

**Village of Justice
Economic Planning Board Meeting
7800 S. Archer Road, Justice, IL 60458
Minutes of Thursday, February 18, 2016**



The meeting was called to order at 7:00PM

ROLL CALL: Economic Development Coordinator Brittany Abrams called the roll. Present are Chairman Matthew Zarebczan, Board Members: Orley O. Betcher Jr., Wojciech Dziechciowski, Fran Mills, and Joe Chicola. Not in attendance, John Kapecki.

APPROVAL OF MINUTES: The Chair will entertain a Motion: To approve the minutes of the November 19, 2015 regular Economic Planning Board meeting as submitted or if necessary as corrected.

MOTION: Orley O. Betcher Jr. Moves: To approve the minutes as submitted.

SECOND: Fran Mills

VOTE: Orley O. Betcher Jr., Wojciech Dziechciowski, Fran Mills, and Joe Chicola. All ayes. Motion passed.

CHAIRMAN'S REPORT:

Chairman Matthew Zarebczan welcomed a new member to our Economic Planning Board, Mr. Joe Chicola. Joe owned a business in the village and also worked at School District 109 for many years. He is a longtime resident, residing in Justice since 1952. Joe will bring a lot of knowledge and history to the board.

Since the last meeting in November, there has been many project updates that Chairman Matthew Zarebczan would like to share. There was a meeting with Chris Burke Engineering regarding the toll way project. The project is moving quickly and they are discussing a MOU (Memorandum of Understanding). The MOU will explain who covers what costs and the process of engineering to construction. There is strong possibility they may include a southbound entrance ramp off of 88th Avenue as well. A meeting took place for the Frontage Road Reconstruction project. Project is estimated to start in March 2016. Additionally we are waiting on the Illinois Jobs Now Project for funding of \$151,800.00 for a separate project to construct sidewalks along Frontage Road. Sidewalk would run from Oak Grove Avenue to Garden Lane. The asbestos was removed from the Triangle Property and we are waiting on the final paperwork. We are estimating about thirty days until tear down or close to tear down of the buildings. Abandoned gas station at 8801 W. 84th Place had the tanks removed by the Friends of the Environment. They also conducted a soil borings test and determined the levels of contamination. Next step will be to create a remediation plan to clean up property and demo the building. The property will be another opportunity for development in the Village of Justice. Chairman Matthew Zarebczan provided the Economic Planning Board with a list of all new businesses and home occupations since November 2015. A letter will be sent out to all home occupations who are registered with the state but are not registered in the village.

COORDINATOR'S REPORT: None

CORRESPONDANCE: None

COMMITTEE REPORTS:

Business Retention & Expansion-

Chairman Matthew Zarebczan wanted to thank Trustee Melanie Kuban and the Police Department for their assistance with a concern from one of the business owners in town. The concern was taken care of. Joe Chicola stopped in a business next to the abandoned gas station. It was mentioned to him about the strong odor from the removal of the gas tanks. The Building Department was aware of the smell and it has been taken care of. Fran Mills mentioned that the coupon plan for the first quarter has been a success. Fran and Brittany stopped in the businesses to gather applications for the coupons and also followed up with a visit to deliver the coupons. Business owners were thrilled and appreciated the program provided by the village. Economic Development Coordinator, Brittany explained that she can create a business to business directory that could be provided in the Village Hall for residents. The idea has been brought up by a number of businesses while visiting. Chairman Matthew Zarebczan said we can also provide the information on our new Facebook page that will be launched in March! Orley O. Betcher Jr. stated when he and Brittany were on the visits, owners were comfortable sharing their concerns and were happy to see the village out making visits. Wojciech Dziechciowski asked about the street name issue that one of the businesses on Frontage Road was concerned with. Chairman Matthew Zarebczan will look into the concern once again and ask the Village Clerk where we are at with it.

NEW BUSINESS: Chairman Matthew Zarebczan said all the banners are up and wanted to thank the Public Works Department for hanging the banners. Economic Development Coordinator Brittany said that the coupon plan has been a great success this first quarter. There is a list of businesses that are already planning on placing a coupon in the second quarter. There are only five flower pots left that are available for lease, the other thirty-one are accounted for and have already been requested. Chairman Matthew Zarebczan said the Economic Development Strategic Plan Workshop went well and we will go over the discussion with everyone at this time. Feedback is encouraged and we are looking for an open discussion at this time. He read out loud what the Economic Development Scope of Mission is and the Mission Statement. The Strengths, Weaknesses, Opportunities, and Threats (SWOT) that were shared at the workshop were presented. Strengths include: Access to transportation, high safety value, long time business, great school system, historical value. Weaknesses: Apathy of village residents, streetscape appearance, first impression, lack anchor, bisected by cemetery, poor historical planning, no downtown. Opportunities: Marketing historical value, Enterprise Zone, TIF District, recreational activities. Threats: Future funding, neighboring development. The goal for the next section is to combine the vision statement from the two groups at the workshop to finalize a vision statement. With everyone's collaborative effort and the words of Trustee Melanie Kuban, we created a vision statement. Vision: To create a family and business destination focused on a community connection with ease of transportation, including recreational areas to foster growth, expansion, and prosperity. Goals and Objectives were presented and discussed. The Economic Planning Board along with the assistance of some trustees and community members in the audience helped finalize the goals and objectives for the plan. Available

commercial property and development sites were determined for future plans. John Small mentioned that certain areas would be better used for business or green space rather than more residential buildings. Residential land and amenities were discussed. Amenities that the village lacks are a recreation facility/gym, fitness center, recreational activities and programs. Streetscape and infrastructure need improvement. The banner program, flower pot program, lighting, and signs have developed. These programs can still be improved and taken to the next level. Improvements include, the continuation of resurfacing, sidewalks, and curbs. We also need to work on the Welcome Sign program to make it more effective. The Ordinance Review Committee is working to revise the code book. The first section that will be focused on is Zoning. Chairman Matthew Zarebczan asked the Economic Planning Board to review the chart and share their final ideas with him before we move onto our next step in planning.

PUBLIC COMMENTS:

Building Commissioner, Ed Shilka, asked if we could look into buying flowers for our flower pot program in town. It would benefit our businesses here and it is good to support them. John Small said that we could look for students needing community service to assist with the planting and delivery for the 2016 Flower Pot Program. Trustee Sue Small said the workshop was great and went well. Chairman Matthew Zarebczan thanked everyone for helping with the plan and sharing their input.

ADJOURNMENT:

The Chair will entertain a Motion to Adjourn.

MOTION: Fran Mills

SECOND: Wojciech Dziechciowski

VOICE VOTE: All ayes.

Meeting adjourned at 8:13 pm

Respectfully submitted,
Brittany Abrams
Economic Development Coordinator