

**PLAN COMMISSION
STUDY SESSION NOTES
FEBRUARY 3, 2025**

I. CALL TO ORDER

The Plan Commission Study session was called to order at 6:19 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

President Tom Anderson stated that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

B. Roll Call

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

II. COMMISSION BUSINESS

A. Cline Commons, Lot 1 (Proposed: Scooter's Coffee)

General Location: 790 W. Lincoln Hwy. – Cline Commons, Lot 1

Petitioner(s): Grit and Grind Holdings, LLC

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

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

Mr. James Hus, Jr. PE from DVG stated that he was there to present a retrofit of the currently closed BMO Harris Bank, located at 790 W. Lincoln Hwy.; adding that in the audience were Principal Architect Ted Rohn of Rohn Associates and Mr. John Wilson from Grit and Grind LLC. Mr. Hus said that the proposed building is located on Lot 1 of Cline Commons at the corner of U.S. 30 and Cline Ave. Mr. Hus informed the board that they went before the B.Z.A. last year and received a Favorable Recommendation to the Town Council, which was then approved, for a drive-thru business located within the Overlay District. Mr. Hus went on to say that Scooter's Coffee was a well-established brand that was founded in Nebraska in 1998 with over 800 locations nationwide; with the first NWI location in St. John, which was days away from opening. Mr. Hus stated that the name Scooter's fit the model perfectly with customers only being able to "scoot in" and "scoot out"; stores are exclusively a drive-thru business, with no walk up or inside ordering available. Mr. Hus went on to say that the building modifications consist of demolishing the existing bank canopy and eliminating the angular protrusion on the southeast face of the existing building. Mr. Hus continued to say that the roof would be modified but the same rectangular footprint of the BMO building would remain with a protrusion added on the northwest face where the drive-thru pickup would be held. Mr. Hus went on to say that the site itself would be modified slightly for the drive-thru area and to incorporate a screen dumpster enclosure; with a minimal number of parking spaces for employee parking only. Mr. Hus added that Scooter's Coffee would typically operate under a 900 sq. ft. stand-alone building and the 1600 sq. ft. building is over what is actually needed for this property; the intent is to repurpose the backspace for a management office and a small conference room to hold management meetings once the NWI operations grow. Mr. Hus then stated that with the exterior, everything but the outside bank island would be demolished and paved flush with a drive-thru pickup lane and a bypass lane; the developers plan to maintain the exterior island in the event that they found a party who may want to have a freestanding ATM with nothing else to be offered. Mr. Hus went on to say that the drive-thru lane would accommodate eleven queued vehicles within its stripe limits and another two beyond that

before cars cross the property line into the rest of Cline Commons. Mr. Hus then stated that this would be a very adequate amount of space to store vehicles waiting to pick up their coffee. Mr. Hus concluded that in conjunction with this Study Session the team had submitted all these materials as well as a complete engineering set to the Town Engineer which is currently under review.

Mr. Anderson asked if the triangular vestibule of the existing bank would be coming off. Mr. Hus replied that it would be. Mr. Anderson then asked if the drive-thru canopy would be coming down with the possibility of having an ATM. Mr. Hus replied that was correct and that he did not know at this time if there were any partners involved; the goal is to leave the bollards, electric connection and the telecommunications connection, piped into the building to provide power and communication incase. Mr. Anderson then verified that the existing green area would be redone with some landscaping. Mr. Hus stated that with the footprint change they had submitted a landscaping plan. Mr. Anderson then wanted to confirm that the monument sign would be located at the southeast corner. Mr. Hus responded that was correct and it was similar to where the previous BMO monument sign had been. Mr. Hus went on to say that they would be repurposing the connections to light the monument sign and shift it over slightly to the west to comply with ordinance; adding that the previous sign was in a drainage easement and this would rectify that. Mr. Anderson asked Ms. Sulek if the proposed signage was in compliance. Mr. Sulek replied that it did. Mr. Jarvis asked where the dumpster would be located. Mr. Hus replied that it would be to the northeast at the northern corner. Mr. Jarvis stated that one of the concerns that had come up at the B.Z.A. was garbage being blown around; and to make sure the lids be kept closed. Mr. Gorman asked if there would be a bypass lane around the drive-thru on the south side. Mr. Hus replied that the majority of the drive-thru would not have a bypass; the order board would be more or less right at the start, or at least the clearance bar where people would enter the drive-thru but the site did not have a bypass lane. Mr. Gorman asked how the employees would get out. Mr. Hus replied that they would essentially just wait for a lull or go through the drive-thru; and to remember that this is a drive-thru business only with no foot traffic. Mr. Jarvis asked if they intended to serve sandwiches. Mr. Hus replied that the brand has a very light food menu which is similar to Starbucks style offerings. Mr. Anderson asked what kind of hours they would have. Mr. Hus replied they would be open 5:30 A.M. to 8:00 P.M. Mr. Anderson asked what the timeline looked like. Mr. Hus stated that they intended to be back next month for Primary and the following month for Secondary. Mr. Anderson then asked what the time frame looked like to start construction. Mr. Hus replied they could potentially be looking at the end of the year.

B.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 P.M.