

CITY OF EAST CHICAGO
PLAN COMMISSION

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Regular Meeting Minutes
(Via Zoom Videoconference)
Monday, September 21, 2020 @ 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, Anthony Serna,
William Allen.

Present Via Zoom: Lilia Ramos, Joanne Moricz,
Lydia Lopez, Stacy Winfield.

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Regular Meeting of Tuesday,
September 8, 2020

Comments/Questions: None

Motion to approve September 8, 2020 Regular Meeting Minutes
made by William Allen. Second by Anthony Serna.

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

NEW BUSINESS:

CITY PLANNER'S REPORT:

MR. GOMEZ: We're going to move on to New Business,
City Planner's Report. We have three items on the agenda.

1 Mr. Morrisroe, you have the floor.

2 MR. MORRISROE: We're going to take the Addition of
3 Randall Metals at 3777 Canal Street first. I'd like to
4 introduce if you would come forward -- I apologize. I didn't
5 write down the name. Just give your name.

6 MR. METCALF: Tyler Metcalf.

7 MR. MORRISROE: And then explain your role with the
8 company. And then you'll be here for questions later.

9 He is going to give us some background on Randall
10 Metals and why this addition makes it more functional and
11 better to have trucks come in and out and bring the
12 materials.

13 MR. METCALF: Good evening. My name is Tyler Metcalf.
14 I'm the General Manager and I'm a Partner at Randall Metals
15 Corporation.

16 Randall Metals has been in East Chicago since 2012
17 when we purchased 3777 Canal Street from Cargill. Since then
18 we have invested upwards of \$5 million on top of our initial
19 purchase price of the building in new equipment, new roof,
20 new asphalt around the building as well as upgrading all of
21 the internal building equipment.

22 Since 2012 we've also grown into new products. And
23 we've also invested into a new production line back in 2015
24 that we had some press around.

25 And in addition to that we have just recently
26 purchased a new production line called a Lintel Shearline.
27 And that line is going to bring us a new process called
28 shearing. The majority of our business is slitting.

29 So we are basically a steel service center that
30 provides oleum and packaging companies just in time
31 inventory. We take product from steel mills. We process
32 them into coils.

33 And now we are with this new production line going
34 to be able to process those coils into sheets for primarily
35 the packaging business. Those are your tin cans, food cans,
36 aerosol cans, tin decorative cans, that sort of thing.

37 So in order to do that or to facilitate the new
38 process flow within our building the line is going north.

1 I'm sorry. South to north for process direction.

2 And in order to accommodate that and not have the
3 material flow all the way back from our existing docks we're
4 requesting an approximately 7,500 square feet addition that
5 will accommodate two new dry recess docks as well as the
6 material staging area which would then help facilitate
7 material off of our line and then into the trucks.

8 With this, the new production line as well as this
9 building, we're expecting to create 40 jobs. We're also,
10 just to give this Council some context, we are in the process
11 of working with Chrome, LLC. You should be familiar with
12 their building.

13 There's a facility off of Michigan Avenue that
14 we'll be occupying as well. And that's in tandem with having
15 to need new space now to facilitate this new production line.
16 And that building for us will generate two to three new jobs
17 as well.

18 Randall Metals is definitely committed to East
19 Chicago as a long-term facility and processing location for
20 us. Not just this one, but our new facility definitely
21 expect additional capacity expansion down the road as we
22 continue to grow into new products.

23 That is all I have for now. Is there any
24 questions?

25 MR. GOMEZ: This building is attached to the main
building?

MR. METCALF: Yes. So we have an existing 210,000
square foot building off of Canal Street that's sort of
perpendicular to Dock Street. This would be attached to the
existing building on the sort of northwest corner. And it
would allow trucks to backup and do this.

So our new production line is basically just east
of the new staging area that this new addition will provide
us.

MR. MORRISROE: If I may this was reviewed with the Tech
Review Committee last Wednesday. We had a virtual conference
with our architect and invited Tyler.

