

CITY OF EAST CHICAGO
BOARD OF ZONING APPEALS

BOARD MEMBERS

Steve Segura, President
Lydia Lopez, Representative
Cesar Perez, Representative
Elizabeth Campos, Representative
Lilia Ramos, Plan Commission Representative

Regular Meeting Minutes
Friday, October 28, 2022 @ 4:30 p.m.

Reporter for Fissinger & Associates, Ltd.
By: Peggy S. LaLonde, CSR RPR

Call to Order: 4:30 p.m.

Pledge of Allegiance:

Roll Call: Present: Steve Segura, Lydia Lopez, Cesar
Perez, Lilia Ramos

Staff Present: Richard Morrisroe, Legal Counsel
Debra Gritters, Planning Associates
Alysia Dunbar, Recording Secretary

MR. SEGURA: Thank you for coming. I
call the Public Hearing to order on Friday, October 28,
2022, at 4:30 p.m. for 502 West 142nd Street, for a sign
variance within an R1-A Zoning District (Residential).

Has a quorum been established?

MS. DUNBAR: A quorum has been
established.

MR. SEGURA: What staff is present?

MS. DUNBAR: Debra Gritters, Planning
Associate and Alysia Dunbar, recording secretary.

MR. SEGUAR: The purpose of this hearing
is to define by the Zoning Code in accordance with the
following sections; that being Ordinance number
0-01-0024, 0-00-0016.

A petition has been filed for a Sign

1 Variance within an R1-A Zoning District at 502 West
142nd Street.

2 I would ask Staff to explain the
3 nature of the hearing.

4 MS. GRITTERS: This is a variance for
use. We are looking at 502 West 142nd Street. It was
5 previously established as the Harvest Apostolic Church.
We have an individual currently looking to purchase it
6 and use it as an adult daycare. She is currently a
business owner in East Chicago right now and she is just
7 looking to move her location. It's called Regal Adult
Daycare Services.

8 So, the Planning Department is in
support of this. We move that we approve.

9 MR. SEGURA: Do we have all the required
documents?

10
11 MS. DUNBAR: Yes, we do. I certify the
following documentation as exhibits; receipt for funds
12 to cover public notices, published notice receipts from
local press, receipts from certified mail.

13 MR. SEGUAR: At this time we are asking
14 for anyone for or against the project, if you want to
step forward and tell us a little bit about the project
15 that would be great.

16 MS. SPENCER: I'm definitely for it.
Stephanie Spencer, good evening. We have an adult
17 daycare currently on the corner of Columbus and Elm
Street, in East Chicago. So we are looking to move. We
18 need to purchase our own building and in order to stay
within the City, we have to purchase this building.

19 So our purchase, we would like to
close next week pending the zoning approval. Do you
20 guys have any questions?

21 MS. RAMOS: Were you originally located
on the corner of Chicago Avenue and Euclid?

22 MS. SPENCER: That would be Kim Edwards
was the owner. I recently purchased it last year.

23
24 MS. RAMOS: I do remember Regal Adult
Daycare Services housed in that area.

25 MS. SPENCER: It's the same company.

1 MS. RAMOS: Do you have your license for
2 the adult daycare and will that extend over to that new
3 facility?

4 MS. SPENCER: Yes, I have a license.

5 MR. SEGURA: Is this new facility bigger?

6 MS. SPENCER: Bigger, and we would be the
7 owners. The facility we are in now is rundown and it's
8 very hard to have the landlord make necessary repairs,
9 and we have outgrown it.

10 MS. RAMOS: How many adults will that
11 house at one time, that you can take care of?

12 MS. SPENCER: The building size, we could
13 have a max of 70, but we probably won't do more than 40
14 in that building.

15 MR. PEREZ: Is this an overnight facility
16 or during the day?

17 MS. SPENCER: Monday through Friday, 8 to
18 5:00 p.m.

19 MR. SEGURA: No further questions.

20 MS. SPENCER: Thank you.

21 MR. SEGURA: I call forth any citizens
22 supporting the petition? (None) Is there any citizens
23 opposed to the petition?

24 MS. GRITTERS: Sir, did you have any
25 concerns?

MR. CARDOVA: Not really, no. Actually,
can I ask something? According to letter sent to me --

MR. SEGURA: Would you come to the podium
and state your name?

MR. CARDOVA: Juan Cardova. According to
the letter sent to me, they say to leave 100 feet, you
know, to the place. I think a little more than 300 from
there, besides they take care of older people. I think
it is okay for me. Maybe I can use it some day some
time too. That's enough.

1 MR. SEGURA: Thank you.
2 At this time we were going to close
3 the public comments. I call for motion to close public
4 comments.

5 MS. RAMOS: So moved.

6 MR. PEREZ: Second.

7 MR. SEGURA: We'll have a verbal vote.

8 MS. LOPEZ: Yes.

9 MR. PEREZ: Yes.

10 MS. RAMOS: Yes.

11 MR. SEGURA: No other comments will be
12 heard. Public Hearing closed.

13 Are there any other recommendations
14 to be made to the Common Council?

15 MS. GRITTERS: No. We would just move to
16 approve the petition as submitted.

17 MS. RAMOS: So move.

18 MR. PEREZ: Second.

19 MR. SEGURA: Okay. Roll call.

20 (All unanimously voted in favor.)

21 Motion carries.

22 That pretty much sums it up.

23 Congratulations.

24 MS. SPENCER: Thank you.

25 MR. SEGURA: Can I have a motion to
adjourn?

MS. RAMOS: So moved.

MR. PEREZ: Second.

MR. SEGURA: Roll call.

(All unanimously voted in favor.)

Motion carries and meeting is

adjourned.

*** Meeting adjourned ***.

Approval of the Meeting Minutes
Friday, October 28, 2022

Approved and signed December 9, 2022


Steve Segura, President


Lydia Lopez


Cesar Perez

Elizabeth Campos

Lilia Ramos

**Zoom-
Lilia Ramos**


Alysia Dunbar, Recording Secretary

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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 31st of October, 2022.

Peggy S. LaLonde



Peggy S. LaLonde, CSR, RPR