

1 **Approval of the Interim Village Administrator/Chief of Staff Agreement and Appointment**
2 **of Drella Savage as Village Administrator/Chief of Staff –**

3
4 **Motion by Trustee Oliver, Second by Trustee White to Approve the Appointment of Drella**
5 **Savage as Interim Chief of Staff/Village Administrator for up to Six Months, at a Monthly**
6 **Rate of \$12,000.00.**

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

8
9 **DEPARTMENT HEAD REPORTS:**

10
11 **Betty Zigras – Finance Director**

12
13 **Resolution #2022-06** – A Resolution Authorizing the Extension of the Village’s Agreement with
14 the City of Chicago Heights for Fire and Paramedic Service – Ms. Zigras stated before you is
15 Resolution #2022-06. It is a Resolution Authorizing the Village’s Agreement with Chicago
16 Heights for Paramedic and Fire Services. There was also a memo attached within your Board
17 Packet giving some background detail as far as the contract that expired and this new contract.
18 It’s a five-year contract beginning on June 1st, 2022, and expiring on May 31st, 2027. The first-
19 year fee for this contract is in the amount of \$450,000.00, increasing \$100,000.00 for year two
20 and year three. After that is a CPI increase with a floor of 1% and a ceiling of 3%.

21
22 Village President Burke stated this was something that we definitely had to get done. We had a
23 very favorable contract for five-years. We looked at a couple of other places to see what would
24 be a reasonable amount of money. Flossmoor has two, full-time people that work for them. The
25 rest are volunteers. Flossmoor was not a suitable proposition. Matteson declined to give us a bid.
26 Ms. Zigras stated that we budgeted their initial proposal of \$653,000.00 in year one. We were
27 able to negotiate \$450,000.00. We do have that \$200,000.00 surplus in year one. Village
28 President Burke stated that’s a really, really, good deal for us. This is strictly a Resolution to
29 extend the current contract that we have with all the other points remaining in place.

30 **Motion by Trustee Blackwell, Second by Trustee Pennington to Approve Resolution No.**
31 **2022-06 - A Resolution Authorizing the Extension of the Village’s Agreement with the City**
32 **of Chicago Heights for Fire and Paramedic Services.**

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

34
35 **John McDonnell – Building Commissioner**

36
37 **Approval of Event Application for Gloria Taylor Foundation** – Mr. McDonnell stated before
38 you on the agenda is a request for approval for an event application for the Gloria J. Taylor
39 Foundation, which is located at 20080 Governors Drive, directly behind Village Hall. They have
40 an end of the school year picnic for the students in their pre-college program every year. They
41 had this same event last year. They have a large piece of extra grassy property next to their
42 building. That’s part of their lot. They setup a tent there for the kids. It is a one-day program. It’s
43 from 9:00 A.M. to 2:00 P.M. on June 11th. They give out book bags and things for the pre-
44 college students.

1 Village President Burke stated that we have an Ordinance in the Village that if anybody wants to
2 do a parade, or some kind of special event, the Board has to approve it. This is consistent with
3 what the policy has been in the past. These guys do good work and they are right behind us.

4 **Motion by Trustee Pennington, Second by Trustee White to Approve the Event for the**
5 **Gloria Taylor Foundation for their End of School Picnic.**

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

7
8 Mr. McDonnell stated I want to touch base and report on a couple of projects that we have going
9 on in the Village. We have talked about them before.

10
11 **VCA Hospital** – Mr. McDonnell stated the VCA Hospital is a Veterinarian Clinic by CVS. That
12 project is moving forward very smoothly. They’re still working on their civil engineering plans
13 and their building plans. They are awaiting their application approvals to the Metropolitan Water
14 Reclamation District, and the Illinois Department of Transportation, because they have to do
15 some work in the IDOT right-of-way. Those items take several months to get through before
16 they can actually submit for permit. The Village cannot sign-off on any permits until the MWRD
17 and IDOT has approved them. We are just kind of stuck in limbo with them right now. They are
18 diligently working on their plans. They call me practically every other day. They send me an
19 email almost every day asking a question about plan submittals and approvals.

20
21 **Shell Gas Station** – Mr. McDonnell stated another project that we have going on in town is a
22 service station at Governors Highway and Route 30, which is going to be a Shell Gas
23 Station/Convenience Store, Kwik Mart Convenience Store. They have been issued permits to
24 renovate the building currently. They are stuck in a situation of the shutdown that everything has
25 been postponed for deliveries. They are having problems getting their in-ground tanks from their
26 supplier. Their supplier that they generally go to cannot provide them to them in a timely
27 manner. They have gone outside and gone to a different supplier to go ahead and get those.
28 Shortly, we should get confirmation from them that they have a delivery date for those tanks.
29 Currently, they do not have a delivery date for those tanks. You will see some activity over there.
30 They will be renovating the store. We are working on some signage with them. Trustee
31 Pennington and Trustee Finley will be looking at some sketches for some monument signage to
32 go there. I know we spoke about that before.

33
34 **Little Caesars** – Mr. McDonnell stated another project in town is Little Caesars wants to go next
35 to Perros Brothers. The barber shop has been gone for a while now. I did receive plans. They are
36 missing a lot of documentation for them. They have not selected contractors yet. It seems to be a
37 project moving forward once they deliver plans. They have already spent the money on
38 architectural design and things like that.

39
40 Trustee Pennington inquired of Mr. McDonnell whether or not this is a new franchise. Mr.
41 McDonnell stated I’m assuming it’s a franchise, yes.

42
43 Village President Burke stated they rehabbed the building, the outside facade, with the idea that
44 they would build a pizza place on the opposite side where the barber shop use to be. Perros
45 Brothers is still going to be there. It will be owned by the same people, only it will be Little
46 Caesars.

47

1 Mr. McDonnell stated the owners are Perros Brothers. They are evidently buying into the
2 franchise.
3
4 Village President Burke stated that corner will be completely rehabbed with the pizza place,
5 Perros Brothers, and the upscale gas station that sells wine will be right there on the corner.
6
7 Trustee Blackwell inquired of Mr. McDonnell whether or not Little Caesars would be coming
8 before the Plan Commission. Mr. McDonnell stated no, they are not. They don't need anything.
9 It's a retail market area so the zoning is all clear. He said they will require a Special Use Permit
10 for the drive-thru. Trustee Blackwell stated that's what I thought. Mr. McDonnell stated they will
11 be. They are not quite ready yet. As soon as they are, I will be scheduling that meeting for us.
12 Trustee Blackwell stated Perros Brothers has the one already. Mr. McDonnell stated yes. They
13 have the Special Use Permit for that. It should go pretty smooth. I already talked to them about
14 moving the location of the actual drive-up window. They wanted it towards the front of the
15 building, but then that doesn't give them any car stacking capability. They have already
16 repositioned that.
17
18 **Shawn Michelle Ice Cream Shop** – Mr. McDonnell stated the Shawn Michelle Ice Cream Shop,
19 former Dunkin' Donuts location, they are moving forward. We've issued permits for the
20 renovations on the interior of the property. I issued a Sign Permit for them as well. They should
21 be opening in 30 to 90 days. Hopefully, 30 days and not 90 days, because they will miss part of
22 the summer there selling ice cream and treats.
23
24 **Lawrence's Fish & Shrimp** – Mr. McDonnell stated another project right next door to Shawn
25 Michelle's Ice Cream Shop is Lawrence's Fish & Shrimp. It is in the former location of Bebo's
26 Chicken and Fish seafood restaurant. Unfortunately, they are included in part of the shutdowns
27 because they are waiting on refrigeration equipment. They have to install a large freezer inside
28 the building. They can get the freezer box itself, but they can't get the equipment to go up on the
29 roof. That is what they are waiting for. Unfortunately, I don't have a date for opening for them.
30 They don't know when they will be receiving that equipment.
31
32 Village President Burke inquired whether or not the Board has been to Lawrence's down on 20th
33 & Canal. There are people standing in line and taking a number at that place. This is a huge gig.
34 These guys are in Hillside and Lombard at 87th Street, and down on 20th & Canal. We talked to
35 them maybe three years ago before the Pandemic. They want to expand. It's a really good catch
36 for us. Right now, they are just going to take one store front. Depending how things go, they may
37 have another store front right next door to it so they can have people sitting outside.
38
39 Mr. McDonnell stated the Village President is passing out a list of these other projects for the
40 Board Members. Some of these other projects, I don't know a lot of information on yet. They are
41 items that are in the works with the Economic Development Commission. I'm looking forward
42 to working with the Village President and the Economic Development Commission on those
43 projects.
44
45 Village President Burke stated Batters & Berries is still very interested. Ain't She Sweet Café,
46 the lady who owns two of those in Chicago she lives in my neighborhood. She is very much
47 interested in coming in here. The hotel could either be a Hilton or a Marriot, or a Holiday Inn

1 Express. We will be getting a MOU coming up with the developer on that. That's to go into the
2 area that we are going to talk about later about the TIF. The rest of these are some things we
3 have been working on. We are not floating this all over the place. I just want to make sure the
4 Board knows about the first eight items. The first eight items are all things that are like right
5 around the corner.

