BOARD OF ZONING APPEALS COMMISSION

City Hall, Council Chambers, 2nd Floor
4525 Indianapolis Blvd., East Chicago, IN 46312
Date: Thursday, July 16, 2026 Time: 5:00 p.m. CST

Board Members
Cesar Perez, President
Ralph Peterson, Vice-President
Lydia Lopez, Representative
Lilia Ramos, Representative

Staff
Eduardo Fontanez, Legal Counsel
Marino Solorio, Interim Director
Tracy Ailes, Recording Secretary

AGENDA

Welcome to the City of East Chicago Board of Zoning Appeals Commission Meeting
To address the Commission:

1. **Step forward to the podium when the President invites comments from the petitioner and/or public.**
2. **State and spell your name, title, business, organization and/or residence address.**
3. **Please speak directly into the microphone since the meeting is being recorded.**

*** **MAKE SURE CELL PHONES ARE ON SILENT OR TURNED OFF*****

1. Call to Order

2. Pledge of Allegiance

3. Roll Call and Declaration of Quorum

4. Approval of Minutes of the Previous Meeting
   - June 18, 2026

5. New Business:

   - A petition for a Developmental Variance within an R1a (Single Family/Semi-detached Dwelling) on the property commonly known as 4306 Northcote Avenue, East Chicago, Indiana, 46312. The variance is to permit a wheelchair ramp to extend onto public right of way. *<follow the process included in the packet>*

   - A petition for a Land Use Variance within an R2 (Two-Family Dwelling) on the property commonly known as 4926 Kennedy Avenue, East Chicago, Indiana, 46312. The variance is to permit a convenience store and take-out restaurant. *<follow the process included in the packet>*

   - A petition for a Special Use Variance within an M1 (Light Industry) on the property commonly known as 3400 Watling Street, East Chicago, Indiana, 46312. The variance is to permit outdoor storage of vehicles as part of the operations of a towing company. *<follow the process included in the packet>*

6. Adjournment

Next Scheduled Meeting: Thursday, August 6, 2026 @ 5:00 p.m.

BOARD OF ZONING APPEALS COMMISSION MEETING

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4525 Indianapolis Blvd., East Chicago, IN 46312

Date: Thursday, July 16, 2026
Time: 5:00 p.m.

Commissioners,

On **Thursday, July 16, 2026** the meeting will be available via Zoom/phone conference. A zoom invitation will be sent to all BZA Commissioners, Legal Counsel, etc. Please see the information below to access the meeting remotely.

PLEASE KEEP IN MIND THE FOLLOWING

As a courtesy to all in attendance, please help us to quickly identify who has joined the meeting when using zoom.

- Please connect by zoom at least 5 minutes prior to the start of the board meeting.
- When joining zoom, please *type in your name*. If you don't then we can only see a telephone number. This will help when participants do not have a camera.
- If possible, please use your camera throughout the entire meeting so we can visually see everyone.
- When voting, please reference your name and that you are making a motion to vote: 1st and 2nd.
- Those who are attending the meeting in person, please remember to reference your name when making a motion to vote: 1st and 2nd. It is difficult to hear everyone and have the ability to identify who is speaking due to everyone using masks.
- Lastly, we have a lag in time when using zoom. Everyone, please allow all to finish speaking as we might not be able to hear you if participants are jumping in and out of the conversation.

Topic: BOARD OF ZONING APPEALS COMMISSION
Thursday, July 16, 2026
Time: 5:00 PM Central Time (US and Canada)

Zoom Log-In Information

Join Zoom Meeting

https://us02web.zoom.us/j/83962572462?pwd=UkMsaxjvb1IqgiAcKMqUSC8bP4aVqW.1

Meeting ID: 839 6257 2462

Passcode: 711093

One tap mobile
+13092053325,,83962572462# US
+13126266799,,83962572462# US (Chicago)

Dial by your location
• +1 312 626 6799 US (Chicago)
• +1 309 205 3325 US

Should you have any problems, please contact Tracy Ailes at (219) 516-2097 or email at tailes@eastchicago.com. Thank you!