The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, May 18, 2026, in the Council Chamber, 2nd Floor, 5925 Calumet Avenue, Hammond, IN 46320, and via www.Zoom.us, at 6:00 p.m.

President Button called the meeting to order at 6:00 p.m. President Button led the Pledge of Allegiance. President Button called for the roll call.

PRESENT	ABSENT	ALSO PRESENT
Roger Brock (IP)	Marcus Taylor	Brian L. Poland, AICP
Dean Button (IP)		Director of City Planner
Thomas Dabertin (IP)		
Michael Dye (Z)		Tom Novak
Michael Opinker (IP)		Asst. City Planner
Thomas Kazmierczak (IP)		
Ronald Sims (IP)		Shannon Morris-Smith
Daniel Spitale (IP)		Recording Secretary to the Plan Commission
PRESENT – 8	ABSENT – 1	QUORUM

APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the February 17, 2026 meeting. Mr. Dabertin so moved, seconded by Mr. Opinker. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Dean Button/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

OLD BUSINESS

There was none.

NEW BUSINESS

CP-26-05 Petition of UESCO Industries, Inc. to Reclassify Property at 5009 Calumet Avenue from S-2 Institutional District and I-2 Manufacturing District to I-2 Manufacturing District to Construct, Operate, and Maintain an Overhead Bridge Crane Manufacturing Facility Located at 5009 Calumet Avenue within the City of Hammond, Lake County, Indiana

President Button asked if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

Mr. Poland noted for the record that CP-26-05 was new business. The case was listed in error under old business.

Jack Ferrino, 219 Development Services, Inc., 7135 Indianapolis Boulevard, Hammond, IN 46324, represented the petitioner. Mr. Ferrino stated the request was for a rezoning to construct a new 70,000 SF manufacturing facility. The facility would manufacture overhead bridge cranes. The project would be a twenty-five million-dollar ($25,000,000) development. There would be approximately one hundred (100) accessible jobs available to the community. Examples of the jobs available would include: Fabricators, Electricians, Service Technicians, Engineering Sales, and Office Staff. In addition, there would be an eight (8) step cross training program, benefits, and training through CAIC. Mr. Ferrino further stated the company was moving from Alsip, Illinois and was a fourth-generation company. The petitioner requested a favorable recommendation to rezone the property.

Mr. Poland stated for the record that the property located at 5009 Calumet Avenue was a recently created tax parcel. The property was currently owned by the Sanitary District. The property line was drawn along the Grand Calumet River to protect the flood plain and the force main that was in the area. Part of the property was currently zoned I-2 and S-2. UESCO and 219 Development Services have a development agreement with the Redevelopment Commission. The transfer of the property ownership from the Sanitary District to the Redevelopment Commission and then to UESCO was still in agreement. The development agreement allows Mr. Ferrino to petition the Plan Commission on behalf of UESCO.

President Button asked if there were any questions from the Commissioners. There were none.

President Button opened up the public hearing.

Lester Stokes, Owner, Bethel Church of God in Christ, 815 Michigan Street, Hammond, IN 46320
-Attended the meeting for clarification

President Button closed the public hearing.

President Button asked if there were any additional questions from the Commissioners. There were none.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

BACKGROUND
The petitioner, Uesco Industries, Inc, has a development agreement with the Hammond Redevelopment Commission and the City Council. 219 Development is the representative for Uesco. The subject property is a recently established tax parcel from three existing tax parcels owned by the Hammond Sanitary District. The intent is to transfer the property from the Hammond Sanitary District to the Hammond

Redevelopment Commission who, in turn, will transfer the property to Uesco Industries, Inc. Uesco will develop the property as an overhead bridge crane manufacturing facility.

The request to rezone is to have a consistent I-2 zoning district. Currently two of the three predecessor parcels are correctly zoned I-2. The primary predecessor parcel is currently zone S-2.

The development plan is still under review and no developmental variances are expected. The property is also subject to subdivision plat approval to create the lot, establish access easements for the Sanitary District to access their remaining property on the east, and address any other land matters.

