

**MUNSTER PLAN COMMISSION**  
**MINUTES OF SPECIAL BUSINESS MEETING**  
Meeting Date: October 29, 2024

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conferencing application.

**Call to Order:** 7:30 pm by President Baker

**Pledge of Allegiance**

**Members in Attendance:**

Bill Baker, President  
Rachel Branagan  
Joseph Hofferth  
Jennifer Johns (Zoom)  
Jonathan Petersen  
Roland Raffin, Vice President

**Members Absent:**

George Shinkan

**Staff Present:**

Sergio Mendoza, Planning Director  
Jennifer Barclay, HWC Planner (Zoom)  
David Wickland, Attorney  
Denise Core, Administrative Assistant

**Approval of Minutes:**

**August 13, 2024, Draft Minutes**

**Motion:** Vice President Raffin moved to approve the August 13, 2024, minutes

**Second:** Commissioner Hofferth

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carried.

**September 10, 2024, Draft Minutes**

**Motion:** Vice President Raffin moved to approve the September 10, 2024, minutes

**Second:** Commissioner Hofferth

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carried.

**October 8, 2024, Draft Minutes**

**Motion:** Vice President Raffin moved to approve the October 8, 2024, minutes

**Second:** Commissioner Hofferth

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carried.

**Preliminary Hearings:** None

**Public Hearings:**

President Baker introduced agenda item **PC24-010 DEVELOPMENT PLAN REVIEW: Jim Glascott with WT Group, for Munster High School John E Friend Athletic Complex is proposing a reconfiguration and improvements to the baseball and soccer fields at 8823 Columbia Avenue.**

Director Mendoza reported that the School Town of Munster is looking to update their baseball and soccer fields; they are planning to overlay the soccer field over the existing baseball diamond and use artificial turf. He said their initial proposal identified bleachers near the residential properties but it appears that they have removed those bleachers near the residential properties from their plans. Staff is recommending landscaping requirements that are above the minimum requirements in the area adjacent to the residential property as outlined in the staff report. He asked if Ms. Barclay, our on-call planner, had anything to add.

Jennifer Barclay of HWC stated that as Director Mendoza reported, the only thing staff is recommending is to have a dense buffer, or a fence, between the 2 existing sheds to buffer that field. She concluded by stating that everything else was compliant.

President Baker asked if there were any questions for staff. There were no questions. He asked if there was somebody to speak on behalf of the petitioner on this issue.

Sean Begley, of 9770 Indiana Parkway introduced himself as the Director of Operations at the School Town of Munster. He said he wanted to explain why they planned this project. He said Munster High School shares athletic facilities so it is a limited space. The artificial turf is more durable so this would give them a more flexible space where they would be able to use it as a practice facility for our soccer team, a baseball outfield for our baseball team, and they could also use it as a football practice field should the need arise. They'd also like to have the same practice surface that our soccer team is using. Since they made updates to the lighting system at the main high school football field, soccer has moved over to playing their games on turf. He said they have had several cancellations with baseball in the spring due to drainage issues with the grass. He concluded by stating that researched this, they visited Valparaiso High School which has a similar setup; Cranford High School in New Jersey also has a similar setup, and that is how they came to this idea. He turned the presentation over to Ed Wright, their architect.

Ed Wright of LA Architects, 9770 Indiana Parkway, introduce himself. He stated that they have tight timeline to accomplish this project. They need to get an engineering review after this. They are hoping to be able to begin demolition and excavation ahead of that to maintain a schedule. We're trying to have the project completed in the spring so baseball doesn't lose any games. He stated that they are adding a significant amount of detention to the project. Where there is currently storage capacity underneath the field, they will be expanding that storage volume for this project and a parking lot project they may move forward on in the future.

President Baker asked where in this concept are they planning a future parking facility in this particular location. Mr. Wright answered that they are considering the north side. He said that that's not part of this application which is just focused on the field. He said they are looking to do a parking project in the future, that is something they will apply for but they are adding detention volume in case we do that.

President Baker asked how the overlay of the baseball and soccer fields would be positioned. Mr. Wright referenced the drawing on page 3 of the staff report. He said the soccer field shifts to the northwest in order to keep it away from the homes and fit the full length of the field; that is the reason for the awkward geometry there.

