



CITY OF
VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING AGENDA

Valparaiso Plan Commission
Tuesday, September 5, 2023, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – July 11, 2023
4. Old Business

SSP20-001 A petition filed by Weiss Entities LLC, 104 S Michigan Ave, Suite 1300, Chicago, IL 60603. The petitioner requests reconsideration of conditions of approval of secondary plat granted in March 2020. The property is located at 2164 US HWY 30.

5. New Business

RES23-004 A Resolution of the Valparaiso Plan Commission renaming Boundary Street to Distillery Street and Daly Street to Brewery Street.

RZ23-002 Rezone Petition filed by Coolman Builders, LLC, 359 Franklin St, Valparaiso, IN, 46383. Petitioner requests a recommendation for a rezone from NC-60 to UR for a 19,000 sf parcel located at 452 Chicago St.

6. Staff Items
7. Adjournment

Matt Evans, President
Beth Shrader, Planning Director

Next Meeting: **October 3, 2023**

Interested persons can view public meetings live on the City of Valparaiso website, www.valpo.us or participate in the webinar by visiting bit.ly/ValpoPC2023. Requests for alternate formats please contact Planning Department at planningdepartment@valpo.us or (219) 462-1161.



Vicinity Map (not to scale)

NOTES

- THIS PLAT IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MCMANON CERTIFIED BY RANDELL S. PETERSON, PS, JOB NO. D0532-52-0184.00, DATED NOVEMBER 29TH, 2012, AND FURTHER VERIFIED BY ABONMARCHÉ CONSULTANTS, INC.
- ALL KNOWN INSTRUMENTS OF RECORD AND EASEMENTS ARE SHOWN ON THIS PLAT.
- PROPERTY IS ZONED CG.

LEGEND

- SCI 24" REBAR WITH ID CAP STAMPED "FIRM 0050", SET
- FIP IRON PIPE, FOUND

WRITTEN DESCRIPTION OF PROJECT

PETITIONER PROPOSES TO SUBDIVIDE THE CURRENT METES AND BOUNDS PARCEL INTO TWO LOTS, ONE OF WHICH WILL CONTAIN THE EXISTING MCDONALD'S BUILDING AND RELATED IMPROVEMENTS, AND THE SECOND OF WHICH IS PROPOSED TO HAVE A RETAIL STORE AND DETENTION AREA.

RECORD LEGAL DESCRIPTION (BOOK 394, PAGE 381)

PARCEL TRUST 1080 TRACT
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER WHICH IS 184.50 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE WEST 283.5 FEET OF THE EAST 28.25 RODS (PROPORTIONAL) OF SAID NORTHEAST QUARTER SECTION 727.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NUMBER 30, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 8695.0 FEET A CHORD BEARING NORTH 86 DEGREES 41 MINUTES 03 SECONDS WEST AND A CHORD LENGTH OF 284.04 FEET TO THE WEST LINE OF THE EAST 28.25 RODS (PROPORTIONAL) OF SAID NORTHEAST QUARTER SECTION, THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS WEST 710.91 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION, THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 283.50 FEET TO THE POINT OF COMMENCEMENT, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CITY OF VALPARAISO, IN DEED OF DEDICATION, RECORDED SEPTEMBER 12, 1996 AS DOCUMENT NO. 96-22383, IN DEED RECORD 471, PAGE 389, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 6 WEST, SITUATE IN CENTER TOWNSHIP, PORTER COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 184.50 FEET TO AN IRON STAKE MARKING THE NORTHEAST CORNER OF LAND CONVEYED TO LAKE COUNTY TRUST COMPANY IN DEED RECORD 394, PAGE 381; THENCE SOUTH 0 DEGREES 11 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE WEST 283.5 FEET OF THE EAST 28.25 RODS (PROPORTIONAL) OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND ALONG THE EAST LINE OF SAID TRUST LAND A DISTANCE OF 487.12 FEET TO A POINT, SAID POINT BEING 40 FEET NORTH (MEASURED RADially) OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 AND ALSO BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0 DEGREES 11 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID TRUST LAND A DISTANCE OF 40.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 30; THENCE WESTWARDLY ALONG A CURVE TO THE LEFT ALONGS THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 30 (R = 8695 FEET) A DISTANCE OF 284.05 FEET (CHORD = NORTH 86 DEGREES 41 MINUTES 03 SECONDS WEST - 284.05 FEET) TO A POINT; THENCE NORTH 0 DEGREES 11 MINUTES 47 SECONDS WEST ALONG THE WEST LINE OF THE WEST 283.5 FEET OF THE EAST 28.25 RODS (PROPORTIONAL) OF THE NORTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 40.04 FEET TO A POINT, SAID POINT BEING 40 FEET NORTH (MEASURED RADially) OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 30; THENCE EASTWARDLY ALONG A CURVE TO THE RIGHT CONCENTRIC WITH AND 40 FEET NORTH (MEASURED RADially) OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 30 (R = 8735 FEET) A DISTANCE OF 284.05 FEET (CHORD: SOUTH 86 DEGREES 42 MINUTES 01 SECONDS EAST) TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

DEED OF DEDICATION:

WE, THE UNDERSIGNED CW EAST LAND OWNER, LLC, AND INDIANA LAND TRUST COMPANY F/K/A LAKE COUNTY TRUST COMPANY, AS TRUSTEE OF TRUST # 1080, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WISE GUYS SUBDIVISION.

THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS DRAINAGE AND UTILITY EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF LOT 2 SHOWN HEREON AND FOR THE CITY TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS, OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF MANAGEMENT FACILITIES. (IF OTHER EASEMENTS ARE SHOWN, STATEMENTS REGARDING THEIR PURPOSE AND TO WHOM THEY ARE GRANTED SHALL BE ADDED HERE). NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

ALSO, THERE IS A STRIP OF GROUND SHOWN ON THIS PLAT AND LABELED INGRESS/EGRESS EASEMENT. SAID INGRESS/EGRESS EASEMENT IS PERMANENTLY RESERVED FOR INGRESS TO AND EGRESS FROM LOT 1 AND LOT 2 OF THE SUBDIVISION TO THE FRONTAGE ROAD ALONG U.S. HIGHWAY 30 FOR THE BENEFIT OF THE OWNERS OF EACH LOT AND THE PUBLIC FOR PEDESTRIAN AND VEHICULAR TRAFFIC. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID INGRESS/EGRESS EASEMENT, AND OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE RIGHTS OF THE OWNERS OF THE LOTS IN THIS SUBDIVISION TO UTILIZE SAID EASEMENT. SNOW REMOVAL, MAINTENANCE, REPAIR AND REPLACEMENT OF SAID INGRESS/EGRESS EASEMENT SHALL BE PERFORMED BY THE OWNER OF LOT 1. THE COST OF SAID SNOW REMOVAL, MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE SPLIT EQUALLY BETWEEN THE OWNERS OF LOT 1 AND LOT 2. IN THE EVENT OF A DISPUTE OR ENFORCEMENT ACTION WITH REGARD TO THE EASEMENT RIGHTS GRANTED HEREIN OR LEGAL ACTION FOR COLLECTION OF UNPAID COSTS, THE PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEY FEES AND COURT COSTS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2023.

