MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
JUNE 1, 2026

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:00 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Myles Long, Mr. Robert Kocon, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Christian Bartholomew, and Mr. Mike Helmuth. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of May 4, 2026

Mr. Kocon made a motion to approve which was seconded by Mr. Long and carried 7-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #26-4-6 Family Express

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP and
DVG Team, Inc. – James Hus, Jr., PE

Request: Secondary Approval of a 3-Lot (C-3) Highway Commercial Subdivision W/Waivers:

1) Storm Drainage Ordinance No. 2009, Chapter Three – Methodology For Determination of Retention/Detention Storage Volumes – Requesting Waiver from providing the required volume of stormwater storage;

2) Subdivision Control Ordinance No. 1095, Title V, Section 5, Paragraph A – Regarding Public Access For Lot 2 and Lot 3 – Requesting to provide access to public rights-of-ways by ingress/egress easements; And

Secondary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering which stated that based on the application of the Town of Schererville Subdivision Control Ordinance, the Final Plat is in complete compliance for consideration by the Plan Commission for Secondary Approval of a 3-Lot C-3 Highway Commercial Subdivision in P.C. Case #26-4-6, with waivers requested. For clarity, the site development plan related to grading plan, sanitary sewer, storm water, and water utilities for Family Express Schererville, is in order for consideration by the Plan Commission for the U.S. 30 Commercial Corridor Overlay District in P.C. Case #26-4-6 with following items for consideration as being contingent.

- Lake County Drainage Board easement width review considerations for Lots 2 & 3.
- BZA favorable outcome for requested variance(s).

Mr. James Hus, Jr., PE from DVG Engineering represented the petitioners. Mr. Hus informed the board that they agreed with the contingencies from NIES Engineering that are more specific to the Drainage Board; there is a regulated drain located on Lot 2 and once there is a firmer

plan that would definitely be discussed. Mr. Hus reminded the board that the development plan being discussed is for Lot 1. Mr. Hus said that there had been an issue with advertising for the B.Z.A meeting in April; but the issues have since been resolved and would be before them in a couple weeks for three minor lighting variances. Mr. Hus stated that this development had been to a number of Study Sessions and had a preliminary meeting last month. Mr. Hus continued that the final plat had some public improvement work and is submitted for information to demonstrate that there have not been any substantial changes from the primary plat. Mr. Hus then showed that the minor change was the rerouting of a single drainage easement. Mr. Hus informed the board that nothing had changed since the project was preliminarily approved; all the renderings, materials, and signage in the packet provided is the same as what had been presented. Mr. Hus stated that the last two pages of the packet illustrated the signage and showed how they intend to reuse the Von Tobel monument sign. Mr. Hus continued to say that in the packet it also illustrates 242 sq. ft. of signage specific to Family Express; and although the business to occupy the majority of the lot is unknown, they request 200 sq. ft. on the west face that faces Route 30 and 200 sq. ft. for the frontage on the west side of that building. Mr. Hus added that they would not exceed those numbers for signage because they do not know who the users would be; but only mentions it because there would be future plans submitted for review.

Mr. Hus stated that back in October 2025, it had been mentioned that Schererville has a policy that any parcels adjacent to waterways need to be investigated for wetlands. Mr. Hus reminded the board that October was not a great time to have it investigated and had been able to continue with the development process, with the commitment that Family Express would perform a wetland delineation at the earliest possible moment. Mr. Hus said that Soil Solutions did perform an investigation and determined that there were no wetlands adjacent to Lots 2 & 3. Mr. Hus stated that he would provide the formal delineation report once it was finalized and just wanted to share the preliminary findings. Mr. Hus went on to say that although the report did not pertain to Lot 1, he wanted to demonstrate the commitment of Family Express to satisfy all requirements that are asked of them. Mr. Jarvis asked if the variances for the B.Z.A were just for Lots 2 & 3. Mr. Hus responded that the variances for consideration are for the slightest bit of light spillage on the Cline Ave. property line on Lot 1; some generous spillage on the south lot line on Lot 1, just south of the parking lot; and minor spillage on the east side of Lot 3 which is adjacent to the building. Mr. Jarvis stated that it would then involve Lot 1. Mr. Hus replied that was correct. Mr. Jarvis made a motion to approve P.C. Case #26-4-6 pursuant to all State, Local, and Federal Regulations; that the meeting be approved by the BZA; and that the Lake County drainage easement review considerations for Lots 2 & 3 be approved. The motion was seconded by Mr. Rak and carried 7-0.

B. P.C. Case #26-4-5 Steak N Shake – Exterior Façade & Signage

General Location: 312 U.S. 41 – Resubd. Of Lot 3, Block 3, Plum Creek Village Commercial Addition, Lot 2

Petitioner(s): SES Branding Company – Nick McCurley and David Mikel, Field Operations

Request: Secondary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Anderson asked if there had been any changes since receiving primary approval. Ms. Sulek replied that there had not been any changes. Mr. Rak made a motion to approve P.C. Case #26-4-5 pursuant to all State, Local, and Federal Regulations; and that all fees paid to the Town of Schererville be kept current. The motion was seconded by Mr. Kocon and carried 7-0.

