

**Village of Justice
Zoning & Planning Commission
Minutes of Monthly Meeting
December 17, 2012**

CALL TO ORDER

Meeting was called to order at 7:07 pm by Chairman John Bruce:

ROLL CALL:

Roll call was taken. Present at meeting were: Henry Oszakiewski, Rich Berkowicz, Charlene Carter, Jim Brock, Bogdan Ogorek, Chairman John Bruce, and Secretary Shirley Shilka. Jack Kennedy is excused.

READING AND APPROVAL OF MINUTES FROM: OCTOBER 15, 2012 MEETING

This includes all corrections from October 15, 2012 corrected minutes.

Chairman John Bruce entertains a MOTION to approve the Minutes from the October 15, 2012 meeting, as amended.

MOTION: To accept Minutes from October 15, 2012 meeting as amended.

Henry Oszakiewski: SO MOVED

SECOND: Jim Brock

VOTE: All Ayes

READING AND APPROVAL OF MINUTES FROM: NOVEMBER 19, 2012 MEETING

Including the "To Do List".

Chairman John Bruce entertains a MOTION to approve the minutes from the November 19, 2012 meeting.

MOTION: To accept Minutes from the November 19, 2012 meeting.

Henry Oszakiewski: SO MOVED

SECOND: Rich Berkowicz

VOTE: All Ayes

Chairman John Bruce introduced representative Scott Frères of The Lakota Group, for presentation/vision of future Economic Development.

QUESTIONS & ANSWERS AFTER PRESENTATION:

Trustee Small: This vision will need to be studied.

Orley Betcher: I think a good starting point would be a relocation of the Village Hall and Police Department to an area that doesn't have to appeal to the traffic. Then put some sort of business or something else in that location. If people saw that type of progress, then maybe everything else would fall into place. The Village needs a new building and a new facility, the land that the Village Hall is sitting on is too valuable.

It is good to have a concept ready for just about everything, without it you cannot tell the outside world what your vision is.

Trustee Small: Chief's Trailer Park has new management who has been really working on cleaning up the park. However, by looking at some of the ideas and concepts about using that land for commercial purposes, this leaves the possibility that some of the seniors in that park could be moved into a senior complex located here in town, such as what are on the vision diagrams. That way they are still residents of the village.

Henry Oszakiewski: We should have a vision but be flexible.

Trustee Small: One thing we should talk about and agree to disagree; I am not sure a 3 lane highway on Archer makes the most sense. I feel this should actually be marked low on the list.

Henry Oszakiewski to Randy Lieise: Would it be possible, as The Lakota Group suggests, to cut 88th Avenue going straight north, thru Bethania Cemetery?

Randy Lieise: That is correct.

John Bruce: Is the talk regarding the property on 79th Street, active? There was talk about the area on 79th Street and 88th Avenue, that Bethania Cemetery was considering developing that property at one time for retail purposes, this is the area on the east side of Da Mar Funeral Home.

Randy Lieise: There has always been talk of that.

John Bruce: Is there an amount of footage, as far as what is available along 79th Street?

Randy Liese: There is approximately 8 ½ acres.

John Bruce: How much frontage is there, that is safe to contemplate?

Randy Liese: There is about 600 ft frontage and 500 ft back, which is approximately 8 ½ acres.

John Bruce: So the property behind Da Mar Funeral Home between 79th Street and Archer is vacant?

Randy Liese: Right.

John Bruce: Would there be enough space there for a street on the east side?

Randy Liese: Yes, and this would not interfere with Da Mar Funeral Home or Bethania Cemetery.

Scott Freres: Da Mar Funeral Home is a beautiful facility and a very nice funeral home, we are not here to take away anything, we are just here suggesting global perspective. If it would be worth it to solve community problems then we should investigate moving Da Mar Funeral Home and making that part of this development.

John Bruce: You would actually have the back of the building and the front of it would face into the west into that development triangle part.

Scott Freres: That is correct.

