

CITY OF EAST CHICAGO
PLAN COMMISSION MEETING
Monday, October 3, 2022

BOARD MEMBERS:

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

STAFF:

Debbra Gritters
Alysia Dunbar

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: William Allen, Lilia
Ramos, Chanthini Fowler, Douglas Sloss,
Grayling Gordon

Members on Zoom: Lydia Lopez, Stacy Winfield

STAFF - Present in Chambers: Debbra Gritters
Alysia Dunbar

MR. ALLEN: Good afternoon, everyone. I
would like to call to order the Plan Commission meeting
for October 3, 2022.

First on the agenda, we have
approval of minutes of the regular meeting, Monday,
September 19, 2022. Do we have a motion to approve as
written?

MR. SLOSS: So moved.

MR. GORDON: Second.

MR. ALLEN: Roll call.

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

1 MR. ALLEN: Motion carries.

2 Moving on to New Business. We have
3 the City Planner's report concerning 3806 Erie Court,
4 Lakeside Gardens Apartments Rebuild.

5 Do we have anybody to speak on the
6 project?

7 MS. GRITTERS: Yes.

8 MR. ALLEN: If you could give us a brief
9 summary. Come up, give us your name, your title, your
10 experience, and then a brief synopsis of the job.

11 MR. BURKE: My name is Greg Burke, I
12 represent Heartland. Heartland Group is a general
13 contracting group here, in Lake County. We have been
14 hired to reconstruct the burned eight-unit building at
15 Lakeside Gardens. It's been sitting vacant probably for
16 close to two years. There was a fire there back in
17 October of '20, back in COVID, I think.

18 So we have got the plans. We have
19 got it reviewed and we are just looking to pull the
20 permits. We figure it will take 5 to 6 months to
21 complete. There were some structural damages to it,
22 some trusses were burned. It's looking like about three
23 roof trusses, and we have got about 14 of the floor
24 trusses that were burned and that need to be replaced,
25 mostly the back. If you are looking at the front, the
back left units, both of those units are in pretty rough
shape.

So I was actually part -- we are
doing this for property owners, and I was part of the
group, the project manager, when that was remodeled 6 or
7 years ago. I worked for American Preservation
Builders. I know the property very well. We were there
about a year and a half when we put the thing together.

I have been a general contractor in
construction for -- oh, shoot, trying to think how old I
am. I'm a Marine veteran. I was an engineer in the
Marine Corps, got out of that, started construction
after that. I had my own company off and on since 1990.
I've built quite a few homes in Lake County and Porter
County, as well as apartments across the country. The
last probably 10, 12 years I've been doing affordable
housing. Affordable housing, that's sort of my
background for the last 12 years. I have probably
either newly constructed or rehabbed probably 3500 to
4000 units. Any questions?

1 MR. SLOSS: Were there any issues at Tech
2 Review when this went before Tech Review?

3 MR. BURKE: I don't think so. I think I
4 was able to answer all questions. Fire Department had
5 some concerns and just making sure, of course, to get it
6 back to code compliance. The units were brought to code
7 compliance when we did the rehab 6 or 7 years ago, so
8 we'll be putting it back to code obviously. We will
9 keep them involved.

10 We will be using all licensed
11 contractors here in East Chicago and working on
12 permitting that this week with your approval.

13 MR. ALLEN: What is the general cost of
14 construction?

15 MR. BURKE: We are looking at 740,000 on
16 contract. It might bump up a little bit. We had tried
17 to get State releases, which probably that took us a
18 couple months, just because they are backlogged and
19 everything. We were planning on starting to rough in in
20 July. Now things are going to go up, lumber is the only
21 thing coming down. I hate to say it, but there is very
22 little lumber put into that, everything else, PVC,
23 Copper, appliances, windows; we are changing all the
24 windows out, drywall and everything.

25 I actually got a bid from the
drywall contractor that went up \$12,000 every 60 days
until we had them on-site because prices were just
escalating out of control. Just hopefully we can keep
it under that 740 number. I hope it doesn't go up too
much more.

MR. ALLEN: Do you have an estimated
completed date?

