



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
MAY 3, 2021 – 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Plan Commission Public Meeting of April 5, 2021

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #21-4-7 MOTORWORKS ADDITION, LOT 1
(PROPOSED: NORTHWEST INDIANA AUTO FINANCE)

General Location: 1212 W. Lincoln Hwy. – Motorworks Addition, Lot 1

Petitioner(s): Northwest Indiana Auto Finance – Jamal Kamleh

Represented By: Attorney, Adam Sworden, Sworden Law, PC

Request: Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #21-5-8 BURR RIDGE, PHASE 3

General Location: 8720 Burr St.

Petitioner(s): Providence Real Estate Development

Request: Secondary Approval of a 16-Lot (R-1) Residential Subdivision
(Primary Approval granted on the entire development on 11/5/18)

APPROVED _____ DEFERRED _____ DENIED _____

**C. P.C. Case #21-5-9 LOWE'S HOME IMPROVEMENTS
(PROPOSED: BUILDING EXPANSION-TOOL RENTAL)**

General Location: 637 U.S. 41 – Lowe's Subdivision, Lot 1

Petitioner(s): Lowe's Home Centers, Inc.

Represented By: Christopher C. Perry, Wolpert Engineering

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

D. P.C. Case #21-5-10 BURGER HAUS

General Location: 813 U.S. 30 – Plaza 833, Lot 3

Petitioner(s): Costas Restaurant Group, LLC – Evan Costas, Managing Member

Represented By: Redwood Landscape – Crayton Caudill

Request: Primary Approval of a U.S. 30/U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

E. P.C. Case #21-5-11 LA CARRETA MEXICAN RESTAURANT

General Location: 717 U.S. 41 – Shoppes of Schererville, Lot 4

Petitioner(s): Arnulfo Gonzalez

Represented By: Redwood Landscape – Crayton Caudill

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

F. P.C. Case #21-5-12 REGION ALE

General Location: 1080 U.S. 41 – Boulevard Square, Lot 1

Petitioner(s): Steve Martinez, President, Region Ale, LLC

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Findings of Fact

1. P.C. Case # 21-2-1 PLAZA HEIGHTS ADDITION, LOT 2

(PROPOSED: RETAIL PLAZA)

Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED W/CONTINGENCIES (7-0) 4/5/21

2. P.C. Case #21-3-3 PLAZA HEIGHTS ADDITION, LOT 2

(PLANNED SIGNAGE DISTRICT AMENDMENT)

Secondary Approval of the amendment to the Planned Signage District

APPROVED W/CONTINGENCIES (7-0) 4/5/21

3. P.C. Case #21-2-2 WALMART (FASCIA SIGNAGE)

Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED W/CONTINGENCIES (7-0) 4/5/21

4. P.C. Case #21-4-7 MOTORWORKS ADDITION, LOT 1

(PROPOSED: NORTHWEST INDIANA AUTO FINANCE)

Primary Approval of the U.S. 30 Commercial Corridor Overlay District
Development Plan

APPROVED W/CONTINGENCIES (7-0) 4/5/21

B. Correspondence

IV. ADJOURNMENT

TY Users may access the Relay Indiana Service by calling 711 or 1(800)743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to dsulek@scherville.org