Bogdan Ogorek: Where 88th Street meets Archer Road, would there be a traffic light there as well?

Scott Freres: Yes, there might even be a defined right turn type of control.

John Bruce: You would just need a light for traffic coming off of Frontage Road.

Scott Freres: All that traffic would generate food and retail use.

John Small: What is the process to finalize the plans?

Scott Freres: We are going to take all these ideas and will put that in one overall plan, then, we will come back in January and present it to the village board. I think you would want to set a goal for yourselves to wrap this up as soon as you can thereafter, so that the outside world knows if you approve of it.

Clerk Svoboda: The whole point of a vision is that it is ever evolving and ever changing. The Zoning Board would have some opportunities on their plate to take some of the concepts and make them a part of our comprehensive plan.

Trustee Small: There has been some discussion between the Zoning Board, the Village Board, and the Chamber of Commerce where they are trying to put some kind of vision agreement together possibly for January. So would it not make sense that we as a group, as kind of a collective unveiling of the vision plan, have this meeting at the Lipinski Center, where we invite our business community. I know we wanted to do an appreciation type dinner/meeting where they would get certificates and awards. I am just throwing the idea out there to possibly combine the two.

John Bruce: When can the board adopt this plan?

Trustee Kuban: The board would not adopt this, it is just a vision and we would not need a public hearing.

Scott Freres: We can come back in mid January for a board discussion.

John Bruce: What do the trustee's here feel about the best thing to do as far as whether to have the presentation during a regular board meeting for the entire community or to do the presentation first with the businesses on a designated date?

Trustee Kuban: My view is that, the Lakota Group could come to a board meeting and present this to the public and then we could arrange a presentation to the business community by themselves.

Bogdan Ogorek to Scott Freres: With the concept that you are showing, do we have to clear that with IDOT?

Scott Freres: Once we have direction and we know it is something you are focused on, we will then go to IDOT, we could do a short term vision and a long term vision, it will take us a long time to get to that point.

John Bruce: I think the first thing as far as that concept for that part of the triangle, would be for Randy Lieise to actually be able to say that that concept is a feasible concept as far as Bethania Cemetery is concerned as it would impact Bethania Cemetery. Also, would Bethania be conducive to its creation, and if we have their approval legally then we can go into the next phase of the presentation to IDOT.

Randy Lieise: You would also have to consider Da Mar Funeral Home.

Orley Betcher: You still have to get feed back from residents and businesses because before you know it time goes by and its 5 or 10 years.

Scott Freres: You have quite a bit of work to do on this naturally, and certainly if you have more thoughts and comments we will be happy to address them.

John Bruce: I would suggest that you put this presentation on line, you could possibly talk to Matt Zarebczan who works in the Village Hall, tomorrow, about either getting a page on the village web site or set up a link to the Lakota Group's web site, that would be the best solution.

John Bruce to Trustee Kuban: What are your thoughts on this as far as someone commenting by either putting a link or a page to a rough outline of the concept on the web site? That could then be used as the center point of any comments that come in after today.

Trustee Kuban: That would be a good idea to put a link up. I believe we can do it on our web site or link up to your web site with all of this presentation. Everyone would want to see pictures in front of them.

Scott Freres: We would be happy to load all of this presentation on the web site and would also be able to load the entire show, including the pictures. The link to our web site is www.thelakotagroup.com/justice . If there is a newsletter that goes out you could include the link in there.

Trustee Kuban: The newsletter goes out 4 times a year; the next one would go out in February.

John Bruce: The garbage bill goes out next month; we can reference the link on the face of the bill. I will talk to Kathy Svoboda regarding this tomorrow.

John Bruce: Our next meeting will be January 21, 2013 at 7:00pm

Chair entertains motion to ADJOURN:

Henry Oszakiewski: SO MOVED

SECOND: Rich Berkowicz

VOTE: All Ayes

Respectfully submitted

SHIRLEY SHILKA, SECRETARY

John W. Bruce

John W. Bruce, Chairman