

PLAN COMMISSION
STUDY SESSION NOTES
AUGUST 7, 2023

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:46 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

President Anderson stated that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

B. Roll Call

President Anderson stated that the Roll Call would stand from the Plan Commission Public Meeting.

II. COMMISSION BUSINESS

A. Fountain Park Subdivision Commercial (D-Bat Training Facility/Exterior Renovations)

General Location: 1516 U.S. 41 – Fountain Park Subdivision,
(Resubd. of Lot 5 and Part of Lot 8) Lot 1

Petitioner(s): Chester, Inc. – Tony Peuquet

Request: U.S. Commercial Corridor Overlay District Development Plan Review

Mr. Tony Peuquet from Chester, Inc. represented Schererville Fountain, LLC., who are the owners of the old Ashley Furniture Building. Mr. Peuquet stated that the project is already underway and that he was tasked with the subdivision of the existing facility which is roughly 52,000 sq. ft. and would like to break it up for 1 or 2 future tenant spaces. Mr. Peuquet added that in doing so they have D-Bat Training Facility in the south portion of the building and are looking to make some exterior upgrades, paint the building along the façade, focus on the accents, and cut a new door for the D-Bat tenant. Mr. Peuquet informed the Board that the signage has yet to be confirmed by the tenant, who has been in contact with Ms. Sulek, stating the signage will be either 60 sq. ft. or less and they will be submitting the sign application on their own. Mr. Peuquet added that the building is 230 sq. ft. in length and the sign for that will be roughly 420 sq. ft. directly west of U.S. 41.

Mr. Anderson verified that they would be painting the entire building with new brick façade and doors cut in for D-Bat. Mr. Peuquet responded that is the plan being that the building has been vacant for 2 years, and there will be 1 or 2 future tenants at max for the building. Mr. Kouros asked if the main entrance for Ashley's will stay. Mr. Peuquet stated they only have one tenant secure at this time, that main entrance may change given future tenant use and will come back in to do so. Mr. Kouros informed the Board that this had been before the B.Z.A. and they did receive all approvals requested. Mr. Anderson said everything looks good and to get with Ms. Sulek.

B. Boulevard Square Planned Unit Development (Proposed: Stan's Donuts)

General Location: 1020 U.S. Hwy 41 – Boulevard Square

Petitioner(s): Boulevard Square, LLC – Al Krygier

Represented by: DVG Engineering – Doug Rettig, P.E.

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Mr. Doug Rettig, P.E. from DVG Engineering represented the petitioners and stated Mr. Al Krygier from Boulevard Square is there tonight as well. Mr. Rettig stated they were initially in front of the Board 5 or 6 years ago to replat the original Menards building into Boulevard Square. Mr. Rettig added they had gone to the PUD at that time and subdivided the property planning for 2 future buildings to be built in the existing parking lot. Mr. Rettig went on to say the south east corner has already been built and they are now here for the north east corner of the project. Mr. Rettig said they are in front of the Board because they would like to put up the second free standing building that will be Stan's Donuts. Mr. Rettig stated the building will only be a couple thousand square feet and that to accommodate that they will be removing some of the parking spaces. Mr. Rettig stated that in the packet provided from the original plat it shows the proposed future building in the north east corner. Mr. Rettig went on to say there will be a patio around the building and will be "heavy on the drive-thru" with a double wide drive-thru lane that would go up to the pick-up window on the south side. Mr. Rettig continued to say that since the building will be in the existing parking lot they will be redeveloping that area and will leave the perimeter parking as is. Mr. Rettig added they will be rerouting the storm lines to the building into an existing storm sewer and is aware they will need to go in front of the B.Z.A. for a variance of use for the drive-thru and will be seeking that as well. Mr. Kouros asked if the entrance will be off of Willowbrook. Mr. Rettig responded that the entrance will remain the same, you would come in off of Willowbrook and take a left to get into the drive-thru "kind of an S curve around the building" and will not be adding a new entrance. Mr. Rettig said they will be back at the August B.Z.A. meeting.

