

Village of Justice  
**Economic Planning Board Meeting**  
7800 S. Archer Road, Justice, IL 60458  
**Minutes of Thursday, April 21, 2016**



**CALL TO ORDER:** The meeting was called to order at 7:03PM

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

**APPROVAL OF MINUTES:**

The Chair will entertain a Motion: To approve the minutes of the March 17, 2016 regular Economic Planning Board meeting as submitted or if necessary as corrected.

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

Second: John Kapecki

VOTE: Orley O. Betcher Jr., John Kapecki, Fran Mills, and Joseph Chicola.

All ayes. Motion passed.

**CHAIRMAN'S REPORT:**

Chairman Matthew Zarebczan thanked Economic Planning Board member, Fran Mills for doing a great job last meeting as Pro-Temp Chairman. Chairman Zarebczan updated the Economic Planning Board with some information on the current projects in the village. The UST's have been removed at the abandoned gas station located at 8801 W. 84th Place in Justice and the results have been submitted to the IEPA. The remediation of the property will hopefully start this June or July. The Lelko Triangle Property looks great with all of the buildings demolished and cleaned up. Chairman Matthew Zarebczan asked the Economic Planning Board to be ready to come with ideas and questions for that property to discuss with the potential developer for the next meeting. Also, the ICSC (International Council of Shopping Centers) was approved in the budget so we will join that to learn more about the information, population and centers that retailers are looking for. This will assist us with development within our village. Economic Planning Board member Fran Mills asked if we have been reaching out to the potential retailers and developers. Chairman Matthew Zarebczan said we have reached out to a few possible franchises but we need to really work on marketing the available properties in the village. The Frontage Road project is moving along. The underground work is completed and now they have started excavating the road and soon curbs will be put in. The Illinois Jobs Now project has completed the underground sewer point repairs for 85th Street and 85<sup>th</sup> Court.

**COORDINATOR'S REPORT:**

Economic Development Coordinator, Brittany Abrams informed the board members that there will be a Business and Craft Expo hosted by the Justice/Bridgeview Chamber of Commerce on Saturday, May 21, 2016 from 10AM to 3PM. The event will be held at the Bridgeview Community Center, 7902 S. Oketo Avenue in Bridgeview. All are welcome to attend. Chairman Matthew Zarebczan asked if the Economic Planning Board would like to

have an information booth. The Economic Planning Board members were interested. Brittany Abrams will create and print the marketing materials for the event.

**CORRESPONDENCE:** None

**COMMITTEE REPORT:**

Business Retention and Expansion: Economic Development Coordinator Brittany Abrams wanted to try a new approach to accomplish more business visits. She provided each of member with the current business list. At the conclusion of each meeting, each member will select 10 businesses that they will contact on their own time. We would like each member to conduct 3-5 business visits per month and report back about those visits at the following meeting. Economic Planning Board member Joseph Chicola explained how interesting it was hearing from some businesses who reported that the police officers intimidate their customers by just being present in the parking lot, while other businesses appreciate the police officers being around the shopping centers. Almost one hundred (100) home occupations have been approved from the letters that were sent out to notify the business owners of registration within the village. Economic Planning Board member Fran Mills would like to reach out to the all home occupations. She will make the time to come into the office and call home occupations to ask just a few simple questions for feedback.

**OLD BUSINESS:**

Economic Development Coordinator Brittany Abrams reported she has sent out letters to the participating businesses for the Flower Pot 2016 Program to inform them that the flower pots will be delivered in May. Thirty-three (33) flower pots have been leased for the season at this time which leave only three (3) flower pots available. Orley O. Betcher Jr. has been talking with local flower shops to decide on flowers for the season. Brittany Abrams has sent the final Strategic Plan to Chairman Matthew Zarebczan. Chairman Matthew Zarebczan explained that once he looks over it, we will have that available for the Economic Planning Board to approve, hopefully at the May meeting.

**NEW BUSINESS:** Canterbury Inn has a new owner and they are planning to keep the business a banquet hall. Zak's Food and Liquor on 88th Avenue has a new owner as well.

**PUBLIC COMMENTS:**

Trustee Melanie Kuban was excited to report that the Lelko Triangle Property looks better than it has looked in years. Trustee Hank Oszakiewski thanked Building Commissioner Ed Shilka for managing the entire project and doing such a great job on a not so easy task. Building Commissioner Ed Shilka explained that inspections will take place, and all the information will be forwarded to the bank for the village to retrieve the funds for the demo. He said everything was done efficiently and he is happy with the turnout. Economic Planning Board member Joseph Chicola mentioned he attended the online economic development webinars and explained how they encouraged mobile device accessibility when it comes to Economic Development in various cities and towns. Trustee Melanie Kuban announced there will be a Public Hearing on Monday, April 25, 2016 at 7PM for the Ordinance Chapter 12 Zoning.

**ADJOURNMENT:**

The Chair will entertain a Motion to Adjourn.

MOTION: Joseph Chicola

SECOND: Fran Mills

VOICE VOTE: All ayes.

Meeting adjourned at 7:37pm

Respectfully submitted,

Brittany Abrams  
Economic Development Coordinator