



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. 2024-10
FILING FEE \$307.00
RECEIPT NO. 768417

PLANNING APPLICATION

PROPERTY ADDRESS: 5604 W. 141st Avenue ZONING PUD
TAX KEY NUMBER(S): 45-15-25-300-006.000-043

PETITIONER(S) INFORMATION

NAME: Schilling Development
ADDRESS: P.O. Box 677
CITY, STATE, ZIP: St. John, IN 46373



OWNER(S) INFORMATION

NAME: Cedar Lake 133, LLC
ADDRESS: P.O. Box 677
CITY, STATE, ZIP: St John IN 46373

Email: _____

REQUEST (check all that apply): SUBDIVISION: Concept Plan Rezone
 Preliminary Plat Site Plan
 Final Plat PUD Amendment

DESCRIBE THE REQUEST:

Primary Plat for Lakeside South Unit 1 subdivision

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.

Cedar Lake 133, LLC

Schilling Development



Signature(s) of Owner(s)

Signature(s) of Petitioner(s)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me on this 28 day of February, 2024

Subscribed and sworn to before me on this 28 day of February, 2024

Notary Public
My Commission expires: 04/07/2030

Notary Public
My Commission expires: 04/07/2030



PRELIMINARY PLAT LAKESIDE SOUTH - UNIT 1 A PLANNED UNIT DEVELOPMENT IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA SHEET 1 OF 2

PARCEL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25 MARKED BY A 1-INCH BAR IN CONCRETE; THENCE NORTH 89 DEGREES 14 MINUTES 19 SECONDS WEST (BASIS OF BEARINGS ASSUMED), 3,015.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 25 TO THE SOUTHWEST CORNER OF LAND DESCRIBED TO DOUGLAS R FORD IN A TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 2012-066514 ON SEPTEMBER 21, 2012 IN THE RECORDER'S OFFICE OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 19 SECONDS WEST, 951.82 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED TO RICKY M. AND JACKIE SESSUM PER A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 96007379 ON FEBRUARY 2, 1996 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; SAID SESSUM PARCEL BEING THE EAST 208.71 FEET OF THE SOUTH 208.71 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS EAST, 208.71 FEET ALONG THE EAST LINE OF SAID SESSUM PARCEL TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 14 MINUTES 19 SECONDS WEST, 102.57 FEET ALONG THE NORTH LINE OF SAID SESSUM PARCEL; THENCE NORTH 12 DEGREES 20 MINUTES 55 SECONDS EAST, 235.94 FEET; THENCE NORTH 77 DEGREES 39 MINUTES 05 SECONDS WEST, 4.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, AND A CHORD THAT BEARS NORTH 01 DEGREES 23 MINUTES 46 SECONDS WEST, 125.61 FEET; THENCE NORTH 126.89 FEET ALONG LAST SAID CURVE; THENCE NORTH 75 DEGREES 38 MINUTES 31 SECONDS EAST, 135.00 FEET; THENCE NORTH 14 DEGREES 21 MINUTES 29 SECONDS WEST, 67.48 FEET; THENCE NORTH 32 DEGREES 54 MINUTES 00 SECONDS WEST, 239.62 FEET; THENCE NORTH 28 DEGREES 24 MINUTES 37 SECONDS WEST, 84.13 FEET; THENCE NORTH 07 DEGREES 41 MINUTES 41 SECONDS EAST, 89.33 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 38 SECONDS EAST, 86.60 FEET; THENCE NORTH 05 DEGREES 37 MINUTES 56 SECONDS WEST, 191.93 FEET; THENCE NORTH 80 DEGREES 51 MINUTES 35 SECONDS EAST, 74.15 FEET; THENCE NORTH 78 DEGREES 41 MINUTES 51 SECONDS EAST, 74.15 FEET; THENCE NORTH 12 DEGREES 23 MINUTES 01 SECONDS WEST, 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1770.00 FEET, AND A CHORD THAT BEARS NORTH 76 DEGREES 35 MINUTES 25 SECONDS EAST, 63.39 FEET; THENCE EASTERLY 63.39 FEET ALONG LAST SAID CURVE; THENCE NORTH 75 DEGREES 38 MINUTES 31 SECONDS EAST, 119.27 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 34 SECONDS EAST, 60.04 FEET; THENCE NORTH 76 DEGREES 54 MINUTES 51 SECONDS EAST, 135.00 FEET; THENCE SOUTH 15 DEGREES 18 MINUTES 26 SECONDS EAST, 91.09 FEET; THENCE SOUTH 19 DEGREES 24 MINUTES 27 SECONDS EAST, 77.05 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 55 SECONDS EAST, 77.05 FEET; THENCE SOUTH 26 DEGREES 55 MINUTES 23 SECONDS EAST, 77.05 FEET; THENCE SOUTH 30 DEGREES 40 MINUTES 51 SECONDS EAST, 77.05 FEET; THENCE SOUTH 34 DEGREES 26 MINUTES 19 SECONDS EAST, 77.05 FEET; THENCE SOUTH 36 DEGREES 19 MINUTES 03 SECONDS EAST, 126.97 FEET; THENCE SOUTH 48 DEGREES 55 MINUTES 49 SECONDS EAST, 100.29 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 15 SECONDS EAST, 133.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND A CHORD THAT BEARS SOUTH 16 DEGREES 09 MINUTES 13 SECONDS WEST, 509.62 FEET; THENCE SOUTHERLY 515.80 FEET ALONG LAST SAID CURVE; THENCE SOUTH 00 DEGREES 45 MINUTES 41 SECONDS WEST, 425.94 FEET TO A LINE 40 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 14 MINUTES 19 SECONDS EAST, 284.17 FEET ALONG SAID PARALLEL LINE TO THE WEST LINE OF SAID FORD LAND; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST, 40.00 FEET ALONG LAST SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 24.55 ACRES MORE OR LESS.

