

CITY OF EAST CHICAGO  
PLAN COMMISSION MEETING  
October 18, 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

Present Via Telephone Confererence: Lilia  
Ramos, Joanne Moricz, Douglas Sloss, Stacy  
Winfield, Chanthini Fowler, William Allen

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

MR. GOMEZ: We have a quorum. First on  
the agenda, we have approval of minutes of the regular  
meeting, Monday, October 4, 2021. Entertain a motion to  
approve as written.

MR. SERNA: So moved.

MR. SLOSS: Second.

MR. GOMEZ: Roll call.

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

MR. GOMEZ: Motion carries.  
Move on to New Business, City

1 Planner's Report. We have one item on the agenda today,  
2 BP Gas Station Modifications.

3 MR. POWERS: Thank you, Commissioners.  
4 So this is for the 819 East Chicago Avenue, BP gas  
5 station. I believe you all have the site plan in front  
6 of you. This is just information on the screen as well.  
7 We do have the petitioner here with us via phone.

8 There appears to be some  
9 modifications to the existing site plan, adding some  
10 additional coolers, as well as office and latrine space.  
11 It complies with the development plan requirements. If  
12 you have any questions for me -- as I mentioned, I  
13 believe Brian is here with us as well. He's  
14 representing this petition. If you have any questions  
15 or either of us, we are happy to oblige.

16 MR. GOMEZ: This is updating the  
17 location?

18 MR. POWERS: Absolutely. So you see  
19 there the existing site, they are expanding upon it, but  
20 it's going to be all in that same site. Just going to  
21 look different.

22 MR. GOMEZ: So no issues with Tech  
23 Review? Was it taken to Tech Review?

24 MR. POWERS: This one was not because the  
25 changes to this existing site plan all deal with setback  
26 requirements, all the other requirements, none of that  
27 had been addressed. It's just higher cost as to what  
28 the development plans for the Zoning District require  
29 the Planning Commission to review.

30 MR. GOMEZ: Okay. Are there any other  
31 questions or comments on this proposal?

32 MR. SLOSS: Did this go before Tech  
33 Review?

34 MR. POWERS: This had previously went  
35 before the Technical Review Committee. They made these  
36 additional changes that affect the setback requirements,  
37 which pertains to zoning. However, there is no other  
38 modifications that affect any other department.

39 This was brought to the Building  
40 Department requesting permits, at which time they came  
41 to myself asking for zoning clearance. And I informed

1 them that this is going to have to go in front of Plan  
Commission because of the modification to the setbacks,  
2 as well as the cost of the proposed project.

3 MR. SLOSS: Thank you.

4 MR. GOMEZ: Any other questions or  
comments? (None) No further questions or comments,  
5 entertain a motion to approve the BP gas station  
modifications.

6 MR. SERNA: So moved.

7 MR. ALLEN: Second.

8 MR. GOMEZ: Roll call.

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

11 MR. GOMEZ: Motion carries.

12 Next we go to Old Business. Any old  
business anybody wants to bring up? (None)

Any comments from Commissioners?

13 (None)

Any comments from the public?

14 (None)

15 There being no further comments, our  
next meeting will be Monday, November 1st. That  
concludes our agenda, entertain a motion to adjourn.

16 MR. SERNA: So moved.

17 MR. ALLEN: Second.

18 MR. GOMEZ: Roll call.

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

21 MR. GOMEZ: Motion carries. Thank you  
everyone.

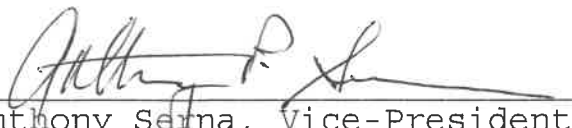
22 \*\*\* Meeting adjourned \*\*\*  
23  
24  
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Approval of the Meeting Minutes of Monday  
October 18, 2021


Approved and signed November 1, 2021

Valeriano Gomez, President

  
Anthony Serna, Vice-President

Lilia Ramos / Zoom  
Lilia Ramos, Secretary

Joanne Moricz / Zoom  
Joanne Moricz, Commissioner

  
Chanthini Fowler

Douglas Sloss / Zoom  
Douglas Sloss

  
William Allen

Lydia Lopez / Zoom  
Lydia Lopez

Stacy Winfield / Zoom  
Stacy Winfield

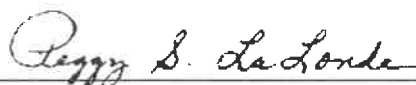
  
Ateria Allen, Recording Secretary

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 21st of October, 2021.



Peggy S. LaLonde, CSR, RPR



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