

I. CALL TO ORDER

The Plan Commission 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. Tom Kouros and Mr. Robert Kocon. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, and Recording Secretary Megan Schiltz. Absent were Mr. Myles Long and Mr. Chris Rak. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

II. COMMISSION BUSINESS

A. Schultz's Addition, Unit 2, Lot 2 – Proposed: Boz Hot Dogs

General Location: 1935 U.S. Hwy 41 – Schultz's Addition, Unit 2, Lot 2

Petitioner(s): Robert Bollacker, Jr. & Carol Bollacker

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

Mrs. Carol Bollacker along with Mr. Robert Bollacker, Jr. informed the Board they are presently the owners of Boz Hot Dogs located in Dyer, IN as well as Lansing, IL, and would like to open up a third location. Mrs. Bollacker stated that they will be leasing the property as a triple net lease and therefore would be responsible for the landscaping, parking lot, and so forth. Mrs. Bollacker went on to say that the main thing that needs to be done is to redo the exterior of the building by painting over the current outdated colors with the roof and door a dark brown, the top 2/3rds an off white color with the bottom 1/3rd a cool beige color. Mrs. Bollacker added that they have already spoken with a landscaper and have a quote to clean up the flower beds, remove overgrown weeds and plants, and add in some appropriate sized plants to enhance the outside appearance. Mrs. Bollacker said they have 52 parking spots available, and per the Ordinance this would require that 6 shade trees be planted; adding that unfortunately there is not a sufficient amount of green space to do so and would like to be able to just plant some perennials and shrubs. Mrs. Bollacker stated the prior tenant, Burrito Station, was approved without planting trees along Schultz Dr. and would like to request a similar waiver. Mr. Anderson stated that they will not make them take out any parking spaces for trees. Mrs. Bollacker went on to say that they will also be having a drive thru, but would not be putting arrow signs, and instead hopes to add some additional light or signage, and that they will upgrade the parking lot in the Spring.

Mr. Jarvis asked if the parking curbs would also be repaired. Mr. Bollacker replied that in the spring they plan on repairing and replacing some of the parking curbs as well as the lights. Mr. Jarvis asked Ms. Sulek how many parking spaces are required. Ms. Sulek stated it is dependent upon the number of seats they will have. Mrs. Bollacker said she believes it is 1 spot for each worker and 1 for every 2 seats; adding that they anticipate the inside seating at 50 seats with possibly 5 workers on each shift. Mr. Anderson stated that with 50 parking spots that would be more than enough. Mr. Jarvis asked if the Landlord entered an agreement to share part of the parking. Mr. Bollacker informed the Board that while the Burrito Station was closed, McInnis Automotive cared for the lot and in doing so the Landlord allowed them to park cars in the lot. Mr. Bollacker added that a letter was sent that all vehicles be removed so they could take tenant ship, and all but one truck has been so far. Mr. Anderson asked what the time table is for opening. Mr. Bollacker stated they would love to open late January early February, but are having issues with finding the "right contractor." Mr. Bollacker went on to say that the interior is not a basic remodel; therefore, a few of the contractors stated it

would be too small of a job. Mr. Bollacker added that one of the things they would need installed is a new hood; however, the hood needed would only be 9ft. and the companies they have gone to say they only have the men for a big job. Mr. Jarvis asked Ms. Sulek if the drive-thru was current. Ms. Sulek replied that it was and added that regarding the hood they would need to file for a State Release right away because it could hold the job up. Mrs. Bollacker stated they are aware, but part of the issue is finding a contractor to do so. Ms. Sulek added that the exterior work would have to be applied for separately in order to get the State Release for the hood. Mr. Immig asked what the closing time would be. Mrs. Bollacker stated they are unsure and are playing it by ear, but probably the inside at 8:00 P.M. and the drive-thru 9:00 P.M. Mrs. Bollacker stated that one question she had was whether the dumpster enclosure was appropriate in size and ok to just clean up. Mr. Anderson said that it was and just needs sprucing up.

III. ADJOURNMENT

There being no further business, this meeting was adjourned at 6:25 P.M.