

MINUTES OF THE VILLAGE OF OLYMPIA FIELDS
MEETING OF THE BOARD OF TRUSTEES
Held on February 22, 2021

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Due to the COVID-19 pandemic, this Board Meeting is being conducted remotely via teleconference. The Regular Meeting of the Board of Trustees scheduled for Tuesday, February 16th, 2021, due to the Presidents Day Holiday on Monday, February 15th, 2021, was rescheduled to Monday, February 22nd, 2021, due to the continuation of the Planning Commission Public Hearing. The meeting was called to order by Village President Sterling M. Burke at 7:00 P.M.

Present: Trustees – Watkins, Oliver, Pennington, Finley, and Matz
Village President Sterling M. Burke
Village Administrator, Cynthia Saenz
Village Clerk, Drella Savage

Absent: Trustee Thomas

Village President Burke stated that beginning in March 2020, the Governor of Illinois issued a series of State-wide Disaster Declarations related to public health concerns. Those declarations remain in effect. As the head of this body, I have determined that an in-person meeting, or a meeting otherwise conducted in accordance with the Open Meetings Act is neither practical nor prudent because of the disaster. This meeting will be conducted by internet teleconferencing without the physical presence of a quorum. Prior to the commencement of this meeting, all members of this body will verify that they can hear one another. I further find that the physical presence of members of the public is not feasible at this meeting due to the disaster, and more specifically, the practical difficulties associated with accommodating the public in an accessible, hygienic location that allows for appropriate social distancing.

Alternative arrangements have been made to allow the public to contemporarily hear all discussion and Roll Call Vote live via conference call. The call-in numbers are available on the agenda. Notice of these arrangements have been given in accordance with the Open Meetings Act. The public may address this body consistent with the rules previously adopted and recorded, and adopted by the Village President’s Order.

Village President Burke stated that we have developed an informal protocol where the Board Members can speak, and then when they are done speaking say, “I yield,” so we are not talking all over each other. The amendment to the Open Meetings Act requires that we allow the public to observe or hear the meeting. It does not require the public to be given an opportunity to participate in the meeting. However, it is our policy to give the public the opportunity to present comments to the Board. With that in mind, the public was given the opportunity to submit comments by email. Village President Burke inquired of Village Administrator Saenz whether or not we have gotten any comments.

Village Administrator Saenz stated no, we did not receive any Public Comments for tonight’s meeting.

1 Village President Burke stated that we are recording this meeting. A copy of the completed
2 Minutes will be posted to our website when approved. All votes shall be conducted by roll call
3 and a verbatim record of this meeting shall be made and maintained in accordance with the Open
4 Meetings Act. I, Village President Burke, is physically present at our regular meeting location.
5 Now, let's get started with the meeting. Village President Burke asked the Village Clerk, Drella
6 Savage, to please call the roll.

7
8 Village Clerk Drella Savage proceeded with the roll call. Present were: President Burke, here.
9 Trustee Finley, here; Trustee Matz, present; Trustee Oliver, present; Trustee Pennington, present;
10 Trustee Watkins, here; We have already been informed by email that Trustee Thomas, due to
11 work obligations, would not be present today, that she would be absent from the meeting.
12 Village Administrator Saenz, present; Village Attorney Murphey, no response; She stated that he
13 may be joining us a little later. Chief Morgan, here; Mr. Landini, here; Miss Stine, here; and I
14 believe we have representatives from Baxter & Woodman, and also Mr. Kolb from Operation
15 Recovery joining us tonight. Is that correct?

16
17 Mr. Amann stated that this is Steve Amann with Baxter & Woodman. He stated that Mike Kenny
18 from Baxter & Woodman is also on the call. Mr. Andrew Kolb stated I am with Recovery and
19 Rehabilitation, LLC, and Kelly Mottl as well, here. Village Clerk Drella Savage inquired how do
20 you spell Kelly's last name. Mr. Kolb stated M-O-T-T-L. Village Clerk Drella Savage stated
21 thank you. And I am Drella Savage, the Village Clerk.

22
23 **APPROVAL OF MINUTES:**

24
25 Village President Burke stated that next on the agenda is the approval of the Minutes from
26 December 3rd, 2020, and the Minutes from January 20th, 2021, Board of Trustees Meeting.
27 **Motion by Trustee Matz, Second by Trustee Watkins to Dispense with the Reading of the**
28 **Minutes of the December 3rd, 2020, Board Meeting; and the Minutes of the January 20th,**
29 **2021, Board Meeting; and to Approve the Minutes of the December 3rd, 2020, Board**
30 **Meeting, and the Minutes of the January 20th, 2021, Board Meeting as Presented.**

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

32
33 **BILLS FOR APPROVAL:**

34
35 **February Bills for Approval - \$324,870.43** - Village President Burke stated next on the agenda
36 is the February Bills for approval to the tune of \$324,870.43.

37 **Motion by Trustee Pennington, Second by Trustee Matz to Approve the Bills for February**
38 **2021 in the Amount of \$324,870.43.**

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

40
41 **ADMINISTRATION REPORTS:**

42
43 **Report of the Village President:**

44
45 Village President Burke stated that he doesn't have a report per se. He stated for the record, he
46 would like to make a comment and have the Chief speak up afterwards.

47

1 Village President Burke stated that it has come to our attention that an article from the Chicago
2 Sun-Times has characterized the Village of Olympia Fields, and one of our gas stations, as
3 unsafe and in need of a private security firm providing security services to protect “women and
4 senior citizens.” The article suggested that Olympia Fields is unsafe. The article suggested that
5 the Speedway is unsafe. We have 21-sworn police officers. And 70% of our General Fund is for
6 our police department. We have the lowest crime rate in the southern suburbs. It is also
7 insinuated in the article that the Olympia Fields Police Department cannot protect its residents.
8 The article potentially erodes confidence in our police department and our standing in the
9 southern suburbs.

10
11 Village President Burke stated so for the record, he has asked the Chief of Police to give the
12 Board and the public an update on these carjacking’s that have occurred in our community. He
13 inquired Scott, could you give us an update on where we are on this?

14
15 Chief Morgan stated sure. Going back into 2020 for the entire year, we only had three
16 carjackings. Two of those carjackings were at a Speedway Station, and one was at a Shell Gas
17 Station. Two of those three occurred in the month of November. And one of them occurred in the
18 month of December. This we all know because the Village sent out an E-alert. We had a
19 carjacking on February 19th in the area of Cumnock in our town. That is the only one that we’ve
20 experienced in the year of 2021.

21
22 Chief Morgan stated that the article that the Village President refers to talks about the City of
23 Chicago. They have had 219 carjackings just in the month of January of this year. We are
24 comparable to all the surrounding communities around us. We are not having a big crime spree
25 in Olympia Fields. It’s unfortunate that these crimes do occur in our town. I assure you that our
26 police department is working very diligently to solve these crimes. Out of the three carjackings
27 that occurred in 2020, we did solve two of those and made arrests on those. Our Detective, Don
28 Dean, has been working very hard on these. Any questions?

29
30 Village President Burke inquired of these carjackings, how many of them were citizens from the
31 Village of Olympia Fields.

32
33 Chief Morgan stated for 2020, he doesn’t believe any were. Obviously, the one this year so far,
34 one.

35
36 Village President Burke inquired were any of the ones that were Village of Olympia Fields that
37 occurred this year that was a resident, was there any females involved in it. Chief Morgan stated
38 that as far as female victims, he believes one of the victims we had at the Shell Gas Station was a
39 female. Everybody else he believes has been a male victim.

40
41 Village President Burke inquired the woman that was carjacked at the Shell at Western, that was
42 not a resident. Chief Morgan stated no, it was not.

43
44 Village President Burke stated that he just wants to go on the record that Olympia Fields is one
45 of the safest communities in the southern suburbs. And we need to be careful about what we say
46 in the public, because it can erode not only our reputation, but it also causes our citizens to
47 potentially have less confidence in our police department. We have an excellent police

1 department. The fact that these crimes for the most part have been solved. They happened except
2 for one outside of what he calls “the box.” Inside of the box which is our town, there has been
3 one situation where there was a carjacking. He would hope that all of us be very careful what we
4 say in the public, be very careful in how we promote our Village. We have a stellar reputation.
5 And we all have a responsibility to ensure that it continues in that vein. So, with that, we are
6 going to move on.

