

**PLAN COMMISSION  
STUDY SESSION NOTES  
APRIL 7, 2025**

**I. CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:15 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

**A. Pledge of Allegiance**

President Tom Anderson stated that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

**B. Roll Call**

President Tom Anderson stated that the Roll Call would stand from the Plan Commission Public Meeting; but let the record show that Mr. Tom Kouros was no longer in attendance.

**II. COMMISSION BUSINESS**

**A. Laura Lane, Lot 2**

General Location: 1139 Caroline Ave. – Laura Lane, Lot 2

Petitioner(s): CCI, Inc. – Bob Gates

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. Bob Gates stated that he had originally purchased the 2 acres of land on two separate parcels at 1139 Caroline Ave.; and subdivided them into Lot 1 and Lot 2. Mr. Gates said that he currently had his office located on Lot 1 at U.S. 30 and would like to build a small office on Lot 2. Mr. Gates added that it had been mentioned through discussion with Ms. Sulek that the board could potentially want an access road from U.S. 30 to Caroline Ave. Mr. Gates then stated that he wanted to make sure that it would not be a requirement before proceeding with the development design. Mr. Gates went on to say that he believed there was sufficient access to Caroline Ave. both east and west of where the development would be. Mr. Gates then stated that this development would be just south of the retention area. Mr. Jarvis asked what the reasoning behind not wanting a connection was. Mr. Gates replied that there was a tight drive through the east side of the existing building and that they currently had vagrants in that area and that putting in a road would make it much worse. Mr. Jarvis then asked if he planned to put up a fence between those two properties. Mr. Gates responded that he did not see a need for a fence because it was all wooded in that area on the back of the parking lot on Lot 1 all the way to Caroline. Mr. Gates went on to say that he would just clear the wooded area enough to do the retention area and build the new building at the north end. Mr. Jarvis wanted to clarify that the rest of the wooded area would stay. Mr. Gates said that was correct. Mr. Jarvis stated that when he had mentioned vagrants he was thinking that individuals would hang out in the back and not vehicles. Mr. Gates responded that it was both vehicles and individuals. Mr. Anderson asked if the Schererville Police Department had been notified. Mr. Gates replied that they had been but there wasn't really much they could do; individuals walk up and down U.S. 30 all day long from hotel to hotel, and adding a through path would make it much worse. Mr. Gates went on to say that if a pass through was required then he would not proceed with the design for the north side of Lot 1.

Mr. Anderson asked if there had been any stipulations on Lot 1 that it would need to have a cross access to Lot 2. Mr. Gates replied there was not. Mr. Anderson stated that because there had not been a stipulation to have a cross access it would then be up to the board. Mr. Jarvis said that he did not see the need for a cross access easement because Caroline Ave. is a good street where emergency vehicles could get through to service any building that would be there. Mr. Gates stated that it would be too tight of an area between the east edge of the building on Lot 1 and the property line. Mr. Rak said that he agreed that a cross access would not be necessary because there was controlled traffic with the light at Janice and Caroline. Mr. Anderson wanted to clarify that if it was stated he would need a cross access he would not be

putting the building up. Mr. Gates said that was correct. Mr. Anderson asked if he had done anything with engineering. Mr. Gates replied that would be the next step based on the conversation. Mr. Anderson stated that the petitioner should get ideas and engineering together and come back for a Public Hearing.

B. 6523 W. Lincoln Hwy. (Proposed: 1-Lot Subdivision)

General Location: 6523 W. Lincoln Hwy.

Petitioner(s): Abdulla Abdelqader – Skyway Real Estate, Inc.  
Djordje Janjus/Janjus Construction

Request: 1-Lot Subdivision Review

Mr. Djordje Janjus from Janjus Construction stated that the property is currently zoned (C-3) Highway Commercial in the front and (R-3) Residential in the back. Mr. Janjus added that the intent is to make this a 1-Lot Subdivision in order to add an addition to the existing home with an interior renovation. Mr. Anderson asked if they were looking to make the property all zoned (R-3) Residential. Ms. Sulek stated that the petitioner is combining the property into a 1-Lot Subdivision because the legal description is currently under metes and bounds; he is creating a lot of record to add a structure to the property. Ms. Sulek went on to say that it would remain (C-3) Highway Commercial in the front and (R-3) Residential in the back; if and when he decides to do something with the property he would have to come back in front of the board to split the lot off. Mr. Anderson wanted to verify that they were just looking to rehab the house at this point. Mr. Janjus replied that was correct. Mr. Jarvis said that as long as the zoning stayed the same he did not have any issues. Mr. Anderson agreed. Ms. Sulek stated that he would need to come back for a Public Hearing. Mr. Anderson said for the petitioner to schedule with Ms. Sulek for a Public Hearing to move forward.

C. 8407 Burr St. (Proposed: 1-Lot Subdivision)

General Location: 8407 Burr St.

Petitioner(s): Gary Lee Williamson

Request: 1-Lot Subdivision Review

Ms. Barbara Studzinski represented on behalf of the petitioner. Mr. Anderson stated that 8407 Burr St. is a deep lot next the Perez Addition. Mr. Anderson then asked if this was under metes and bounds and are looking to bring it into a 1-Lot Subdivision. Ms. Sulek replied that they are just cleaning up the record. Mr. Anderson asked if there were any questions. There were none. Mr. Anderson said for the Ms. Studzinski to get with Ms. Sulek for a public hearing to move forward.

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:28 P.M.