legal Advisor
20 to give a formal Legal Opinion about the legal authority to both regulate and prohibit, should it
21 choose to prohibit. You are a carrier that is regulated in part not only by local law, but by FCC.
22 A good question was presented to him earlier by one of our Trustees as to why this didn't come
23 before the Planning and Zoning Commission. The Planning and Zoning Commission has the
24 authority to regulate land use on private property. This is not land use on private property. It's
25 land use on public right-of-way. That is why you made the distinction about not doing an
26 easement on private property and have a pole in someone's rear yard because that then falls into
27 some zoning authority and involves an Easement Agreement with an individual landowner which
28 could be very cumbersome. This is regulated by the FCC as a public utility in a public right-of-
29 way. We can regulate their activity like we can regulate any public utility in the right-of-way
30 through one of two mechanisms: The Franchise Agreement and/or a Public Rights-of-Way
31 Agreement. He stated that once those two instruments are adopted by the governing authority,
32 then the regular Permitting Process as was discussed with individual Site Plans coming in and
33 Permit Review by our Building Commissioner, and the release of Permits consistent with either
34 one of those Agreements. We went through this exercise with the cell tower we are now
35 considering on Western Avenue. A lot of our local Zoning Code is preempted by Federal Law
36 with the exception of small areas about impact to visual integrity, and the use of someone's rear
37 yard, and impact on property values. Can you discuss with the Board its authority here as you
38 understand it in terms of prohibiting, but not regulating?

39
40 Mr. Franklin stated that the FCC Regulations that govern them are the same regulations that
41 govern other local exchange carriers like AT&T. He stated your AT&T Landline, when they
42 install those lines; they are governed by FCC Regulations. Those are the same regulations that
43 govern them. The Village probably would not permit an AT&T Telephone Pole directly in front
44 of somebody's house. Correct? Trustee Byrd stated no. Mr. Franklin stated then you wouldn't be
45 able to allow them to do the same because they are regulated identical to AT&T the local
46 exchange carrier. Anything that you disallow them to do, you disallow us to do. It's true that
47 local exchange carriers can't be prohibited from using the right-of-way. They can be regulated.

1 Whatever regulations you impose on similarly situated companies such as AT&T, you would
2 impose on them as well.
3

4 Village President Meyers-Martin stated that as you know, we are not taking any action on this
5 tonight. She would recommend that the Administrator with the assistance of maybe two
6 Trustees, go over the potential Franchise Agreement that would have to be put in place. As
7 David mentioned, we would have to have weigh-in from our Village Attorney just to make sure
8 that that Agreement is sufficient in terms of regulating this type of activity. She would not ask
9 the Trustees to consider any kind of yeah or nay because this was an informational presentation.
10 She doesn't know about anybody else, but she did not know about a Small Cell per se. She
11 appreciates the information. It was very informative. Now she will probably pay attention to see
12 if she sees them anyplace else because they sort of mix into the landscape by them being on
13 telephone poles and light poles.
14

15 Village President Meyers-Martin stated that the lighting that you showed is sort of standard
16 lighting. She stated that a lot of our lighting within the Village is decorative. She inquired of Mr.
17 Franklin whether or not that makes a difference in terms of how you install, or even if you are
18 able to do that.
19

20 Mr. Franklin stated that it does make a difference. The first and foremost difference being that if
21 you have a decorative streetlight and you own the streetlight that is a piece of property that is
22 owned outright by the city, and is somewhat tangential to our ability to use the public right-of-
23 way. If you own a streetlight and you don't want them to use it at all you could deny them the
24 use of that streetlight, because that's not public right-of-way. That's property that is owned by
25 the city.
26

27 Village President Meyers-Martin stated that she wouldn't think that the decorative lighting could
28 withstand the type of weight that Mr. Franklin had mentioned. She stated that she could be
29 incorrect.
30

31 Mr. Franklin stated that frequently they are structurally adequate to handle a Small Cell.
32 Sometimes they are. In other circumstances they have worked with other cities on a replacement
33 decorative streetlight that looks slightly different but is mostly visually similar and it acts as a
34 Small Cell and a decorative streetlight. He doesn't know offhand of any installations like that in
35 the City of Chicago. They have several in Pennsylvania.
36

