



Town of Cedar Lake

Department of Planning, Zoning and Building
7408 Constitution Avenue, P.O. Box 707, Cedar Lake, IN 46303
Tel: (219) 374-7400 Fax: (219) 374-8588
www.cedarlakein.org

*OFFICE USE ONLY	
DOCKET NO.	_____
FILING FEE	_____
RECEIPT NO.	_____

VARIANCE APPLICATION

PROPERTY ADDRESS: 13649 Wicker Ave. Cedar Lake, IN 46303 ZONING B2
TAX KEY NUMBER(S): 45-28-157-008.000-014

PETITIONER(S) INFORMATION

NAME: Storsafe of Cedar Lake, LLC
ADDRESS: 5301 Dempster St. Suite 300
CITY, STATE, ZIP: Skokie, IL 60077



OWNER(S) INFORMATION

NAME: same Phone: _____
ADDRESS: _____ Alt. Phone: _____
CITY, STATE, ZIP: _____ Email: _____

- REQUEST (check all that apply):
- DEVELOPMENTAL VARIANCE (see page 3)
 - USE VARIANCE (see page 4)
 - APPEAL (see page 6)

DESCRIBE THE VARIANCE REQUEST:

Chapter 7.2 B.4 6' fence required along side yard adjacent to residential zoning- Variance to not require the fence adjacent to an undeveloped residential zoned parcel with frontage on US41, as the master plan suggests a zone change for the residential parcel
Chapter 12 D.15 Asphalt required for parking, screening for parking within 40' of residential zone, lighting for parking (gravel area only)

I (We), the undersigned, now state that the information contained in this application and all attached exhibits are true and correct to the best of my (our) knowledge.



Signature(s) of Owner(s)

STATE OF ~~INDIANA~~ ILLINOIS
COUNTY OF ~~LAKE~~ COOK) SS:

Signature(s) of Petitioner(s)

STATE OF ~~INDIANA~~ ILLINOIS
COUNTY OF ~~LAKE~~ COOK) SS:

Subscribed and sworn to before me on this 7th day of

March, 2024.

Subscribed and sworn to before me on this 7th day of

March, 2024.

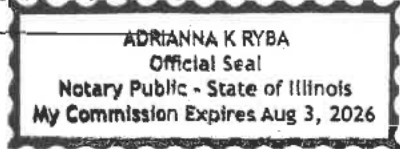
Notary Public

My Commission expires: August 3, 2026



Notary Public

My Commission expires: August 3, 2026



Variance Request Worksheet – Developmental Variance – Petitioner Use

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community** (Consider whether or not the granting of the variance will hurt or harm the Town – why or why not, and what harm could occur?)

The variance requests will not be injurious because they are for a continued use of the property consistent with the current use. The variances are required due to zoning code updates over time.

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner** (Consider whether neighboring property will suffer any major negative impacts – what impacts can the neighbors realistically expect?)

The variances requests will not adversely effect the adjacent properties. The use and conditions on site will remain or improve.

3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property** (Consider what difficulties the owner would have developing the property according to the Zoning Ordinance Standards. Higher cost is not an adequate justification for a variance)

The variances are a result of practical difficulties in the zoning code. The Town if Cedar Lake Master plan identifies the north adjoining property to be rezone from residential to commercial. Since that is not current a buffer is required. The northern adjoining property is a vacant heavily wooded parcel that is not currently used residential. The required screening seems to be unnecessary. Regarding the saving and lighting. The zoning code has been updated over time, and allows for legal nonconforming use to continue, but does not consider a parcel of this size needing to have one lot subdivision which requires full conformance.

If ANY of the criteria have been checked as “no”, the Developmental Variance request may not be approved.

If ALL criteria have been checked as “yes”, then a Developmental Variance is justified

PRIMARY PLAT STORSAFE SUBDIVISION AN ADDITION TO THE TOWN OF CEDAR LAKE LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 28 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,332.05 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 331.92 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 04 SECONDS WEST, PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,031.54 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 15 SECONDS WEST A DISTANCE OF 130.42 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 04 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 300.37 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 15 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 201.50 FEET TO THE POINT OF BEGINNING.