7
8 Trustee Watkins stated that she would like to make a statement. Village President Burke stated
9 certainly, go ahead. Trustee Watkins stated yes, the Operation Safe Pump was something that she
10 brought to the table because of the last incident with our neighbor that was an ex-police officer
11 that was carjacked in his driveway. So, not only did he and other people reach out to me, this is a
12 proactive approach. Trustee Watkins spoke to the Speedway Manager today. The Manager
13 indicated there have been carjackings every other week. That means every other week, not just
14 the few that we’re talking about tonight. So, that’s of concern. Like you mentioned Chief, she
15 was actually carjacked as well. So, this is not about taking an approach of Olympia Fields not
16 being a safe community because we are a safe community, and we want to keep Olympia Fields
17 as a safe community. This is a proactive approach, not a reactive approach. So, when things
18 happen, we have to address them. We can’t run away from them and we can’t shy away from
19 them. So, not only are these people coming to Olympia Fields, but they’re coming to the south
20 suburbs, other municipalities as well. The reason for this, and she did reach out to the police
21 department, and to have additional security pro bono sit and protect our citizens is an added
22 value. Trustee Watkins stated that she is proud of the fact that she brought Operation Safe Pump
23 to Olympia Fields.

24
25 Village President Burke inquired of Trustee Watkins, so you spoke to our police department.
26 Trustee Watkins stated she did. Village President Burke inquired of Trustee Watkins whether or
27 not she talked to the Chief. Trustee Watkins stated that she spoke to the police department.
28 Village President Burke inquired of Trustee Watkins whether or not she talked to the Chief of
29 our police department, or the assistant, or our sergeant. Trustee Watkins stated that she spoke to
30 several people at the police department. They can’t sit there at the gas station all day. This is
31 something that is an added value. This is an umbrella to cover everyone, regardless of if it’s a
32 person that lives in Olympia Fields or not, we are responsible for every business that’s in our
33 community. If they come from Chicago Heights, or if they come from Hazel Crest, or if they
34 even come from Flossmoor, if they’re at our gas station pumping our gas, it’s our responsibility
35 to protect them period.

36
37 Chief Morgan stated that he appreciates everything that Trustee Watkins said. And no, he wasn’t
38 contacted about this. He doesn’t know who was contacted at the police department about this.
39 You are right, everybody whether they are a resident in town, or somebody just driving through,
40 should feel safe in our town.

41
42 Chief Morgan stated that he saw this article today and he contacted Steve White. Unfortunately,
43 he was unable to speak with the Manager there because she had surgery. He will speak to her
44 hopefully, Thursday. The Speedway will be looking into this with you. They have to get their
45 corporate security involved. If this is what they think would help them, that’s a good thing.
46 Otherwise, the police officers do a real good job. They patrol the neighborhood and the
47 businesses to the best that we can.

1 Trustee Watkins stated absolutely. This is not even a question about the Olympia Fields Police
2 Department. She has a very good relationship with the police department. She respects the police
3 department. This has nothing to do with that. This is just another layer of protection for the
4 people that come into our Village. Trustee Watkins stated that she appreciates everything that
5 you do and the entire police department in Olympia Fields. So, this is just added protection. She
6 doesn't see why anybody would turn away added protection.

7
8 Trustee Finley stated that she would like to make a comment. She wanted to take a beat to talk
9 about process. Trustee Finley stated Trustee Watkins, you said you brought it to the table. The
10 Board is the table. And this is the first that she is hearing of it at the table. It sounds as though the
11 Sun-Times heard about it before the table did. It also sounds like the Sun-Times heard about it
12 and this whole program was enacted before any kind of conversation with the police department,
13 or the Chief of the police department anyway. She doesn't know whether or not the Trustee
14 Liaison to the Board for Public Safety knew anything about it. So, bringing it to the table may
15 well be welcome if the table gets an opportunity to hear what the proposal is, and to properly
16 engage it if the table determines it's of use to the Village, and connect in a way that makes it
17 completely supported whatever it might be.

18
19 Trustee Watkins stated well, this was last minute. So, it wasn't something that was planned out
20 for three or four months in advance. It was something that was brought to her attention. The
21 people reached out to her. They didn't reach out to you or anyone else. So, she took the
22 opportunity to make sure that we were at the table. And when we talk about being at the table,
23 there are plenty of things that have been said and have been done that were never, never
24 communicated to everyone on the Board. She just spoke to someone last week from the School
25 District where you have gone over to the School District and done certain things that Trustee
26 Watkins had no idea about. So, we can't talk about bringing things to the table when that doesn't
27 apply to everyone.

28
29 Trustee Finley stated that she will say this last thing and then she will gladly yield. She has not
30 brought any programs to the School Board, or to the Board from the School Board. So, that's a
31 fact of it. The bottom line is, that all of us are out here in our community. We are out here in our
32 community so that our residents can bring things to our attention, and then the assumption from
33 that is that we are, as part of this Board, will then take the voices of our Villagers to the attention
34 of our team, whether they be administrative leaders working, or whether they are the Board. The
35 short of it is, that she believes that a process that will help us all is to use our access to reach out
36 to each other and let us have at least the opportunity to engage in the leadership that we are all
37 going to have to be committed to in order to support this, or something like this.

38
39 Trustee Watkins stated absolutely. And she is glad that Trustee Finley said that, and she is glad
40 that she made that comment. Trustee Watkins stated that she totally agrees with that comment.
41 And we all should be working collectively together to ensure that the residents are safe, to ensure
42 whatever our goals are. We are on equal footing. If something comes to you, and you want to do
43 something, or it's important to your constituents, and it's important to my constituents, then you,
44 as an elected official, have the right to do that. Just like I have the right to do what I did today.

45
46 Trustee Finley stated that she will simply concede the point and let us move on.

1 Village President Burke stated let's move on. He just wants to get on the record about the
2 number of carjackings, because it's floating around that it's this huge number. And the number
3 of carjackings that we've had is in line. None is what we should have, but having to say that
4 we've had a ton of these things, we just have got to be careful how we say, and what we talk
5 about from that standpoint.

6
7 Trustee Watkins stated according to the gas station there has been a carjacking every other week
8 for the last six or seven months. She stated so every other week, whether it's two a month or not,
9 that is significant and that needs to be addressed. We can't downplay the numbers.

10
11 Village President Burke stated that he is going by what has been coming from our Police Chief.
12 He said there has been four in the last 12-months. If someone has been getting carjacked at that
13 service station, it has not been reported to our police department, or to our SouthCom so that we
14 have that in there. And a police officer from the Village of Olympia Fields was not dispatched.
15 So, if someone stole his car, he is going to call the police and he is going to get them involved.
16 He also thinks in the case of these cars that were carjacked, how many of them have been
17 recovered, and how many people have been arrested, Chief?

18
19 Chief Morgan stated that with the carjacking's we recovered three of those vehicles. Right now,
20 we have two arrests. Solved two, and have two open. This last one we are still working on right
21 now. We are waiting for DNA.

22
23 Trustee Watkins stated that she also wants to add that the individual that was carjacked at his
24 home was actually with her today. He was very thankful that she was taking a proactive
25 approach to addressing whatever problem. You're making it seem like it's a small problem. But
26 whatever the issue is, you have to be proactive so you can prevent things like this from
27 happening in the future. Her constituent, our neighbor was with her today at the Press
28 Conference.

29
30 Village Clerk Drella Savage stated Mr. President, point of order for the agenda. Thank you.

31
32 Village President Burke stated we will move on. Next on the agenda is a report from Village
33 Administrator Saenz.

34
35 **Report of the Village Administrator:**

36
37 **Administrative Consulting Specialist, LLC – 2021 Contract Renewal – Village**
38 Administrator Saenz stated that the next item we have on the agenda is the Contract Renewal for
39 our grant writer, Administrative Consulting Specialist. We originally entered into an agreement
40 with ACS back in 2017. They were working exclusively with the police department. In 2019 we
41 expanded their contract to include all departments within the Village.

42
43 ACS has been successful in securing numerous grants for us. Most recently, the Powering Safe
44 Communities Grant through Commonwealth Edison that allowed the police department to
45 purchase Speed Limit signs that we can actually move throughout the Village. They are actually
46 mobile. They can be relocated to different areas within the Village. The police department will
47 be working with ACS again this year for that same grant.

1 The other successful grant that they've worked with us on, is the FEMA Public Assistance Grant.
2 That was a grant that was initiated due to COVID. We are still waiting on our funds from FEMA.
3 They just recently changed their guideline so that we can include more COVID expenses. She
4 stated that ACS was very involved and instrumental in coordinating all of the paperwork for the
5 Village, along with the CARES Relief Fund Grants through the County where we just received
6 \$182,000.00. They initiated all of that paperwork for the Village.