MR. BURKE: I think we were scheduled
right now, if we are able to get through you here and
get permitted, April 1st I think we would be completed
and hopefully get the tenants moved back in. They were
pretty full over there unit wise with Nicosia and
everything else. They are in dire need of units. So
April 1st I'm hoping.

We'll get the roof opened up, get
those trusses replaced before the weather gets rough.
Once it's dried in, we'll be able to work through the
weather.

1 MR. ALLEN: Any other questions from
2 Board members?

3 MS. WINFIELD: Yes, I have a question.
4 This print is very small -- how many units are being
5 replaced, are being actually done over?

6 MR. BURKE: We are renovating all 8, four
7 on the first floor and four on the second floor, with
8 common corridors and stairs in the front and back.

9 With as long as it set there was
10 quite a bit of mold just from the water damage
11 originally that didn't really get cleaned up properly.
12 So all eight units will be taken down to studs and
13 started over.

14 MS. WINFIELD: You say, I hear you say
15 mold, so that mold probably has been there before that
16 fire then, right?

17 MR. BURKE: No. Most of the mold was
18 caused by the water damage that didn't get dried out
19 properly from the Fire Department. Because the roof
20 really never was opened for water to get in, like rain
21 damage or anything like that. It was actually from the
22 Fire Department.

23 MS. WINFIELD: Thank you.

24 MR. BURKE: And that's why we are
25 removing all the drywall. The abatement company came
in, restoration company, and left quite a bit of
drywall, but with nothing moving it just turned into a
mess. So to be safe, we removed everything.

MR. ALLEN: Any other questions? (None)
Okay. There are no questions, do we have a motion to
accept the plans for 3806 Erie Court, Lakeside Gardens
Apartments rebuild?

MR. SLOSS: So moved.

MS. RAMOS: Second.

MR. ALLEN: Roll call.

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

1 MR. ALLEN: Motion carries.

2 MR. BURKE: Okay, thank you guys.
3 Appreciate it.

4 MR. ALLEN: Moving on the agenda. There
5 is no old business. Are there any Commissioner
6 comments? (None) Public Comments? (None)
7 Okay. Next meeting will be Monday,
8 October 17, 2022, at 4:30 p.m. Motion for adjournment

9 MS. RAMOS: So moved.

10 MR. GRAYLING: Second.

11 MR. ALLEN: Roll call.

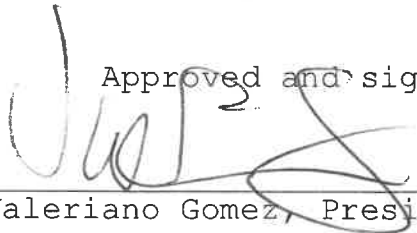
12 Roll Call: "All in Favor": All Abstain: None
13 Opposed: None

14 MR. ALLEN: Motion carries.

15 *** Meeting adjourned ***
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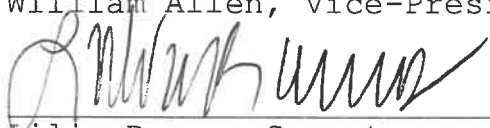
Approval of the Meeting Minutes of Monday
October 3, 2022

Approved and signed October 17, 2022



Valeriano Gomez, President

William Allen, Vice-President



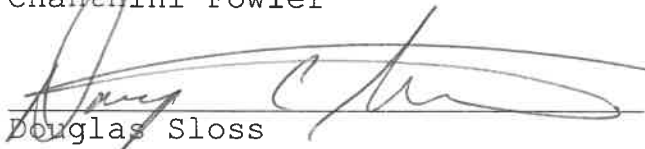
Lilia Ramos, Secretary



Joanne Moricz, Commissioner



Chanthini Fowler



Douglas Sloss

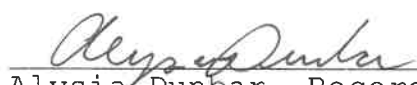


Grayling Gordon

Lydia Lopez

/s/ Lydia Lopez-zoom
/s/ Stacy Winfield-zoom

Stacy Winfield



Alysia Dunbar, 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 6th of October, 2022.

Peggy S. LaLonde

Peggy S. LaLonde, CSR, RPR