37 Village President Meyers-Martin stated that she suggests that we look at the Franchise
38 Agreement and get weigh-in from our Village Attorney in terms of legalities, and have Trustees
39 that work on that Committee along with David in order to look at the structure of that type of
40 Agreement. And then we will be making that decision going forward.
41

42 Mr. Franklin stated that sounds wonderful. Village President Meyers-Martin thanked Mr.
43 Franklin. Mr. Franklin thanked the Board for its time. He stated that his Manager's contact
44 information is at the back of the Presentation. Mr. Franklin stated that he can pass out his card. If
45 you want to e-mail him with any questions or give him a phone call feel free to do so.
46

1 Mrs. Wynette Head stated that she is a resident of Olympia Club. She understands that there is a
2 process that you will undertake with regard to this proposal. She didn't hear time for public
3 comment on what we just heard. Will we be given an opportunity to comment?
4

5 Village President Meyers-Martin stated that if there is any public commentary now we certainly
6 welcome that. This was just an informational presentation.
7

8 Mrs. Head stated but not enough information for her to make a comment. It is something that she
9 would have to review and formulate questions.
10

11 Village President Meyers-Martin stated certainly if, in fact, that does come back once this
12 preliminary process has taken place if, in fact it is going to be under consideration, then we will
13 have that opportunity for residents to speak. Mrs. Head stated thank you. Village President
14 Meyers-Martin stated that we will send that Notice out beforehand. Village President Meyers-
15 Martin closed Communications & Petitions at 8:13 P.M.
16

17 **CONSENT AGENDA:**
18

- 19 **A. Recommended for Payment of Invoice #8 to Performance Pipeline, Inc. for Work**
20 **Completed in Connection with the Graymoor Subdivision, Lateral Line**
21 **Rehabilitation Non-USACE Funding Project (Project No. 12-677.04) in the amount**
22 **of \$129,174.74.**
23

24 Village President Meyers-Martin stated that brings us to our Consent Agenda 5(A). If you recall
25 this was an item that was for consideration at our last Board Meeting. There was insufficient
26 evidence for Trustees to make that vote. That information has been provided now. She is hoping
27 that for the Trustees that had questions, that that is, in fact, sufficient for them.
28

29 Trustee Pennington stated that the information is sufficient, yes.
30

31 Village President Meyers-Martin stated this is a Consent Agenda item that is considered fairly
32 routine and does not require additional discussion.

33 **Motion by Trustee Pennington, second by Trustee Hudson to approve Consent Agenda**
34 **Item 5(A).**

35 **Voice Vote: All Ayes Motion Carried.**
36

37 **FINANCE:**
38

39 Trustee Byrd stated that he did not have a Formal Report this evening.
40

41 **BUILDING:**
42

43 **Landscape Awards** – Trustee Hudson stated that she does not have a Formal Report. Trustee
44 Hudson wanted to let the residents know that today there should be a letter going out to the
45 Presidents of their Homeowners Associations. The Beautification Committee will be going
46 around looking at the various yards to see how beautiful they are. They will nominate various
47 yards. On July 26th the Beautification Committee will be reviewing those yards that have been

1 nominated and they will pick three of those yards to receive First, Second, and Third Place
2 Awards. She stated that you need to let the Presidents of your Homeowners Associations know
3 that you would like to be considered so that they make sure that they get to your house.
4

5 **PLANNING:**
6

7 **Planning and Zoning Commission Update** - Trustee Pennington stated that he wanted to report
8 on the Planning and Zoning Commission's last meeting that was held on Tuesday, June 14th,
9 2016. This meeting was a continuation of the Public Hearing of May 17th, 2016, to consider the
10 Application filed by Central States Tower and Jeffrey Risby for Special Use Approval to
11 construct a 105-foot Wireless Telecommunications Monopole on the grounds of the Cathedral of
12 Joy Life Center. The Commissioners heard the testimony of Rick Hiton of Rick Hiton Associates
13 and P. Barton DeLacy of DeLacy Consulting, who presented a PowerPoint Presentation on the
14 impact of the property values regarding Central States Tower's proposed cell tower site.
15

