The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, June 15, 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)		Brian L. Poland, AICP
Dean Button (IP)		Director of City Planner
Thomas Dabertin (IP)		
Michael Dye (IP)		Tom Novak
Michael Opinker (IP)		Asst. City Planner
Thomas Kazmierczak (IP)		
Ronald Sims (IP)		Shannon Morris-Smith
Daniel Spitale (IP)		Recording Secretary to the
Marcus Taylor (Z)		Plan Commission

PRESENT – 9 ABSENT – 0 QUORUM

APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the May 18, 2026 meeting. 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, Marcus Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

OLD BUSINESS

There was none.

NEW BUSINESS

CP-26-06 Petition of CLD Holdings, LLC for Approval of a 2 Lot Subdivision called CLD Commercial Addition to the City of Hammond Located at 6525 Indianapolis Boulevard which is Zoned C-4 General Commercial District within the City of Hammond, Lake County, Indiana

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

Greg Lorig, DVG Team, Inc., 1155 Troutwine Road, Crown Point, IN 46307 represented the petitioner. Mr. Lorig stated CLD Holdings, LLC was proposing to redevelop property located at 6525 Indianapolis Boulevard. The New Petros Restaurant was located at this address. The existing 1.46 acre property was proposed to be divided into a north lot and a

south lot. Dutch Bros. Coffee and Chipotle restaurant would be located on this property. There would be a shared central drive that would straddle the interior lot line of the proposed two (2) lots. A shared drive would be between the two (2) property. There was a draft cross access agreement provided to the Commissioners.

The project would include demolition of the existing restaurant site, and construction of the two (2) new restaurant buildings. There would be installation of pavement, new sidewalks, curbs, gutters, storm sewers, utility services, site lighting, and landscaping. Chipotle would have a drive-thru for carry out and online orders only. Dutch Bros. would be drive-thru only with a walk up window.

Mr. Lorig further stated there was a proposed drainage easement that would route from the Chipotle property across to the Dutch Bros. property and out to the City sewer. Mr. Lorig further stated there were legacy easements that were on the Taco Bell property to the south. This was for Petro's parking that extends onto the Taco Bell property. There was also access to maintain the south side of the Taco Bell building, there was mechanical equipment located there. A document would be created to vacate the easements on the adjacent property. The current language would no long exist once Petro's no longer exists.

Mr. Lorig advised the Commissioners that the petitioner has worked with both corporate entities on other projects. The petitioner has developed most of the Chipotle's and Dutch Bros. in Northwest Indiana.

President Button asked if there were any questions from the Commissioners. Mr. Kazmierczak asked if the property between 165th Street and the subdivision would be added to one of the subdivided lots if it was purchased. Mr. Lorig stated that remained to be foreseen. A replat to Lot 1 would need to be done if it happened. The property has not been acquired. Mr. Kazmierczak asked if the current exit onto 165th Street would remain and if there were any current issues with it. Mr. Lorig stated there were not any issues.

Mr. Poland stated if the railroad property was purchased in the future it would be a better in the final version of the plat to switch the numbers of the lots. Chipotle would be Lot 1, Dutch Bros. Lot 2, and if the railroad property were added that would be Lot 1 of the new name.

Mr. Poland asked if there was an existing sewer line easement that ran north-south through the property. Mr. Lorig stated there was an existing sanitary sewer easement that ran north-south through the east part of the property that served the Huhtamaki building. The new properties would be allowed to drain into this shared sewer.

President Button asked if the area south of Lot 2 was the exception portion that was under the easement of the current Petro's that would be vacated when the new property was constructed. Mr. Lorig stated this was the general area according to how the deed was written.

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

President Button opened up the public hearing. There were none.

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

CLD Holdings, Inc. is a contingent purchaser of property located at 6525 Indianapolis Blvd. which is currently the location of the Petros Restaurant. The contingent purchaser intends to redevelop the site with two commercial buildings: Chipotle and Dutch Brothers.

To facilitate the redevelopment, the petitioner is seeking a two-lot subdivision. The property does not abut 165th Street and is separated by a railroad owner parcel that has a billboard located on it. The petitioner is seeking acquisition of the railroad parcel but has not finalized acquisition. Therefore, it is not a part of the subdivision area.

Proposed Lot 1 (6515 Indianapolis) is 28,068 SF. Proposed Lot 2 (6525 Indianapolis) is 35, 366 SF. The proposed development will utilize a single shared curb cut off Indianapolis Blvd. This necessitates a continuous cross-access easement on the common property line and to connect to the existing crossing of the railroad property to 165th Street. To facilitate cross-drainage, a drainage easement connects Lot 2 through Lot 1 to the northeast corner of the property to the existing drainage ditch in the RR property. The current pavement encroachment on the RR property will be removed.

There are existing easements on the property. A north-south easement exists from 1978 that allows for a 24 inch sewer line running from the property to the south. It will remain. There is an ingress and egress easement for emergency purposes (2014 006256) on the Taco Bell Addition that allows for the maintenance of the south wall of the Petros restaurant. This amending document corrects the previous easement reference to include a 110' length of the easement encompassing the utility equipment area encroaching on the Taco Bell property and as show on the plat of the Taco Bell Addition. The amending document also adds an exclusive easement covering Petros' parking encroachment corresponding to what is shown on the Taco Bell Addition subdivision plat for a length of 240 feet. Based on the interpretation of the language within the amended easement, the easements would terminate upon removal of the Petro's encroachment.

A draft cross-access easement document covering the proposed cross-access shown on the subdivision plat has been provided.

All other utilities will come from the existing utility facilities within the Rights-of-way.

STAFF REVIEW
The subdivision plat was sent out for agency review. NIPSCO and Water Department did not respond. Astound acknowledged receipt of the request. Of the responders, no objections were received. Without a recorded formal release of the easements affecting the Taco Bell Addition, staff is concerned that a title company will call out the existence of the easements resulting in a cloud on the title especially if the date of the removal of the Petros Building is not in the title records.

STAFF RECOMMENDATION
Staff's opinion is that the plat meets the requirements set forth in the Subdivision Control Ordinance and recommends that the Plan Commission grant preliminary and final approval of the subdivision plat, subject to:
1) Technical corrections of the subdivision plat.
2) Finalization of the sale of the property and recording by the petitioner/new owner of record and recording of cross-access easement document.
3) Recommendation to record an appropriate release of easement document on the Taco Bell property.

If the Plan Commission agrees with the staff report, it is recommended that the staff report is adopted as findings of fact.

The presentation was concluded.

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

President Button called for a motion to grant preliminary and final approval of the subdivision plat, subject to the 3 conditions. Mr. Dye 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, Marcus Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

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

CORRESPONDENCE
There was none.

COMMISSIONER'S COMMENTS
President Button wished the Commissioners a Happy July 4th.

STAFF COMMENTS
Mr. Poland advised the Commissioners that there would be a July 20th Plan Commission meeting.

PUBLIC COMMENTS
There were none.

ADJOURNMENT
President Button called for a motion to adjourn, Mr. Dabertin so moved, seconded by Mr. Opinker. The meeting adjourned at 6:18 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: 7-20-26