7
8 The other thing that ACS does for the Village is they actually give us guidance. When we decide
9 on our Capital Projects, she has coordinated calls with ACS and her department head team just to
10 get an idea of what projects we may be able to secure grant funding for. They have been very
11 helpful with the Village. She thinks that the contract that we have with them has paid off in more
12 ways than one. We are working with them now on assistance with a few of our Homeowners
13 Associations, helping to secure some type of grant funding for Graymoor specifically. We are
14 also going to be speaking with them about an initiative that was brought to our attention by
15 Wysteria. She stated that before you is the contract for 2021. Their contract expired in December
16 of 2020. She is looking for approval to have the contract renewed for this year.

17
18 Village President Burke stated that he wanted to make a comment on that. This is a big
19 difference from how things were operating in the past, where we had people who get paid
20 percentages of grants. They were looking after, and getting grants where they got percentages of
21 the grant. They weren't necessarily the type of grants that were beneficial to the Village of
22 Olympia Fields. We put money out after we got these grants. Sometimes it took us two years to
23 collect the money.

24
25 In this particular case with this organization, they get paid a flat fee. We tell them what the
26 Village is interested in and then they go look for these grants, whether it is at the State level, or
27 whether it is through Wal-Mart, or wherever it is. It has been very, very good. It is a very cost-
28 effective way of getting additional dollars to do things that we need to do in the Village of
29 Olympia Fields.

30 **Motion by Trustee Pennington, Second by Trustee Matz to Approve the Contract Renewal**
31 **with Administrative Consulting Specialist, LLC for the Contract Period January 1st, 2021,**
32 **to December 31st, 2021, in the Amount of Fourteen Thousand Dollars (\$14,000.00).**

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

34
35 **DEPARTMENT HEADS REPORTS:**

36
37 **Jim Landini – Public Works Director**

38
39 **Recommendation to Accept the Bid Award for the Graymoor Force Main as Submitted by**
40 **Baxter & Woodman Consulting Engineering –** Mr. Landini stated that before you is a
41 recommendation to accept the Bid Award for the Graymoor Force Main as submitted by Baxter
42 & Woodman Consulting Engineers. He will give a recap for anybody if they don't remember this
43 project.

44
45 Mr. Landini stated that this is a Capital Project that was on this year's Budget to line the
46 Graymoor Force Main that runs from Vollmer Road to Western Avenue, and down Western
47 Avenue to Joe Orr Road. The projected cost prior to receiving bids was \$832,000.00. We opened

1 the bids on January 29th. We had three formal bids. One was from Michels Corporation. One
2 from Hoerr Construction, and one from Sheridan Plumbing. The low and best bid was from
3 Michels Corporation at \$785,734.00. The other bids were just over a million dollars. It is his
4 recommendation, and the recommendation of Baxter & Woodman to accept the bid from
5 Michels Corporation. If there are any questions on this project, he would be happy to answer
6 them.

7
8 Trustee Pennington stated that the residents of Graymoor are ecstatic about this project. Thank
9 you very much. Mr. Landini stated yes, absolutely.

10 **Motion by Trustee Pennington, Second by Trustee Oliver to Accept the Recommendation**
11 **from the Village’s Engineer, Baxter & Woodman, and Award the Graymoor Force Main**
12 **Contract to Michels Corporation in an Amount Not to Exceed \$747,429.00.**

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

14
15 **Resolution #2021-02 – A Resolution for Construction on State Highway** – Mr. Landini stated
16 that next he has Resolution #2021-02 – A Resolution for Construction on State Highway. Mr.
17 Landini stated that this is more of a formality from IDOT. This Resolution is to allow us to do
18 emergency work or any planned work in IDOT right-of-ways. He believes it is a two-year
19 Resolution.

20
21 Mr. Landini stated that for most work that is done in any right-of-way, we would have to acquire
22 a Surety Bond. This Resolution allows us to perform the work, and just get a Permit in lieu of the
23 Surety Bond. This is fairly routine every two-years. It allows us to do the work. We are asking to
24 pass this Resolution to allow us to do work in IDOT right-of-ways.

25 **Motion by Trustee Matz, Second by Trustee Pennington to Approve Resolution No.**
26 **2021-02 – A Resolution for Construction on State Highway.**

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

28
29 **Snow Removal Update** – Village President Burke stated that next is an update on snow removal
30 from Mr. Landini. He stated that he would like to make a comment. We’ve had a long history of
31 having the best team of people to make sure that we remove the snow. We’ve had over two feet
32 of snow fall. We have over 50%, maybe 60% turnover in the staff. They’ve done a phenomenal
33 job. It was two feet of snow that fell. He would like to publicly recognize Jim and his team
34 before he brags about himself, that they’ve done another yeoman’s job of making sure our streets
35 are clean. He hopes that he didn’t steal any of Mr. Landini’s thunder.

36
37 Mr. Landini stated that he appreciates that. This has been a bit of a challenging month. He
38 believes we have had 11 recordable snowfalls, which created a snow pack of over two feet. Mr.
39 Landini wanted to explain to everybody the process and what we look at during these snow
40 events.

41
42 First off, obviously with the forecast, we plan on when we are going to go out. The last big
43 snowstorm we recorded 13.8 inches of snow. He stated for a storm like that we go out as soon as
44 there’s enough snow on the road to plow, because at that point, salting is basically useless if we
45 are going to continue to plow throughout the night, or throughout the duration of a storm. If you
46 salt while you are doing that, you are essentially kicking everything off of the road instead of
47 staying in the middle. The way we plow, we run down the middle of the road taking the snow to

1 the right and to the left as we drive. Our goal is to get the streets cleared and passable as soon as
2 possible and maintain the roads being clear throughout the duration of the storm. He stated most
3 importantly for emergency vehicles to get where they need to go, and then for the ability of our
4 residents to be able to travel safely on the roads, and anybody else passing through town.

5
6 Mr. Landini stated this month with the exorbitant amount of snowfall that we've had, as
7 everybody can see the piles of snow are very high on the side of the road which causes other
8 problems for residents and businesses, and that is the snow pack that is in front of the homes that
9 goes into the driveways, that go in front of the mailboxes. We try to get it as wide as we can.
10 When it gets this high, we are as wide as we can. The snow is now higher than our plow blade
11 can push it. If we go any further, the snow will fall over the plow blade back onto the road. If we
12 could go further, we would start damaging mailboxes.

13
14 Mr. Landini stated with that said, we are in touch with the postal service. We take calls from our
15 residents. If the postal service, or a resident were to call us and say that they cannot receive their
16 mail, we will go out there and hand dig out a mailbox to get as close as possible so the mail
17 carriers can deliver the mail. In cases of the high snow pack that's at the base of the driveway,
18 again, if people reach out to us and say that they cannot get out, if they are elderly, or disabled,
19 and they absolutely need help, we will respond to those calls and clear out the driveways for
20 them, so that people have the ability to get to and from work, or if they have to leave their house
21 in case of an emergency. We are here to help the residents in anyway possible. The most
22 important thing though, is that we have to get the calls from the residents.

23
24 Mr. Landini stated that part of our post storm operation is myself and Terrence Aqua his
25 Assistant Director, we split up the town and drive the town after all the plow truck drivers have
26 been through, and look at all the addresses, drive all the streets, and see if there is anything that
27 was missed, or if it is not up to standard then we call the drivers back out to clear those areas. It
28 has been challenging. He stated for the most part, the residents have been great in understanding.
29 We've gotten a few calls where we helped out residents. Other things have been brought to his
30 attention that we have gone and rectified like visually, the high snow mounds at intersections
31 where people have to creep out and they can't see. We have gone out with our backhoes and
32 knocked down those big hills just to make sure everything is safe and passable.

33
34 Mr. Landini wanted to commend his staff. Like the Mayor said, we have had high turnover. We
35 have four drivers on staff that this is their first winter in the Village plowing. He thinks that they
36 have done an excellent job. We are going to continue to get better at it. He just wanted to update
37 everybody on that.

38
39 Village President Burke stated that he had a question. You made a comment. He doesn't know if
40 you misspoke, or that is exactly the way it is. We do not do people's driveways. We just knock
41 down the edge at the base of their driveway. Is that correct?

42
43 Mr. Landini stated that is correct. It's actually the right-of-way. On most roads it's about five-
44 feet from the edge of the road, that part of the driveway. That's really where the snow pack from
45 the road will only go up a few feet into the driveway. That is what we are clearing out. We
46 cannot do the entire driveway on private property.

47

1 Village President Burke stated that he wanted to make sure that's clear, because if that's the case
2 he wants them to come and do his driveway and he won't have to shovel it by hand and have a
3 heart attack. Mr. Landini stated you and everybody else.