Tyler, I don't recall. Were you part of the Tech
Review?

1 MR. METCALF: I was not part of Tech, no.

2 MR. MORRISROE: We invited him. We wanted someone from
3 the company to come as well. And there were no problems.
4 The trucks can now have a loading dock and go into and
5 significant improvement for the company. And the Tech Review
6 had no negatives and wholly endorsed and approved the
7 project.

8 MR. METCALF: Thank you.

9 MR. GOMEZ: Are there any questions or comments from the
10 Commissioners?

11 What are we being asked to do today? Is there
12 anything?

13 MR. MORRISROE: We're being asked to approve both the
14 foundation and the structure for the building for the
15 addition to the Randall Metals Plant.

16 MR. GOMEZ: Are there requirements from the State?

17 MR. MORRISROE: I believe there was a Construction
18 Design Release issued by the State for this.

19 MR. GOMEZ: That's already been done from the State?

20 UNIDENTIFIED SPEAKER: We haven't submitted any yet.
21 We're about to.

22 MR. MORRISROE: So any permits will be issued upon
23 receipt of the Construction Design Release.

24 MR. GOMEZ: So we're looking for approval of plans and
25 foundation and structure?

MR. MORRISROE: Correct.

MR. GOMEZ: Once again any questions from any
Commissioners?

MR. SERNA: So that would be pending? We're motioning
to approve pending the CDR?

MR. MORRISROE: Correct.

MR. GOMEZ: Right. Without the State they wouldn't be
able to proceed anyway.

1 So right now we have no issues with Tech Review?

2 MR. MORRISROE: No issues.

3 Comments/Questions: None.

4 Motion to approve Randall Metals 3777 Canal Street Addition
5 Foundation and Structural Plans made by William Allen.
6 Second by Anthony Serna.

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

7 MR. GOMEZ: Thank you.

8 MR. METCALF: Thank you, Commissioners.

9 MR. GOMEZ: Next on our agenda is Interior Dental
10 Remodel with HealthLinc at 1313 West Chicago Avenue.

11 MR. MORRISROE: HealthLinc has been for about three
12 years to my understanding at this location. They have
13 provided dental services for some time. However they want to
14 improve the dental facility as to the amount of rooms. This
15 is all interior.

14 It affects somewhat the array of the fire
15 conditions. However that has been approved. We're still
16 waiting however for Damon Carpenter for his final approval of
17 this.

17 All the other approvals were issued by the Tech
18 Review at the meeting of last Wednesday.

18 Larson-Danielson is here. And, Robin, are you
19 going to speak to this?

19 MS. WITTE: I will. Do you want me to talk about the
20 project a little bit?

21 MR. MORRISROE: A little bit, would you?

22 MS. WITTE: Sure.

23 MR. MORRISROE: And how it fits in within the framework
24 of the facility.

24 MS. WITTE: Sure. My name is Robin Witte. I am the
25 architect with Larson-Danielson. We've been hired by

1 HealthLinc to design and build the project.

2 The existing building is approximately 12,000
3 square feet. The remodel is about 1,500 square feet. We're
4 not constructing any walls at all. We're really using the
5 existing rooms, adding two exam rooms and then remodeling
6 open hygiene area and two other existing exam rooms.

7 We are replacing current dental equipment that has
8 gotten a little outdated. So we're just putting new
9 equipment in place.

10 Only adding one new plumbing fixture. It's a sink
11 in a lab area. The rest is really just utilizing the
12 existing electrical and mechanical and making very little
13 changes to that.

14 The project cost is approximately \$125,000. And we
15 hope to get it done quickly with minimal disruption for
16 HealthLinc because they're trying to do their dental exams
17 while we're doing this. So we're going to be working with
18 them to phase the project accordingly.

19 MR. GOMEZ: So there were no issues with Tech Review.
20 And it's basically just a renovation, remodeling project.
21 The previous dental is just --

22 MR. MORRISROE: Expanding somewhat the facility.

23 MR. GOMEZ: Expanding dental.

24 MR. MORRISROE: And upgrading the equipment as far as I
25 understand also. Some of the equipment will be upgraded.

MS. WITTE: That's correct.

