



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
April 5, 2023  
Work Session Agenda – 6:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBEL
___ John Foreman	___ David Austgen, Town Attorney
___ TBD	___ Chris Salatas, Town Manager
___ Heather Dessauer	___ Ashley Abernathy, Planning Director
___ Richard Sharpe, Secretary	___ Cheryl Hajduk, Recording Secretary
___ Greg Parker, Vice President	
___ John Kiepura, President	

**Work Session:**

**1. 9720 W 133<sup>rd</sup> Avenue – Rezone, Preliminary Plat, & Site Plan**

Owner: Howard J. & Susan L. Skorka, 15714 Colfax Street, Lowell, IN 46356

Petitioner: Boyer Construction Group Corp., 9901 Express Drive, Highland, IN 46322

Vicinity: 9720 W 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioners are requesting a Rezone from B-1 & B-3 to Commercial PUD, a Preliminary Plat for a two (2) lot subdivision, and Site Plan approval**

**2.2023-03 – Obadiah Taylor – Vacation of Subdivision**

Owners/Petitioners: Michael & Nanci Shander, 3452 Sally Dr., Steger, IL 60475 & Batz Enterprises, LLC, 7329 McConnell Ave., Lowell, IN 46356

Vicinity: 13221 Colfax Street, 13131 Colfax Street, 13137 Colfax Street, & 13177 Colfax Street, Cedar Lake, IN 46303

**Request: Petitioners are requesting a vacation of the Obadiah Taylor Subdivision**

**3. 2023-04 Kolber – 10833 W 133<sup>rd</sup> Ave – Concept Plan**

Petitioner: Steven Kolber, 828 Davis Street, Suite 300, Evanston, IL, 60201 on behalf of CWK Properties – Cedar Lake LLC. 0 7949 W 79<sup>th</sup> Street, Unit 2, Bridgeview, IL 60455

Owner: Industrial Drive Properties LLC, 11363 W 135<sup>th</sup> Pl, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Concept Plan for a Site Plan for a two (2) unit restaurant**

**4. Ordinance 1458 – Zoning Ordinance Amendment – 133<sup>rd</sup> Avenue Commercial Corridor Overlay District**

**Update Items:**

1. Black River Bells, LLC – Site Plan Update
2. Building Regulations & Fee Amendment
3. Beacon Point East, Unit 1 – Performance Letter of Credit expires May 4, 2023
4. Beacon Pointe West, Unit 5 – Performance Letter of Credit expires May 19, 2023
5. Hanover Community School Corp – Performance Letter of Credit expires May 24, 2023
6. Perez – Performance Letter of Credit expires June 14, 2023
7. Cedar Lake Storage – Public Performance Letter of Credit expires July 1, 2023
8. Beacon Point East, Unit 2 – Performance Letter of Credit expires July 28, 2023

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – April 19, 2023 at 7 pm

*The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.*