Commissioner Hofferth asked for clarification that this baseball/soccer field would be used just for soccer practice but all the games would all be played on the football field. Mr. Begley stated that was correct, however, there may be one time during the year when they have a tournament and bring teams in. They would use all three fields, including another practice field just to the east of the football field that could be used for a contest, but the primary use is for practice.

President Baker asked for an explanation of the lines drawn on the plans that do all the way to Columbia Avenue. Mr. Wright stated the lines in question are dimension lines which is not part of the soccer field layout. He pointed out the corner kicks that are part of the soccer field layout where they jut out of the baseball field. He added that the fencing there is movable; for baseball, there would be temporary fence there that would move out of the way.

Commissioner Hofferth asked if they planned to bring in a temporary bleacher system if there was a tournament. Mr. Wright stated that they are not at this time; they understand that is going to be a bigger process and they will spend time developing that.

Vice President Raffin asked how the project team is addressing the grade in the area, including the drains, to make sure there will be no ponding along the fence lines on the east side by the homeowners.

Jim Glascott, Civil Engineer from the WT Group, 9770 Indiana Parkway, introduced himself and stated that they are providing a series of inlets along the perimeter of the outfield that's going to be piped into an underground detention system which is called a storm tech system. He said it is plastic and it works really well in an application like this. It is cheaper, it's quicker, and it works for the schedule. In answer to questions from Commissioners about the release time and location, he stated that they are going to the new system under right field. He said the existing system is just to the south of the first base line. Both of those systems are going to tie into the existing storm sewer that drains down to the pond to the south of the practice field that then ultimately discharges into the creek along the south side of the site. Everything's going to go directly to the creek. He said they are sizing this system based on the (Town) code that allows .2 cfs (cubic foot per second) per acre of disturbance. He said they analyzed to make sure that they are not increasing the amount of flow from the overall site so they are reducing from approximately 32.19 cfs to 31.54 for the overall area which is basically the entire sports complex. He concluded by saying it all comes into the underground detention system and pipes out to the existing storm sewer up the east side of the practice field and then down to the existing pond.

In answer to questions from Commissioners, Mr. Glascott described in greater detail how the drainage and collection system is designed to work across all surfaces including the turf and explained the specific calculations used.

Commission Petersen asked for details on the landscape stock indicated on the plan. He asked how much community outreach has been done by the school on this proposal. He asked if they had talked to the people on the east side of the field. He stated that he is on the Town Council and one of the things that we do is, when we are offering to do things that might have an impact on people, we have done things like send officers out to survey the neighborhoods and engage in more robust process of seeking community input than just what's done here. He asked the petitioners if they would be willing to do that. He added that some of same residents from the first meeting were in attendance again.

Mr. Wright stated that they did meet with the residents after the previous hearing, they discussed the project and heard some of their concerns with the bleachers, they discussed what they are doing with the drainage. They met at the time for about 15 or 20 minutes and had no further communication.

President Baker asked staff how they would describe the landscaping requirements including irrigation. Ms. Barclay stated that the staff's recommendation as a condition of approval is for a buffer along the street side. She confirmed the recommendation does not include buffering on the east, residential side. Several Commissioners voiced their opinion that that would be a missed opportunity.

The petitioners stated that no additional plantings or irrigation is planned since they are generally keeping the same footprint but they would try to accommodate what is required.

President Baker opened the Public Hearing.

Laura Stuart of 1209 Fisher Street said she has lived there for about 22 years. She said when you talk about trees, they need to remember that there are wires right above that east side. If you do fast growing trees, you will have to contend with the wires. She said they planted them on their side of the fence to buffer, because, until this year, the lights had shown for 2 blocks over there so they are trying to buffer the sound and the light. She said the existing drainage that ties to the retention pond has a restrictor on it; it is not a big line, so they will probably have to put a bigger line in on that side to drain anything you're going to put in. She said the school has not been a good neighbor; they get a lot of sound, lights, and garbage. She said they haven't been good about maintaining what's there. When they redid the field years ago, the fence, not the chain link, is busted all over, she is concerned that they don't maintain what they already have so how will they handle this. She said they will probably push this through and add the bleachers. She said there is filthy music played very loud. She concluded by stating that she has tried to address problems with the school directly.

