

1 **PLANNING AND ZONING COMMISSION OF THE VILLAGE OF**
2 **OLYMPIA FIELDS**
3

4 Minutes of the Planning and Zoning Commission Meeting held on Tuesday, December
5 8th, 2020. Due to COVID-19 the meeting was held remotely via Zoom.
6

7 **CALL TO ORDER:**
8

9 Chairman Blackwell stated okay, tonight’s meeting is the Village of Olympia Fields Planning
10 and Zoning Commission. It’s Tuesday, December 8th, 2020. I will go through the agenda in
11 terms of what we are going to look to cover tonight. Because of the certain situation and
12 circumstances, we are going to go to roll call. Chairman Blackwell commenced the meeting at
13 7:04 P.M. Chairman Blackwell stated I would like to ask Commissioner Green to do a voice roll
14 call.
15

16 **ROLL CALL BY COMMISSIONER GREEN:**
17

18 **Members Present:**

19 Commissioner Betts, present; Commissioner Bradshaw, present; Commissioner Jones, no
20 response; Commissioner Miller, present; Commissioner Green, present; Commissioner Jones
21 stated that he is present. I was on mute. I’m sorry. Trustee Pennington, present; and Chairman
22 Blackwell, here.
23

24 **Members Absent:**

25 None.
26

27 **Village Representatives:**

28 John McDonnell - Building Commissioner
29 Mike Hoffman – Teska Associates (City Planning Consultant)
30

31 **Other Participants:**
32

33 Andrea and Darryl Townson.
34

35 **Other Participants:**
36

37 Kelly Mottl, Paralegal with Andrew Kolb on behalf of the Petitioner, Recovery & Rehabilitation,
38 LLC, a Delaware limited liability company d/b/a RoseHeart Renewal Center
39

40 Andrew Kolb, on behalf of the Petitioner, Recovery & Rehabilitation, LLC, a Delaware limited
41 liability company d/b/a RoseHeart Renewal Center
42

43 Jeff Lietz, VP Commercial Architecture, Charles Vincent George Architects
44

45 Mark Nosky, Senior Project Manager, Charles Vincent George Architects
46

1 John Vrba, on behalf of the Petitioner, Recovery & Rehabilitation, LLC, a Delaware limited
2 liability company d/b/a RoseHeart Renewal Center

3
4 Chairman Blackwell stated that we have a quorum so we can move forward with our agenda.

5
6 Chairman Blackwell stated that as a housekeeping measure, I'm required to read in certain
7 information as it relates to the circumstances of the COVID Pandemic situation.

8
9 "In accordance with the Illinois Open Meetings Act, and in light of the Governor's most recent
10 Disaster Declaration, I have determined that fully in-person meetings conducted under the Open
11 Meetings Act are not practical or prudent because of the current pandemic disaster. Accordingly,
12 meetings may still be conducted by audio or video conference without the physical presence of a
13 quorum of the Planning and Zoning Commission.

14
15 The Governor's new law relating to the Open Meetings Act under the emergency law, requires
16 someone to be physically present at the Village Hall Board Room during the meeting. And every
17 vote, even the most routine of votes, has to be by roll call rather than in favor of. Tonight's
18 meeting is being recorded verbatim."

19
20 **OVERVIEW OF TONIGHT'S MEETING:**

21
22 Chairman Blackwell stated that tonight's meeting of December 8th, 2020, is a continuation of the
23 Public Hearing held on November 10th, 2020. We will first hear the matter in the Petition
24 presented by Darryl and Andrea Townson for a Variance approval to construct a storage shed.
25 The storage shed is 8ft. wide x 12 ft. deep and 10ft. high. The subject property is located at
26 20740 Bristol Lane. The Petitioner is requesting a Variance to Section 22-342 (a) of the Village
27 Code of Ordinances, which section reads, "No part of a shed shall be located in a side yard as
28 measured by extending a line from the principal building to the front yard lot line and the rear
29 yard lot line. The PIN Number is: 31-24-101-021-0000.

30
31 Chairman Blackwell stated now following our Public Hearing in consideration of the Variance in
32 the Petition as set forth by the Townson's, we will follow-up with the continuation of the Public
33 Hearing from our November 10th, 2020, meeting.

34
35 Chairman Blackwell stated that in that particular case, this is a Public Hearing with that portion
36 of the meeting to discuss and to consider an application filed by Recovery & Rehabilitation,
37 LLC, a Delaware limited liability company authorized to transact business in Illinois as
38 RoseHeart Renewal Center and All Nations Assembly Church, Inc. The request is for a zoning
39 map amendment from R-1 One Family Residence to MD-1 Medical District and a Special Use to
40 operate a 120-bed alcoholism and substance abuse treatment facility in accordance with Section
41 22-333 of the Zoning Ordinance. The property is located at the southwest corner of 203rd Street
42 and Governors Highway. It is currently owned and operated by All Nations Assembly Church
43 and has previously been known as the "Tolentine Center." The property contains approximately
44 22 acres. The property address is 20300 Governors Highway.

45
46 Mrs. Andrea Townson stated "Hi, this is Andrea Townson." Chairman Blackwell stated okay, if
47 you would just hold for a moment. Can you hear me? Mrs. Townson stated yes, I can. Thank

1 you. Chairman Blackwell stated that we are going to get to you in one moment. Mrs. Townson
2 stated thank you.

3
4 Chairman Blackwell stated that the property address is 20300 Governors Highway. The PIN
5 Number is 31-14-301-005-0000.

6
7 Chairman Blackwell stated that during tonight's meeting, we will hear the Petitioner give a
8 synopsis of the Petition and the Application.

9
10 There will be no oral questions during the course of the Petitioner's synopsis.

11
12 Any additional public comments will be read into the record and, in fact, presented to Petitioner
13 for a response for the record. And then the Public Comment section can be closed to allow
14 questions by the Commissioners to be addressed. And that is the second portion of our meeting.

15
16 Chairman Blackwell stated that with that said, I will now turn back to our first course of business
17 for this evening. As I indicated, this is the Public Hearing portion of our meeting for a Variance
18 Application as filed, and indicated, and mentioned, in my earlier comments by Darryl and
19 Andrea Townson.

20
21 Mr. John McDonnell, Building Commissioner, stated Victor, you are a little off agenda. Do you
22 want to finish the Minutes up first?

23
24 Chairman Blackwell stated oh yeah. I think that's a good point. Thanks, John. Mr. McDonnell
25 stated okay.

26
27 Chairman Blackwell stated let me go back. Thank you, John.

28
29 **READING AND APPROVAL OF MINUTES FROM OCTOBER 20th, 2020:**

30
31 Chairman Blackwell stated for the Minutes, I believe that we have two sets of Minutes actually
32 that were tendered to the Commissioners for review and approval. We have the Minutes from the
33 October 20th, 2020, meeting. I would hope that all of the Commissioners have had an adequate
34 opportunity to review the Minutes from the October 20th, meeting.

35
36 Chairman Blackwell stated at this time, I will give all of the Commissioners a few minutes to go
37 over the Minutes from October 20th. And if you have any corrections, additions, editing, or
38 deletions, it should be noted before we make approval of the Minutes. So, take a moment to go
39 through those Minutes. Okay, at this time I will accept a Motion to Approve the Minutes from
40 the October 20th, 2020, meeting.

41
42 **Motion by Commissioner Green, Second by Commissioner Miller that the Minutes from**
43 **the October 20th, Meeting be Approved with the Necessary Corrections. Commissioner**
44 **Miller stated that I Second it.**

45

1 Chairman Blackwell stated that there is a Motion made by Commissioner Green to Approve the
2 Minutes from the October 20th, 2020, Meeting of the Village's Planning and Zoning
3 Commission. It was Second by Commissioner Miller.

4

5 Chairman Blackwell asked Commissioner Green to do a Roll Call Voice Vote.

6

7 **Roll Call Voice Vote by Commissioner Green:**

8

9 **Commissioner Betts; Yes.**

10 **Commissioner Bradshaw; Yes.**

11 **Commissioner Jones; Yes.**

12 **Commissioner Miller; Yes.**

13 **Commissioner Green; Yes.**

14 **Trustee Pennington; I Approve.**

15 **Chairman Blackwell; Yes.**

Motion Carried.

16

17 Commissioner Blackwell stated that a Motion has been made, Second, and unanimous approval
18 for the Minutes of the Planning and Zoning Commission of Tuesday, October 20th, 2020.

19

20 **READING AND APPROVAL OF MINUTES FROM NOVEMBER 10th, 2020:**

21

22 Chairman Blackwell stated now, if you would, please take a look at the Minutes from Tuesday,
23 November 10th of 2020. And I will give you a minute or two to go through those for any
24 corrections, or editing as necessary. Okay. At this time, I will accept a Motion to approve the
25 Minutes of November 10th, 2020.

26

27 (Dog barking in the background). Chairman Blackwell stated that a Motion is made by
28 Commissioner Betts. He stated if you are not speaking at the time, go on mute on the Zoom until
29 such time as you are going to either vote or speak.

30

31 **Motion made by Commissioner Betts to Approve the Minutes from the November 10th,**
32 **2020, Meeting as Presented. Chairman Blackwell inquired if there is a Second.**
33 **Commissioner Jones stated that he Seconds it. Chairman Blackwell stated that**
34 **Commissioner Jones Seconds the Motion. Commissioner Jones stated yes.**

35

36 Chairman Blackwell asked Commissioner Green to do a Roll Call Voice Vote.

37

38 **Roll Call Voice Vote by Commissioner Green:**

39

40 **Commissioner Betts; Yes.**

41 **Commissioner Bradshaw; Yes.**

42 **Commissioner Jones; Yes.**

43 **Commissioner Miller; Yes.**

44 **Trustee Pennington; Yes.**

45 **Commissioner Green; Yes.**

46 **Chairman Blackwell; Yes.**

Motion Carried.

47

1 Chairman Blackwell stated that a Motion has been made and unanimously approved. Moved to
2 approve the Minutes for the November 10th, 2020, meeting. So, approved.

3
4 Chairman Blackwell stated now, we have not in the past had many, if any issues with
5 reverberation and echoes. Now, reverberation and echoes occur mostly when individuals who are
6 not speaking at the time are not on mute, but they can also occur if your speakers are too close to
7 your microphone. And they can occur as well, if the volume that you have on your computer is
8 up too high. So, just as a noteworthiness, if we are starting to get echo, we can identify where it's
9 coming from. If you are not speaking, again, I would appreciate it if you would stay on mute
10 until such time as you are voting, or asking questions, or presenting.

11
12 Chairman Blackwell stated that with that said, I am going to defer to Mike Hoffman on the
13 Variance Petition filed by the Townson's, to first have him give us his summation of their
14 Petition.

15
16 Mr. Hoffman stated sorry, I think you need to talk to John because I didn't actually review this
17 one. Chairman Blackwell stated I'm sorry. I meant to say, John. I think John had written the
18 memo too as well. Go ahead, John.

19
20 Mr. McDonnell stated yes. I wrote everybody a memo. So, you've had a couple of these
21 Variances before you before. Pretty straight forward. The Code was put together many, many
22 years ago, long before me. And I believe the Ordinance is true and correct that it's there so that
23 accessory structures including sheds, cannot be seen from the streetscape in the Village. We've
24 done really good at protecting that Ordinance as it's written. And we still are, as of today. But
25 there are sometimes unforeseen things that you can't write every little nuance into the Code. So,
26 this is one of them.

27
28 Mr. McDonnell stated at the Townson residence, I was at the site. I took several photos. I don't
29 have them for view tonight. There is no clear location to put an accessory structure on their site.
30 Their property is on a very steep incline with a walk-out for the home. And they have the
31 elevation of the garage versus the rear yard is very steep. It's 12 feet if not more from the very
32 bottom grade in their rear yard. So, the location of this shed that they wish to put in, is going to
33 actually be behind their driveway. At the back of their driveway, it literally drops 10 to 12 feet
34 down to the next level, to the next grade. So, the shed that they want to build will never be seen
35 from the street. It would be totally impossible.

36
37 Mr. McDonnell stated so, I'm recommending that you go ahead and advance it to the Board for
38 approval. And if you have any questions, I'll answer them. He stated that Mrs. Townson is on the
39 line. I believe that she cannot mute because she phoned in. I don't think she's on the actual -- I
40 was talking back and forth with my assistant. She said they can't get the video on the Zoom call
41 to work.

42
43 Mrs. Townson stated excuse me. Can you hear me? I think I can get in. I can hear you now. Can
44 you hear us? Mr. McDonnell stated yes, we can hear you. Mrs. Townson stated that Darryl and I
45 are both here if you have any questions. Thank you. I was able to fix my technical problem.
46 Thank you.