6
7 The three guiding principles, maintaining the nature of the Village of Olympia Fields. Manage
8 our finances in such a way that we can manage what's going on around here. We've done a
9 really good job with Betty and Willis on that. The other part is economic development. I just
10 wanted to make sure that everybody sees what is actually in route, in flight. We either have
11 permits, or are in the permitting process.

12
13 Mr. McDonnell stated I wanted to touch base on one other thing. Everybody has been calling the
14 Village Hall and complaining about dandelions. That's what happens when you have a lot of
15 rain. The first of spring you get a lot of rain, and then we had a week there we were above 80-
16 degree temperatures. That really made them blossom really big this year. Reggi has been out
17 there knocking on doors, putting on door hangers. Just this past month, 108 door hangers, 13
18 notices, letters of second notice, and seven properties have been cited for parking tickets for
19 Reggi.

20
21 The Board knows we have a Grant Program that we are working on through the South Suburban
22 Land Bank. We demolished a house on Attica. I can't recall the address. Reginald Ford has
23 submitted all of the grant reimbursement documentation. We should be getting reimbursed for all
24 of the funds that the Village has spent to have that property torn down.

25
26 Trustee Blackwell inquired of Mr. McDonnell what the issue is with the dandelions. Are people
27 complaining about neighbors? Mr. McDonnell stated yes. Residents calling on their neighbor.
28 They haven't cut their grass and too many dandelions. Trustee Blackwell stated they grow real
29 fast. Mr. McDonnell stated they grew really quick.

30
31 Village President Burke stated you know every one of those dandelions that pops up will
32 germinate a thousand more. There are some people who work really hard to put down stuff to kill
33 the little yellow guys. But like overnight they close up and they turn into these floating seeds and
34 float all over the place. Someone who is really, really diligent about taking care of their yard,
35 they don't like the fact that the person next door is not putting any weed killer down. If you drive
36 around, you'll see forests of dandelions. Then you will see a nice green patch. The people who
37 are next to, or in between a bunch of dandelions, they are the ones that are having the fit.

38
39 Mr. McDonnell stated the way the price of food keeps going up, somebody mentioned to me that
40 you can make salad out of the dandelions. Village President Burke stated there are people who
41 have done that. I've seen people they go after mushrooms and dandelions. They eat them as
42 greens, salad.

43
44 **Jim Landini – Director of Public Works**

45
46 **Resolution No. 2022-07 – Village of Olympia Fields – 2022/23 MFT General Maintenance**
47 **Program Section No. 23-00000-00-GM** – Mr. Landini stated what you have before you is

1 Resolution No. 2022-07, MFT General Maintenance Program. This is routine. We do this every
2 year. This allows us to spend the budgeted maintenance amount out of MFT. It covers things like
3 street sweeping, rock salt purchasing, and some minor engineering for the amount of \$69,250.00.
4

5 Village President Burke stated there is a Motor Fuel Tax. We have to go through the process of
6 taking money out of that Motor Fuel Tax any time we use it and how we spend it. The
7 government watches us very closely. We don't just take the tax and do nothing with it. It is only
8 for maintenance and road building, et cetera.

9 **Motion by Trustee Oliver, Second by Trustee Pennington to Approve Resolution**
10 **No. 2022-07 A Resolution Authorizing the Use of \$69,250.00 of Motor Fuel Tax Funding for**
11 **General Maintenance Under Illinois Highway Code BLR 14220.**

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

14 Village President Burke inquired of Mr. Landini whether or not he wanted to say anything about
15 how things are going with the replacement of the pump over by the post office.
16

17 Mr. Landini stated yes. So far, the pumps have been keeping up. It has also helped that we've
18 been relatively dry lately. I don't have a construction date yet. I should have that by next week.
19 I'll update when I get that on when they are going to start construction. They are building the
20 Lift Station currently right now. Construction will start about three weeks prior to the delivery.
21 Everything will be ready to go to drop that Lift Station in. It's on schedule. I just don't have the
22 exact construction start date. I will be getting that within the next week or two.
23

24 Mr. Landini stated we did get the transmitter in for the water meter tower for reading. They got
25 delayed a little bit. Depending on the weather, either the end of this week or early next week that
26 will be installed. From there we will have the training to go forward with fixed point reading on
27 the water meters.
28

29 Trustee Finley inquired of Mr. Landini whether or not there are any new enhancements with the
30 new Lift Station that weren't available to us with the old one. Mr. Landini stated yes. It won't be
31 a confined space Lift Station. That means we have to go down 30-feet to go down and service
32 the pumps, which is a dangerous situation because of the air quality and things like that. This
33 new Lift Station, the pumps will be on stainless steel rails. They will be brought up to the surface
34 above ground for us to do any maintenance. There will be a computer box where it will show
35 digitally all the levels. We can adjust everything there instead of going down into the hole to do
36 all the adjustments. It is more energy efficient, more powerful pumps. The entire Lift Station
37 itself is made of fiberglass with no corrosive parts. Part of the problem that we are in now is that
38 the metal parts that were in the original Lift Station are corroding. This is more of a full proof
39 Lift Station, and much more maintenance free. Everything can be brought safely to the surface if
40 there is any maintenance involved with it.
41

42 Trustee Finley inquired of Mr. Landini how much life you think we will get out of this Lift
43 Station on average. I know anything can happen. Mr. Landini stated these are like around 70-
44 year Lift Stations. They will out live the rest of us. Once this is installed, this is something we
45 don't have to worry about just on the Public Works end. Our concern is managing the pumps
46 because that's the mechanical working part in there.
47

1 Trustee Pennington stated that Trustee Finley brings up a very good point about age life of our
2 pumps. Are you aware of any other pumps that are currently in place that are aging, and in all
3 probability will have to be replaced in a short time?
4

5 Mr. Landini stated we don't have any pumps in our system that are over five years old right now,
6 except for what's down in that Post Office Lift Station for pumps. Long-term plans are to replace
7 the existing confined space Lift Stations, which there are three more. As far as pumps, those
8 things because of what goes through them, they are warrantied for three years. Prior to me
9 starting here, we had pumps in the system that were nine, 10, 11, years old that were working
10 fine until they weren't. Right now, we bought pumps for every Lift Station. Our oldest pump is
11 five to six years old. It takes one thing to get in there and blow out that pump, which is part of
12 the reason why we check them every single day just to see how efficiently they are running. If
13 we see that efficiency drop, we do what we call "Pull the Pump," inspect it. Usually, there is
14 something caught in there, get that out so the pump is not fighting against any tension in there
15 which would blow the motor. Short answer, all our pumps are working well right now. Trustee
16 Pennington stated thank you.
17

