

CITY OF EAST CHICAGO
PLAN COMMISSION MEETING
Tuesday, September 8, 2020

BOARD MEMBERS:

Valeriano Gomez, President
Anthony Serna, Vice-President
Lilia Ramos, Secretary
Monique Kurmis, Commissioner
Joanne Moricz, Commissioner
Douglas Sloss, Commissioner
William Allen, Commissioner
Lydia Lopez, Commissioner
Stacy Winfield, Commissioner

STAFF:

Ateria Allen
Joseph Allegretti
Richard Morrisroe

Reported by: Trixie L. Schuzer, CSR
Reported for: Fissinger & Associates

Call to Order: 4:32 p.m.

Pledge of Allegiance

Roll Call: Present: Valeriano Gomez, Anthony Serna,
William Allen, Belinda Bonilla
Zoom: Lilia Ramos, Joanne Moricz,
Lydia Lopez, Stacy Winfield

MR. GOMEZ: We have a quorum. Next on our agenda we have approval of minutes. We have the minutes of the meeting of Monday, August 17th 2020 entertaining the motion to approve as written.

Motion to approve as written made by Anthony Serna.
Second by Lilia Ramos.

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

MS. WINFIELD: Yes, with a correction.

MR. GOMEZ: Did she say a correction to the date?

MR. SERNA: She asked for a correction --

MS. WINFIELD: There's a correction on page four, line 25. It says CT -- line said CTV, it's actually ECTV.

MR. GOMEZ: Did you get that, Belinda?

MS. BONILLA: That page number again?

MS. WINFIELD: Page four line 25.

1 MS. BONILLA: Got it down at the bottom.
MS. WINFIELD: Okay.
2 MS. BONILLA: And the correction?
MS. WINFIELD: ECTV.
3 MR. SERNA: That's not --
MS. WINFIELD: She just put CTV.
4 MR. SERNA: Do you want to highlight that?
MR. GOMEZ: I have a different page four.
5 MS. WINFIELD: Huh-oh.
MR. GOMEZ: Do you have a different page?
6 MR. SERNA: Yeah, I have page four.
MS. WINFIELD: Four line five -- I'm sorry.
7 Page four, line four.
MR. SERNA: There we go. Yeah, I see it up
8 there.
MR. GOMEZ: Okay. For the record, it's what,
9 page four.
MS. WINFIELD: It's page four, line four.
10 MR. GOMEZ: Okay. I see it now.
MS. WINFIELD: Okay.
11 MS. BONILLA: I got it.
MR. GOMEZ: You got it, Belinda?
12 MS. BONILLA: Yeah.
MR. GOMEZ: Okay. So we're going to entertain
13 a motion to approve the minutes of Monday, August 17,
2020 with the correction on page four, line four.
14 MR. SERNA: We already moved.
MR. GOMEZ: It's not going to be CTV. It's
15 going to be ECTV. Okay. Motion on the floor.
16 Motion to approve as written made by Stacy Winfield.
Second by Lilia Ramos.
17
18 Roll Call: "All in Favor": All Abstain: None
Opposed: None.
19 MR. GOMEZ: We'll move on to City Planner
Report. We have one item. We have Tech Credit Union
20 Interior Remodel at 2310 East Columbus Drive.
MR. MORRISROE: And we also have with us
21 Mr. Peter Nagel, II who is coordinating the project for
the Redmond Company of Waukesha, Wisconsin.
22 MR. NAGEL: Yes. Hi.
MR. MORRISROE: Welcome, Mr. Nagel. I've
23 spoken to James Portalatin, the building commissioner.
He mentioned that the credit union is to stay open during
24 the phase of this. That it affects the break room, it
makes it larger more expansive, and it upgrades and
25 modernizes some of the -- both the windows and the.

Technology used by the credit union.

1 If I can invite Mr. Nagel just to give
2 perhaps three to five minutes of your view of what it is
3 that you're trying to accomplish with the project. We've
4 already -- it's already -- we're going to recommend that
5 it be approved. And the project, because of its size
6 and scope, did not require a design -- construction
7 design release from the State of Indiana. So the
8 approval is here at the East Chicago level.

9 MR. NAGEL: Okay. Sure. I mean, what you're
10 saying is pretty right on. It's a very small scope of
11 remodel. It's there -- it's this thin branch that they
12 have on Columbus Drive. The primary scope is replacing
13 finishes and millwork. Quite honestly, there are a few
14 with no walls but I -- it seems like doors are being
15 reused.

16 The restrooms are staying where they are,
17 the general flow and (inaudible) of the space is
18 changing. For instance, we're not moving teller lines
19 and offices halfway across the building. Everything
20 that's -- it's where it is now is going to stay in the
21 same place. We're just adding a couple doors and walls
22 for the greater functionality and really just upgrading
23 the look of the building.

24 It's almost entirely a cosmetic
25 renovation. The only things that affect the outside is
they're putting in a new drive up night deposit, an ATM
along the building in the first lane which doesn't really
affect the architecture of the building. It's just
adding an opening for that to occur which doesn't affect
the drive up traffic.

