



**Old Business**

**1. Beacon Pointe East – Subdivision/Rezone**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373  
 Vicinity: 9000 W. 141<sup>st</sup> Ave, Cedar Lake, IN 46303  
 Legal Description: Pt of SW1/4 S.27 T.34 R.9 Ly'g South of ditch & East of RR 50.34 Ac  
 Tax Key Number(s): 45-15-27-376-002.000-014

**Request: Petitioner is requesting Preliminary Plat for a 159 lot Subdivision**

1. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Commission's Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

**Request: Petitioner is requesting a Rezone to PUD**

1. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Recommendation to Town Council:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

**New Business:**

**1. Centennial Phase 15 – Final Plat**

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373  
 Vicinity: Approx. 1000 Richmond Avenue  
 Legal Description: NW.1/4 SE.1/4 S.28 T.34 R.9 S.28 T.34 R.9 2.197 Ac **and** Pt. SW.1/4 SE.1/4 S.28 T.34 R.9 2.69Ac  
 Tax Key Number(s): 45-15-28-451-002.000-014 **and** 45-15-28-459-001.000-014

**Request: Petitioner is requesting Final Plat for 20 Single Family Lots in Phase 15 of Centennial**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Remonstrators:
4. Building Department Comments:
5. Commission’s Discussion:
6. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

**2. Yonke-Subdivision**

Owner/Petitioner: Michael J. Yonke, 13024 Dodge St., Cedar Lake, IN 46303  
 Vicinity: 13310 W. 133<sup>rd</sup> Dr., Cedar Lake, IN 46303  
 Legal Description: NW. COR. NE. NW. S.27 T.34 R.9 .74 A.  
 Tax Key Number(s): 45-15-27-127-001.000-014

**Request: Petitioner is requesting Preliminary Plat for a 1-Lot Subdivision**

1. Attorney Review:
2. Petitioner’s Comments:
3. Town Engineer’s Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission’s Discussion:
7. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

**Request: Petitioner is requesting Final Plat for a 1-Lot Subdivision**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Remonstrators:
4. Building Department Comments:
5. Commission’s Discussion:
6. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kieपुरa	Jerry Wilkening	Vote

**3. Beacon Pointe Unit 1A-Performance Letter of Credit-Expires August 5, 2020**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

**Request: Performance Letter of Credit in the amount of \$63,022.93 to be converted to a Maintenance Letter of Credit**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

**4. Beacon Pointe Unit 2-Performance Letter of Credit-Expires August 6, 2020**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

**Request: Performance LOC in the amount of \$421,567.05 to be converted to a Maintenance LOC**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

**5. Beacon Pointe Unit 3-Performance Letter of Credit-Expires May 13, 2021**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

**Request: Letter of Credit in the amount of \$516,742.99 to be renewed**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

**6. Beacon Pointe Unit 4-Performance Letter of Credit-Expires October 1, 2021**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

**Request: Letter of Credit in the amount of \$1,073,876.87 to be reduced**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

**7. Centennial Phase 8-Maintenance Letter of Credit-Expires August 8, 2020**

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Ave., Ste. A, St. John, IN 46373

**Request: Letter of Credit in the amount of \$41,579.89**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

**8. Centennial Phase 9-Maintenance Letter of Credit-Expires August 8, 2020**

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Ave., Ste. A, St. John, IN 46373

**Request: Letter of Credit in the amount of \$19,496.09**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

**9. Summer Winds Unit 1-Performance Letter of Credit-Expires August 15, 2020**

Owner/Petitioner: Summer Winds Development, 40 E. Joliet, Ste. 1B, Schererville, IN 46375

**Request: Letter of Credit in the amount of \$244,187.85 to be renewed**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

**10. Patera-Concept Plan**

Owner: Phillip Novak, 4 Cherry Hills Drive, Pekin, IL 61554  
 Petitioner: Nick Patera, 627 Grove St., Evanston, IL 60201  
 Vicinity: 13020 Wicker Ave., Cedar Lake, IN 46303  
 Legal Description: N. 30AC. OF E2 SE S.20 T.34 R.9 SUBJ. TO EASEMENT **and** PT. S2 NE SE S.20 T.34 R.9 1070 X 330.99FT. 8.13AC. SUBJ. TO EASEMENT  
 Tax Key Number(s): 45-15-20-426-001.000-014 **and** 45-15-20-426-002.000-014

**Request: Petitioner is requesting a Concept Plan**

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:

Town of Cedar Lake – Plan Commission  
July 15, 2020  
Public Meeting

**Update Items:**

- 1. Lakeside Unit 2-Preliminary Plat extension-expires 9-18-20**

**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Work Session – August 5, 2020 at 7:00 p.m.  
Plan Commission Public Meeting – August 19, 2020 at 7:00 p.m.

*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.*