CW EAST LAND OWNER, LLC

BY: DONALD J. WESS, MANAGER

STATE OF INDIANA)
COUNTY OF _____) SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CW EAST LAND OWNER, LLC, BY DONALD J. WESS, ITS MANAGER, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2023.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
COUNTY OF RESIDENCE: _____

INDIANA LAND TRUST COMPANY
F/K/A LAKE COUNTY TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1080

BY: _____, TRUST OFFICER

STATE OF INDIANA)
COUNTY OF _____) SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TRUST OFFICER OF INDIANA LAND TRUST COMPANY F/K/A LAKE COUNTY TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1080 WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID INDIANA LAND TRUST COMPANY AS TRUSTEE AS ITS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____
COUNTY OF RESIDENCE: _____

PLAN COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4, ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, THIS PLAT WAS GIVEN

APPROVAL BY THE CITY AS FOLLOWS:

APPROVED BY THE VALPARAISO PLAN COMMISSION AT A REGULAR MEETING HELD ON _____, 2023.

VALPARAISO PLAN COMMISSION

MATT EVANS, PRESIDENT

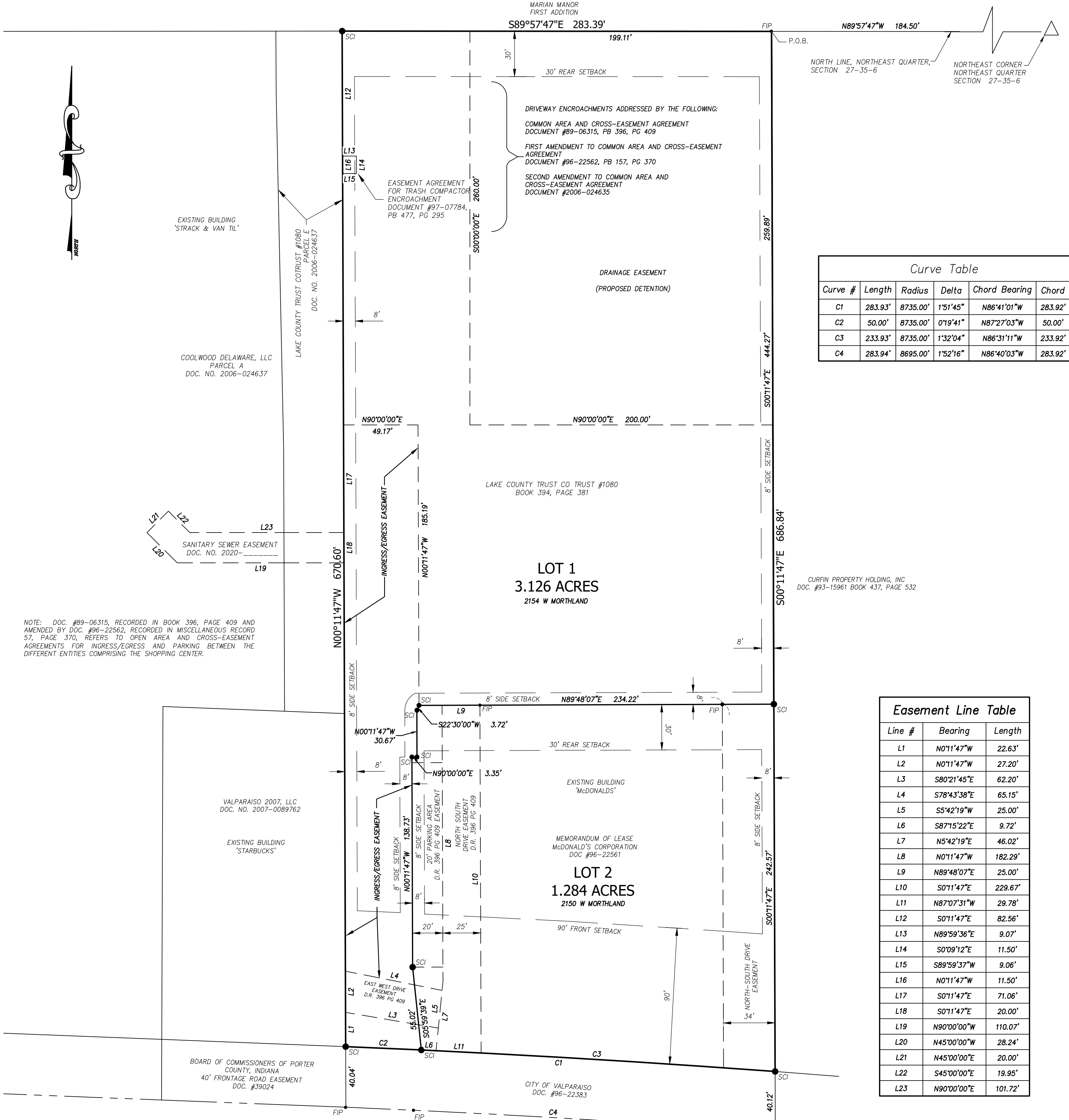
BETH SHRADER, EXECUTIVE DIRECTOR

LAND SURVEYOR CERTIFICATE:

I, RANDELL S. PETERSON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, AND THE STANDARDS MANUAL; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

RANDELL S. PETERSON, PS
rpeterson@abonmarche.com
PROFESSIONAL LAND SURVEYOR # 20400012
STATE OF INDIANA

DATED _____

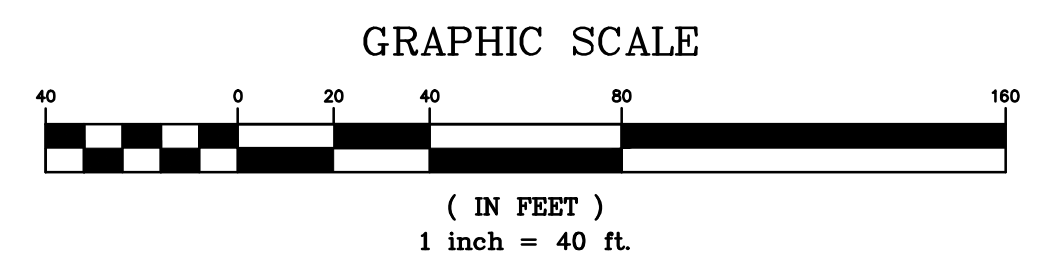


Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	283.93'	8735.00'	1°51'45"	N86°41'01"W	283.92'
C2	50.00'	8735.00'	0°19'41"	N87°27'03"W	50.00'
C3	233.93'	8735.00'	1°32'04"	N86°31'11"W	233.92'
C4	283.94'	8695.00'	1°52'16"	N86°40'03"W	283.92'

