## Town of Cedar Lake Plan Commission

Chuck Becker (R)

Term Start: 01/01/2024 Expires:12/31/2027

Greg Parker, (R) Secretary

Term Start: 04/17/2025 Expires:12/31/2027

Robert H. Carnahan (R)

Term Start: 01/01/2023 Expires:12/31/2026

Pete Swick (D)

Term Start: 06/01/2025 Expires:12/31/2028

James Hunley (D)
Term Start: 01/01/2024
Expires:12/31/2027

Jerry Wilkening, Vice President (R)

Term Start: 01/01/2022 Expires:12/31/2025

John Kiepura, President (R)

Term Start: 01/01/2022 Expires:12/31/2025

Luke Sherry, Town Engineer CBBEL

David Austgen, Town Attorney

Benjamin Eldridge, Town Manager

**Terrence Conley, Planning Director** 

Tim Kubiak, Director of Operations

Cheryl Hajduk, Recording Secretary



## Plan Commission Public Meeting Agenda August 20, 2025 - 7:00 PM

CALL TO ORDER:	pm
PLEDGE OF ALLEGI	ANCE
ROLL CALL:	

Minutes:	Aprıl	16, 2025	Public N	Aeeting;	May 7	, 2025	Work	Session;	May (	7, 2025	Special
Public Me	eting										

Motion:	l sι	2110	

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

## **Old Business:**

#### 1. 2023-14 – Beacon Pointe – Unit 8 Final Subdivision Plan

Petitioner: Schilling Development, PO Box 677, St. John, IN 46373

Owner: Beacon Pointe of Cedar Lake, LLC, PO Box 677, St. John, IN 46373

Vicinity: 13830 Parrish Avenue, Cedar Lake, IN

Parcel Id#: 45-15-28-251-001.000-014

## Request: Unit 8 – Final Subdivision Approval

- 1. Review of Legals:
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrators:
- 5. Town Planning Director/Building Department Comments:
- 6. Commission's Discussion:

Motion:	1 <sup>st</sup>	2	$2^{\mathrm{nd}}$

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

## 2. 2025-11 – BSC Real Estate (Friary) – Rezone to Planned Unit Development

Petitioner: Nathan Vis, Vis Law, 12632 Wicker Avenue, Cedar Lake, IN

Owner: BSC Real Estate LLC

Parcel Id #: 45-15-22-301-002.000-014

## Request: Petitioner is requesting a Rezone to Planned Unit Development

- 1. Review of Legals:
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrance:
- 5. Town Planning Director/Building Department Comments:
- 6. Commission's Discussion and Recommendation to the Town Council:

Motion: _		1 <sup>st</sup>		2 <sup>n</sup>			
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. 2025-24 – Dykema – Driveway Slope

Owner: Ryan Dykema, 2536 W. Huron Street, Chicago, IL 60612 Petitioner: Ryan Dykema, 13523 Beach Place, Cedar Lake, IN 46303

Vicinity: 13523 Beach Place, Cedar Lake, IN 46303

Parcel Id #: 45-15-26-179-062.000-043

## Request: Petitioner is requesting a waiver for driveway slope of 12%

- 1. Review of Legals
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrance:

1<sup>st</sup>

Motion:

5. Town Planning Director/Building Department Comments:

 $2^{nd}$ 

6. Commission's Discussion:

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. 2025-27 – M & L's Adventure, LLC – Site Plan and Rezone to Planned Unit Development

Owner: M & L's Adventure, LLC, c/o Vis Law

Petitioner: Vis Law, LLC, 12632 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 10708 W. 133<sup>rd</sup> Lane, Cedar Lake, IN 46303

Parcel Id #: 45-15-28-126-022.000-014, 45-15-28-126.017.000-014

# Request: Petitioner is requesting a Site Plan Approval and Rezone to Planned Unit Development

- 1. Review of Legals:
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrance:
- 5. Town Planning Director/Building Department Comments:
- 6. Commission's Discussion and Recommendation to the Town Council:

## **Site Plan:**

Motion:		1		·	Z <sup>nd</sup>		_
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Ves   No	Vec   No	Ves   No	Vec   No	Ves   No	Ves   No	Ves   No	

## **Rezone to Planned Unit Development:**

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

#### 5. 2025-28 – M&M Warehouse – Site Plan

Owner/Petitioner: M&M Warehouse LLC, 421 Brookshire Court, Valparaiso, IN

Vicinity: 13651 Alexander Street, Cedar Lake, IN

Parcel Id #: 45-15-28-333-002.000-014

Request: Site Plan Approval for M&M Warehouses, Lot 18

- 1. Review of Legals:
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrance:
- 5. Town Planning Director/Building Department Comments:
- 6. Commission's Discussion:

Motion:	l <sup>st</sup>	$2^{\text{nd}}$	

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

## 6. 2025-29 – Ideal Design –Site Plan

Owner: Clay Holdings, LLC, PO Box 2010, Cedar Lake, IN 46303

Petitioner: Gabriel Garcia/Ideal Design Group, Inc., 6508 164th Place, Tinley Park,

IL 60477

Vicinity: 12712 Wicker Avenue, Unit A, Cedar Lake, IN

Parcel Id#: 45-15-20-276-013.00-014

### Request: Petitioner is requesting a Waiver of Site Plan

- 1. Review of Legals:
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrance:
- 5. Town Planning Director/Building Department Comments:
- 6. Commission's Discussion:

Motion:	1 <sup>st</sup>	$2^{\rm nd}$	

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

# 7. Rose Garden Estates – Phase 3 – Performance Letter of Credit in the amount of \$1,913,079.85

Motion: 1 <sup>st</sup> 2 <sup>nd</sup>	
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Chuck	Greg	Robert	Pete	James	Jerry	John	Vote
Becker	Parker	Carnahan	Swick	Hunley	Wilkening	Kiepura	
Yes   No	Yes   No						

# 8. Centennial Villas, Phase 2 and 3 – Maintenance Letter of Credit in the amount of \$111,534.56 to expire on September 5, 2025

Motion:			1	st	2 <sup>nd</sup>			_	
	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

Tabled: 2023-18 Bay Bridge 2023-19 Founders Creek 2023-20 Red Cedars

#### **Public Comment:**

## **Adjournment:**

#### Plan Commission Work Session-September 3, 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.