

CITY OF EAST CHICAGO
PLAN COMMISSION

BOARD MEMBERS

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

Regular Meeting Minutes
(Via Zoom Videoconference)
Monday, May 17, 2021 @ 4:30 p.m.

Reported for Fissinger & Associates
By: Lisa Pena

CALL TO ORDER: 4:30 p.m.

ROLL CALL: Present in Chambers: Val Gomez, Anthony Serna,
Chanthini Fowler, William Allen

Present Via Zoom: Lilia Ramos, Joanne Moricz,
Douglass Sloss, Lydia Lopez.

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Regular Meeting of Monday,
May 3, 2021

Comments/Questions: None

Motion to approve May 3, 2021 Regular Meeting Minutes made by
Douglass Sloss. Second by William Allen.

Roll Call: "All in Favor": All Abstain: None
Opposed: None Motion Carries.

(Not Present for Vote Stacy Winfield)

NEW BUSINESS:

1 CITY PLANNER'S REPORT:

2 MR. GOMEZ: We'll move on to City Planner's Report. We
3 have one eye item on our agenda, the Missner Group 4400 block
4 of Homerlee Avenue. Mr. Powers.

5 MS. WINFIELD: This is Stacy. I'm here now.

6 MR. GOMEZ: Let the minutes show that Stacy has joined
7 us, Stacy Winfield, Commissioner.

8 (Commissioner Winfield now present for Meeting
9 via Zoom Videoconference)

10 MR. POWERS: Thank you, Mr. President. Today we have a
11 Petition by the Missner Group for the address referred to as
12 4400 Homerlee Avenue.

13 This Petition is for a proposed 250,000 square foot
14 facility. It's a spec building. This went in front of the
15 Technical Review Committee and verified the correctness
16 throughout. And now this Petition is being presented to you.

17 I'll be more than happy to answer any questions.
18 However I know that we do have a handful of representatives
19 here from that group about that project.

20 So if I could introduce one of them, maybe they
21 want to talk a little bit. And then we can see if you have
22 any questions from there.

23 MR. GOMEZ: Before you introduce them their Petition is
24 for approval?

25 MR. POWERS: We're approving of the structure. We have
the design release for the proposed dwelling. You should
have a site plan as part of your packet. And we have some
larger printouts here showing of those drawings as well.

MR. GOMEZ: So they're asking us to approve the design
plan?

MR. POWERS: That's correct. You're approving of the
plan for the site.

MR. MORRISROE: Both the foundations and the structure.

MR. POWERS: Yes. Absolutely.

25

1 MR. GOMEZ: Okay.

2 MR. POWERS: Bob, do you want to speak on this? I don't
know if someone else, Scott wants to talk.

3

4 MR. NOMESELLINI: Yes. I should be able to answer most
questions. And if not, we certainly have our entire
development team here. So anything that comes up we should
5 be able to answer. But yes, hopefully I can answer
everything.

6

7 MR. POWERS: So this is Bob Nomellini. He works for the
Missner Group. He has been one of the people that has been
in contact with us throughout this project.

8

9 Commissioners, do you have any questions about
this?

10 MR. GOMEZ: Please give us a short overview for the
Commissioners that aren't aware of the project.

11

12 I know they gave a presentation to the Council.

13

14 MR. POWERS: That's correct.

15

16 MR. GOMEZ: I think it was a pretty full presentation,
wasn't it?

17

18 MR. POWERS: Yes. They've given a presentation to the
Council as well as to the Technical Review Committee.

19

20 MR. GOMEZ: So if they can just give a short overview.

21

22 MR. POWERS: Bob, would you mind just giving a brief
introduction to what it is that you're wanting to do with
this site.

23

24 MR. NOMESELLINI: Sure. This is 250,000 square foot.
It's a precast industrial building. It's a 32 foot clear
facility. We're looking at probably a four tenant division
in this.

25

26 Of course right now it's a spec building. We don't
have any prospective tenants yet for the building.

27

28 We designed it for truck access that would for the
most part try to shield the building. Would shield it from
the homes that are to the east of the property.

29

1 We have access onto our site from 145th Street. We
2 understand that Homerlee is a southbound one-way street. And
3 the only thing that we would actually bring out onto it would
4 be the automobiles that would park there. No trucks. And
5 obviously they would come out of the facility and go
6 southbound until you get to 144th.

7 Typical industrial building, precast walls. The
8 facility will be lit. It will be an alarm, lit shell.
9 Typically that's how we provide these buildings to our
10 tenants or clients.

11 I don't know if you have the color elevations. But
12 it's a multicolored building. We have some enhanced features
13 at the elevations at the entrance with some overhangs and
14 some glass just to make a little nicer present of the
15 entrances.

16 There's two ponds due to the size of the building
17 and the location of everything. We have retention in a
18 couple areas on the north side of the building and we have
19 some on the south side.