Easement Line Table

Line #	Bearing	Length
L1	N0°11'47"W	22.63'
L2	N0°11'47"W	27.20'
L3	S80°21'45"E	62.20'
L4	S78°43'38"E	65.15'
L5	S5°42'19"W	25.00'
L6	S87°15'22"E	9.72'
L7	N5°42'19"E	46.02'
L8	N0°11'47"W	182.29'
L9	N89°48'07"E	25.00'
L10	S0°11'47"E	229.67'
L11	N87°07'31"W	29.78'
L12	S0°11'47"E	82.56'
L13	N89°59'36"E	9.07'
L14	S0°09'12"E	11.50'
L15	S89°59'37"W	9.06'
L16	N0°11'47"W	11.50'
L17	S0°11'47"E	71.06'
L18	S0°11'47"E	20.00'
L19	N90°00'00"W	110.07'
L20	N45°00'00"W	28.24'
L21	N45°00'00"E	20.00'
L22	S45°00'00"E	19.95'
L23	N90°00'00"E	101.72'



Morthland Avenue
U. S. Highway 30

NOTE: DOC. #89-06315, RECORDED IN BOOK 396, PAGE 409 AND AMENDED BY DOC. #96-22562, RECORDED IN MISCELLANEOUS RECORD 57, PAGE 370, REFERS TO OPEN AREA AND CROSS-EASEMENT AGREEMENTS FOR INGRESS/EGRESS AND PARKING BETWEEN THE DIFFERENT ENTITIES COMPRISING THE SHOPPING CENTER.

COOLWOOD DELAWARE, LLC
PARCEL A
DOC. NO. 2006-024637

LAKE COUNTY TRUST CO TRUST #1080
PARCEL F
DOC. NO. 2006-024637

LAKE COUNTY TRUST CO TRUST #1080
BOOK 394, PAGE 381

CURFIN PROPERTY HOLDING, INC.
DOC. #93-15961 BOOK 437, PAGE 532

VALPARAISO 2007, LLC
DOC. NO. 2007-0089762

MEMORANDUM OF LEASE
MCDONALD'S CORPORATION
DOC. #96-22561

BOARD OF COMMISSIONERS OF PORTER
COUNTY, INDIANA
40' FRONTAGE ROAD EASEMENT
DOC. #39024

CITY OF VALPARAISO
DOC. #96-22383

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
January 14, 2020

A regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, January 14, 2020 in Valparaiso City Hall Council Chambers, located at 166 Lincolnway, Valparaiso. Matt Evans presided.

Members present were: Diane Worstell, Bruce Berner, Peter Anderson, Tim Warner, and Matt Evans. Also present were Attorney Scott Bozik, Tyler Kent, Carley Lemmon, citizens, and representatives of the press.

COMMUNICATIONS:

Tyler Kent welcomed and introduced new Member Councilman Peter Anderson. Tyler Kent also introduced new City Administrator Mike Jessen.

MINUTES:

Tim Warner made motion to approve the December 10, 2019 meeting minutes as submitted. Bruce Berner seconded the motion. A voice vote was taken and unanimously carried 5-0.

ELECTION OF OFFICERS:

President:

Motion to nominate Matt Evans President of the Plan Commission was made by Bruce Berner. Diane Worstell seconded the motion. A voice vote was taken and unanimously carried 5-0.

Vice-President:

Motion to nominate Tim Warner Vice-President of the Plan Commission was made by Diane Worstell. Bruce Berner seconded the motion. A voice vote was taken and unanimously carried 5-0.

Secretary:

Motion to appoint Helene Pierce Secretary of the Plan Commission was made by Tim Warner. Bruce Berner seconded the motion. A voice vote was taken and unanimously carried 5-0.

Attorney:

Motion to appoint the Law Office of Blachly Tabor Bozik and Hartman Council for the Plan Commission was made by Bruce Berner. Diane Worstell seconded the motion. A voice vote was taken and unanimously carried 5-0.

OLD BUSINESS:

None.

NEW BUSINESS:

MS19-005 – A petition filed by McMahon Associates, 952 S. state Road 2, Valparaiso, IN. The petitioner requests approval of the replat of Lot 6 and a plat amendment to vacate the five (5) foot no-access easement along Murvihill Road, located on the west of the regulated drain easement. Mr. Kevin Coros with McMahon Associates presented. Mr. Bob Gilliana was also present. Lot 6 initially was an “L” shaped lot that was divided into three (3) lots. Now the petitioner is requested to combine two of the three lots and request removal of the five (5) foot no-access easement. We reached out to the Porter County Planning office and they indicated they were agreeable to allowing Valparaiso City to handle this request. As well, we are not in violation of any airport codes.

Public Hearing:

Matt Evans asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Evans also asked that the public address their questions to the Board Members while at the same time the petitioner will take notes and respond at one time. No one spoke, therefore, the public hearing was closed, and questions/comments were heard from the Members.

C: Tyler Kent advised the City is comfortable with the replat request as proposed.

Motion: Bruce Berner made a motion to approve MP19-005 as proposed. Tim Warner seconded the motion. A roll call vote was taken and unanimously carried 5-0.

PP19-005 – A petition filed by Weiss Entities LLC, 104 S. Michigan Avenue, Suite 1300, Chicago, IL. The petitioner requests approval of a primary plat for a two (2) lot subdivision to be known as Wise Guys Minor Subdivision. Attorney Richard Anderson, Mr. Bob Bilic, and Mr. Randy Peterson presented. The property in question is 4.5 acres, zoned Commercial General (CG) off US Highway 30, east of the existing Strack and VanTil store and north of the existing McDonalds. We are requesting Primary Plat approval for a two (2) lot subdivision to be known as Wise Guys Minor Subdivision. Lot 2 is the existing McDonalds. Lot 1 will be a 10,000 square-foot Wise Guys Liquor Store. Lot 1 will include the building, retention area and stormwater management. Setbacks are met. There are already a number of easements in place. A letter was submitted to the Members from Currie Ford Motors indicating they are okay with the surface water plan. Tyler Kent advised that the petitioner was asked to do a parking study. By the standards, 41 parking spaces are required, however, the study indicates for this particular use only 24 are needed and that is what is being shown on the proposal. As well, they are considering having access from West Street being southbound only and at some point, will address Coolwood Drive and a dedication. Overall, this is a great project and staff is in favor of it.

