

**PLAN COMMISSION  
STUDY SESSION NOTES  
JANUARY 6, 2025**

**I. CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:08 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 Meeting.

**B. Roll Call**

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

**II. COMMISSION BUSINESS**

**A. Burr Street Crossing, Lot 4  
(Proposed: BP Gas Station/Quick Run Convenient Mart)**

General Location: 5601 W. Lincoln Hwy. – Burr Street Crossing, Lot 4

Petitioner(s): Lucky Business Inc.

Represented by: Engineer, James Hus, Jr. – DVG Team Inc.

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

Mr. James Hus from DVG Engineering represented on behalf of the petitioners. Mr. Hus stated that members of the development team were in the audience including Principal Architect Ted Rohn of Rohn Associates. Mr. Hus said that the team was there to present the reconstruction and rebranding of the existing nonoperational gas station located at the south east corner of U.S. 30 and Burr St. Mr. Hus went on to say that Lucky Business intends a ground-up reconstruction of this property; the existing store, tanks, carwash, and pavement would be removed and replaced. Mr. Hus continued on saying that the driveways would be replaced in kind, both in width and location of where they exist today; the site would be circulated very similar to how the previous gas station had been. Mr. Hus added that the carwash would not be reinstalled; the new station intends to provide 14 fueling stations, 2 EV charging stations, and a more presentable 4,600 sq. ft. convenience store. Mr. Hus stated that over the front door there would be a simple Quick Run sign, which is the convenience store brand. Mr. Hus went on to say that this would have a curbless entry across the building so that it would be easily accessible for handicap and elderly patrons. Mr. Hus then showed some illustrations of a current newly built store that represented what they would bring to Schererville. Mr. Hus stated that they would also build a new canopy from the ground up with BP branding around it. Mr. Hus went on to say that his client intends to reuse and dress-up the existing pylon sign at the north east corner of the property with masonry, foundation, and landscaping around the base to look more presentable. Mr. Hus added that the only addition to the sign would be a small Quick Run brand at the base of the fuel price plaque. Mr. Hus concluded that they had submitted all the materials and complete engineering plan to the Town Engineer which is currently under review.

Mr. Anderson asked if the Quick Mart would be north west to where the carwash was currently. Mr. Hus replied that the proposed structure would be considerably further back than where the existing station sat today; the carwash is going to be torn down and the back of the proposed convenience store would be more or less level with where the carwash was. Mr. Hus went on to say that the green expanse located in the back of the property would be maintained. Mr. Jarvis questioned if they would be selling liquor at this location. Mr. Paramvir Singh, Vice-President of Lucky Business, stated that they have a license to sell wine and beer only. Mr. Jarvis then asked if the EV charges would be fast charging. Mr. Singh responded that it would be level 3 EV charges, which would take about 15-20 min. to charge the car. Mr. Singh added

that he had contacted Tesla about installing Tesla chargers for all sites but have not heard much back from them. Mr. Singh then stated the plan is to have 2 EV charging stations which could service a minimum of 4 cars for 15 mins of charging. Mr. Jarvis asked in regards to the pylon sign if they would be reusing the stand and only change out the inserts. Mr. Hus replied that the single pole foundation would stay as well as the plaques at the top, the only thing that would be expanded would be the Quick Run panel. Mr. Hus added that the brick that surrounds the sign would be torn out and replaced with a masonry base. Mr. Jarvis wanted to clarify that the inserts would be the same size as it was currently. Mr. Hus responded that was correct. Mr. Kouros asked if they would be open 24 hours. Mr. Singh stated that all current Quick Run stores open at 5:00 A.M. and close at 11:00 P.M. Mr. Jarvis asked if people would be able to fuel using a credit card after hours. Mr. Singh replied that people could use the pump after hours with a credit card.

