

CITY OF EAST CHICAGO  
PLAN COMMISSION MEETING  
March 15, 2021

BOARD MEMBERS:

Valeriano Gomez, President  
Anthony Serna, Vice-President  
Lilia Ramos, Secretary  
Joanne Moricz, Commissioner  
Chanthini Fowler, Commissioner  
Douglas Sloss, Commissioner  
William Allen, Commissioner  
Lydia Lopez, Commissioner  
Stacy Winfield, Commissioner

STAFF:

Ateria Allen, Secretary  
Richard Morrisroe  
Douglas Powers

Reported for Fissinger & Associates, Ltd.

By: Peggy S. LaLonde, CSR RPR

Call to Order: 4:30 p.m.

Pledge of Allegiance:

Roll Call: Present in Chambers: Valeriano Gomez,  
Anthony Serna, Chanthini Fowler, William  
Allen

Present Via Telephone Conference: Lilia  
Ramos, Joanne Moricz, Douglas Sloss,  
Lydia Lopez, Stacy Winfield

STAFF: Present in Chambers: Ateria Allen  
Richard Morrisroe, Douglas Powers

MR. GOMEZ: We have approval of minutes  
of the regular meeting Monday, March 1st, 2021.  
Entertain a motion to approve as written.

CHIEF SERNA: So moved.

MR. ALLEN: Second.

MR. GOMEZ: Roll call.

Roll Call: "All in Favor": All Abstain: None  
Opposed: None

MR. GOMEZ: Motion carries.

We'll move on to New Business. City  
Planner's Report, Mr. Powers.

MR. POWERS: Thank you, Commissioner.  
Today we are going to -- a little change here. I don't  
know how many of you will be able to view this, but we

1 are going to be talking about the TDD Boundaries. If  
2 you are able to see it online, that's great. If not --  
3 you know -- I would suggest that you can look at the  
4 local channel, public engagement session and I will  
5 share with you the boundaries too. This is still  
6 currently being discussed. We don't have the final  
7 boundaries determined as of yet. So if anyone has any  
8 feedback in regards to what should or shouldn't be  
9 included, feel free to contact me. That way we can go  
10 ahead and take that into consideration.

11                   Somehow I will try to keep this  
12 brief. Is anyone on line able to see or should I  
13 present this to the Commissioners that are present?

14                   MS. WINFIELD: I am not able to see it.  
15 You say this is something new?

16                   MR. POWERS: This has been sitting in  
17 City Hall on the first floor, and has been posted on TV  
18 as well. I will share with you the links too after the  
19 meeting. So these are a few of the slides --

20                   MR. MORRISROE: I thought I would say  
21 some background for this. This is the Regional  
22 Development Authority which is working with the cities  
23 all along the South Shore Line to look for a half mile  
24 of possible development. And we want you to be aware of  
25 it and be among those who are giving us input as to what  
26 areas should and shouldn't be included. We'll get more  
27 of that out to you, Mr. Powers will be e-mailing that to  
28 you in terms of the drafts of what it is. They haven't  
29 been finalized.

30                   There was a major public hearing for  
31 about an hour, February 18th, Thursday night. And  
32 that's what has been showing on the City's television  
33 station. You may have caught that. Most of it is with  
34 planners and developers from the Regional Development  
35 Authority, even though I have about a 30 second intro at  
36 the very beginning of it. And Mr. Powers is  
37 coordinating this, getting input from a number of people  
38 within the City, Redevelopment Director, Building  
39 Commissioner, Financial Director for the City, and we  
40 wanted to bring it to the Planning Commission so that  
41 you are aware of the process, if you haven't been, and  
42 perhaps provide input. That's the context in which Mr.  
43 Powers is giving us this information.

44                   MR. POWERS: Thank you, Richard. As  
45 Richard mentions, this kind of shows the area that we

1 are discussing about the addition of the additional  
2 rail. I am going to try to go through these relatively  
3 fast. We already mentioned partners and such. This is  
4 also on our website, the City's website. So -- you  
5 know -- this goes over some of the things of what this  
6 is and what this isn't. Obviously this doesn't have any  
7 say over the zoning or the authority of the Plan  
Commission with regards to proposal of development.  
8 This is just an area that kind of shows -- I'm trying to  
9 go through these fast so we can kind of look at the  
10 boundary. This area shows you some of the metrics, how  
11 this was formulating and this will be in my office as  
12 well -- next to it -- downstairs.

