



VILLAGE OF JUSTICE
ECONOMIC PLANNING BOARD MEETING
7256 Skyline Drive, Justice, IL
Thursday, March 16, 2017 at 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., Karen Warner, John Kapecki, Fran Mills, David Shipyor and Joseph Chicola.

APPROVAL OF MINUTES:

The Chair will entertain a Motion: To approve the minutes of the February 16, 2017 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., Karen Warner, John Kapecki, Fran Mills, David Shipyor and Joseph Chicola. All ayes. Motion passed.

CHAIRMAN'S REPORT:

Chairman Matthew Zarebczan provided updates on the I&M Canal Bike Path Extension Meeting held on February 20, 2017. This project will extend the existing bike path along the I&M Canal from Willow Springs through Justice, Bedford Park and Summit. We are working with all communities to put together a submittal in order to request funding for the first phase of engineering. The Community Development Block Grant (CDBG) program limits the Village to certain areas and the Department of Housing and Urban Development (HUD) specifies those areas of a low to moderate income levels that are broken down into block groups that must hit a certain percentage in order to submit an application. The 2016 awarded project consists of the reconstruction of 80th Street from 87th Avenue to 86th Court, and 87th Avenue from 80th Street to the toll way. The 2017 CDBG Project Application consists of the reconstruction of 81st Street from 84th Court to the toll way. The Village has applied for five hundred thousand dollars for the phase II engineering on the toll way project through the new 2017 Invest in Cook Program. The village met with the stakeholders Ability Plastics, Citgo, GoLo, Damar, A-1 Fasteners, G&K, and Bethania to go over the scope of the current phase I of the tollway project. The reason for the meeting was to hear stakeholder thoughts and concerns about the project. We are currently awaiting permit approvals from IDOT and Cook County in order to move forward on the LED Light conversion project. The Illinois Department of Commerce & Economic Opportunity (DCEO) has reserved funds but the village is on a strict deadline to complete the project by May 8, 2017.

CHAIRMAN'S REPORT CONTINUED:

The Village of Justice welcomed a new business into the village, Wired Truck, Inc. located at 8237 S. 86th Court doing business as a truck GPS distributor and installation. Lucky Penny's, located at 8401 S. 79th Ave, and Banana Leaf, located 8580 88th Avenue, have finished their build outs, passed final inspections and both businesses are now open. The businesses are waiting until the weather warms up to have their Grand Openings.

COORDINATOR'S REPORT:

Economic Development Coordinator, Brittany Abrams announced the 2017 Milestone Anniversary Recognition will be held on April 10, 2017 at 7PM in conjunction with the regular Village Board Meeting. Business to be recognized are A-Z Enterprises, celebrating their 25th Anniversary, District Recovery, Inc. and District Auto Parts, D/B/A Paints, Parts & Supplies are celebrating their 50th Anniversary. These businesses will be presented with a plaque for their Milestone Anniversary.

CORRESPONDENCE:

None

COMMITTEE REPORT:

Business Retention & Expansion Committee:

Orley O. Betcher Jr. visited three businesses. The businesses stated they were happy with the village and are interested in an update about the vacant triangle property that is ready for development. They also shared their concerns about waste disposal within their mall. Waste has not been picked up because others are dumping garbage next to their dumpster and it has been an ongoing issue. Chairman Matthew Zarebczan advised that we are closer to a closing occurring for the Triangle Property. The development proposal consists of a 10,800sf development that would include a Durbin's Restaurant, Steak N Egger, and Chinese Restaurant. This leaves available spaces to fill. Chairman Matthew Zarebczan also stated that the gas station property located at 8801 W. 84th Place will be owned by the village in approximately 30 days. Once the property is remediated we will have another available property for development. John Kapecki then added that he received helpful feedback from the businesses at the Appreciation Dinner. They suggested having an exchange for services in the village. A separate area can be set up for business cards or advertising materials to be placed allowing for additional opportunities for the businesses to network among each other. Chairman Matthew Zarebczan also mentioned Karen Warner had introduced that same idea yesterday after the dinner concluded.

OLD BUSINESS:

Chairman Matthew Zarebczan started off by thanking Brittany Abrams, Shirley Shilka, Sue Small, Monika Kumor, Fran Mills and the rest of the Economic Planning Board for their hard work in making this year's event a successful one. He also thanked the Village Board for their assistance and support. This year's dinner was less formal and he believes that is why there was more participation from the attendees.

OLD BUSINESS CONTINUED:

The atmosphere was comfortable and engaging. John Kapecki added that the businesses appreciated the dinner. The mugs were a great idea and maybe next time name tags would be used for networking. As mentioned before, having a table to exchange cards for the businesses will be helpful. John Kapecki thanked the Economic Planning Board, especially Fran Mills who went out of her way to help with the event. David Shipyor had asked if the Flower Pot Program was still in effect. He mentioned some businesses brought up the program while at the dinner. Economic Development Coordinator, Brittany Abrams said there are three flower pots available out of the thirty-six. She asked everyone to let her know if anyone else is interested in leasing a flower pot. Chairman Matthew Zarebczan explained the flower pot program more in depth.