4
5 Village President Burke stated you guys have done a great job. He thinks that we are all very
6 proud of what you've done. That's one of the benefits of living in Olympia Fields. Thank you
7 very much. Mr. Landin stated thank you.

8
9 **Chief Scott Morgan**

10
11 **Ordinance #2021-01 – An Ordinance Declaring Certain Property Surplus and Authorizing**
12 **Its Sale and Disposition [First & Second Reading]** – Chief Morgan stated that what you have
13 in front of you from him tonight is Ordinance #2021-01. It's asking you to declare some property
14 that we have as surplus and allow us to sell it. As you can see by the list, we have cleaned out our
15 parking lot. Four of those vehicles are at the police department. Two of them are at the Public
16 Works Station at 207th and Governors. They were used by the Building Department, and it was
17 going to be used by Roxanna for the Public Works Department.

18
19 Chief Morgan stated that all of these vehicles, we do need to get rid of them. They are in need of
20 quite a bit of repair. They are older vehicles. He stated with your permission, we will go ahead
21 and put these through the Auto Auction in Crestwood, which is sponsored by the South Suburban
22 Mayors and Managers.

23 **Motion by Trustee Oliver, Second by Trustee Watkins to Waive in First Reading and**
24 **Adopt in Second Reading Ordinance No. 2021-01 – An Ordinance Declaring Certain**
25 **Property Surplus and Authorizing Its Sale and Disposition.**

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

27
28 **TRUSTEE LIAISON REPORTS:**

29
30 **Building Department/Community Relations Commission – Trustee Finley**

31
32 **Building Department** – Trustee Finley stated just a brief comment because Mr. McDonnell is
33 not here. She had the opportunity to go through our bills in this department. She noticed quite a
34 few board-ups and landscaping attending to, and that sort of thing. She imagines with this severe
35 weather it gets to be more so.

36
37 Trustee Finley stated that she wants to commend Reggi for his inspections, and noticing what
38 other people might just kind of go past and drive through, and keeping an eagle eye out for
39 things that need the attention of the building department even in this severe weather that we have
40 been having.

41
42 **Community Relations Commission** – Trustee Finley stated regarding the Community Relations
43 Commission, we've had one meeting. Trustee Finley spoke with the Chair today. He said to let
44 everybody know that our focus immediately, of course, is in doing what we can to keep people
45 apprised of where they can get vaccines as that has been challenging, the business of chasing the
46 shot from place to place. She doesn't know if you've had the experience. She can't imagine that
47 you haven't, of being told that you can go online and sign up for something, only to find out that

1 there are no appointments. And then there may be a few appointments over here and some over
2 there. Now that they are more reliably at places we would normally go to for medical care and
3 assistance, she thinks that people can start to see some improvement on the prospects of being
4 able to reasonably expect that they can get the vaccinations that they search and seek for.

5
6 Trustee Finley stated that she spoke to Walgreens on Vollmer Road today. She was in that area
7 and drove through. She was told we have been doing this since January. Right now, the
8 appointments are filled up through March. The fact is, you can go online. You can expect to be
9 able to get your vaccine at the store you would expect to get it from. She is hoping this continues
10 to improve. She is heartened that the new President and CEO of Walgreens is Rosalind Brewer.
11 Many of you might know her from her time at Wal-Mart. She was President of Sam's Club. She
12 turned that business around and then she left and went to Starbucks and was COO for a bit. Now,
13 she has taken on the opportunity and the challenge of being the CEO of Walgreens. She thinks
14 what that brings from her leadership in addition to her expertise, with operationalizing services it
15 should quell some concern that the black community will not get her full attention in making the
16 vaccines available to us. Trustee Finley stated that she believes that if it can be done, Rosalind
17 Brewer will get it done.

18
19 Village President Burke stated that she is a very, very, very gifted and smart lady. She has been
20 very successful everywhere she has been. That's a good thing for those of us who own
21 Walgreens Stock.

22

23 **Public Works/Park District – Trustee Matz**

24

25 **Public Works** – Trustee Matz stated that she too wants to commend Public Works and their
26 yeoman's job of keeping our streets clean. She stated when that snow came down for those days
27 continuously it was just unnerving. Even though this is Illinois, we know snow is going to
28 eventually come. But for it to be continuous like that, it's really hard to keep up with plowing,
29 salting, plowing and salting. Trustee Matz stated that she just wanted to say that they did a
30 fantastic job. She just wished they had a vacuum where they can come and suck the snow out of
31 her backyard before it melts and takes her house underwater. It's just a lot of snow. She just
32 wanted to make mention of that.

33

34 **Park District** – Trustee Matz stated that at the last meeting we had, Jim Landini was talking
35 about renovations and some beautification over at the Public Works that would be an asset to the
36 community, which we're talking about taking down or removing the Old Village Hall. She
37 knows the residents had a concern that if the Old Village Hall is removed where would they go
38 and have their meetings. It was said that they couldn't have a meeting at the Park District
39 because there was a fee.

40

41 Trustee Matz stated that she had an opportunity to follow-up on that to get some clarity if there
42 was a fee considering that part of our property taxes contributes to the Park District. She spoke to
43 the Executive Director who is Jesus Vargas and explained to him that the residents and the
44 Homeowners Associations should have access to the park. He said absolutely. That is not a
45 problem. The only way that there would be a fee charged is if it's a prime night, like a Saturday
46 when they can get money to rent out that space. Other than that, our residents who are part of the
47 Homeowners Association is more than welcome to come there and have meetings in the

1 evenings when it is not prime time free of charge. There is no charge. She just wanted to make
2 sure that they knew that and that they can access the Park District.

3
4 Village President Burke thanked Trustee Matz for following up on that. That is excellent news.
5 We have not voted on, or had any real discussions on tearing down that building. That was just
6 something that kind of went along. He stated until we vote on that Capital Project Plan, nothing
7 is cast in concrete. And there may be some other things that we want to do. The fact that the
8 building is not in very good shape. There's a lot of dead bees in there. There are all kinds of
9 other things going on in there. He thinks it would be a good idea that we let the Homeowners
10 Associations know via some kind of letter or something, if you can put that together, that the
11 Park District is willing to let us go in there right now. So, if you do that, it would be great.
12 Trustee Matz stated wonderful. No problem. Village President Burke stated thank you very
13 much, great.

14

15 **Public Safety/Educational Commission – Trustee Oliver**

16

17 **Public Safety** - Trustee Oliver stated that he would start his Public Safety Committee Report by
18 letting the Village Board and the public know that next month we will be submitting an Annual
19 Report regarding the Public Safety Committee and what we have done over the year. We have
20 much to be proud of, much to be thankful for. As was indicated earlier in the meeting, our police
21 have done an extraordinary job, particularly during COVID in keeping our residents and our
22 community safe. We have nothing but very positive things to say about the police department.
23 We thank Chief Morgan and his group.

24

25 Trustee Oliver stated that before he gets into any specifics, he inquired of Chief Morgan whether
26 or not he had any report to make regarding the number of calls. He knows that Chief Morgan
27 spoke already about the process of the carjacking investigations. Are there any other reports that
28 you wish to make public?

29

30 **Update on Monthly Calls to the OFPD** - Chief Scott Morgan stated that for the month of
31 January for 2021, our calls of service have actually been down. We are at 591 calls. It's been a
32 pretty good month. We've only had 15 retail thefts. There have been 16 deceptive practices,
33 which is fraud, credit card fraud, which also goes into the whole Social Security scam and
34 unemployment scam that we've been hearing on the news about. That is important for everybody
35 to always remember to protect their passwords, and everything on their computers and their
36 phones. We've had 31 traffic accidents. It has been a pretty light month. It hasn't been too bad.

37

38 Trustee Oliver stated that one thing that comes to mind about the carjackings, there are a number
39 of reports that have come out for people to do to be on guard to safeguard themselves. One that
40 comes to mind is if a car is following you, don't go home. Go to the police station, or a busy
41 street of some sort that will deter that person from following you and you becoming a victim.
42 When in a gas station, be mindful of your surroundings. Don't leave your car unlocked while you
43 go inside the gas station. There are several other things that one can do, and should do nowadays
44 to protect yourself. Some of that has been mentioned on the website for the police department.
45 We are going to try to make it so people understand that more.