They also did various demographic  
13 information trying to serve -- you know -- various  
14 things about the citizens within East Chicago. And this  
15 is a representation of that along with -- you know --  
16 they had information related to districts and other  
17 various metrics. We have looked at areas that were  
18 under utilized and vacant, along with and corresponding  
19 to major commercial areas -- you know -- highlight  
20 areas, residential areas. I mentioned the district and  
21 the opportunity zones, that kind of helped them.

What they originally came up with  
22 was 367 acre proposed boundary. The largest this can be  
23 at this point is 320 acres. They came up with about  
24 367 acres, knowing that at least some of it there was  
25 going to be community input or -- you know -- input from  
the City stating that this area doesn't necessarily make  
sense, doesn't hold the division. So through this  
process, right now we have been looking into different  
areas that possibly should or shouldn't be a part of  
this Transit Development District.

If anyone has any input -- I'm not  
18 saying right now -- but what I will do is, I will  
19 forward you a map that will give you an idea -- you  
20 know -- what the current status of this is. Then at  
21 that time, if you have any additional feedback, feel  
22 free. But if you have any additional feedback what that  
23 proposed boundary should be, what should or should not  
24 be included, and that way we can take that into  
25 consideration before the final boundaries have been  
determined.

23 MR. MORRISROE: How many of our  
24 Commissioners are aware of this? If you are aware, then  
25 we can move forward with the material.

CHIEF SERNA: I'd like to suggest that we

1 could, all Plan Commission members, get the paperwork  
2 you were talking about, and whether the Commissioners  
3 have comments, turn it back in. At least we are all  
4 afforded the opportunity.

5

6 MR. POWERS: Absolutely. I can send you  
7 a map similar to this, that way you can go ahead and  
8 print it off and just draw on it, whatever platform you  
9 prefer.

10

11 CHIEF SERNA: Thank you.

12

13 MR. GOMEZ: Any questions or comments  
14 from the Commissioners?

15

16 MS. RAMOS: I have a question Mr. Powers.  
17 Did you say this is on the East Chicago website?

18

19 MR. POWERS: That is correct. Multi  
20 Media Department has helped listing it on our website  
21 and also on the MKMK, the group, as well as RDA posted  
22 on their website as well with the public engagement  
23 session, if you are not able to find that in the local  
24 memo.

25

26 MS. WINFIELD: I have a question or  
27 comment basically, Mr. President. I know you just  
28 presented this to us, but when you present something  
29 like this to us, can you send it via an e-mail? I know  
30 I don't have public access to Channel 21. I do  
31 frequently look at the City website to -- you know --  
32 know this is going on. But from now on can you send  
33 this to the Commissioners in advance so that when we get  
34 ready to go through it, at least we can see the video  
35 presentation that you are going to do. I would like  
36 that link sent to myself and I am sure everyone else  
37 would also, if there is a video.

38

39 MR. POWERS: That's not a problem.

40

41 MS. WINFIELD: Thank you.

42

43 MR. GOMEZ: Any other questions or  
44 comments? (None) Any comments from the public? (None)  
45 Our next meeting will be Monday, April 5, 2021, at 4:30.  
46 Motion for adjournment.

47

48 CHIEF SERNA: So moved.

49

1 MR. ALLEN: Second.

2 MR. GOMEZ: Roll call.

Roll Call: "All in Favor": All Abstain: None

3 Opposed: None

MR. GOMEZ: Motion carries.

4 Meeting adjourned.

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\*\*\*\*\* Meeting adjourned \*\*\*\*\*

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Approval of the Meeting Minutes of Monday  
March 15, 2021

Approved and signed April 5<sup>th</sup>, 2021



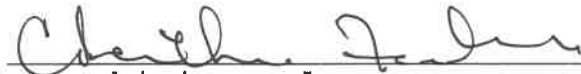
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Valeriano Gomez, President



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Anthony Serna, Vice-President

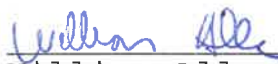
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Joanne Moricz, Commissioner



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C E R T I F I C A T E

I, Peggy S. LaLonde, a competent and duly qualified court reporter, do hereby certify that I did report in machine shorthand the foregoing proceedings and that my shorthand notes so taken at said time and place were thereafter reduced to typewriting under my personal direction.

I further certify that the foregoing typewritten transcript constitutes minutes of the said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Munster, Indiana, this 19th day of March, 2021.

*Peggy S. LaLonde*



Peggy S. LaLonde, CSR, RPR