CITY OF EAST CHICAGO
PLAN COMMISSION MEETING
Monday, April 17, 2023

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
Richard Morrisroe

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: Val Gomez, William Allen, Lilia Ramos, Joanne Moricz, Grayling Gordon, Lydia Lopez, Stacy Winfield

STAFF - Present in Chambers: Alysia Dunbar

MR. GOMEZ: Good afternoon, everyone. I would like to call to order the Plan Commission meeting for April 17, 2023.

Next on the agenda is approval of minutes of the meeting of April 3, 2023. Entertain a motion to approve.

MR. RAMOS: So move.

MR. GORDON: Second.

MR. GOMEZ: Roll call.

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

MR. GOMEZ: Motion carries.

We'll move on to New Business. Unfortunately our City Planner is off ill and our Planning Department attorney, Mr. Morrisroe is away for two weeks. But I believe we have two gentlemen from Citgo here and we are suppose to discuss Phase 2. I

don't know if everybody remembers, we passed Phase 1 and it's been a while since we passed Phase 1. So if you want, the gentlemen can give us a little talk on what is going on with Phase 2 and where you are at.

MR. SAAD: Ahmer Saad, Terminal Manager, for Citgo Petroleum at East Chicago Avenue. In July of 2020, Peter Krevis, my predecessor, submitted a project to add gasoline loading truck rack. And since Phase 1's approval there has been a few additions to the scope. To give an example, it was a building with one small tank, instead it's two small tanks. So there is a little bit of expansion to the scope. So that comes with adding equipment, adding a tank. And then there was addition of additives injecting at the rack. So we created a Phase 2 to the project for the changes or the additions that we are requesting to do.

MR. GOMEZ: Okay. So actually according to my records, Phase 2 is still going to be two bays for loading racks for diesel and jet fuel, that's still the same?

MR. SAAD: Yeah, we are expanding that bay. So the existing two bay rack will become a four bay rack. So we'll be adding two lanes.

MR. GOMEZ: Okay. Just for the record, I did get a report from Code Enforcement -- sorry -- Tech Review, I have their report. Right now I believe the Fire Department, they did their report. They have their emergency response plan, annual fire protection report for your location, and did conduct your annual inspection a week ago I believe.

MR. SAAD: Yep.

MR. GOMEZ: Okay. Does anybody have any other questions for the gentlemen?

MS. RAMOS: Val, was this approved by the Tech Review Committee?

MR. GOMEZ: Yes, I said Code Enforcement, I meant Tech Review. And we did pass Phase 1 back in 2020, but you had modifications and it's taken this long to get to Phase 2.

MR. SAAD: And funding for the most part,

a lot more expensive.

MR. GOMEZ: Right now do you have, or in the process of getting everything from the State and City, do you have everything?

MR. SAAD: We have gotten the environmental permitting aspect of it already approved. But when we met with the Planning Committee, there was the Homeland package that we have to submit for the tanks. So we are getting that approved before we can proceed.

MR. GOMEZ: Okay. Any other questions or comments? (None) There being no further questions or comments, I'd entertain a motion to approve Phase 2 of Citgo tank and loading rack conditional on acquired approval of City and State.

MS. WINFIELD: Make a motion.

MR. GORDON: Second.

MR. GOMEZ: All in favor?
(All signify aye.)
MR. GOMEZ: Motion passes.

MR. SAAD: Thank you.

MR. GOMEZ: Thank you. Good luck.
We have no old business scheduled for today.
Any other comments from the commissioners or the public? (None)
Our next meeting will be Monday, May 1st, 2023 at 4:30 p.m..
That concludes our items on the agenda for tonight, I'd entertain a motion for adjournment.

MR. GORDON: So moved.

MS. WINFIELD: Second.

MR. GOMEZ: Roll call.
Roll Call: "All in Favor": All Abstain: None Opposed: None
MR. GOMEZ: Motion carries.
Meeting adjourned.

Approval of the Meeting Minutes of Monday
April 17, 2023

Approved and signed May 1, 2023

Valeriano Gomez, President

Lilia Ramos, Vice-President

William Allen, Secretary

Joanne Moricz, Commissioner

Chanthini Fowler

Douglas Sloss

Grayling Gordon

Lydia Lopez

Stacy Winfield

Alysia Dunbar, 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 20th of April, 2023.



Peggy S. LaLonde, CSR, RPR