47

1 Chairman Blackwell stated very good. Thank you, John. Thank you, Mrs. Townson. Now, for
2 the Townson's. Would you like to present your Petition and give us a brief description of what
3 you're intending to do in the event that this is approved, and what your situation is?
4

5 Mrs. Townson stated as John put it, we're just looking to build an auxiliary shed in the rear of
6 our home. The only issue is that because we have such a deep drop, we have a walk-out
7 basement. As he said, you won't be able to see the shed. So, we're just looking to build a storage
8 shed in the rear of our property.
9

10 Chairman Blackwell stated okay. Is there a previous shed that you have already, or -- Mrs.
11 Townson stated no. Chairman Blackwell stated okay. And I believe, that we've got a diagram, or
12 a sketch of the type of shed. It's a Tuff Shed. Is that correct?
13

14 Mr. Townson stated yeah, correct. It's a Tuff Shed to go up. And it's for the use of patio
15 furniture and lawnmowers at the rear of the property because it drops off so steep that it wouldn't
16 be seen from the street
17

18 Chairman Blackwell stated sure. Okay. Thank you. Thank you all for your presentation on that
19 matter. Do we have any members from the public, or any information from the public in writing
20 or otherwise, relative to this? And let me just go back to the Townson's and ask, are your
21 neighbors aware of this? Have you gotten any assent, or sent notice to your neighbors of this?
22

23 Mr. Townson stated yes, a notice was posted. They didn't have any issues with it. The lot to the
24 south of us is a vacant lot that we own. And to the north of us, there's a very tall, 16-foot
25 landscaping that would not be seen from the other neighbors.
26

27 Chairman Blackwell stated I see. But otherwise, we have not, John, to your knowledge, received
28 any information that any residents would be displeased with it?
29

30 Mr. McDonnell stated no, nothing. Mrs. Townson stated no. Chairman Blackwell stated very
31 good. At this point, barring no questions from the public, I would like to have the
32 Commissioners ask any questions of the Townson's or the Petitioners, and/or John, regarding
33 this particular Variance request. I would like to start with Commissioner Betts.
34

35 Commissioner Betts stated I have no additional questions. Chairman Blackwell stated
36 Commissioner Green. Commissioner Green stated I have no additional questions. Chairman
37 Blackwell stated Commissioner Jones.
38

39 Commissioner Jones stated that I happen to be a neighbor of the Townson's. And I would concur
40 with Mr. McDonnell that you would not see the shed from the street. And there was a proper
41 notice on the front part of their property, Mr. Blackwell.
42

43 Chairman Blackwell stated I see. Commissioner Bradshaw? Commissioner Bradshaw stated no
44 questions, no comments. Chairman Blackwell stated Trustee Pennington.
45

46 Trustee Pennington stated I'm familiar with the property. And I have no problems with the
47 Variance change. I have no additional questions.

1 Chairman Blackwell stated Commissioner Miller. Commissioner Miller stated no questions or
2 comments. Chairman Blackwell stated thank you all.

3

4 **Motion by Commissioner Green, Second by Commissioner Miller to Move Forward with a**
5 **Recommendation to the Trustees of the Village of Olympia Fields for Approval of the**
6 **Townson’s Petition, and their Variance to Construct the Shed under the Unique**
7 **Circumstances of their Property, and Surrounding Properties, and Elevation.**

8

9 Chairman Blackwell stated that a Motion was made by Commissioner Green to Make a
10 Recommendation to the Trustees to Approve the Variance and the Petition as Filed by Andrea
11 and Darryl Townson. The Motion was Second by Commissioner Miller to go Forward with such
12 Approval and Recommendation to the Trustees.

13

14 **Roll Call Voice Vote by Commissioner Green:**

15

16 **Commissioner Betts; Recommendation to Approve.**
17 **Commissioner Bradshaw; Recommendation to Approve.**
18 **Commissioner Jones; Recommendation to Approve.**
19 **Commissioner Miller; Recommendation to Approve.**
20 **Commissioner Green; Recommendation to Approve.**
21 **Trustee Pennington; Recommendation to Approve.**
22 **Chairman Blackwell; Recommendation to Approve.**

Motion Carried.

23

24 Chairman Blackwell stated that there is a unanimous vote by the Planning and Zoning
25 Commission to approve the Variance in the Petition filed by the Townson’s for the construction
26 of the shed in their backyard. And with that said, we will draft up the recommendation and have
27 it forwarded to the Trustees for their consideration and final vote on the matter.

28

29 Chairman Blackwell inquired whether or not there are any questions from the Townson’s. Mrs.
30 Townson stated no, thank you. Chairman Blackwell stated very well. Thank you for making your
31 presentation on your Petition. Greatly appreciated. Mr. Townson stated thank you all. Mrs.
32 Townson stated thank you.

33

34 Mr. McDonnell inquired of Chairman Blackwell if he could close the Public Comment on that
35 hearing, please.

36

37 **Motion by Chairman Blackwell, Second by Commissioner Green, that the Public Comment**
38 **Portion of the Meeting regarding the Variance and Petition by the Townson’s be Closed.**

39

40 Chairman Blackwell asked Commissioner Green to do a Roll Call Voice Vote.

41

42 **Roll Call Voice Vote by Commissioner Green:**

43

44

45

46

47

1 **Commissioner Betts; Yes.**
2 **Commissioner Bradshaw; Yes.**
3 **Commissioner Jones; Yes.**
4 **Commissioner Miller; Yes.**
5 **Commissioner Green; Yes.**
6 **Trustee Pennington; Yes.**
7 **Chairman Blackwell; Yes.**

Motion Carried.

8
9 Chairman Blackwell stated that it is unanimous that the Open Hearing Portion of the Meeting on
10 the Variance by the Townson's is hereby closed.

11
12 (The Open Hearing Portion of the Meeting on the Variance by the Townson's was closed at 7:29
13 P.M).

14
15 Chairman Blackwell stated that at this time, I would like to take a short interlude and break to
16 give our Court Reporter adequate time to reset to record the continuation of our meeting.

17
18 Mrs. Townson stated thank you again. And we will sign-off now. Chairman Blackwell stated
19 thank you. Mrs. Townson stated you are welcome. Chairman Blackwell stated have a good
20 evening. Mrs. Townson stated have a good evening.

21
22 Chairman Blackwell stated that we will take a four- or five-minute break and resume in five
23 minutes. **(At 7:29 P.M. A BREAK WAS TAKEN).**

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1 Mr. McDonnell inquired of Faith, the Court Reporter, if she was ready.

2

3 Ms. Stine stated yes, I am.

4

5 **(AT 7:37 P.M. THE PLANNING AND ZONING COMMISSION MEETING**
6 **RESUMED).**

7

8 Chairman Blackwell stated okay, we will resume our meeting. As I mentioned earlier, this
9 evening's meeting, as it pertains to RoseHeart's Petition, is a continuation of the Public Hearing
10 which was held on November 10th, 2020. We're going to continue the Public Hearing discussion
11 to consider their application for one: A zoning map amendment from R-1 One Family Residence
12 to MD-1 Medical District and a Special Use to operate a 120-bed alcoholism and substance
13 abuse treatment facility. I think it's best, appropriate for us under the circumstances to have the
14 Petitioner give us a brief synopsis of their Petition and any fill-ins. Just as a matter of course for
15 everyone's expectation and knowledge, we are going to have some additional questions that were
16 since received by members of the public. That as a Zoning and Planning Commission it's
17 obligatory on our part, particularly under the circumstances of the pandemic and COVID, to
18 ensure that the public's interests, and their opinions, and concerns, and comments, are fully
19 measured and put into the record through this Public Hearing and addressed as such and
20 presented to Petitioners, as well as to the Commissioners.

21

22 Chairman Blackwell stated in order to do so, I've asked Commissioner Betts to assist me to,
23 what I believe, would be finishing up the Public Hearing aspect of the RoseHeart Petition. And I
24 am required going into that, -- I am going to ask the Petitioner to give us a brief synopsis of what
25 they're doing, and what their intentions are. And Kelly, you or Andrew I believe, may proceed.
26 We have your names. We have become quite familiar with you. And you may go ahead and
27 proceed with your synopsis of your Petition.

28

29 **SYNOPSIS BY PETITIONER, RECOVERY & REHABILITATION, LLC.**

30

31 Mr. Andrew Kolb stated sure. I will just give a quick overview. We are Recovery &
32 Rehabilitation, LLC. We are a Delaware LOC. We are authorized to transact business in Illinois.
33 And we're proposing the RoseHeart Renewal Center at the current site of the All Nations
34 Assembly Church. The subject property is 22 acres. And it's located at 20300 Governors
35 Highway in Olympia Fields in Cook County. It lies south of 203rd Street, east of Crawford
36 Avenue, and west of Governors Highway and Cook County.

37

38 Mr. Kolb stated that the property is currently being used by the All Nations Assembly Church
39 presumably without an Occupancy Certificate. And it has been used as a Seminary College, a
40 religious campus, and a full-scale chapel, as well as housing for the elderly in the past.

41

42 Mr. Kolb stated that the subject property is currently R-1 in the Residential Zoning District
43 Classification of the Village. And we are requesting a couple of things tonight. We are
44 requesting again, that the subject property be rezoned pursuant to your Comprehensive Plan in
45 accordance with what you all have determined is the long-term goal to the MD-1 Medical
46 District in accordance with Section 22-106 of the Zoning Ordinance. And then once it's rezoned
47 to the Medical District, we are also requesting a Special Use to operate as an Alcoholism and

1 Substance Abuse Treatment Facility in accordance with Section 22-333, which expressly permits
2 Detoxification Centers and Substance Abuse Centers associated primarily with the primary
3 medical facility, as a Special Use in the MD-1 Medical District.
4

5 Mr. Kolb stated that we are proposing to convert the subject property into a fully licensed 120-
6 bed Alcoholism and Substance Abuse Treatment Facility. And our current business model,
7 although it is flexible, is to serve exclusively a private pay, female patient as our target market.
8 As utilized herein, private pay, you know, refers to those who are able to pay their way through
9 either cash, or third-party private insurance companies through the different benefits that those
10 provide.

11
12 Mr. Kolb stated that they would check into the facility for an average stay between 30 and 90
13 days. And their course of treatment is unique to the applicant. It's designed by the Medical
14 Director and medical staff. And they could need various intensifications of care, or they could
15 need just basic therapies. Different Modalities are available. Each applicant will be screened for
16 ability to pay, ability to make sure they're not a risk to others or themselves. They're medically
17 cleared. They are there on a voluntary basis. And their treatment plan is customized to that
18 particular staff member.

19
20 Mr. Kolb stated so, that's what we are proposing. It will require extensive applications with the
21 Department of Health, the Department of Substance Abuse and Alcoholism, and different
22 applications have to be submitted in accordance with the Illinois Administrative Code. We've
23 talked a lot about that Code Section. The application process is extremely detailed. And so, as a
24 condition of our approval, obviously, we would agree to get appropriate licensure and comply
25 with all requirements of the State of Illinois.

26
27 Mr. Kolb stated that we are sensing some large, nationwide opioid settlements that are coming.
28 Illinois is probably going to be one of the primary beneficiaries of those types of settlement
29 funds, and Federal Funding for opioid treatment. And we think there's going to be a wave of
30 opportunity in the private market and through government funding of facilities like this to help
31 people who are struggling with various forms of addiction. And that's basically our project.

32
33 Mr. Kolb stated that we have submitted a whole bunch of material for you to consider. We put a
34 lot of time and energy into a Site Plan, a Landscape Plan, building elevations. We took every
35 floor of the facility. We are going to bring it down to the studs and rebuild it pursuant to the
36 interior layout plans we've given you. We've designed separate entrances. We're happy to go
37 through the physical layout of the building if you want to hear from Mark Nosky again, and Jeff
38 Lietz on the architectural side of the project. We're happy to do another overview if you would
39 like to see it a second time. Just let us know.

40
41 Mr. Kolb stated that we have a couple preliminary issues. Last time we were here, I think the
42 Village had some homework to do as far as providing us with a definition of what the phrase,
43 "associated primarily with the primary medical facility," meant. And we had some homework to
44 do, as far as getting you guys a security plan. So, let me update you on first, our progress. We
45 have retained Bill Waitek, W-A-I-T-E-K, of ADS. "ADS" is Alarm Detection Systems, Inc.
46 They are located at 1111 Church Road, I believe, in Aurora. I'm doing that from memory, but I
47 think that's the address. Very good vendor. Took us a while to find this vendor. They are in the

1 process of putting together really a cocktail of different technological packages that will allow us
2 to provide adequate security. Primarily, cameras are what are going to be implemented in the
3 main hallways, and in the dining area, and in the main corridors and drive aisles leading to the
4 facility.

5
6 In addition to the camera systems, there are going to be several areas of the facility that are going
7 to be subject to central station monitoring at ADS. They monitor over 40,000 accounts now on
8 their premises in Aurora. They'll establish protocols with the property owner, and with the
9 property operator, and Medical Director. And we primarily want to have a coded, limited
10 proximity reader to monitor any sort of room in the facility where narcotics are kept. So, there
11 will be another level of security with respect to our narcotics room. And in addition, we are
12 going to have personnel. We don't know the number of security personnel that we'll have. We
13 certainly are going to comply with what the State is requiring, but we're in the process of still
14 trying to make that decision. I know we are going to have adequate security personnel, and we'll
15 have personnel onsite at all times. But the idea is to use technology to the best of our ability and
16 to have third party monitoring of the technology, the cameras offsite, with a protocol setup to
17 alert, you know, staff, and/or law enforcement if there's some issue. And if you guys want to
18 have your police department look at this proposal as a condition of approval when it's finished,
19 we can do that. We are about two weeks out from getting it. We had to get it at your request. And
20 it took quite a while to get the right vendors, and to get the right technology, and pricing for us.
21 So, just to let you know, we are in the process of doing that. I suppose we could bring Bill in and
22 have him testify. That would probably cost us quite a bit of money, but we certainly can bring his
23 proposal and try to introduce that into evidence if you guys want to see that once it's finished.

