

**PLAN COMMISSION
STUDY SESSION NOTES
JUNE 16, 2025**

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, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Councilwoman Robin Arvanitis. Absent was Director of Operations Andrew Hansen. In the audience was Councilman Tom Schmitt.

II. Commission Business

**A. Sherwood Forest Eighteenth Addition, Lot 12
(Proposed: Nottingham Square Offices)**

General Location: 1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 12

Petitioner(s): CSK Architects – Scott Goodwin

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

Mr. Scott Goodwin from CSK Architects represented the petitioner. Mr. Goodwin said that he was deferred from the previous plan commission meeting because there were some revisions to the existing bank building. Mr. Goodwin stated that one of the few changes was to remove the parking around the drive-thru area and place heavy planters around the perimeter on the concrete to act as barriers. Mr. Goodwin went on to say that there would be an ingress/egress point at the backside of the drive-thru with a concrete ramp going onto the asphalt. Mr. Goodwin added that there would be a 4' high fence around the perimeter as well. Mr. Goodwin stated that they would no longer be putting up brick to enclose that space as previously proposed; and that it would be an open space with a fence enclosing it and planters to protect customers. Mr. Goodwin then added that the existing canopy would be staying as is.

Mr. Jarvis asked if the planters would be heavy. Mr. Goodwin replied that he hoped to have them made of concrete so they would become a barrier. Mr. Jarvis then asked if they would be a form of bollard. Mr. Goodwin responded that they would not be anchored to the ground but would be heavy enough that they do not blow over. Mr. Jarvis asked if the fence would have a steel pipe. Mr. Goodwin replied that it would be a metal fence that would act as a bollard as well; adding that it was an aluminum decorative fence to act as a barrier but not as a drive-thru barrier that is what the concrete was for. Mr. Jarvis then asked if the drive-thru lane would stay how it was currently. Mr. Goodwin responded that it would be staying as a way to drive around the building. Mr. Goodwin went on to say that there is an existing lane going across the US 30 side and southern side of the bank. Mr. Goodwin said that the drive-thru area would have a wood plank that would go over the islands to act as a deck area. Mr. Jarvis then asked what would be the use of the building. Mr. Goodwin replied that the intended use would be a spa and that this area would act as a place to relax. Mr. Goodwin went on to say that customers could receive a massage and then go to this outside area to refresh, have some water, and cool down. Mr. Jarvis asked if there would be heaters inside the area as well. Mr. Goodwin replied there would not be any at this time and that this would be when the weather is decent and would be closed during the wintertime. Mr. Kouros asked if the building would just have a single use.

Mr. Goodwin replied that was correct, and that the side of the building that was used for a lawyer would be where customers sign-in; there would be lockers, bathrooms, and that the office would be located in this part. Mr. Goodwin went on to say that the side that was a bank would be a spa with a jacuzzi, heating booths, massage tables, and so forth. Mr. Jarvis asked if the fencing would be mounted into the asphalt or concrete, or if it would be embedded to the posts. Mr. Goodwin replied that if they put wood blocking to fill the area between the islands it would be anchored into the islands depending on where the posts sit.

Mr. Gorman asked if it would be an elevated platform. Mr. Goodwin stated that it would be because it would go 6" or 8" up to level with the concrete island where the tellers sit on; they would smooth it off with the top of that and that the planters would be on the outside at asphalt level. Mr. Gorman said to the board that they would probably need details on the planters for safety reasons. Mr. Goodwin stated that the ones he had found were 18" tall x 4' wide x 18" deep but that he has not received approval from the owners on them yet. Mr. Anderson stated to be sure to have more details on them for the public hearing.

**B. 1101 W. Lincoln Hwy. (Proposed: 2-Lot (C-3) Highway Commercial & (R-3) Subd.)
Sunset Plaza Addition**

General Location: 1101 W. Lincoln Hwy.

Petitioner(s): Norma Herrera

Represented by: DVG Team, Inc. – Doug Rettig, PE

Request: 2-Lot (C-3) Highway Commercial & (R-3) Residential Subdivision

Mr. Doug Rettig, PE from DVG Engineering represented the petitioner. Mr. Rettig stated that the front of the building had been vacant for some time and the owner has had some different thoughts on what she wants to do with that side. Mr. Rettig went on to say that the main floor was zoned commercial with a couple apartments above that on the second floor. Mr. Rettig continued that the existing building in the back was a smaller garage type building which currently has an apartment upstairs. Mr. Rettig stated that they were only seeking subdivision approval at this time and that they would come back for site plan approval. Mr. Rettig said that the process began because the owner had a laundrymat idea for the commercial space but has changed her mind. Mr. Rettig stated that they would leave the front building the way it was currently for the time being, and would like to remove the back building someday down the road to build a new 4-unit apartment building. Mr. Rettig said that right now they were just seeking subdivision approval and that anything else requiring site plan approval would come down the road. Mr. Anderson asked if the building had previously been a cigar bar. Mr. Rettig replied that it was a vacant building located at the corner of Sunset Blvd. and U.S. 30; it already has two different zones, (C-3) Highway Commercial and (R-3) Residential Multi-family. Mr. Rettig went on to say that R-3 does allow 4-unit buildings and that the lot was big enough to meet the minimum dimensions. Mr. Jarvis asked if Lot 2 was currently zoned R-3. Mr. Rettig replied that was correct.

Mr. Gorman stated that he had noticed on Lake County GIS that the property lines go to the center of U.S. 30 and Old Lincoln Hwy; then asked if they were both being dedicated. Mr. Rettig responded that U.S. 30 was currently dedicated and Old Lincoln Hwy would be dedicated. Mr. Rettig continued to say that they were platting the property because of the proximity of the building to Sunset Blvd, and that it was decided early on that they would leave that the way it was. Mr. Rettig then stated that the proposed plan showed the water main because both of the existing buildings have sewer and water from the water main on the west side of Sunset Blvd. Mr. Rettig went on to say that because the pavement on Lot 2 was almost to the property line, they would add a 10ft. easement. Mr. Anderson stated to come back for the public meeting.

III. Adjournment

There being no further business, the meeting was adjourned at 6:16 P.M.