

CITY OF EAST CHICAGO
BOARD OF ZONING APPEALS

BOARD MEMBERS

Steve Segura, President
Lydia Lopez, Representative
Cesar Perez, Representative
James Portalatin
Lilia Ramos, Plan Commission Representative

Public Hearing
Wednesday, December 8, 2021 @ 4:30 p.m.

Reported for Fissinger & Associates
By: Lisa Pena

CALL TO ORDER: 4:30 p.m.

ROLL CALL: Present: Steve Segura, Cesar Perez, Lilia Ramos

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

MR. SEGURA: We do have a quorum.

NEW BUSINESS:

MR. SEGURA: Can I have a motion to approve the minutes
of the June 2, 2021 Meeting?

Motion to approve June 2, 2021 Meeting Minutes made by Lilia
Ramos. Second by Cesar Perez.

Comments/Questions: None

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

MR. SEGURA: Can I have a motion to accept the East
Chicago Zoning Ordinance and Staff Reports to be entered into
evidence for today's proceeding?

Motion to approve Zoning Ordinance and Staff Reports made by
Lilia Ramos. Second by Cesar Perez.

1 Comments/Questions: None

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

4 MR. SEGURA: We are requesting a Special Use Permit for
5 2000 Gary Avenue by Wynstar.

6 City Planner, do you have anything?

7 MR. POWERS: Yes. This is Petition 2021-04. The
8 request is Petition for a Special Use Permit within an M2
9 Zoning District Heavy Industry on the property commonly known
10 as 2000 Gary Avenue, East Chicago, Indiana, 46312 for a truck
11 company.

12 Location as mentioned is 2000 Gary Avenue. The
13 applicant is Wynstar. The property owner is listed as 2000
14 Gary Avenue, LLC.

15 This is a 5.269 acre parcel. Applicable Ordinance
16 Section is 157.077 Section 13 which stipulates that this
17 requires Special Use to be permitted as a permitted use.

18 The adjacent zoning and land uses are as follows:
19 To the north is M2 vacant. To the south is M2 vacant. To
20 the east is M2 vacant. And to the west is M2 semi tractor
21 trailer storage.

22 BZA history, there's none. Staff discussion, the
23 applicant is requesting a Special Use Permit for a truck
24 company at 2000 Gary Avenue.

25 The property is located on the southwest side of
Gary Avenue. The property is in an industrial area
surrounded by M2 heavy industry zoning.

Special Use Permits are presented to the Board of
Zoning Appeals in the form of a Public Hearing. The Board of
Zoning Appeals will host the Public Hearing and prepare a
recommendation to the Common Council based on the five
criteria listed below.

And I believe if you're looking at this Staff
Report those five criteria are listed on there. And if you
so choose to make a positive recommendation to approve this
request, I also added five subsequent reasons as to why those
requests may be found valid.

1 MR. SEGURA: Thank you. Is there a representative here
2 that would like to speak on behalf of the company?

3 MR. RATHJEN: Good afternoon. My name is Bill Rathjen.
4 I work for McColly Bennett. We are the commercial real
5 estate broker representing the owner.

6 The owner is 2000 Gary Avenue LLC which is the
7 original owners of the property that operated the TAC, the
8 cleaning operation that was there.

9 In 2012 I believe they built their building. It
10 burnt down I believe in '18 or '19.

11 So we represent the owner. They will be building
12 this building. They're going to be making \$2.6 million
13 investment to build this 13,000 square foot shop and 6,000
14 square foot of office space on the 5 and a half acre site.

15 The facility will be leased to Wynstar which is the
16 gentleman I have with me. They will be operating in the
17 facility and moving their headquarters there from Portage.

18 TAC which is the same people as 2000 LLC, they own
19 the 13 acres to the west also.

20 The facility was a trucking company. I brought a
21 couple pictures to help everyone understand.

22 This triangle is the property that is being
23 reworked now. This building burnt down. This has all been
24 demolished. This building still exists. But it will also be
25 demolished if this project is approved and moves forward.

The new building we'll build over here. And the
rest of it will just be a paved parking lot. So the site
will be cleaned up.

And Wynstar is aware per the original agreement
with TAC all truck traffic has to enter and exit from Cline
Avenue which is to the east of the property. There is no
traffic going to the west. That will be continued.

As far as operations of it I can let Wynstar who
will actually be operating the facility talk a little bit.
They can explain what they're doing.

MR. SEGURA: Sure. If you would like to step forward
please. Please state your name for the record.

1 MR. VANDERCAR: John Vandercar. I own Wynstar, Inc.
2 Second generation.

3 Little bit of history. My father started Wynstar,
4 Inc. in 2001. He used to work with Bob Welch of Welch Oil.
5 Then Bob Welch sold out. My father decided to buy one truck
6 and get a couple drivers.

