



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

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

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

PLAN COMMISSION PUBLIC MEETING

SEPTEMBER 8, 2025 - 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 July 7, 2025

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #25-6-13 Sherwood Forest Eighteenth Addition, Lot 12 (Nottingham Square Offices and Day Spa)

General Location: 1802-1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 12

Petitioner(s): CSK Architects – Scott Goodwin

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

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #25-7-15 Sunset Plaza Addition

General Location: 1101 W. Lincoln Hwy.

Petitioner(s): Norma Herrera

Represented by: DVG Team, Inc. – Doug Rettig, P.E.

Request: Secondary Approval of a 2-Lot (C-3) Highway Commercial & (R-3)
Multi-family Residential Subdivision W/Waiver of Ordinance No. 2009,
regarding storm water detention

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 #25-9-16 41° North Tavern

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

Petitioner(s): Silken & Shivangi Patel

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

APPROVED _____ DEFERRED _____ DENIED _____

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

APPROVED _____ DEFERRED _____ DENIED _____

**E. 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: Torrenge Engineering – Don Torrenge, P.E.

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

APPROVED _____ DEFERRED _____ DENIED _____

F. P.C. Case #25-9-19 Cedar Heights Addition

General Location: 1427 Austin Ave.

Petitioner(s): Housemart, Inc. – Bob Morris

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

Request: Primary Approval of a 1-Lot (R-2) Residential Subdivision W/Waiver of Storm Drainage Control Regulations Ordinance No. 2009, General Detention Basin Design Requirements – Requesting no basin

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #25-5-8 Adlaka Commercial Addition

General Location: 7300-7310 W. Lincoln Hwy. – Fawn Plaza Addition

Petitioner(s): Sat Adlaka

Represented by: Torrenge Engineering & Surveying - Stuart Allen

Secondary Approval of a 4-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED W/CONTINGENCIES (7-0) 7/7/25

2. P.C. Case #25-6-9 Laura Lane, Lot 2 (Proposed: Office Building)

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

Petitioner(s): CCI, II Inc. – Bob Gates

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

APPROVED W/CONTINGENCIES (5-0) 7/7/2025

3. P.C. Case #25-6-10 Shoppes of Schererville, Lot 2

(Proposed: Raising Cane's Chicken Fingers)

General Location: 703 U.S. 41 – Shoppes of Schererville, Lot 2

Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group

Represented by: Premier Design Group - Debbie Stosz, Project Engineer and Raising Cane's Project Manager, Felicia Bevins

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

APPROVED W/CONTINGENCIES (7-0) 7/7/2025

4. P.C. Case #25-6-11 Skyway Addition

General Location: 6523 W. Lincoln Hwy.

Petitioner(s): Abdulla Abdelqader – Skyway Real Estate Inc.

Represented by: Djordje Janjus – Janjus Construction

Secondary Approval of a 1-Lot (C-3) Highway Commercial and (R-3) Multi-family Residential Subdivision

APPROVED W/CONTINGENCIES (7-0) 7/7/2025

5. P.C. Case #25-6-13 Sherwood Forest Eighteenth Addition, Lot 12
(Nottingham Square Offices and Day Spa)
General Location: 1802-1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 12
Petitioner(s): CSK Architects – Scott Goodwin
Secondary Approval of U.S. 30 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (7-0) 7/7/25
6. P.C. Case #25-7-15 Sunset Plaza Addition
General Location: 1101 W. Lincoln Hwy.
Petitioner(s): Norma Herrera
Represented by: DVG Team, Inc. – Doug Rettig, P.E.
Request: Primary Approval of a 2-Lot (C-3) Highway Commercial and (R-3)
Multi-family Residential Subdivision W/Waiver of Ordinance No. 2009,
regarding storm water detention (requesting no detention required)
APPROVED W/CONTINGENCIES (7-0) 7/7/25

B. Correspondence

IV. ADJOURNMENT