

VILLAGE OF JUSTICE
ECONOMIC PLANNING BOARD MEETING

William O. Lipinski Community Center
7256 Skyline Drive, Justice, IL 60458
Monday, November 5, 2018 @ 7:00 PM



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

ROLL CALL:

Trustee Melanie Kuban, called the roll. Present are Chairman Matthew Zarebczan and Board Members: Fran Mills, Joseph Chicola, John Obrochta and John Kapecki. David Shipyor was late with notice.

(Trustee Kuban filled in as secretary)

APPROVAL OF MINUTES:

The Chair will entertain a Motion: To approve the minutes of the August 16, 2018 regular Economic Planning Board Meeting as submitted, or if necessary as corrected.

Motion: Fran Mills Moves: To approve the minutes as submitted.

Second: Joseph Chicola with discussion. Joe Chicola requested a correction to the minutes by updating the correct name to reflect in the last paragraph under Old Business.

VOTE: John Obrochta, John Kapecki, Fran Mills, and Joseph Chicola. All ayes.

Motion passed with correction.

CHAIRMAN'S REPORT:

Chairman Matthew Zarebczan communicated the following topics:

1. On August 16, 2018 a media release was held in the Village of Justice to announce the release of the Memorandum of Understanding (MOU) for the Justice Tollway Project. Representatives attending this event included the Illinois Department of Transportation, the IL Tollway Highway Authority, Cook County, U.S. Representative Daniel Lipinski, and Mayor Kris Wasowicz. The Village has currently received pre-approval for the agreements for Phase II Design Engineering. The documents have been signed and are in the process of being forwarded to IDOT for final approval.

COORDINATOR'S REPORT: None

CORRESPONDENCE: None

COMMITTEE REPORT: None

OLD BUSINESS:

Village Marketing Videos: Chairman Matt Zarebczan advised that the final revisions have been relayed to CGI for editing and all of the requested changes provided by the Economic Planning Board have been submitted. We are currently waiting for the final version and once received the Videos will be forwarded to the Village Board for final approval.

Welcome Packages: Chairman Matt Zarebczan provided an update on the status of the Welcome Packages for new residents. He advised that the Justice Chamber of Commerce has sent a blast email to their members seeking interest in the program and asked Chamber President Orley Betcher for an update. Chamber President Orley Betcher advised that the Chamber did not receive any response to the emails. He also stated that the Village of Justice has started reaching out to businesses requesting items to distribute to the new residents and have received a few novelty items to distribute with the packages and information related to this program will be sent out with the Business License renewal invoices on November 20th.

Network Training Opportunities for Businesses

A discussion was had regarding creating a networking opportunity for businesses that would include a small training session. Chairman Zarebczan advised that a list of free speakers was provided by Planning Board Member Fran Mills. Fran Mills stated that information was collected at the Business Appreciation Dinner and questioned what type of feedback was received. Chairman Zarebczan advised that the majority of the feedback was requesting topics in Social Media. Planning Board Member John Kapecki recommended using the Desplaines Valley News – local events section to assist with the marketing of this event.

Home Occupation Phone Interview Program

Planning Board Member Fran Mills spoke about moving forward on the Home Occupation Phone Interview Program. She stated this has been an untapped resource that could provide a wealth of information. A list of draft questions was provided and discussed by the Planning Board. It was determined that the questions should be further reviewed by the board and suggestions will be emailed to the Economic Development Director and Planning Board Member Fran Mills would take the lead on this project.

Planning Board Member Joe Chicola inquired to weather the two page business survey used for the business retention & expansion was added to the village website. Chairman Zarebczan answered that this survey has been posted on the website. Planning Board Member Joe Chicola recommended posting the questionnaire for the Home Occupation Businesses on the village website once it is finalized.

NEW BUSINESS:

Chairman Zarebczan presented a proposal that was received by the Village of Justice for the development of the property located at 8200 Cork Avenue. He explained that a request for proposals (RFP) was published and this was the only response received. The proposal received was for a multi-purpose destination that was valued at \$80 million dollars and would be completed in three separate phases. The first phase would be a multi-use sports dome and completed in 2019-2020. The second phase of the development would include two hotels with a completion time of 2021. The final phase of the project would provide a food and retail plaza with an estimated completion date of 2022. The project will also include green space which is yet to be determined. Chairman Zarebczan provided the board a basic overview of new revenues that could be gained by the Village from this development. The Economic Planning Board reviewed and discussed the proposed development project.

The chair entertained a motion to recommend to the Village of Justice Board of Trustees to support the proposed multi-purpose destination development submitted by Hillside Development for the vacant property located at 8200 Cork Avenue in Justice.

Motion: Fran Mills Moves

Second: Joseph Chicola

VOTE: Fran Mills, Joe Chicola, John Obrochta all vote aye.

John Kapecki, David Shipyor vote naye.

Motion passed.

PUBLIC COMMENTS:

Resident John Small asked about the marketability of the project. Chairman Zarebczan advised that there still would be more studies that would have to be completed by the developer and Planning Board Member Fran Mills advised the developer would be using private money to market this development.

Resident Ron Patrick asked if the developer has any other similar project in the area. Chairman Zarebczan responded that the developer has history in the sporting industry and her family has had a similar successful development in the past.

Trustee Henry Oszakiewski stated that the property has been vacant for a very long time and there may be other opportunities for this property. Trustee Oszakiewski stated that the Desplaines Valley News is a small newspaper and how did the developer find out about this request for proposals. Chairman Zarebczan noted that the Village has received many inquiries related to the RFP that was published, and one even came from the state of California. Developers have people whose sole job is to look for these types of publications and to find opportunities. I would assume that this developer is very interested in the property and is staying abreast to what is happening in the Village.

Mayor Kris Wasowicz stated that it is no secret the tollway is happening and developers keep an eye open for these opportunities.

Trustee Ed Rusch stated that the zoning is currently for a park and would need to be rezoned.

Mayor Kris Wasowicz stated that it would need to be rezoned just like the Asbury project.

Chairman Matt Zarebczan advised that this project would have to go through zoning. The developer is only looking for support for this project to show that the village is interested before spending their own money on surveys, zoning, etc.. The support would be the first step and there is a lot of work that needs to be done before working towards a redevelopment agreement.

Resident John Small asked if revenue bonds are to be provided for this developer to move forward on this project.

Mayor Kris Wasowicz responded that revenue bonds will not be provided for this project.

Resident Carlos Juarez stated that this sounds like a good project for the Village but is concerned that the project is to be completed in phases. He recommends that the village make sure a safety valve or some sort of clause be included in the agreement if this project is to happen to ensure protection for the village in case the development was not completed.

Trustee Symonds asked if the property was in a TIF and stated that the residents on 83rd Street should be notified and aware of this potential development. Chairman Matt advised that the residents in the area would have to be notified as part of the process especially during the zoning process and that this property is in a TIF.

Mayor Kris Wasowicz stated that the current TIF where the property is located would have to be extended.

Resident John Small questioned why the TIF would need to be extended.

Mayor Kris Wasowicz explained that if the current TIF expires and the property is not developed the Village would need the additional 23 years to pay off the bonds.

Trustee Ed Rusch asked what bonds in this current TIF would need to be payed off.

Mayor Kris Wasowicz responded that the Village took bonds with the Asbury development and that the current development will not receive the same deal.

ADJOURNMENT:

The Chair will entertain a Motion to Adjourn.

Motion: EPB Member Fran Mills

Second: EPB Member Joe Chicola

Voice Vote: All ayes.

Meeting adjourned at 8:35 PM

Respectfully Submitted,

Matthew Zarebczan

Director of Economic Development