Director Mendoza clarified that if the school wants to add bleachers at some point, it would be a modification to the development plan, and they would have to come back and do this process again.

Vice President Raffin advised that the School Board has meetings and that would be a great place to voice these concerns. He added that the new Superintendent was in attendance and is engaged in the community.

President Baker asked if anyone else wished to speak.

Brett Heller, 9932 Margo Lane, said he is both a resident and Superintendent for the School Town of Munster. He said they are in the process of getting bids to replace the fence that runs adjacent to their neighbors. He said they think that it's going to be better for our kids in terms of safety. The drainage is a problem, if you've ever been on that field when it's raining, it is a pond in the baseball outfield so this is going to be a much better project for our kids and for our community. He concluded by saying they are hopeful to get started on this project, if this doesn't get passed tonight and to the School Board at the special meeting tomorrow, it will be a full calendar year before they will be able to do this project. He stated that will come at a significantly higher price to run this project. It is ultimately taxpayer dollars to run this project and they are getting a very good price right now to do it.

President Baker asked if anybody else from the public would like to speak on this petition.

John Goralczyk of 1144 35th Street stated the soccer field goes east and west. He said he hopes the east side will be for visitors because the sun is going to be in their eyes. He said he doesn't know why they are changing it, but probably 95% of the fields that are out there now are north and south. He said he wants to know about plans for a parking lot which would go up against his property and plans for bleachers. He wants to know how those are going to affect the residents.

President Baker said the parking lot and bleachers are not part of this process; when the school want approval for those, they will go through this process again. He asked if anyone else from the public wanted to speak. When no one responded, he closed the public hearing.

Vice President Raffin said they need to work with staff to go through all the engineering approvals to make sure the water stays on school property. We don't want any kind of water running and affecting the neighbors whatsoever, so as the project team is doing their design calculations regarding retainage and water circulation of this property, we will make sure it drains properly and within the limits of the code for the water drainage. He said the landscape looks nice but he urged them, as Commissioner Johns did earlier, to take a look at the right field and right center areas. If there are areas to add some arborvitaes to give some shielding from the neighbors to the east, that is a good neighbor policy. He thanked them for their commitment, fixing the fence down the east line and addressing neighbor's concerns about its maintenance is appreciated. He stated that he has done these fields before and understands the drainage and how this field works; it's a great addition for the School Town of Munster kids. They give you a long spring season that could be really wet, and a fall season that is cold and rainy and you're playing on a muddy field. He concluded that is a good project and one that the Plan Commission should support. He made a motion for approval. Commissioner Hofferth seconded the motion.

Commissioner Petersen stated he was a student who played on these fields and is also a member of the Town Council. He said he was concerned that the engineers have slapped this together in a hurry to get it in front of this Plan Commission, and he is concerned that promises are being made to pacify the concerns of these neighbors. He said this should be set aside for a month.

Vice President Raffin said the delay of a month on this project will be a delay of a full year. He explained the construction timeline needed to complete the project before the spring season since the spring season will start the spring, summer and fall athletic schedule. If the project is not started now, it will have to start after the fall season a year from now. The cost of the project will not go down and will cost us (the taxpayers) much more money a year down the line.

Commissioner Petersen said the School Town of Munster has not shown they are a good neighbor to these residents. He made a motion to amend Vice President Raffin's motion and set this over for a month and encourage the School Town to engage with these residents in a more thorough engagement that involves polling the community that borders this area and ensuring that the concerns of these neighbors are being addressed.

President Baker told Attorney Wickland that there is motion and a second. He asked if a motion made by one Commissioner can be amended by another.

Vice President Raffin stated that he is the only one who can amend his motion. There was some discussion on the rules the Commission follows in a case like this.

Commissioner Johns asked for clarification on the implications of delaying the project a month, whether it can be started later or the cost could be locked in. She said she wants to understand the impact of a delay on the taxpayers.