18 Village President Burke stated the reason that I asked Jim to make a comment about this, is
19 because I know we had some previous discussions about these pumps. This Lift Station is going
20 to be \$600,000.00 to do this. Half of the money we have in a grant already, and the other half we
21 will get in a grant. This will not cost the Village any money to do this. Jim and the team were
22 able to get this thing to run when, in fact, it was failing. We were really concerned that it was
23 going to be out of service. They did a good job of keeping it up and running until we get the new
24 one built.
25

26 **Derrick Blasingame – Chief of Police**
27

28 **Approval of Ordinance No. 2022-10 Amending Chapter 13 of Olympia Fields Village Code,**
29 **"Miscellaneous Offenses and Provisions" to Add Certain Additional Offenses – Chief**
30 Blasingame stated what you have before you is the approval of Village Ordinance No. 2022-10.
31 It is Amending Chapter 13 of the Olympia Fields Village Code, "Miscellaneous Offenses and
32 Provisions" to Add Certain Additional Offenses. What happened is, all of the Courts in the State
33 are starting to send petty misdemeanors back to the local courts. We had to amend our Village
34 Ordinance so that we can do adjudication over these offenses. We will write tickets for offenses
35 at the high school, Wal-Mart, Walgreens. Anything that is a petty misdemeanor that happens in
36 town, we will bring it to the local court now versus sending it to Markham. The Village President
37 and the Board have to approve the Ordinance, so that we can move forward as far as issuing
38 those tickets and bringing everything in-house.
39

40 Trustee Oliver inquired of Chief Blasingame if he could say how much work that might mean for
41 Richard Crusor who oversees these. Chief Blasingame stated that we have to add one more court
42 date for the tickets we issue under this. We have a court date for building. We have a court date
43 for parking tickets and for the red lights. We will be adding one more. I ordered tickets. Instead
44 of having separate tickets that Reggi would write, and the police would write, all of these tickets
45 can be written on the same form. It streamlines it and makes it easier to process.
46

1 Village President Burke stated Principle Number 2, streamlining our business process. This is a
2 perfect example. Everybody was kind of working off in a corner by themselves. On top of that
3 we had Markham Court throwing out everything that we sent in there. They were not even
4 prosecuting these people. What this Ordinance is really all about is to move this into our own
5 court. If there's a fight at the high school, we will be able to hold the parents responsible. First,
6 they can get a fine, and then we can increase those. We don't have to go to Markham where they
7 just throw it out.

8

9 Trustee White inquired what are the methods that will be in place to ensure that those fines are
10 paid? Village President Burke stated our Ordinance is the law. If somebody doesn't pay, then we
11 can add onto it. Just like any other fine around here, ultimately it can get to the point that we can
12 lock somebody up if necessary. Isn't that correct?

13

14 Chief Blasingame stated and also, just like with any other fine that the Village has, we can send
15 it to collections and force them to pay it that way. Trustee Oliver stated lien the property.

16

17 Trustee Blackwell stated this is essentially transferring jurisdiction, misdemeanors mostly. Chief
18 Blasingame stated petty misdemeanors. Trustee Blackwell stated petty misdemeanors to the
19 municipalities. Chief Blasingame stated yes. Mr. Murphey stated no law was passed. The courts
20 just don't want them. Trustee Blackwell stated so what has happened previously is that if we fine
21 somebody or arrested somebody for these types of violations, it would go to Markham and just
22 be thrown out? Chief Blasingame stated it would be thrown out because they don't want to deal
23 with it.

24

25 Trustee Blackwell stated so far as the revenue that's collected from the punishment for the
26 offenses, how does that revenue transfer? What portion, if any, do we get? Chief Blasingame
27 stated it all goes to the Village. Ms. Zigras stated whereas before we got a small percentage. The
28 breakout would show what other agencies would be getting a portion of that. I want to say it was
29 quite small. It was under 10% that we were receiving.

30

31 Village President Burke stated going back to what Howard asked, what this is going to do is, if
32 they were throwing out all of these cases and nothing was happening, then people would have a
33 lot of repeat offenses. Now, we are going to hold them accountable. Kelvin and I had some
34 conversations about littering. People have been concerned about littering. We had Clean Up Day.
35 Some people said, "If I pay all these taxes, why am I having to go out and clean up around in my
36 own neighborhood?" Well, people clean up around their house. They paint and stuff like that.
37 Everyone to a certain extent does a certain amount of that. However, the majority of the issues
38 that we have with litter and bottles and stuff like that around the Village, is around the outside of
39 the box, up and down, and the State and the County. The conversation I had with the Chief is,
40 they need to start giving people tickets. If they got tickets that went to Markham, people just
41 keep throwing stuff out because they will throw out the case. If you see somebody, or anybody
42 that works for the Village sees somebody littering just sign as a witness, and they are going to
43 get a ticket. We know their license plate. We are going to bring them into court here and they are
44 going to get fined.

45

46 Trustee Finley stated I have been to court here, traffic. If Markham doesn't want these kinds of
47 cases, then we should want them. It offers an opportunity for community engagement. The way

1 that our Judge runs the court, there are other things that are considered. And there is something
2 personal about having done what you've done here, and then having to answer to the people
3 here. We are not anonymous. We are your neighbors.

4
5 Mr. Murphey stated we talked about the money, that's true what gets siphoned off. I don't think
6 this Ordinance should be viewed as a revenue raiser. It's more we are attempting to obtain
7 compliance with things that aren't important to some people, but are important to the Village
8 because it's quality of life and you are hoping that some young people will be taught a lesson.
9 And some people who otherwise are careless or neglectful will wake up.

10
11 Village President Burke inquired whether or not there were any other comments or questions.
12 Trustee Pennington stated it sounds good.

13 **Motion by Trustee Pennington, Second by Trustee Oliver to Approve Ordinance**
14 **No. 2022-10 Amending Chapter 13 of the Olympia Fields Village Code, "Miscellaneous**
15 **Offenses and Provisions" to Add Certain Additional Offenses.**

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

17
18 **PUBLIC COMMENT:**

19
20 Village President Burke opened the meeting up for Public Comment at 6:43 P.M.

21
22 Mr. George Chandler stated I am with Vienna Woods. I have a couple thank yous. One, to the
23 Village Board for passing the rule that the homeowners have to be paid up on their Homeowner
24 Association dues before they can get a Certificate of Occupancy. Thank you for that. We've had
25 some that have lasted a long time, and finally the bank was going to close on them. They were
26 going to sell the house. So, thank you for that.

27
28 Mr. Chandler stated I just want to put on the record, thanks to the Board and the Beautification
29 Committee for the Grant Program last year. It helped us replace one of the light fixtures at the
30 Vienna Woods entrance. I will be preparing another application. Hopefully, we will be able to
31 get the other light fixed over there and replaced.

32
33 Mr. Chandler stated I just want to thank Jimmy for doing a great job mowing the lawns and stuff
34 over at the entrances on 207th Street at Strauss and Danube Way. You do a good job over there.
35 Even though I know a lot of places are still wet and growing dandelions, but we are high and dry.
36 You guys are doing a good job. Mr. Landini stated thank you. Mr. Chandler stated thank you
37 very much.

38
39 Village President Burke closed Public Comment at 6:48 P.M. Village President Burke stated
40 next on the agenda starting at 7:00, is our Public Hearing on the Governors Highway and
41 Vollmer Road TIF District Redevelopment Project. That is suppose to start at 7 o'clock. So, we
42 have about a 12-minute recess. (AT THIS TIME, THERE WAS A RECESS FROM 6:48 P.M.
43 TO 7:00 P.M.)

44
45 **Public Hearing for the Governors Highway/Vollmer Road TIF District Redevelopment**
46 **Project** – Village President Burke reconvened the meeting at 7:00 P.M. The Public Hearing
47 commenced at 7:00 P.M. Village President Burke stated I appreciate all the people who have

1 come in to hear about the TIF that we want to talk about. Mike Hoffman is the Village's Planner.
2 Right next to Mike Hoffman is John Murphey, which is the Village's Attorney. I am going to
3 turn this Public Hearing over to Mike. He can give you not only an update on what we're doing,
4 and why we're doing what we are doing. John Murphey is here to answer any legal questions
5 that's associated with what we're trying to do.