MR. GOMEZ: Are there any questions or comments from the
Commissioners?

MR. SERNA: Yes. Mr. Morrisroe, you mentioned that
you haven't received final approval from the Fire Department.

MR. MORRISROE: Well, we wanted to put this on for
today. Damon mentioned, Mr. Carpenter, Chief Inspector,
because of shortness of staff he couldn't get to all of this.
And rather than push it off for two weeks we said he would
retain the right to approve.

I have not talked to him today. I didn't have that

1 opportunity. But will talk to him shortly to see whether or
2 not he has.

3 He was going to walk through and others along with
4 David Matthews.

5 MR. SERNA: So all that's required is a walk-through,
6 final walk-through from the Fire Department?

7 MR. MORRISROE: Whatever Damon needed.

8 MR. SERNA: And he was saying that he was short staffed.
9 I'll speak with him about that. For that purpose I'll
10 probably abstain just because I don't want to cast a vote for
11 and he will come behind and say you need this and you need
12 that.

13 MR. MORRISROE: We're asking for approval pending the
14 concurrence of the Fire Department or modifying whatever.

15 MR. SERNA: Okay.

16 MR. GOMEZ: We'll make the motion conditional on Fire
17 Department approval.

18 MR. SERNA: That sounds good. Thank you.

19 MR. GOMEZ: Are there any other questions or comments?

20 MR. JENSEN: Yes. Jeff Jensen, Larson-Danielson.

21 MR. MORRISROE: Yes, Jeff.

22 MR. JENSEN: We do have a walk-through scheduled
23 tomorrow with the Fire Department and Building Inspector.

24 MR. MORRISROE: That's David Matthews, yes. We
25 discussed that last Wednesday. I didn't know the exact date
that that was going to be done.

MR. GOMEZ: Any other comments or questions?

MS. WINFIELD: Yes, Mr. President. This is Stacy.
Thank you, Chief Serna. Because I have a concern once again
we're going through the same thing with waiting on the Fire
Department to do a walk-through.

I kind of brought this up at a different meeting
about us moving ahead without getting all of the okays.

1 Can they e-mail us that everything was okayed once
2 the Fire Department goes through?

3 I am going to abstain also because this is not the
4 first time I asked for that request. We're constantly moving
5 things forward without the okay from that Department.

6 MR. GOMEZ: I think part of the problem is trying to get
7 all the inspections online. It's not so much the companies.

8 I agree with Stacy. We've had that issue where
9 we've had Tech Review meetings and our inspectors aren't
10 ready with their reports for one reason or another.

11 MR. MORRISROE: Since it was not fire protection for
12 this revised unit it did not seem to be a major issue. And
13 as a result we felt we could go through and have the meeting
14 last Wednesday pending the approval of the Fire Inspector.

15 MR. GOMEZ: I agree. Sometimes you just have to look at
16 the type of project, what's going on. And this is more of a
17 remodel. So I'll be surprised if they find any issues with
18 it.

19 That being said are there any other questions or
20 comments?

21 Comments/Questions: None.

22 Motion to approve HealthLinc Interior Dental Remodel at 1313
23 West Chicago Avenue Conditional on Fire Department Approval
24 made by William Allen. Second by Anthony Serna.

25 Roll Call: "All in Favor": Val Gomez, Anthony Serna, Lilia
Ramos, Joanne Moricz, William Allen, Lydia Lopez
Abstain: Stacy Winfield Opposed: None Motion Carries.

MR. GOMEZ: We'll move on to the next item on our
agenda, Approval of Interior Sleep Center Renovation on the
Fifth Floor of St. Catherine Hospital.

MR. MORRISROE: St. Catherine Hospital has two major
projects or one major and perhaps this is minor in
comparison. They are both upgrading and adjusting their
Sleep Apnea Testing and Recommendation Center.