C. Perez Acres

General Location: 8499 Burr St.

Petitioner(s): Alfred & Sarah Perez

Request: 2-Lot (R-1) Residential Subdivision

Mr. Doug Rettig, P.E. from DVG Engineering represented the petitioners. Mr. Rettig stated that this is a 20 acre site at the north east corner of 85th and Burr, directly across from the Hyles Anderson pond. Mr. Rettig went on to say there is already an existing house on the very south east corner that sits on a half-acre lot and would like to sub-divide it into 2 lots; 1 for the existing home and 1 for a new home that Mr. Perez intends to build for his family. Mr. Rettig said that they had a wetland consultant go out because there is a drainage way with a main outfall for the Hyles Anderson pond and have wetlands associated with that, adding that the majority of the property in the back is in a floodway flood zone and that it is unbuildable; therefore, they have no intention to do anything in that area. Mr. Rettig stated Mr. Perez plans to build a house on top of the hill with the existing home remaining in the south west corner of the site which Mr. Perez owns as well. Mr. Rettig said that the plan is to build a house on the 19.2 acre lot with the existing home being 0.4 acres and will be dedicating whatever right-of-way the Town feels is necessary for Burr St. and would like to have a discussion on that; adding that if it's an assumed existing 30 ft. right-of-way they can dedicate 40 ft. if that is what needs to be done. Mr. Rettig stated that the problem is to put up the typical 30 ft. building line with the existing home it will have the building line going through the front porch of the house. Mr. Rettig said he does not know if it's best to keep the right-of-way line where it is at and they do have a 30 ft. building line and 30 ft. right-of-way line; going on to say if they dedicate too much right-of-way, they will have a problem with the existing home making that the only concern he has at this point.

Mr. Rettig stated they will also be seeking some variances at the next B.Z.A. meeting for the home itself being that it is a large home with a large garage. Mr. Rettig said the setback

exceeds from the maximum 75 ft. from the road but would have it 200 ft. back; it's a 19 acre lot so it's a different animal all together. Mr. Rettig added on they would also like to put up a decorative fence along Burr St. for more aesthetics than anything else; continuing to say that typically you cannot put a fence in front of the building line so they will be needing a variance for that as well as the size of the garage and so forth. Mr. Rettig stated that much of the property is encumbered by flood zone and flood way so they will also be seeking a waiver for the storm water detention; adding that it is a huge piece of property and the drainage is there by default. Mr. Rettig continued to say they will be taking the outfall from the college which is a significant watershed, and are building on the highest spot; and that even though it is not in a flood zone, they will still be 2 ft. above the base flood elevation. Mr. Rettig said the plan is to not disturb the flood way or the wetlands other than a ditch crossing which they are currently working with the wetland consultant. Mr. Gorman asked about the access from Burr to the street because there are wetlands right by Burr. Mr. Rettig stated that there is a big dip in the road, the visibility isn't great, and the traffic moves quickly; so the plan is to bring the driveway out right next to the existing house by the stop sign right near the intersection where traffic is more manageable because of the stop sign. Mr. Rettig said the plan is to hook into the north east so that the driveway will be right next to the home on lot 2 so they won't be down in the valley. Mr. Rettig stated Mr. Perez has lived there for a long time and knows that's the only logical place or the driveway. Mr. Gorman asked if the driveway will go through that wetland area. Mr. Rettig responded there is a small impact there that they are working through. Mr. Kouros wanted to verify that the house will stay. Mr. Rettig responded it will, and they will plat that lot; the house has sanitary sewer so they will extend the sewer to the new house as well. Mr. Anderson asked if the water is there. Mr. Rettig replied that there is water right along Burr St. and that truth be told he is pretty sure they will be pumping the sanitary sewer just because of the low ground between the house and the hill and can't get a gravity sewer through that low spot. Mr. Rettig stated it is pretty routine just 2 lots that are 20 acres where there are just a few challenges with the wetlands. Mr. Anderson said they should get with Ms. Sulek and Staff about the right-of-way there because they have a better idea of what the plans are for Burr. Mr. Kouros asked of the 20 acres how many are wetland. Mr. Rettig responded about 14 acres and the whole back end will never be built on. Mr. Rettig stated that he just needs a little feedback on the right-of-way and they will adjust the drawings accordingly. Mr. Anderson stated for them to get in touch with Mr. Gorman, Mr. Hansen, and Ms. Sulek and they can go from there.