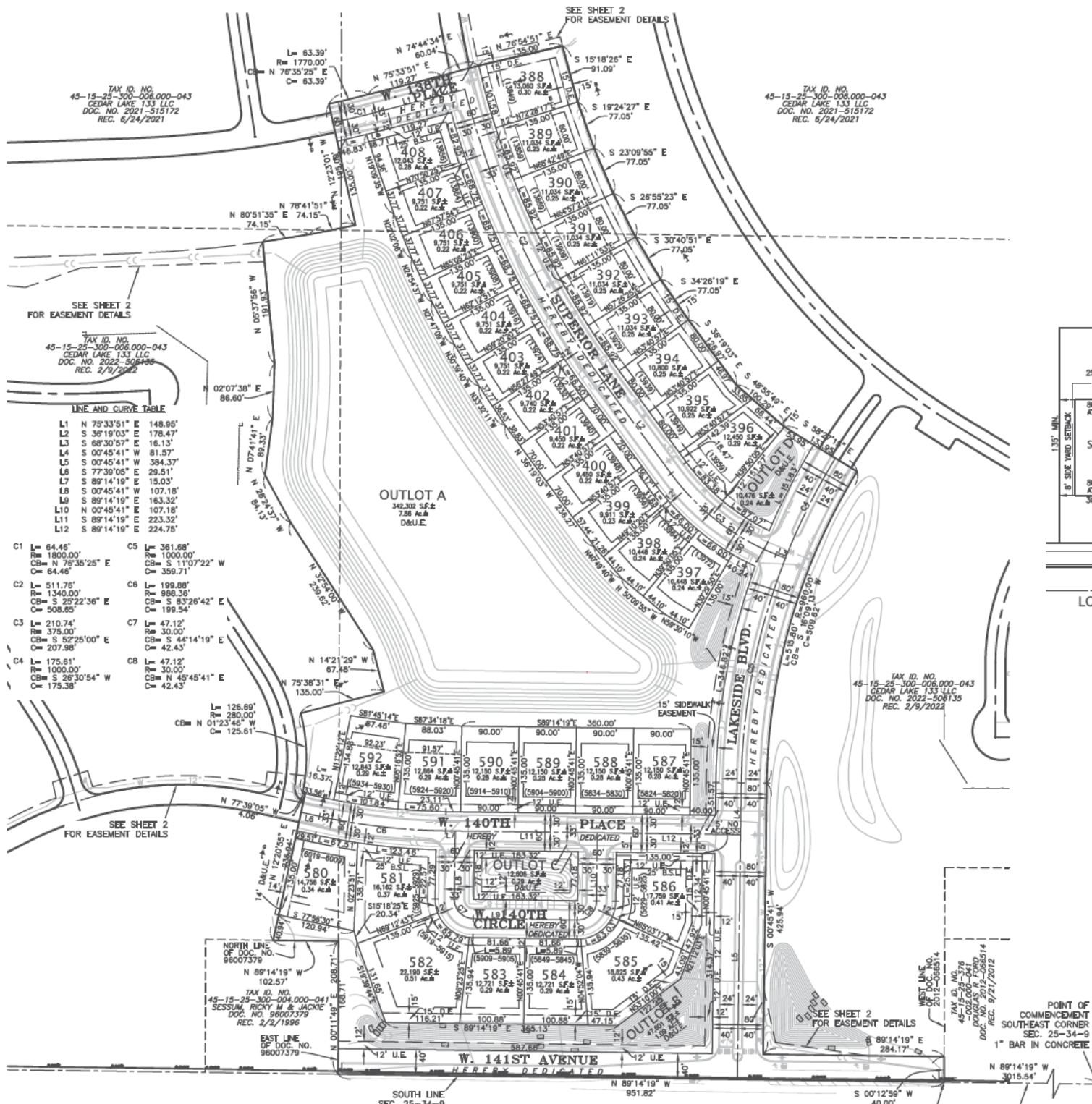
DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT"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