Vice President Raffin said the delay of a month on this project will be a delay of a full year. He explained the construction timeline needed to complete the project. There is a certain window to get it open before baseball starts in the spring and continues through summer camps, and then the fall schedules begin. If the project is not started now, it will have to start after the fall season ends a year from now. The cost of the project will not go down and will cost us (the taxpayers) much more money a year down the line.

President Baker said there is a motion and asked if there was a second to Commissioner Petersen's amended motion. There was not a second. President Baker announced that the amended motion fails for a lack of a second. He asked Mr. Wickland if they would go back to the original motion or would they start over.

Attorney Wickland said they will go to the original motion.

Vice Chairman Raffin suggested before a vote is taken, since the petitioners are present, they may be able to address Mr. Petersen's concerns.

President Baker said they could make that part of the discussion. He asked Commissioner Petersen if there were any additional items that he has been made aware of that are of concern from the constituents regarding this project that had not yet been voiced under this hearing.

Commissioner Petersen said he doesn't know because there has been no community outreach.

President Baker said (Commissioner Petersen) doesn't think they went after it in a manner that he would see as the most beneficial.

Commissioner Petersen stated that 15 min after the last meeting is not sufficient.

President Baker asked if there was any other discussion as it pertains to the motion and the second. There were no comments. He stated we have a motion and a second and asked Director Mendoza to take the vote.

Commissioner Branagan abstained from voting explaining that she is an employee of the School Town of Munster, Commission Hofferth voted yes, Commissioner Johns voted yes, Commissioner Petersen voted no, Vice President Raffin voted yes, and President Baker voted yes. President Baker asked Director Mendoza to confirm the result.

Director Mendoza stated there were 4 affirmative votes, 1 nay vote and 1 abstention. He confirmed with 4 affirmative votes the motion passes.

Vice President Raffin addressed the School Town attendees and asked that they make an effort to involve the community more in future projects. He said they were not changing the footprint very much on this project but when adding a new parking lot and lights, it would be much better than waiting until the ninth hour before construction season ends.

President Baker addressed Director Mendoza and asked what was necessary to make sure any new projects that come in before the Plan Commission go through a preliminary hearing, so they can vet some of the concerns prior to the public hearings. Director Mendoza answered that the existing zoning code would need to be amended; there is a section number that we can list on the agenda for next month; we would cite and reference that code and propose an amendment to allow or require a preliminary hearing for all proceedings. Commissioner Petersen asked if this could be part of the technical corrections to the zoning code they have been working on. Director Mendoza said it could but if the Commission would like to address that sooner, it would have to occur under the current zone code. Several Commissioners stated that there had always been a preliminary hearing and that changed suddenly. Director Mendoza stated they are correct and that is common practice, and in his experience, that site plans do go to a preliminary hearing initially but the current code reads that it goes to a public hearing unless it is part of an amendment to a PUD.

**Motion:** Vice President Raffin moved to approve PC Docket No. 24-010.

**Second:** Commissioner Hofferth

**Motion:** Commissioner Petersen made a motion to amend Vice President Raffin's motion and set PC Docket No. 24-010 over for a month.

**Second:** None

Motion failed for lack of a second.

**Motion:** Vice President Raffin restated his original motion to approve PC Docket No. 24-010

**Second:** Commissioner Hofferth

**Vote:** Yes – 4 No – 1 Abstain – 1. Motion carried.

Commissioner Branagan abstained citing her employment with the Schol Town of Munster.  
Commissioner Petersen voted No.

**President Baker introduced agenda item PC Docket No.24-011 DEVELOPMENT PLAN REVIEW: Devarshi Patel, property owner, is proposing demolition of the existing bank structure and construction of a 2-story 12,664 square feet Medical Office Building at 10020 Calumet Avenue.**

Commissioner Petersen stated that he had represented the owners previously in his legal practice so he would recuse himself and step out of the room and return shortly.

Director Mendoza reported this is the site south of Cafe Borgia, just north of the immediate of the new immediate care center. Staff has overlaid the proposed development on the existing site. The existing site consists of the former BMO Harris Bank. They are proposing a 2 story, 12,644 square foot medical office building. He turned the presentation over to Ms. Barclay, our on call planner, to see if she had anything to add.