Public Hearing:

Matt Evans asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Evans also asked that the public address their questions to the Board Members while at the same time the petitioner will take notes and respond at one time.

Mr. Lee Will, 2055 Marshall Drive, Valparaiso, asked when the project will break ground and suggested leaving at least a 60-foot greenspace buffer to the homes to the north. As well, the replacement of any trees removed with large arborvitae would be appreciated. How deep will the retention pond be, and how will it be drained?

Attorney Anderson's rebuttal:

- The maximum amount of water in the retention pond at any one time will be four to five feet.
- The pond is designed to be dry when it is not raining.
- The basin will be approximately four-feet deep.
- As designed currently, we will slow the rate of runoff by more than double and therefore improving the property's overall drainage.
- The Landscape Plan accounts for an 8-10-foot grade change from Mr. Wills' backyard and arborvitae will be planted.
- There is an approximate 293-foot buffer between the resident's homes and the business.
- We plan to have a groundbreaking as soon as we are approved.

President Evans advised that suspension of the rules was not requested, therefore, this matter will be voted on at the February 11, 2020 regular meeting.

STAFF ITEMS:

2020 Meeting Dates: Tyler Kent advised Members were provided a listing of the 2020 application deadline dates and 2020 meeting dates prior to the meeting. Regular meeting dates will remain the second Tuesday of each month.

Motion: Diane Worstell made a motion to approve the 2020 deadline dates and meeting dates as presented. Tim Warner seconded the motion. A voice vote was taken and unanimously carried 5-0.

Meeting Time: Tyler Kent asked Members to consider having a discussion regarding moving the start time of the Plan Commission meeting to an earlier time such as 5:30 or 6:00 p.m. The Members unanimously decided to further discuss this item at a future meeting when more Members are present.

ADJOURNMENT:

There being no further business, the January 14, 2020 Board of Zoning Appeals meeting was adjourned at 7:30 p.m.

Matt Evans, President

Tyler Kent, Executive Secretary

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
February 11, 2020

A regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, February 11, 2020 in Valparaiso City Hall Council Chambers, located at 166 Lincolnway, Valparaiso. Matt Evans presided.

Members present were: Bruce Berner, Peter Anderson, Tim Warner, Jim Mooney, Al Shields and Matt Evans. Also present were Attorney Scott Bozik, Tyler Kent, Carley Lemmon, citizens, and representatives of the press.

COMMUNICATIONS:

MINUTES:

A motion was made to approve the January 14, 2020 minutes as submitted. A voice vote was taken and unanimously carried 6-0.

OLD BUSINESS:

PP19-005 - A petition filed by Weiss Entities LLC, 104 S Michigan Ave, Suite 1300, Chicago, IL 60603. The petitioner requests approval of a primary plat for a two (2) lot subdivision to be known as Wise Guys Minor Subdivision. Attorney Richard Anderson, Mr. Bob Bilic, and Mr. Randy Peterson presented. A public hearing was held at the January 11, 2020 Plan Commission meeting. The property in question is 4.5 acres, zoned Commercial General (CG) off US Highway 30, east of the existing Strack and VanTil store and north of the existing McDonalds.

Motion: A motion was made to approve Primary Plat for a two (2) lot subdivision to be known as Wise Guys Minor Subdivision as presented. A roll call vote was taken and unanimously carried 6-0.

NEW BUSINESS:

MS20-001 – A petition filed by HealthLinc c/o Robin Witte – Larson Danielson, 2401 Valley Dr., Valparaiso, IN 46383. The petitioner requests approval of the minor subdivision. The property is located at 1 Valley Drive, Valparaiso. Ms. Robin Witte presented. Discussion was heard on the petition.

Motion: A motion was made to approve the minor subdivision as presented. A roll call vote was taken and unanimously carried 6-0.

STAFF ITEMS:

Meeting Time: Tyler Kent asked Members to consider having a discussion regarding moving the start time of the Plan Commission meeting to an earlier time such as 5:30 or 6:00 p.m. The Members unanimously decided to further discuss this item at a future meeting when more Members are present.

ADJOURNMENT:

There being no further business, the February 11, 2020 Board of Zoning Appeals meeting was adjourned at 7:10 p.m.

Matt Evans, President

Tyler Kent, Executive Secretary

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
March 10, 2020

A regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, March 10, 2020 in Valparaiso City Hall Council Chambers, located at 166 Lincolnway, Valparaiso. Matt Evans presided.

Members present were: Peter Anderson, Tim Warner, Vic Ritter, Diane Worstell, and Matt Evans. Also present were Attorney Chris Ripley, Beth Shrader, Mike Jabo, Carley Lemmon, citizens, and representatives of the press.

COMMUNICATIONS:

President Matt Evens welcomed new staff members, Beth Shrader, City Planner and Mike Jabo, City Engineer.

MINUTES:

Tim Warner made a motion to approve the February 11, 2020 minutes as submitted. Vic Ritter seconded the motion. A voice vote was taken and unanimously carried 5-0.

OLD BUSINESS:

None.

NEW BUSINESS:

SP20-001 – A petition filed by Weiss Entities LLC, 104 S Michigan Avenue, Suite 1300, Chicago, IL. The petitioner requests approval of a secondary plat for the property located at 2164 US Highway 30, Valparaiso. Mr. Mike Anderson and Mr. Randy Peterson presented. Secondary plat approval is requested for the Wise Guys liquor store project. Currie Motors has provided a document for shared drainage easement rights, and there are a number of documents that show evidence that there are easements dating back to the mid 1970's. All retention and drainage documents will be properly reflected on the plat and provided to the City for the record.

Motion: Tim Warner made a motion to approve the secondary plat with the stipulation that the documentation on the drainage easement on the north side of the Barile (k/n/a Currie Motors) property is provided to the City. Diane Worstell seconded the motion. A roll call vote was taken and unanimously carried 5-0.

STAFF ITEMS:

Meeting Time: Carley Lemmon asked Members if they had considered moving the start time of the Plan Commission meeting from 7:00 p.m. to 5:30 p.m. The Members unanimously decided to change the meeting start time to 5:30 p.m.

ADJOURNMENT:

There being no further business, the March 10, 2020 Board of Zoning Appeals meeting was adjourned at 7:13 p.m.

