



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

November 1, 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	___ Ashley Abernathy, Planning Director
___ Heather Dessauer	___ Cheryl Hajduk, Recording Secretary
___ Richard Sharpe, Secretary	
___ Greg Parker, Vice President	
___ John Kiepora, President	

1. 2023-29 Harvest Creek – Preliminary Plat Extension

Owner/Petitioner: Diamond Peak Group LLC, 1313 White Hawk Drive, Crown Point, IN 46307
Vicinity: 9210 W 155th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a 1-year extension on the Preliminary Plat for Harvest Creek from February 15, 2024 to February 15, 2025

2. 2023-06 – Centennial – PUD Amendment & Reinstatement of Preliminary Plat

Owner/Petitioner: 133 LMB LLC, 8900 Wicker Avenue, St. John, IN 46373
Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting to amend the PUD Ordinance and to re-establish the Preliminary Plat for Centennial

3. 2023-22 Bank Shots Bar & Grill – Rezone & Preliminary Plat

Owner/Petitioner: Bank Shots Bar & Grill, Inc., 875 Berkshire Place, Crete, IL 604174
Vicinity: 8120 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from B-2 to a Commercial Planned Unit Development (PUD) and the Preliminary Plat for a One Lot Subdivision

4. 2023-24 Goon Works LLC – Rezone

Owner: Raenbeau Properties, LLC, PO Box 2010, Cedar Lake, IN 46303
Petitioner: Goon Works LLC DBA Hoosier Ordinance, 7580 W 84th Place, Crown Point, IN 46307
Vicinity: 13955 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from R-2 to B-2

5. 2023-27 Blue Sky – Concept Plan

Owner: Region Holdings, Inc., 425 Joliet Street, Dyer, IN 46311

Petitioner: Kevin Paszko, Olthof Homes, 8051 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 14517 Parrish Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for the proposed Blue Sky Development

6. 2023-28 Lakeside Unit 2 Block 1 – Final Plat

Owner/Petitioner: Cedar Lake 133 LLC, 8900 Wicker Avenue, St. John, IN 46373

Vicinity: 5711 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting the Final Plat for Lakeside Unit 2 Block 1 which contains 55 Single Family Lots and 1 Outlot

7. 2023-04 Kolber – Site Plan

Petitioner: Steven Kolber, 828 Davis Street, Suite 300, Evanston, IL, 60201

Owner: CWK Properties – Cedar Lake LLC, 7949 W 79th Street, Unit 2, Bridgeview, IL 60455

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

8. Centennial Villas Phase 1 – Request to Convert from Performance Letter of Credit to Maintenance Letter of Credit

Update Items:

1. Building Regulations & Fee Amendment
2. Rose Garden Estates Unit 2 – Performance Letter of Credit expires December 9, 2023
3. Ledgestone – Maintenance Letter of Credit expires December 7, 2023
4. Summer Winds Unit 2 – Performance Letter of Credit expires December 20, 2023
5. Summer Winds Unit 3 – Performance Letter of Credit expires December 23, 2023
6. Beacon Pointe East Unit 2 – Performance Letter of Credit expires January 30, 2024
7. Beacon Pointe East Unit 1 – Performance Letter of Credit expires January 30, 2024
8. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires January 30, 2024
9. Beacon Pointe Unit 2 – Maintenance Letter of Credit expires January 30, 2024
10. Summer Winds Unit 1 – Performance Letter of Credit expires February 15, 2024
11. Cedar View – Performance Letter of Credit expires February 15, 2024

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission
November 1, 2023

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.