

**Village of Justice**  
**Zoning & Planning Commission**  
**Minutes of Monthly Meeting**  
**July 16, 2012**

**CALL TO ORDER:**

Meeting was called to order at 7:05pm by Chairman John Bruce.

**ROLL CALL:**

Roll call was taken. Present at meeting were: Henry Oszakiewski, Jack Kennedy, Jim Brock, Chairman John Bruce, and Secretary Shirley Shilka.

No Attorney Present

**READING AND APPROVAL OF MINUTES FROM** June 18, 2012 meeting.

Chairman John Bruce entertains a MOTION to approve the Minutes from the June 18, 2012 meeting.

**MOTION:** To accept Minutes from June 18, 2012 meeting.

Henry Oszakiewski: SO MOVED

SECOND: Jack Kennedy

**VOTE:** All Ayes.

John Bruce: Any discussions or corrections

All in favor ayes

John Bruce: We do have a voting quorum.

John Bruce: What we have here is a history of the comprehensive plan going back to 2001. It started with 2001, with the petition 2001-06 where we created the Planned Unit Development, and at that point there was discussion about the comprehensive plan and how we have been trying to do something forever, going back to Ed Sala in the 60's & 70's and there is nothing that would motivate the village board to create some cohesions or where with all in planning. To his credit Mayor Van Allen created, in 2004, the initial letter, with his thoughts on the comprehensive plan after some discussion. Not sure if Ed was involved at that time with his thoughts on the living space, 2,500 to 3,000 and putting something down on paper like a comprehensive plan.

I know at the time there was a lot of discussion going on and a lot of concerns on the north side of town with people taking property and putting ½ million dollar homes next to \$50,000.00 or \$100,000.00 homes. What is it going to do to those peoples taxes, then we saw what happened in late 2007-2008 that we are suffering from now.

We did it in 2 phases so now we need to review them and see what kind of improvements or fine tuning can be made based on if we want to amend them or recommend amending them in conjunction with some kind of economic development.

John Bruce to Trustee Sparr: Has there been any discussion about more active economic development in house, as opposed to The Lakota Group?

Trustee Sparr: We are aware of what went into the enterprise zone with Bedford Park, so we are moving on that. Right now it is in the planning state so don't really have much more than the preliminary paper work. There is no physical plan drawn at this time because we do not know what monies we will have or what direction we are looking to go. We're moving, but not by leaps and bounds at this time. I am pretty sure it is the same with The Lakota Group. I want to lean on them a little more as it is up to them to find us some solutions and I think we should all communicate as a whole, more often.

I guess we have to set our own destiny here, and cannot look for any federal money or state money so we just have to get creative. We need to talk to Orley Betcher also.

John Bruce: Has there been any motivation of anyone at the Village, service with or access to about locking down these e-mail issues that we have been having?

Trustee Sparr: Two trustees are working on revising our whole web site.

Trustee Small: We are looking to launch that on August 1<sup>st</sup>, and there will be a tab for Zoning and Economic Development.

John Bruce: It seems to be an issue with attachments. I can receive attachment and emails; it's sending them that is the issue.

Trustee Small: What you will see happen at Committee for this week, is some sort of request for information from anybody that has a village e-mail, so we can identify what problems each person is having.

John Bruce: It appears to be; as Gerry Mendralla noted this before; several years ago that the issue was from security measures that were put in to prevent either spamming or junk e-mail.

Trustee Small: He closed off all of the spam to a point where we weren't able to get e-mail from our attorney that was a little too aggressive. That has been causing some of the problems. That is why we will be sending out the request so you can tell us what your issues are and we can address everybody that has an e-mail.

John Bruce: In my case, because I send it to roughly 40 some people in the village and then another 30 to 50 people outside the village, either taxing bodies or news paper publications.

Trustee Small: Any of these e-mail are subject to FOIA, so anything that has been put out there forever, we have to first protect our records as we have them now.