24
25 Mr. Kolb stated there's a lot that goes into these security proposals. They have to actually look at
26 the entire building layout and determine where, and how many cameras should be placed at what
27 locations and for what reasons. And there's a lot that goes into the security we're learning as we
28 have these conversations. And then we need to establish kind of the different areas that require
29 heightened security, dial pads and limited -- We even talked about having limited times of day
30 where people could access the narcotics room. Only a certain number of people could access it
31 with a certain predefined code, but it would also only be opened at certain times. So, they have
32 some protocols that they're suggesting. We certainly wouldn't want to put all of that on the
33 public record. But we are, just so you know, developing that and taking your request very
34 seriously regarding security and trying to put a plan -- Rather than just, you know, generally say
35 we'll comply with the Illinois Administrative Code requirements, we're trying to put this plan in
36 place. And something in writing is about two weeks out we're told. Maybe a little longer. I'm not
37 sure how quickly he's going to be able to get it done. It's going to require some sit-down
38 meetings as well, which is a challenge. So, that's our update regarding security and our update
39 regarding the facility.

40
41 Mr. Kolb stated that John Vrba is available by telephone. I just need to dial him in when you
42 guys want to -- He has limited time tonight. So, what I was trying to do would be if there was a
43 portion of the hearing, if Victor wants to determine when you want to hear from John, maybe we
44 could allot some time. I know the last hearing we wanted to point some questions specifically at
45 John. I can give him a text message and tell him to go ahead and dial in. And then I would just
46 ask that we can move John along, as he has another matter, he's attending to of some significant

1 importance tonight. So, that's kind of our overview. If you want any more detail, I can certainly
2 provide it. But we've gone through the application quite a few times now.

3

4 Chairman Blackwell stated Attorney Kolb, I greatly appreciate your follow-up to the questions
5 that were raised, particularly as it concerns the security issue. It looks like you've taken some
6 affirmative efforts to actually come up with a tiresome one but, in fact, to come up with a
7 security plan that is going to be at least reviewable in full by our police department and Village
8 Administration, as that was obviously a clear sticking point. So, greatly appreciate your efforts to
9 follow-up with that. It sounds like you've got some clear, hard information about how the
10 security layout would effectively take place. That's quite significant on your part and
11 commendable for you to do so.

12

13 Mr. Kolb stated that part of the issue there was that in order to get a security professional firm to
14 put together the proposal, they have to design the plan. And of course, then they expect to be the
15 vendor. So, you end up you negotiate the vendor contract at the same time as you are trying to
16 design the system. That takes us a little bit longer to get done than normal. We appreciate your
17 patience.

18

19 Chairman Blackwell stated and you are saying that he would have at least -- And, of course, I
20 think it was important that you said that he would not look to divulge the full security plan as a
21 part of the public record for obvious reasons. But you said that probably within a couple of
22 weeks you would be able to give us something in writing that could be viewed for consideration
23 by the Commissioners, as well as by our Administrative and police department. Is that accurate
24 roughly?

25

26 Mr. Kolb stated yeah, I think that was a requirement you wanted us to submit it to your police
27 department. I think we are going to be able to show you what technology we are going to have,
28 and what equipment we use, and what systems. The only thing we won't have is the actual
29 staffing component. We don't want to be wrong on that and understaff it, or commit to
30 something that's inadequate. So, I think unless you are going to require a specific security
31 staffing plan, and the patterns in which people will walk, and the time of day they will check in
32 and out, that is very difficult to come up with, and its actually patient driven too. It depends on
33 our volumes and everything else. What we were hoping to supply you was just what electronic
34 systems, and what digital systems, and what camera systems. We weren't considering a virtual
35 fence. That was discussed, or a physical fence. But, at least, the camera systems and everything
36 else with respect to the narcotics will be outlined for you so you can see exactly the capital
37 investment we're putting in the building.

38

39 Chairman Blackwell stated thanks. Let me turn to John McDonnell. John, I'd like to ask you just
40 based on what you've heard, I know you had asked about the security plan, as well as some of
41 the Commissioners too. What's your kind of feeling or read on what Andrew's presented, or
42 looks to present in that report and so forth?

43

44 Mr. McDonnell stated I mean, something that's reviewable by our police department. I don't
45 know if staffing and all of that would be required. I guess some notes as to staffing would be
46 sufficient like is there staffing on the outside. How much staffing is on the inside? I think at a
47 minimum, that could be addressed. It seems like it's a very important picture to paint for the

1 public. Since those are probably 80% of the questions that we have are safety, and security, not
2 only for the people inside, but the people outside.

3
4 Chairman Blackwell stated sure. Mr. McDonnell stated Victor, people are texting me saying that
5 you're a little muffled. It could be Mark Miller is not muted. Mark, if you can mute yourself.
6 Commissioner Miller stated all right. Mr. McDonnell stated we can try that.

7
8 Chairman Blackwell stated okay. I just increased my volume by a little bit. It just may be the
9 way I'm speaking or whatever. But I hope that they can hear me a bit clearer now. I did turn up
10 the volume just a pinch. Yeah, so I think that we could possibly have a good review to further
11 examine this whole aspect of the security issues that has come up repeatedly. We've been back
12 and forth with that. But I think that this is a step for clarifying how their security plan will, in
13 fact, be laid out.

14
15 Chairman Blackwell inquired of Mike Hoffman; did you have any comments on this particular
16 part? Mr. Hoffman stated no. Actually, it was just a clarification for the public record. Kelly, I've
17 got three Kelly's on my screen. If you're two or three of them that's absolutely cool. But if one
18 of them is somebody else, that's what I want to know.

19
20 Ms. Mottl stated as far as I know, I only have the one. I don't know who the other two are.
21 Chairman Blackwell stated you're replicating like I was at one meeting. Mr. Hoffman stated all
22 right, then I don't know who those are.

23
24 Chairman Blackwell stated yeah. I think at this point what I would like to do, and I did have a
25 couple of questions. And I appreciate that Andrew for John. We can get to that. I don't want to
26 tie John up. I just only had maybe two or three questions. I have written them down as well. But
27 at this point, I think it's appropriate for us to continue the Public Hearing aspect of the meeting
28 because we're still in that phase of our meeting. I've asked Commissioner Betts to read in some
29 additional materials that were forwarded to the Village pertaining to this Petition and read those
30 into the record. So, she will go first. I believe there was a Petition that was circulating concerning
31 this particular project. And then I will come behind her to read in some additional comments that
32 pertain to the public's position on this matter. So, Commissioner Betts, are you ready to proceed
33 with the information?

34
35 Commissioner Betts stated I am, Chairman Blackwell. So, I am going to read and quote the
36 information that was sent to us. So, this one was addressed to "Mr. Will Pennington, Olympia
37 Fields Planning and Zoning Commission." It says, "As residents of Olympia Fields, we have
38 signed this petition to express our concerns that you NOT RECOMMEND APPROVAL for
39 rezoning All Nations Assembly Church Inc., (a.k.a. Tolentine Center), from R-1 One Family
40 Residence to MD-1 Medical District and a Special Use, to operate as a 120-bed Drug/Alcohol
41 Addiction Treatment Facility." The Petition was signed by the following persons: Chairman
42 Blackwell, do you want me to read the names of all the persons that signed the Petition?
43 Chairman Blackwell stated please do, yes.

44
45 Commissioner Betts stated okay. "The Arcadia Home Owners Association; Annette Williams;
46 Peter Brandon; James Swartwout; Janie F. Cooper; Betty Flagg; Ronald Vasser; Sheila McCann-
47 Taylor; Mary Lontakis; Margery Webb; Del Taylor; John Taylor; Sherron Bibbie; Khristana

1 Diggs; Luegenia Mathis; Bernie Taylor; Anthony Scales; Deborah Lacy-Lane; Preston Bowie;
2 Kristal Stevenson; Olive Liggins; Kawone Harris; Sean Bye; Synita Booker-Capler; Shawn
3 Mitchell; Kneshia Avery; Nicala Carter-Woolfolk; Justin Petner; Matthew Murley; Iyana
4 Anthony; Tonya Junior; Hiba Salhi; Delilah Sanchez; Carlton Wing; Colin Patrick; John Kilgore;
5 Amanda Yackel; Tevin Williamson; Chance Unruh; Kelonna Dickson; Payten Car; Ryon
6 O'Connor; Jean Chagnon; Pedro Campos; Melissa Heithaus; Jalen Hawkins; River Dickerson;
7 Talia Tea; Sara Krim; Kayla Moore; Isaiah Fountain; Milan Scott; Niang Huai; Shalynnette
8 Rubie; Jelasia Frazier; Christopher Abbott; Hilda Minasyan; Alvin Hernandez; Jennifer Jobe;
9 Anna Dimondi; Barbara Ross; Richard Lawrence; William Antonion; Carl McCormick; Sherrese
10 Harding; Wendy Woodson; Julie Grant; Dorothy Clay; Jennifer Terranova-Beasley; Donna
11 Richie; Raushanah Madyun; Sarah Hale; Risa Graff; Cynthia Lerner; Rosellen Heniff; Tracey
12 Scales; Carl Pickett; Lisa Mendelson; Suzette Fossett; Enriquetta Shareef; Earl D. Ellis Sr.;
13 Verlon Johnson; Vernell Johnson; Sean Johnson; Anita McGruder-Johnson; Ayleen Garza; Eric
14 Riley; Carol Lingenfelter; Jason Scarlette; Marcine McBride; Max Peters; Misikir Alemu;
15 Valerie Mohnney; Emma Whitt; Steve Stevenson; Evan Rinehart; Mariah Henley Powell; Gaiane
16 Margaryan; Rebecca Lannom; Laura Jones; Evelyn Owens; Mary Stoxstell; Janet Velazquez;
17 Gabriel Stanley; Dr. Clifton Ward; Stephanie Peters; George Wilson; Kimberly Shirley.” Those
18 were all the names that signed that Petition.

19

20 Commissioner Betts stated and there were some additional comments. I don't know, Mr.
21 Chairman, do you want to go through them, or do you want me to read them?

22

23 Chairman Blackwell stated yes, and I can assist you as well with reading them. I'll read the first
24 two, and then you can read the remaining two. Commissioner Betts stated okay. Chairman
25 Blackwell stated I would imagine these individuals are a part of the Arcadia Homeowners as
26 well. Commissioner Betts stated yeah.

27

28 Chairman Blackwell stated and this one comment was made by Maurice Smith. He states that: “I
29 live in Arcadia near the facility. On the surface, this facility seems counter-productive to what I
30 vision the future of Olympia Fields to be. For one, individuals needing this type of treatment
31 often times have questionable nefarious backgrounds often associated with criminality; orders
32 from the court to remedy some legal judgment or offense. Or, maybe some mental health
33 treatment plan. How are residents selected? What are their criminal histories? Is any treatments
34 related to some form of probation or parole? What is the condition of these 120 patients? Are
35 they infirmed? What are their ages? Any Senior care or disabled? Any reviews from the other
36 facility in Park Ridge by local authorities or others? Who owns the property now?” Chairman
37 Blackwell stated I think that has been asked and answered. “I've noticed what appears to be
38 some type of church service being held there. What is the cost of this transaction and does the
39 Village receive any revenue from taxes? That is a large tract of land. Does the organization have
40 plans to expand and build, add on construction?”

41

42 “My input is that I do not want this facility. It is directly across from my backyard and it is a
43 threat to my feeling safe in Olympia Fields. That I have been a resident for 15 years and this
44 would be a very unwelcome addition to the community, not to mention a bad influence to the
45 students of Rich Central High School.”

46

1 Chairman Blackwell stated and Commissioner Betts, could you read from Ms. Williams?
2 Commissioner Betts stated certainly, I will. There are two from Ms. Williams. I don't know if
3 this is just a technology error. They seem to be exactly the same comments. Chairman Blackwell
4 stated yeah, just read the one. Commissioner Betts stated but I'll read the one. And I will quote:
5 "I do not want this facility. It is directly across from my backyard and it is a threat to my feeling
6 safe in Olympia Fields. That I have been a resident for 15 years and this would be a very
7 unwelcome addition to the community, not to mention a bad influence to the students of Rich
8 Central High School."
9
10 Commissioner Betts stated the last one seems to be the same verbiage as the first one. It's from
11 Maurice Smith. So, it's a duplication. Chairman Blackwell stated it's a duplication. Could you go
12 on to Peter Brandon who made some comments on the next page? Commissioner Betts stated
13 Mr. Chairman, I seem to not have that one. Mine cuts off after Maurice Smith.
14
15 Chairman Blackwell stated okay. I have an addition to those we've already read, one from Peter
16 Brandon.
17
18 Mr. McDonnell stated Mr. Blackwell, if you could, it's possible that first statement and some
19 things that you said in there, possibly the Petitioner would want to talk about just a couple of
20 those things. Chairman Blackwell stated yeah. Mr. McDonnell stated it's up to them, but I think
21 we should offer them a chance to speak to anything that they wish. Chairman Blackwell stated
22 okay, at this point, yeah, I think that's fair and appropriate under the circumstance. Andrew, do
23 you have any response to what has been read into the record already on the comments?
24
25 Mr. Kolb stated right. There was about 36 questions there. Chairman Blackwell stated yeah, and
26 some of the questions, in fact, have been kind of answered already and discussed before, but I
27 think its appropriate to give you an opportunity to address any comments that were made. And I
28 agree with John on that. So, here's your chance.
29
30 Mr. Kolb stated yeah, I'll try to do this from memory, and Kelly, jump in if you remember any
31 you want to field after me. I think one of the big questions we had was: "It seems like a large
32 tract of land. What do we intend to do with the rest of it?" And we've talked about it with Ted
33 Meyers who is essentially our capital partner. And we think there's possibly a demand for
34 assisted living as well, or skilled nursing on this site. There's plenty of room to do at least one
35 more medical type building like this. But we aren't at that point now. We're just trying to get this
36 facility entitled, and financed, and constructed, et cetera. So, but yeah, I think if there is a Phase
37 2 to development, we'd have to come back in and subdivide the property as Mike will indicate
38 the steps to that. We have to come in and subdivide, and put a whole other Site Plan together and
39 ask for another Special Use.
40
41 Ms. Mottl stated in addition, I think there was a question there regarding the Village receiving
42 any tax revenue. And the answer to that is, yes. We're making significant capital contribution
43 towards building this facility and there will be tax revenue that goes to the Village. Previously,
44 we did provide expert testimony from Mike MaRous, who testified that this was the highest and
45 best use for this property which has been sitting vacant for some time. It would have a positive
46 fiscal impact on the community. It would not diminish property values, and would put some tax
47 dollars in your pocket.

