

VILLAGE OF JUSTICE  
**ECONOMIC PLANNING BOARD MEETING**  
7800 S. Archer Road, Justice, IL  
Thursday, January 18, 2018 @ 7:00 PM



**CALL TO ORDER:** The meeting was called to order at 7:02PM

**ROLL CALL:**

Economic Development Coordinator Brittany Abrams called the roll. Present are Chairman Matthew Zarebczan and Board Members: Fran Mills, David Shipyor and Joseph Chicola. Electronically present John Kapecki. Excused absence from Orley O. Betcher Jr. and John Obrochta.

**APPROVAL OF MINUTES:**

The Chair will entertain a Motion: To approve the minutes of the November 16, 2017 regular Economic Planning Board Meeting as submitted, or if necessary as corrected.

Motion: Joseph Chicola Moves: To approve the minutes as corrected.

Second: David Shipyor

VOTE: Fran Mills, Joseph Chicola, John Kapecki and Matthew Zarebczan. All ayes.

David Shipyor abstained. Motion passed.

**CHAIRMAN'S REPORT:**

Chairman Matthew Zarebczan announced new businesses to the Village of Justice. Durga Fast Food Two, Inc. d/b/a Justice Café will operate as a Coffee & Fast Food Restaurant located at 7754 Archer Road. This café will have coffee, fast food and video gaming. Justice Group Inc. d/b/a Vape & Tobacco will operate as a Tobacco Store located at 8027 W. 79th Street. At the upcoming Board Meeting two businesses will be up for approval. Mazen Atieh Agency d/b/a Insurance 123 will operate as an insurance office at 8001 W. 84th Street and Babel Electric Company operating as a home office for an electrical contractor business located at 8108 S. 85th Avenue. The Tollway will host a meeting on January 24, 2018 for those impacted by the Tollway's tri-state reconstruction. This meeting is not open to the public but there will be future public meetings held by the tollway to provide the public an opportunity to learn about the tollway's reconstruction program. Chairman Matthew Zarebczan announced that Economic Development Coordinator, Brittany Abrams has resigned and that her last day is this Friday. He thanked Brittany Abrams for her past years working in the village. He stated that she will be missed and that she is moving forward in her career to follow her dreams.

**COORDINATOR'S REPORT:**

Economic Development Coordinator Brittany Abrams thanked the Village Board of Officials, Director of Economic Development, Economic Planning Board, village departments and staff for the past four years. She stated a lot has been accomplished and her time here was enjoyable. Brittany Abrams also reminded the Economic Planning Board about the new synchronist program webinars that are available for their review throughout January.

**CORRESPONDENCE:** None

**COMMITTEE REPORT:**

Business Retention & Expansion Committee:  
No visits were scheduled due to the holiday season.

**OLD BUSINESS:**

Chairman Matthew Zarebczan gave an update on the triangle property located at 7887-7899 Archer Road. The developer presented the preliminary plan update about possibly having a 9,400 SF building that will bring a Durbin's, Steak n' Egger along with other businesses to the village. The developer also would like to include a separate building on the property that would be approximately 750SF with a drive thru that may be used as a coffee shop. The concerns of the developer include drainage, right of way, set back and parking. Once the plan moves forward, the developer will present the final concept to the Board and provide the plans of the development to the Building Department for review. David Shipyor asked if the parking will be effective with the space the developer has to work with. Chairman Matthew Zarebczan explained that it will be sufficient and that we are seeking businesses that will be more of an in and out service rather than a sit down for the additional space. He also mentioned that this plan is preliminary and still in the planning phase. John Kapecki, who was on call electronically for the meeting told Matthew Zarebczan he will look at the plans that were proposed and share his feedback at a later time. Joseph Chicola was concerned about the parking lot access for emergency vehicles and if the Roberts Park Fire Trucks would be capable of making the turn into the development. Once the plans are presented to the Building Department, that will be taken care of during review to make sure it is accessible for the vehicles.

It was announced that a Developer for the 83<sup>rd</sup> Street Hill Property located on 88<sup>th</sup> Avenue recently presented the plans for the 14-acre area. Their plans call for an assisted and unassisted senior Housing to include an underground parking area. Also on the property would be a four-story hotel with approximately 80-90 rooms, comparable to a Best Western Hotel. Two additional structures would provide space for restaurants. The first structure being 9500 square feet and the other building would be 6500 square feet. Ideas presented by the developer for to fill these buildings were Buffalo Wild Wings or Culvers. Lot 4 is available for more parking or possibly a future development. David Shipyor explained that this would be a great opportunity that the village shouldn't pass up. He thinks this would be a wonderful way to get more activity in the area along with name restaurants.

Chairman Matthew Zarebczan gave an update on the I&M Canal Trail Extension Feasibility Study through CMAP's LTA Program. He stated that five submittals were received for the project study and that the basic layouts of the bike path extension look like a great start. The costs and options all vary. New ideas were presented in each submittal. He then briefly explained the grant that was awarded and the overall goal of the study.

It has been decided that the 2018 Business Appreciation Dinner will be held on Wednesday, May 2, 2018 from 6PM-8PM at the Lipinski Community Center. At the next meeting the Economic Planning Board will discuss the theme and guest speaker ideas. Joseph Chicola then asked about putting together a program this year to clean up the Village of Justice Welcome Signs. Chairman Matthew Zarebczan carried that idea into new business.

**NEW BUSINESS:**

Chairman Matthew Zarebczan stated that Joseph Chicola's suggestion to clean up the Justice Welcome Signs would be a perfect idea to include with this year's volunteer beautification project. It would be nice to keep the signs presentable and it can be done in the spring. The new idea that was explained for this year's beautification project to save on costs is to have the committee design a flower pot arrangement, plant the flowers and distribute the flower pots to the businesses. There is a total of thirty-five flower pots and by working together this project can be completed for the May distribution. John Kapecki asked about involving other community groups such as the Senior Club, park district and library gardening group to assist so they are actively contributing to the community. Resident Albert Perez also mentioned that scouting groups might be interested in participating to gain a merit badge or those needing community service hours might be interested to participate in this program. Chairman Matthew Zarebczan thanked everyone for their ideas and said that we can reach out to other community groups and also market the project through social media, village newsletter and a press release.

**PUBLIC COMMENTS:**

Resident John Small asked about having a park facility within the 14-acre development. He said finances can be taken care of through the development and can be worked into the park district. Fran Mills explained that there will be a walking path around the retention pond for people to use. David Shipyor agreed that it would be nice to have a park area available for use. It was asked if this park concept was promised in a previous agreement and Building Commissioner Ed Shilka explained that it wasn't promised in the agreement but was discussed at a meeting. Chairman Matthew Zarebczan advised that we can review the document to see if it indeed was or was not included in the agreement. He in addition stated that this information and feedback will be brought to the Board of Trustees.

**ADJOURNMENT:**

The Chair will entertain a Motion to Adjourn.

Motion: Joseph Chicola

Second: David Shipyor

Voice Vote: All ayes.

Meeting adjourned at 7:30 PM

Respectfully Submitted,

Brittany Abrams

Economic Development Coordinator