6
7 Mr. Hoffman stated we are here to talk about a proposed new TIF District in Olympia Fields.
8 TIF District stands for "Tax Increment Financing District," if you are not familiar with the term.
9 It is going to run along Governors Highway, and then along Vollmer Road. For those of you that
10 are not familiar with TIF, I think it's always good to give a quick summary of what TIF is, and
11 what TIF isn't. TIF is a way to utilize future tax revenue and capture and harness that to promote
12 new private development, and to provide the infrastructure needed to support that development.
13 It's not a new tax. It is not going to increase anybody directly, their tax rate. It's really a
14 financing tool to kind of promote this redevelopment that we are talking about here. It's a way
15 for the Village of Olympia Fields to partner with private development to reach common goals
16 really, is really what it's about. It's a way to leverage that public investment in the property.

17
18 Why are we looking at a Tax Increment Financing District here? Well, I have two columns here.
19 A general column and a specific to this area column. Most TIFs are generally created to
20 encourage that private investment if it's a competitive marketplace for any type of development,
21 that is particularly true in the South Suburbs here. Most communities have TIF Districts.
22 Olympia Fields has a TIF District already in place. A couple of them actually. When businesses
23 are looking to locate, one of the things they do is to look and see if there are incentives in place
24 to attract them and to support the development. It's a competitive thing. It's also a way to ensure
25 the quality of development we want to see, right? By partnering with the private sector, we can
26 really strongly encourage them to build the quality of product that we would like here in this
27 community. It's a way to kind of ensure the quality and the type of development. We don't have
28 to incentivize any type of project that the Village doesn't really want to see, right? It is a way to
29 encourage the type of development that would really fit the needs of the community.

30
31 Finally, enhancing infrastructure. If there is a need for improved water or sewer lines, if you
32 need turn lanes on a road, a signalization at an intersection, all of those things are eligible to
33 construct out of a TIF. Those are some common reasons why you would look to do a Tax
34 Increment Financing District.

35
36 Specific to this area that we are talking about, we really have got some under utilized property
37 and some vacant property in this area. Particularly, in the Governors Office Park. I think this
38 really is a great opportunity for the Village that hasn't really been harnessed in years. To seize
39 those opportunities, I think we do need a tool like Tax Increment Financing to help partner with
40 the private sector to do those things. We do know there are some real development opportunities
41 and things that are being discussed in this area. So, to have those tools available, I think, will be
42 really important for the Village.

43
44 This is a graph that explains how Tax Increment Financing works. You look at the base value of
45 all the property that is out there right now. It's called a "Based Equalized Assessed Value." The
46 property tax revenue that comes off of that base value continues to flow to all the different taxing
47 bodies. It continues to flow to the Village. It continues to flow to the Park District, and the

1 School District, and all those entities. So, they continue to have funds coming through. Then
2 what we do is we harness that increase. If I build a new building on here, obviously my taxes are
3 going to go up from vacant land to an improved piece of property. So, my taxes will go up
4 because of that. That increased value goes into the separate TIF Fund that we can then use to
5 fund other development projects, or pay for infrastructure and those kinds of things. So, we
6 harness that increase for that 23-year period. At the end of that 23-year period, the higher EAV is
7 taxable to all the different taxing bodies, so they all benefit by that increase.

8
9 It's very true with TIF, and I've always said this, if this development would all happen on its
10 own, we shouldn't create a TIF District. There should be some unusual thing that requires us to
11 do that. And if that is true, this process works very well. TIF is one of the major economic
12 development tools that communities use throughout Illinois, and really throughout the entire
13 United States.

14
15 The TIF District that we are talking about here is highlighted in orange on this map. It essentially
16 extends from the railroad tracks along the southside of Vollmer, includes the Governors Office
17 Park, and then it extends down Governors Highway past the high school and includes what
18 everybody around here would know as the "Tolentine property," at the southwest corner of 203rd
19 and Governors Highway. It is about 159-acres in size, and includes 59-parcels of land. I would
20 say it is a medium size TIF. It's certainly not the biggest one I've worked on, but it is much
21 bigger than some. This would be the biggest TIF in Olympia Fields if adopted.

22
23 We need to do two things to do TIF in Illinois. We need to create an Eligibility Study that looks
24 at how this area compares to standards that are outlined in State Statute. And then we need to
25 develop a Redevelopment Plan. Let's first talk about eligibility and whether this area is eligible
26 to create a TIF. There are different standards in the TIF Act that look at standards for improved
27 property and vacant land. We have both in this area. So, we had to look at both criteria. Those
28 factors need to be kind of distributed reasonably, evenly throughout the whole area. If I go back
29 to my map, if all my eligibility was right in the middle and there was nothing on either side, then
30 really the whole area wouldn't be eligible. So, we need to have some distribution of these things.
31 We kind of map those in the TIF Report.

32
33 In summary, on the improved property, one of the criteria we looked at is just simply age of
34 buildings. Under the assumption that the older the building probably the more maintenance they
35 need is probably more likely to have some deterioration of the structures and that kind of thing.
36 In this case, 64% of the buildings out there are over 35-years in age or older. That meets that
37 criterion. If we have that factor, then we need to have three other factors to qualify the area as a
38 TIF. We actually have more than that in this particular case. We have deterioration of property.
39 You'll see cracked windows, some foundation issues, some structural issues. All things that
40 could be fixed and repaired in a well-maintained building. But clearly signs that people haven't
41 been taking care of the buildings as well as we would like to see them. There is also evidence on
42 site improvements. If you have a parking lot and it's all cracked up, and there's chunks of asphalt
43 and those kinds of things out of it, that would meet the deterioration criteria. We did find that
44 throughout the area.

45
46 Obsolescence means that the building was constructed in a way that can't necessarily
47 accommodate other uses, or not as well as you might like to have. In our case, we have some

1 very aged office buildings out there that are somewhat obsolete at this point in time. There is also
2 obsolete platting, which we found a little bit in this case too. There is obsolescence in the area.

3

4 Excessive vacancies. We did find quite a number of not only vacant properties, but vacant spaces
5 in some of these buildings. That was a factor that we found. Decline in Equalized Assessed
6 Value. I will explain that a little bit more in a minute. On the vacant land we found obsolete
7 platting was true in some of these areas, meaning that in our case at least, the area was platted up
8 into a series of small lots that wasn't conducive to the commercial development that is zoned for
9 and planned for. That is obsolete platting.

10

11 Deterioration of neighboring sites and structures. That means that we've got some signs of
12 deterioration in properties adjacent to those vacant parcels. We definitely have that in this area.
13 In some cases, in this area, we have some tax or special assessment delinquencies. People
14 haven't been paying their property taxes. Another way that we can qualify this area and we
15 found evidence of that here too. So, deterioration, we found both site and building deterioration
16 throughout the area. Signage, lighting, some fencing was bad in terms of site issues that we
17 found, and certainly some conditions in parking lots, some of the sidewalks. Some of the
18 buildings we found broken windows, roofs that needed improvement or repair, gutters that were
19 hanging down, cracks in the masonry walls and foundations. All of those were signs of
20 deterioration we found in this area. There are a couple pictures. We have a bunch more,
21 obviously. You can see that most of these things could be repaired without huge amounts of
22 money. It would certainly be an appropriate investment to fix those things, but they haven't been
23 done. Those are the signs that there's a challenge here. Going back to those three and five criteria
24 that I talked about a minute ago, we are qualifying this based on conservation area criteria, which
25 essentially says if we don't do something the area is going to continue to decline and become
26 blighted. We could also qualify it as a blighted area. We didn't seek that. That really means
27 essentially that it's really bad. We aren't there yet. We're saying we are in the conservation area
28 category of things.