Matt Evans, President

Tyler Kent, Executive Secretary

RESOLUTION #4, 2023

**RESOLUTION OF THE VALPARAISO PLAN COMMISSION RENAMING
BOUNDARY ST TO DISTILLERY ST AND DALY ST TO BREWERY ST**

WHEREAS, the Valparaiso Plan Commission (the “Plan Commission”) is the body charged with the duty to name and rename streets for Valparaiso, Indiana (the “City”); and

WHEREAS, Section 8.216 of the City of Valparaiso Unified Development Ordinance (“UDO”) establishes standards for street naming so that their names are easy to understand and duplication or conflict with other names is avoided; and

WHEREAS, Journeyman Distillery (“Journeyman”) is desirous of renaming the local streets adjacent to their development from Boundary St to Distillery St and from Daly St to Brewery St; and

WHEREAS, the Plan Commission recognizes that Journeyman’s tremendous efforts in the preservation of the historic factory site and transformational investment the City’s transit-oriented development area will serve as a catalyst for future redevelopment; and

WHEREAS, Journeyman has provided notice of the proposed street name change to the potentially affected property owner; and

WHEREAS, the city’s Engineering Department has reviewed and agrees that the proposed renaming from Boundary St to Distillery St and from Daly St to Brewery St do not conflict with established engineering standards; and

WHEREAS, the Plan Commission has reviewed Journeyman’s proposal and determines that it conforms to the Street Naming Standards for the City, and now desires to approve the street renaming by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE VALPARAISO PLAN COMMISSION, THAT:

1. The Valparaiso Plan Commission hereby finds and determines that proposed renaming of Boundary St to Distillery St and from Daly St to Brewery St as shown on Exhibit A is warranted.
2. Pursuant to Section 8.216 of the Unified Development Ordinance Plan Commission shall notify the County Auditor, Emergency Services, the United States Postal Service, and all affected property owners no later than October 31, 2023.

SO RESOLVED BY THE VALPARAISO PLAN COMMISSION this 5th day of September, 2023.

VALPARAISO PLAN COMMISSION

President

ATTEST:

Planning Director



Factory St

Factory St

Ruge St

Factory St

Factory St

Daly St

Boundary St

Boundary St

Boundary St

S Campbell St

S Campbell St

S Campbell St

W Brown St

W Brown St

W Brown St

S Napoleon St

S Napoleon St

S Napoleon St

W Monroe St

W Brown St

560

358

358

556

298

551

552

551

450

359

263

261

259

257

255

357

359

451

453

455

457

258

256

188

455

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- To Rezone a Property from NC-60 to UR
- To Approve a Primary Plat
- To Approve a Planned Unit Development (PUD)
- To Approve a Major Planned Unit Development (PUD) Amendment
- To Annex Property into the City of Valparaiso, IN
- To Vacate Alley
- To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- To Approve a Minor Subdivision (Lot Split)
- To Approve a Final Plat
- To Approve a Plat Amendment
- Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: RZ23-002
 Application Filing Fee: \$150
 Date Filed: 08 / 07 / 23
 Meeting: 09 / 05 / 23

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address: 452 Chicago St
Valparaiso, IN 46383

Subject Property fronts on the east side
 between (streets) Chicago St and
Chestnut St.

Description of Location of Property: This property
is located on the northwest
corner of Campbell St and
Chicago St.

Zoning District (Current): NC-60
 Zoning District (Proposed): UR

Zoning of Adjacent Properties:

North: NC-60 South: NC-60

East: PUD West: NC-60

Present Use of Property: vacant

Parcel/Tax Duplicate Number: _____
64-09-23-429-011,000-004

Subdivision (If Applicable): —

Proposed Use of Property: proposing to build
2 duplexed buildings (4 units)
facing Campbell St w/ rear-load
garages

Dimensions of Property: Front: 165 Depth: 120

Property Area (sq. ft./acres): 19,116^{SF}.44 ac

PETITIONER INFORMATION

Applicant Name: Coolman Builders, LLC

Address: c/o 359 S. Franklin St
Valparaiso, IN 46383

Phone: 219-464-8055

Email: kkaminski@coolmanbuilt.com

PROPERTY OWNER INFORMATION

Applicant Name: MJF Development
c/o Mark Forszt

Address: c/o 1151 Northland Drive
Valparaiso, IN 46385

Phone: 219-464-3676

Email: mjfrentals@yahoo.com

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. 1)

see attached

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO.)

There are no variances required after re-zone to UR
(Urban Residential), using our proposed
developments of two duplexed buildings

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

[Handwritten Signature]

Signature of owner/Petitioner

aug 2nd, 2023

Date

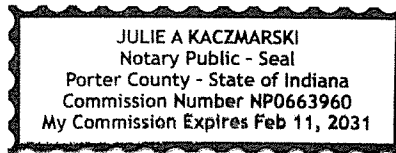
MARK J. FORSZT

Printed name

Subscribed and sworn to before me this 2nd day of August, 2023

[Handwritten Signature]

