



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
FEBRUARY 3, 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 January 6, 2025

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #25-2-1 BP Gas Station/Quick Run Convenient Mart

General Location: 5601 U.S. Hwy. 30 – Burr Street Crossing, Lot 4

Petitioner(s): Lucky Business, Inc.

Represented by: DVG Team, Inc. – James Hus, Jr. PE

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

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #25-2-2 6919 West Lincoln Hwy.

General Location: 6919 West Lincoln Hwy. – CSK Addition, Lot 1 Excluding the S. 900-Feet

Petitioner(s): CSK Property, LLC

Represented by: Town of Schererville – James M. Gorman, Town Manager

Request: Rezone from (C-3) Highway Commercial and (R-1) Residential to all (C-3) Highway Commercial

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

C. P.C. Case #25-2-3 Part of 6919 West Lincoln Hwy.

General Location: Part of 6919 West Lincoln Hwy. – South 900 Feet of CSK Addition, Lot 1

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

Request: Rezone from (R-1) Residential to (INST) Institutional

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

D. P.C. Case #25-2-4 6909 West Lincoln Hwy.

General Location: 6909 West Lincoln Hwy. – Excluding the S. 900 Feet

Petitioner(s): Lincoln Properties, LLC

Represented by: Town of Schererville – James M. Gorman, Town Manager

Request: Rezone from (C-3) Highway Commercial and (R-1) Residential to all (C-3) Highway Commercial

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

E. P.C. Case #25-2-5 6909 West Lincoln Hwy.

General Location: South 900 Feet of 6909 W. Lincoln Hwy.

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

Request: Rezone from (R-1) Residential to (INST) Institutional

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #24-12-6 Bank of America

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

APPROVED W/CONTINGENCIES (7-0) 1/6/2025

2. P.C. Case #24-12-7 First Federal Plaza Addition, Lot 2 (Proposed: 4-Unit Retail Bldg.)
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development
Plan
APPROVED W/CONTINGENCIES (7-0) 1/6/2025

B. Correspondence

IV. ADJOURNMENT