

PLAN COMMISSION
STUDY SESSION NOTES
JUNE 19, 2023

I. CALL TO ORDER

The Plan Commission Study Session 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, and Mr. Chris Rak. Staff present: Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, and Acting Recording Secretary Megan Schiltz. Absent was Chairman Tom Kouros, Town Manager James Gorman, and Attorney Alfredo Estrada.

II. COMMISSION BUSINESS

A. DC Commercial, Lot 2 (Proposed: 4-Unit Retail Building W/ Drive-thru)

General Location: 275 U.S. 30 – DC Commercial, Lot 2

Petitioner(s): Jim O’Mally – Sumac, Inc.

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

Mr. Jim O’Mally from Sumac, Inc. represented the petitioners. Mr. O’Mally reminded the Board that he went before them 2 weeks prior; he stated that there have been changes since the previous meeting last week, the medical office/surgical center has decided to go with a different location, so they are going back to the Dunkin with a drive-thru with 3 additional retail units. Mr. O’Mally continued that since the last meeting, they have gone through and updated the signage and elevation renderings as well. Mr. O’Mally added that he is now asking for approval to go to Primary. Mr. Jarvis asked if the generator was now a moot issue. Mr. O’Mally responded there will no longer be a generator. Mr. Anderson asked if he is looking for a recommendation on a vertical or horizontal sign since both are shown as options. Mr. O’Mally replied that no, the owner is not sure which monument sign to go with at this time. There being no further questions, Mr. O’Mally stated he will be back for Primary on July 3rd, 2023.

B. U-Haul of Pine-Island

(Proposed: Conversion of storage warehouse into office/showroom)

General Location: 5048 W. Lincoln Hwy.

Petitioner(s): Foster 81st LLC/U-Haul Co. of Norther Indiana and South Cook County
Rick Rottweiler, Area District Vice President

Represented by: Michael D. Cook, P.E. – Cook Engineering Group

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

Mr. Michael Cook from Cook Engineering Group along with Ray Powell from U-Haul represented the petitioners. Mr. Cook stated they are looking to do exterior renovations on the Northeast quadrant of the existing U-Haul building. Mr. Cook continued the build-out architectural plans were submitted, and they are currently renovating the interior. Mr. Cook added that the Southwest portion is the showroom where customers can rent equipment, boxes, and moving supplies; going on to say they have outgrown the space purchased in 2015 from an existing storage facility. Mr. Cook went on to say that there is currently existing storage with overhead doors on the East portion; but right now there is a building on the Southwest side which is almost like a trailer, approximately 1500 sq. ft., which does not give enough capacity and room to go out to sell some of the moving supplies and work with rental

stuff, and is also looking to provide hitch installation for trailers on the North portion of the building. Mr. Cook said currently there are a couple existing pylon which was there when the building was purchased and in 2016 they received permission to reface the signs, which they are looking to do again; overall they are looking to make some changes, being in the U.S. 30 Overlay District part of that requirement is to do exterior improvements.

Mr. Jarvis stated one of the existing signs look to have a small digital sign as well, asking if that will stay. Mr. Cook responded that will all basically stay the same, the existing showroom will not be open to the public, they are looking to keep the space for employees and storage for overflow supplies; adding the general operations will conduct out of the new showroom that's under construction. Mr. Jarvis asked if the building from the current office directly North is currently rented out. Mr. Cook answered that none of them are currently rented out, except all the storage buildings on the Eastside for paying customers; all of which is rented out by them and not a third party. Mr. Jarvis asked if there are plans for renting that portion. Mr. Powell responded right now there are not. Mr. Anderson stated it will look nice to update it. Mr. Cook said they will be remodeling the parking lot, currently it is not really handicap accessible, it is but not conducive, also doing seasonal planters to make it more appealing. Mr. Jarvis asked if anything will be done to dress-up the blacktop area. Mr. Cook said they have to restripe it, but not much else. Mr. Powell added they will be restriping as well as all of the parking to make more spaces.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:13 P.M.