46

1 Trustee Oliver stated that he is so glad that there was some discussion early on regarding the
2 actual number of carjackings that have taken place and reported to our police, because we want
3 to make absolutely sure that people understand that this Village is very safe, as safe as it has
4 been. And it's not just because it is Olympia Fields. We work at it. And there is a concerted
5 effort. He is very proud also of our Public Safety Committee. Trustee Oliver stated that he must
6 tell you, or confess, that he was a bit angry to read about this news about some security measures
7 being taken for our gas station. Our Public Safety Committee knew nothing about this. The Chief
8 of Police knew nothing about this. There are protocols that we typically adhere to that most of
9 the seasoned folks who have been on this Board understand and have always adhered to. Trustee
10 Oliver stated that he respects that.

11
12 **Educational Commission Report** – Trustee Oliver stated that on February 2nd, the Educational
13 Commission is collecting and reviewing the School COVID Plans throughout the District. They
14 are reviewing their reopening and data regarding student performance. He stated once obtained
15 and reviewed, the information will be posted on the Village's website. That would include all of
16 the School Districts: 162, 159, and Rich 227.

17
18 Trustee Oliver stated that we are also reviewing and looking at the school attendance. We are
19 still gathering and examining data. It's apparent that the students under the COVID environment
20 at Lincoln Way, Stevenson, and Homewood-Flossmoor, have a higher attendance rate than our
21 own Rich Township High School. We were happy to finally get some report from Rich
22 Township High School. We are still reviewing it and analyzing that data. It is already evident
23 that their attendance rates during this COVID period is not good. It should be everyone's
24 concern. If attendance is low, it is up to the school to correct it. And there should be a policy
25 sufficient to address it, because low attendance has a negative impact on learning, and we want
26 higher attendance rates.

27
28 The Chairman has given Trustee Oliver permission to throw him under the bus. He introduced
29 some articles that deal with a highly controversial issue of school choice. Several months ago, he
30 provided some articles for the Commission to review and analyze. We just started discussing it at
31 the last meeting. It was a very lengthy discussion regarding the parents right to choose. He is not
32 going to go into too much more at the moment. We just want the public to know that the
33 Commission voted to continue to discuss it. Currently, we want to learn more and get back to the
34 public and provide the information that we glean from our discussion.

35
36 Trustee Watkins stated that she has a question. You mentioned that you were angry about
37 Operation Safe Pump. She is trying to understand why would you be angry, because that is a
38 very strong word about taking action on something that's happening. Trustee Watkins inquired I
39 ask you, what action have you taken?

40
41 Trustee Oliver stated here's how I'd like to respond to your question. You won't hear me going
42 into your business as the Beautification Committee Chair doing anything having to do with your
43 responsibility under that, without going to you, or at least bringing it up to you. That should
44 answer your question.

45
46 Trustee Watkins stated but that doesn't answer my question. She stated that as a Trustee we are
47 all under the same footing. Being a Liaison for a particular Commission or Committee does not

1 negate the fact that we are all Trustees. And my goal is to work for the people. I'm here for the
2 people. I heard my community. They reached out to me, Kelvin, so what am I going to do when
3 somebody reaches out to me? Tell them I can't do anything when I can. What am I going to do
4 when Trustee Finley mentioned about COVID Testing? I got 25 people tested in my community
5 in The Trails. I got them tested and I got the vaccines for them. What am I suppose to do when
6 the community comes to me and they cry to me? As a Trustee, that's what I was elected for and
7 that's what I will do, and that's what I will continue to do. It's not about being a Liaison for a
8 particular Committee or Commission. We are equal footing as Trustees period.

9
10 Village President Burke stated okay, look guys, we are not going to get into an argument back
11 and forth about this. Let's stay on track. Trustee Oliver stated that he yields, please go. Village
12 President Burke thanked Trustee Oliver for his report.

13
14 **Finance/Planning & Zoning – Trustee Pennington**

15
16 **January 2021 Financial Statements** - Trustee Pennington stated that tonight he will be
17 presenting the financial results on the revenues and expenses for the Village of Olympia Fields
18 for nine periods ending January 31st, 2021.

19
20 Trustee Pennington stated beginning with the General Fund, General Fund revenues for this
21 period were favorable to Budget projections by \$298,508.00, or 7% favorable to Budget Plan.
22 Our budgeted revenue for this period was \$4,010,903.00. The Village realized actual revenues in
23 the General Fund of \$4,309,411.00. Trustee Pennington stated that overall gains in Sales Tax
24 Revenue, Local Use Tax, Municipal Fuel Tax, and Real Estate Taxes, and State Income Tax,
25 Building Permits, and Red-Light revenue, were the driving factors leading to this positive
26 revenue position. Trustee Pennington stated that General Fund expenses were favorable to
27 Budget projections by \$369,012.00, or 9% favorable to the projection. Trustee Pennington stated
28 that Budgeted expenses for the period were \$4,421,740.00, while actual incurred expenses were
29 \$4,052,728.00. He stated that when comparing total revenues to total expenses, we have an
30 operating surplus in the amount of \$242,034.00 for the period. The overall impact to the General
31 Fund Budget is a fund surplus in the amount of \$667,521.00.

32
33 Trustee Pennington stated that with respect to the Water Fund, Water revenue for this period was
34 unfavorable to Budget projections by \$10,008.00, or 1% below Budget Plan. Water revenue for
35 this period was budgeted at \$1,783,066.00, while actual realized revenue was \$1,773,058.00.
36 Trustee Pennington stated with respect to the Water Fund expenses, Water Fund expenses for
37 this period were also unfavorable to Budget by \$217,585.00, or 12% unfavorable to Plan.
38 Budgeted expenses for this fund period were \$1,640,291.00, while actual incurred expenses were
39 \$1,857,876.00. Water purchases for this period was up 8% for the period. We have an Annual
40 Budget for water at \$860,000.00. However, we have paid \$933,000.00 year-to-date in water
41 purchases. We've had a lot of water main breaks during this period which also attributes to the
42 rate that we are seeing. He stated that when comparing total revenues to total expenses, we have
43 an operating deficit in the Water Fund of \$84,818.00. The overall impact to the Water Fund is a
44 deficit in the amount of \$227,593.00. He inquired whether or not Jim Landini can shed some
45 light on the amount of repair activity that has been going on, that would help explain the deficit
46 that we are seeing currently in the Water Fund.

47

1 Mr. Landini stated that you are absolutely correct in the water loss from water main breaks. If the
2 Board remembers from a couple of months ago, we did have a water main break that we
3 uncovered that was not showing above ground. It was running he believes for a couple of months
4 into one of our underground sewers. We finally saw that and we fixed it. We are kind of playing
5 catch up from what that water main break cost us over a long period of time. In the wintertime,
6 we do have an influx of water main breaks naturally. We have had our fair share. It's not an
7 exorbitant amount, but a lot in that condensed timeframe. He thinks that is definitely adding to
8 the water loss that we are experiencing.

9
10 Trustee Pennington thanked Mr. Landini. He stated that he appreciated that. Trustee Pennington
11 stated that with respect to the Sewer Fund, Sewer Fund revenues for this period were unfavorable
12 to Budget Plan by \$81,353.00, or 6% of Plan. Our total revenue operating and non-operating
13 Budget for this period was \$1,256,450.00, while actual realized revenues were \$1,175,097.00.
14 Sewer Fund expenses were favorable to Budget by \$139,447.00, or 12% of Plan. He stated that
15 \$1,130,873.00 was budgeted for the period. The Village incurred \$991,426.00 in actual
16 expenses. This resulted in an operating surplus in the amount of \$183,672.00. The overall impact
17 to the Sewer Fund Budget is a positive of \$58,094.00.

18
19 **Report of Cash Balances** - Trustee Pennington stated that in the Board Packet you will see that
20 our book and bank balances for January 31st, 2021, remain in line and consistent with
21 expectations. There has been a slight deviation month over month, December and January. But it
22 is still in line with what we expected going forward.

23
24 **Recommendation from the Planning & Zoning Commission for the RoseHeart Recovery**
25 **Request for Rezoning to MD-1 and a Special Use for an Alcohol and Substance Abuse**
26 **Treatment Facility at 20300 Governors Highway** – Trustee Pennington stated my second point
27 to cover this evening, is from the Planning & Zoning Commission. The Planning & Zoning
28 Commission has been meeting over the past several months with respect to the request by
29 Recovery and Rehabilitation, LLC, doing business as RoseHeart Renewal Recovery, in the
30 rehabilitation and the change out of the old Tolentine Monastery. RoseHeart Recovery has
31 requested a rezoning from the R-1 Residential Zone to the Medical District, MD-1. They have
32 also requested a Special Use for an alcohol and substance abuse treatment facility at the old
33 Tolentine Monastery.