16 Trustee Pennington stated that the staff received an updated Staff Memorandum from Teska
17 Associates, as well as revised information from the Applicant. The Commission also heard the
18 brief testimony of Mr. Sterling Burke, a resident of Olympia Fields, who presented his
19 independent research on the impact of the values. The public also had the opportunity to voice
20 their opinions and concerns regarding the Impact Study, as well as the overall project at large.
21 After hearing all presentations, the Commissioners voted to escalate this matter to the Board of
22 Trustees for further deliberation. It is his understanding that all materials presented at this
23 meeting are under legal review. A Finding of Facts will be presented at our next Board Meeting
24 scheduled for July 11th, 2016.
25

26 **PUBLIC WORKS:**
27

28 Trustee Waite stated that he did not have a Formal Report this evening.
29

30 **HUMAN RESOURCES:**
31

32 **Human Resource Committee** – Village President Meyers-Martin stated that Trustee Nale is not
33 here this evening. Village President Meyers-Martin stated that she hopes that all of you will keep
34 Trustee Nale in your prayers. She is under the weather. We hope that she will be feeling better
35 soon and be able to return back to the dais in the very near future. She stated that there is no
36 report for Human Resources in Trustee Nale's absence.
37

38 **PUBLIC SAFETY:**
39

40 **Ordinance #2016-12 – An Ordinance Declaring Certain Property Surplus and Authorizing**
41 **Its Sale and Disposition (First and Second Reading)** – Trustee Gibson stated that she has one
42 item this evening. It is Ordinance #2016-12 - An Ordinance Declaring Certain Property Surplus
43 and Authorizing Its Sale and Disposition.
44

45 In order to properly manage the Village's fleet of vehicles, it is necessary to evaluate and in
46 some instances take old vehicles out of service. The evaluation process includes repair and
47 maintenance history, mileage, overall condition of the vehicle and the potential to repurpose the

1 vehicle to other areas within the Village such as Building and Zoning or the Department of
2 Public Works.

3
4 Because of the condition of the vehicle to be sold, it should not and cannot be repurposed. The
5 vehicle to be disposed of is a 2006 Ford Expedition with approximately 126,500 miles, which
6 was originally used for patrol and then as a motor pool or spare squad. The cost of repairs and
7 maintenance needed to keep this vehicle safe and operational exceed the value of the vehicle.
8 Necessary repairs and maintenance include heating and air conditioning controls, windshield
9 wiper control, repairs to the rear passenger side quarter panel, rear cargo panel and brake light,
10 new brakes are needed, a new ABS module, and a transmission rebuild or replacement.

11
12 In an effort to offset the cost of a replacement vehicle budgeted for July of 2016, it is our belief
13 that the 2006 Ford Expedition should be declared surplus, and the title forwarded to Veto
14 Enterprises Incorporated in Sycamore, Illinois. The final sales price would be applied toward the
15 purchase price of the new vehicle scheduled to be received in July of 2016.

16
17 The vehicle to be declared surplus and sold to Veto Enterprises Incorporated, is a 2006 Ford
18 Expedition. They have the VIN Number for not less than \$2,800.00.

19 **Motion by Trustee Gibson, second by Trustee Byrd to Waive First Reading and Adopt in**
20 **Second Reading Ordinance #2016-12, An Ordinance Declaring Certain Property Surplus**
21 **and Authorizing its Sale and Disposition.**

22
23 Trustee Waite inquired rather than going through so much rigmarole, why don't we just have
24 somebody sell it at the Auto Auction and then we don't have to worry about recourse, or doing
25 this, that, or the other thing.

26
27 Trustee Gibson stated that she thought it would be a good idea for the Chief to come up and
28 explain why we wouldn't do that.

29
30 Chief Krull stated that we certainly could try the Auto Auction route. Regardless of what route
31 we take to try to rid ourselves of this vehicle, we would still need to come before the Board to
32 have the vehicle declared as surplus. In this particular instance he did go to the Auto Auction to
33 try to get a price on the vehicle. On this particular vehicle we did get our use out of it. We got
34 every penny we could out of it. When he tried to get the vehicle to the Auto Auction they took
35 one look at it and said, "You could try." It would be very difficult to put a reserve price on it and
36 there would be other fees that the Village would be responsible for to use the Auto Auction.
37 Usually, you have to be an auto dealer or have some kind of license to use it. Private parties can
38 go in there, but they are responsible for \$400.00 to \$700.00 of fees for that auction. Veto
39 Enterprises, the firm that he found in Sycamore, they like taking old squad cars. They either part
40 them out which is what he suspects will happen with this one, or they will try to sell it.