John Bruce to Henry Oszakiewski: Henry, you have been spear heading this Economic Development Committee?

Henry Oszakiewski: I don't remember which board members were here when we drafted this and which one of you were on the board. I know Char was not and Bogdan was not, also Ed Figura's replacement will not have been here.

John Bruce to Trustee Sparr: Do we know who will be replacing Mr. Figura?

Trustee Sparr: We have two people, who we are going to approach this week. One is a previous trustee. The Mayor has asked for someone with knowledge of the Village, and someone who would recognize the boundaries of the Village in order not to have to explain the back ground and the entire history or geographical area of the part of the village we would be talking about. We asked Mr. De Sommer, he is on the north side of town; unfortunately he is quite involved in his church. If the board has anyone I would be glad to recommend them.

Henry Oszakiewski: At the last meeting Rich Berkowicz had been mentioned. He would be an excellent choice, he knows the village, and he would be pretty easy to get up to speed on this.

Trustee Sparr: I will try to contact him this week. If there is anyone else, let me know.

John Bruce: The important thing is that they have common sense, concern for the neighborhood and concern for the community.

Henry Oszakiewski: This should be posted in the new Village web-site.

John Bruce: Who is updating the web-site?

Trustee Small: When we turn the switch on, on August 1<sup>st</sup>, we are going to review the content at Wednesday Committee Meetings. Then Matt Zarebczan, will be the keeper to post information from the department heads.

Henry Oszakiewski: The next thing we need to do is talk to The Chamber of Commerce and share this comprehensive plan with Orley Betcher. They can help us engineer this forward.

John Bruce: Will send Orley and all board members and electronic copy.

Henry Oszakiewski: We can then go thru this at home and bring questions to our next meeting.

John Bruce: What kind of requests are coming into the Building Department?

Ed Shilka: We have not had any requests for new construction. We have had quite a few for remodeling. They are flipping the houses; they are not actual room additions.

John Bruce to Henry Oszakiewski: Maybe you could ask your people, from and FYI, point of view, what the percentage rates are of, how many applications they are getting vs. how many were actually approved vs. how many were actually finalized.

Henry Oszakiewski: Maybe they have a report about Justice.

Ed Shilka: Mokena has 65% permits for brand new homes. The banks are working with the builders and they have found buyers.

Henry Oszakiewski: I will see what I can get; maybe they have a comparison from last year to this year. They are closing a lot of deals, it might be that a lot of them are foreclosed on or short sales, that the bank owns and just wants to get rid of.

John Bruce: It would be good to see what is going on in the business market and what they foresee.

John Bruce to Henry Oszakiewski: Maybe someone in your business would want to make a presentation on the topic of Community Development/Economic Development in small communities, where population goes from small to mid size.

Trustee Small: Shouldn't The Lakota Group have that information?

Henry Oszakiewski: Yes, they should.

Trustee Sparr: That is who we should reach out to first, if anyone has that knowledge, they should have it on hand. We have also paid them.

John Bruce: Are they supposed to be meeting once a month or every other month?

Ed Shilka: Yes they are but the information they are providing us is the same information we have all known for years.

Trustee Small: I thought they were supposed to come up with a plan.

Henry Oszakiewski: They were supposed to update the last document I gave to Jim, which Jim gave to them. Did they ever update that information?

Ed Shilka: No, one of the Trustee's would have to find out.

Rich Sparr: I will try to find out.

John Bruce: Do they have a copy of the comprehensive plan?

Ed Shilka: Yes, they do, they have a copy of everything that we ever passed out and that was one of their pre-requisites in the beginning. That's what they were building their foundation on.

Henry Oszakiewski to Trustee Sparr: Can you have The Lakota Group's representative at our next meeting?

Trustee Sparr: Yes.

Trustee Small: That was one of their recommendations the last time they were here, that they Zoning Board needs to meet regularly and the Economic Development Committee, we have taken all these steps.

