



**TOWN OF CEDAR LAKE
PLAN COMMISSION
April 3, 2024 Work Session Agenda – 6:00 pm**

Call To Order (Time):
Pledge to Flag:
Roll Call:

<input type="checkbox"/> Chuck Becker	<input type="checkbox"/> Don Oliphant, Town Engineer, CBBEL
<input type="checkbox"/> Greg Parker	<input type="checkbox"/> David Austgen, Town Attorney
<input type="checkbox"/> Robert Carnahan	<input type="checkbox"/> Ashley Abernathy, Planning Director
<input type="checkbox"/> James Hunley	<input type="checkbox"/> Cheryl Hajduk, Recording Secretary
<input type="checkbox"/> Heather Dessauer, Secretary	
<input type="checkbox"/> Jerry Wilkening, Vice President	
<input type="checkbox"/> John Kiepura, President	

1. 2023-04 Kolber – Site Plan

Petitioner: Steven Kolber, 828 Davis Street, Suite 300, Evanston, IL, 60201
Owner: CWK Properties – Cedar Lake LLC, 7949 W 79th Street, Unit 2, Bridgeview, IL 60455
Vicinity: 10833 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Site Plan for a two (2) unit restaurant

2. 2023-09 141st Partners – Final Plat

Owner: 141st Partners LLC, Mike Neubauer, 2802 East 139th Avenue, Crown Point, IN 46307
Petitioner: 141st Partners LLC, 2802 East 139th Avenue, Crown Point, IN 46307
Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting the Final Plat for a One Lot Subdivision

3. 2023-22 Bank Shots Bar & Grill – Rezone & Preliminary Plat

Owner/Petitioner: Bank Shots Bar & Grill, Inc., 875 Berkshire Place, Crete, IL 604174
Vicinity: 8120 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from B-2 to a Commercial Planned Unit Development (PUD) and the Preliminary Plat for a One Lot Subdivision

4. 2024-02 Joyful Acres – Final Plat

Owner/Petitioner: Linsey Porter, 6425 W 141st Avenue, Cedar Lake, IN 46303
Vicinity: 6425 W 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Final Plat for a One Lot Subdivision and a waiver from the 30-Day Requirement between Preliminary Plat and Final Plat, with the Town withholding signatures until after the 30 Days

5. 2024-03 Dairy Queen – Site Plan

Owner: Tim Vinyard, 9917 W 133rd Avenue, Cedar Lake, IN 46303
Petitioner: Hamstra Builders, 12028 N 200 W, Wheatfield, IN 46392
Vicinity: 9917 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Site Plan approval for an addition and remodel for the existing Dairy Queen

6. 2024-05 StorSafe – Preliminary Plat & Site Plan

Owner/Petitioner: StorSafe of Cedar Lake, LLC, 5301 Dempster St., Suite 300, Skokie, IL 60077
Vicinity: 13649 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for a One Lot Subdivision and updated Site Plan review for an existing Storage Facility

7. 2024-06 Kreith & Carlin – Preliminary Plat

Owner: Jefferey Thomas & Julie Faith Carlin, 5030 W 100th Lane, Crown Point, IN 46307
Petitioner: Cory Kreith, Yonique Design + Build, 2700 Valparaiso St. Unit 1506, Valparaiso, IN 46384
Vicinity: 6949-70 W 126th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat for a One Lot Subdivision for a single-family residential home

8. 2024-07 Kubal – Preliminary Plat

Owner: Martha Ann Kubal, Trs dtd 1/31/92, 13305 Morse Street, Cedar Lake, IN 46303
Petitioner: Brian Kubal, 13305 Morse Street, Cedar Lake, IN 46303
Vicinity: 13135 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for a One Lot Subdivision with one Outlot

9. 2024-10 – Schilling Development – Preliminary Plat

Owner: Cedar Lake 133, LLC, P.O. Box 677, St. John, IN 46373
Petitioner: Schilling Development, P.O. Box 677, St. John, IN 46373
Vicinity: 5604 W 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for Lakeside South Unit 1 for a total of 34 Lots and 4 Outlots

Update Items:

1. Cedar Lake Storage – Phase 2 Update
2. Beacon Pointe West Unit 5 – Performance Letter of Credit expires May 19, 2024
3. Hanover Community School Corp – Performance Letter of Credit expires May 24, 2024
4. Perez – Performance Letter of Credit expires June 14, 2024
5. Cedar Lake Storage – Performance Letter of Credit expires July 1, 2024

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6. Beacon Pointe Unit 3 – Maintenance Letter of Credit expires July 12, 2024
7. Beacon Pointe East, Unit 4 – Performance Letter of Credit expires July 25, 2024
8. Beacon Pointe East, Unit 1 – Performance Letter of Credit expires July 30, 2024

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Public Meeting – April 17, 2024 at 7 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 Town Hall at (219) 374-7400.