Ms. Barclay referenced the site plan in the staff report stating that the existing structure is more towards the middle of the site that is being demolished; they are adding the building in that corner of the site along Calumet. To be more in line with the architectural standards, the parking would be in the backside but they will have like a canopy entrance towards the parking lot. She said there is sidewalk on the plan. Adding that there is some existing sidewalk but they're adding it all the way around the site and around the building. The dumpster is located on the north side, there is handicap parking in the front of the

building. They have plenty of parking spaces. She said there is quite a bit of landscaping for the parking area as well as the site itself and along the streets. She asked if there were any questions.

President Baker asked if this building was aligned with Cafe Borgia and the buildings to the north, as it relates to the setback from Calumet Avenue. He said he is looking at the plan, and the answer is no, so his follow up question is why. Vice President Raffin said it is pulled out so much farther than the other buildings that it changes the visibility of Cafe Borgia as an owner and their streetscape to the north. Director Mendoza stated that the proposed location of the medical office building is in compliance with the current code; Cafe Borgia was probably developed under the previous code, and so they would if they wanted to move the setback on that, they would have to ask for a development standard variance. President Baker said a redevelopment site then goes to the new code, even though it doesn't align with all of the structures surrounding it. Director Mendoza said that is correct.

Vice President Raffin asked Director Mendoza why we have a possible stacking issue by having the curb cut off Hagburg Drive instead of just one entrance off of Don Powers Drive, coming in and out that way similar to what Café Borgia has now. Director Mendoza answered that they are utilizing the existing access.

President Baker asked if there was someone to speak on behalf of this petition.

Don Torrenza of Torrenza Engineering at 907 Ridge Road said he is the design engineer for this project. He stated that we were applying the current zoning classification and where the building should sit. If it is pushed to match with Cafe Borgia, there will be a loss of parking.

Commissioner Branagan asked about parking. Mr. Torrenza said they are in excess of parking right now. They have 110 parking spaces, 109 are required.

Vice President Raffin asked why they are not receiving the architectural plans and drawings. He has the renderings but doesn't see the cut sheets showing like building materials like the makeup of the walls. He said he doesn't have a full architectural set, nothing that points out to him what this building is going to look like. He doesn't know if it is aluminum siding underneath the tent sign, if it is fake brick or stone.

President Baker asked Director Mendoza if there was a signage plan; he sees signs on the renderings. He said this is obviously a multi-tenant building. He is assuming that the sign specs meet code since they were included. Director Mendoza said the signs were not validated to this point; they would need to comply with the current sign code. President Baker said within a development plan there is usually a signage plan that shows whether or not they want a monument sign, where they are locating the signs, the size, whether they are backlit, how they will be laid out. Director Mendoza said there was not a monument sign on the renderings.

Vice President Raffin said for buildings like this, they would often ask that material samples be brought in. he said it seems like things that used to be done are falling by the wayside like what the façade will look like and the building materials being used. Director Mendoza said we can add to the checklist that is used in the application package for submittal. Commissioner Branagan said she would like more detailed elevations.

President Baker asked Mr. Torrenza if there were rooftop units. Mr. Torrenza said he would rely on Mr. Rossman, who is the General Contractor, to answer.



Mr. Rossman of ICS at 11035 Broadway, Crown Point said they are the general contractors and designer of the building, not the architect, though. He stated that they would use all masonry for this project, the brick is 100% masonry, and there is limestone, or some type of similar stone to represent a limestone material, on the elevations. He said the original building material was meant to be Nichiha material on the black areas but that is not allowed so they are moving to a metal panel system that does comply. He said there would be rooftop units on everything so there would be no mechanicals on the ground whatsoever. President Baker said the required screening for those mechanicals is not shown; he asked for the number of rooftop units. Mr. Rossman there about 10 and they are about 5 feet. President Baker said those elevations need to be included to show how they will look from the street. There was further discussion on the awning system which is a solar shade and an architectural detail. When asked about the interior layout, Mr. Rossman said there are no tenants yet so it is a spec building; the building is a wide-open space.

Vice President Raffin asked there are architectural drawings or just renderings and a site plan. Director Mendoza answered that is what we received. Mr. Rossman said the architectural drawings are not 100% complete and that's why they don't have them here.