Notary Public



My Commission Expires: 02-11-2031

EXHIBIT #1

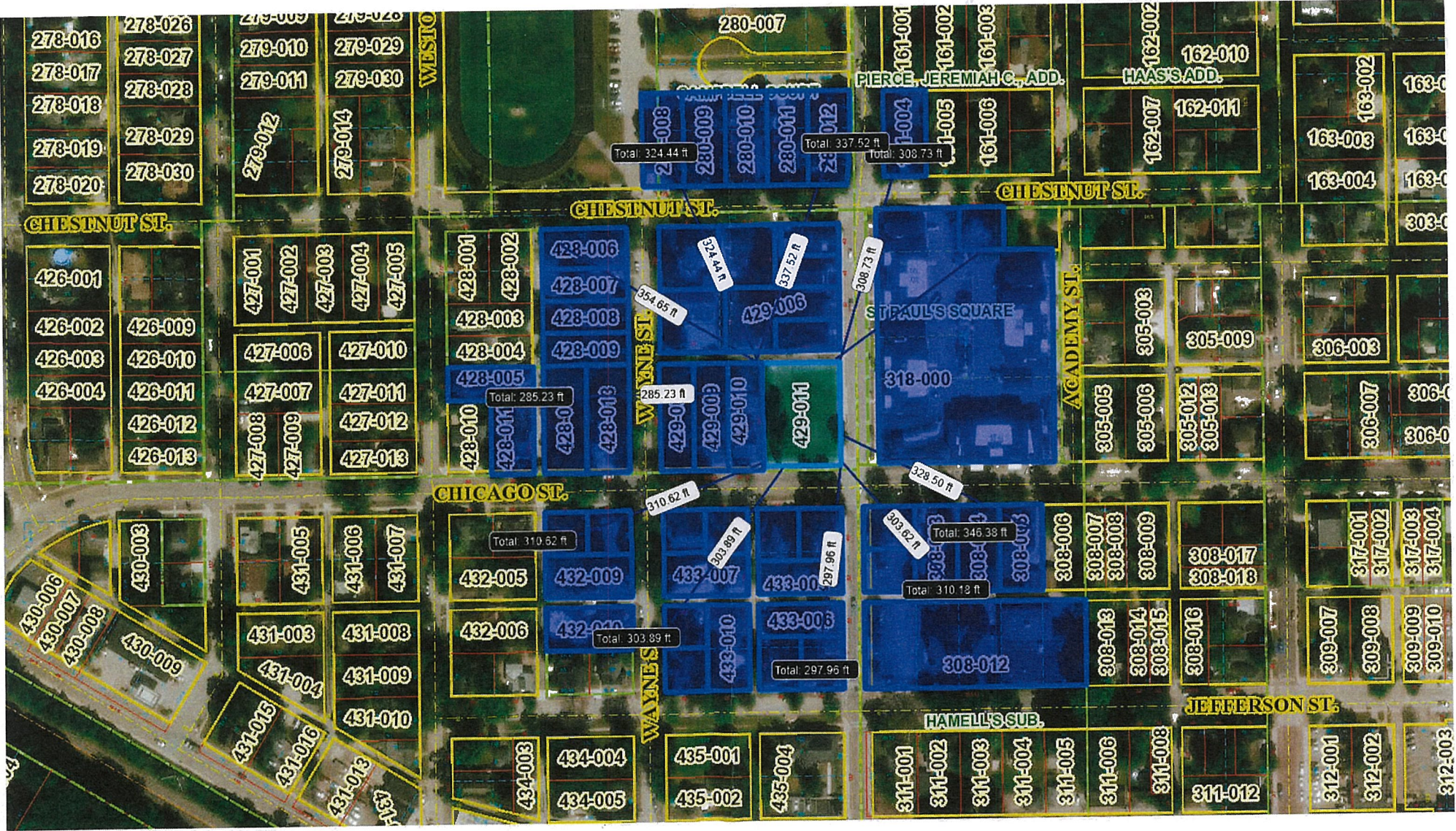
Property Address

452 Chicago Street, Valparaiso, Indiana 46385

Legal Description (per Record Document A - Chicago Title Insurance Company)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ALSO BEING PART OF BLOCK 83 IN COUNCIL'S ADDITION OF 1883 TO THE TOWN, NOW CITY, OF VALPARAISO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 20 IN THE ADDITION OF OUTLOTS TO THE TOWN, NOW CITY, OF VALPARAISO; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF 60 FOOT WIDE CHICAGO STREET, 146.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AUGUST 30, 2016 AS INSTRUMENT NUMBER 2016-021418; THENCE NORTH 00 DEGREES 09 MINUTES 20 SECONDS W ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2016-021418, 6.00 FEET TO A 1" PINCHED TOP IRON PIPE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, 159.00 FEET TO A 1" PINCHED TOP IRON PIPE FOUND AT THE SOUTH RIGHT OF WAY LINE OF A 14 FOOT WIDE PUBLIC ALLEY AS SHOWN IN SAID BLOCK 83; THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 120.66 FEET TO THE WEST RIGHT OF WAY LINE OF CAMPBELL STREET; THENCE SOUTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 159.00 FEET TO A POINT 6.00 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF 60 FOOT WIDE CHICAGO STREET; THENCE SOUTH 89 DEGREES 32 MINUTES THE 11 SECONDS WEST PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE, 121.25 FEET TO THE POINT OF BEGINNING.

N



452 CHICAGO ST, VALPARAISO
 N.W. CORNER OF CAMPBELL ST
 AND CHICAGO ST

Owner	Owner Address	Site Address	City	State
Post Douglas B & Betty/H&W	353 Chicago St	353 Chicago St Valparaiso IN 46383	Valparaiso	IN 46383
McIntyre Mary J	355 Chicago St	355 Chicago St Valparaiso IN 46383	Valparaiso	IN 46383
Hisick Raymond & Susan/H&W	357 Chicago St	357 Chicago St Valparaiso IN 46383	Valparaiso	IN 46383
Urschel Development Corporation	1200 Cutting Edge Dr	354 Jefferson St Valparaiso IN 46383	Chesterton	IN 46304
Gilliam Dorothy & Gilliam James/JT	452 Jefferson St	452 Jefferson St Valparaiso IN 46383	Valparaiso	IN 46385
Vandermolen Tasia L	454 Jefferson St	454 Jefferson St Valparaiso IN 46385	Valparaiso	IN 46385
Thiele Jennifer & Micheal/W&H	103 Campbell St	103 Campbell St Valparaiso IN 46383	Valparaiso	IN 46383
Martin Eric T	3918 Sumac Rd	456 Jefferson St Valparaiso IN 46385	Valparaiso	IN 46383
St Paul-Valparaiso LLC & St Paul-Va	c/o Mark Forszt 1151 W US H	Vacant Chicago St Valparaiso IN 46383	Valparaiso	IN 46385
Picka Pamela L	353 Chestnut St	353 Chestnut St Valparaiso IN 46383	Valparaiso	IN 46383
Morse Charles J & Anna N/H&W	358 Chestnut St	358 Chestnut St Valparaiso IN 46383	Valparaiso	IN 46383
Deskovich Thomas James & Gillot- De	452 Chestnut St	452 Chestnut St Valparaiso IN 46385	Valparaiso	IN 46385
Kusbel Francis J & Lisa M/H&W	454 Chestnut St	454 Chestnut St Valparaiso IN 46385	Valparaiso	IN 46385
Haughee Mary Ann	456 Chestnut St	456 Chestnut St Valparaiso IN 46385	Valparaiso	IN 46385
Risk Cynthia A	458 Chestnut St	458 Chestnut St Valparaiso IN 46385	Valparaiso	IN 46385
Wagner Matthew R	460 Chestnut St	460 Chestnut St Valparaiso IN 46385	Valparaiso	IN 46385
Torbit Gay E	451 Chestnut St	451 Chestnut St Valparaiso IN 46383	Valparaiso	IN 46385
Downey Ann E	207 Campbell St	207 Campbell St Valparaiso IN 46383	Valparaiso	IN 46385
Rosenberger Spencer	205 Campbell St	205 Campbell St Valparaiso IN 46385	Valparaiso	IN 46385
Campbell Michael D	209 Campbell St	209 Campbell St Valparaiso IN 46385	Valparaiso	IN 46385
Snyder Amy J	212 Wayne St	212 Wayne St Valparaiso IN 46385	Valparaiso	IN 46385
Corral Jessica	453 Chestnut St	453 Chestnut St Valparaiso IN 46385	Valparaiso	IN 46385
Szymczak Jaclyn	456 Chicago St	456 Chicago St Valparaiso IN 46383	Valparaiso	IN 46385
Strang David R II	458 Chicago St	458 Chicago St Valparaiso IN 46383	Valparaiso	IN 46385
Burdette Kurt A & Raeann	460 Chicago St	460 Chicago St Valparaiso IN 46383	Valparaiso	IN 46385
Brown Alan D & Lissa K/H&W	211 Wayne St	211 Wayne St Valparaiso IN 46383	Valparaiso	IN 46385
Miller Amy L	209 Wayne St	209 Wayne St Valparaiso IN 46385	Valparaiso	IN 46385
Koselke Mary A	207 Wayne St	207 Wayne St Valparaiso IN 46383	Valparaiso	IN 46385
Grey Walter A & Patricia L/H&W	205 Wayne St	205 Wayne St Valparaiso IN 46383	Valparaiso	IN 46385
Chicago Apartments of Valparaiso LL	9995 N 1200 W	552 Chicago St Valparaiso IN 46383	Valparaiso	IN 46310
Utesch Jason J	2253 Walker Dr	554 Chicago St Valparaiso IN 46383	Demotte	IN 46385
Crowe Georgia L	556 Chicago St	556 Chicago St Valparaiso IN 46383	Valparaiso	IN 46385
Caldwell Lisa	206 Weston St	206 Weston St Valparaiso IN 46383	Valparaiso	IN 46385
Owens Catherine	553 Chicago St	553 Chicago St Valparaiso IN 46385	Valparaiso	IN 46385
Daubek Ann M	107 Wayne St	107 Wayne St Valparaiso IN 46385	Valparaiso	IN 46385
Redmon Bernard E & Judith A	105 Wayne St	105 Wayne St Valparaiso IN 46383	Valparaiso	IN 46385
Wilson Jeffrey Edward & Laurie Jo/H	2833 Foreman Ave	457-459 Chicago St Valparaiso IN 46383	Long Beach	CA 90815
Raby Arthur B & Jo Ellen/H&W	106 Wayne St	106 Wayne St Valparaiso IN 46383	Valparaiso	IN 46385
McArthur Kevin & Coachys-McArthur M	100 Sylvan Dr	455 Chicago St Valparaiso IN 46383	Valparaiso	IN 46385
Dres Charles S & Shannon R/H&W	482 Bella Ct	453 Chicago St Valparaiso IN 46385	Valparaiso	IN 46385
Major Eilyn Marie	451 Chicago St	451 Chicago St Valparaiso IN 46383	Valparaiso	IN 46383
Avila Andrew J	105 Campbell St	105 Campbell St Valparaiso IN 46383	Valparaiso	IN 46385
Mekola John & Judy/H&W	103 Wayne St	103 Wayne St Valparaiso IN 46383	Valparaiso	IN 46385
Hickman Delores J	359 Chicago St	359 Chicago St Valparaiso IN 46383	Valparaiso	IN 46383

