

VILLAGE OF JUSTICE
ECONOMIC PLANNING BOARD MEETING
7800 ARCHER ROAD, JUSTICE, IL
Thursday, July 21, 2016 7:00 PM



CALL TO ORDER: The meeting was called to order at 7:01PM

ROLL CALL:

Economic Development Coordinator Brittany Abrams called the roll. Present are Chairman Matthew Zarebczan and Board Members: Orley O. Betcher Jr., John Kapecki, Fran Mills, and Joseph Chicola. Absent is Board Member Wojciech Dziechciowski.

APPROVAL OF MINUTES:

The Chair will entertain a Motion: To approve the minutes of the June 16, 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 stated an I-294 Tollway Ramp Village Coordination Meeting was held on Monday July 11, 2016 at 6:30 PM in the Justice Village Hall. Burke Engineering provided a presentation explaining the results of the analysis from the feasibility study. The following ramp options were presented:

- Option A – Reinstating the off-ramp from northbound I-294 to 88th Avenue, a new on-ramp from Archer Road to northbound I-294, and a new on-ramp from 88th Avenue to southbound I-294.
- Option B - Reinstating the off-ramp from northbound I-294 to 88th Avenue, a new on-ramp from 88th Avenue to northbound I-294, and a new on-ramp from 88th Avenue to southbound I-294.
- Option C - Reinstating the off-ramp from northbound I-294 to 88th Avenue, a new on-ramp from Archer Road to northbound I-294, a new on-ramp from 88th Avenue to northbound I-294, and a new on-ramp from 88th Avenue to southbound I-294.

Chairman Matthew Zarebczan announced another meeting will be scheduled to further the process with all entities involved. The meeting will be held on a weekday in the next upcoming weeks.

The Village of Justice went out for a no cash bid and received a certificate of ownership for the abandoned property, 8801 W. 84th Place. The project is taking longer than expected and

additional tests must be conducted. The project will take another year to year and a half to complete.

The Mayor has received a proposal for the triangle (TIF 5) development property. The developer is working with the Village of Justice to contact possible retailers for the available spaces. Both Chairman Matthew Zarebczan and Brittany Abrams have already started gathering various business contact information to use to reach out for possible interest. Chairman Matthew Zarebczan has asked the Economic Planning Board to provide him and Brittany Abrams with a list of specific businesses they would like to see in the retail strip mall. Orley Betcher Jr. stated he thinks it is very important to reach out to name brand businesses. He would like to see something that would make Justice a destination town. Oberweis, Jersey Mike's, and a few other businesses will be contacted to see if they are interested in expanding. Trustee Oszakiewski said once the toll way is in place then eventually more businesses will come to us. John Kapecki mentioned the development space will be a challenge with the busy intersections and toll way. He would like the village to think forward and really contemplate what is best for future years to come. The 2030 Plan, as John Kapecki explained, is something he would like to see as a focus during development. Chairman Matthew Zarebczan described that it is also important to think about funding and what is feasible at this time with location and relocation of roads. Another concern was the cul-de-sac proposed for Oak Grove Avenue, some believe this may actually be a positive and safer layout due to high traffic passing the park.

COORDINATOR'S REPORT:

None

CORRESPONDENCE: None

COMMITTEE REPORT:

Business Retention & Expansion Committee:

Orley Betcher Jr. shared his idea of a different approach for the business retention efforts for those businesses who have not responded or haven't had time to meet. Online surveys have been a great way for him to follow up with various industries, markets, and products. He enjoys the survey approach because it is completed on his own time as a business owner. If the survey was sent via email to the businesses who haven't had time to meet, those businesses may possibly take their own time to complete and submit the feedback. Chairman Matthew Zarebczan still thinks it is important to go out there and just visit the businesses in town to build rapport. Brittany Abrams said she may try this approach for those businesses who haven't responded on several occasions. At a later time, they might be willing to then visit with the Economic Planning Board. Trustee Melanie Kuban stated Justice is a working community and businesses will be busy but just stopping in and saying hello is important. She mentioned the 2020 Wireless owner showed his appreciation and said thank you to the volunteers who took the time to beautify their community last weekend. The communication works both ways and it doesn't hurt to stop in. Fran Mills said that she and Brittany Abrams have stopped in numerous businesses over the past two years and have built rapport with them. When a business was busy, they went back again and made time for each business. Trustee Hank Oszakiewski explained he and John Kapecki can go out on a Saturday

and visit businesses in Justice. Trustee Melanie Kuban also said to share any concerns or issues the businesses are having with the Board of Trustees. Joseph Chicola said one of the businesses that he and Brittany Abrams visited got in contact the very next day to sign up for the marketing opportunities. He believes that personal visits will be a major impact for gathering information from businesses and having them feel appreciated by the village. Brittany Abrams told the Economic Planning Board to check their emails for the Business Visit Report she had sent for an update.

OLD BUSINESS:

Chairman Matthew Zarebczan thanked everyone for their assistance with the 2016-2020 Economic Development Strategic Plan. The Plan was approved by the Village Board on July 11, 2016 and will be a guide for the upcoming years. He also thanked everyone who volunteered their time with the Welcome Sign Beautification Project that was held on Saturday, July 16, 2016. Those who volunteered were: Roberts Park Fire Protection District, Chief Kraig McDermott, Trustee Melanie Kuban, Trustee Hank Oszakiewski, Trustee Rick Symonds, Margaret Garbacz, Fran Mills, Joseph Chicola, Matthew Zarebczan and Brittany Abrams. Chairman Matthew Zarebczan then asked if anyone came up with ideas for the recognition of businesses with their milestones/anniversaries. The Economic Planning Board started collecting years each business began in Justice while conducting the visits.

NEW BUSINESS:

Chairman Matthew Zarebczan announced a Bike Path Kick-Off Breakfast Meeting will be held at the Lipinski Community Center on Saturday, July 30, 2016 at 9:00AM. The overall goal is to create a bike path along the Illinois & Michigan Canal which would connect Willow Springs, Justice, Bedford Park, and Summit. The Justice Chamber of Commerce Rib Fest will be held on Saturday, July 23 from 12PM-3PM. The event will also be held at the Lipinski Community Center. A Pace meeting is scheduled for 10AM on Friday, July 22 at the Village Hall. Updates will follow at the next meeting.

PUBLIC COMMENTS:

Trustee Melanie Kuban said the developer moves quickly and that the Economic Planning Board must be ready to move fast. Think of business ideas and share them with Matthew Zarebczan and Brittany Abrams this week. Trustee Hank Oszakiewski mentioned it would be nice to see an Edible Arrangements, cell phone store, UPS Store, or Vision Center, something different.

ADJOURNMENT:

The Chair will entertain a Motion to Adjourn.

MOTION: Fran Mills

SECOND: Joseph Chicola

VOICE VOTE: All ayes.

Meeting adjourned at 7:46PM

Respectfully submitted,
Brittany Abrams
Economic Development Coordinator