PARCEL INFORMATION:

TAX ID. NO. 45-15-28-157-004.000-014
& 45-15-28-157-008.000-014
STORSAFE OF CEDAR LAKE, LLC
DOC. NO. 2024-501464
REC. 1/16/2024

PARCEL AREA:

GROSS:
402,930 SQ. FT. ±
9.25 ACRES ±

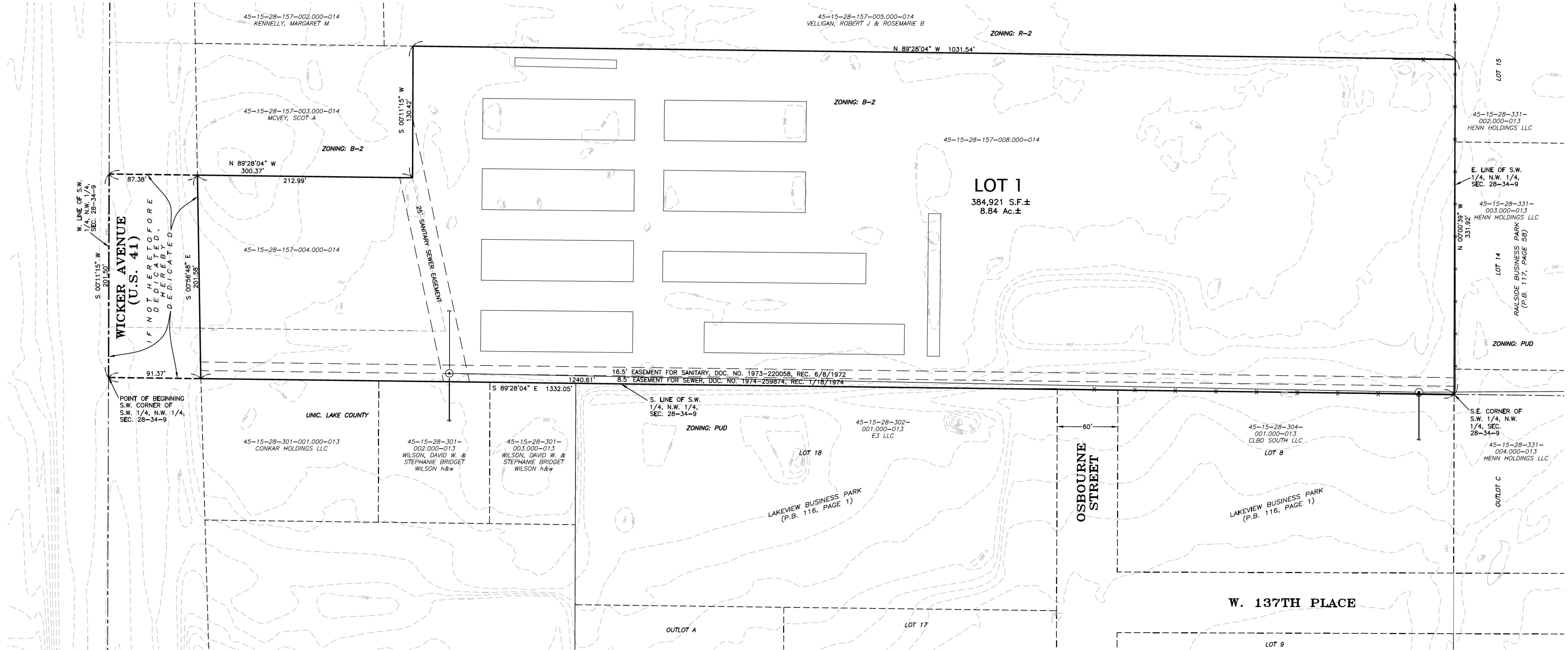
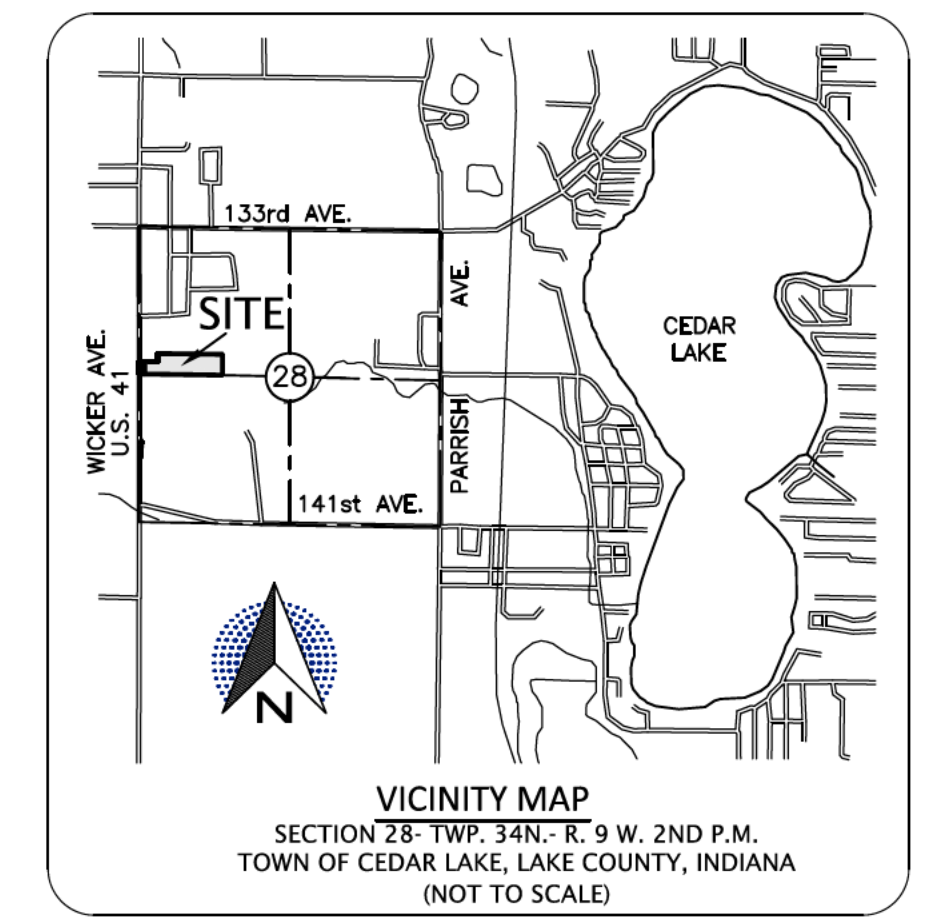
NET (LESS RIGHT OF WAY
HEREBY DEDICATED):
384,921 SQ. FT. ±
8.84 ACRES ±