41
42 Trustee Waite stated that he has had a number of cars in the past, and when he goes and buys a
43 new car they inquire what he is going to do with that car. He stated, "Why don't you just give me
44 a price on it?" They don't know what the price would be. They say that they will take it up to the
45 Auto Auction with another batch of cars that they have, and they will auction it off with the rest
46 of them and charge you \$50.00 for handling the transfer of the Title and so forth. It is gone and

1 **WHEREAS**, Franciscan St. James Health is one of the largest economic engines and
2 property taxpayer within the Village of Olympia Fields as well as the Chicago Southland; and
3

4 **WHEREAS**, Franciscan St. James is one of the top two employment centers in the
5 Village; and
6

7 **WHEREAS**, Franciscan St. James is enhancing its investment within the region by
8 committing \$137,000,000.00 Dollars to a hospital consolidation and expansion plan; and
9

10 **WHEREAS**, \$114,000,000.00 Dollars of that investment will finance the consolidation
11 of all acute care services in the Olympia Fields Campus, including major expansion of the
12 emergency department, the addition and modernization of obstetric services, expansion of its
13 medical teaching services, upgrade of semi-private rooms to all private in-patient rooms and
14 significant expansion of primary care services; and
15

16 **WHEREAS**, the Village’s Economic Development Committee has recommended to the
17 Board of Trustees the designation of a Medical Campus Area to encourage business retention
18 and new economic growth and development to complement the hospital’s investment in the
19 Village; and
20

21 **WHEREAS**, the corporate authorities strongly believe this action will foster economic
22 growth for the Village, as Franciscan St. James Health is recognized as a leader in health,
23 wellness and patient care in the Southland, strongly believing that by collaboratively working
24 together, we will be a driver for economic growth fostering a healthy and sustainable
25 community and;
26

27 **WHEREAS**, the corporate authorities of the Village unanimously support the creation of
28 a Medical Campus Area in order to enhance the Village’s regional communication of this asset
29 and to market the Village as an area for new development and new businesses; and
30

31 **WHEREAS**, the corporate authorities intend to create a new Mixed Use Medical Zoning
32 District to provide flexibility of development options, while streamlining the development
33 review and permitting process; and
34

35 **WHEREAS**, the corporate authorities pledge to enhance the Medical Campus Area with
36 the availability of a number of economic incentives to induce new development; and
37

38 **WHEREAS**, the corporate authorities support the expansion of the proposed Town
39 Center Tax Incremental Financing District (TIF) to include the majority of properties that are
40 identified in the Medical Campus Area; and
41

42 **WHEREAS**, the corporate authorities may utilize other incentives offered by both the
43 State of Illinois and Cook County to induce economic development, such as, but limited to, the
44 newly created Enterprise Zone, as well as, Cook County’s Class 7a, 7b, 7c and Class 8;
45

46 **NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD**
47 **OF TRUSTEES OF THE VILLAGE OF OLYMPIA FIELDS**, as follows:

1 **Section 1:** That the Corporate Authorities of the Village of Olympia Fields hereby
2 designates the area depicted on the attached exhibit and generally described as the area
3 encompassing the Governor’s Office Park, Rich Township High School District 227, the existing
4 campus of Franciscan St. James Health, the medical building located at the southeast intersection
5 of Crawford Avenue and 203rd Street, the vacant parcel owned by Franciscan St. James which
6 was formerly held by Madison Homes, commonly referred to as the Tolentine Subdivision, the
7 former campus area of the Tolentine Monastery now occupied by All Nations Assembly, the
8 Olympia Fields Park District Tolentine Splash Park, as well as, the Village’s Community
9 Resource Center and its Department of Public Works Complex as a Medical Campus Area.
10 These properties are within the confines of Vollmer Road to the north, Crawford Avenue to the
11 west, 207th Street to the south and Governors Highway to the east, excluding properties that are
12 occupied by the Brookdale Senior Living and the Traditions Active Adult Subdivision.
13

14 **Section 2:** That certified copies of this Resolution be forwarded to the State of Illinois,
15 the Department of Commerce and Economic Opportunity, Cook County Assessor’s Office, the
16 Cook County Bureau of Economic Development and the Cook County Planning and
17 Development Office, the Chicago Metropolitan Agency of Planning, the Metropolitan Planning
18 Council, and the Metropolitan Mayors Caucus.
19

