

VILLAGE OF JUSTICE
ECONOMIC PLANNING BOARD MEETING
7800 S. Archer Road, Justice, IL
Thursday, October 19, 2017 @ 7:00 PM



CALL TO ORDER: The meeting was called to order at 7:00PM

ROLL CALL: Economic Development Coordinator Brittany Abrams called the roll. Present are Chairman Matthew Zarebczan and Board Members: Orley O. Betcher Jr., John Obrochta, John Kapecki, Fran Mills, David Shipyor and Joseph Chicola.

APPROVAL OF MINUTES:

The Chair will entertain a Motion: To approve the minutes of the September 21, 2017 regular Economic Planning Board Meeting as submitted, or if necessary as corrected.

Motion: David Shipyor Moves: To approve the minutes as corrected.

Second: Fran Mills

VOTE: Orley O. Betcher Jr., John Obrochta, John Kapecki, Fran Mills, David Shipyor and Joseph Chicola. All ayes. Motion passed.

CHAIRMAN'S REPORT:

Chairman Matthew Zarebczan gave an update on new businesses in town. A Home Occupation License was approved for Justice Auto Glass operating as a Mobile Auto Glass Repair Business located at 8120 S. 82nd Court, Justice. Also approved was a Business License for CAGSIB, LLC d/b/a Randi's Deli & Café to operate a deli & video gaming café business located at 8112- 8114 Roberts Road, Justice. He reported some great news about the gas station located at 79th Street and 87th Court. This property now has a new owner and the owner is interested in remediating the property and has mentioned that he is considering developing a restaurant or drive thru on the property. The new owner will also be taking out the gas tanks.

On Monday, October 30, 2017 from 9:00 AM to 1:00 PM, the Village of Justice, in conjunction with Accurate Personnel, will be hosting a Job Fair at the Justice Village Hall All Purpose Room. All are welcome to attend the fair. Also, the Resurrection Mary 5K Run will be held on Saturday, October 21, 2017. Registration begins at 8:00 AM. A Town Hall Meeting will be held on Thursday, November 9, 2017 at 7:00 PM at the Justice Village Hall, 7800 Archer Road in Justice.

The Tollway project is moving along and a meeting was held on Friday, October 13 with the Tollway, IDOT and Burke Engineering. Phase I is almost complete. The Village received approval from the tollway to move forward and the Village will host an Open House that is tentatively scheduled for December 13, 2017 from 5:00PM-8:00PM at the Lipinski Center, pending Village Board approval.

The Village of Justice was awarded a grant through CMAP's Local Technical Assistance grant program. The award is for the planning of the bike path extension along the Illinois & Michigan Canal in conjunction with Willow Springs, Bedford Park, & Summit. They will also include parts from the Corridor Study application the current approved project to conduct a basic land use study. Chairman Matthew Zarebczan said he would like the Economic Planning Board to be part of this process.

COORDINATOR'S REPORT:

Economic Development Coordinator Brittany Abrams informed the Economic Planning Board that she provided them with an updated property availability chart. She asked the Economic Planning Board to send her ideas for specific retailers on any given property so she can go ahead and contact them directly about the available property. She announced the new and improved Location One website will be available for use on Monday, October 23, until then, the website will remain under construction.

CORRESPONDENCE: None

COMMITTEE REPORT:

Business Retention & Expansion Committee:

Chairman Matthew Zarebczan visited the gas station located on 79th Street and 88th Avenue to discuss the tollway and the concerns the owner had with the median and curb structure for the corner property where the business is located. The owner said his business has been declining due to the new Speedway that recently opened on Archer. Chairman Matthew Zarebczan also met with the owner of the cemetery to discuss the tollway project and the meeting went well. He then moved forward by providing the Economic Planning Board with a description of the traffic flow for the intersection on 88th Avenue and 79th Street.

Economic Development Coordinator Brittany Abrams met with a business located on 79th street that opened in the beginning of the year. The business is thinking about having a karaoke night or some type of activity night to bring in more customers. There are four managers at this business location and they said business is going well. Brittany Abrams also visited another business located in the same mini mall, this business has been there for a number of years. The owner explained that their business has been declining in the past few years but was not sure why. They participate in the coupon program to assist with marketing and are open to new ideas. Brittany Abrams said she provided the businesses with the new resource information packet.

