



# TOWN OF SCHERERVILLE

ADMINISTRATIVE OFFICES

**ROB GUETZLOFF, TOWN COUNCIL PRESIDENT**  
THOMAS J. SCHMITT, UTILITY BOARD PRESIDENT  
KEVIN CONNELLY, REDEVELOPMENT COMM. PRESIDENT  
ROBIN ARVANITIS, WATERWORKS BOARD PRESIDENT  
CALEB S. JOHNSON, STORMWATER BOARD PRESIDENT  
PHONE (219) 322-2211  
FAX (219) 865-5515

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375  
**MICHAEL A. TROXELL**  
CLERK-TREASURER  
PHONE (219) 322-2211  
FAX (219) 865-5572

## REVISED AGENDA FOR TOWN COUNCIL MEETING

**WEDNESDAY, FEBRUARY 12, 2025 6:30 P.M.**

- I. CALL TO ORDER
  - A. Roll Call
- II. MINUTES OF JANUARY 15, 2025 PUBLIC MEETING
- III. CLAIMS
- IV. REPORTS
  - A. Staff
  - B. Council Members
- V. PUBLIC COMMENTS REGARDING AGENDA ITEMS (*Please limit comments to 3 minutes*)
- VI. OLD BUSINESS
  - A. Confirmation of Purchase of a Perpetual Easement in the Amount of \$17,300.00 Located at 701 Kennedy Avenue from Canadian National Railroad and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents. **(From January 30, 2025 Meeting - Kennedy Avenue Improvement Project)**  
  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_
  - B. Clarification of Purchase Amount for the Following:  
918 & 922 Kennedy Avenue from Desancic Living Trust - \$125,196.00  
910 & 918 Kennedy Avenue from Desancic Holdings, LLC - \$24,243.00  
Amounts were Transposed on January 30, 2025 Town Council Agenda  
  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

VII. NEW BUSINESS

- A. Ord. # 2017, An Ordinance Amending Town Zoning Ordinance No. 2004, as Amended, the Same Being an Ordinance Classifying, Regulating, and Restricting the Location, Height Area, Bulk and Use of Buildings and Structures and the Use of Land in the Town of Schererville, and for Said Purposes Dividing the Town into Districts and all Matters Related Thereto

Plan Commission Case #25-2-4

Petitioner(s): Lincoln Properties, LLC – Represented by Town of Schererville,  
James M. Gorman, Town Manager

Location: 6909 W. Lincoln Highway

Rezone from Highway Commercial and Residential to all Highway Commercial  
Plan Commission Favorable Recommendation 6-0

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Adopt \_\_\_\_\_ Denied \_\_\_\_\_

- B. Ord. # 2018, An Ordinance Amending Town Zoning Ordinance No. 2004, as Amended, the Same Being an Ordinance Classifying, Regulating, and Restricting the Location, Height Area, Bulk and Use of Buildings and Structures and the Use of Land in the Town of Schererville, and for Said Purposes Dividing the Town into Districts and all Matters Related Thereto

Plan Commission Case #25-2-5

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

Location: 6909 W. Lincoln Highway – South 900 Feet

Rezone from Residential to Institutional

Plan Commission Favorable Recommendation 6-0

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Adopt \_\_\_\_\_ Denied \_\_\_\_\_

- C. Ord. # 2019, An Ordinance Amending Town Zoning Ordinance No. 2004, as Amended, the Same Being an Ordinance Classifying, Regulating, and Restricting the Location, Height Area, Bulk and Use of Buildings and Structures and the Use of Land in the Town of Schererville, and for Said Purposes Dividing the Town into Districts and all Matters Related Thereto

Plan Commission Case #25-2-2  
Petitioner(s): CSK Property, LLC – Represented by Town of Schererville,  
James M. Gorman, Town Manager  
Location: 6919 W. Lincoln Highway  
Rezone from Highway Commercial and Residential to all Highway Commercial  
Plan Commission Favorable Recommendation 6-0

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Adopt \_\_\_\_\_ Denied \_\_\_\_\_

- D. Ord. # 2020, An Ordinance Amending Town Zoning Ordinance No. 2004, as Amended, the Same Being an Ordinance Classifying, Regulating, and Restricting the Location, Height Area, Bulk and Use of Buildings and Structures and the Use of Land in the Town of Schererville, and for Said Purposes Dividing the Town into Districts and all Matters Related Thereto

Plan Commission Case #25-2-3  
Petitioner(s): Town of Schererville, James M. Gorman, Town Manager  
Location: 6919 W. Lincoln Highway – South 900 Feet  
Rezone from Residential to Institutional  
Plan Commission Favorable Recommendation 6-0

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Adopt \_\_\_\_\_ Denied \_\_\_\_\_

E. **PUBLIC HEARING**

Proof of Publication

Opening Remarks for CDBG Public Hearing – Park Projects

Open to the Floor for Comments

Citizen Participation Plan

Affirmative Action Program Implementing Section 3 of the Housing and Urban  
Development Act of 1968

Lake County, Indiana, Section 3 Understanding

Res. #2025-1, A Resolution Authorizing and Directing the Town Council President of the Town of Schererville to Submit a Project Proposal for Community Development Block Grant Funds for Federal Fiscal Years 2025-2026

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- F. Consider Variance of Use to Allow the Operation of an Automotive Service Station within the U.S. 30 Commercial Corridor Overlay District, which shall also include a Retail Development Center

Board of Zoning Case #25-1-1  
Petitioner(s): Family Express Corp. – Wieser & Wyllie, LLP  
Location: 751 Lincoln Highway – Von Tobel Addition, Lot 3  
BZA Unfavorable Recommendation – 5-0 (January 27, 2025 meeting)

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- G. Consider Acceptance of Contract between the Town of Schererville and Burke Costanza & Carberry LLP Attorneys at Law

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- H. Consider Approval of Engagement Letter between LWG and the Town of Schererville for a Water Rate Study (**From Waterworks Board Agenda**)

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- I. Consider Approval of Engagement Letter between LWG and the Town of Schererville for a Municipal Advisory Services (**From Redevelopment Commission Agenda**)

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- J. Appoint Fire Department Merit Commission Attorney

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- K. One Appointment by the **Town Council President** for the Fire Department Merit Commission (R) – Term ending December 31, 2026

- L. One Appointment by the **Town Council President** for the Fire Department Merit Commission (D) – Term ending December 31, 2028

- M. One Appointment by the **Town Council** for the Fire Department Merit Commission (D) – Term ending December 31, 2026

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

- N. Award Bid for Community Crossing Grant Project (2024-2) – Burr Street Improvements  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_
- O. Award Bid for Road Materials  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_
- P. Consider Acceptance of Utility Reimbursement Agreement between Enterprise Pipeline Company and the Town of Schererville in the amount of \$62,160.00 (**Kennedy Avenue Improvement Project**)  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_
- Q. Consider Donation Request of \$50,000.00 to the Lake County Parks Department to Purchase Ten (10 ) Acres from Harvest Ridge Church Property at the SE Corner of Austin Avenue and 77<sup>th</sup> Avenue for Future Connection to the County Park  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_
- R. Consider Acceptance of Donations – \$3,182.50  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

VIII. BUSINESS FROM THE FLOOR (Please limit comments to 3 minutes)

IX. ADJOURNMENT

TTY users may access the Relay Indiana Service by calling 711 or 1-800-743-3333. Requests for alternative formats may be made by contacting Diane Horar 48 hours in advance at 219-322-2211, ext. 1324 or email to [dhorar@schererville.org](mailto:dhorar@schererville.org)