Economic Development Coordinator, Brittany Abrams announced that a Marketing Plan Workshop is scheduled for Monday, April 17, 2017 to be held at the Justice Village Hall from 6PM-8PM. This workshop will be more of a round table working session that will focus on creating a simple plan to help market the village for development. This is an open meeting and all are welcome to attend. Chairman Matthew Zarebczan said he and Trustee Hank Oszakiewski met with Countryside to learn more about their Economic Development. Countryside shared information with the village and their marketing plan is very similar to what we are currently doing.

Changes to the New Business Welcome Packet were discussed. The modifications that were suggested by the Economic Planning Board are to add the contact information for the Zoning Board of Appeals and also make the cover personalized to the new business. Economic Development Coordinator, Brittany Abrams will make those changes and have the packet available for the new businesses. Chairman Matthew Zarebczan announced there will be another volunteer opportunity that will take place this spring. Last year, a group of volunteers worked together to beautify the village signs along the entryways into the village by adding flower and mulch beds. The project was a success and there were a number of volunteers. This year we will be seeking volunteers to plant trees along Frontage Road or Roberts Road. This will not only beautify that corridor but also will create a sound barrier once the tollway come in. Karen Warner asked Orley O. Betcher Jr., owner of Betcher Landscaping, when is the best time to plant. Orley O. Betcher Jr. said before the trees leaf out and that it will also depend on the roots. He said May would be best to plant the trees. Joseph Chicola asked about the budget for the program and Chairman Matthew Zarebczan explained there will be enough in there to cover the cost of what we are looking to complete. Joseph Chicola also mentioned that planting bigger trees further west will help with the sound barrier. Karen Warner stated putting the trees in an effective area will help prevent the noise from traveling. Economic Development Coordinator Brittany Abrams will look into the project further and share the final details once those are determined.

NEW BUSINESS:

Chairman Matthew Zarebczan said that Economic Development Coordinator, Brittany Abrams had set up a meeting with Illinois Department of Commerce & Economic Opportunity (DCEO) to discuss their new CORE Program for Business Retention & Expansion. Brittany Abrams stated that the Village of Justice is ahead in the process because they already use the synchronist program. Since the Economic Planning Board has been using the Synchronist Business Information System as the primary platform used to facilitate their business visits for the past three years, they now will need to gather even more details from the businesses. CORE is a more in depth program that takes information from the synchronist program and compiles it with statewide collected information from other partners. Beginning in April, a final extended questionnaire will be provided to the Economic Planning Board to use from that point forward. Chairman Matthew Zarebczan said this program would provide the village with feedback that now can be compared to other communities. Economic Development Coordinator Brittany Abrams explained these will be more time consuming but it is important to have every question completed. The Economic Planning Board agreed that it might be wise to have this form available to send out in an email to the businesses so they can complete it on their own time. David Shipyor asked if the business owners would be interested in the online survey. He suggested a prize might help get more participation from the business community. Chairman Matthew Zarebczan said that it is still important to build rapport. Fran Mills explained that by using previous information from the answers provided at an earlier visit, each member can save time and also not have to worry about businesses answering the same questions over again. Economic Development Coordinator Brittany Abrams stated she will try put together an email with the attached form so businesses will have the opportunity to answer the survey on their own time. Chairman Matthew Zarebczan shared an idea of branching off on the Facebook page for Economic Development and attracting more businesses to the page. On a side note, he also announced an owner's of two vacant buildings in town are seeking ideas for a business to fill their current vacancies. It was asked that the Economic Planning Board forward any ideas or suggestions to share with the property owners and.

PUBLIC COMMENTS:

Łukasz Dusza, a resident of Justice, asked if there were any leads or information on abandon homes in the village. Chairman Matthew Zarebczan advised that the Building Department keeps an updated list of vacant or abandoned and also shared the information relating to the Abandoned Residential Property Municipality Relief Grant Program. Resident, Mike Perillo asked where the money goes. It was explained that the Building Department manages the funds and keeps track of properties that are abandoned in town. Mike Perillo than stated he likes the enthusiasm of the Economic Planning Board and this was his first meeting he attended for Economic Development in the village. He then asked about Community Development Block Grants (CDBG) and was wondering how specific they are. Chairman Matthew Zarebczan said that the grant is very specific down to

PUBLIC COMMENTS CONTINUED:

exact streets that must be located in a low-to-moderate income area and the requirements and areas are determined by HUD. Mike Perillo acknowledged Chairman Matthew Zarebczan for a job well done on the grant process these past few years. He stated as a resident, he can see the positive changes through projects and he would like to be a part of a village board or organization. Another question Mike Perillo presented was his concern about the viaduct located on Roberts Road and 87th Street, he said the sidewalks were dirty and needed to be addressed. It was explained that this corner is not a local road and is maintained by Cook County and the Tollway. Another concern he shared was whether or not a business license is needed for scrap trucks in the village. Chairman Matthew Zarebczan said if the business is located in the Village of Justice they should have a license in the village and that he will look into Mike Perillo's concern further. Łukasz Dusza, ended the meeting with one final question. He had asked what project was taking place along Archer Road near Roberts Road. Chairman Matthew Zarebczan stated that is a Bedford Park project.

ADJOURNMENT:

The Chair will entertain a Motion to Adjourn.

MOTION: Orley O. Betcher Jr.

SECOND: John Kapecki

VOICE VOTE: All ayes.

Meeting adjourned at 8:15PM

Respectfully submitted,

Brittany Abrams
Economic Development Coordinator