1 Chairman Blackwell stated okay. That's a good response. There were a couple of other
2 questions.

3
4 Mr. Vrba stated Mr. Blackwell, can you hear me okay? It's John Vrba. Chairman Blackwell
5 stated hey, John. Hey, good to hear you. Go ahead, John. Mr. Vrba stated good evening
6 everyone. I called in on the landline but that didn't work. So, I was on the Zoom and thought I
7 was muted. So, I'm back on. First of all, great to be on the call. I'll have to jump up. I'm actually
8 in deep COVID meetings with some laboratories on some new testing was out in Irvine,
9 California. The senior sector is getting hurt bad. I apologize for not being on in picture.
10 Chairman Blackwell stated oh, no, no worries. Mr. Vrba stated that I think I have my handsome
11 picture up there though. I have a face for radio. Chairman Blackwell stated you look pretty sharp
12 there, John. You're cleaned up. Mr. Vrba stated my kids help me out. I'm not going to do a lot of
13 stats because you obviously have a very intelligent Board, but you know, 17.6 million people
14 suffer from alcoholism. The student population is down into the grade school age, and most
15 recently he saw a posting of September 4th, 2020, in Illinois. They actually have a help line now
16 to text: 833234, which is the Illinois helpline for opioids and other substances, to even have
17 people texting because it's such a prevalent issue. And as Andrew mentioned, you know, the
18 increase in opioids across the United States, he believes the death total now is north of 800,000
19 people. So, the need for this, you know, in communities across the United States and we're
20 looking here in your beautiful area of Olympia Fields is definitely needed. So, I just wanted to
21 add that for the record and thank you for allowing me to comment.

22
23 Chairman Blackwell stated thanks, John. While I got you on, I had a question for you. Mr. Vrba
24 stated sure. Chairman Blackwell inquired of Mr. Vrba what will be the primary treatment
25 Modalities that you intend to use and incorporate for the facility?

26
27 Mr. Vrba stated yeah, there's a number of them out there. I mean, obviously the oldest one is
28 obviously the 12-steps, which many people are probably familiar with. There's the 12-steps of
29 Alcoholics Anonymous. And then also the 12 Traditions, which is actually still used currently at
30 The Retreat outside of Minnesota that we visited. And on top of that, you know, Hazelton, and
31 Betty Ford is one of the prevalent addiction resources in the country. And so, we use things like
32 Acceptance Commitment Therapy, there's Cognitive Behavior Therapy, Interpersonal Therapy,
33 Medication Assisted Therapies under the direction of a psychiatrist and a Medical Director, as
34 well as a psychologist because you need also the counseling component. There's Motivational
35 Enhancement Therapy, which is a newer Modality. Psycho-Educational Groups, you know
36 would be very beneficial in group settings. Solution Based Therapy, and then Rogerian Therapy,
37 where we believe that when people come to get themselves cured of an addiction, you know,
38 they're coming voluntarily and they want to be cured, that we may have the inner capabilities to
39 do that. So, there's a number of Modalities. Again, would be under the direction of the
40 psychiatrist, but also psychologist, as well as the treatment counselors.

41
42 Chairman Blackwell stated I see, good. Another quick question as it pertains to Methadone. I
43 don't know if I was very clear in understanding whether it's going to be used or not, and how do
44 you deal with the level of addiction for someone who is basically going into even having
45 delirium tremors and so forth from withdrawals. Are you going to use Methadone? What other
46 types of therapeutic pharmaceuticals do you intend to typically use in a scenario of this nature?

47

1 Mr. Vrba stated yeah, in my discussions with Mr. Meyers, and you can correct me if I'm wrong,
2 I don't think we'd be doing Methadone. Is that correct, Andrew?
3

4 Mr. Kolb stated not on an outpatient basis. I think Methadone can be used on an inpatient basis.
5 But yeah, a lot of the studies regarding, you know, complications with these types of facilities
6 that are outpatient, is when, you know, people just show up at the facility on an outpatient basis.
7 They want a Methadone dose. And they self-administer someplace else in the community. We're
8 just not going to allow that. We're an inpatient, residential, check-in, stay under our 24-hour care
9 type facility. So, that it's really clear, to make sure that we are inpatient, residential, alcoholism
10 and substance abuse, as opposed to outpatient Methadone Clinic. It's two very different animals.
11

12 Chairman Blackwell stated sure. Yeah, thanks Andrew. And the other embedded question, John,
13 I know we can't keep you on, but how are your residents selected? I think Andrew and Kelly
14 have talked about, you know, you're looking for like state-wide residents, and even further in
15 terms of jurisdiction where they're coming from, but how are they selected? What's the criteria
16 that you basically use to determine, you know, who is going to get in? Is it based on the
17 insurance? Locations? Or what? Their condition?
18

19 Mr. Vrba stated yeah, it will be based off of -- First of all, we have to ensure that we're capable
20 of taking care of every patient in our facility at all times. So, we are not going to pick a patient if
21 it's going to put us over the cost of caring for that patient. It's always quality first, mentality, and
22 I think as you mentioned, you know, meeting the gold criteria of Malcolm Baldrige. We're in it
23 for the right reasons. We're not in it to make money. We're in it to help society. So, there would
24 be a significant screening. And one of the most important things would be to ensure that they are
25 not at a risk to harm themselves or others. Obviously, financials would come into play on the
26 financial setting of it. You know, how long we believe their length of stay may need, which
27 could change. We're more about the length of need than length of stay. I think a lot of times
28 people put out numbers that are just guesstimates and hypothesis on how long they think a
29 patient would stay. That will be under the direction of the Medical Director and a Chief
30 Therapist. And we'll keep them there as long as needed to ensure that they go back into society
31 and hopefully not relapse. And then continue their therapy post discharging from RoseHeart.
32

33 Chairman Blackwell stated okay. So, after they're discharged from RoseHeart, do you have any
34 connection with them in terms of medical, or any type of therapy, counseling, or et cetera? Or are
35 they turned over to their doctor, or how does that work?
36

37 Mr. Vrba stated excellent question. Typically, we won't shut them down the moment they leave
38 because the bonding, -- I don't know if anyone on the call has ever had physical therapy. I've
39 had physical therapy for my shoulder. You know, the intimate relationship you have with that
40 therapist it's treasured. So, they still have communication, but at some point, we would have to
41 turn them over to a different therapist, outpatient. You know, obviously their family will be a
42 resource. But their physician. You know, their church, so on and so forth, their entire family. But
43 we would continue that for typically, there's a 90-day discharge process where we stay in touch
44 with them until we feel they're comfortable moving on with another chief Modality with their
45 doctor, a counselor, a psychologist, what have you.
46

1 Chairman Blackwell stated I see. I see. Mr. Kolb stated that we will also monitor the outcomes
2 and report that if we hire an accountable care organization. I know the carriers will want to know
3 the outcomes. That's really how you can prove that you're an effective facility is the Outcome
4 Base Therapy. John's more on the caring and treatment side. But I come from the managed care
5 background. So, it's going to be outcome driven. And a lot of our statistics and success will drive
6 demand.

7
8 Chairman Blackwell stated sure. Okay. Thank you very much, John. Those were the questions I
9 had. We missed you at the last meeting, but you came back looking even better and answering
10 the questions. So, we really appreciate you doing so. Mr. Vrba stated thank you for allowing me
11 to join on. And everyone pray for COVID, and Happy Holidays to everyone. Chairman
12 Blackwell stated yeah, thanks. Did anybody have anymore questions for John real quick?

13
14 Mr. Hoffman stated yeah, Victor, there was one that we had last time that I wrote in my notes
15 that would be a great question for John since he wasn't available. If I could repeat it now, I think
16 that would be good. Chairman Blackwell stated sure, go right ahead.

17
18 Mr. Hoffman stated it was from Steve and Kristal Stevenson and they said: "We're still unclear
19 as to how the facility will benefit our kids at the high school. How has the prior facilities that
20 they have researched in other areas, helped the youth in the community besides being a facility
21 that appears to take advantage of our kids?" I know John talked to that earlier, but perhaps some
22 of the residents didn't hear it or something. I think it would be good to hit some of the highlights
23 of how you think this will be beneficial to the adjacent high school.

24
25 Mr. Vrba stated yeah, no, thank you for that. And I want to clarify, I haven't done research with
26 RoseHeart or the other facilities on how it has benefited the other high schools. I'll put that into
27 the record. But what I would say is, more than 10% of children in the United States of America
28 have someone in their family with an alcoholic problem, which is very significant. I would also
29 state that there's an estimated, I believe, it's 20-million age 12 or over who have used an illegal
30 drug in the past 30-days. And again, I'm a parent myself with a freshman in college and a junior
31 in college. So again, many of us have children. And I believe that we have to not turn our heads
32 on it. And I think students know that there's drug problems out there. They read the billboards on
33 the highway. They know that they have maybe seen a student in their classroom pass away from
34 suicide or from addictions. My son at the fraternity, he's in a very nice fraternity. A kid OD'd
35 about two months ago and was taken on a stretcher at two in the morning. It's a part of our
36 society. \$190 billion is used in this sector, and it still is completely underserved. I completely
37 understand the other side. I'm not a shallow individual, a shallow person. But I don't think we
38 turn our heads on it. And I think we have to go straight at it. And I think the students, not of just
39 Rich Central, I went to Nazareth Academy. I went to Benedictine University in Lisle for my
40 Masters, and College of St. Francis in a very challenging area of Joliet back in the day. And I
41 believe we have to go right at it and I think it will benefit the young. And I know some people
42 may disagree and I obviously respect their opinion. So, thank you for that, Mike. I can follow-up
43 with more to that if you think I didn't answer it enough, but that would be my comment.

44
45 Mr. Hoffman stated it's good. Thanks, John. Chairman Blackwell stated thank you, John.
46 Chairman Blackwell stated John, I think you had also mentioned, and I think I had asked about
47 specifics in terms of benefits to the residents of the Village of Olympia Fields, particularly our

1 youth. I mean, here you are looking to come onboard with a major facility that's going to be
2 revenue generating right across from the high school. A couple of things that you and I had
3 talked about, I know it's somewhere loaded in the minutes. But one specifically was concerning
4 what benefit, and whether your facility would, in fact, be open to bringing in some of the
5 students from the high school to give them some training, even if it is not paid, and some
6 experience with medical types of situations. We're really looking to see what kind of
7 relationship, in the event that your facility does go up and everything goes through for you, what
8 kind of relationship would "we" as residents of the Village have with your facility on that level?
9 Maybe even with employment. Maybe even with summer internships or externships.
10 Predominantly in this area, there are many African-American youth that are in high school
11 suffering from alcoholism, drug abuse, et cetera. What percentage, and what types of -- Well,
12 let's just say, "discounts," could we effectively look forward to in the event that you were
13 established here to assist our youth in this area?
14

15 Mr. Vrba stated yeah, I'll try to be short and sweet and very direct with my comment, because I
16 could go on with this for probably an hour. But out of respect to your Board I won't do that. In
17 the senior side of the profession, you know, I never use to like history until I met a gentleman
18 whose best friend was in the Bataan Death March. And I'm sure some of you are familiar with
19 that and how horrific it was for the United States with having people beheaded. I never enjoyed
20 history until I learned from the elderly about history. And now I love history, and love talking to
21 the seniors and really sitting down with them and hearing from them. And I love having the
22 students come in, because when a student comes in -- Let's utilize my son, Luke. Luke comes in
23 and plays the piano for a half hour and holds a patient's hand, or just sits down and watches a
24 ballgame with a resident. That's more compassion that that resident has probably had in the
25 entire year. I take that into this sector.
26

27 Mr. Vrba stated in addictions, the students can learn a ton from it. The patients can benefit a ton
28 from the students. It's truly a win-win. And sure, it can be scary at times. We're not just going to
29 bring them in with a very challenging patient and just throw them into that. It would be like
30 bringing in a young kid to a patient who is dying. That's a very sacred process. So, in this case,
31 you know, we can educate them. We would do counseling at the school with them. There would
32 be not just some pay jobs, but also some free internships because you can learn so much more in
33 person than you do from a book. And I would also say that we would like to be a part of the
34 community, and potentially have maybe a Community Board where we can talk about positives,
35 or if something is negative going in the community where we can be a resource to help fix that. I
36 just see a huge upside. But I do respect everyone on the call, or any of the people who live in
37 your community on the negative sides. I just see the positives far outweigh it.
38

39 Chairman Blackwell stated that's greatly appreciated. I respect your comments and your position
40 wholeheartedly. And greatly appreciate you weighing in, particularly on the medical issues that
41 people have asked about and me as well, and really not knowing and understanding, but I think
42 you clarified a lot of things about your position. Thanks again, John. If there are no more
43 questions for John, we will let John get back to dealing with the COVID to try and resolve the
44 world problems because we need all the help we can get. Thanks a lot, John.
45

46 Mr. Vrba stated thank you all very much. Andrew, Kelly, Happy Holidays everyone. Chairman
47 Blackwell stated thank you.

