

Village of Justice
Economic Planning Board Meeting
7800 S. Archer Road, Justice, IL 60458
Minutes of Thursday, March 17, 2016



CALL TO ORDER: The meeting was called to order at 7:05PM

ROLL CALL: Economic Development Coordinator Brittany Abrams called the roll. Present are Board Members: John Kapecki, Fran Mills, and Joseph Chicola. Excused absence of Chairman Matthew Zarebczan, Board Members: Orley O. Betcher Jr., and Wojciech Dziechciowski.

Motion: Joseph Chicola would like to entertain a motion to appoint Fran Mills as Pro-Temp Chairman for the purpose of this meeting.

Motion: John Kapecki

Second: Joseph Chicola

Vote: All ayes. Motion Passed

APPROVAL OF MINUTES:

The Chair will entertain a Motion: To approve the minutes of the February 18, 2016 regular Economic Planning Board meeting as submitted or if necessary as corrected.

Motion: Joseph Chicola. Moves: To approve the minutes as submitted.

Second: John Kapecki

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

CHAIRMAN'S REPORT:

Pro-Temp Chairman Fran Mills started by announcing there will be a Business Expo and Craft Fair held on Saturday, May 21, 2016. This event will be organized by the Justice Chamber of Commerce and the Bridgeview Chamber of Commerce. More details will be provided when Economic Planning Board member Orley O. Betcher Jr. returns. There were thirty-nine (39) Home Occupations approved and currently thirty-eight (38) Home Occupations pending. One new business was approved; I-Smoke Inc. will be a convenience store located at 8118 S. Roberts Road. Developer, Rick Heidner proposed his concept for the Lelko Property to the Village Board at their past Committee Meeting. He would like to build a strip mall with a total of 10,800 square feet. Durbin's (occupy 4,000sf) and Steak N Egger (2,000 sf) are two tenants who would be part of this development. These two tenants would be asking for a liquor license. There was also a mention of a third possible tenant, a Chinese Restaurant (2,000sf). This would leave space for more possible tenants. Joseph Chicola shared his concern about parking availability for the Lelko Property. He is not sure if the parking there would be enough for what they are looking to have. The developer will be working with the Economic Planning Board for this development project and will be able to answer these questions and concerns. Director of Economic Development Matthew Zarebczan has asked that the Planning Board come up with ideas for additional tenants. If

anyone has ideas, please send him an email because it is important that we determine what types of businesses fit best in the strip mall for the location.

COORDINATOR'S REPORT:

Economic Development Coordinator, Brittany Abrams informed the board members that they received an email from her this afternoon with information about an upcoming free webinar. The webinar will be held on March 22, 2016 and the title of the webinar is Building and Maintaining an Authentic Economic Development Brand.

CORRESPONDENCE: None

COMMITTEE REPORT:

Business Retention and Expansion: Fran Mills said that her and Brittany have gone to several businesses once again to get coupon offers. She also mentioned that the board has visited just about all the businesses. Fran also stated that there have been many attempts to contact businesses who have not had business visits and at this time she feels that we may need to try again later. Some businesses do not want to be bothered and haven't returned the call or didn't want to participate in the visit. It may be best to start from the beginning again and follow up with businesses that were visited last year. Joseph Chicola said he has been on three to four business visits and some were asked to reschedule. The visits that were completed went well.

OLD BUSINESS:

Brittany Abrams reported that the second quarter coupon sheets are already full. Coupons will be available on April 1, 2016 and will expire June 30, 2016. Flower Pots will be ready in May, weather dependent. Brittany will send out letters to participating businesses in April. There are still five flower pots available for lease at this time. Brittany had the Strategic Plan Economic Development Workshop PowerPoint presentation available for the Economic Planning Board and the audience to view. She explained what changes were made from the previous meeting and everyone reviewed these changes out loud to make sure all those changes were correct. Any additional ideas or programs for the plan were shared and Brittany asked the Planning Board to email Matthew Zarebczan if anything else came to mind by the next week.

NEW BUSINESS: None

PUBLIC COMMENTS:

Trustee Hank Oszakiewski thanked the Economic Planning Board for attending the Committee meeting last week. A possible developer presented his plan for the Lelko Property to the Village Board of Trustees. Trustee Oszakiewski mentioned that this development needs to be a "Wow" effect. He believes that the Village of Justice can tell their story of economic growth once the development and additional projects begin taking course. Trustee Oszakiewski distributed a news article to the Economic Planning Board regarding leadership habits in effective governing bodies. He explained that the developer would like to have both Durbin's and Steak N Egger as two clients in the development. There will still be space available for other possible interests. John Kapecki asked how we can distinguish

ourselves from Burbank, Palos Hills, and Summit who already have these existing businesses. What would make Justice a more enjoyable experience? Trustee Sue Small explained that branding sends a message to others and attracts people because of the regional name. People recognize these regional brand names. She mentioned we would attract those from the interstates passing by as well as other residents from surrounding towns. Trustee Oszakiewski said we need to start marketing Justice as more west rather than southwest. Pro-Temp Chairman Fran Mills mentioned that by having one brand name business or restaurant, it would help to bring more brand name businesses to town. Trustee Melanie Kuban said that these brand name businesses already know how to market and will have no problem promoting their business. Trustee Small described a way to create a development map that can be available for interested developers that would show what properties are here and what we would like to see. Trustee Kuban stated that we can have a vision but we cannot say no to a business. She also answered Joseph Chicola's question about parking availability at the development for the Lelko Property. Trustee Kuban explained that parking would be discussed between the businesses and Damar Kaminski Funeral Home. Trustee Small said the village is willing to work with the businesses if additional parking is needed. She asked Brittany to find out when the developer will come before the Economic Planning Board and Brittany said she would find out that answer from Director of Economic Development, Matthew Zarebczan. Trustee Oszakiewski stated he would like to see a Binny's, or Starbucks in the development for the Lelko property. Trustee Small said the Ordinance Committee is fixing the ordinances that need changing or updating to better plan for future development. She wants the village to be ready when these developers come to propose their plan for development. Pro-Temp Chairman Fran Mills said that the Lelko property may be the destination place to go once the tollway opens. It was discussed that the twenty-four (24) hour Steak N Egger would be a great business to have in Justice because of the lack of local restaurants. Durbin's is another restaurant that would fit nice in the area. Pro-Temp Chairman Fran Mills thanked everyone for attending the meeting this evening.

ADJOURNMENT:

The Chair will entertain a Motion to Adjourn.

MOTION: Joseph Chicola

SECOND: John Kapecki

VOICE VOTE: All ayes.

Meeting adjourned at 8:00 pm

Respectfully submitted,

Brittany Abrams
Economic Development Coordinator