President Baker asked if the engineer has reviewed the stormwater. He asked Director Mendoza if the Town had an engineer on staff and, if so, who. Director Mendoza answered it is SEH. President Baker said we should have some response from them to say that it meets all the codes and the concerns; it would be nice to have that covered just make sure that the fundamental things are not overlooked while they look at the elevations. Director Mendoza stated that we will pull the Site Review meeting notes or minutes and see what discussion occurred with respect to engineering.

President Baker asked about the sidewalks. It was confirmed they will go all the way around.

Vice President Raffin asked if they would have the parking numbers for the next meeting and he would encourage them, if they are way over in spots, to have more green space or possibly align the building back a little bit farther off.

President Baker said, for aesthetics' sake, if a variance is going to be needed, we should have that conversation as well. He addressed Director Mendoza saying if they are doing a zoning code overview, this is one of things that should be flagged. When a redevelopment is planned in the middle of 14 buildings, you don't put one building closer to the street while all the other ones sit back. Director Mendoza agreed, adding that there are ordinances that allow for variation to the code but this one does not. President Baker asked Director Mendoza to let him know if he can be of assistance.

President Baker opened the public hearing.

Karen Jesso from Cafe Borgia at 10018 Calumet Avenue said she wanted to just go down a list of concerns here. She said she doesn't need any answers, just concerns about this project which they are very happy to have next door to us. She said she is sure that the easement that butts up against them is up to code. She doesn't know the size of their lot; she is on an acre and theirs must be much bigger than an acre, because they are going to have a 12,000 square foot footprint, 25,000 square foot building. She said that lighting and security was a big benefit that the bank provided; she is hoping that there is going to be plenty of lighting there, because we're getting a lot of people now that are traveling into Munster from even the State of Illinois and it's getting very busy on the medical campus. She wants to make sure

that lighting is a consideration. She would like to see a construction timetable, the different stages, when they will start and when they anticipate they might be finished since it might affect their operations. She said they should give a lot of consideration to giving up parking spots since, on that medical campus, parking is a very big problem, especially when there's a huge funeral, or a weekend when they and the other businesses are very busy. She said as long as they do a quality job on the architecture, it might make it a little more interesting if the buildings setbacks were staggered. She said she was concerned about the dumpster, which will be on the north side by their patio. They have dealt with this with the McMahon office building and now that they have medical tenants, they have hazardous waste. She wants to make sure that it's up to code and not dealing with the problem here. She said with 110 parking spaces, single-entry access to the parking lot would not be sufficient depending on the number of units, the hours of operation, and the number of employees. She was wondering how it would affect our business if they needed more parking and start spilling over into her parking, especially on the weekend. She said she was assuming that the green space they were thinking of selling is going to be parking. She said another concern was a hard-line blockage on the south side of her building, which would be around where their dumpster is; Mechanical concepts came out with some X-ray technology and there is asphalt under hers and probably under this lot as well, she wants to make sure that they do a quality job with the plumbing so that it doesn't affect her. She said they had been told by Munster Police that parking on the street is legal; she doesn't think that would change with this project. She would also like to know the height of this building. She concluded by saying that they are very happy to be very happy to have this next door.

Commissioner Petersen returned to say this is a very busy time of year and, unfortunately, he has been summoned to another activity, so he has to depart.

President Baker asked if anyone else would like to speak in the public hearing. There was no response. He closed the public hearing.

Vice President Raffin said he would like to table until the next meeting; he'd like to see the architectural drawings that the petitioners said were almost finished. He thanked Café Borgia, as a neighbor, for giving their feedback tonight. He added that the dumpster is located really close to their parking lot and that is a horrible location to have a dumpster. When he is sitting outside, which he frequently does, since I walk in my neighborhood over to Café Borgia to sit in the patio in the summertime, he really doesn't want to sit in the patio and see the dumpster right behind his or smell the dumpster or be anywhere near that area close to a restaurant. Mr. Rossman said one of the reasons we located it there was it gives dumpster access for the building people to use it and for the dumpster to be serviced. He added that this is a full masonry enclosure, with the gate, and a side man gate. Mr. Rossman said that they were told to move it to this location. Ms. Barclay said the problem is that this lot has 3 fronts and code does not allow dumpsters on the fronts and this has 3 roadways so there are 3 fronts. President Baker said in a case like this they will need to consider options.