34
35 Trustee Pennington stated that as he mentioned, over the past six months the Planning
36 Commission has held numerous Public Hearings on this matter. The Public Hearing began on
37 September 29th of 2020, and was continued through the months of October, November,
38 December, January of this year, and we held our final meeting on February 17th of this year
39 which we took a vote.

40
41 Of course, given the COVID-19 Pandemic, all of our meetings were held online via Zoom in
42 order to accommodate the Petitioner and the Commission. The fact that it has taken six months
43 to go over this Plan, is simply because first of all, we wanted to give the Petitioners adequate
44 time and opportunity to present, as well as to give the residents of the Village of Olympia Fields
45 adequate opportunity to make public comments and questions about the validity of the project.
46 As I said earlier, because of the fact that we were going through the COVID-19 Pandemic, we

1 wanted to ensure that all of the residents that wanted to weigh-in on the project had that
2 opportunity to do so. I might add that the residents did respond.
3
4 The Applicant provided both experts and extensive package filings and reports. The public
5 comment as I mentioned, was overwhelmingly in opposition to the request with significant
6 concern for safety, impact on property values, impact on the adjacent position with Rich Central
7 High School, and the overall impact and the image of the community, how that would impact the
8 community, was chief on the resident's minds.
9
10 That's a bit of an overview. At this time, I would like to call on Mike Hoffman who is the
11 Village Planner with Teska to come onboard, and to present his findings that he made to the
12 Planning & Zoning Commission, and what we are discussing this evening. If Mike is available, I
13 would ask him to come on now. Is Mike there?
14
15 Trustee Matz stated Trustee Pennington, he probably did like everybody else, didn't make
16 himself a host. So, he probably has to log off, log back on and follow all the steps.
17
18 Village President Burke stated Cindy, are you there? Village Administrator Saenz stated yes, I
19 am here. Village President Burke asked Village Administrator Saenz to give Mike Hoffman a
20 call and see if he is having trouble. We'll give him another minute or two. If not, he understands
21 the Petitioners are on the line. And we'll let them have an opportunity to hear from them, or the
22 Board to actually hear from them. Just wait maybe one more minute for Mike.
23
24 Village Administrator Saenz stated okay, Mr. President, I actually have Mike Hoffman on the
25 line now.
26
27 Mr. Hoffman stated sorry about that. He thought he hit the numbers correctly, but apparently, I
28 didn't. Can you hear me now, all right? Trustee Pennington stated yes, we can.
29
30 Mr. Hoffman stated all right, excellent. I have been listening all along. Thank you, Trustee
31 Pennington, for that introduction. Yes, there has been numerous Public Hearings on this case.
32 We did prepare a memo. Through the memo we tried to summarize the two things that are being
33 reviewed, the zoning change request from R-1 to MD-1, and then the Special Use. I think the
34 Special Use is kind of the overriding factor here. So, let's start with that one.
35
36 Mr. Hoffman stated in the City's Code, there are six criteria that the Plan Commission, really the
37 Village in its entirety needs to review to make a determination of whether a Special Use is
38 appropriate. And we need to make findings that all six of these criteria are true.
39
40 In our Staff Memo we highlighted several that we didn't think quite met the standards. The first
41 is: "The establishment, maintenance, and operation of the Special Use will not be unreasonably
42 detrimental to or endanger the public health, safety, morals, comfort, or general welfare."
43
44 As Trustee Pennington noted, many residents had expressed concern about safety and the
45 proximity to Rich Central High School to the north, and homes to the east. The applicant did
46 provide a security plan that addressed electronic monitoring of the facility. However, they did
47 not provide a security staffing plan. One of the Village's reasons for requiring affiliation with a

1 hospital was the ability to operate the facility in a secure manner. The applicant has no track
2 record for operation of such a facility, and without the required hospital affiliation, concerns
3 remain about public safety.

4
5 Another criteria that they need to meet is: “That the Special Use will not be injurious to the use
6 and enjoyment of other property in the immediate vicinity for the purposes already permitted,
7 nor substantially diminish and impair property values within the neighborhood.”

8
9 Again, we had many residents that participated in the Hearings that were very concerned about
10 the impact on their property value, and thought that it would impact the enjoyment of their
11 property. In response to that, the applicant did provide a report by Michael MaRous. However,
12 the Commission questioned the comparisons made in that study. The feeling was that they
13 weren’t applicable to Olympia Fields by using an example from Park Ridge that really wasn’t the
14 same type of facility as what’s proposed here. I also noted in my report that Commissioner
15 Miller had also expressed his desire for additional landscape buffering around the north and east
16 edges of the property to minimize impact on adjacent properties. And those concerns were not
17 addressed.

18
19 The other criteria that they failed to meet was: “That the Special Use shall in all other respects
20 conform to the applicable regulations of the District in which it is located...” The MD-1 District
21 requires affiliation with a hospital. I think the assumption when we wrote that was St. James.
22 Although, it is not specific to St. James in the Code. They did not provide such affiliation. At the
23 last Commission meeting, they did say they had begun reaching out to area hospitals to try to
24 obtain some type of affiliation, but as of at least the last meeting on February 17th, they did not
25 have any affiliation in place.

26
27 So, for those reasons, we recommended against the Special Use. The Planning Commission
28 voted essentially the same. They voted four to nothing in opposition of the Special Use.

29
30 Then we talked about the requested rezoning to MD-1. It is true that the Village’s
31 Comprehensive Plan does show that property ultimately for Medical District Use. However, the
32 Code is very specific, and that we need to have an approved Framework Plan for the use of that
33 property before you rezone anything to MD-1.

34
35 In this case, since the use is not being recommended for approval, we can’t, by nature, of an
36 approved Framework Plan. So again, the Commission and staff recommended denial of the
37 rezoning at this time. And I will yield. I’d be happy to answer any questions.

38
39 Village President Burke inquired whether or not there were any questions from the Board. No
40 one had any questions. Village President Burke stated Andrew, I understand you are still on the
41 line. I’m sorry it has been such a long meeting.

42
43 Mr. Andrew Kolb stated that’s okay. We request a few minutes. Village President Burke stated
44 sure. Mr. Kolb stated we have been at this since late 2019. We request a few minutes to clarify
45 some things if we could. Village President Burke stated sure, go ahead.

46

1 Mr. Kolb stated great. So, with respect to our application, there's one other additional
2 Development Petition that we requested. In addition to the Map Amendment to the MD-1
3 District and the Special Use for an alcoholism and substance abuse facility, we requested as set
4 forth in Paragraph 2 of our Rider to our Development Application, reasonable accommodation
5 under the Federal Fair Housing Act and the Americans with Disabilities Act. I just want the
6 record to be clear that we've requested that. It's in writing in our application. And we are doing it
7 so again here tonight.

8
9 Mr. Kolb stated so with that preliminary piece of information over, I just want to introduce
10 myself again. I'm Andrew Kolb from Recovery and Rehabilitation, LLC and Kelly Mottl's my
11 partner. She's on as well. And we have assembled a group of professionals to design and build
12 hopefully, a luxury, private pay alcoholism and substance abuse facility. We're contemplating
13 120-beds, 20 detox beds, and approximately 100 general admission beds. And our Business
14 Model is to serve female patients, much like the Timberline Knolls facility in Lemont who is
15 also approximately 120-beds and is at full capacity, and treats alcoholism and substance abuse,
16 and eating disorders, as well as other co-occurring disorders associated with family counseling
17 and different behavioral health issues.

18
19 We tied the property up way back in September of 2019. And first sat down to introduce
20 ourselves to the Mayor in late 2019, and put our application on file in January of 2020. So well
21 over a year ago contrary to the representation that it was only six-months. We've actually had
22 this property under contract for almost a year and a half when it comes down. We are closing in
23 on two-years since we started this process. We've spent a lot of money, and time, and effort with
24 architects, and engineers laying out every room, every closet, every nursing station, every
25 automated door, where the narcotics would be kept, where the medicines would be kept, where
26 the patient meeting rooms were, the work out areas, the Yoga rooms, all of the exercise facilities,
27 the kitchen, the hallways, the meditation rooms, the chapel. We've laid it out every inch of this
28 place and submitted detailed interior building drawings, architectural renderings. We put
29 together a Construction Budget. We're looking to invest approximately \$15,000,000.00 into a
30 piece of property that right now is off the tax rolls, isn't generating a dime for the Village, is full
31 of asbestos, has a non-Code compliant water suppression system. And is being occupied illegally
32 really, in violation of your Business Ordinances, and really should be condemned.