ENGINEER AND SURVEYOR:

DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, INDIANA 46307

OWNER AND SUBDIVIDER:

STORSAFE OF CEDAR LAKE LLC
5301 DEMPSTER ST, SUITE 300
SKOKIE, IL 60077



DEED OF DEDICATION:

IT, THE UNDERSIGNED, STORSAFE OF CEDAR LAKE LLC, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LAKEVIEW BUSINESS PARK, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSES OF HANDLING STORM WATER RUNOFF.

UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT" AND "APPURTENANT UTILITY EASEMENT".

STORSAFE OF CEDAR LAKE LLC

(SIGNATURE) (PRINTED NAME)

ITS:

ACKNOWLEDGMENT

COUNTY OF _____] SS:
STATE OF _____]

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NAME FOR STORSAFE OF CEDAR LAKE LLC, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

(SIGNATURE)
PRINTED NAME: _____
NOTARY PUBLIC
RESIDENT OF _____ COUNTY
COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE:

COUNTY OF LAKE] SS:
STATE OF INDIANA]

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THIS _____ DAY OF _____, 2024.

PRESIDENT (PRINTED NAME)
SECRETARY (PRINTED NAME)

ENGINEER'S CERTIFICATION:

"I, DOUGLAS M. RETTIG, P.E. STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION."

DOUGLAS M. RETTIG, P.E.
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 910042

DATE: MONTH DATE, YEAR

REFERENCE SURVEY:

REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY BY DVG TEAM, INC., JOB NO. 24-0012, DATED MONTH DATE, YEAR, RECORDED AS DOCUMENT NUMBER ##### IN SURVEY BOOK #, PAGE # IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

SURVEYOR'S CERTIFICATION:

"I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MONTH DATE, YEAR, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

GLEN E. BOREN, P.S. NO. LS2000006



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE:	REVISIONS AND NOTES:

STORSAFE SUBDIVISION
13649 WICKER AVENUE
CEDAR LAKE, IN 46303
PRIMARY PLAT



0' 25' 50'
SCALE: 1" = 50'

ELMDALE PARTNERS, LLC

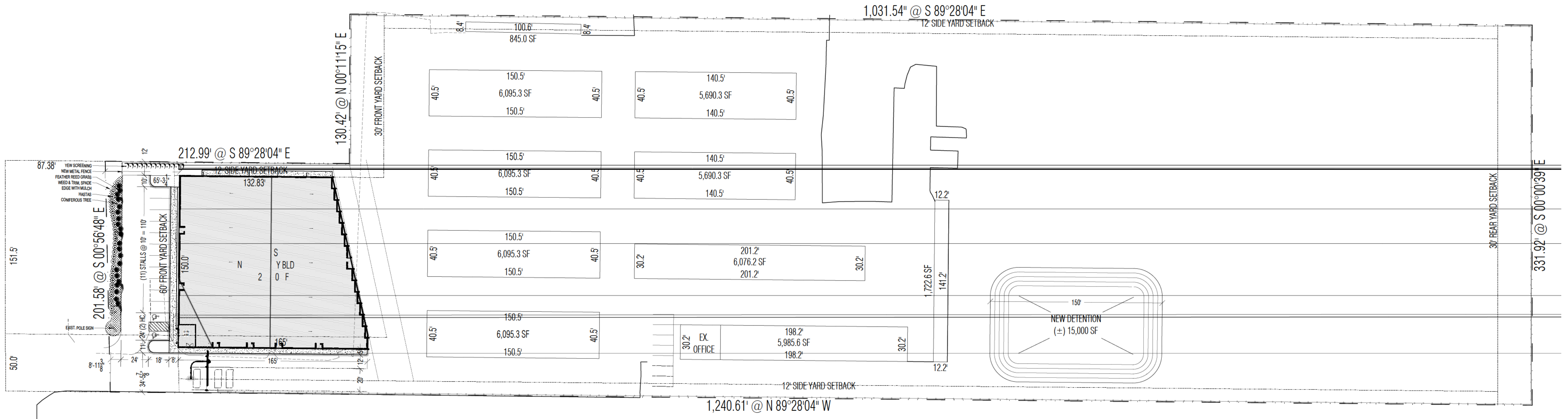
© COPYRIGHT DVG TEAM, INC

Z:\24-0112\...24-0112 Primary Plat.dwg	
FB/PG	FILE NO.
	24-0112
DRAWN BY	DATE
DAR	3/1/24
SECTION	COUNTY, STATE
28-34-9	LAKE, IN
JOB NO.	
	24-0112

NOTICE OF COPYRIGHT: THESE DOCUMENTS WERE PREPARED BY THE DESIGN PROFESSIONAL IDENTIFIED HEREIN AND ARE TO BE CONSIDERED INSTRUMENTS OF SERVICE FOR THE PROJECT. THE DESIGN PROFESSIONAL IS THE AUTHOR AND OWNER OF THESE INSTRUMENTS OF SERVICE AND RESERVES ALL RIGHTS IN THEM. ANY REPRODUCTION OR USE OF THESE INSTRUMENTS OF SERVICE WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL IS STRICTLY PROHIBITED. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY, COMPLETENESS OR CONSTRUCTION OF THE INSTRUMENTS OF SERVICE, ACCORDINGLY, IN THE EVENT OF SUCH UNAUTHORIZED REPRODUCTION OR USE, THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, WHETHER DIRECTLY OR INDIRECTLY, FROM SUCH UNAUTHORIZED REPRODUCTION OR USE.