DETENTION EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE ON AREAS LABELED ON THE PLAT AND MARKED "DETENTION EASEMENT" LYING WITHIN OUTLOT A FOR PURPOSES OF STORM WATER MANAGEMENT. EACH STORM WATER MANAGEMENT POND SHALL BE MAINTAINED BY THE INDIVIDUAL OUTLOT OWNER THAT THE POND EXISTS ON IN ACCORDANCE WITH ALL TOWN OF CEDAR LAKE ORDINANCES. IN THE EVENT THE TOWN OF CEDAR LAKE DEEMS ACQUIRING ANY OR ALL OF THE EASEMENTS ARE IN THE PUBLIC INTEREST FOR THE OPERATIONS AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE INDIVIDUAL OUTLOT OWNER SHALL GRANT ANY OR ALL OF THE DETENTION EASEMENTS AND THE RESPONSIBILITY FOR THEIR MAINTENANCE TO THE TOWN OF CEDAR LAKE WITHOUT COST TO THE TOWN. NO VEHICLE ACCESS SHALL BE ALLOWED ON THE DETENTION EASEMENT EXCEPT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE DETENTION FACILITIES.

NO ACCESS EASEMENT: THERE ARE STRIPS OF GROUND LABELED ON THE PLAT AND MARKED "NO ACCESS" WHERE NO VEHICULAR ACCESS IS ALLOWED SAID STRIPS.

SIDEWALK EASEMENT: THERE IS A STRIP OF GROUND LOCATED WITHIN OUTLOT A AND LABELED ON THE PLAT AND MARKED "SIDEWALK EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF A PUBLIC SIDEWALK.



TAX ID. NO. 45-15-25-300-006.000-043
CEDAR LAKE 133 LLC
DOC. NO. 2021-515172
REC. 6/24/2021

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DOC. NO. 2021-515172
REC. 6/24/2021

TAX ID. NO. 45-15-25-300-006.000-043
CEDAR LAKE 133 LLC
DOC. NO. 2022-506135
REC. 2/9/2022

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CEDAR LAKE 133 LLC
DOC. NO. 2022-506135
REC. 2/9/2022

LINE AND CURVE TABLE

L1	N 75°33'51" E	148.95'
L2	S 36°19'03" E	178.47'
L3	S 68°30'57" E	16.13'
L4	S 00°45'41" W	81.57'
L5	S 00°45'41" W	384.37'
L6	S 77°39'05" E	29.51'
L7	S 89°14'19" E	15.03'
L8	S 00°45'41" W	107.18'
L9	S 89°14'19" E	163.32'
L10	S 00°45'41" W	107.18'
L11	S 89°14'19" E	223.32'
L12	S 89°14'19" E	224.75'

C1	L= 64.46' R= 1800.00' CB= N 76°35'25" E C= 64.46'	C5	L= 361.68' R= 1000.00' CB= S 11°07'22" W C= 359.71'
C2	L= 511.75' R= 1340.00' CB= S 29°22'36" E C= 508.65'	C6	L= 199.88' R= 988.36' CB= S 83°26'42" E C= 199.54'
C3	L= 210.74' R= 378.00' CB= S 52°25'00" E C= 207.98'	C7	L= 47.12' R= 30.00' CB= S 44°14'19" E C= 42.43'
C4	L= 175.61' R= 1000.00' CB= S 26°30'54" W C= 175.38'	C8	L= 47.12' R= 30.00' CB= N 45°45'41" E C= 42.43'