 And then they're adding one convenience
store directly out of the break through to the outside
that would not be at the shelby (phonetic) egress door.
We're not changing the path of egress. It's just the --
strictly a convenience door for their staff. So like I
said it's almost entirely a cosmetic refresh.

 MR. GOMEZ: So being small scope, there was no
issues and tech reviewed it?

 MR. MORRISROE: No, there were not.

 MR. GOMEZ: Okay. Open up to the floor. Any
commissioners have any additional questions or comments?

 MS. RAMOS: President, it's Lily. I have a
quick question.

 MR. GOMEZ: Okay, Lily.

 MS. RAMOS: You said the bank will remain open
during construction or remodeling.

 MR. MORRISROE: Mr. Nagel,

1 MR. NAGEL: Yes, that's correct. It's going to
2 be -- the construction is going to be done in two phases
3 so the credit union can stay open continuously throughout
4 the project.

5 MS. RAMOS: And how long will the phases last?

6 MR. NAGEL: Last estimate I got, I think total
7 construction is four to five months. I don't know
8 offhand how long each phase will be in particular. But
9 they're looking to have this wrapped up, you know,
10 first -- late first quarter of next year.

11 MS. RAMOS: Okay.

12 MR. NAGEL: With construction starting
13 hopefully in October.

14 MS. RAMOS: Okay. Thank you.

15 MR. GOMEZ: Any other questions?

16 MS. WINFIELD: Mr. President.

17 MR. GOMEZ: That's Stacy.

18 MS. WINFIELD: I have a question. Thank you.
19 I know it's inside but will it disturb the drive through
20 at any -- any way? Because the drive through is small so
21 would that interrupt the drive through?

22 MR. NAGEL: If you'd like I can answer that.

23 MS. WINFIELD: Yes.

24 MR. NAGEL: I presume at some point they'll
25 have to close the first lane of the drive up, but the
26 plan is to -- for anything that's majorly disruptive to
27 be occurring off hours. For instance, another example is
28 there's a crack in the floor that's going to require, you
29 know, loud grinding and sawing, stuff like that, to the
30 drive through lane would occur off business hours so it
31 wouldn't disrupt the operation of the credit union. I
32 imagine that for a small period of time the first lane
33 would be closed but by and large the idea is to keep the
34 branch operational as much as possible.

35 MS. WINFIELD: Because I'm not sure if you're
36 actually able to go in yet. I bank there but I don't go
37 in. So that was my -- so Saturdays it would be open.
38 Will they be able to use both of them on Saturdays?

39 MR. NAGEL: Yeah, and the branch itself is open
40 to walk in.

41 MS. WINFIELD: Okay. So Saturdays would be
42 open for both lanes.

43 MR. NAGEL: I don't know that for sure. I
44 would guess so.

45 MS. WINFIELD: Okay.

46 MR. GOMEZ: Okay. But you said the branch is
47 open for walk-in traffic?

48 MR. NAGEL: Yeah, the lobby is open currently
49 and would remain open.

1 MR. GOMEZ: Okay.

2 MR. NAGEL: The plan would be to put -- there's
3 a door on the east and the west of the building. So they
4 would keep, at least, one door open for members at a
5 time. And when they're working on a new teller line,
6 they'll set up some sort of temporary desk at one of the
7 doors that you could use if you wanted to enter the lobby
8 and you still have access to the restrooms and the teller
9 line and the vault and everything like that. So that's
10 the plan to do it in two phases.

11 MR. GOMEZ: Okay. Any other questions or
12 comments? There be no further questions or comments,
13 I'll entertain a motion to approve Tech Credit Union
14 interior remodel project at 2310 East Columbus Drive.

15 Motion approved as written by Anthony Serna. Second by
16 William Allen.

17 Roll Call: "All in Favor": All Abstain: None
18 Opposed: None.

19 MR. GOMEZ: Motions passes. Thank you.
20 That concludes our City Planner's Report under new
21 business. We move on and we have no old business.
22 Are there any other comments from the public or our
23 commissioners?

24 With there being no further comments, our
25 next meeting will be Monday, September 21st 2020 at 4:30
p.m. That concludes our agenda. I'll entertain a motion
for adjournment.

Motion approved by Anthony Serna. Second by William
Allen.

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

MR. GOMEZ: Okay. Thank you, everyone.

*** Meeting adjourned at 4:44 p.m. ***

Approval of the Meeting Minutes of Monday
September 8, 2020

Approved and signed _____


Valeriano Gomez, President



Anthony Serna, Vice-President

Lilia Ramos, Secretary

Monique Kurmis

Joanne Moricz

Douglas Sloss



William Allen

Lydia Lopez

Stacy Winfield

Ateria Allen

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C E R T I F I C A T E

I, Trixie L. Schuzer, 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 Schererville, Indiana, this 17th day of September, 2020.


Trixie L. Schuzer, CSR



