

CITY OF EAST CHICAGO  
PLAN COMMISSION

BOARD MEMBERS

Val 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

Regular Meeting Minutes  
Monday, November 7, 2022 @ 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, William Allen,  
Lilia Ramos, Joanne Moricz, Lydia Lopez, Stacy  
Winfield.

Present via Zoom: Douglas Sloss, Grayling  
Gordon.

MR. GOMEZ: We do have a quorum.

STAFF: Present in Chambers: Richard Morrisroe, Acting  
City Planner

Debra Gritters, City  
Planner Associate

Alysia Dunbar, Recording  
Secretary

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Regular Meeting of Monday,  
October 17, 2022

1 Comments/Questions: None

2 Motion to approve October 17, 2022 Regular Meeting Minutes  
made by Stacy Winfield. Second by Lilia Ramos.

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

5 NEW BUSINESS:

6 MR. GOMEZ: We'll move on to New Business. We have a  
7 City Planner's Report? We have one item on our agenda,  
4823-51 Kennedy Duplex Project.

8 MS. GRITTERS: Hi, Commissioners. The Planning  
9 Department brings forward the 4823-51 Kennedy Duplex. This  
is an inhouse project.

10 So the property came from Frank Rivera in the  
11 Redevelopment Department with the help of course of all the  
other departments, Building, James Portalatin, Planning  
12 Department. And our very own Keith Selvie was our Project  
Manager on this.

13 So basically what they did is they re-parceled the  
14 land. And there was a little easement that needed to be  
given to the neighbor to the north and then separated from  
the Fire Department to the south.

15 The survey, we did the survey of the lots. And  
16 then Engineering took part in hooking, roughing in the  
utilities.

17 So we brought this forward in a Tech Review  
18 November 1. And all the departments involved in the Tech  
Review again was our Building Department, our Engineering,  
19 our Fire, our Sanitary, Water, Health, Redevelopment. And  
newly included was our Storm Water Management.

20 So the feedback of course went excellent. And  
21 everything is okay. So we move to forward everything and  
that you guys approve it.

22 MR. MORRISROE: One point if I may. This is the old  
23 St. Joseph Catholic Church which primarily served the Polish  
Community. Although the Hispanic in its later years. And  
24 then when given up and when torn down became the site for  
Fire Station Number 4.

25

1           And there were these six lots that we're now  
2 planning on putting this duplex on.

3           MS. WINFIELD:   When do you plan on breaking ground?

4           MS. GRITTERS:   We just received the bid and accepted the  
5 bid for the construction company.  And I am not aware of when  
6 permits will be pulled for that.

7           MR. MORRISROE:   We were led to believe however it  
8 probably would be April.  Spring rather than fall.

9           MS. GRITTERS:   Construction season.

10          MR. MORRISROE:   They may do some preliminary work with  
11 concrete if the season lasts long enough.  But we're  
12 expecting the primary construction to begin in the spring.

13          MR. ALLEN:   I'm assuming if folks are interested in  
14 actually living in the structure they'll have to reach out to  
15 the Redevelopment Department?

16          MS. GRITTERS:   Correct.

17          MS. WINFIELD:   And it's just the one duplex or is there  
18 going to be more?

19          MS. GRITTERS:   Just one.  That's just the lot size  
20 allotment for that area.

21          MR. GOMEZ:   But are there other ones in different lots  
22 in that area planned?  Is this just the beginning of the  
23 project?

24          MS. GRITTERS:   I believe this is just the individual  
25 project we're moving forward.

          MR. MORRISROE:   My understanding is that this is the  
duplex.  The other plans for West Calumet are generally --  
well, this is sort of the edge between the communities.  But  
the others are single-family homes.

          MS. WINFIELD:   Will this come in front of the Council or  
no because it's already gone through?

          MS. GRITTERS:   It's already gone through.

          MR. GOMEZ:   Any other questions or comments?

1 Comments/Questions: None

2 Motion to approve 4823-51 Kennedy Duplex Project made by  
3 William Allen. Second by Lilia Ramos.

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

6 OLD BUSINESS: None.

7 COMMISSIONER COMMENTS: None.

8 PUBLIC COMMENTS: None.

9 \* Next Regular Meeting Date: Monday, November 21,  
10 2022 @ 4:30 p.m.

11 Motion to adjourn was made by William Allen. Second by Lilia  
12 Ramos.

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

15 \* Meeting ended at 4:37 p.m.

16

17

18

19

20

21

22

23

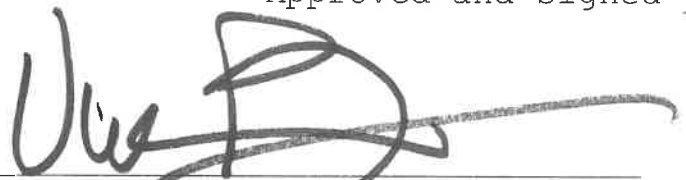
24

25

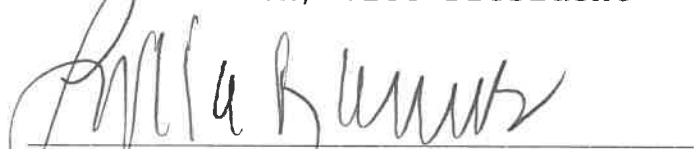
Approval of Meeting Minutes of  
Monday, November 7, 2022

Approved and Signed November 21, 2022

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

  
\_\_\_\_\_  
Val Gomez, President

\_\_\_\_\_  
William Allen, Vice-President

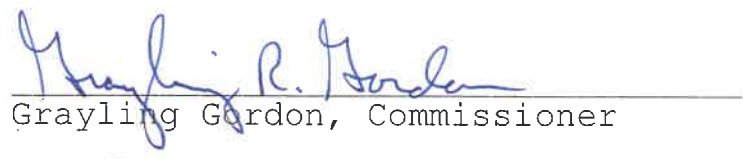
  
\_\_\_\_\_  
Lilia Ramos, Secretary

  
\_\_\_\_\_  
Joanne Moricz, Commissioner

**/s/ Chanthini Fowler-zoom**

\_\_\_\_\_  
Chanthini Fowler, Commissioner

  
\_\_\_\_\_  
Douglas Sloss, Commissioner

  
\_\_\_\_\_  
Grayling Gordon, Commissioner

  
\_\_\_\_\_  
Lydia Lopez, Commissioner

**/s/ Stacy Winfield-zoom**

\_\_\_\_\_  
Stacy Winfield, 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 12th day of November, 2022.



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



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25