1 Chairman Blackwell stated okay, so let's see a couple of other -- If I think I recall where we
2 were, I was about to read in from Peter Brandon. Peter Brandon was a part of this Petition as
3 well. Apparently, a resident of Arcadia in our Olympia Fields. I'll go ahead and proceed with
4 that. "As a resident of Olympia Fields, I am opposed to the proposed treatment center to be
5 located at Tolentine Center. I just googled Recovery & Rehabilitation, LLC and RoseHeart
6 Renewal Center with no result for either. Who are they and what are their qualifications to
7 operate such a facility? The Application for Special Use and Text Amendment provides
8 marketing and engineering information but no information about the LLC members or
9 RoseHeart. Appropriate benchmarks for such a facility would be the Betty Ford Center,
10 Hazelton, or Caron Foundation."

11
12 Chairman Blackwell stated that I'll continue. This second comment is from James Swartwout.
13 Mr. Swartwout had, in fact, forwarded a letter to John McDonnell that was read into the record. I
14 believe, reading this, this is his follow-up to that October 20th particular meeting that we had. Mr.
15 Swartwout goes on to say, "My reason for signing is to voice my strong opposition to the
16 proposed substance abuse facility at the corner of 203rd Street and Governors Highway. I sent a
17 letter to John McDonnell to be read into the record for the October 20th Public Hearing. The
18 letter was not read into the record because they ran out of time. I hope it will be read into the
19 record at the next meeting." Chairman Blackwell stated which was our last meeting where, in
20 fact, I did read it into the record. "I'd like to point out also that, if you listened closely to the
21 RoseHeart Renewal Center CEO, he never answered the questions. His answers were always
22 evasive and misleading. I have been a resident of Olympia Fields for more than 32 years. I live in
23 Arcadia, and I am blessed to have great neighbors. My backyard is across Governors Highway
24 from the proposed drug facility. With the introduction of a drug facility, Village residents in
25 Arcadia will likely become less friendly and more cautious around each other. I moved into the
26 Village because of its family values. Thirty years ago, residents in Arcadia would walk up and
27 down the street." I think the rest of it is a continuation of his previous letter as he reminisced
28 about Arcadia and the neighborhood at that time, and the clear concerns he has about the change
29 in dynamics that have taken place, and an expectation of other things that might not work in the
30 positive for him as a resident.

31
32 Chairman Blackwell stated that we have a short note from Khristana Diggs. She says, "We
33 would like to keep our neighborhood safe and the way it is."

34
35 Chairman Blackwell stated the next comment is from Shawn Mitchell. He says, "I agree. My son
36 attends RTHS, Rich Central High School - Central campus and yes, I do agree that consideration
37 has to be made as it pertains to the safety of our children. Neighboring municipality Matteson, is
38 already pushing hard to open a casino in our front yard (casino less than a half mile of a
39 residential community). These decisions have to be carefully thought out and with the consent
40 and input of the residents. This is a Democracy not a dictatorship "We The People!"

41
42 Chairman Blackwell stated the next comment by Nicala Carter-Woolfolk. She says, "I believe
43 that an addicts' recovery center is unsafe for the surrounding community. I understand the
44 "patients" can come and go as they please and walk the streets of Olympia Fields just like the
45 residents can. Anyone who has had experience with addicts knows that property--parked cars,
46 homes, lawn-mowers, children's toys/bikes left out in the open--is not safe when there are
47 addicts roaming freely. There is a hospital and other medical facilities with packed parking lots

1 abutting and across the street from the Tolentine property. Strong arm robbery will increase a
2 hundred-fold when the addicts look around and see what they don't and never had. That center is
3 a disaster waiting to happen. I say NO NO NO NEVER. There are many older retired people
4 here who need to be able to walk the streets in peace, and there are teenagers right across the
5 street from the Tolentine property who do not need that kind of unsafe perverted exposure in
6 their midst.”

7
8 Chairman Blackwell stated and I've got two more brief comments that came in. This is also from
9 Mrs. Diggs. She says, “What actions do you have in place so that the clients don't come in the
10 communities around this facility? Do you have an assessment to state the know how to behave in
11 the community?” Apparently, for the patients.

12
13 Chairman Blackwell stated and I believe the final comment I've received is from Deborah Lacy-
14 Lane. And she writes, “Isn't there some other offer or business opportunity for this location? I
15 understand the evaluation process we are going through, weighing the pros and the cons, but the
16 potential problems outweigh any benefits from tax revenues from the drug rehab center. They
17 can't guarantee security to our neighborhood. It will draw on our Village police force. It puts the
18 negative impact of drugs right in front of our children and in our faces. And it is something I
19 personally don't want associated with or in my neighborhood. Please take this into account. We
20 can ask questions and they can answer them. But things can also turn out to be different from
21 what they say, and we are stuck.”

22
23 Chairman Blackwell stated John, were there any other miscellaneous comments that I may not
24 have gotten from you or Mike? I think I pretty much had everything read into the Minutes that I
25 received. Mike?

26
27 Mr. Hoffman stated yeah, Victor. We got one online here tonight actually from a woman you just
28 read from previously, Nicala Carter-Woolfolk. Her statement is that, “Many people with
29 addiction issues would be at the facility pursuant to judicial mandates in a criminal case. How do
30 you assure people that a surge in criminal activity will not take place in the streets of Olympia
31 Fields, with the introduction of addiction patients directly into our residential area?” I think they
32 somewhat have answered that previously. But it might be good for Andrew just to cover it real
33 quickly as a recap. Chairman Blackwell stated go ahead, Andrew.

34
35 Mr. Kolb stated I know of no law that requires a facility like ours to take Court mandated
36 patients. There are specific facilities designed for that business model that take Medicaid patients
37 that are wards of the State that are ordered by Court Order to attend addiction therapy. You
38 know, we're intending to be -- And I think, you know, that we can't make it a condition of
39 approval, because I don't think it's an enforceable condition to discriminate like that. But with
40 the extensive rehabilitation we're doing to the building and the construction costs, there is no
41 way that the facility could remain operational. Our business model is to go upstream as far as the
42 quality of care, and the quality of the payer. And “quality” meaning like, you know, the ability to
43 pay higher rates, not the quality of the person, obviously. We're searching for a different revenue
44 source through private pay sources. And I think, -- That's our business model. So, yeah, I mean,
45 I can understand that concern. But we don't anticipate that will be an issue here under our current
46 structure. I don't think, you know, the facility is too big to support that model. If the construction
47 costs are too great that that carries, it just wouldn't work. I think there is a lot of different types

1 of facilities where that takes place, and they look very different. And just have different overhead
2 costs and requirements. So, we're definitely trying to be a premiere facility in the private pay
3 market is where we're headed.

4
5 Chairman Blackwell stated yeah, Andrew. I appreciate that. Andrew, I just had a question, and
6 maybe I'm missing something or a little bit naive about what some folks are asking. But I think
7 that this repeated question arises as to the background of the individuals that come to the facility.
8 And I know, you know, just from generalities, you're going to have probably a diverse different
9 group of people coming in. I don't even suspect that they would all be opioid addicted
10 specifically. They might have alcoholism issues or other types of, you know, drug abuse issues
11 as well too, because there's a great variety out there as John Vrba has pointed out. But without
12 getting into the very specifics about, you know, what type of addiction they may have, what
13 percentage -- If you know the answer to this fine. If you don't, I would understand. But what
14 percentage of the expected patient numbers would have, say for instance, criminal records?
15 Because, you know, I mean everyone that's an alcoholic or whatever and needing some
16 rehabilitation does not necessarily have a criminal record. I understand that. I know you are
17 taking; I think you had made it clear, Court Ordered determinations and institutions, and people
18 who were dealing with criminal activities, but besides that, do you have a range on how many
19 people would be coming in? I know you said you do criminal background checks too. I
20 remember that being said because that was asked.

21
22 Mr. Kolb stated right. There will be a line in the sand someplace. I think that's more of a John
23 Vrba question to develop those protocols. But I think there's a difference between someone that
24 has, you know, an expunged driving while intoxicated defense from when they were a minor,
25 versus someone with a violent crime. So, I don't know where that line in the sand will be. But
26 what I do know, is that the Medical Director will develop a protocol to make sure that the patient
27 is not going to pose a risk. I'm sure the Medical Director will be under some pressure to keep the
28 facility full. So, there will be that tug of war that goes on between revenue and safety. But
29 they're going to have to create and make some tough decisions about who they're going to admit
30 and where that line in the sand would be. And, you know, we can consult -- If you guys want to
31 get into that and set some criteria as a condition, I could understand that. Then again, people that
32 make mistakes criminally, they're entitled to rehabilitation too. So, it's difficult. Especially if
33 they're holding down a job with great insurance and they're able to pay the admission fee. So,
34 whose to say. I mean, I think the market economics of it will fish some of that out for us. But,
35 you know, to some extent, you hate to discriminate based on past -- People are trying to move
36 forward with their lives, you know, and so that's more of a medical question.

37
38 Chairman Blackwell stated I don't think it would be appropriate to discriminate against them just
39 because they had a record. I was just curious as to, you know, these questions keep coming up.
40 And there were questions from the residents regarding, you know, potential criminal activity
41 near the school. It seems to be kind of a concern for quite a few people. So, I thought that you
42 did a good job in addressing that. Okay, thank you for that.

43
44 Chairman Blackwell inquired do we have any other public comment questions. I think that it's
45 again, important for us to read in all the questions and comments from the public. I think we
46 have effectively done that. I do apologize to the Commissioners for having you wait to ask your
47 questions. But typically, we go through the public's questions and then go back to our

1 Commissioners. So, with that said, I think at this point, I will accept a Motion to close the Public
2 Hearing portion. Oh, Mike Hoffman has got something.

3

4 Mr. Hoffman stated Victor, the one thing about doing that, I think you should move into the
5 questions from the Commission. But since they have not submitted that security plan yet, and we
6 don't know the results of that, do you still want to leave it open once we have a summary of that
7 and the police department has reviewed it? Do you still want to give the public a chance to ask
8 questions about that when it's received, or do you want to go ahead and close the Public
9 Hearing? It's your choice. I'm just asking the question.

10

11 Chairman Blackwell stated well, that's an excellent point because, you know, we had a
12 substantial number of questions regarding the security issue. John went back and forth. They
13 have given us some information. But I think tonight, Andrew has given us some clarity about
14 what they've done to address the issues with the security. And since I would guess, and presume,
15 that probably at least 30% of the questions that have been raised by our residents had some
16 bearing on security issues. And, of course, they've taken some efforts to try and get us a report. I
17 know John McDonnell had asked about that. I have as well. It looks like that's forthcoming. And
18 I really don't want to close probably the Public Hearing aspect of it, because then I'll have to
19 open it back up at that point to address any other questions after we review that security plan and
20 get that out there so people can have any other questions, they have about it. Commissioner
21 Jones stated Victor -- Chairman Blackwell stated I'm sorry, besides the security issue, I don't
22 foresee any other levels of questions that would be pertinent for their Petition. But I'm sorry, go
23 ahead, Andrew.

24

25 Commissioner Jones stated this is Art. I just have a comment in regards to the Public Comments.
26 If I'm not mistaken, there was like over a 100 names that were called out. Is that correct? Would
27 you say, Ms. Betts? Chairman Blackwell stated if you total the numbers from this Petition, plus
28 the other residents who had inquired with comments and questions, you are going to be at 100, or
29 right around there, sure.

30

31 Commissioner Jones stated and I know this COVID is causing an issue, but it seems like the
32 questions are coming in from Arcadia. But you have Hawthorne Hills directly to the south, and
33 you have Vienna Woods almost directly across, and you have The Trails just north of Arcadia.
34 So, I'm asking John, I mean, are the people aware of this? Have we given notice to everybody,
35 Victor and John?