ST. PAUL SQUARE RESIDENTS

Homeowner	Unit Street Address 1	City	State	Zip
AILES, Walter A. & Dorothy S.	207 ACADEMY STREET UNIT 200	Valparaiso	IN	46385
ANDERSON, MICHAEL & GIDGET	208 CAMPBELL STREET UNIT 107	Valparaiso	IN	46385
BAILEY, JEFFREY A. & CAROL	354 CHICAGO ST UNIT 201	Valparaiso	IN	46385
BARTLETT, ROBERT & SALLY	207 ACADEMY STREET UNIT 102	Valparaiso	IN	46385
BENNETT, STEPHEN D. & BARBARA I.	354 CHICAGO ST UNIT 103	Valparaiso	IN	46385
BROWN, MICHAEL JOHN	204 CAMPBELL ST UNIT 301	Valparaiso	IN	46385
CARPENTER, AUBREY W. & KIMBERLEY	354 CHICAGO ST UNIT 107	Valparaiso	IN	46385
CRISE, PATRICIA S.	204 CAMPBELL ST UNIT 203	Valparaiso	IN	46385
DEPRIZIO, ADELE	354 CHICAGO ST UNIT 301	Valparaiso	IN	46385
DITOLA, MARY J.	354 CHICAGO ST UNIT 300	Valparaiso	IN	46385
DRES, PHILLIP S. & HOLLY	207 ACADEMY ST UNIT 302	Valparaiso	IN	46385
ELEFTHERI, SAMUEL E.	207 ACADEMY STREET UNIT 202	Valparaiso	IN	46385
FLOYD, TRACY C.	207 ACADEMY STREET UNIT 100	Valparaiso	IN	46385
GAGE, PETER D. & JESSICA D.	208 CAMPBELL STREET UNIT 101	Valparaiso	IN	46385
HALLER-MARTIN, MARIELLE J.	204 CAMPBELL ST UNIT 302	Valparaiso	IN	46385
HARIG, SHARON	204 CAMPBELL ST UNIT 107	Valparaiso	IN	46385
HOGAN, JAMIE N.	207 ACADEMY STREET UNIT 104	Valparaiso	IN	46385
HUG, RICHARD & KAREN	208 CAMPBELL ST UNIT 301	Valparaiso	IN	46385
KHOKHAR, VIVIENNE LIVING TRUST	204 CAMPBELL ST UNIT 202	Valparaiso	IN	46385
KIRSCHNER, NAOMI, SHARI & STEVEN	204 CAMPBELL ST UNIT 201	Valparaiso	IN	46385
LUTE, JANICE	204 CAMPBELL ST UNIT 103	Valparaiso	IN	46385
MANN, CAMILLE S.	204 CAMPBELL ST UNIT 105	Valparaiso	IN	46385
MARSHALL, CLAYTON	208 CAMPBELL ST UNIT 105	Valparaiso	IN	46385
MCGILL, ROBERT S. & ALICIA A.	204 CAMPBELL ST UNIT 303	Valparaiso	IN	46385
MILES, SUSAN E.	354 CHICAGO ST UNIT 303	Valparaiso	IN	46385
MOODY, JAMES & KAY	354 CHICAGO ST UNIT 200	Valparaiso	IN	46385
NEWMAN, TRICIA L.	208 CAMPBELL ST UNIT 303	Valparaiso	IN	46385
NOSBUSCH, BRIAN & MARLENE	207 ACADEMY ST UNIT 301	Valparaiso	IN	46385
OAKWOOD, BRIAN T.	208 CAMPBELL ST UNIT 103	Valparaiso	IN	46385
PAPP, CHARLES K. & PATRICIA A.	208 CAMPBELL STREET UNIT 201	Valparaiso	IN	46385
PARK, JOSHUA	207 ACADEMY STREET UNIT 106	Valparaiso	IN	46385
PELLAR, RUSSELL W.	204 CAMPBELL ST UNIT 101	Valparaiso	IN	46385
PERILLO, NATALIE J.	204 CAMPBELL ST UNIT 301	Valparaiso	IN	46385
POERTNER, JOHN	207 ACADEMY STREET UNIT 203	Valparaiso	IN	46385
PRUITT, RICHARD S. & DEBORAH S.	354 CHICAGO ST UNIT 101	Valparaiso	IN	46385
RAMSEY, ROBERT J. & STEPHANIE A.	354 CHICAGO ST UNIT 105	Valparaiso	IN	46385
SCHUTKOVSKA, MELISSA	207 ACADEMY STREET UNIT 201	Valparaiso	IN	46385
SCHWIMMER, KITTE A.	208 CAMPBELL UNIT 300	Valparaiso	IN	46385
SHEELY, R. JAMES & WENDY L.	208 CAMPBELL UNIT 202	Valparaiso	IN	46385
SHUDICK, SANDRA L.	207 ACADEMY STREET UNIT 303	Valparaiso	IN	46385
SMITH, VINCENT	354 CHICAGO ST UNIT 203	Valparaiso	IN	46385
STAZINSKI, LAURENCE & KELLY	208 CAMPBELL STREET UNIT 200	Valparaiso	IN	46385
SUDICKY, MARY F.	208 CAMPBELL UNIT 302	Valparaiso	IN	46385
TANG, BRANDON	354 CHICAGO ST UNIT 202	Valparaiso	IN	46385
TRGOVICH, MARK	207 ACADEMY ST UNIT 300	Valparaiso	IN	46385
V.U.L. INVESTMENTS, LLC	204 CAMPBELL ST UNIT 300	Valparaiso	IN	46385
VALENCIA, JOSEPHINE	204 CAMPBELL ST UNIT 200	Valparaiso	IN	46385
WALKER, ERIC M.	354 CHICAGO ST UNIT 302	Valparaiso	IN	46385
ZELLEZ, RUTH	208 CAMPBELL UNIT 203	Valparaiso	IN	46385