Ed Shilka: Who did we come up with that will possibly lead the committee?

Henry Oszakiewski: The Mayor is aware that he has to select someone.

Ed Shilka: Brian Bernadoni's name has been thrown in there, but I am not sure that he can.

Henry Oszakiewski: I recommended him but he wants to think about it.

Ed Shilka: It has been 60 days we should get someone on board.

Trustee Small: So you are looking for someone to lead the Economic Development team?

John Bruce: Who do we have in town that is a good Real Estate person?

Ed Shilka: That's why it was left up to the Mayor. We have a couple people that sell real estate. One sells Real Estate and his son is an Attorney, his name is Tadeusz Wator, son's name is Jr. He has done probably 3 or 4 condo conversions on existing buildings here, the dad does the real estate and the son does the legal.

When we originally started this Jim Lurquin was part of the program, he is wearing too many hats. We should have someone who is not affiliated with the village, an outside person who has the time, not a Trustee and not a Building Department person.

Trustee Small: What about someone on the Zoning Board?

John Bruce: We are trying to keep it totally A-Political, where it is based on the person's common sense, understanding, and love of community.

Henry Oszakiewski: Zoning board can report to Economic Development what they are doing.

John Bruce: If we are leading the Economic Development then we cannot play devils advocate based on zoning. We cannot be as objective.

Trustee Small: Is it possible that maybe Orley Betcher could recruit someone from the Chamber of Commerce.

Trustee Sparr: I know the board, thru the Building Department is looking at when a petitioner comes forward, possibly keeping down the cost of a sub division of a lot. What we are afraid of is that we may alienate a petitioner coming forward to subdivide his lot. We don't have that many lots left in town and if someone gets an idea that they could sell, I think they would have more people wanting to buy if they don't have to put that big chunk of money out, especially if it falls thru.

John Bruce: The ADA is part of the state statute.

Trustee Sparr: We are questioning that. We do not think so; we think it is part of the state statute when it comes to when a building is built and not when the petitioner is buying.

John Bruce: We are going to run it past the attorney.

If it is not part of a state statute as far as new subdivisions are concerned, then it could just be stricken from the books. I think we would have to review it and provide a recommendation to you as far as holding a public hearing to remove it from the village code.

Trustee Sparr: The board was told by one of our inspectors of Comcast doing things in the village without permits. They are using the term "monitoring the system" not an alarm system. Under the state statute you have to be a licensed alarm specialist to install fire alarms, they are also doing this monitoring system where they have to go into electrical boxes and thermostats, and going under the terminology that; we are com cast, we do not heed this and we are challenging that.

He is looking at some paper work for us to see if indeed they have to be licensed to do this kind of work for the village and again it isn't the permit money as much as we want to make sure someone's home is done safely.

John Bruce: Is Comcast like ADT? Are these like ADT systems?

Trustee Sparr: We think it is more than ADT, they are telling you that you can change different lights to turn off and on, like a smart home. We would like com cast to make a presentation to us.

Ed Shilka: We get numerous calls from residents who complain about com cast not being hooked up correctly.

John Bruce: Do we have people in the building department, who are proficient in the technology?

Ed Shilka: Yes, Ron Moran, our electrical inspector is, he also takes classes for continuing education.

Trustee Sparr: Ron belongs to an association that is monitoring this.

John Bruce: In reference to the building department, we had questions on permit fees or on building fees?

Trustee Sparr: We are going thru building fees and permit fees to make sure everything is in place. It has been a long time since we actually went thru them, code by code.

Henry Oszakiewski: It should be user friendly so that there is not a lot of red tape.

John Bruce: Do you feel that there is something we will have to have a public hearing on, or simply a resolution?

Trustee Sparr: It all depends on what we find.

Jim Brock to Ed Shilka: What is the story with A T & T/U-Verse? I have called them and they say they are not coming into Justice. I thought they were putting this in a while back

Ed Shilka: They put in a lot of electric panels; this would be a corporate decision. It is not the village putting a stop to this; it is actually A T & T.