33
34 We are going to take that property hopefully, and we're going to pump in excess with the
35 purchase price of \$20,000,000.00 into this project. The goal is to get approved with the Map
36 Amendment and the Special Use. We went through the better part of a year of Hearings back and
37 forth, trying to meet every demand that the Planning & Zoning Commission was throwing at us.
38 Most recently in that process, we actually had to devise a Finance Plan to show that we were a
39 viable project. And we took the time to hire consultants and generated an income statement
40 showing expenses and revenues, priced out every nickel of our build-out, bid it out, put together
41 a staffing plan, which contrary to Mr. Hoffman's statement does show the number of employees
42 dedicated to security. We're showing 127-employees at full capacity that we are adding. Highly
43 paid employees with benefits to the community, that will all be hired likely locally. Professional
44 nurses, orderlies, assistants, staff, cooks, janitors, landscapers, maintenance crew, counselors,
45 social workers, all of those people come to help our female patients recover.

46

1 There has been a lot of reasons why this isn't a good project. I've heard a lot of testimony along
2 the way about, you know, this doesn't fit the brand of the Village, or this doesn't fit our image. I
3 heard it again tonight even. You know, just last month there were several articles in the New
4 England Journal of Medicine about the impact of COVID-19 and the opioid epidemic nationally
5 on female health issues, and what that does to the rising number of patients in every community
6 that need this type of care. Under the Affordable Care Act this is now eligible for private pay.
7 We're proposing a private pay facility. Either you pay with cash, or you pay with group health
8 insurance or managed care. And most insurance programs now are required under the Affordable
9 Care Act to reimburse and to cover this type of treatment. It's no longer stigmatized. Checking in
10 for a co-disorder, or a substance abuse problem is part of recuperation and getting back to your
11 family. So, we feel this isn't something that's stigmatized.

12
13 We were taken aback just addressing Mr. Hoffman's concerns regarding security, I'll go in
14 order. Security presumes danger. And I think to even require a security plan as a condition of a
15 Special Use is discriminatory. We all have to keep in mind that those suffering from alcohol and
16 substance abuse are protected, and are considered disabled under the Fair Housing Act which
17 arose out of the Civil Rights Act of 1968. That is a group of people who are considered residents
18 of your Village when they come for an extended stay. They're entitled to the same protections
19 under the FHA as any other protected class. And so, when we say that this particular group of
20 residents to come to the Village needs a security plan, is already crossing the line when it comes
21 to the FHA compliance. But let's put that aside. We did bid out a security plan, a 40-page
22 security plan. Shows every camera, every automated door, every angle of how the cameras rotate
23 and where they are going to be pointed. We have an Elopement Policy that we put in place for
24 patients who go AWOL if that were ever to happen. And we submitted an opinion from John
25 Curtiss at "The Retreat" up in Minnesota, a sister facility to ours to show that these types of
26 patients are not violent. Usually, people who are, you know, voluntarily seeking treatment for
27 alcoholism and substance abuse are doing it voluntarily. They're not trying to escape. They're
28 not put there by the Court System. They're people that are trying to get themselves better and
29 return to contributing members of society.

30
31 But we submitted a security plan. And we bid it out. And we've got a detailed list of what it's
32 going to cost us. And we've got policies and procedures and it's in black and white. So, security
33 really boggled my mind as to why that was a criteria that everyone hung their hat on. I
34 understand that this type of use isn't maybe as glamorous as a hotel or something else that the
35 Village would like to see there. But we feel we covered that sufficiently.

36
37 The next was, and I think the biggest was, well, you don't have affiliation. It's always possible to
38 grant a Special Use subject to the requirement that you affiliate before your licensed, or as part of
39 your licensure. I'll just point out that the Illinois Administrative Code issued by the Department
40 of Health does require a linkage agreement with a hospital as part of our license. And we already
41 have a commitment from Advocate Aurora Health informally. In fact, just today we were on the
42 phone with Cristy Gallegos, the Regional Manager, and Business Development who specializes
43 in Cardiovascular Women's Health. Advocate South Sub is very excited to create that linkage
44 agreement to accept patients to the extent more chronic care is needed. They're even interested in
45 affiliation potentially. And we're going to set up some additional meetings with higher ups in
46 that hospital. But to expect us to have that memorialized in writing, as a condition during zoning,

1 is really putting the cart before the horse. I mean, how can we really enter into a contract with a
2 hospital before we even have a zoning approval? It just seems like an absurd requirement.

3
4 Furthermore, we did ask your Planning & Zoning Commission what affiliation meant. Does it
5 mean financial? Does it mean name recognition? Does it mean a financial guarantee of our
6 operations? Does it mean that we have to be part of the organization? Like for instance, do we
7 have to be part of a not-for-profit? We were unable to really get clear answers. We got a two-
8 page memo. And that memo did indicate some, you know, interesting things about how we need
9 to financially affiliate. And again, it seems ridiculous to take a group of disabled protected
10 people and say that, "Oh, to live in our Village, you've got to financially guarantee your
11 existence." But nonetheless, we did reach out. And we're jumping through your hoops and we've
12 got these meetings set. We fully will comply with the Illinois Administrative Code requirements
13 on affiliation as far as a linkage agreement goes.

14
15 So, we think that element is really covered. And we also heard that there was no benefit to the
16 community. You know, and I can understand aside from the taxes, because most of those taxes
17 go to the School District, and I understand, you know, the Tax Bill is going to be somewhat large
18 here. And we're really not eligible as a For-Profit facility for tax relief on the Real Estate Tax
19 side. It has to be 100% Not-For-Profit. And that's not our Business Model. We're upscale. We're
20 luxury. We're trying to put a really nice building there as you see from our architectural
21 renderings. So, as far as benefits to the community go, we didn't get that one. We really think
22 there's a strong benefit to the community. We feel as though, you know, having this type of
23 facility, we want to make it the Mayo Clinic of female health in the alcoholism and substance
24 abuse treatment arena. We've got a good team assembled so far. And we're well financed. And
25 so, we really think that we can build a facility that will attract people to the area, and will attract
26 the right sort of jobs. And we think that ultimately, it will be a destination. People would look
27 maybe to Olympia Fields instead of looking someplace out west in Arizona, or the typical places
28 that you go in California for this type of treatment. You could stay local near your families, and
29 engage in these types of treatment programs and benefit here in our local communities. In
30 Olympia Fields, when we first saw the property that was for sale, we originally looked at
31 Olympia Fields like what a tremendous opportunity. I mean for those of us in the far western
32 suburbs, Olympia Fields carries a stigma of a very highly educated, very affluent, it has a great
33 reputation for business, and so obviously the golf tournament and everything else that goes with
34 that community that we hear about. So, we were very attracted to bring the project to the
35 community. And the site is really laid out for it. We think we can also, in the future, possibly
36 subdivide and build an assisted living or Alzheimer's care unit. We've also looked at the
37 possibility of an animal hospital as part of the therapy on some of the extra property. We're kind
38 of kicking around ideas.

39
40 But here we are, after a year of Zoning Hearings, we were flat out denied by everyone for
41 reasons that honestly confuse us. So, I think from the standpoint of where we are tonight, we'd
42 ask you to take a fresh look at the project, you know. As far as property values go, I mean, right
43 now you've got a property there that doesn't have much value. I can't understand how pumping
44 twenty million bucks into a site would drive property values down in the surrounding area. But
45 the only evidence that was presented at the Public Hearing was from us. Mr. MaRous, he's the
46 foremost preeminent expert when it comes to appraising properties. He did all the appraisals
47 when O'Hare Airport and its condemned property for its Imminent Domain proceedings. He's

1 the go to expert when it comes to this. And he made a finding. And the finding was, this project
2 will have no negative impact upon surrounding property values, which is exactly the element in
3 your Code. Now, people don't believe him. But there was no contrary evidence submitted during
4 the Public Hearing. So, I can't really cross examine someone else's expert opinions when there
5 weren't any. There was just a bit of suspicion about it.

6
7 And the fact that he looked in Park Ridge, to see how a facility there impacted property values
8 positively, well, there is no other facility in Olympia Fields or in that community of this size and
9 magnitude to really use. So, we used the nearest one we could find. It was in a similar
10 community, Park Ridge.

11
12 The landscape screening, tell us what you want. We'll plant whatever you want. I mean, we're
13 talking about a \$20,000,000.00 project guys. I've said it on the record. If you'd like to see some
14 landscape screens, whatever plants that you'd like planted, we could do deciduous, we could do
15 Evergreens, we could do, you know, whatever you'd like to see. We could create a berm. We'll
16 screen it however you'd like to screen it. Obviously, we'd rather be seen. But if you'd like to
17 have it landscaped, you know, I'm on the record saying that is not something that we're going to,
18 you know, walk away from this project over. And I think that does it.