Mr. Anderson asked if the dumpster enclosure was located to the west of the proposed building. Mr. Hus responded that was correct and that the EV stations would be located in the two spaces immediately east of that. Mr. Hus said that they were also proposing to screen the enclosure to the rear due to the residence south of the building. Mr. Anderson then asked if there would be landscaping at the west end. Mr. Hus replied that was correct. Mr. Anderson stated that he was concerned with the lighting with the new canopy because of all the residential units in the area. Mr. Hus stated that part of the submittal package was a Photometric Plan which incorporated the canopy lighting that demonstrates compliance with the Town of Schererville requirements. Mr. Anderson asked how soon they would tear down the carwash. Mr. Singh replied as soon as they had received approval for construction because they would like to do it all together so there would not be any open areas. Mr. Singh went on to say that there would be a construction fence around the perimeter and wanted to start as soon as winter conditions ended. Mr. Hus stated that his coordination with Ms. Sulek had been helpful throughout the entire process. Mr. Hus said they would have a Preliminary meeting next month with Secondary the following March so that the project could begin in April. Mr. Jarvis asked what the plans were with the blacktop in the parking lot. Mr. Hus stated that this project is 100% raising of the entire property. Mr. Jarvis then asked if that meant that they would take out the blacktop to redo it. Mr. Hus replied that was correct. Mr. Anderson asked if there would be new tanks. Mr. Hus replied everything would be new. Mr. Anderson then asked if the exits and entrances would stay. Mr. Hus responded that they would replace them because the entire site would be raised; adding that the footprint would remain almost identical as the current state. Mr. Gorman asked if they had any permits from the state. Mr. Hus replied that they intend to have the state release in hand before April. Mr. Rohn stated that all the drawings were complete and would be submitting to the state in a few days. Mr. Gorman then verified with Mr. Singh that they would start in April. Mr. Immig asked if there had been any issues with exiting out of Burr St. Mr. Hus replied that there is a full exit road already on Burr St. Mr. Jarvis asked if the rear frontage road would stay behind where the carwash was. Mr. Hus stated that it was a private road and would not be touched. Mr. Anderson asked Mr. Helmuth if they had received all the engineering plans. Mr. Helmuth replied that it was under review.

**B. 6919 W. Lincoln Hwy.**

General Location: 6919 W. Lincoln Hwy. – CSK Addition, Lot 1, Excluding the South 900’

Petitioner(s): CSK Property, LLC & Town of Schererville – James M. Gorman, Town Manager

Request: Review Zone Change Request from (C-3) Highway Commercial and (R-1) Residential to all (C-3) Highway Commercial

Mr. Jarvis asked if they would be hearing all four items grouped together. Mr. Gorman replied that they have the same idea, premise, and history; then added to keep in mind that they were two different zoning districts. Mr. Gorman stated that the 900 ft. area shown on the projector screen was the CSK Property that the Town of Schererville had purchased last year. Mr. Gorman said that it would be part of the Illiana Redevelopment in the next couple years. Mr. Gorman went on to say that per Ordinance, the 350 ft. of property along Route 30 is zoned C-3 (Highway Commercial); and that 250 ft. behind that was zoned R-1 (Residential). Mr. Gorman stated that part of the negotiation with the property owner was to rezone and make everything C-3 (Highway Commercial); including the Lincoln Property next to that, which Mr. Richard Kortenhoven would like to do the same thing. Mr. Gorman went on to say that it would be a total of approximately 550 ft. on one side, and 440 ft. on the other that would be rezoned. Mr. Gorman added that not only would the Town rezone the middle part from R-1

(Residential) to C-3 (Highway Commercial), they would also rezone all the R-1 (Residential) recently purchased to INS (Institutional).

Mr. Gorman said they would be doing the same thing on the west side at a separate meeting for the Wilson Property because that was still zoned R-1 (Residential). Mr. Gorman stated that it would be four different zoning petitions because they are changing the middle part and the existing C-3 (Highway Commercial) into all C-3 (Highway Commercial); then doing the south portion which is 900 ft. from both properties from R-1 to Institutional. Mr. Gorman concluded that would be on the agenda next month. Mr. Anderson stated that it seemed straight forward and asked if there were any questions from the board or staff. There were none.

**C. 6919 W. Lincoln Hwy.**

General Location: Part of 6919 W. Lincoln Hwy. – South 900 Feet of CSK Addition, Lot 1

Petitioner(s): Town of Schererville - James M. Gorman, Town Manager

Request: Review Zone Change Request from (R-1) Residential to (INS) Institutional

Mr. Anderson read the parcel for the record. For discussion see item **B**.

**D. 6909 W. Lincoln Hwy.**

General Location: 6909 W. Lincoln Hwy., Excluding the South 900'

Petitioner(s): Lincoln Properties, LLC & Town of Schererville – James M. Gorman,  
Town Manager

Request: Review Zone Change Request from (C-3) Highway Commercial and (R-1) Residential to all (C-3) Highway Commercial

Mr. Anderson read the parcel for the record. For discussion see item **B**.

**E. 6909 W. Lincoln Hwy.**

General Location: Pt. of 6909 W. Lincoln Hwy. – South 900'

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Review Zone Change Request from (R-1) Residential to (INS) Institutional

Mr. Anderson read the parcel for the record. For discussion see item **B**.

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:32 P.M.