President Baker said the curb cut coming off Hagburg is the only ingress egress, and they are looking to add another one off of Powers. Vice President Raffin said he would encourage the Powers Drive one to be the primary and to close the Hagburg one. Commissioner Johns agreed.

Vice Chairman Raffin restated his motion to table this until architectural drawings are complete and include elevations, building material samples are presented, a signage plan is submitted, review of the entrance and locations, calculations from the town engineer and stormwater, and a review of the parking number and setback.

**Motion:** Vice President Raffin moved to table PC Docket No. No. 24-011 until the November 12 meeting adding that they need architectural drawings are complete and include elevations, building material samples are presented, a signage plan is submitted, review of the entrance and locations, calculations from the town engineer and stormwater, and a review of the parking number and setback.

**Second:** Commissioner Branagan

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

#### **Findings of Fact:**

**President Baker introduced agenda item PC Docket No.24-008 DEVELOPMENT PLAN REVIEW: Jeanne Armando of MRV Architects, Inc received approval of a Development Plan for the exterior renovation including parapet walls, exterior finishes, signage, landscape island to control drive thru flow, and upgraded drive thru equipment for Taco Bell at 7949 Calumet Avenue**

**Motion:** Commissioner Branagan motioned to approve Finding of Fact PC Docket No. 24-008.

**Second:** Commissioner Hofferth

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

Mr. Torrenga asked when all the documents are due since this was a special meeting. Mendoza said the next meeting is November 12, 2024. Mr. Torrenga said he could have been working on these documents if he had known earlier. President Baker said that a preliminary hearing would have been helpful but was not required for this petition.

#### **Continued Discussion Items/Other Business:**

**President Baker introduced agenda item Study Session: PC24-007 PUD AMENDMENT: Andrew Qunell of VRQ, LLC representing Power's Health is requesting an amendment to COMMUNITY HOSPITAL PLANNED UNIT DEVELOPMENT to add a CHP (CoGeneration Unit) to the northeast side of Community Hospital located at 901 MacArthur.**

Director Mendoza reported that they met on site; they have provided the staff with the requests from the Plan Commission, which included the other cogeneration sites as well as a sound study and a screening plan. This was the information requested by the Plan Commission 2-3 months ago for consideration or discussion by the Plan Commission.

President Baker asked if there was anyone to speak on behalf of this petition.

Andy Quinnell of 1938, Martha Street, Munster, Indiana stated that they have provided sound study; they met with Mr. Mendoza, Dr. Hofferth and Ms. Johns on site to demonstrate the sound. He said the existing chiller that sits there now is almost at 55 dbs, and that's what this unit will be making. He has also provided the updated screening plan which screens the entire unit, you can no longer see any part of the unit behind that. He said they have added a screen wall above the wall that they are installing there. He added that if you were to pull up to it after it's installed, it will look very similar to what it is now; it will jut out a little further from the building.

Director Mendoza clarified that this is an amendment to the PUD, they are adding an additional use that is not listed on the original PUD. They are requesting to include that use we and just go ahead and put a screen wall up. They are requesting that this be set for public hearing.

Commissioner Branagan asked about the screening options and materials. Mr. Qunell answered that the metal panel is structural and that is the one they're going to be using

Commissioner Hofferth asked is the majority of the noise from this unit is from the base or the top. Mr. Qunell said it is more from the base.

**Motion:** Commissioner Johns moved to send PC Docket No. 24-007 to a Public Hearing.

**Second:** Vice President Raffin

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

**Next Meeting:** President Baker announced the next regular business meeting will be held on November 12, 2024.

**Adjournment:**

**Motion:** Vice President Raffin moved to adjourn.

**Second:** Commissioner Branagan

**Vote:** Yes –5 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 9:07pm

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President Bill Baker  
Plan Commission

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Date of Approval

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Executive Secretary Sergio Mendoza  
Plan Commission

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Date of Approval