19
20 So, if you guys want to talk to us about any of these elements and elicit some more information
21 so you can make an informed decision, we'd appreciate that. We honestly hope to be a part of the
22 community. And hope you'll look at our project, and look at all of our renderings, and look at the
23 investment we are making in the community. Look at the jobs we're bringing. Look at the taxes
24 we'll generate, and hopefully decide that yeah, you know, those that are suffering from
25 alcoholism and substance abuse, these women are not to be discriminated against, and they
26 should be considered welcome in the community like anyone else, even though maybe the
27 project isn't what everyone hoped for that particular redevelopment. So, with that, I'll just say,
28 Kelly, do you have anything to add?

29
30 Ms. Mottl stated no, I think you covered it. Well said. Mr. Kolb stated all right. So, well, thank
31 you for your time again. We appreciate everyone looking at our project, and hopefully with a
32 fresh set of eyes.

33
34 Village President Burke stated thank you very much, Andrew. This has gone on like you said for
35 quite a while. We think it's fair to not only to you, it's fair to the residents of Olympia Fields and
36 to our Board. So, what I want to do, I want to propose a Motion. And we will vote for this right
37 now. And the Motion is:

38
39 **Motion by Trustee Oliver, Second by Trustee Pennington to Accept the Recommendation**
40 **of the Village's Planning & Zoning Commission to Deny the Request for the RoseHeart**
41 **Recovery Request for Rezoning to MD-1, and a Special Use for an Alcohol and Substance**
42 **Abuse Treatment Facility at 20300 Governors Highway.**

43
44 Village President Burke stated Drella, could you take a vote, please? Take a Roll Call.

45
46 **Village Clerk Drella Savage stated Roll Call on the Motion to Accept the Recommendation**
47 **of the Zoning & Planning Commission.**

1 **Matz, Accept; Pennington, Yes; Oliver, Yes; Watkins, Yes; Finley, Yes.**

2

3 Village Clerk Drella Savage stated that the Motion carries to Accept the Recommendation of the
4 Planning & Zoning Commission.

5

6 Village President Burke stated okay, so that's the vote. Andrew, I'm going to make this
7 comment here. If you come forward with an agreement with a recognized hospital, we will be
8 happy to reconsider. We have a disagreement on which comes first. But we believe affiliation
9 should accompany the application. Get your agreement. Bring it back. Bring it forward. And
10 we'll be happy to reconsider. But the vote, as you just heard, is to deny the request. And we can
11 move on from there.

12

13 Mr. Kolb stated do you want to clarify for us what that agreement needs to be? Does it need to be
14 a financial tie? Or does it need to be just what the Illinois Administrative Code requires, which
15 would be a linkage agreement to accept ER patients?

16

17 Village President Burke stated that I'm not a lawyer, and I don't want to try to give you direction
18 on what that agreement is, because then we would be in a position where I'm telling you exactly
19 how to do this. So, this is going to have to be something that you could work out. And then if
20 you bring it back to the Village, the Village will look at that and potentially reconsider it. So, the
21 Board has voted. And I appreciate your time. I appreciate all of the effort's you guys put in. And
22 at some point, you have to kind of put a stake in the ground. And I think we all have kind of, as
23 you stipulated, put a lot of time into this. So, with that, I'd like to move on.

24

25 **Human Resources/Police Pension – Trustee Thomas**

26

27 There was no report in Trustee Thomas's absence.

28

29 **MISCELLANEOUS REPORTS:**

30

31 Village President Burke stated the next thing on the agenda, do we have any Miscellaneous
32 Reports?

33

34 **PUBLIC COMMENTS:**

35

36 Village President Burke stated do we have any Public Comments, which we didn't have any that
37 came in.

38

39 **Beautification Committee/Library Board – Trustee Watkins**

40

41 Trustee Watkins stated first of all, you skipped over Trustee Watkins report. I don't have a report
42 this evening. But I do want to piggyback off of what you said, and Trustee Matz earlier just
43 commending Jim Landini. There was a Letter of Commendation that was done by the
44 Beautification Committee, but I don't have the information in front of me. But it did echo some
45 of the things that were said tonight according to the job that Jim Landini and his staff has done.

46

1 Village President Burke stated that he was sorry that he skipped over you. That was me not
2 looking at the agenda, so please forgive me. Trustee Watkins stated no problem.

3
4 **MISCELLANEOUS REPORTS:**

5
6 Trustee Matz stated that she does have a Miscellaneous Report. It's not quite miscellaneous. It's
7 very important.

8
9 **Food Give Away** - Trustee Matz stated that there's a collaborative effort that is going to happen
10 this Saturday from noon to 2 o'clock P.M. with our new church that's in the community,
11 Emmaus. They took over the Jewish temple right there off of Western, at 20820 Western Avenue
12 in Olympia Fields.

13
14 Trustee Matz stated that the church, along with the Greater Food Depository, and herself, we are
15 going to have a Food Give Away this weekend. It's going to be a drive-up, as well as home
16 delivery. She apologized that the Trustees have not received their flyer yet. It has gone out into
17 the community. On the flyer it has a linkage where you can schedule your home pickup, only for
18 the residents in Olympia Fields. But it is open to the surrounding communities as well. This is
19 also to welcome the new church, Emmaus, into the community so that we have another place that
20 we can worship if we see fit.

21
22 Village President Burke thanked Trustee Matz. He stated that's the church that he and his wife
23 belong to. It's a great group of people.

24
25 Village Administrator Saenz stated that she has a copy of the letter that was submitted by the
26 Chair of the Beautification Committee. She stated if she could read that since Trustee Watkins
27 did not have her copy. Village President Burke stated okay, go ahead.

28
29 **Letter of Commendation** – Village Administrator Saenz stated that it's a Letter of
30 Commendation for Public Works Director Jim Landini and the Public Works Department.

31
32 It reads as follows: "As, Chair and Co-Chair of the Beautification Committee, we would like to
33 thank Jim Landini and The Public Works Department for their efforts to keep the Village of
34 Olympia Fields clean and meet the needs of residents despite the pandemic. Though they have
35 always done an excellent job of snow removal on our streets during the winter, they have done a
36 yeoman's job with snow removal during this past month's incredible storms. As the
37 beautification team and citizens, we appreciate your tireless efforts during back-to-back storms
38 in exceedingly freezing temperatures.

39
40 We recognize that during this past year the department was short staffed due to retirements and
41 also training new staff, yet they were able to get our beautification recognition signs in yards for
42 the landscape and holiday awards in a timely fashion, in addition to their other important
43 responsibilities.

44
45 Additionally, we would like to go on the record thanking Jim Landini, as owner of the
46 Beautification Committee's Budget, for his support of all of our new beautification projects we
47 have achieved in the last 4 years in the Village. We have added planters in the Vollmer Plaza

1 shopping area and at Walgreens. The Gateway areas have been improved. We have added
2 hanging baskets down Kedzie Avenue. We have totally redone the landscaped area at Village
3 Hall and made improvements to the old Village Hall and the Public Works area. And this year
4 when we asked him to include in the budget \$1,000 for each Homeowners Association to make
5 beautification enhancements to their subdivisions, it was approved without hesitation. We have
6 an application approval process that the Committee has been working on and are excited to get
7 the latest project going.

8

9 Thank you to Jim, the Board President Sterling Burke, and the Trustees for helping us keep
10 Olympia Fields beautiful. From Arlene Burke, Chair and Susan Moroney, Co-Chair.”

11

12 Village President Burke stated thank you. We probably are going to put that in Jim’s personnel
13 file.

14

15 **NEW BUSINESS:**

16

17 The Board did not have any New Business to discuss this evening.

18

19 **RESIGNATIONS AND APPOINTMENTS:**

20

21 **Resignation – Andrea Davis from the Community Relations Commission – Village President**
22 **Burke stated Resignations and Appointments. There is one Resignation.**

23

24 **Motion by Trustee Matz, Second by Trustee Finley to Accept the Resignation of Andrea**
25 **Davis from the Community Relations Commission, and Authorize a Letter to be Sent on**
26 **Behalf of the Village Board of Trustees.**

27 **Roll Call: Ayes (5-0) (Trustee Finley stated with gratitude and much admiration, yes)**
28 **Motion Carried.**

29

30 **ADJOURNMENT:**

31

32 **Motion by Trustee Pennington, Second by Trustee Matz to Adjourn the Board Meeting at**
33 **8:44 P.M.**

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

35

36 Respectfully submitted by Faith Stine.

37

38

39

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