SUBJECT PROPERTY AND ADJACENT PROPERTIES, PRESENT USE AND ZONING CLASSIFICATION

The subject property is currently zoned S-2 Institutional and I-2 Manufacturing. The property on the west side of Calumet Avenue is a private elementary school and open space zoned S-2 Institutional. The property to the north of 150th Street is S-2 Institutional for the Fire Station and R-1U for the existing residential neighborhood. To the east the property is I-2 for the industrial area on the south side of 150th Street and S-2 for the Sanitary District's retention pond and service buildings. To the south, it is the Grand Calumet River north bank and flood plain area that will be retained by the Sanitary District and keep its S-2 Institutional zoning.

ANALYSIS

State statue identifies five criteria to be addressed when considering a zoning petition.

1) Comprehensive Plan
The subject property is located in Planning District II North Hammond Planning District. The City of Hammond's 2003 North Hammond Neighborhood Plan amendment to the 1992 Comprehensive Land Use Plan recommends the subject property to be Institutional, Open Space, and partially industrial which was intended to reflect the status quo of the Sanitary District's usage of the property and to protect the sensitive nature and environmental concerns of north bank of the Grand Calumet River.

2) Current conditions and character
The property is primarily vacant with a couple of Sanitary District structures. These structures are for maintenance and storage. The frontage property is underutilized. The Sanitary District has worked with the developer to identify available property that will provide secure access to their buildings that are remaining on their property as well as protecting the north bank of the Grand Calumet River.

3) Most desirable use for the property

The property has a history of previous industrial uses. It is important that the north bank of the Grand Calumet River is properly maintained and protected from heavier uses. The Calumet Avenue frontage area has been underutilized for a number of years and appropriate development provides for new investment in the City as long as the Sanitary District's needs are satisfied.

4) Conservation of property values throughout the area
New development, in general, has a positive effect on property values. Protection of the north bank of the Grand Calumet Rivers acts as a southern buffer to the development. Calumet Avenue and 150th Street act as a buffer to the Institutional and Residential uses on the north. This should help maintain the property values of the adjacent properties.

5) Responsible development and growth
The property is in a transitional area. Industrial areas to the east alongside the Sanitary District facility. Residential uses to the north. A school and park are on the west side of Calumet Avenue. The property is adjacent to a major North-South arterial (Calumet Avenue). The property has a history of industrial uses. This is an appropriate location for industrial development. The development plan can provide for perimeter landscaping to enhance the streetscape.

It is noted that the adjacent industrial uses at the northeasterly strip of the parcel has an encroachment that needs to be resolved.

STAFF RECOMMENDATION
Staff recommends that the Plan Commission forward the petition to rezone to the City Council with a favorable recommendation.

If the Plan Commission agrees with the recommendation, the staff requests that this report is adopted by the Plan Commission as Preliminary Findings of Fact.

The presentation was concluded.

President Button asked if there were any questions from the Commissioners. Mr. Kazmierczak asked for clarification on parcel 1 and parcel 2. Mr. Poland stated these were the underlying legal descriptions that went back to the text documents that were former railroad parcels. Mr. Poland further stated that everything to the east was still Sanitary District property.

President Button called for a motion that the Plan Commission forward the petition to rezone the City Council with a favorable recommendation. Mr. Opinker so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan

Spitale/yes, Dean Button/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission adopt the staff report as preliminary findings of fact. Mr. Kazmierczak so moved, seconded by Mr. Dabertin. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Dean Button/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

CORRESPONDENCE
There was none.

COMMISSIONER'S COMMENTS
There were none.

STAFF COMMENTS
Mr. Poland advised the Commissioners that there would be a June Plan Commission meeting.

PUBLIC COMMENTS
There were none.

ADJOURNMENT
President Button called for a motion to adjourn, Mr. Dabertin so moved, seconded by Mr. Kazmierczak. The meeting adjourned at 6:16 p.m. "Ayes" all. Motion carried.

PREPARED BY

Shannon Morris-Smith

Shannon Morris-Smith,
Secretary to Plan Commission

APPROVED BY THE PLAN COMMISSION

Dean Button, President

Date Approved: 6-15-26