29

30 Obsolescence, I explained that already so I am not going to go into too much more detail on that.
31 Excessive vacancies, 52% of the buildings out in this area were either partially or completely
32 vacant. That to me, clearly qualifies it as a factor that we can use in this TIF District. And then
33 declining Equalized Assessed Value. There are different ways you can do it. The way that we did
34 it here was to compare the change of the trend and the Equalized Assessed Value in this area
35 versus the consumer price index. We found that three of the last five years this area grew less
36 than the consumer price index. Because of that, that's a qualifying factor that we can use in the
37 establishment of this TIF. We are very confident that it meets the TIF Eligibility Standards
38 required in the TIF Act.

39

40 Once we did that, we then looked at how we want to see this area redeveloped. We ended up
41 identifying some redevelopment sites. You can see them here on the map. A, B, C, D, and E. "A"
42 is the Tolentine property that is prime for redevelopment. "B" is the Governors Office Park that
43 we have some vision for on that. I will show you some pictures of that in a second. "C" is the
44 vacant properties along Governors Highway. The same for "D," as a vacant commercial site at
45 the corner of Kedzie and Vollmer Road. And then "E" is the old Coves Subdivision that the
46 streets were put in and it was platted, but never a house built out there. The Village went and
47 rezoned that property commercial a year or two ago. As a commercial property it is not laid out

1 or configured very well. We want to obviously see that area brought back to life and developed
2 as some appropriate type of development.

3
4 This is a sketch that we actually developed a year or two ago, working with the Village's
5 Economic Development Commission to look at possible redevelopment in this Governors Office
6 Park where we are sitting today. Looking at ways that we can kind of transform this, develop it
7 as more of a mixed-use type of development with the focus more on entertainment, restaurants,
8 things for people to do, those kinds of things, and getting a little bit away from the solely office
9 that it has been over the years. We still would love to have an office component. Suspect that
10 will make some sense. We do think there's a great demand in this region for restaurants, for
11 entertainment venues, and particularly this area adjacent to Flossmoor. We really think it has
12 some great potential. There is a need to provide some incentives to make that happen. So, hence
13 the idea of the TIF District to partner with the private sector to accomplish these things.

14
15 This is kind of a visionary sketch. I wouldn't expect it to redevelop exactly like this. It's the
16 concept we are trying to communicate here. And the idea is keeping pieces of it and transforming
17 parts of it, developing the vacant lots, and seeing the area become vibrant and thriving once
18 again.

19
20 What can we use TIF money for? It's mainly focused on getting sites available and ready for
21 development. So, we can fund assembling property. We can fund any kind of infrastructure thing
22 in terms of water, sewer, roads, those kinds of things, storm water management areas. If there is
23 a need for environmental cleanup, we can do that with TIF. We can assist with remodeling and
24 renovation of buildings, whether that's a facade improvement, or a major structural remodeling
25 of the building. All that affecting the existing structures we can fund with TIF. Certainly, any
26 kind of public infrastructure we can fund with TIF.

27
28 What I want to be very clear about, what we can't fund with TIF is new bricks and mortar. We
29 can help get the site ready to develop it. But we can't pay for building the guy's new office
30 building or whatever it is. We can't pay for new construction. We can get the property ready and
31 available for development. We can assist with any infrastructure things that are necessary to see
32 a project put up.

33
34 Those are the ways we can kind of partner with the private sector to see redevelopment in the
35 area. If you are not familiar with TIF, there's a very specific process that is outlined in State
36 Statute that we have been following very closely here. The first thing we did, was to help them
37 create a TIF. Most TIFs you usually do use a TIF consultant because it is kind of an area of
38 expertise that we have as a firm at Teska Associates. The Village sent out a notice saying that
39 they were going to be studying TIF in the community. Then we did that Eligibility Study that I
40 talked about to see if this area did qualify. I looked at the boundaries of the area that made sense.
41 Once we did that, we proceeded to do the Redevelopment Plan to say how we would fund
42 projects, and what type of budget we may want to have in the area and that kind of thing. We are
43 also required to have a Joint Review Board. A Joint Review Board is a meeting of all of the
44 relevant taxing bodies that are assessing property in this area. It gives them a chance to see what
45 is proposed and to review the plan to make sure that we have done everything that we are
46 suppose to do. We've done the Eligibility Study and we've done the Redevelopment Plan. The
47 area is eligible for the creation of the TIF. It's not really to comment whether they like the TIF or

1 don't like the TIF, but whether they feel we have met the criteria. We had two Joint Review
2 Board meetings. One was on April 8th where we presented the overall TIF. Most of the taxing
3 bodies wanted to go back and talk to their boards and that kind of thing. They did that over the
4 course of April. Then we came back on April 29th. At that meeting the Joint Review Board
5 recommended to accept the TIF, meaning that they felt that it met the criteria in the State Statute
6 to create the TIF District. Now, we are here tonight to hear public comments and questions on
7 this TIF District. The Village will not be adopting the TIF tonight. In fact, State Statute requires
8 the Village to wait at least 14-days prior to adopting the TIF. So, we will do that a future
9 meeting. They have 14 to 90-days after the close of this Public Hearing to act on the creation of
10 the TIF District. So, with that, I will conclude the presentation and look forward to hear your
11 comments and questions.

12

13 **Public Comment** – Public Comment commenced at 7:20 P.M. My name is Sunil Bhatia. I have
14 four buildings in the Governors Office Park, 19900, 20000, 20200 and 20280. This, of course, is
15 a very interesting development. Thank you so much Mike and everybody else to consider this.

16

17 I have a few questions actually, if you don't mind me asking all of you. The first thing is, the
18 difference can they be used for internal improvements in the building, the pre-existing buildings?
19 Is that possible, or no?

20

21 Mr. Hoffman stated it couldn't pay for like furniture, things that you can move and take out of
22 the building. Anything that is permanently affixed to the building, yes. Even as much as like
23 HVAC systems and that kind of thing. Roofs have been funded through TIFs quite a bit. As long
24 as it's a permanent attachment to the building, yes.

25

26 Mr. Bhatia stated yeah, because we have been having a lot of heating and electric. We have tried
27 to fix things on our own. We did the parking lots on our own. We did a lot of lighting and we did
28 a lot of other stuff. The HVAC system, the walls have to be moved because the configuration of
29 the offices is 25-years back and is no longer going to be believed. It's a lot of costs. We have
30 been doing some of the work ourselves. That maybe an interesting concept. The map you
31 showed of the new Redevelopment Plan, is it going to require the removal of any buildings, or
32 are you just going to use empty parcels?

33

34 Mr. Hoffman stated for example, "A" is a vacant parcel. "B" is an existing building. "E" is a new
35 building. That's a vacant lot. It's a mix, I guess. We would obviously start probably on the
36 vacant lots because that's easiest, or a vacant building would be where we would start. Some of
37 the other ones, obviously we would be working very closely with the property owners. The
38 Village doesn't intend to go in and condemn anybody's property or anything. We are going to be
39 partnering with you. So, to some extent, it's going to depend on your vision, right? Mr. Bhatia
40 stated yes. Mr. Hoffman stated if you have a building and you think well, given the state of
41 where this is, and where you think the market is, it maybe should come down. That is going to be
42 your call and the Village will work with you to do that. Obviously, the starting point will be
43 focusing on vacant buildings and vacant lots.

44

45 Mr. Bhatia stated you also mentioned that there will be some entertainment and food venues to
46 be created, right? Mr. Hoffman stated we believe from a market perspective that's the place that
47 we want to start, yes. Mr. Bhatia stated I think that is a very good idea. That's an amazing idea,

1 because that's what the Park is lacking. It's a very office-oriented Park. It is a little dated because
2 we don't have anything else besides offices. So, I think that's a great idea. You can light up these
3 bars and all of that stuff which is good. It will beautify the Park and revitalize the whole area.
4 Thank you so much. I think that's the few questions I had. Thank you, I appreciate it.