Jim Brock: I talked to them in February and they said they are not putting anymore to Justice and that they did not know why.

John Bruce: Do you know if the Village has approached Brian Bernadoni for any consulting?

Ed Shilka: Just as a concerned resident.

Henry Oszakiewski: He's on the Economic Development Committee.

Henry Oszakiewski: The next thing is if we could divide up into groups of 2 and select a part of the town; get in the car together and drive around the village and seeing the village of the future, 10 years from now what would you like on this piece of property. i.e.; if this piece of property on 79<sup>th</sup> and Roberts Road was developed what would be the best for the village and the people of the village. It would be planning for the future. Then we could make recommendations to the Economic Development Committee, our thoughts from the Zoning Board. Then present it and talk about it here, then put it as a part of the minutes then bring it as a presentation to the trustee's.

John Bruce: Has anyone done that in the last month, driven around looking at the different properties.

Jim Brock: I have been going around trying to figure out ways, we have a lot of influx of people going thru and around this town. How do we approach to get the ramp hooked on to 294?

Ed Shilka: The toll way will open the ramp if we put in a truck stop. There was a gentleman who wanted to put in a high end dealership on the triangle, no repairs, just a car lot, people wanted to know what else could go there. Not a whole lot can be

done with the triangle, because you have to have means of egress. The toll way is not going to give it to you, the state is not going to give it to you, the county might give it to you on 88<sup>th</sup> Avenue, but that might not happen.

Trustee Small: The toll way ramp has been brought up and it has been agreed on by the Southwest Conference of Mayors so it is on the list. But there is an awful lot of steps that have to take place before that can happen. The best way to get that ramp open is to have some type of something that is going in on the compass property or the triangle or some kind of plan in place with some real interest.

Jim Brock: Just to mention, a Cracker Barrel or Fry Electronics, they aren't going to put one here next to the toll road if you can't get to it. You also need a ramp north bound.

Trustee Sparr: Our Mayor has talked to our State Senator, Steve Landek, they are also interested due to the fact that Toyota Park would love to see this ramp open, along with Bedford Park. If we put together enough of the powers that be, we have a better chance of getting this done.

Trustee Small: Like Henry was saying; however you come up with the wish list on what you would like to see, should be with the ramp and without the ramp and how that would be different. Without ramps it is going to be bleak and with ramps it opens up so many things.

Trustee Sparr: Rich Lelko wanted to build a Rosemont Horizon here and a shopping center, they both got voted down. We have to stop voting things down and somewhere we will make a mistake or trip but we shut things down here before we even open the door. For example, Bill Beahan does a great business there and he is an asset to this village. We have to try and shut down the negatives at the village board meetings.

Jim Brock: We have all the land on the other side of the canal that is just stagnant. Do we have any ideas of what we could do with that land?

Trustee Sparr: At one time we were going to get a ramp in there from La Grange Road, it would have cost the village \$250,000.00; they could not see a reason to build that ramp.

John Bruce: Does the village own the property on the north side of the tracks?

Trustee Sparr: Our northern boundary is the south end of the Des Plaines River, 300 ft east of the LaGrange bridge is where we start.

John Bruce: So the north side of the tracks parallel to Sterling Estates is Justice? Has there been any serious discussion about Sterling Estates.

Trustee Sparr: One time; when I was in the center seat, I had mentioned that to some people and they were instantly interested in that piece of property, they knew exactly where it was, I said we didn't have the money to build the ramp, they said they would have to get together and talk that the money is not the problem.

This is La Grange Road, we are on I-55, we have rail and water, it's a beautiful access and it is a large piece of property.

Jim Brock: Do we have the property from Route 45 to La Grange Road to just behind Sterling Estates by the canal? I thought it stops at 75<sup>th</sup> Street?

