

[illegible]

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: _____ 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. 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:
5. Town Planning Director/Building Department Comments:
6. 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. 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. 133rd 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: _____ 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	

Rezone to Planned Unit Development:

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	

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: _____ 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	

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

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	

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: _____ 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	

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.