20 That's probably a good scenario of what we intend
21 on doing here.

22 MR. GOMEZ: Were there any concerns at Tech Review?

23 MR. POWERS: There were a few concerns. Go ahead, Bob.
24 You can go ahead and speak if you'd like.

25 MR. NOMELLINI: I'm sorry. Concerns on what now?

MR. GOMEZ: At our Tech Review, was there anything
brought up at Tech Review?

MR. NOMELLINI: No. No. We didn't see any problems
with any of the comments. In fact I think we've already made
revisions and submitted back.

MR. POWERS: There were a few comments for corrections.
One was related to the lighting on the proposed site
requesting that shielding be on the lighting that was
proposed near the residential properties.

That has since been addressed as well as the
fencing requirements and proposed traffic route as well.
Those were all corrections that have been submitted. And the
various departments have approved and signed off on those.

1 MR. GOMEZ: Everything was addressed then?

2 MR. POWERS: That's correct.

3 MR. GOMEZ: Any questions from the other Commissioners?
4 Comments?

5 MR. SERNA: Mr. President.

6 MR. GOMEZ: Commissioner Serna.

7 MR. SERNA: I have a question concerning the traffic
8 routes if they were addressed at the Tech Review Committee.
9 The only question I have is this is a spec building. So we
10 don't know who the tenants are going to be. Whoever is going
11 to be the tenant what is the traffic route that was altered
12 or approved at Tech Review?

13 MR. POWERS: So they had showed a proposed traffic route
14 heading west outside of the City. However you are absolutely
15 correct. So when they do the final of whoever it is that the
16 tenants are going to be in the spec building, they're most
17 likely going to require alterations that would require them
18 to come back in front of the Technical Review Committee to
19 get formalized and get that approval at which time they would
20 know what the traffic volume was. And that would then
21 indicate whether or not further traffic studies or analyses
22 were needed.

23 MR. SERNA: My other question, Mr. President and
24 Mr. Powers, is we already have our neighbor in Hammond that
25 has that facility there. And so bringing more trucks I would
26 just hope that we would talk to whoever the tenant is to
27 advise them to make their entry in from the west, from the
28 Hammond side to try to avoid 145th to the east of Homerlee.

29 MR. POWERS: That is what has been proposed. I am sure
30 that would be recommended to any tenants they have as well
31 because that's the more direct access route to the highway.

32 MR. SERNA: Thank you.

33 MR. SLOSS: I have got a question, Mr. President.
34 Approximately what is the cost and the timeframe of the
35 project once approved?

36 MR. NOMELLINI: Scott, do you have what our construction
37 costs are handy?

38

1 MR. ADLER: I can answer that. Project cost is
2 somewhere around \$17, \$18 million. There will probably be a
3 six to nine month build from the time we're able to get into
the ground which will hopefully be July-ish I think if we're
going on schedule. Something like that, Bob, I think.

4 MR. NOMELLINI: Correct.

5 MR. POWERS: That's Ed Adler from the Missner Group for
6 the record.

7 MR. GOMEZ: Any other questions or comments? Last time.
8 Anymore comments or questions?

9 So right now you're asking for us approval of
10 design plan?

11 MR. POWERS: That's correct.

12 Comments/Questions: None

13 Motion to approve Missner Group Design Plan for 4400 Homerlee
14 Avenue made by Anthony Serna. Second by William Allen.

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

17 MR. GOMEZ: Thank you.

18 OLD BUSINESS: None.

19 COMMISSIONER COMMENTS: None.

20 PUBLIC COMMENTS: None.

21 * Next Regular Meeting Date: Monday, June 7, 2021
22 @ 4:30 p.m.

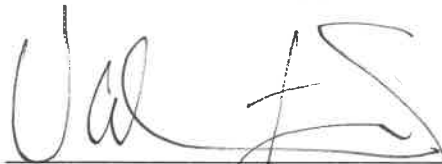
23 Motion to adjourn was made by Anthony Serna. Second by
24 William Allen.

25 Roll Call: "All in Favor": Val Gomez, Anthony Serna, Lilia
Ramos, Joanne Moricz, Chanthini Fowler, Douglass Sloss,
William Allen, Lydia Lopez Abstain: None
Opposed: None No Response: Stacy Winfield
Motion Carries.


* Meeting ended at 4:44 p.m.

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Approval of Meeting Minutes of
Monday, May 17, 2021
Approved and Signed _____



Val Gomez, President



Anthony Serna, Vice President

Lilia Ramos, Secretary

Joanne Moricz, Commissioner

Stacy Winfield, Commissioner

Douglass Sloss, Commissioner



William Allen, Commissioner

Lydia Lopez, Commissioner



Chanthini Fowler, Commissioner


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C E R T I F I C A T E

I, Lisa Pena, 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 said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Portage, Indiana, this 30th day of May, 2021.



Lisa Pena
Notary Public Porter County
Certified Shorthand Reporter
License Number 084-003483