D. Luke Gas Station/Wash Up

General Location: 2299 U.S. Hwy. 30 – Luke's 30 Cline Avenue Addition, Lot 1

Petitioner(s): Luke Family of Brands – Dan Tursman, Director of Development

Request: U.S. 30 Commercial Corridor Overlay District Plan Review

Mr. Dan Tursman, Director of Development for Luke Family of Brands, represented the petitioners. Mr. Tursman said that they have an existing site located at 2299 U.S. Hwy 30 with a second building that is used as a carwash. Mr. Tursman stated they are looking to do an overhaul on the carwash and will be upgrading with an aesthetic façade and rebrand it as washups. Mr. Tursman added that they have been going through the market to upgrade and modernize the point of sales system. Mr. Tursman went on to say there are a lot of carwashes that currently offer membership services so they are upgrading all of the Luke carwashes to include the same type of membership packages; including the free vacuum system as well as upgrading inside of the facility with all new equipment. Mr. Tursman stated the existing convenience store will remain the same and the main changes will be aligning the parking across the front of the carwash to allow for 5 angled parking spaces usable for the vacuum services, carwash, and the convenience store.

Mr. Anderson asked what the hours of the carwash will be. Mr. Tursman responded that he is not sure what the hours are but it will remain how it currently is. Mr. Anderson asked if there will be set hours for the vacuum services for the closest residential area. Mr. Tursman stated that the closest residential area is too far and they are mainly surrounded by commercial properties. Mr. Tursman added that the vacuum services are essential for their business model and he can provide more information for the Board on the sound of the vacuum system, however he is not concerned about it due to it being relatively quiet. Mr. Kouros asked if they are basically just moving the vacuums outside and changing the façade. Mr. Tursman said that the main scope of work would be realigning for the vacuums in the front and make the architectural façade changes with signage for branding; there are no

changes to utilities and they will have all new equipment to offer more with the membership packages. Mr. Immig asked if there have been any backup issues coming off of Cline to get into the carwash. Mr. Anderson said he does not know of any. Mr. Tursman stated he will put together more of a summary on the signage and get with Ms. Sulek.

E. Luke Gas Station (F/K/A: Go Lo/Zel's Roast Beef)

General Location: 7889 W. Lincoln Hwy. – Lincoln Commons, Lot 6
Planned Unit Development

Petitioner(s): Luke Family of Brands – Dan Tursman, Director of Development

Mr. Tursman stated that they are essentially looking to upgrade the previous GoLo Gas Station with the secondary use of the drive-thru that was Zel's Roast Beef and rebrand it as the Luke Gas Station which is similar to the previous project. Mr. Tursman continued to say that the scope of work for this project is to keep the general site with the existing building and eliminate the drive-thru making it an opportunity to add landscaping for visual appeal. Mr. Tursman added there currently is not a trash enclosure and they would add a masonry enclosure along with landscape beds across the front and north side as well as a new canopy façade, new pumps, and new fuel equipment to meet the Luke Family Brand. Mr. Tursman said they are also looking to do an interior remodel that would combine the previous Zel's and convenience store into one space which will offer the full Luke Food Service and will include all new fixtures, finishes, and new food equipment. Mr. Tursman added that he did not the general details for the signage but will get the information over to Ms. Sulek. Mr. Anderson asked if the previous drive-thru lane would become planting. Mr. Tursman responded that is correct. Mr. Anderson stated this will be a big improvement on what was previously there.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:28 P.M.