



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
July 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"/> Jeff Bunge, Town Manager           |
| <input type="checkbox"/> James Hunley                    | <input type="checkbox"/> Tim Kubiak, Director of Operations |
| <input type="checkbox"/> Heather Dessauer, Secretary     | <input type="checkbox"/> Cheryl Hajduk, Recording Secretary |
| <input type="checkbox"/> Jerry Wilkening, Vice President |   |
| <input type="checkbox"/> John Kiepura, President         |   |

**Old Business:**

**1. 2023-22 Bank Shots Bar & Grill Preliminary Plat**

Owner: Joe Lopez, 3205 Glenwood Dyer Road, Lynwood, IL 60411  
Petitioner: Adam Mcalpine, 398E 400N Valparaiso, IN 46383  
Vicinity: 8120 Lakeshore Dr. Cedar Lake, IN 46303

**Request: Petitioner is presenting Preliminary Plat for bar and restaurant renovation project to include new parking lot, perimeter sidewalk, storm sewer system, and landscaping.**

**2. 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 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioner is presenting a Preliminary Plat for Lakeside South Unit 1.**

**3. Request for Address Change on 142<sup>nd</sup> Avenue by Paul Misch**

Owner: Paul Misch  
Petitioner: Paul Misch

**Request: Petitioner is requesting an address change to be assigned and voted in by the Board.**

**4. Oakbrook Phase 2 Final Plat**

Owner: Cedar Lake Residential LLC, PO Box 677, St. John, IN 46373  
Petitioner: Schilling Development, 8900 Wicker Ave., St. John, IN 46373  
Vicinity: 129<sup>th</sup> Ave. and Oak Brook Way, Cedar Lake, IN 46303

**Request: Petitioner is requesting Final Plat for Oakbrook, Phase 2.**

**5. Extension for Preliminary Plat Beacon Pointe 6, 7, and 8**

Owner: Beacon Pointe of Cedar Lake, LLC, PO Box 677, St. John, IN 46373  
Petitioner: Schilling Development, 8900 Wicker Ave., St. John, IN 46373  
Vicinity: 13830 Parrish Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a 12-month extension of Primary Plat of Beacon Pointe Units 6, 7, and 8 from 9/21/24 to 9/21/25.**

**New Business:**

**1. Hanover Central High School – Site and Concept Plan for Synthetic Turf Fields**

Owner: Hanover Central High School, 10120 W 133rd Ave, Cedar Lake, IN 46303  
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 to put in synthetic turf for the Hanover Central High School fields.**

**2. MacArthur Elementary Letter of Credit due for expiration on August 19, 2024, requesting to allow letter of credit to expire.**

**Update Items:**

1. Cedar Lake Storage – Phase 2 Update
2. Beacon Pointe Unit 3 – Maintenance Letter of Credit expires July 12, 2024
3. Beacon Pointe East, Unit 4 – Performance Letter of Credit expires July 25, 2024
4. Beacon Pointe East, Unit 1 – Performance Letter of Credit expires July 30, 2024
5. Rose Garden Estates, Unit 3 – Performance Letter of Credit expires August 22, 2024,
6. Birchwood, Phase 3 – Performance Letter of Credit expires September 5, 2024
7. Centennial Estates, Phase 1 – Performance Letter of Credit expires September 5, 2024
8. Centennial Estates, Phase 2 – Performance Letter of Credit expires September 5, 2024
9. Centennial Estates, Phase 15 – Performance Letter of Credit expires September 5, 2024
10. Centennial Villas, Phase 1 – Performance Letter of Credit expires September 5, 2024
11. Centennial Villas, Phase 2 – Performance Letter of Credit expires September 5, 2024
12. Update for Lighting Ordinance into Town Code

**Tabled:**

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

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – July 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.*