20 This Resolution shall be in full force and effective immediately upon its passage.”
21

22 Administrator Mekarski stated that the intent of the Resolution is to Proclaim a Medical Campus
23 Area to induce new economic growth and new economic starts to try to market this area for
24 ancillary medical uses, other kinds of Mixed Use Development uses that will complement the
25 hospital and its future here in Olympia Fields to make that asset sustainable and hopefully
26 survive in our community for well over another 100-years.
27

28 Administrator Mekarski stated that you will note in the Resolution we included public property
29 such as the Splash Park and the School District Property as well as the Old Village Hall. While
30 those properties won’t produce increment, they can be viewed as receiving areas if there is
31 surplus associated with any TIF Project. That surplus can be transferred to other areas within the
32 District to accomplish public objectives. If this governing authority wanted to infuse some
33 dollars that it got from an increment from a taxable portion of the hospital, or maybe a new
34 development in Governors Office Park, and we accomplish the objectives of subsidizing the
35 developer in that process, and there was surplus remaining, that surplus could be directed
36 towards public improvements. He stated maybe some kind of enhancement at the high school, or
37 maybe some kind of enhancement at the Splash Park, maybe connecting a sidewalk from the
38 light at 203rd Street and Governors Highway to the Splash Park so citizens have another option of
39 crossing, not only at a pedestrian crossing, but at a full signal head. There are all kinds of
40 opportunities not only for incenting private developers to encourage them to come here and
41 establish new jobs and a new tax base, there is opportunities to capture some of the increment to
42 accomplish public projects. It is much like your Wal-Mart TIF. He stated 90% is going back to
43 the Wal-Mart Corporation to incent them and to reimburse them for a portion of their activities
44 that were deemed to be eligible, but this governing body will be capturing 10% of that increment
45 and you can utilize that 10% for activities within the District, beautification elements on Lincoln
46 Highway at the Corridor, signage, banners, lighting. It has to be within the District. That is why

1 the map attached shows both the public and private properties because we see that in the future
2 those private properties could very well benefit by being a recipient of some of the surplus.

3
4 Village President Meyers-Martin stated that she had to commend the Economic Development
5 Committee because they have worked hand-in-hand with St. James for over a year, not only in
6 their branding strategy but also to bring this Medical Campus idea to fruition. We have a lot of
7 confidence and a lot of enthusiasm that this will help support that Corridor in terms of Economic
8 Development. She thanked the Economic Development Committee, our Liaison, Trustee Byrd
9 that has been working with us, with Arnie Kimmel who is the CEO of St. James, with Dr. Burke
10 from St. James, and Trinette Britt-Johnson who is the Chairman of our Economic Development
11 Committee. Trustee Pennington has joined us from time to time and Trustee Waite has been
12 there as well. She appreciates all of that hard work. We have been working at this for over a year.

13
14 Trustee Pennington stated that he had a question with respect to Section 1. Why are we including
15 the Department of Public Works in this Campus Outlet?

16
17 Administrator Mekarski stated the Village can help finance public improvements with TIF
18 increment. You could then infuse capital to do renovations at the Community Resource Center,
19 enhancing the Community Resource Center with better Audio/Visual Equipment, HVAC
20 equipment, expansion of a room, better security. That is one opportunity. The same would be
21 applicable for some needed improvements to meet OSHA requirements for health and safety in
22 the DPW Garage. It just gives an opportunity to take surplus increment, or increment that is not
23 needed for an eligible activity. He stated for instance, the hospital is expanding; a portion of the
24 increment will be created at the hospital for only the taxable portions of property. The majority
25 of the hospital itself where they do the acute care, obstetrics, cancer screening, that is all non-
26 taxable. The Administrative Offices, the Primary Care Physician Offices, and other
27 accommodations like in the Cancer Center that they provide for recipients visiting cancer
28 patients, those are taxable. The hospital represents the largest taxpayer in the Village. They are
29 infusing \$114,000,000.00. A majority of that is to acute care, non-taxable, but some will be
30 towards expanding the taxable portion so increment will be produced. We don't believe that the
31 hospital needs any subsidy. They are already committed. So we can't make the but for argument.
32 They may need to utilize some of the increment created by the taxable portion of the hospital for
33 improvements on Crawford Avenue, upgrading the ingress and egress for EMS Vehicles to enter,
34 make sure we have a safe pedestrian crossing, make sure the sidewalks have safe passage across
35 the ingress and egress, and the Monument Signs. You can transfer surplus increment or
36 increment that is not used to subsidize not only within the confines of the Medical Campus, this
37 TIF is going to expand on Vollmer Road and then into the Town Center. If this governing
38 authority wanted to earmark a certain amount of increment over a few years to build up its fund
39 and build a Memorial Park or Memorial Monument for its Veterans, we could use these funds.
40 That is a public amenity. We could put that in to one of these areas in the District. It could be in
41 the Town Center in a designated area. We own one-acre of property. There are all kinds of
42 opportunities that could ensue from our economic strategy here.