5
6 I'm Kim Jackson. I am the President of Lakes of Olympia Condo Association that is impacted by
7 the proposal here tonight. Michael, thank you for your email. I just picked it up this afternoon.
8 Mr. Hoffman stated I am sorry I didn't get back to you earlier. Ms. Jackson stated okay, no
9 problem. The question I have, and I have a number of our property owners here from our
10 subdivision. What are you proposing as a barrier for Lakes of Olympia, because I see here, we
11 have Waterford Court, Lake Street and Lake Drive that abuts right up against our subdivision?
12

13 Mr. Hoffman stated yes, yes. One of the beauties of having this as a TIF, we can ask for a lot
14 more from the developers than we normally can, right? So, if we are giving them something we
15 want something back. We haven't defined any specific buffer in there. The Village has a set of
16 Design Guidelines that we happened to create, so I know they exist. Those do require a buffering
17 between any kind of commercial or higher density residential, and single-family. It has been a
18 little while since I created those. I believe it looks for at least a 10-or 15-foot landscape berm,
19 buffer, maybe fencing. It depends on the location and what you are buffering between. But
20 absolutely some type of buffer would be essential.

21
22 Ms. Jackson stated right now, the way the streets are designed back there, Lake Drive comes off
23 of Kedzie into Lake Drive. And then Lake Drive takes you back to the water tower back there.
24 Then you have Waterford Court, which is a cul-de-sac back there. We have a building that faces
25 Waterford Court. If you put a commercial building there, people are going to look out the
26 windows right into the back of whatever building you put in there. Right now, the other problem
27 that we have is that gravel road that is back there is like a turnaround for any trucks that may get
28 stuck under that viaduct. We have 18-wheelers coming through there all the time. So, we are
29 concerned about the truck traffic. How are you going to block that off from us?
30

31 Mr. Hoffman stated okay, the Village has a Site Plan Review Process. So, before anybody would
32 be able to develop anything here, they would have to submit a Site Plan to us and we would look
33 at it. We don't have a specific Site Plan for this property at this point, so I can't tell you exactly
34 how it will be done. I can certainly tell you that we would be looking at all of those things you
35 just mentioned to make sure that they are addressed in this area. It's not a very specific answer
36 because I don't have a specific plan to show you. I am a Landscape Architect; my background
37 and I design stuff on a regular basis. I am very sensitive to making sure that any new
38 development is compatible with future development.

39
40 Ms. Jackson stated I just want to make sure that's on the record. That's one of our major
41 concerns. Mr. Hoffman stated sure. Ms. Jackson stated it's how we are going to be blocked
42 aesthetically away from any commercial buildings that could be possibly put on that parcel of
43 land. Thank you.

44
45 Mr. Hoffman stated I have absolutely no problem adding a sentence or two to the document to
46 emphasize that. Ms. Jackson stated we would like to be included in whatever proposals. We
47 would like to understand what those are going to look like. Thank you.

1 Mr. Murphey stated Mr. President, I would like to make one follow-up comment on that. My
2 name is John Murphey. I'm the Village Attorney. For your area in particular, there is no
3 developer in the wings. So, there is nobody there. Ms. Jackson stated okay. Mr. Murphey stated
4 remember that the TIF process would involve, if we are interested in making a deal with
5 somebody, an incentive deal providing that, but that doesn't negate the zoning aspect. They
6 would have to go through zoning, Site Plan approval, whether there is a TIF in place or not.
7 There would be full notice to your association because you are the property owner, so rest
8 assured that in effect there would be double barrel notice.

9
10 Ms. Jackson stated we are here tonight just to make sure our voices are heard. Those are our
11 concerns, and we'd like those to be considered in whatever you're planning. Mr. Murphey stated
12 and they will be. Ms. Jackson stated thank you.

13
14 Village President Burke asked Mr. McDonnell to give the audience an idea of what we do before
15 we allow anybody to build anything? What's included in the process in terms of the police
16 department, MWRD, Mike Hoffman from planning, all the people who sit down and actually
17 look at a development or a project that somebody wants to build. If you could just take a moment
18 and give them an idea of what's included.

19
20 Mr. McDonnell stated yes, somewhere around 2012 maybe, we adopted an Ordinance for the
21 Village, a Site Development Review Committee. What that is, any new project that comes into
22 the Village of Olympia Fields goes through this committee. This committee is made up of
23 myself, our planning consultant which currently is Mike Hoffman. It goes through our police
24 department, Chief of Police. It goes through our Department of Public Works supervisor, and the
25 Building Department Liaison from the Board, and the Planning and Zoning Commission Liaison
26 from the Board. All of those people get to look at those documents before we do any permitting,
27 accept any application to put anything in the ground, or accept any application to change the
28 zoning on that project. That Site Development Review Committee is really key to anything in the
29 Village. It makes sure that all of our residents are notified of the project, and that all of the
30 Village's current zoning regulations are followed.

31
32 Trustee White stated I also want to emphasize, Ms. Jackson to your point, you want to be heavily
33 involved in any future development in that area because it obviously impacts you. Ms. Jackson
34 stated right. Trustee White stated I think I feel comfortable in speaking for all of the members of
35 this Board that that's a commitment that I don't think anyone on this Board would have any
36 thoughts of not including you guys in that conversation. Ms. Jackson stated all right. Thank you.

37
38 My name is Tony Bizios. I have the shopping center. My question to you is on a development
39 like that is what's the private placement versus the Village, the TIF what's the share of it?

40
41 Mr. Hoffman stated each deal is negotiated separately. There is no magic percentage rate. In
42 general, obviously the Village is going to want you to put in more than they are putting in. I've
43 seen deals anywhere from, I don't know, in terms of the split between private and public,
44 anywhere from 10% public to 50% public.

45
46 Mr. Bizios stated my follow-up question is what is the restriction once you disburse that TIF
47 money to any investor that is out there? Mr. Hoffman stated usually it is done on a

1 reimbursement basis. We will set upfront and say, "Okay, here's what you are going to do.
2 Here's what we would agree to reimburse you for. You do the work. Submit the receipts and
3 then we would reimburse you for those expenses." Mr. Bizios stated I understand that part. I'm
4 talking about restriction as far as time limits. Mr. Hoffman stated the TIF is created for 23-years.
5 So, obviously things can have a longer timeline. In terms of how fast the Village could reimburse
6 you, it depends on the increment that is created in this TIF District. Typically, when we create a
7 TIF District, it takes two or three years before we actually have a pot of money that we can start
8 using for things. Prior to that, we can enter into an agreement that says we will reimburse you.
9 But until we actually get the money we can't do it, right. So, it takes a little time for that to
10 happen. All of those details would be ironed out in a Redevelopment Agreement with you. It
11 would outline what the City's share would be and what you are putting in. Mr. Bizios stated so
12 each one would be negotiated separately. Mr. Hoffman stated yes, that's correct. Mr. Bizios
13 stated okay. Thank you.

14
15 Village President Burke stated I'm sure there has to be more questions. We wanted to do this to
16 give the public an opportunity to make comments about this. The Village has eight projects
17 going right now where we have economic development deals going. Not one of them have we
18 given anybody any money to do anything. We have eight of them coming in. But to get to where
19 we want to go, this TIF is going to be really important. So, for example, we want to build a hotel.
20 The hotel is not raising taxes on the people who live here, but the people who stay in that hotel,
21 they will be paying taxes from somebody coming from the outside. Right now, we have been
22 able to balance our budget for five-years in a row. We've been able to finance all the projects
23 that we want to do. For five-years in a row, we have not borrowed a dime. We are getting to the
24 point now that we want to go start doing some really big projects you have to be able to help,
25 incentive. A \$23,000,000.00, \$24,000,000.00 hotel is going to require some money from the
26 Village to help make it work. The money to help build that \$23,000,000.00 project is going to
27 come out of the TIF which is not coming out of any of our money that we have in the Village
28 and not raising any taxes whatsoever, but it will all be created out of an increment that is going to
29 happen here.

