



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
May 3, 2023  
Work Session Agenda – 6:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBBEL
___ John Foreman	___ David Austgen, Town Attorney
___ James Hunley	___ Chris Salatas, Town Manager
___ Heather Dessauer	___ Ashley Abernathy, Planning Director
___ Richard Sharpe, Secretary	___ Cheryl Hajduk, Recording Secretary
___ Greg Parker, Vice President	
___ John Kiepora, 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. 2023-05 – Lakeview Business Park – PUD Amendment**

Owner: E3, LLC, 1341 McCoy Drive, Schererville, IN 46375

Petitioner: CLBD South, LLC, P.O. Box 488, Dyer, IN 46311

Vicinity: 13735-13923 Wicker Avenue, Cedar Lake, IN 46303

**5. 2023-06 – Centennial – Concept Plan**

Owner: 133 LBM LLC, 8900 Wicker Avenue, St. John, IN 46373

Petitioner: Olthof Homes, Chip Krusemark, 8051 Wicker Avenue, St. John, IN 46373

Vicinity: 10702 W 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

**6. 2023-07 – Bank Shots Bar & Grill – Concept Plan**

Owner/Petitioner: Bank Shots Bar & Grill Inc, 875 Berkshire Pl, Crete, IL 60417

Vicinity: 8120 Lake Shore Drive, Cedar Lake, IN 46303

**7. Beacon Pointe West, Unit 5 Performance Letter of Credit Extension Request**

**8. Lakeview Business Park – Conversion of Performance Letter of Credit to Maintenance Letter of Credit**

**9. Ord 1458 – 133<sup>rd</sup> Commercial Corridor Overlay District**

**Update Items:**

1. Building Regulations & Fee Amendment
2. Hanover Community School Corp – Performance Letter of Credit expires May 24, 2023
3. Perez – Performance Letter of Credit expires June 14, 2023
4. Cedar Lake Storage – Public Performance Letter of Credit expires July 1, 2023
5. Beacon Point East, Unit 2 – Performance Letter of Credit expires July 28, 2023
6. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires August 5, 2023
7. Beacon Pointe Unit 2 – Maintenance Letter of Credit expires August 6, 2023
8. Rose Garden Estates Unit 3 – Performance Letter of Credit expires August 22, 2023

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – May 17, 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.*