

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, August 16, 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,
William Allen

Present Via Zoom: Lilia Ramos, Joanne Moricz,
Chanthini Fowler, Douglass Sloss, Lydia Lopez,
Stacy Winfield

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Regular Meeting of Monday,
August 2, 2021

Comments/Questions: None

Motion to approve August 2, 2021 Regular Meeting Minutes made
by William Allen. Second by Anthony Serna.

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

NEW BUSINESS:

1 City Planner's Report:

2 MR. GOMEZ: Next we come to New Business. We have City
3 Planner's Report. We have one item, the Rezoning of 4600
4 Block of Indianapolis Boulevard. Mr. Powers.

5 MR. POWERS: Thank you, Commissioners. This came up due
6 to a Technical Review Meeting of the property known as 4600
7 Indianapolis Boulevard. Also referred to as the Parcel IDs
8 listed on the property being 45-03-29-332-001.000-024 and
9 45-03-29-332-004.000-024.

10 The reason this came up is this is a preliminary
11 requirement prior to the Plan Commission being able to review
12 and approve of the site plans at this location.

13 When it was being reviewed for zoning clearance, we
14 realized that the zoning map did not align with the actual
15 GIS as shown. It appears that it was not actually tied to
16 the parcels as it should have been.

17 So based on the ordinance number that is referenced
18 in this document to try to assist with resolving this issue,
19 being a GIS zoning issue rather than a land use discrepancy
20 from previously listed uses, the City Engineer had provided
21 this documentation to allow for us to correct that issue.

22 So now instead of seeing the zoning being
23 incorrect, because as I mentioned it would not be able to be
24 approved being that the property is split zoned, the actual
25 zoning, the previous uses and everything will be in line with
what it should be.

I don't know if anyone has any questions specific
to this or if you would like to know more about the project.

But as I mentioned this will be going in front of
the Plan Commission once all of the technical revisions are
made for Plan Commission review.

MR. RAMOS: Mr. President, I have a question.

MR. GOMEZ: Yes.

MS. RAMOS: The parcels mentioned, are those the parcels
that are between the railroad tracks and the Casa Blanca
Restaurant?

MR. POWERS: That is correct.

1 MS. RAMOS: So we're referring to the parking lot that
is there?

2 MR. POWERS: That is correct.

3 MS. RAMOS: Thank you. That was my question.

4 MR. GOMEZ: Are there any other questions or comments?

5 I believe the project is the Dunkin Donuts, right?

6 MR. POWERS: That is correct.

7 MR. GOMEZ: So what are you asking of the Board today?

8 MR. POWERS: So today this is just being presented to
9 you as a reference point so that way when this comes back for
the final approval that you'll be familiar with this.

10 I wanted to make sure that there was no possible
11 concern or discrepancies since as I mentioned our GIS hadn't
12 been properly maintained in this area. So zoning did not
align with what it truly was.

13 MR. GOMEZ: So this is informational so we know why?

14 MR. POWERS: Exactly.

15 MR. GOMEZ: Why we have to rezone it.

16 Once more any more questions or comments?

17 OLD BUSINESS: None.

18 COMMISSIONERS COMMENTS: None.

19 PUBLIC COMMENTS: None.

20 * Next Regular Meeting Date: Wednesday, September
1, 2021 @ 4:30 p.m.

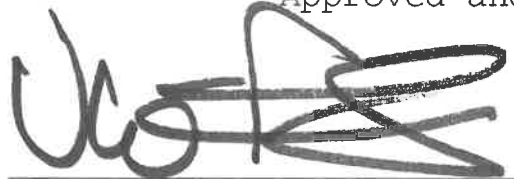
21 Motion to adjourn was made by William Allen. Second by
22 Anthony Serna.

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

25 * Meeting ended at 4:40 p.m.

Approval of Meeting Minutes of
Monday, August 16, 2021

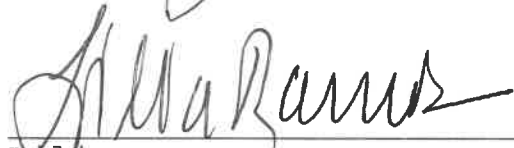
Approved and Signed September 1, 2021



Val Gomez, President



Anthony Serna, Vice President



Lilia Ramos, Secretary

Joanne Moricz / Zoom

Joanne Moricz, Commissioner

Stacy Winfield / Zoom

Stacy Winfield, Commissioner

Douglass Sloss / Zoom

Douglass Sloss, Commissioner



William Allen, Commissioner

Lydia Lopez / Zoom

Lydia Lopez, Commissioner

Chanthini Fowler / Zoom

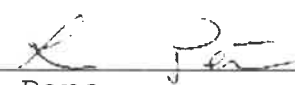
Chanthini Fowler, Commissioner

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 23rd day of August, 2021.



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

