

**PLAN COMMISSION
STUDY SESSION NOTES
DECEMBER 4, 2023**

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:23 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. Nicholas Addition (Proposed: Town of Schererville Historical Society Project)

General Location: 33 Wilhelm St. – Town of Schererville, Lot 2, Block 12 & East 35 feet of vacated Margaret St.

Petitioner(s): James Gorman, Town Manager

Request: 1-Lot (R-2) Subdivision and Joliet Street Overlay Plan Review

President Anderson stated that he would like to begin with item B. Shops On Main North, Lot 1 Planned Unit Development, and will recall item A.

Later in the evening, Mr. Anderson recalled item A. **Nicholas Addition**. Town Manager Jim Gorman represented the petitioners. Mr. Gorman informed the Board that there is a piece of property located at 33 Wilhelm that is owned by the Town and is operating their Historical Society business; adding it is not open to the public. Mr. Gorman went on to say that currently the Town is doing construction on the inside with a roof replacement coming in the spring. Mr. Gorman stated that they are currently trying to clean up the lot of record, right now it is just metes and bounds legal description and just got it plated; adding it will be similar to what was done at 22 W. Joliet St. Mr. Anderson asked what kind of work is being done to the interior of the building. Mr. Gorman replied that they are tearing out walls and insulation only to reinsulate and put up drywall. Mr. Gorman went on to say it is a slow process with Public Works doing the demo work whenever they can. Mr. Gorman said he is unsure of what the layout will be, but he believes that they plan to have the offices on the main floor with the historical items upstairs. Mr. Gorman stated that he hopes to get this on the agenda for the February meeting. Mr. Jarvis asked if there would be any variances or waivers needed. Mr. Gorman replied they will not be needing those, the building was there before the building line was. Mr. Anderson asked if they plan on keeping the outside the same. Mr. Gorman said they probably would.

B. Shops On Main North, Lot 1 Planned Unit Development (Proposed: Restaurant)

General Location: 635 Main St. – Shops On Main North, Lot 1
Planned Unit Development

Petitioner(s): Regency Centers, Nick Koglin

Represented By: Atwell, LLC – Justin Crable

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

Mr. Nick Koglin from Regency Centers and Mr. Justin Crable from Atwell represented the petitioners. Mr. Koglin informed the Board that this would be the last piece of land associated with the Shops On Main Shopping Center development plan; adding that this will uplift merchandising for the center for years to come. Mr. Justin Crable, Director for Atwell,

LLC, stated that Atwell is both a civil and surveying Consultant Company that has been working on this project for nearly 2 decades. Mr. Crable continued to say that this is the last outlot between Dicks Sporting Goods and Alberts Jewelers located on the north east corner of the shopping center. Mr. Crable stated that Coopers Hawk Winery & Restaurant will be a 9,987 Sq. Ft. restaurant with 116 parking spaces on the property. Mr. Crable went on to say that the original PUD required 5 parking spaces per 1,000 Sq. Ft.; adding that Ms. Sulek mentioned there is also a separate zoning code that would also need to be calculated for the number of spaces. Mr. Crable said there are 116 spaces on site itself and 50 spaces offsite that is adjacent to the restaurant which meets both parking code requirements, adding that there is additional parking across the way just in case. Mr. Crable stated that there will not be any new vehicular access to Main Street, all access will come from inside the shopping center. Mr. Crable informed the Board that when they originally developed the shopping center they teed up the utilities needed as well as storm water. Mr. Crable went on to say that Nies Engineering has reviewed the plans and have made comments which have been addressed and are shown in the new set of plans. Mr. Crable said the landscaping will be consistent with the high quality as the shopping center with the same plant palette and quantity, adding that the building will have foundation landscaping on all sides. Mr. Crable went on to say that the building will be similar to the shopping center and with the requirements of the PUD, being constructed with high quality materials; the site lighting will be the same as the shopping center with the same pole and light. Mr. Crable continued to say that the as far as the timeline goes, they hope to start the site work in May as long as it gets the approval from the Plan Commission.

Mr. Immig asked what the outdoor patio will be surrounded by, and if there will be a barrier. Mrs. Lauren Williams, senior design manager for Coopers Hawk, stated that there will be a metal railing with custom trellises so a lot of headlights don't come in. Mrs. Williams added that there will be lights and planter boxes on top that will reflect each season. Mr. Jarvis asked if they will be hiding the bollards, Mrs. Williams replied they would. Mr. Jarvis then asked if there will be a drive-thru or a custom food area outside. Mr. Crable stated there will not be a drive-thru, and that they will have several spaces dedicated for customer pickup orders. Mr. Anderson asked if there will be a retail component. Mrs. Williams stated there will be at the front end near the entrance. Mr. Anderson stated that he notices a monument sign at Main St. at the north west part of the property. Mr. Crable replied yes that was what was previously approved as part of the PUD. Mr. Anderson asked if the building would be sprinkled. Mrs. Williams said it will be fully sprinkled.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:40 P.M.