SITE DATA

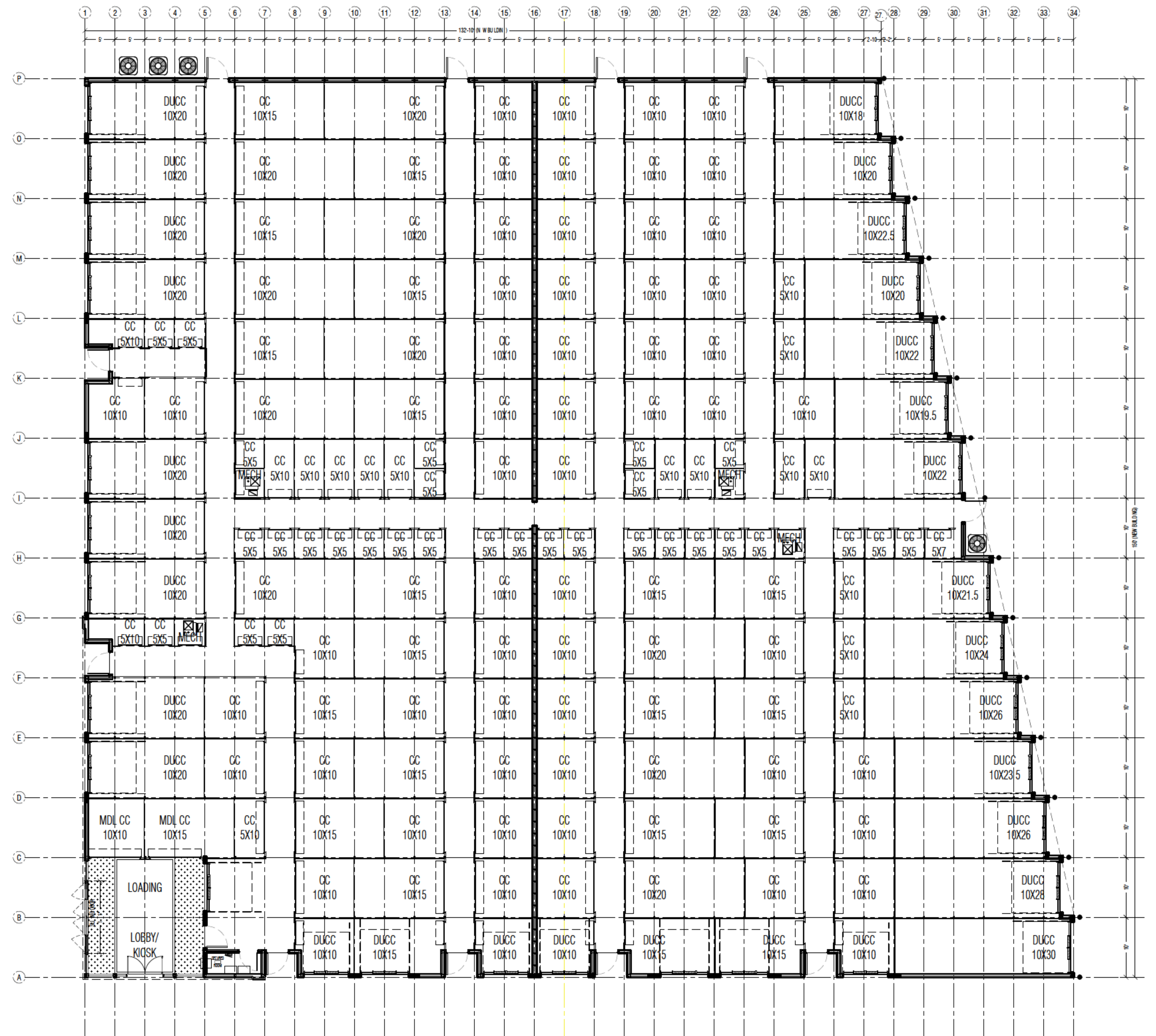
TOTAL SITE AREA:	402,907.65/ 9.25 ACRES
PARCEL 1 PIN:	45-15-26-157-004-000-014
PARCEL 1 AREA:	48,018.15/ 1.10 ACRES
PARCEL 2 PIN:	45-15-26-157-008-000-014
PARCEL 2 AREA:	354,889.50/ 8.15 ACRES
TOTAL BUILDING AREA:	72,621.1 SF
EXISTING BUILDINGS:	50,391.1 SF
PROPOSED BUILDINGS:	22,230 SF
PHASE I:	
MAXIMUM LOT COVERAGE:	50%
ACTUAL LOT COVERAGE:	18.0%
PARKING REQUIRED - 1 STALL/5000 SF = 15	
PARKING PROVIDED:	7 STANDARD STALLS
EXISTING:	0 ADA STALLS
PROPOSED:	11 STANDARD STALLS
PROPOSED:	2 ADA STALLS
SETBACKS:	
FRONT YARD - 60'	
SIDE YARD - 12'	
REAR YARD - 30'	