30
31 We have been able to maintain, and have not increased any taxes in five-years, none. We have
32 been able to pay off debt. But in order to make the Village grow more in terms of additional
33 projects, we've got to go and start building some bigger projects. The biggest project we have
34 going on right now is a 11,000 square foot animal hospital. We didn't put one dime in it. The
35 more commercial projects that we got going on, the more it's going to require our participation.
36 This TIF is one of the ways in which we can do this. There will be no increases in taxes. The
37 way these commercial buildings work, the more they have business that they create, their
38 property values go up. There are no increases on your personal property. This is all on the
39 businesses that we are going to create. They are going to expect and want to have some kind of
40 proposition where we share in helping develop that. That's what this is all about.

41
42 Mr. Bizios stated I got one more thing. How are you going to tackle the internet shopping versus
43 the brick and mortar? Because in the last few years, everybody is shopping online instead of
44 going out and shop in the brick-and-mortar stores.

45
46 Mr. Murphey stated I think you should ask everybody in the room that question, because they're
47 the people that make those decisions. Not the Village government, it's you, and you, and you.

1 Mr. Bizios stated I understand that. But I mean, the Village knows about that too, and if you have
2 a plan. I know each one of us are responsible. There's no question about that. But I want to know
3 whether there's a plan for the Village, because it's fine you are going to build a nice retail center
4 and so forth, but how are you going to attract the people to come and shop there and do business
5 with the services?
6

7 Village President Burke stated let me try to address that. Six years ago, when I first ran, we did a
8 bunch of focus groups. What we got out of the focus group, that people who live in Olympia
9 Fields they wanted restaurants. They wanted places to eat. It kind of foreshadowed what's going
10 on with the Amazon's of the world. What's happened is, the retail industry is what your saying
11 Tony, has been kind of going down. Amazon is the big gorilla in the room that sucks up anybody
12 has a little smiley face in front of their house on a box. We can't stop that. What we can do, is to
13 provide those kinds of businesses that are amenities, as well as those kinds of businesses that
14 people would like to have. I think Mike said earlier about entertainment. We want to make that
15 Olympia Place a destination place for people to want to come here. People came to Olympia
16 Fields initially, because it was a destination. Our whole strategy is to create a destination
17 environment with those things that will bring other people from the outside like Old Frankfort,
18 Burr Ridge, and other places, and to put it in where this Office Park is that's one of the things
19 that we're trying to do. There are businesses. We're not going to get back to this retail stuff
20 where you got Sears, Marshall Fields, and Wieboldt's and all the rest. That stuff is gone. That's
21 not going to happen anymore.
22

23 But if you have places to eat, some entertainment, some walking around space where people can
24 go and spend some loose money, those are the kinds of things. The flip side of that is that we
25 don't get into anything that is going to have to create a lot of extra taxes, or a lot of extra money
26 that we have to go fund. We have four things that we are responsible for doing. Sewers, water,
27 police. These are the basic things. That's all by definition that we can do. So, we don't get into a
28 whole lot of social stuff because that's not our responsibility. However, maintaining the nature of
29 the Village of Olympia Fields is our number one objective. We're not going to violate that by
30 forcing ourselves into getting into propositions where we dilute the property values of the people
31 who live here and what they want. People came here because they loved the ambience of
32 Olympia Fields. Our primary objective is to maintain that. It's a delicate balance between what is
33 going to make the people who live here happy. We all invested in this. But at the same time, the
34 realities are that we have to generate the revenue to continue to provide the services. And so far,
35 we have not increased any taxes whatsoever. And we will continue to do so. We have a strategy.
36 Like I said, this hotel. With a hotel you are going to have rental cars. You are going to have little
37 things that kind of support an entertainment environment, but at the same time we don't
38 necessarily want people who aren't consistent with the values and what we have in our town.
39

40 I'll just say one other thing. The subject came up. Someone asked the question, "Why don't we
41 have Amazon?" There's no place to put Amazon, number one. Number two, people who work at
42 Amazon do not have the same income level that the people who live in our town. That's \$14.00,
43 \$15.00 jobs. Where the people who live here are trying to figure out a way to retire after making
44 \$80,000.00, \$90,000.00, \$100,000.00. How do you bring in a business-like Amazon? It looks
45 big. It looks like a big project. But it's not consistent with the values and how people look and
46 what they are looking for in the Village of Olympia Fields.
47

1 Mr. Bizios stated Mr. Mayor, I totally agree. I mean a big box store like Amazon; it doesn't help
2 the community grow. It just takes everything out of that. And unfortunately, a lot of
3 municipalities they subsidize those big businesses. When they subsidize, they drain every small
4 business around. That's my thought about that.

5
6 Village President Burke stated we want people to go to Bizios grocery store. Other than the Wal-
7 Mart on the other side of town, we talked to 80, 90 different businesses about coming to Olympia
8 Fields. But we're not trying to attract people that are going to come in here and cannibalize the
9 small businesses that we have. We don't want that to happen. Because if we're a small town, and
10 our number one objective is to maintain the nature of the Village, we are a Village. We're a
11 commuter able town. It's golf. It's greenery. Everything is clean, green, safe, and quiet around
12 here. The challenge is trying to get the right mix that people will look at as an amenity, but at the
13 same time continue to be able to pay for things that are affordable. So far, we have been able to
14 do that for five-years in a row. We did that as our primary objective we are going to do that. So
15 having something like that, Olympia Place, if we are able to execute, we will have those amenity
16 type businesses that people say, "I want to go to that. I want to go get some ice cream." Shawn
17 Michelle Ice Cream is going to be opening up sometime in the next 30 to 90 days. Right next
18 door to that is going to be Lawrence's Fish & Shrimp from downtown Chicago. They're moving
19 in here. We found the right kind of businesses. We want to populate that park, that destination
20 spot with those kinds of businesses, and the hotel as an anchor. And to have a hotel there, we are
21 going to have to help them financially do something, and the TIF is the way to do it.

22
23 Mr. Bizios stated I mean, I am not against it. I totally agree with that. I just asked a question.
24 You know, marketing the whole thing how are you going to attract new businesses which is
25 going to be beneficial to the Village as well? Because it creates some sales tax. That's your
26 objective over here, to create sales tax and to benefit out of it.

27
28 Village President Burke stated well, the last thing we want is for Tony Bizios and Bizios Market
29 not to be successful. So, everybody here, you all need to go in there and shop. Please do that. Mr.
30 Bizios stated it's not about me. It's for everybody who does business here. Village President
31 Burke stated it's businesses like yours that we want to maintain. You and I talk all the time. Mr.
32 Bizios stated right. Village President Burke stated we're trying to keep that going, but we're a
33 small town. We're not some big city. We're not going to do big city type stuff. We're not
34 interested in building a whole lot of new buildings. He stated 4,716 people is the Goldilocks
35 Zone for us. That's what we want to try to do. And that's what makes people happy around here.

36
37 Trustee Finley stated the thing that is interesting to factor in, is where we are in the recovery
38 cycle. People are wanting to reconvene again. They figured out how to live with COVID. And
39 for that reason, because of Amazon and some of the other forces we mentioned, some things that
40 we use to do aren't going to be done that way ever again. Because we figured out if they can
41 throw it at the door, we'll take it. Thank you very much. But at the same time, I'm looking
42 forward to the ice cream shop because they can't throw the homemade ice cream at the door, or
43 your salads. Mr. Bizios stated I agree. Trustee Finley stated and those types of things. So, we are
44 going to be looking differently at what businesses we support and build for a future that will
45 never be quite like the past, but at the same time understands the needs of not only our people,
46 but the businesses that rely on other people to come into Olympia Fields, because you want more
47 revenue than just what we generate. We don't need to replicate what somebody else already has.

