



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
NOVEMBER 3, 2025 - 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

**Town Council Appointed
PLAN COMMISSION**
4-Year and 1-Year Terms

Thomas Anderson 2025 President 1/1/2025-12/31/2025	Tom Kourou 2025 Member 1/1/2024-12/31/2027
William Jarvis 2025 Vice-President 1/1/2022-12/31/2025	Myles Long 2025 Member 1/1/2025-12/31/2025
Gary Immig 2025 Secretary 1/1/2023-12/31/2026	Chris Rak 2025 Member 1/1/2025-12/31/2025
Robert Kocon 2025 Member 1/1/2025-12/31/2028	

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Plan Commission Public Meeting of October 6, 2025

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #25-9-16 41° North Tavern

General Location: 8101 Wicker Ave. – Eagle River Northwoods Addition

Petitioner(s): Silken & Shivangi Patel

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

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #25-9-17 Crossroads YMCA

General Location: 221 U.S. Hwy. 41 – Omni 41 First Addition, Part of East 854.92 ft. of Lot 1

Petitioner(s): Crossroads YMCA

Represented by: DVG Team, Inc. – Russ Pozen, P.E.

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

APPROVED _____ DEFERRED _____ DENIED _____

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375
PHONE (219) 322-2211 • FAX (219) 865-5504
www.schererville.org

**C. P.C. Case #25-9-18 Fountain Park Subdivision Commercial
(Proposed: Floor & Decor)**

General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision, Lot 1 of the
Resubdivision of Lot 5 and Part of Lot 8

Petitioner(s): Floor & Décor – Caitlin Pipkin, Development Manager

Represented by: Torrenga Engineering – Don Torrenga, P.E.

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

APPROVED _____ DEFERRED _____ DENIED _____

D. P.C. Case #25-11-21 143 W. Joliet St.

General Location: 143 W. Joliet St.

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Rezone from (R-2) Residential to (INST) Institutional Zoning District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

E. P.C. Case #25-11-22 0.370 Acre Parcel (Joliet St.)

General Location: 0.370 Acre Parcel East of 149 Joliet St., South of Joliet St.

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Rezone from (R-2) Residential to (INST) Institutional Zoning District

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #25-10-20 Appollo Group Addition, Lot 2

General Location: 847-997 U.S. 41

Petitioner(s): Rich Rueth

Represented by: Torrenga Engineering & Surveying – Don Torrenga

Primary Approval of a U.S. 41 Commercial Corridor Overlay District

Development Plan of the underground utility work, retention pond, removal of
fencing from ditch, grading and landscaping

APPROVED W/CONTINGENCIES (6-0) 10/6/25

B. Correspondence

IV. ADJOURNMENT