

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  
(Via Zoom Videoconference)  
Monday, March 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

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

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Regular Meeting of Monday,  
February 21, 2022

Comments/Questions: None

Motion to approve February 21, 2022 Regular Meeting Minutes  
made by William Allen. Second by Douglas Sloss.

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

1 NEW BUSINESS:

2 City Planner's Reporter:

3 MR. GOMEZ: We'll move on to New Business. We have the  
4 City Planner's Report. Mr. Powers.

5 MR. POWERS: Thank you, Commissioners. You have a  
6 document before you identified as the TDD Draft Boundary.

7 So this has been in the works for well over a year  
8 now. I believe it is exactly one year from today that we had  
9 the public meeting to receive public input about the proposed  
10 boundary that you see before you.

11 So this document discusses a handful of things I'd  
12 like to briefly touch base on. There are a few areas that  
13 they kind of highlight as possible targets for proposed  
14 development and opportunities to evaluate for additional  
15 planning consultation.

16 Mind you this is all from Cascade which was hired  
17 through the RDA, through the grant, to facilitate with  
18 possibly Planning and design worker.

19 On the second page these highlight some of the  
20 current as well as the 1998 zoning and additional zone map  
21 changes that have been suggested from various plans that were  
22 implemented.

23 We see there that there are some discussion topics  
24 that are mentioned. And we can go over briefly about what  
25 TDDs and what TODs are.

26 But what I was hoping that we can do is if you can  
27 review this document and any comments, questions, concerns or  
28 recommendations you may have indicated on this map at a later  
29 time get those to the Planning Department. That way it can  
30 be incorporated in the planning analysis portion of this.

31 So the TDD itself, Transit Development District,  
32 what that is is another financing tool, research for cash and  
33 revenue. It's designed for the South Shore area. So the  
34 improvements or funds could be utilized in that area.

35 This will be something that is ran through the RDA  
36 as to where TODs, Transit Oriented Development, that is  
37 currently zoning and currently uses what's referred to as  
38 Utility Zoning.

1           That's the type of zoning that looks at the uses  
2 and not having the 15 communities where anything you're  
3 looking for can be located within that walking or biking  
4 distance.

5           So keeping that in mind that was the separation  
6 between those.

7           They do work hand in hand now. For example there  
8 are funding opportunities to allow for capital improvements  
9 as long as they're within the plans. And if there was a  
10 project, funds could potentially be placed from the revenue  
11 that is acquired through TDD once that is implemented and  
12 utilized for TOD improvements as well.

13           So these go hand in hand.

14           But you can see on this document there's quite a  
15 bit on here. Topics, planning and opportunities.

16           Now this is an interesting area because it shows  
17 what their take was from review of current plans as well as  
18 what has or hasn't been implemented.

19           I appreciate that I probably only spoke briefly  
20 about this. But unless you have any questions or anything  
21 pertaining to this.

22           This isn't anything that needs a motion. This is  
23 just for your informational review.

24           MR. GOMEZ: The direction of the RDA is now going to  
25 transit?

MR. POWERS: Yes. This is what they're going towards  
now. The Transit District is all designed around the South  
Shore improvements that may be needed.

So some of the opportunities that's currently been  
looked at is there's opportunities for us to get additional  
support for improvements to infrastructure and so forth along  
Indianapolis Boulevard and these other affected areas that  
may have impact on the South Shore.

MR. GOMEZ: RDA is the type of funding they're talking  
about for different areas?

MR. POWERS: So what this mentions is that this will  
primarily be for public improvements.

1           Beyond things that benefit the general public there  
2 hasn't been a finalization on other items for private  
3 developers, whether or not what they're looking at will be  
4 covered.

5           So that is something that still is in the process  
6 of being finalized and determined.

7           So any comments or questions about that too you can  
8 include that in here. And we'll try to get that discussed  
9 and addressed through RDA.

10          MR. GOMEZ: Are they any other questions or comments?

11          MR. ALLEN: The downtown area and Harbor, is that too  
12 far away to be considered a TOD improvement or TDD?

13          MR. POWERS: So currently I will be able to provide that  
14 at another meeting when we get another opportunity for that  
15 education and discussion.

16          But TOD through our recent program they're actually  
17 indicating that two portions of East Chicago could benefit  
18 from implementation of the TOD.

19          The ones that have been mentioned are the Roxana  
20 area along the South Shore and along with the  
21 Chicago-Indianapolis corridor.

22          The North Harbor area they did create that as a C3  
23 which could be viewed as central business district or overlay  
24 depending on how you look at it. But there are certain areas  
25 to look into for planning improvements there as well.

          Currently this year probably we will not be able to  
support that from planning infrastructure. So it will be  
better to get faster planning recommendations through the  
comprehensive plan review process.

          MR. GOMEZ: Any other questions or comments?

          As Doug says this is just for information right  
now.

          OLD BUSINESS: None.

          COMMISSIONER COMMENTS: None.

1 PUBLIC COMMENTS: None.

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3 \* Next Regular Meeting Date: Monday, March 21,  
4 2022 @ 4:30 p.m.

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5 Motion to adjourn was made by William Allen. Second by Stacy  
6 Winfield.

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

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8 Opposed: None Motion Carries.

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9 \* Meeting ended at 4:45 p.m.

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Approval of Meeting Minutes of  
Monday, March 7, 2022  
Approved and Signed \_\_\_\_\_

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Val Gomez, President

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William Allen, Vice-President

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Lilia Ramos, Secretary

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Joanne Moricz, Commissioner

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Chanthini Fowler, Commissioner

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Douglas Sloss, Commissioner

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Grayling Gordon, Commissioner

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Lydia Lopez, Commissioner


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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 17th day of February, 2022.

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



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