36

37 Mr. McDonnell stated oh, yes. So, it has been published in the newspaper. Its published at
38 Village Hall on signage at Village Hall. Also, on the doors at Village Hall. Currently, Village
39 Hall is closed, but while it was open it has been posted. It has been posted basically since the
40 pandemic hit. Commissioner Jones stated okay. Mr. McDonnell stated we also did send out
41 letters to a certain circumference, to a quarter mile circumference of the residents. There are not
42 many residents within a quarter mile radius of the site. So, yes, we have given out notice.
43 Commissioner Jones stated okay. It just seems so ironic that only the people from Arcadia
44 commenting about this, you know, with the other communities or subdivisions being so close.
45 Mr. McDonnell stated but we have certainly had questions from residents that live in other
46 subdivisions. Commissioner Jones stated okay. Mr. McDonnell stated none of the other
47 subdivisions have come together like Arcadia has to put together a questionnaire and, you know,

1 provided a Petition for the statement of the Homeowners Association. Commissioner Jones
2 stated okay. Has there been any input from the School District? Mr. McDonnell stated there has
3 not. Commissioner Jones stated okay. Mr. McDonnell stated and they were notified by letter
4 also. Chairman Blackwell inquired and from the hospital. Mr. McDonnell stated yes.
5
6 Chairman Blackwell stated at this point, he is going to ask the Commissioners -- I don't think
7 you will be able to ask all the questions that you may want to now, but I do want to get started
8 with the Commissioners asking questions. I will keep the Public Hearing portion of the meeting
9 open. Commissioner Jones stated thank you. Chairman Blackwell stated thank you very much
10 Commissioner Jones. I will keep that portion of the meeting open for purposes of addressing any
11 other issues, particularly as it pertains to the security measures. But I want to move forward with
12 this as I can with the Commissioners and give them an opportunity to ask the Petitioner any
13 questions that they may have that we've developed over listening to all of this. So, at this point,
14 Mike go ahead.
15
16 Mr. Hoffman stated Andrew just asked if there are Commissioners that have questions regarding
17 the architecture of the plan, he'd like to be able to address those first so he can let his architect go
18 once those have been addressed if that's okay.
19
20 Chairman Blackwell stated I appreciate that. Yeah, good point. Are there any specific questions,
21 I'm going to turn to Mark Miller, Mark, on the architectural plan? I know you've examined it
22 because you talk about certain things in there and that's your profession. Do you have any
23 specific questions regarding the architectural structure and the landscaping layout? You're on
24 mute, Mark. You're muted, Mark. This happens. Click your unmute button. Click your mute
25 button, Mark. Because we can see you good. And we had a perfect technological record, but that
26 was like the one time that the computer crashed on me because of the storm and I had to call
27 back on the phone. So, things happen. Okay, Mark, when you get unmuted, I want you to chime
28 in with any questions regarding architectural stuff. Meanwhile, I'm going to turn to Trustee Bill
29 Pennington.
30
31 Trustee Pennington stated I'm here. Chairman Blackwell stated Bill, what's your specific
32 questions or issues that you may have for the Petitioner. Trustee Pennington stated yeah, I really
33 don't have any specific questions because I've been following this from the very beginning. The
34 one thing -- A couple things that really bother me. And since I'm dealing with the financial
35 aspect of the Village, the comment that was made early on regarding the fact that this is going to
36 be a revenue generating facility that the Village of Olympia Fields -- Excuse me, I'm recovering
37 from COVID-19, so I'm still kind of weak. That the Village would receive revenue, this is a
38 revenue generating facility. And the amount of \$585,000.00 plus was discussed. And we all
39 know that the lion share of that particular amount of money, assuming that that is the amount that
40 would be generated and paid to the Village of Olympia Fields, I think that's just a general
41 number in its own right. The lion share of that would go to the schools and other taxing bodies in
42 the area. He stated what I don't know, is what is the direct amount of money that will be
43 generated and earned, and realized, I should say, by the Village of Olympia Fields. I would tend
44 to think it's probably in the 10% or less range. And if that's true, then that creates a problem for
45 me. Because if we factor in the figure of \$585,000.00 plus, and we utilize the 10% factor, at best,
46 the Village of Olympia Fields is only going to realize \$58,000.00.
47

1 Chairman Blackwell stated that's correct. Trustee Pennington stated so, that concerns me. And
2 another thing that I have not heard from the Petitioners, and they may not want to discuss this,
3 but what is their fee structure? We know how much they want to invest and plan on investing in
4 the process. But what is the fee structure that they will be charging their patients? We don't
5 know that.

6
7 Trustee Pennington stated another thing that gives me pause, is their comment that our property
8 values will not be impacted. I find that hard to believe. There has been no evidence presented,
9 other than the comps from the realtor. And I question those too. And I raised questions about that
10 in a couple meetings. We don't know exactly how our property values will be impacted. They
11 claim that there will be no property value issues. I don't know that to be the case. Have they
12 researched in those areas that they may be operating in already? Vrba, I believe, is operating a
13 facility now. I'd like to know what the property value impact on his facility has done to the
14 community that he's operating his facility in.

15
16 Chairman Blackwell stated Andrew, do you want to address Trustee Pennington's concerns? I
17 know you brought in the real estate guy, appraiser and stuff too. Do you want to kind of address
18 that? You're on mute.

19
20 Mr. Kolb stated sorry about that. Yeah, we anticipated this question. And diminution of property
21 value is an element of Special Use. So, we went and hired Mike MaRous of MaRous &
22 Company, who has appraised \$15 billion worth of investment grade real estate in 25 states. He
23 serves regularly as an expert witness, an expert on property valuations. He has got extensive
24 experience in a number of major, hotly contested projects around property values, including the
25 Chicago O'Hare International Airport Expansion when the airport took additional property away
26 from people. He was the one arguing about what the value of those properties would be, as well
27 as the Midway Airport Expansion. He is, in my opinion, the you know, pre-imminent expert in
28 this arena of, you know, valuation of properties. He served as the Mayor of Park Ridge. I know
29 he's got a BS in Land Economics from Illinois. And his CV is part of his expert opinion. And I
30 won't get into his opinion because we presented his testimony and gave everyone an opportunity
31 to cross examine him. And we can bring him back for a fourth time if we need to. But
32 essentially, his opinion was that the development would not cause diminution of neighboring
33 property values. In fact, I think he thought the opposite. They would actually increase the values
34 given that the flow of development and maybe accessory uses that would fall from this use like
35 dominoes.

36
37 Trustee Pennington stated yeah, I really don't think though, with all due respect, and forgive me
38 for cutting in, I don't think he gave a specific valuation as to how our property values would
39 increase. He just gave a general overview.

40
41 Mr. Kolb stated right. Trustee Pennington stated and then I even questioned his methodology of
42 using the comps because the comps that he presented in his presentation, did not even look like
43 the comps of the housing stock here in the Village of Olympia Fields. Certainly, the housing
44 stock over in Arcadia. I have a problem with that. I have a real problem with that.

45
46 Chairman Blackwell stated that issue was, in fact, brought out. I believe, one of the other
47 Commissioners had pointed out the level of comps that he filled in in terms of their similarities

1 or dissimilarities to our residential areas. And I believe that their expert also never stated that our
2 property values would, in fact, increase. I believe, his conclusion, if I'm not mistaken, was that
3 there was no evidence, and this is his conclusion, that our property values would, in fact, be
4 diminished. Which is very different than saying, "You know, your property values are going to
5 go up." I've never heard that from them, and I don't think they made that claim. So, you're
6 absolutely right, Trustee Pennington, on those particular areas that you mentioned. So, I don't
7 think they ever presented that we would, you know, have increased property values as a result of
8 it. The question was posed by Commissioner Jones and others from the public even, as to the
9 level of values for our property following this. So, it is a pertinent question. And I think
10 Commissioner Jones had talked about because of the levels of reduction people's property has
11 taken in this area, we certainly would be concerned about taking any additional hits on our
12 property values. So, those are very relevant points. We can follow-up with that. I can say that
13 their expert has a clear path of cross examination in the Minutes and in the record. So, it's quite a
14 bit of material that we've covered. And even in the course of me reading through the Minutes,
15 there was a lot of information that I needed to reacquaint myself with just to narrow down my
16 particular questions. But we're going to come back to that, Trustee Pennington, and appreciate
17 those questions.

18
19 Trustee Pennington stated very well. Chairman Blackwell stated yeah, and I appreciate you
20 asking those questions. I think they are very, very relevant to this Petition and this project. Once
21 again, you all, we are starting to run short of time. I think that we made some progress getting
22 through some things tonight that have made it clearer for all of us to understand, and we can
23 focus on what particular issues we may have to ask the Petitioners to finish up and finalize our
24 recommendation.

25
26 Chairman Blackwell stated Mike, we've got a couple of things that have since come up that are
27 going to need to be addressed in the next meeting. And what I was expecting to do is to make a
28 request to you that you draft a proposed recommendation for the Commissioners to consider as a
29 final vote from the Commission, where we would make a recommendation to the Trustees.

30
31 Commissioner Betts stated Chairman Blackwell. Chairman Blackwell stated yes. Commissioner
32 Betts stated I have some requests, if I may, for the next meeting too that will be part of the work
33 that needs to be done by the Petitioner. Chairman Blackwell stated go ahead, Commissioner
34 Betts.

35
36 Commissioner Betts stated okay. I'm sorry to interrupt. Chairman Blackwell stated well, no, you
37 didn't interrupt. Commissioner Betts stated but I've been waiting patiently here, you know, for
38 meetings to go through that. So, while we heard a lot and addressed the questions like
39 individually from the public, what I have not seen, and what I would like to see as part of the
40 Petition is several pages on the business plan. We haven't really touched upon the business plan.
41 We had questions on it. But I would like to see, you know, several pages on the business plan.
42 What is the business model? I want to have it stated once and for all what the business model is,
43 because we go back and forth, no Court mandated cases, but maybe we have to and so on. I want
44 to have it stated that it is a premiere facility that is a for-profit organization that is private
45 targeted, as private pay, inpatient, female patients. So, I would like to have something, you
46 know, stated in writing focused on that. It can be a PowerPoint Presentation around that. What
47 the basic business model is, and what it does not include. It does not include Court mandated

1 cases, no criminal records of whatever level. You can state that. Because you have to have that as
2 part of your you know, even considering to run a facility like that. Within that I would like a
3 page around the marketing plan. Again, what is your target market? What is your target
4 audience? What type of outreach are you going to be doing? Is it multichannel? Are you going to
5 be marketing in print? Are you going to market online, social media, to hospitals, doctors'
6 groups, anything like that? So, give that some consideration.

7
8 Commissioner Betts stated that she also would like to see what a typical, average client profile
9 looks like. Meaning, and it's a targeted client profile. You have to know this by now. What is the
10 average age of your prospective patient? Since it is a for-profit, what income level are you
11 targeting? I mean, you're not targeting in mass market. You're targeting at a certain income level
12 that can afford your services. What is the average length of stay? What is the average cost of
13 stay? Is it a professional group that you're targeting? What is their average education level?
14 Anything like that that you want to put in a PowerPoint. And I am addressing all of this to
15 Andrew. I think that's probably the right person. So, anything like that. Because that would help
16 us pull it all together.

17
18 Commissioner Betts stated that I know you have been very reluctant to answer cases on the
19 financial side. But whatever you can share with us on the financial side, I am looking for ROI.
20 You can give us a percentage range. I don't need to have exact numbers or anything. But give us
21 a percentage range of the return on investment, or return on equity, your payback period, your
22 occupancy rate, anything you know that you can share with us. I am not asking for confidential
23 information here. I am just looking for the sustainability of the business model that you're
24 talking about. I want to have something documented along those lines. So, those will be my asks
25 for the next meeting.

26
27 Chairman Blackwell stated I concur. I concur wholeheartedly. I had gone back and read the
28 Minutes and saw where you, Commissioner Betts, had asked specific questions about the
29 business model. I think that some of the questions we didn't necessarily try and drill down on
30 their specific finance, in terms of which bank they would use and those sorts of things, but I
31 think that there was a bit of a void in terms of what their business model would, in fact, look like.
32 And it's relevant in terms of sustainability. And actually, operational levels of actually even
33 getting this off the ground in the event that it went through. So, I think that there could be some
34 clarity in that area. And I think that this is probably the best thing for us to do now. And what I'd
35 like to do, and I greatly appreciate those comments, Commissioner Betts. I would like to poll the
36 other Commissioners before we conclude to see what areas you want, or may need, or want to
37 request more information about. So, Andrew and Kelly can have sort of a comprehensive view of
38 what they need to bring so we can move this thing forward and come to some conclusion.

39
40 Chairman Blackwell stated Commissioner Betts, you were very specific on what you asked for.
41 Were there any other items that you would want to see? We talked about the security, so I am
42 going to cover that part. Andrew has mentioned that they are working up a report. Maybe in two
43 or three weeks they will have that for us, which will give us an opportunity probably a week
44 before our next monthly meeting to look at it. But we've got those two things. Did you have
45 anything else before I go to the next Commissioner?

46

1 Commissioner Betts stated no. So, I just want to summarize quickly again to make sure I was
2 very clear. Chairman Blackwell stated sure. Commissioner Betts stated I'm looking for a
3 summary of the business plan/business model, one or two pages. I am looking for a marketing
4 plan, very high level. And I am looking for a typical client profile. And I am looking for a one-
5 page financial business case that you can share with us, as high level as you can be, or as detailed
6 as you can be. So, that will be my asks. Thank you very much.

7
8 Chairman Blackwell stated very good. I'm going to turn to Commissioner Miller. Commissioner
9 Miller are you off mute? Commissioner Miller stated I think so. Can you hear me? Chairman
10 Blackwell stated yes, we can. Could you address any questions or issues you may have,
11 particularly as it pertains to the landscaping, the architectural structure, et cetera?