1 PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"
 Scale: NTS

BLDG 1 (155x165) 22230 GSF

Type	Size	Area	Qty	2%-5% ADA	ADA #	RSF
CC DU Unit	5x5	25	0	0	0	0
CC DU Unit	5x10	50	0	0	0	0
CC DU Unit	10x10	100	4	0.2	1	400
CC DU Unit	10x15	150	3	0.15	1	450
CC DU Unit	10x18	180	1	0.05		180
CC DU Unit	10x19.5	195	1	0.05		195
CC DU Unit	10x20	198.33	1	0.05		198.33
CC DU Unit	10x20	200	8	0.4	1	1600
CC DU Unit	10x20	203.33	1	0.05		203.33
CC DU Unit	10x21.5	215	1	0.05		215
CC DU Unit	10x22	218.33	1	0.05		218.33
CC DU Unit	10x22	221.67	1	0.05		221.67
CC DU Unit	10x22.5	226.67	1	0.05		226.67
CC DU Unit	10x23.5	235	1	0.05		235
CC DU Unit	10x24	238.3	1	0.05		238.3
CC DU Unit	10x25	201.67	1	0.05		201.67
CC DU Unit	10x26	258.3	1	0.05		258.3
CC DU Unit	10x26	261.67	1	0.05		261.67
CC DU Unit	10x28	281.67	1	0.05		281.67
CC DU Unit	10x30	305	1	0.05		305
			31			6128.74
CC Internal Unit	5x5	25	30	1.5	1	750
CC Internal Unit	5x7	33.75	1	0.05		33.75
CC Internal Unit	5x10	50	17	0.85	1	850
CC Internal Unit	10x10	100	54	2.7	3	5400
CC Internal Unit	10x15	150	18	0.9	1	2700
CC Internal Unit	10x20	200	10	0.5	1	2000
CC Internal Unit	Model	250	1	0.05		250
CC Internal Unit	10x25	250	0	0		0
			131		10	11983.75
Total			162			18111.99
Avg. Unit Size						111,802.4
Building Efficiency						81%



2 PROPOSED FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 Scale: 1/16" = 1'-0"



STORSAFE OF CEDAR LAKE
 PROPOSED DEVELOPMENT AT:
 13649 WICKER AVENUE
 CEDAR LAKE, IN

ISSUED/REVISION	3/16/2024
1 PLANNING COMMISSION	
2	
3	
4	
5	
6	

PROJECT NO: 241722202P01

PROPOSED SITE DEVELOPMENT

A1.0