C. P.C. Case #25-10-20 Appollo Group Addition, Lot 2

General Location: 847-997 U.S. 41 – Appollo Group Addition, Lot 2

Petitioner(s): Rich Rueth

Represented by: Torrenga Engineering – Don Torrenga, P.E.

Request: Secondary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering which stated that the application of the Town of Schererville Subdivision Control and Stormwater Ordinances, the site development plan submittal related to sanitary sewer, stormwater, and water utilities for Appollo Group Addition, Lot 2 is in compliance for consideration by the Plan

Commission for Secondary Approval of a U.S. 41 Commercial Corridor Overlay District in P.C. Case #25-10-20; with a note that a Photometric Plan, per Zoning Ordinance No. 2004, Title XVII, Section 15, Part E., has not yet been submitted for review. Engineer Don Torrenga, P.E. from Torrenga Engineering represented on behalf of the petitioner. Mr. Torrenga informed the board that this project had been going on for quite some time and are eager to get started. Mr. Torrenga went on to say that there is an area in the back behind the existing building that was located within a floodplain; FEMA (Federal Emergency Management Agency) authorized and changed the area into Flood Zone X. Mr. Torrenga then apologized about the photometric plan and added that they do have the plan from KSA and would make sure Mr. Simstad gets it right away. Mr. Anderson stated that any action would be contingent upon the photometric plan. Mr. Torrenga responded that he understood. Mr. Anderson asked if there would be five buildings in total. Mr. Torrenga replied that the largest building on the site plan was partially constructed and are just doing some modifications; then added that the other four buildings have not been constructed. Mr. Anderson asked if the proposed buildings would be 50' x 150'. Mr. Torrenga replied that was correct and that they would be warehouse buildings with garage doors. Mr. Anderson asked if there were any questions or comments from the board or staff. There were none. Mr. Jarvis made a motion to approve P.C. Case #25-10-20 pursuant to all State, Local, and Federal Regulations; that all fees paid to the Town of Schererville be kept current; and that the photometric plan per the zoning ordinance be submitted. The motion was seconded by Mr. Long and carried 7-0. Mr. Torrenga thanked the board and stated he would be make sure the photometric plan gets sent to the Town Engineer.

D. P.C. Case #26-6-7 Phil's Collision Center

General Location: 1530 U.S. 30 – Nowak's Addition, Lot 1

Petitioner(s): Eddie K's Collision, LLC – Eddie Kalinowski

Represented by: Torrenga Engineering, Don Torrenga, P.E.

Request: Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Anderson read correspondence from Neil J Simstad, P.E. from NIES Engineering that based on the application of the Town of Schererville Subdivision Control Ordinance, the site development plan is in compliance for consideration for the Plan Commission for Primary Approval of a U.S. 30 Commercial Corridor Overly District Development Plan in P.C. Case #26-6-7; with a note that a Photometric Plan, per Zoning Ord. 2004, Title XVII, Section 15, Part E., has not yet been submitted for review. Mr. Anderson asked if proofs of publication were required for this matter. Attorney Bartholomew replied that the proposal is located in the Overlay District, therefore it was not required. Mr. Don Torrenga from Torrenga Engineering stated that owner Mr. Eddie Kalinowski would like to construct a 4,000 sq. ft. addition for additional bays to work on vehicles. Mr. Torrenga went on to say that a sanitary sewer would not be necessary and that the storm sewer was basically already installed; it runs back to the existing detention pond on the very north end of the property. Mr. Torrenga added that the detention pond is more than double what is necessary for the entire site. Mr. Torrenga informed the board that he was unaware that a photometric plan would be necessary and that he would have KSA Lighting do one for them. Mr. Torrenga continued to say that he imagined that there would be some wall pack lights on the building or something with deflectors, so that it would not shed onto the neighboring properties. Mr. Anderson asked if there were any questions or comments. There were none. Mr. Anderson opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the board. Mr. Jarvis stated that the petitioner should consider moving the emergency exit door on the south proposed building, to the center or towards the center of the building. Mr. Jarvis went on to say that if there was a car on fire it would give them easier access to get out. Mr. Torrenga responded that they would take that into consideration. Mr. Jarvis then asked if the building was offset. Mr. Torrenga replied that was correct because there is an electrical transformer box that sits behind the existing building; in what would be the northeast corner of the proposed building. Mr. Torrenga added that there is also an easement that parallels the property line so it would need to be offset in order to construct the building. Mr. Anderson asked if there were any comments, questions, or course of action. Mr. Rak made a motion to approve P.C. Case #26-6-7 pursuant to all State, Local, and Federal Regulations; that all fees paid to the Town of Schererville be kept current; and that a photometric study gets completed and submitted. The motion was seconded by Mr. Long and carried 7-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #26-4-3 Premier Addition
   Petitioner(s): Premier Window Systems, Inc. – Ronald & Joanne Lewis
   Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision W/Waivers of Storm Drainage Control Ordinance No. 2009 and Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

   APPROVED W/CONDITIONS (6-0) 5/4/26

   Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

2. Correspondence

   There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:24 P.M.

Respectfully Submitted:

Gary Immig, Secretary