12
13 Commissioner Miller stated yes, I do. The landscaping, there seems to be a lot of concern about
14 the adjacent residential areas to the Tolentine property. I was wondering if RoseHeart could
15 create a landscape barrier between the residential areas, like berms, or very dense foliage so that
16 it would discourage anybody from traversing from the RoseHeart property to the residential
17 areas. And it could be very well-designed, and made so that it would be impenetrable. At least
18 not very easily penetrable. I think that would create some kind of a visual barrier to the
19 residential areas.

20
21 Chairman Blackwell stated good point. Commissioner Miller stated there's barriers here along
22 Joe Orr. I'm in Graymoor. And if I wanted to go from my backyard to Joe Orr Road, I would not
23 be able to go through because the foliage is so dense. And if you did go through there, you'd be
24 quite injured from whatever is in there. Chairman Blackwell stated yeah, sure. Commissioner
25 Miller stated and I think that could be created. And maybe that would create some sense of
26 security.

27
28 Mr. Kolb stated Jeff. Mr. Jeff Lietz stated sure. This is Jeff Lietz with CVG Architects. When we
29 presented at the first Public Hearing, we talked about the Landscape Plan and the amount of
30 vegetation that's between all the pathways and the parking, and the rehabilitation center and
31 Governors Highway. You've got a very large, naturalized detention area that is filled with
32 naturalized plants. It is a very large basin. And that in itself would be difficult to traverse from
33 the pathways towards the Governors Highway and the residents across the street. We've also got
34 very dense vegetation all along that area, I believe. I know that the plan, that we don't have in
35 front of us right now, but if someone were to pull it up, I could probably run through it again.

36
37 Chairman Blackwell stated okay. Could you address that for our January meeting? Because I'm
38 trying to wrap these things up and put everything in a pocket so we can get to some conclusion
39 here. And Mr. Lietz, greatly appreciate you being here and responding to that particular question.
40 So, let's just put that on the scale too so we can wrap up any issues with that. If you could just
41 kind of represent that to us. Email it to Mike Hoffman. He'll get it back out to everybody. So,
42 we'll know what you're talking about because I don't have the greatest perspective on blueprints
43 and stuff. So, I have to be looking at it as you explained it.

44
45 Chairman Blackwell stated so, Mark did you have any further things that you wanted to see
46 wrapped up for our next meeting, or bring in? Commissioner Miller stated no, if we could see
47 some kind of a detailed Landscape Plan, and also, I'd like to point out, you know, along where

1 the high school is, along 203rd Street, the same thing could be done there. Make it so that it's a
2 barrier, but beautiful, and would discourage any high school kids from roaming in there, or
3 anybody roaming out because it's a dense barrier. And that's all I have.

4
5 Chairman Blackwell stated good point. Thank you. I'm going to turn to Commissioner
6 Bradshaw. And you're on mute. Did you have any specific items that you are still, you know,
7 considering that you don't feel have been fully answered, or you wanted to follow-up on for our
8 next meeting that they can bring to that next meeting to address those ahead of time that haven't
9 been addressed already? Because I know we covered some things quite a bit.

10
11 Commissioner Bradshaw stated yes. I'd like to tag on to Commissioner Betts requests. And when
12 we look at -- The Petitioner is making statements in response to comments, questions from us
13 and the public. And the Petitioner has also stated in previous meetings that they cannot guarantee
14 that they will not sell this development. A lot of this depends upon the success of the business, as
15 well as whose financing this operation. So, if they could provide information as to some type of
16 assurance of control of the operation as it relates to -- Right now, they're making a statement
17 saying providing us with some assurance of how this will operate, but if this is sold, what
18 assurance do we have that the commitments will be maintained? These assurances, will they be
19 maintained by whoever they sell it to? So, I think that's one of the concerns. You know, we're
20 hearing testimony, but a business decision may be made by the development for them to sell the
21 development. So, I think that in order for the testimony to really have some permanency, is if we
22 know that the Petitioner will have some sort of permanency. So, we would like some assurance
23 on the assurances, is basically what I am getting at. I'm not sure how they would display that, if
24 that's even possible, because again, these are going to be potentially future business decisions
25 that will be made. So, if they can touch on control, on ownership, investing. Is it going to be
26 funded by investors, or is it going to be funded by banks? So, I think that's what is important
27 right now.

28
29 Chairman Blackwell stated that's a good point. Yeah, I like that. He stated to whatever extent
30 that they're able to give us some assurance of continuity with ownership, maybe they can.
31 Maybe they can't. But we certainly should be asking for that, because if you change the
32 ownership, you could change the entire business model even with conditions that would be
33 imposed. You would have a different group handling that particular business, and we certainly
34 don't want a situation where all deals are off based on what restrictions or conditions, we may
35 have imposed in the event it goes that way. So, I think that's an excellent point, Commissioner
36 Bradshaw. So, we'll take note of that.

37
38 Chairman Blackwell stated I'm going to turn to Commissioner Jones because we're going to
39 have to wrap up. But I do want to get things you want to hear at the next meeting so we can go
40 through --

41
42 Mr. Kolb stated I have a question if I can real quick. Chairman Blackwell stated absolutely. Mr.
43 Kolb stated one of the hurdles we have when we develop our spreadsheets, we've got many
44 permutations on revenues, is what is the phrase "associated primarily with the primary medical
45 facility" mean? If that means we must formally affiliate with a hospital, that affiliation could take
46 any number of turns on us economically that would make the formation of the business plan that
47 Ms. Betts wants almost impossible to predict. So, "affiliation" could mean that we have to

1 partner. We'd have to share a substantial portion of our revenues. We still are looking for
2 clarification on what your Ordinance means. And I frankly think and, you know, feel free to
3 disagree, but I think it is really impossible for us to really build a revenue model without
4 understanding are we suppose to go in partnership with the primary medical facility according to
5 your Code? And who is the primary medical facility? Are we suppose to contact Franciscan
6 Hospital and enter into a contract, a Joint Venture Agreement with them where we're sharing
7 revenue in exchange for licensure of their name and affiliation? So, I don't know how we can
8 accurately predict our revenues in order to show what an income statement will look like without
9 answering that fundamental question. That's where we're at. And that's why you frankly,
10 haven't seen some general numbers because we can't get the plane off the ground without
11 understanding what that Ordinance means. We started the hearing off asking again for some
12 clarification on that. I can speculate and make assumptions for the next hearing as to what you all
13 mean by that, but it would be helpful for us if we understood exactly what the requirement is. Is
14 it just a general affiliation requirement, or are we suppose to go license their name? Are we
15 suppose to enter into a cartage agreement or a co-care agreement where we're providing subject
16 to Stark Clause some sort of joint arrangement? So, we're at a loss on that provision and can't
17 get started on a business plan, or at least can't finalize it. I can say that, you know, the other
18 condition preceded to a business plan is I have to go out and negotiate Manage Care Contracts
19 with the five big, private insurance companies, Cigna, Aetna, Blue Cross/Blue Shield of Illinois.
20 Who else is in that mix? CNA. We've got to go out and meet with these managed care
21 organizations and tell them we're on the map with an entitled facility, and show them our Zoning
22 Ordinance that shows that we've been entitled and negotiate somewhere between for detox
23 \$500.00 and \$750.00 a day, per diem rates on those insurance contracts.
24

25 So, if we develop a business plan, I have to use a number of assumptions, you know. Like I'd
26 have to assume that this associated primarily with requirement is not an economic arrangement.
27 I'd have to assume a per diem rate for detox of let's say \$650.00. I mean, if we get \$650.00 from
28 the private care at 120-beds, that's 78-grand a day. And that's almost 28 million bucks a year in
29 revenues. That's a big assumption. I don't know what those contracts are going to look like, you
30 know. He stated getting \$28,000,000.00 in revenue when you look at a \$10,000,000.00
31 construction budget amortized over 30-years is a different business model, than if we can't get
32 that in the marketplace. So, obviously, we have to show that we have these contracts in place
33 with the big insurance companies as a major revenue source. And then we've got to spend a lot
34 of money advertising the facility and building up its reputation to go after those private pay
35 dollars, and bring those patients to the facility that maybe have another in network facility closer
36 to their home. So, we can give you a business model. But it is going to be based on a litany of
37 assumptions.
38

39 Chairman Blackwell stated I think that under the circumstances, short of making some clear
40 clarification for your purposes, what constitutes affiliation with a major medical facility, you can
41 still establish based on various presumptions and information that you use, a basic layout of a
42 business plan with and without the particular affiliation. Of course, if you are going to have an
43 affiliation as a for-profit, you would have, obviously some issues as you had indicated before,
44 potential issues with teaming up with a not-for-profit and their revenue issues and streaming
45 issues. However, I think a fundamental business model is what Commissioner Betts is asking for.
46 You could take some variation on that and come up with Model A and B and show variations if

1 you have to divvy up certain funds to have some affiliation or consolidation with a major
2 medical facility.

3

4 Mr. Kolb stated I don't know, I mean, is it Franciscan Hospital? It says, "associated with" too.

5

6 Chairman Blackwell stated well, we can't make that call for you. We can't tell you; you have to
7 partner with Franciscan. I don't think we can do that.

8

9 Mr. Kolb inquired do you know what that means though? Is anybody able to tell us what it
10 means? Ms. Mottl inquired who can tell us that?

11

12 Chairman Blackwell stated well, we have already had some conversation with our attorney on
13 that. We'll have to follow-up and see what that specifically means. I know we had intended to do
14 that. And that's something that we need to probably bring back to the table to you to give you
15 some clarification as to what that actually means. I can't tell you that, Andrew. But it seems to
16 me that we can't tell you, "Oh, as a condition, you have to partner with St. Francis." What if you
17 wanted to partner with another major medical facility, U of C, or whatever? So, I can't answer
18 that for you. But we will work to get clarification and have that for you on or before our January
19 meeting. And I apologize for that because you did ask that before. I was reviewing the record
20 and I saw where that was at issue. But we've had many other things that because of COVID
21 we're not in contact as much as we normally would be with all the principals at the Village. We
22 just do what we can do to keep up.

23

24 Mr. Kolb stated we're at a loss, you know. Chairman Blackwell stated I'll make a note of that
25 and I apologize for that because you did ask about that.

26

27 Mr. Kolb stated what I'm sensing is that it's not necessarily Franciscan. At least at this point, it's
28 not a requirement that we knock on a not-for-profits door. I mean, I've done a lot of research. I
29 mean, not-for-profits can have for-profit pharmacies for instance. So, they can affiliate with for-
30 profit businesses without ruining their not-for-profit status, but I don't know whether their Board
31 of Directors is even interested in this business. We don't want to reach out with them until we
32 know that that's what you all want according to your Code.

33

34 Chairman Blackwell stated yeah, I understand. And if I could answer that for you, Andrew, I
35 really would. But I can't. Mr. Kolb stated I get it, yeah. Chairman Blackwell stated but you know
36 more about all that affiliation than I do. I have not researched that as an -- Mr. Kolb stated well,
37 there's a series of words on the screen that I can't understand. So, it is really difficult for us. I
38 mean, if it said you had to affiliate with the Chicago Bulls, I'd have to go find Reinsdorf and sit
39 there and try to cut some sort of business. I think we really have to understand it.

40

41 Chairman Blackwell stated yeah, I understand. But so far as the business model that
42 Commissioner Betts has asked for, do one with, and then you can do presumptions on affiliation
43 in terms of what your payout would be to an affiliated medical facility, and just make your best
44 guesstimates or estimates on it. I think what she is fundamentally asking for does not require you
45 to answer the question at-hand as to what that actually means with the medical affiliation.
46 However, as you've indicated it would, in fact, reflect in your revenue stream and your payout
47 disbursements and your expenditures on how you would function. I think you have a good

1 handle on how many folks you're intending to have, at what rate your having it. So, a lot of the
2 things that she has asked for, I think you probably have talked a little bit about before, at least
3 half of those. So, do the best you can with that and we'll work with you on, you know, taking a
4 look at that.

5

6 Mr. Kolb stated yeah, and you're going to get back to me earlier. I mean, if we were opening a
7 fast-food restaurant, and the requirement was we affiliate with the primary fast-food restaurant in
8 the community, I would not know how to build a revenue model until I knocked on whoever the
9 leader is in the community as far as providing that. I'd have to find the major restaurant chain
10 and say, "I'd like to affiliate with you." They may say, "Well, we want 90% of your revenue."
11 It's almost like I can't even begin. So, we're trying to get the zoning first, obviously and, you
12 know, we want to really understand what this requirement is. It's a fork in the road. It's really
13 early on in the process.

14

15 Chairman Blackwell stated that's in the Administrative Code isn't it, Andrew? Isn't that part of
16 the Administrative Code? Mr. Kolb stated it's right in your Zoning Code, Section 22.333 of your
17 Zoning Code requires us to "associate primarily with a primary medical facility." So, we need to
18 know what the word "associate with" is. What does it mean to "associate primarily with?" Does
19 that mean we can associate with more than one? And then, what is the "primary medical
20 facility?" Does that mean they provide any primary care, or does that mean its primary in the
21 immediate community, which would be Franciscan? And it says, "the primary medical facility."
22 So, not "a primary medical facility." I don't know whether "the" means you guys got something
23 in mind that you want us to affiliate with.

24

25 Chairman Blackwell stated good question. Excellent questions. Let's see if we can get you some
26 clear answers on that beforehand as soon as we can.