Trustee Sparr: We go farther than that, we go to 300 ft. east of La Grange Road and in the center there is an historical landmark, you have the I & M Canal. There is also a DNR; the toe path is part of the DNR property.

DNR was going to come in and do some class's on dredging, they were going to use it as a site to teach future engineers. I thought; where could you put a pond ½ mile long in a village like us, where you can walk to and fish.

Jim Brock: Maybe this is something that would not cost us ½ a million dollars.

Trustee Sparr: Everyone that has ever been back there agrees it is a great place; you could split the industrial away from recreation. I think you will get people to look at your enterprise zone much more when they see an exit off of the interstate only ½ mile from your enterprise zone.

Ed Shilka: We are working on getting Frontage Road taken care of so we have right of way.

Trustee Sparr: The money is there thru the South West Conference of Mayors, they are going to start taking core samples to see what shape the cement base is. If we do not have to take it out it will be much more do-able, would be a new wide road.

Ed Shilka: It might also push the Tollway a little quicker for the ramp.

Jim Brock: Is the trucking company "Compass" willing to sell?

Ed Shilka: They were the ones who wanted to put in the high end truck stop and came up with the concept. They had drawings, lay outs, money was a question but this is in a TIF and can be worked out. We and the Mayor are talking to them to bring them back around.

Trustee Sparr: We had another gentleman that came in right after that who had the financial resources, but unfortunately he passed away.

Trustee Small: There are a lot of possible problems and things to consider, but there have also been some viable things that have come forwards.

Jack Kennedy: We have so many empty houses; do we have any in clusters?

John Bruce: They would have to be adjacent to 79<sup>th</sup> Street, Archer, 88<sup>th</sup> Avenue, or Roberts Rd.

Trustee Sparr: We had a developer looking at Chiefs Trailer Park. We have to be very careful, because after so many residents, they have to pay relocation, and the relocate is very high. I believe it is between \$10,000 and \$15,000.00 per trailer, per resident. There are laws on that and it becomes very expensive for a developer.

In all reality the taxation in trailer parks is next to nothing, the only thing they pay for taxation is their fixed buildings. At Sterling Estates the only tax we were going to get was the office, their guard shack and their maintenance building or laundromat.

Ed Shilka: Chief's has a new manager and she is making a lot of new changes there to clean it up.

Henry Oszakiewski to John Bruce: Can we get into groups of 2, plan to get together and drive around the village.

Jack Kennedy: I will ride with Henry, July 28<sup>th</sup> at 9:30 am.

Jim Brock: Will ride with John.

John Bruce: Let's just leave it open for now. For the first ride, we will just go thru the whole town and write notes. We can do Archer, 88<sup>th</sup> Avenue, 79<sup>th</sup> Street and Roberts Road. Then when we discuss the areas we will all be on the same page.

John Bruce to Trustee Sparr: There have been questions posed to me as to somebody asking about liquor licensing, time of opening and why do they have to wait until 10:00am on Sundays for package liquor.

Trustee Sparr: For years no one has challenged that and it seems that it needs a looking into. I know the attorney is looking into that.

John Bruce: What time do the taverns open on Sunday?

Trustee Sparr: Someone is saying 7:00 then I heard 10:00 and then 12:00. We have to make certain that we are right, so I would rather not say anything. The Mayor is looking into this.

John Bruce: People come into the station on Sunday mornings trying to stock up for their parties and they have to take their business out side of town.

Trustee Small: I don't think you can buy liquor in the State of Illinois before 12:00 noon on Sunday.

John Bruce: That is Chicago; Chicago is like 10:00am on Sunday.

John Bruce: The next Zoning meeting is August 20<sup>th</sup> at 7:00 pm.

Chair entertains motion to ADJOURN: 8:35pm

Jim Brock: SO MOVED

SECOND: Henry Oszakiewski

VOTE: All ayes

**Respectfully submitted**

**SHIRLEY SHILKA, SECRETARY**

*John W. Bruce*

**John W. Bruce, Chairman**