7 And he has since passed away. But I took the role
8 of trying to grow Wynstar, Inc. And we currently have 65
9 employees at Wynstar, Inc. Plus we also have a parent
10 company that we do general repairs on our own equipment to
11 keep them compliant on the road.

12 This facility would be a logistics operation first
13 and foremost with a shop onsite to take our own equipment.

14 I own 30 trucks. We got them parked in Portage. I
15 got some trucks that are parked in Indianapolis as well. So
16 there will be roughly, you know, 15 to 20 trucks parked in
17 this facility with 15 office personnel as well.

18 As you know there's a shortage of good quality
19 companies. And I wanted to get out of Portage. We've kind
20 of outgrown our current facility. I wanted to get towards
21 East Chicago, closer to the loading terminals.

22 I think it's going to be a great fit here in the
23 City of East Chicago.

24 MR. SEGURA: Thank you. I'm glad it's going to be
25 finally utilized again.

MR. VANDERCAR: Unfortunately it's been a long process.
But I think we finally found our home here in East Chicago
and work Bill.

It's going to be a really first rate facility.
Kind of legacy I want to leave behind to the next generation
whether it be my kids or whoever else. It's going to be a
nice quality state of art building in my estimation.

MR. SEGURA: Thank you.

MR. RATHJEN: Any questions from the Board we can
answer?

MR. PEREZ: What do you got in the field?

1 MR. SEGURA: Can you step forward to the microphone?

2 MR. VANDERCAR: I got 50 drivers. Like I said 30 report
3 to Portage. Now hopefully East Chicago. Another 20 down in
4 Indy.

5 We all gas and diesel just out of the terminals in
6 East Chicago and Hammond and various terminals in Chicagoland
7 and South Bend and Niles and Indianapolis.

8 They're never loaded onsite. So they come in empty
9 all the time. There's no preloading or stuff like that.

10 So all the trucks parked on the facility will be
11 empty. My drivers are not over-the-road guys. They work 10
12 to 12-hour shifts. They go home every night.

13 MR. PEREZ: It's not a 24-hour operation?

14 MR. VANDERCAR: We are 24 hours. But they run slip
15 sheets. Our guys report to work from 2:00 to 6:00 a.m. And
16 they run their truck. And then another comes in the
17 afternoon and runs that truck, you know. Starts at 2:00 p.m.
18 to 6:00 p.m.

19 So the driver only comes in to work, gets work,
20 sees dispatch. They're not onsite at the office very often.
21 But somewhere they come and get their paperwork and their
22 supplies and off they go.

23 MR. PEREZ: Thank you.

24 MR. SEGURA: You guys don't have haul any other
25 hazardous chemicals?

MR. VANDERCAR: No. We're primarily fuel, gas stations,
truck stops. We do fuel some marine vessels on Lake
Michigan. We pump them full of diesel fuel.

Our biggest customers are Casey General Stores,
Family Express, Speedways.

MR. SEGURA: When they're knocking down the old
facility, there's no remediation? There's nothing to be done
on that property?

MR. RATHJEN: No. We've already had Phase 1. We
actually turned in copies to everyone. Somebody asked for
them. I don't remember who it was.

1 But everything was cleaned up prior to we starting
2 this project when they burned the building.

3 Now, when the pole barn comes down, that building
4 was build over the existing pavement. So the pavement will
5 stay and just be patched back to the original.

6 MR. SEGURA: Thank you, gentlemen.

7 MR. VANDERCAR: Thank you.

8 MR. SEGURA: Is anyone here in favor of the Petition?
9 Anyone against?

10 I make a motion to close the Public Hearing.

11 Motion to close Public Hearing made by Lilia Ramos. Second
12 by Cesar Perez.

13 Comments/Questions: None

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

16 (Public Hearing Closed)

17 MR. SEGURA: I make a recommendation to approve this to
18 the Common Council. If there's any other further questions,
19 make your statement or forever hold your peace.

20 Motion to approve 2000 Gary Avenue, Inc. Petition made by
21 Steve Segura.

22 Comments/Questions: None


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

25 MR. SEGURA: Thank you. If there are no other further
items, this meeting is adjourned.


(4:43 p.m.)

Approval of the Meeting Minutes of
Wednesday, December 8, 2021

Approved and Signed _____


Steve Segura, President

Lydia Lopez, Representative


Cesar Perez, Representative

James Portalatin


Lilia Ramos, Plan Commission Representative

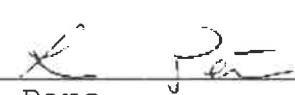

Ateria Allen, Board Secretary

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 26th day of December, 2021.



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