Chairman Matthew Zarebczan stated that business visits are important to build rapport with business owners and we would like to do our best to assist them. It is important to complete these visits and show the businesses that we care. He reminded the board members to contact Brittany Abrams to schedule these appointments so we can accomplish our goal by the end of the year. Trustee Hank Oszakiewski visited a business located on 88th Avenue but he said the office was so busy that he felt the business needed more assistance. The business is recently new but business has been going well. Another business that he visited was busy each time he walked in to meet them. This well-known business is

a fast food restaurant located on Roberts Road. Trustee Hank Oszakiewski said it was great to see how busy the business was. The next business visit Trustee Hank Oszakiewski completed was a local bar on Archer Road which was not very busy during the time he was there. His last visit was at the gas station on 88th Avenue and 79th Street. He wanted to see how the video gaming build out turned out, but at this time the video gaming isn't running yet. Chairman Matthew Zarebczan explained the process of how businesses receive the video gaming license from the state but it does take some time.

Chairman Matthew Zarebczan informed the Economic Planning Board about the preliminary tollway plans and stated that if they would like to stop in the office, he will go over the plans with them. David Shipyor asked about the digital sign update. Chairman Matthew Zarebczan said that GSI Systems asked for recommendations as to where to place the digital signs so based off of the feedback, he gave them intersections, main street corridors, Village Hall and Building Department.

Economic Development Coordinator Brittany Abrams reminded everyone about the free Synchronist Webinars. These free webinar schedules are sent to the Economic Planning Board every other month. If anyone is interested in learning more about Business Retention & Expansion visits, be sure to sign up for the free webinars in October. Joseph Chicola explained that if there was a cover sheet on the packet that explained how to find the business visit survey online, it would assist our business owners. Some business owners prefer completing it online on their own time. Economic Development Coordinator Brittany Abrams will put that cover sheet together, she also announced that there are extra business visit packets available in the Village Hall mailbox and at the Building Department.

OLD BUSINESS:

Chairman Matthew Zarebczan thanked everyone for attending the marketing workshop. He said the finalized outline will assist in the planning process for the creation of the Justice Marketing Video. While attending the Illinois Municipal League Conference, a vendor was in attendance who helps organizations create marketing videos. This vendor, CGI Communications, is working with the village to create three to four short videos in return the village will provide them with an introduction letter that will allow them to solicit our businesses. They can create videos for businesses that may cost anywhere between \$1,500 to \$5,000. A three year contract has been signed and approved. This is similar to the banner program. Economic Development Coordinator Brittany Abrams will lead this project.

Economic Development Coordinator Brittany Abrams gave an update on the Dog Park. A Dog Park meeting will be held on November 15, 2017 at 6:30PM to discuss design and fundraising. The vacant lot will need to be rezoned as a park and a community meeting will need to be planned. Brittany Abrams will need to speak with Trustee Rich Sparr about Zoning for the property.

Chairman Matthew Zarebczan said the Village Board approved the submittal of the application to complete the Phase II of the LED Light Project in the village. This will include

Village Hall, Police Department, Lipinski Center and lights around Commissioner's Park. At the upcoming Board Meeting there will be a motion to approve the proposal for the actual light fixtures and labor expense. The Village might receive an additional 20-25% discount. Chairman Matthew Zarebczan stated that Joe Cekus has been striping the streets in the neighborhood and it is making our streets look very nice. John Kapecki asked about drone coverage for the Resurrection Mary 5K. Chairman Matthew Zarebczan explained that the video footage wasn't caught for the Auto Show and wasn't sure why. It might have been operating error or device error. Pictures and footage at the upcoming event will be nice to have.

