

Cheryl Hajduk, 
Recording Secretary

[illegible]

2. 2023-02 – Monastery Woods – Extension of Preliminary Plat

Owner: New Century Development, 2036 West 81st Avenue, Suite B, Merrillville, IN 46410

Petitioner: Olthof Homes, 8051 Wicker Avenue, Cedar Lake, IN 416303

Vicinity: 9727 West 129th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a one-year extension of the Primary Plat for Monastery Woods, Phase 3

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Town Planning Director/Building Department Comments:
4. Commission's Discussion:

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

3. 2024-04 Kolber – Site Plan

Owner: CWK Properties – Cedar Lake LLC, 7949 W. 79th Street, Bridgeview, IL

Petitioner: Steven Kolber, 828 Davis Street, Evanston, IL 60201

Vicinity: 10833 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Final Site Plan Approval for Jet's Pizza and Wingstop

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Town Planning Director/Building Department Comments:
4. Commission's Discussion:

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

4. 2024-12 Hanover Central High School – Waiver of requirements request

Owner: Hanover Central High School, 10120 W 133rd Ave, Cedar Lake, IN

Petitioner: Aaron Reynolds/Aaron Hurt, 530 E. Ohio Street, Suite G, Indianapolis, IN 46204

Vicinity: 10120 W 133rd Ave, Cedar Lake, IN 46303

Request: Petitioner is requesting waiver for required volume and freeboard between the 100-year HWL and top of berm – (detention pond)

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Town Planning Director/Building Department Comments:
4. Commission's Discussion:

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepora	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

5. 2025-03 NIPSCO Cedar Lake Mobile Substation Stormwater and Erosion Control Plan – Site Plan Approval

Owner/Petitioner: Northern Public Service Company, 801 E 86th Avenue,
Merrillville, IN 46410

Vicinity: 6816 West 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Site Plan approval

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Town Planning Director/Building Department Comments:
4. Commission's Discussion:

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepora	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

6. 2025-20 – Yukon – Recommendation to the Town Council the petition to vacate public rights-of-way or public place in the Town of Cedar Lake

Owner: Nick Yukon, 13043 Polk Street, Cedar Lake, IN

Petitioner: Adam M. Sworden, 337 W. 806 N., Cedar Lake, IN

Vicinity: 13043 Polk Street, Cedar Lake, IN

Parcel Id #: 45-15-22-406-020.000-014; 45-15-22-406-017.000-014

Request: Petitioner is requesting a favorable recommendation to the Town Council the petition to vacate public rights-of-way or public place in the Town of Cedar Lake

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Town Planning Director/Building Department Comments:
4. Commission's Discussion:

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

7. 2025- 32 – Textaco, IN LLC – Waiver from Site Plan (new business-Chapter 17)

Owner/Petitioner: Textaco, IN, LLC, Juan Pablo Davila, 4925 N.

O'Connor Rd., Ste 200, 4925 N., Irving, TX 75062

Vicinity: 13300 Lincoln Plaza Way #1, Cedar Lake, IN 46303

Parcel Id#: 45-15-28-228-001.000-014

Request: Petitioner is requesting a waiver from the Site Plan for a new business (old Pizza Hut building)

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Town Planning Director/Building Department Comments:
4. Commission's Discussion:

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

Update Items:

- 1. Rose Garden Estates – Unit 1 – Performance Letter of Credit in the amount of \$6,067,696.25 to expire on October 10, 2025**
- 2. Off Shore Estates – Maintenance Letter of Credit in the amount of \$33,388.38 to expire on October 20, 2025**
- 3. Lakeside Unit 2, Block 1 – Performance Letter of Credit in the amount of \$605,505.40 to expire on November 15, 2025**

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Work Session- October 1, 2025 at 6:00 pm

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Cedar Lake Town Hall at (219) 374-7400.