1 We need to create things that are not across the street from us so that we become the destination
2 for that kind of thing. Maybe one more thing too. The business of listening and learning how to
3 listen for not only the present decisions, but to kind of forecast what our future will be like. Talks
4 about where investment is. We talked about some of the buildings that some will be renovated.
5 Some won't be with us. But they'll have different technology than the old buildings had. They'll
6 have different capacities and different resources. So, we are at the same time making decisions
7 today about our future. So, thinking ahead, being brave, innovative, and then picking ourselves
8 up when we make a mistake are part of the opportunity here. Kind of exciting.
9

10 Mr. Bizios stated we all make mistakes. As long as we don't repeat those mistakes. Trustee
11 Finley stated this is true. But when you have teams like this, you know Villages, folks who got
12 skin in the game, it's part of a conversation about how we think about stuff we will make fewer
13 of them, I think.
14

15 Trustee White stated I would like to piggyback on that. Mr. Bizios, I have to disagree with you.
16 It may not be necessarily about you, but I look at your business as being something of a
17 bellwether force. When you think about the nature of Bizios, it's a very nesh, specialty grocery
18 store. I think that kind of falls in line with the kind of businesses that regardless of what they're
19 offering up can be successful. And what a lot of people call these mixed-use facilities where
20 you've got entertainment, you've got specialty shops, you might have a couple of small
21 businesses. So, I wouldn't discount yourself. I think you are the business bell for Olympia Fields.
22 I think in terms of the model that you provide, it's something that we can carry forward in terms
23 of what else we attract here. So, don't sell yourself short.
24

25 Mr. Bizios stated no, I'm not selling myself short. I want the other people to engage in the
26 conversation and see how they think. And if they have any new ideas that the Village can
27 succeed, and the local business can succeed and be a win-win situation for everybody.
28

29 I just wanted to ask in considering the businesses that will be coming, and I appreciate the
30 redevelopment, Carolyn Spencer. Also, as a part of considering that, have we considered the type
31 of traffic and people that we will draw to our area and the community? And one other question, I
32 know brick and mortar is going away. Will we have banking come back into our community in
33 any way? And what type of development for Route 30?
34

35 Village President Burke stated for Route 30, there's a Little Caesars that's going in next to
36 Perros Brothers. There's a new Shell, upscale gasoline station right on the corner where there use
37 to be a muffler shop. We have a list. I can't go into all of these. The VCA Hospital is going to be
38 right behind the CVS. There's a 10,000, 11,000 square foot animal hospital. There is a
39 Shawn Michelle. I already talked about them. Lawrence's Fish & Shrimp we talked about that.
40 We still have a lot of conversation going on with Batters & Berries.
41

42 Ms. Spencer stated the Lawrence's Fish & Shrimp, when you were talking about it, I thought you
43 were talking about Vollmer, but you were talking about Route 30. Village President Burke stated
44 no, no. That's on Vollmer Road. Our primary focus at the moment is you know how Halsted
45 looks. We want to create between us and Flossmoor, because it is more boutique like between
46 the two of us. That's why we talked about this area called "Olympia Place," as a destination

1 place. This TIF has nothing to do with Lincoln Highway. Ms. Spencer stated no, no, no. That
2 was an additional question. That was a separate question.

3
4 Village President Burke stated all right. There are things that we have looked at. Let's look at
5 Target for example. Target's stock today went down 25%. Target has been growing like crazy.
6 That would be wonderful to have a Target up there where the Jewel Plaza was. But going back to
7 what somebody said earlier about the retail business, everything is online. Wal-Mart is doing
8 stuff online. Everybody is doing stuff online. We've all made that decision that's what we kind
9 of want to do. It's a delicate balance between how do you continue in the trends that's going on
10 in America. When you can order something and get it the next day, that's a hard proposition to
11 walk away from. That's a very hard proposition to walk away from.

12
13 At one time Lincoln Highway had all kinds of automobile dealerships. You can go to Carvana
14 and order a car and they will bring it to you. That was really big for us at one time when they had
15 BMW, Chrysler, Dodge, all these people right up and down Lincoln Highway. So, trying to find
16 the right mix, the right place. I mean, even with gasoline, I don't want to get into a whole bunch
17 of stuff, but gasoline stations, we looked at putting in a really, really, really big gasoline station
18 that would accommodate trucks and cars on Lincoln Highway, because she asked about Lincoln
19 Highway. Well, since they opened up the Amazon down there, there's a whole lot of trucks
20 going up and down Lincoln Highway. We said, "Maybe we can get somebody coming in." Each
21 one of those trucks' drinks up maybe \$1,000.00 worth of gas less taxes. And there's people
22 passing through there's new taxes that's being passed on to the people who live here. The
23 problem is do we want to have noisy trucks parked in our neighborhood? You have no idea all
24 the things that we went through to get rid of the trucks at the Wal-Mart, spending nights at the
25 Wal-Mart. Letting their engine run. And the people who live right next to it. It took us about six
26 months to clean that up. They don't park trucks there anymore. But if we had a gas station for
27 trucks, that would make money. But at the same time, it is going to bring a different clientele to
28 the Village. Like I keep saying, it's a delicate balance. But our primary objective is to try to have
29 amenity type businesses that the people who live here would want to gravitate to, and other
30 people will want to come here because we have something that's unique.

31
32 Trustee White stated I think we should also address the other part of her question was about the
33 traffic. I think for those of us that live adjacent to Kedzie, we already know what a speedway that
34 can be already. Let alone what could potentially happen with bringing in some of these
35 additional businesses hopefully. So, I think that's something that "we" as an organization,
36 definitely as a Village, need to also be mindful of in terms of maintaining the sanctity whether
37 it's The Lakes, Arcadia, or where I'm at, the Original Village, making sure that the
38 neighborhoods maintain their integrity by avoiding having lots of transient through traffic.

39
40 Mr. Hoffman stated one other quick thing. With that Site Plan Review Process that we have in
41 place, we have the ability to ask for Traffic Studies when new projects come in to look at the
42 impact they are going to have on those roadways. So, anything large or major, I'm sure you will
43 do that.

44
45 Ms. Spencer inquired any banking coming back to Olympia Fields in this initiative? Village
46 President Burke stated I am going to say having worked for IBM for 32-years, and helping banks
47 build technology, that's not coming back. It's not just because of the technology, but also banks

1 have a strategy to try to loan people money. They want to get the highest rate that they can get.
2 The economic base in Olympia Fields is somewhere around \$103,000.00. And they have more
3 options than some people in other neighborhoods who don't have an economic base like that. So,
4 the banks are going to go where they think they can make the most money. You guys are too
5 rich. The banks just are not interested. By the way, all of us probably do banking online.
6 Anything you want you can get. You got credit cards that you probably got good favorable rates.
7 It's all about fees in the banking world.

8

9 Trustee Finley stated banks don't want to own real estate. As Stoney has said, the more that they
10 can get you to do from this, (indicating her cell phone) the better off they are. One of the
11 differences in the competitive environment around say Target and Amazon, is that Target must
12 support real estate at the same time while it's trying to grow its internet reach. Amazon does not
13 have that problem. So, what the future looks like, some things are going to be and stay
14 electronic. Other businesses are going to do whatever they can to stay away from having to
15 manage and only be responsible for real estate. That's the kind of business they are. Then there
16 are businesses that have to be in the real estate business because that's where people want to be.
17 That's where people want to convene. People want to touch and be with each other and a part of
18 it. Our collective communal job here, is to try to make a difference between what the people
19 want and what will they support. And make sure that those are the choices that we make. Again,
20 it's kind of exciting. We're inventing a whole new idea what the future will be here in the
21 present. But the people who are most interested in having that work out, are the folks that have to
22 live with the decisions that we make. The conversations about having our Villagers be close to
23 the planning is essential. That's what we need to do.

24

25 Village President Burke stated I want to thank all of you for coming out. This is the first meeting
26 that we've had in-person in two years. It's good to have all of you here. The virus is on its way
27 back up. But I think at least for the next couple of months, we are going to have in-person
28 meetings.

29

30 **CLOSING OF PUBLIC HEARING:**

31

32 **Motion by Trustee Blackwell, Second by Trustee Pennington that the Public Hearing**
33 **Aspect of the Meeting be Closed at 7:55 P.M.**

34

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

36

37 Village President Burke stated the Meeting is Adjourned. Thank you for coming out.

38

39 Respectfully submitted by Faith Stine.

40

41