

5-2-22 Plan Commission_1

1 CITY OF EAST CHICAGO
2 PLAN COMMISSION MEETING
Monday, May 2, 2022

3 BOARD MEMBERS: STAFF:
4 Valeriano Gomez, President Richard Morrisroe
5 William Allen, Vice-President Douglas Powers
6 Lilia Ramos, Secretary
7 Joanne Moricz, Commissioner
8 Chanthini Fowler, Commissioner
Douglas Sloss, Commissioner
Grayling Gordon, Commissioner
Lydia Lopez, Commissioner
Stacy Winfield, Commissioner

8 Reported for Fissinger & Associates, Ltd.
9 By: Peggy S. LaLonde, CSR RPR

10 Call to Order: 4:30 p.m.

11 Pledge of Allegiance.

12 Roll Call: Present in Chambers: Val Gomez, William
13 Allen, Lilia Ramos, Joanne Moricz, Chanthini
Fowler, Grayling Gordon, Lydia Lopez, Stacy
14 Winfield

15 STAFF - Present in Chambers: Richard Morrisroe
Douglas Powers

16 MR. GOMEZ: First on the agenda, we have
17 approval of minutes of the regular meeting, Monday,
18 April 18, 2022. Entertain a motion to approve as
written.

19 MR. ALLEN: So moved.

20 MS. RAMOS: Second.

21 MR. GOMEZ: Roll call.

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

24 MR. GOMEZ: Motion carries.
Next we'll move on to New Business,
25 the City Planner's report.
Let the record reflect that Stacy

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1 winfield has joined the meeting.

2 MR. POWERS: So the first petition we
3 have before us today is the development plans submitted
for 4861 Indianapolis Boulevard. This petition is for a

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4 new garage. It's a three-car garage. The requirements
for the size, along with the setback do meet our
5 ordinance. This property is zoned commercial, so the
use is viewed as legal non-conforming. We also have the
6 petitioner here with us in the crowd, Mr. Paynes. If
you have any questions for me or if you have anything
for him at this time.

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

9 MS. RAMOS: Is this garage attached or
10 detached?

11 MR. PAYNES: Detached.

12 MR. POWERS: This is a detached garage.
If you look at the site plan that was provided, here's
13 the back of the house towards the top and the garage is
facing along the alleyway.

14 MS. RAMOS: This also includes a shed?

15 MR. POWERS: The shed is existing.

16 MR. GOMEZ: So there was no concerns with
any department?

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18 MR. POWERS: No, there should be no
concerns from any of the departments related to setback
19 requirements. This is just coming before the Plan
Commission as it is legal nonconforming use. So if you
20 have any questions pertaining to his plan, and since
it's zoned C-1, our ordinance states any improvements of
21 any cause have to come before the Planning Commission.
However, if the property was zoned residential, this
22 would not have been required to come to the Planning
Commission.

23 MR. GOMEZ: You're asking the Commission
24 to approve the development plan, is that what you are
asking today?

25 MR. POWERS: Petitioner is seeking

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1 approval of development plans.

2 MR. GOMEZ: Any other questions or
3 comments? (None) There being no further questions or
comments, I'd entertain a motion to approve the
development plans for the aforementioned business.

4 MR. ALLEN: So moved.

5 MS. WINFIELD: Second.

6 MR. GOMEZ: Roll call.

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

8 Opposed: None

9 MR. GOMEZ: Motion carries.

10 MR. POWERS: Next item before us today is
11 the addition to Rudeone Kustomz, located at 1204 West
12 Chicago Avenue. This petition was previously submitted
13 to the Planning Commission in July of 2019, at which
14 time they had mentioned they were intending to add a
15 paint booth to the shop. They now have the plans for
16 that paint booth, which will be listed within the
17 existing structure.

18 MR. MORRISROE: Someone here about this
19 plan? Anyone here for the Rudeone Kustomz plan? (No
20 Response)

21 MR. GOMEZ: So the only thing missing was
22 the payment then?

23 MR. POWERS: They didn't know who was
24 going to do the paint booth, so they hired someone to
25 prepare the renderings for the paint booth, which had to
be approved down state and now the cost of the
improvement. They are submitting the plans. If there
is any questions, comments, or concerns by the Planning
Commission, they are seeking approval.

MR. GOMEZ: Any questions or comments?

MR. ALLEN: What is the primary function,
I guess, of the business right now?

MR. GORDON: Auto body repair.

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1 MR. POWERS: This just allows them to
2 also do the paint work.

3 MR. GOMEZ: Any other questions? (None)

4 MR. POWERS: The only other thing I would
5 note is that we did not have a formal meeting of the
6 Technical Review Committee for this petition as the
7 comments would have been correlated with the previous
8 plans, that they didn't feel the need to meet on this.
9 However comments were asked.

10 MR. GOMEZ: So the Tech Review did not
11 review the project?

12 MR. POWERS: They submitted the plans to
the Technical Review Committee and received no comments
besides not needing a meeting for this.

MR. GOMEZ: Okay. So we have no issues
then?

MR. POWERS: That's correct.

13 MR. GOMEZ: They are asking just approval
of the paint booth?

14 MR. POWERS: That's correct. They are
15 just asking for approval to expand their business to
allow for a paint booth to be installed at their site.

16 MR. MORRISROE: If I may, I was part of
17 the Tech Review at that time, and they have bought two
lots and done the improvement. The paint booth was an
18 addition, it was another cost. It was a second phase,
as it were, of the development of this auto repair shop.
19 They have been very straight forward about it from the
very beginning and now they are at the point where they
20 want to construct the paint booth to improve their
business to having this.

21 MR. GOMEZ: Okay. Thank you, Mr.
22 Morrisroe. There being no further questions or
comments, entertain a motion to approve the building
23 addition project for Rudeone Kustomz, at 1204 West
Chicago Avenue.

24 MS. WINFIELD: Make a motion.

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1 MR. GORDON: Second.

2 MR. GOMEZ: Roll call.

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

4 MR. GOMEZ: Motion carries.
5 That concludes our City Planner's
report. we have no old business. Any other comments
6 from the Commissioners? (None) Any comments from the
public? (None)

7 MR. POWERS: The only thing I'd like to
8 add real quick before we adjourn, that in the upcoming
meeting we will be looking into adopting revised
9 policies for in-person and zoom meetings.

10 MR. GOMEZ: Thank you, Doug. Our next
meeting will be Monday, May 16, 2022 at 4:30 p.m.
11 That concludes all items on the
agenda today. Entertain a motion for adjournment.

12 MS. RAMOS: So moved.

13 MR. ALLEN: Second.

14 MR. GOMEZ: Roll call.

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

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MR. GOMEZ: Motion carries.
Thank you everybody. Meeting

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adjourned.

*** Meeting adjourned ***

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Approval of the Meeting Minutes of Monday
May 2, 2022

Approved and signed _____



Valeriano Gomez, President



William Allen, Vice-President



Lilia Ramos, Secretary

Joanne Moricz, Commissioner



Chanthin Fowler



Douglas Sless



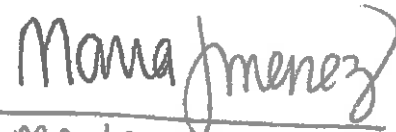
Grayling Gordon



Lydia Lopez



Stacy Winfield



maria jimenez

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Ateria Allen, Recording Secretary

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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 3rd of May, 2022.

Peggy S. LaLonde, CSR, RPR