

**Village of Justice**  
**Zoning & Planning Commission**  
**Minutes of Monthly Meeting**  
**January 21, 2013**

**CALL TO ORDER**

Meeting was called to order at 7:00 pm by Chairman John Bruce:

**ROLL CALL:**

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

**READING AND APPROVAL OF MINUTES FROM:** For December 17, 2012 MEETING

Chairman John Bruce entertains a **MOTION** to approve the Minutes from the December 17, 2012 meeting, as amended.

John Bruce: I will scan the hard copy of the Lakota Group presentation and incorporate them into the minutes, they will be right before the questions and answer portion.

**MOTION:** To accept Minutes from December 17, 2012 meeting as amended.

Jim Brock: **SO MOVED**

**SECOND:** Rich Berkowicz

**VOTE:** All Ayes

John Bruce: Went over correspondence regarding the flier for Life Screening to be held at the Village Hall.

Also, went over an e mail from Chaddick Institute out of DePaul University regarding various events they will be having.

John Bruce: Do we have any added discussion on the Lakota Group; was the Village board satisfied with the presentation during the last board meeting?

Trustee Small: They did a shortened version of the same presentation they did for the Zoning Board in December. The next step is for them to put it all in writing for their final report.

John Bruce: How many people were in the audience, was the presentation received in a positive manner?

Trustee Sparr: Not really, it was a presentation; you are talking millions and millions of dollars in property requisition, including forcing the people out of the trailer park. There were some great ideas however regarding vacant land. Would we, the board, like

to see it happen? Yes. Would the residents like to see it happen? Yes. Is it affordable? Not sure.

Trustee Small: There were some discussions at the meeting on Saturday but obviously until this gets passed and appropriations are set aside; from an economic development stand point, there were some realistic things presented and some other things that were not. That's probably why they are calling it the 2030 plan.

John Bruce: Did the residents that were there receive it in a positive manner, or was it like; we don't want Shell Oil attitude.

Trustee Small: Everyone that was there had already heard the presentation; there weren't a lot of new faces.

Henry Oszakiewski: I would like to go over the "to do list". As far as the touring log, when spring comes around, we can start moving items from the touring log to the "to do list" as needed.

John Bruce: As far as the "to do list", I would like to suggest that while you gentlemen are touring the village and should you happen to notice something that should be on the log, we should know by now which department is responsible for that, such as dumpsters, you would contact the Building Department, rather than getting into a big discussion in the meeting. You can simply mention that they were noted and were passed along to the correct department.

Henry Oszakiewski: Going over the "to do list": Item #1: Compile the survey. This has not been assigned to anyone, the welcoming packet from the Village of Justice and 2 surveys, one for new business and one for annual businesses.

John Bruce: This should be coordinated with Trustee Rusch who is in charge of business licenses'.

Trustee Rusch: It is my understanding that Jim Lurquin may have sent out a brief survey along with the current license renewal.

Shirley Shilka: Jim Lurquin sent out a request which wasn't as much a survey as it was asking the businesses how long they have been in Justice and also requested their e mail address.

John Bruce: As far as the business survey, once that is in place; that is something that could be in a packet form, and posted on the web site. This could be sent to new businesses for people who are inquiring what is needed in Justice to open a business.

Trustee Rusch: I will work with Jim Lurquin on the survey.

Orley Betcher: What I would like to see, and a few villages do is, when a business is opening up they have a ribbon cutting ceremony, they have the Mayor there to give the business owner his license and open up the business.

Trustee Rusch: It would be a good experiment to start with Sandy's Sandwiches who will be ready to open soon. We could see how well it is received.

Henry Oszakiewski: If someone would send all the Zoning Board an e mail we could also attend the ribbon cutting ceremony.

Trustee Rusch: I am sure it would be an after the fact or actually after the opening, as he wants to open the first week in February.

John Bruce: You could also give Jim Pluta a call to put something in the Des Plaines Valley News about the new business.

Henry Oszakiewski: Item #2: I did attend the January Chamber of Commerce meeting at the Library. They are held on the 2<sup>nd</sup> Thursday of the month at 6:00pm. The next meeting will be held on February 14 2013. On Saturday, July 27<sup>th</sup>, they are having their annual Rib Fest at the Lipinski Center, the cost is \$20.00. It would be a nice idea if we all tried to market this event.

Henry Oszakiewski: Item #3: Arrange a meeting with the Chamber of Commerce, Village Board, Zoning Board, and Village Businesses.

Trustee Sparr: I will be talking to the Mayor and Shirley this week to arrange a date for this reception. We would like to invite not only our businesses but also the home occupancy businesses, just as a friendship get together. We don't have to have an agenda. We are thinking on a Friday night around 5:00pm.

Trustee Small to Shirley Shilka: Can you check some potential dates, possibly on Tuesday or Friday evening?

Shirley Shilka: Tuesday's are all open, some Friday's are booked. I will check and get back to you on the availability.

Orley Betcher: We should try for sometime in February.

Henry Oszakiewski to Trustee Sparr: Item #4: Trustee Sparr is to check with Bedford Park regarding the Enterprise Zone.

Trustee Sparr: The Mayor is working on this, there is some movement on that now, but actually there are no updates at this time.

Henry Oszakiewski: Item #5: We will contact Jim Lurquin for lease information on property owned by MWRD.

Henry Oszakiewski: Item #6: Regarding the abandoned gas stations on 86<sup>th</sup> Avenue and 88<sup>th</sup> Avenue.