They're also then going to another floor. I
believe it's the Third Floor, Jim?

1 MR. MACIEJEWSKI: Fourth.

2 MR. MORRISROE: Fourth Floor. They're going to be
3 upgrading and adding an additional behavioral unit for mental
4 health treatment. And that will come later.

5 That is a very large project. We were introduced
6 to it this last Wednesday. But we were not asked to take it
7 under advisement or make any recommendation. That will come
8 to your attention either at the next meeting or the following
9 meeting.

10 This project was accepted. Again I had a
11 conference and James Portalatin had a conference with Damon
12 Carpenter and told him that we were not going to put these
13 projects on hold. But we would reserve his right to inspect
14 them when he could and to give us his approval.

15 So this project I would invite Jim Maciejewski.
16 Jim, we have two different pictures of you if I recall.

17 MR. MACIEJEWSKI: Say that again.

18 MR. MORRISROE: Didn't we have another picture of you
19 earlier?

20 MR. MACIEJEWSKI: This is me. We're both here. Jim
21 Maciejewski with J&J Architects and Jerry Granado with J&J
22 also.

23 MR. MORRISROE: Just if you would give us the kind of
24 overview that we just had on the last two projects and then
25 we'll make a recommendation.

MR. GRANADO: So the project is located on the Fifth
Floor of St. Catherine Hospital. It's renovation of four
existing patient rooms with two sleep test rooms.

We are adding one doctor's office, one control
room, one meeting room and one nurse alcove. The Sleep
Center Unit is for outpatients only.

The approximate renovated remodeled area is about
2,700 square feet. And approximate cost is \$50,000.

MR. MORRISROE: Could you tell us something about page
3, the page with the colors as to what is indicated? Just a
very brief presentation of that.

1 MR. GRANADO: This is our Life Safety Plan. It
2 represents rated walls where needed, exiting, smoke partition
3 walls, rated shaft walls at the stair and the elevator.

4 MR. MORRISROE: And I notice the Nursing Station
5 addition.

6 MR. GRANADO: Yes. That's highlighted in yellow.
7 Actually that area is to remain the same.

8 MR. GOMEZ: So basically the Sleeping Center is just
9 going to be renovated?

10 MR. MORRISROE: Renovated and some addition if I
11 understand correctly.

12 MR. GRANADO: That is correct.

13 MR. MORRISROE: And this also was considered by the Tech
14 Review Committee last Wednesday. And was approved to be
15 recommended to yourselves again pending.

16 When I say pending, it's not that Damon said
17 there's serious problems. It's just he did not have a chance
18 to give it the amount of attention he wanted to.

19 And the compromise was that he would be given the
20 conditional that we're asking for that if something were
21 wrong then he could bring it to both the client's attention,
22 to the hospital's attention and to the Planning Commission's
23 attention.

24 So far we have not had any problem. Any
25 recommendation he has made to architects or to clients have
26 been accepted.

27 MR. GOMEZ: So basically we're waiting for Fire to do
28 their final walk-through?

29 MR. MORRISROE: Yes. Jim, did you have that
30 walk-through yet that you were talking about last Wednesday
31 both with Dave Matthews and with Damon Carpenter? Have you
32 had that opportunity yet?

33 MR. MACIEJEWSKI: I spoke with the hospital. That was
34 going to be arranged directly with Russ King at the hospital.
35 And speaking with him today it has not yet occurred.

36 MR. GOMEZ: Are there any other questions or comments

1 from the Commissioners?

2 MS. WINFIELD: Excuse me, Mr. President.

3 MR. GOMEZ: Yes.

4 MS. WINFIELD: What are we approving because once again
5 I'm hearing the same thing over again about the Fire
6 Department and everything not being completed? What are we
7 approving since this is not completed?

8 MR. GOMEZ: It's basically every Department Tech Review
9 gave their approval with the exception of Fire because Fire
10 still hasn't for whatever reason had an opportunity to do a
11 walk-through. It's an approval of their renovation, the
12 plans before you.