Trustee Rich Sparr asked about coordinating quarterly meetings between the Zoning Board and Economic Planning Board. He has already reached out to Zoning Chairman John Bruce and Chairman Matthew Zarebczan. Trustee Rich Sparr explained it would be beneficial to work together because there will be a lot of development activity that will soon be taking place. This would be a great learning opportunity for both boards and for the village. Everyone was on board for it and enthusiastic.

NEW BUSINESS:

Chairman Matthew Zarebczan provided the Economic Planning Board with a Zoning Map and Comprehensive Plan for their review. Chairman Matthew Zarebczan will reach out to Zoning Chairman John Bruce to plan a workshop date where he can come out and work with the Economic Planning Board to introduce them to Zoning. After the introduction workshop, a meeting can take place with both boards.

The 2018 Business Appreciation Dinner was discussed and the Economic Planning Board decided a date in April or May between the hours of 5:30PM-7:30PM will be best. Fran Mills said this would allow the weather to warm up and hopefully bring more attendees to the dinner. Dates will be reviewed for those two months and once determined, Brittany Abrams will inform the Economic Planning Board. Brittany Abrams provided the Economic Planning Board with a list of those who will be recognized in the 2018 Milestone Anniversary Recognition Program. One business will be celebrating 25 years so a plaque will be presented at a Board Meeting in middle of the year 2018.

Chairman Matthew Zarebczan introduced the National Fit Campaign concept to the Economic Planning Board. The size of the fitness court is 38' x 38'. It is an outdoor body-weight Fitness Club without walls. The court offers innovative training routines to provide full body workouts for adults of all ages. The system was designed by NFC and tested in San Francisco. Total cost for this would be \$110,000.00. Chairman Matthew Zarebczan would like to ask the park district and possibly the school district about their interest in this and thinks it can be a great project for all entities to work together. Fit Radio is an application that will grant \$10,000 to the project. Chairman Matthew Zarebczan mentioned we might be able to have health or fitness businesses sponsor the park to cover some costs. One location that he thought would be a great spot for the court was in Commissioner's Park next to the pavilion where the current bags area is. Another location might be the cemetery property or hill property on 88th Avenue and 83rd Street. John Kapecki said Frisbee Golf is a big hit now and that might be something to look into. Trustee Hank Oszakiewski stated he

has looked into that for the previous disc golf property and the owner didn't go forward with the idea. Trustee Rich Sparr said that the golf facility was a great entertainment when it first opened and slowly business declined over the years. Orley O. Betcher Jr. announced that Justice is now posted in the Chicago Southland Convention & Visitors Bureau Book which is distributed in many places throughout the area. Before Justice was not on the map but now they are part of the Bureau. Chairman Matthew Zarebczan thanked Orley for advocating for this opportunity and advised that the Village of Justice attended the award ceremony for the Chicago Southland Convention & Visitors Bureau. By joining this Bureau, it will assist with future development and marketing opportunities.

Economic Development Coordinator Brittany Abrams announced that Fat Doggy'z, located at 7830 Frontage Road, will be having their business Grand Opening tentatively scheduled for Friday, November 3, 2017 from 11AM-10PM. The Ribbon Cutting Ceremony will be at 4:00PM. If you have a moment to stop in and say hello to show your support, it would be greatly appreciated!! If anything changes with the date or time, she said she will notify everyone prior to the event. Chairman Matthew Zarebczan asked if the Economic Planning Board would be okay with a time change for the next meeting due to a Zoning Board Hearing that will take place that same evening. The meeting time will be changed to 6:00PM on Thursday, November 16, 2017. Everyone said they would work that time into their schedule for the meeting that evening.

PUBLIC COMMENTS:

Trustee Hank Oszakiewski announced that the Windy City Cannabis will host a special Cannabis Information Session on the first Thursday of each month beginning November 2, 2017 from 6Pm-7PM. Don't miss the opportunity to speak with industry professionals and patients already enrolled in the Illinois Medical Cannabis Pilot Program.

ADJOURNMENT:

The Chair will entertain a Motion to Adjourn.

Motion: David Shipyor

Second: Fran Mills

Voice Vote: All ayes.

Meeting adjourned at 8:01 PM

Respectfully Submitted,

Brittany Abrams
Economic Development Coordinator