Trustee Rusch: On 86<sup>th</sup> Avenue, there are some discrepancies as to when the gas station had closed, once discrepancies are taken care of we can then move forward and possibly add this to the State of Illinois LUST Fund. On the 88<sup>th</sup> Avenue gas station we will qualify for the State of Illinois LUST Fund as long as we have ownership. We just have to get with the bank to get that taken care of.

Henry Oszakiewski: Item #7: The Building Department was to see if the number of dumpsters at Sunset Lakes, Oak of Willow Hills and The Laurels of Willow Hills, are sufficient for the number of tenants.

Orley Betcher: They did put a cement pad on there for the dumpsters and there is already a fence along 83<sup>rd</sup> Street. I see no problem there and it looks fine to me. Maybe some extra dumpsters would work but I never see any garbage lying around there. I think it would be overkill to put up fences around what they already have.

John Bruce to Ed Shilka: Are there enough dumpsters there?

Ed Shilka: Yes, there are plenty. If you put more dumpsters out there, then there will be less pick ups. You may see some stuff outside a dumpster but that is on a moving day which is usually the first 3 days of the month. Other than that you do not see anything out there. They also have regular clean up people that constantly drive thru there.

Henry Oszakiewski: Then we can consider Item #7 a closed item.

Henry Oszakiewski to Ed Shilka: Items # 9 & 10: Regarding 8820 8<sup>th</sup> Place and 8600 83<sup>rd</sup> Street.

Ed Shilka: I am pretty sure they were both taken care of, however, I will check on them.

John Bruce: Item #11: The Village Newsletter.

Henry Oszakiewski: We should try to have a business focus.

Trustee Rusch: Trustee Small and I can meet with Matt Zarebczan and see what we can do to get the newsletter more business friendly, and also include the new businesses.

Henry Oszakiewski: Item #12: Regarding the 5 acres at Bethania Cemetery which are off of 79<sup>th</sup> Street.

Trustee Rusch: After the last meeting, I had a meeting with Randy Liese, of Bethania Cemetery, and the Mayor, there could be some movement there, we have to all sit down with the Village Board and see what we can negotiate. However, it is an ongoing discussion.

John Bruce: Is there any movement regarding the triangle property?

Trustee Sparr: This is still pending, but someone has come forward to possibly make an offer.

Henry Oszakiewski: Item #14: Who is the owner of the Marathon Gas Station located at 7901 S. 87<sup>th</sup> Court off of 79<sup>th</sup> Street?

John Bruce: That is Thomas Abraham.

Ed Shilka: He has cleaned up this property; all items were taken care of.

Henry Oszakiewski: Item #15: Regarding 7810 S. Cronin, on the variance for the garage addition.

John Bruce: That was removed from our agenda.

Ed Shilka: The garage addition was removed and the items on the house are being taken care of. This is basically a closed item.

Henry Oszakiewski: Item #16: Building requirements needed to amend the codifier for Hotel/Motel.

John Bruce: I had a discussion with Jim Lurquin last week. It will probably be another month or 2 before he has sufficient data.

Ed Shilka: It is my recommendation that we do not wait that long.

Trustee Sparr: I will check with Jim Lurquin and look into that.

John Bruce to all Trustee's: As far as a code, if we are reviewing a code or a new addition to the village code, say for the Hotel/Motel, as far as the pertinent effective date, would it be when it is approved by the village board. As far as the intent of that control, that the code would provide, that becomes effective when we start reviewing it, am I correct; from a discussion point of view?

Trustee Small: It is not a code.

John Bruce: Ok. Then it is not a code until it is passed.

Jack Kennedy: We can call a special zoning board meeting if you get the information ready before your next board meeting.

Trustee Sparr: On the Hotel/Motel, there are so many different things that go into the code, and we don't really know what to expect, however we should see about getting something in place.

John Bruce: I could have a public hearing in 18 days, that's what it would take me to complete the public notice. So you would have 18 days between when I publish it and when we have the public hearing. You can pick a date for the public hearing and let me know when you are ready.

I actually have the public notice ready to go; I just need to put a date on it.

John Bruce to Trustee Sparr: Am I going to have the services of the Village Attorney for the public hearing for the Hotel/Motel code.

Trustee Sparr: Yes.

Trustee Small: Regarding the business reception at the Lipinski Center, we can choose between the 19<sup>th</sup> and the 22<sup>nd</sup> of February.

Trustee Sparr: Let's just set it for Friday, February 22<sup>nd</sup>.

Trustee Rusch: On the budget under Economic Development, we looked at our first go around. There was a surplus projected in the budget for next year, based on that we can add a significant dollar amount for consultants and seminars.

This is the first time in a long time that we have had this surplus, and we do not want to see it go by the wayside.

If we all take an ownership on certain things and we put this all together, hopefully within the near future we can see something happening.

John Bruce: We do not want anyone to misconstrue what we are doing going around town, then going over codes and ordinances and including them on the "to do list". It is in the best intent.

Trustee Rusch: Every pair of eyes is important.

Trustee Sparr: This is also great that we have this many people working in the same direction.

Trustee Small: The Village Board has made sure that the Zoning Board is approved for a meeting once a month, along with some training.

John Bruce: Does anyone have anything else to discuss?

Jim Brock: I will possibly be missing at the next two meetings.

John Bruce: So noted. Our next meeting will be February 18, 2013 at 7:00pm

Chair entertains motion to ADJOURN:

Jack Kennedy: SO MOVED

SECOND: Rich Berkowicz

VOTE: All Ayes

Respectfully Submitted

Shirley, Shilka, Secretary



**John W. Bruce, Chairman**