27

28 Mr. Kolb stated call me a non-starter if it's Franciscan Hospital and they don't want to hear from
29 us. I mean, then we've just blown a quarter million dollars.

30

31 Chairman Blackwell stated no, I understand. Like I said, I apologize for, you know, not having
32 all that information for you. But we will work to try and get clarification on that and get that
33 back to you, Andrew.

34

35 Mr. Kolb stated I can build the spreadsheet for you, Hildegard, and I can make it work. But it's
36 going to be a page of assumptions that may be incorrect.

37

38 Commissioner Betts stated that will be fine at this stage, you know, if you can just make certain
39 assumptions on it. And again, I am looking for high level information. I am not looking for
40 detailed information. Just give us very high level -- I mean, you must have thought about this
41 already in a going in position. What is your ROI? What is your breakeven kind of thing? I'm not
42 looking for details. I am not looking for your investor breakdown, or which banks you're going
43 to negotiate with. I am just looking again, for general information. A straw man business case
44 going in. You can build as many assumptions in that you want.

45

46 Chairman Blackwell stated that you want to see the scope of their business operations in terms

1 of layout. Commissioner Betts stated exactly. Chairman Blackwell stated and how they intend to
2 manage or run the facility with revenue streams, number of patients. I mean, I think you made it
3 very clear. And I understand Andrew's concern absolutely. But I'm asking him to, you know, not
4 to ignore that, but to modify that model because you can do an A and B. We're not going to hold
5 your feet to the fire about, you know, small details. She's looking for the higher-level stuff. So,
6 just do the best you can with those particular premises in mind.

7
8 Chairman Blackwell stated I've got to get to a couple more people. You guys, we're really
9 running short on time. And it's only fair for me to ask Commissioner Larry Green, what specific
10 questions or issues would you want them to address without, you know, asking all the questions
11 that you may have right now. Just focus on the areas that you would want some information
12 other than what has already been asked, of course?

13
14 Commissioner Green stated okay. We didn't talk about the hospital. Did they get in touch with
15 the hospital? If that's the case, then if they were to send out an ambulance from their facility
16 where would they send it if they haven't been in contact with any hospitals? You'd have to be in
17 contact with some hospitals to send the patients. Even now, you're talking about 120-beds.
18 That's 120 people plus the crew, plus the doctors or whatever. Now, that's putting a lot of people
19 in an area. And we got this thing right now that, you know, people can't be in close contact. So,
20 they've got to have the ventilators and all this other stuff. So, you've got to have some type of
21 hospital. I can't tell them where to go or what they got to do. But they need a hospital.

22
23 Chairman Blackwell stated okay. So, you're basically following up with what Andrew had raised
24 and their concerns. So, hopefully we can clear that up and have some specifics on it for our next
25 meeting so we can all understand what that means and come to maybe some sort of conclusion or
26 agreement as to what that pertains to and how they can proceed with that. That would also
27 probably help Andrew to clarify any business models that he would want to present. Anything
28 else Commissioner Green for right now? I mean, you are going to have an opportunity to ask
29 questions at the next meeting. Commissioner Green stated not right now. That's it. Chairman
30 Blackwell stated I'm not cutting you off. I'm just trying to get, you know, basic stuff that we can
31 hone in on so they can have an opportunity to respond to specific things.

32
33 Chairman Blackwell stated okay. It's only fair for me to ask Commissioner Jones, did you
34 address any specific issues? Would you address any specific issues?

35
36 Commissioner Jones stated you know; I pretty much had the comment about the community. But
37 one of the other things that what I think I hear is, people that have made this investment in these
38 homes in Olympia Fields, it's a certain standard. And I know the Administration that we have
39 here wants to maintain a certain brand. I want to see how RoseHeart goes along with our brand.
40 So, you know, to improve our brand. That's what we want to do is maintain a certain brand, and
41 improve it.

42
43 Chairman Blackwell stated are you kind of looking at, and I know one of the premises of, you
44 know, Olympia Fields residents in terms of, you know, a proclamation of what we kind of stand
45 for and want universally, is to maintain the integrity and well-being of the Village of Olympia
46 Fields. I mean, how many Villages don't have that as a premise? But I'm thinking that maybe
47 you're talking about to what extent, if any, would this particular treatment facility benefit the

1 Village of Olympia Fields to that extent? I know John Vrba had talked about maybe some
2 opportunity to partnership with our students at Rich Central, et cetera. But above and beyond
3 that, and I think you had addressed also some questions about property values. But as well, an
4 attraction. Because one of the things on the Planning Commission that we have worked on for
5 years is to try and bring in particular types of businesses and institutions that would attract
6 residents from Chicago, or Joliet, or whatever suburb otherwise to come into the Village of
7 Olympia Fields. So, your kind of asking what are we getting, and how are we benefitting from
8 this?

9

10 Commissioner Jones stated thanks, Victor. That's exactly my comment. Chairman Blackwell
11 stated well, you had asked some things about that before. And I know you honed in on the
12 property values thing and that which is very critical to us that we don't lose property values. But
13 I think you've gone beyond that and added to that question as to, what particular interest would
14 this bring, and how would this, in fact, benefit the Village of Olympia Fields versus other types
15 of things that could possibly be developed there. And we have great imaginations as to what that
16 could be, of course, in our own heads, each one of us. So, that's kind of a question that's out
17 there. They should be able to address that in more detail at the next meeting.

18

19 Chairman Blackwell inquired have I covered all of the Commissioners? Okay. My questions are
20 all tied into the questions that have been presented. I think what we have now is each
21 Commissioner kind of drilling down on the particular areas that they would want to get
22 additional information. And I want to say, first of all, Andrew, your point about what this
23 affiliation means, I will work on that with our Administration and the attorneys to try and get you
24 a better idea on that. He stated that John and Mike will work with me on that as well. So, we
25 haven't forgotten you. I am going to put you first because you're the Petitioner. So far as other
26 types of information that we're looking to get for our next meeting, John McDonnell, could you
27 correct me if I'm mistaken. Is the next meeting date January 17th? Is that feasible or -- I need to
28 get this noted up.

29

30 Mr. McDonnell stated I believe so, yes. Chairman Blackwell stated okay. Mr. McDonnell stated
31 no, January 19th. Chairman Blackwell stated January 19th? Mr. McDonnell stated yeah. January
32 19th is the next third Tuesday of the month. Chairman Blackwell stated January 19th. Mr.
33 McDonnell stated yep. Chairman Blackwell stated January 19th at 7 o'clock. Let me summarize.

34

35 Mr. McDonnell stated that I think Mike Hoffman was raising his hand there for a little while.
36 Chairman Blackwell stated I'm sorry, Mike. Mr. Hoffman stated we're fine at this point. No
37 problem, go ahead. Chairman Blackwell stated you can weigh-in. I just want to cover this while
38 it's fresh so we can get through this. So, Commissioner Betts had asked for the business model.
39 She specifically asked for information concerning a marketing plan, business plan, income level,
40 length of stay, targeted stay. The typical average client profile, and any other macro business
41 model components that they could or would present to us to get some better clarification on the
42 operational level with the business.

43

44 Commissioner Bradshaw had followed up with whether we could receive, and to what extent
45 Petitioner could make any commitments, promises, pledges, whatever you want to call it, and
46 assurances of control that this particular group would have some continuity in managing this

1 facility above and beyond just moving it on to the next group six months after it opened. So, his
2 questions lined up with Commissioner Betts.

3
4 Commissioner Miller weighed in on specific landscape barrier issues that could act as a complete
5 block, or at least give some protective distance between the proposed facility and the school,
6 and/or adjacent neighborhoods to the extent that you would have natural barriers included in
7 there. I know Jeff Lietz had weighed in about some of that. So, two things we are kind of looking
8 for from you guys, one, Jeff, make sure you get that information on the particular landscaping to
9 Mike Hoffman. He can disseminate it to us or to John. And then Andrew is going to come back
10 with a security plan. Probably something in writing within three weeks, which should give us
11 time to review that prior to our meeting.

12
13 Commissioner Green asked about the ambulatory service. The types of mechanisms that the
14 facility would have established to manage patients going back and forth, and specifically as it
15 tied in with Andrew's concern about the affiliation. So, the whole affiliation thing we need to
16 kind of hope to resolve that before, or at the next meeting. And I apologize again to Andrew,
17 because he did ask about that before, but I did not get a chance to speak with the attorney
18 specifically about that. We will follow-up.

19
20 Commissioner Jones had concerns, of course, about the home values which is critical to the
21 Village of Olympia Fields. We certainly do not want to be in a position where there's a
22 diminution in the values of our property as a consequence of whatever may come into the
23 Village. And I kind of tagged on to that to add that our standard is to protect the integrity and
24 maintain the integrity of the Village. And at the same time, we have on the Planning and Zoning
25 Commission, we've looked to bring in businesses as much as we were able to, and can, in fact,
26 bring in businesses that are an attraction to families to come into the Village. So, the question is
27 posed, to what extent does this benefit our basic operative mission which is to maintain the
28 beautification of the Village of Olympia Fields and, of course, have certain businesses that come
29 in preferably that will at least hopefully attract residents to move in our Village, or at minimum
30 not detract the residents from wanting to come in and move into our Village. So, we don't want
31 to dissuade people. We want to persuade people to come in. So, to what extent that measure
32 weighs itself out.

33
34 And finally, Trustee Pennington had asked specific questions. I think mostly financial questions
35 regarding the home values, and specifically it goes back to Mr. MaRous analysis and expert
36 opinion as it relates to the \$585,000.00 revenue. The question is posed as to what percent of that
37 revenue would actually, in fact, inure to the Village of Olympia Fields, particularly looking at the
38 County tax equation and how monies are disbursed to the library, the Park District, the school, et
39 cetera. So, I think that was an excellent point that Trustee Pennington raised. It sounds like a lot
40 of money, but if you take 10% of that, you've got \$58,000.00. And we're not saying that Mr.
41 MaRous didn't crank the numbers out properly, or whatever. But based on what he has presented
42 to us, we have to look at that and examine that in that light. So, there is still a little bit of more
43 information. I think Trustee Pennington is going to do a little bit of research too on that, and we
44 can come up with the figures on that. At least have a better scope or understanding as to what the
45 particular percentage we would, in fact, gain as a consequence of those proposed numbers by Mr.
46 MaRous.

47

1 Chairman Blackwell stated John, have I missed anything? I always need somebody to check me.
2 Mr. McDonnell stated no, I think they can read a lot of the questions from the Minutes that the
3 Commissioners asked. I know Commissioner Betts talked about several items that I'm sure they
4 would like to read in the Minutes what she's asking for. So, we'll make sure that we forward the
5 Minutes as soon as we get them from Faith over to their office.

6
7 Chairman Blackwell stated okay. Ms. Mottl stated Chairman Blackwell before we wrap up, are
8 we able to get the name and the address of the Court Reporter for our records? Chairman
9 Blackwell stated absolutely. You know, you can work with John on that because after she does
10 her transcript -- John, you know how that works. Are they buying it? Are we giving it to them?

11
12 Mr. McDonnell stated no, we'll just give it to them. If they haven't received them, I apologize,
13 it's my mistake. But we have all the Minutes. You should have been getting them all along, but
14 maybe I have been missing that. Is that what you're looking for, Kelly? Are you looking for all
15 the Minutes of the meetings? I didn't send them over to anybody.

16
17 Ms. Mottl stated yes, we'll take those, but yeah, we just wanted all the information for our
18 records. Mr. Kolb stated we don't want to miss anything that we're suppose to do between now
19 and the next hearing. I have a pretty good list.

20
21 Chairman Blackwell stated when you send them to me, send them to them too. Yeah, I'm glad
22 you asked about it, Kelly. But no, we'll get you the Minutes. You have to have that because we
23 are covering a lot of information and there's detail. And I am going back kind of reading the
24 Minutes too so I can keep a handle on what we're doing here. John will get them to you. That's
25 not a problem.

26
27 Ms. Mottl stated okay. Thank you. Chairman Blackwell stated at this time, you guys, we're
28 running a little later than I normally would like to go. And Mike, thank you for that. We are
29 continuing the Public Hearing aspect of the meeting as well, in anticipation of wrapping up any
30 new or other questions that may arise as a consequence of items and the topics that have been
31 discussed tonight. So, I'm keeping that open.

32
33 **ADJOURNMENT:**

34
35 At this point, I will accept a Motion to adjourn.

36
37 **Motion by Trustee Pennington, Second by Commissioner Miller to Adjourn the Meeting at**
38 **9:39 P.M.**

39
40 Chairman Blackwell asked Commissioner Green to do a Roll Call Voice Vote.

41
42
43
44
45
46
47

1 **Roll Call Voice Vote by Commissioner Green:**

2

3 **Commissioner Betts; Yes.**

4 **Commissioner Bradshaw; Yes.**

5 **Commissioner Jones; Yes.**

6 **Commissioner Miller; Yes.**

7 **Commissioner Green; Yes.**

8 **Trustee Pennington; Yes.**

9 **Chairman Blackwell; Yes.**

Motion Carried.

10

11 Chairman Blackwell stated a Motion has been made and unanimously approved to adjourn.

12 Thank you all for your time and attention tonight, and enjoy your evening. We will see you back
13 and resume on January 19th, Tuesday, at 7 o'clock P.M.

14

15 Respectfully submitted by Faith Stine.

16