PROPOSED ZONING = PUD:

- 13 PAIRED VILLA BUILDINGS
- 12 COTTAGE HOMES
- 9 SINGLE FAMILY HOMES
- TOTAL = 34
- PAIRED VILLA LOT = 90' WIDE, 135' DEEP
- COTTAGE LOT = 56' WIDE, 125' MIN. DEPTH
- SINGLE FAMILY LOT = 80' WIDE, 125' MIN. DEPTH

PARKING:

- EACH UNIT = 2 GARAGE SPACES
- 2 OFF-STREET SPACES IN DRIVEWAY
- PARKING LOTS PARTIALLY LOCATED ON OUTLOT C WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

LANDSCAPE AND LIGHTING:

SEE PUD SUBDIVISION ENGINEERING PLANS

ROADWAYS:

- LOCAL ROADS INSIDE SUBDIVISION - 60' RIGHT-OF-WAY, 33' WIDE WITH CEDAR LAKE ROLL CURB & GUTTER
- 141ST AVENUE - 40' RIGHT-OF-WAY, WIDEN ROAD TO 18' (NORTH HALF) (36' FOR MINOR ARTERIAL) WITH CEDAR LAKE BARRIER CURB & GUTTER
- LAKESIDE BOULEVARD - 80' RIGHT-OF-WAY, ROAD WIDTH 24' EACH DIRECTION, MINOR ARTERIAL WITH CEDAR LAKE BARRIER CURB AND GUTTER

RESIDENTIAL DENSITY:

GROSS ACREAGE = 24.24 ACRES
TOTAL NUMBER OF DWELLING UNITS = 47
DENSITY = 1.94 DWELLING UNITS PER ACRE

RIGHT OF WAYS:

- 80' RIGHT OF WAY ON LAKESIDE BOULEVARD
- 60' RIGHT OF WAY ADJACENT TO PAIRED VILLA, COTTAGE, AND SINGLE FAMILY LOTS
- 40' RIGHT OF WAY (HALF OF 80') ALONG 141ST AVENUE

EASEMENTS:

- 12' DRAINAGE & UTILITY EASEMENT MINIMUM ALONG RIGHT OF WAY FRONTAGE
- 6' (12' TOTAL) DRAINAGE AND UTILITY EASEMENTS MINIMUM ALONG SIDE YARDS WITH SANITARY OR STORM SEWER
- D&U.E. = DRAINAGE AND UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

SETBACKS:

- SINGLE FAMILY: 30' FRONT YARD SETBACKS, 25' REAR YARD SETBACKS, 8' SIDE YARD SETBACKS (25' ABUTTING A STREET)
- MAINTENANCE FREE SINGLE FAMILY: 25' FRONT YARD SETBACKS, 25' REAR YARD SETBACKS, 8' SIDE YARD SETBACKS (20' ABUTTING A STREET)
- PAIRED VILLAS: 25' FRONT YARD SETBACKS, 25' REAR YARD SETBACKS, 8' SIDE YARD SETBACKS (20' ABUTTING A STREET)



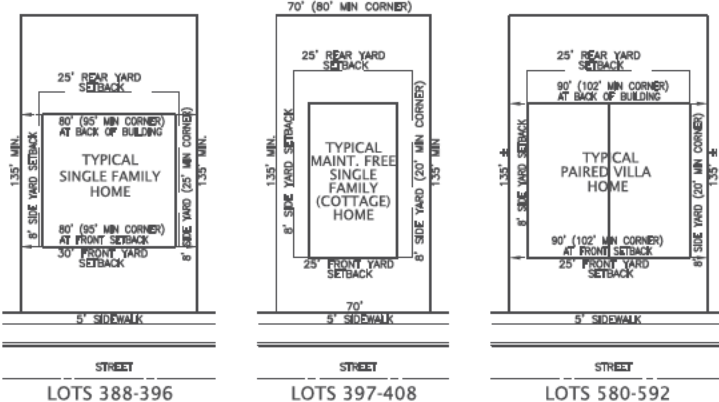
PARCEL INFORMATION:
TAX ID. NUMBER 45-15-25-300-006.000-041
CEDAR LAKE 133, LLC
TRUSTEE'S DEED
DOC. NO. 2022 506135
REC. 2/09/2022
CEDAR LAKE 133, LLC
TRUSTEE'S DEED
DOC. NO. 2021 515172
REC. 6/24/2021