13 MS. WINFIELD: I see that. I understand that. I just
14 wanted you to repeat it to me.

15 Chief Serna, do you know? I mean are you going to
16 check and see what the holdups are? These are projects that
17 need to go on.

18 And I know they're going to go on. But this is
19 once again another one that the situation is not being
20 handled before it's coming in front of the Commission.

21 MR. SERNA: I did speak to Chief Inspector Carpenter
22 last week. He expressed that he needed time to do these
23 walk-throughs.

24 And it's a matter of scheduling. It's a matter of
25 scheduling and management of time. So it's something that he
is trying to work through with Mr. Morrisroe on the front
end. Basically on the front end getting the approvals and
getting these things put on the agenda.

You have a choice. You can either wait for the
Fire Department or whatever Department to give approval or
you can put it on an agenda, get it passed pending approval
from Building or from Fire. It's however the Commission and
Mr. Morrisroe want to take it on.

But as far as why it seems to be Fire Department
all the time it's management and it's coordinating the
schedule.

MR. MORRISROE: I should also mention that Inspector

1 Carpenter was part of the virtual conference for all three of
2 these projects. It's not that he has been frozen out.

3 He took part in the conference. He asked
4 questions. He arranged and discussed the need to do the
5 walk-through. And he was going to do that together with
6 David Matthews of the Building Department.

7 MR. GOMEZ: That's what I understand. And I think we
8 have three projects we're waiting for the Fire Department.
9 But I hope we're not giving the impression that they're not
10 involved. They actually are involved. They did go through
11 the plans. It's just that final walk-through basically.

12 MR. MORRISROE: Correct.

13 MR. GOMEZ: Are there any other questions or comments?
14 Any other questions or comments?

15 MS. RAMOS: I have a question.

16 MR. GOMEZ: Yes.

17 MS. RAMOS: And this question is for Jim Maciejewski.
18 Was the plan approved?

19 MR. MACIEJEWSKI: The plan is approved. We have our
20 Construction Design Release from the State of Indiana, yes.

21 MR. GOMEZ: Any other questions or comments?

22 Comments/Questions: None.

23 Motion to approve Interior Sleep Center Fifth Floor
24 Renovation, St. Catherine Hospital, 4321 Fir Street,
25 Conditional on Fire Department Approval made by Anthony
Serna. Second by William Allen.

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

MS. WINFIELD: Can we also please have an e-mail with
the final walk-through results?

MR. GOMEZ: Pardon me? What was that?

MR. MORRISROE: An e-mail.

MR. GOMEZ: Okay.

1 OLD BUSINESS: None.

2 COMMISSIONER COMMENTS: None.

3 PUBLIC COMMENTS: None.

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5 * Next Regular Meeting Date: Monday, October 5,
6 2020 @ 4:30 p.m.

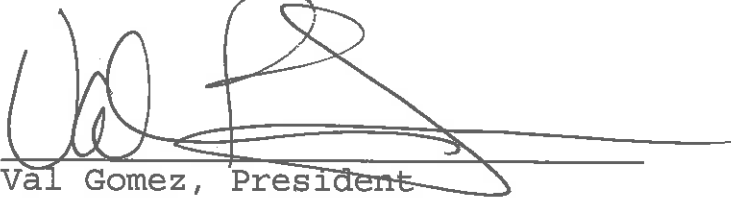
7 Motion to adjourn was made by William Allen. Second by
8 Anthony Serna.

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


10 * Meeting ended at 4:59 p.m.
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Approval of Meeting Minutes of
Monday, September 21, 2020

Approved and Signed _____



Val Gomez, President



Anthony Serna, Vice President

Lilia Ramos, Secretary

Monique Kurmis, Commissioner

Joanne Moricz, Commissioner

Stacy Winfield, Commissioner

Douglass Sloss, Commissioner



William Allen, Commissioner


Lydia Lopez, 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 28th day of September, 2020.



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