43
44 Trustee Pennington stated that he had one other comment to make as well. Throughout the
45 document it refers to the "Corporate Authorities." He would presume that the Corporate
46 Authorities is the Village President and the Board of Trustees. Administrator Mekarski stated
47 that is correct. That was recommended by our Legal Advisor.

1 Village President Meyers-Martin stated that she is very happy that we get to showcase our
2 beautiful homes. Everyone that came through said what a beautiful subdivision Graymoor is and
3 how beautiful the town is. We are very proud of Miss Owens and her beautiful garden.
4

5 **President's Golf Outing** – Village President Meyers-Martin stated that this past Monday was
6 the Annual President's Golf Outing. It was the 17th year for the Golf Outing. Village President
7 Myers-Martin thanked her Golf Committee for making that a success once again. The following
8 individuals are on the Golf Committee: Dr. Gibson, Trustee Byrd, Trustee Waite, Shiree
9 Bush-Giblin, Mr. Lee Langon, and Jim Landini, who is a new member to the Golf Committee,
10 but very, very innovative in terms of his ideas. The proceeds from the Golf Outing go back to the
11 Homeowners Associations based on participation. More than likely we will be distributing those
12 funds at the New Residents Reception as we do normally every year. It was a beautiful day. It
13 was a little hot. We had a later tee off. There was a lot of enthusiasm. It was hugely successful.
14

15 **Old Village Hall** – Village President Meyers-Martin stated that there are a couple of the
16 Presidents of the Homeowners Associations here. There were more here earlier. That space has
17 been used by SouthCom over the past month where it has been unavailable to Homeowners
18 Associations for their meetings. However, she had calls from Presidents of the Homeowners
19 Associations who wanted to hold their meetings. They were able to hold them here at Village
20 Hall. She just wanted to make that clear that during that period of time that the building is not
21 accessible to you for your meetings; we have been allowing those meetings to take place here.
22 Just make sure that no one else is using the room by calling Village Hall.
23

24 Administrator Mekarski stated and notify the Police Department or we will so there is security
25 pre-meeting and post meeting.
26

27 **Water** – Village President Meyers-Martin stated we have been going on infinitum about water,
28 and the cost of water, and the cost of water delivery, and the cost of water supply, and where we
29 get our water which is the City of Chicago through Oak Lawn, and how we are at the mercy of
30 those rates whenever the City of Chicago raises them. This Thursday as a result of several
31 meetings that have been taking place as a result of the Water Task Force through South Suburban
32 Mayors and Managers Association, we are now pursuing discussions with the City of Hammond
33 which provides Lake Michigan water to all of their customers in a new Water Authority, which
34 could, at the end of the day, be able to regulate those water rates because we would not be using
35 it from the City of Chicago. We would not be at the mercy of their water rates. This is very
36 preliminary. The Mayor of Homewood, Village President Meyers-Martin, and the Mayor of
37 South Holland will be having those discussions with the Mayor of Hammond this Thursday. She
38 is looking forward to that just to get a sense of their level of enthusiasm to work with our towns
39 as it relates to potential stabilization of those water rates. Village President Meyers-Martin stated
40 that we are never going to have cheap water again, because water is too vital to the region. Some
41 towns are privatizing their water. She was in Orland Hills. They privatize their water. They don't
42 use Aqua. They use Water Works. She stated that Water Works buys their water from Homer
43 Glen. All of these relationships have to be nurtured. They have to be created. They have to be
44 developed in order for you to come up with a satisfying, sustainable relationship in terms of your
45 water supply. Village President Meyers-Martin will report on how that meeting goes. It is very
46 preliminary, but they are willing to talk with us as potential new customers. She is very excited
47 about that.