OWNER AND SUBDIVIDER:
CEDAR LAKE 133, LLC
8900 WICKER AVENUE
ST JOHN, IN 46373

ENGINEER AND SURVEYOR:
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, IN 46307

PARCEL AREA:
1,069,340 SQ. FT. ±
24.55 ACRES ±

ZONING:
PUD



LOT DETAILS

PER LAKESIDE SOUTH PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES (REVISED 11-01-2023)

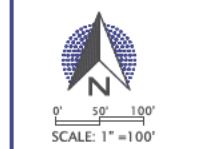


1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7770
F: (219) 662-2740
www.dvgteam.com

REVISIONS AND NOTES:

DATE:	REVISIONS AND NOTES:

LAKESIDE SOUTH - UNIT 1
PLANNED UNIT DEVELOPMENT
CEDAR LAKE, IN 46303
PRELIMINARY PLAT



CEDAR LAKE 133, LLC

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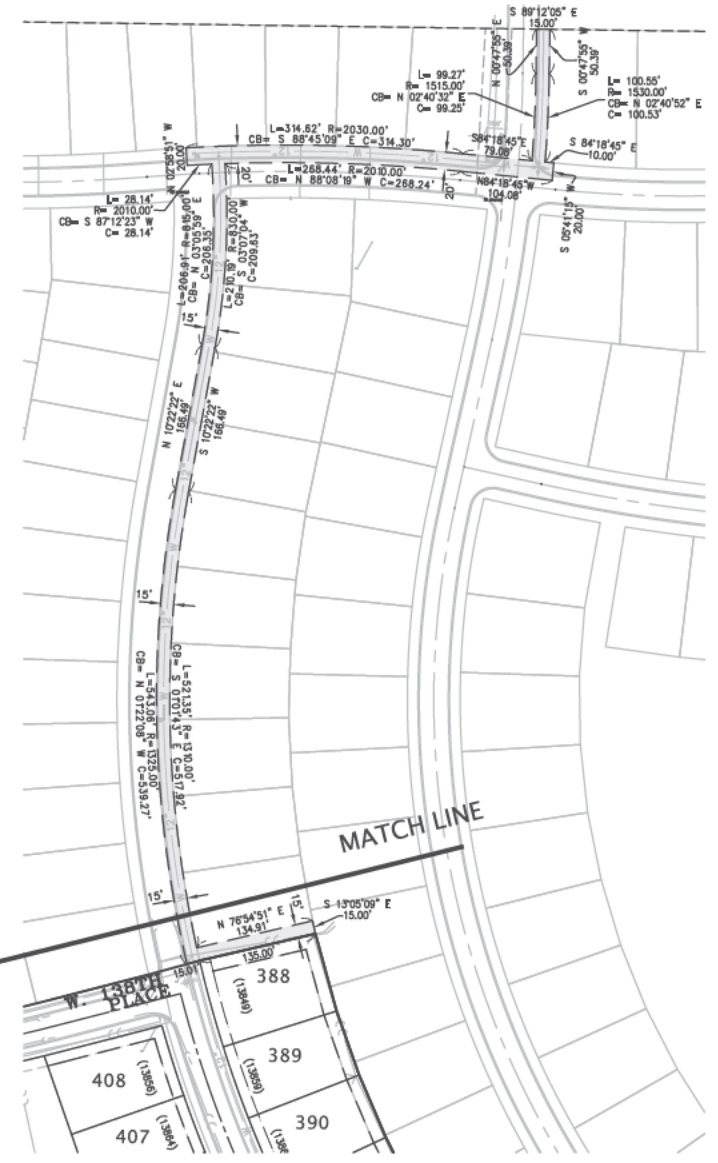
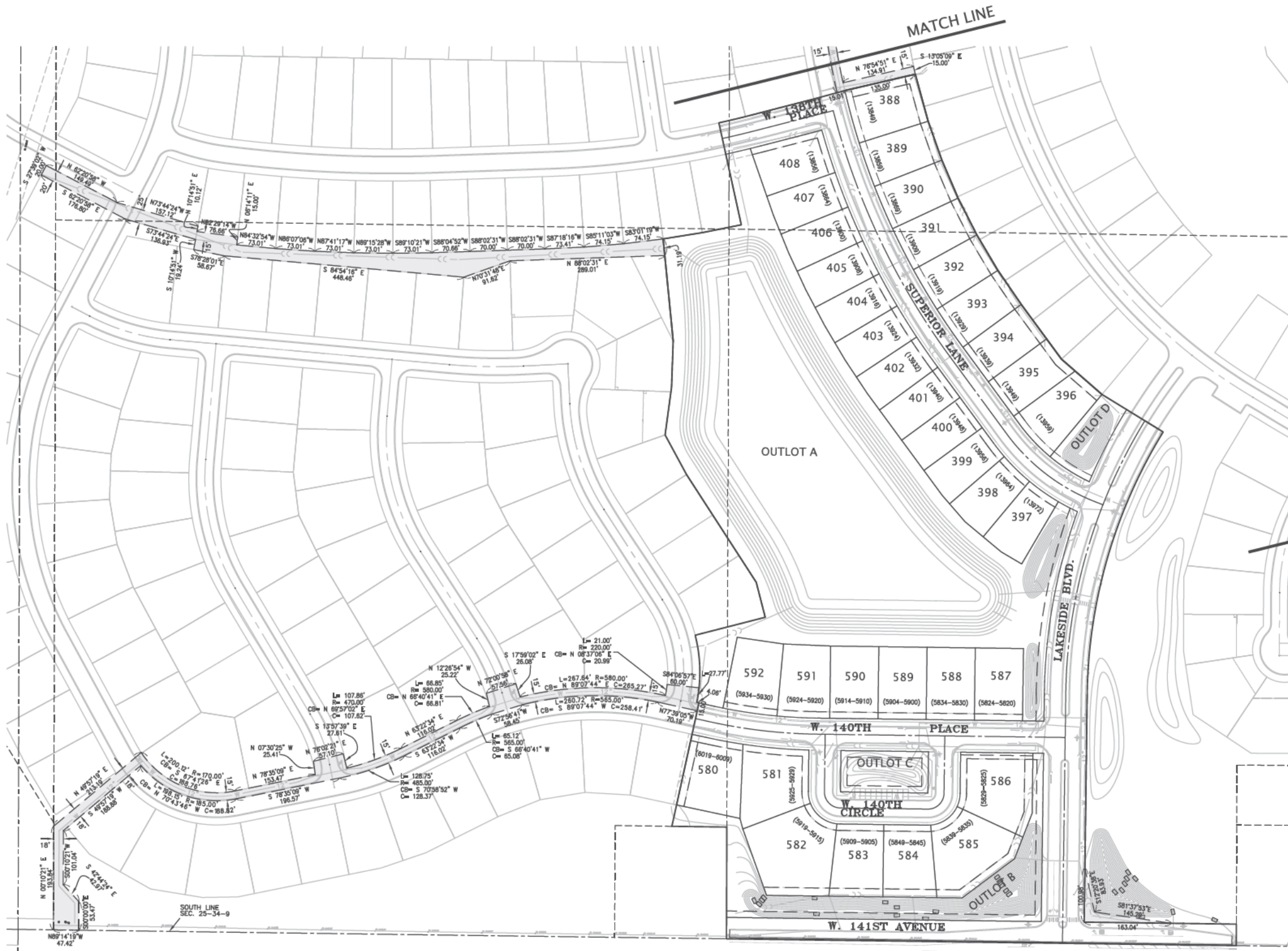
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FB/PG	1 OF 2
DRAWN BY	DATE
DAR	4/12/24
SECTION	COUNTY, STATE
25-34-9	LAKE, IN
JOB NO.	23-0116

PRELIMINARY PLAT
LAKESIDE SOUTH - UNIT 1
 A PLANNED UNIT DEVELOPMENT
 IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
 SHEET 2 OF 2



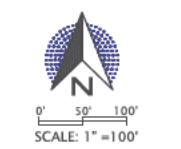
1155 Troutwine Road
 Crown Point, IN 46307
 P: (219) 662-7710
 F: (219) 662-2740
 www.dvgteam.com

DATE:	REVISIONS AND NOTES:



APPURTENANT
 UTILITY EASEMENTS
 HEREBY GRANTED

LAKESIDE SOUTH - UNIT 1
 PLANNED UNIT DEVELOPMENT
 CEDAR LAKE, IN 46303
 PRELIMINARY PLAT



CEDAR LAKE
 133, LLC

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Z:\23-0116\23-0116 Primary Plat.dwg	SHEET NUMBER
FB/PG	2 OF 2
DRAWN BY	DATE
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