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

Mark J. Forszt, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That Mark J. Forszt ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes Kelly M Kaminski ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.

MM
Property Owner

8-02-2023
Date

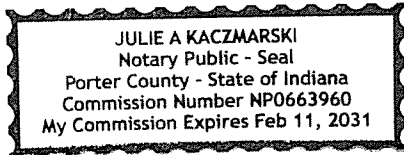
Property Owner

Date

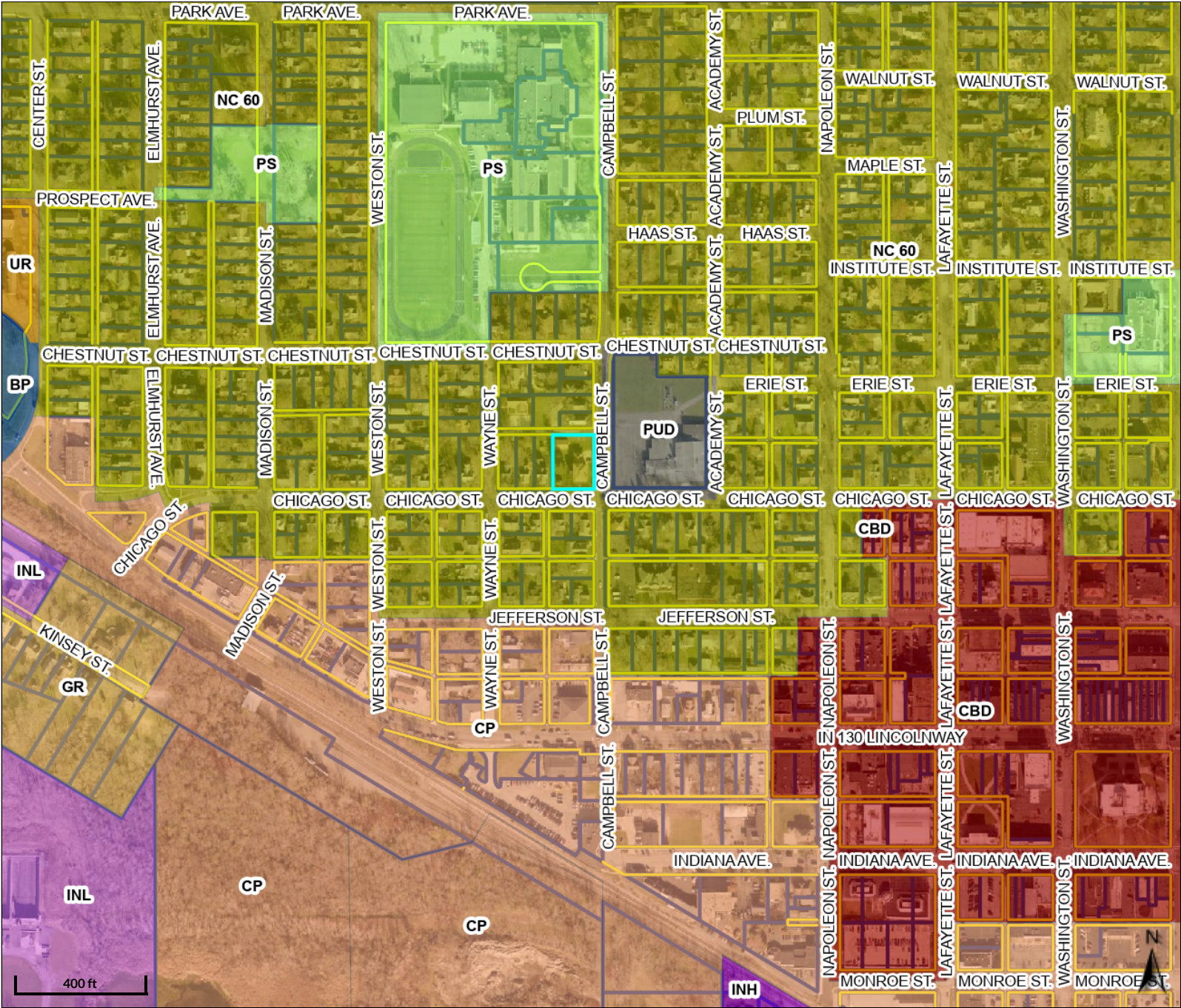
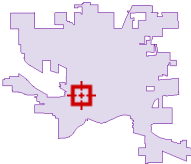
Subscribed and sworn to before me this 2nd day of August, 2023.

Julie A Kaczmarzki
Notary Public

My Commission Expires:
02-11-2031
Date



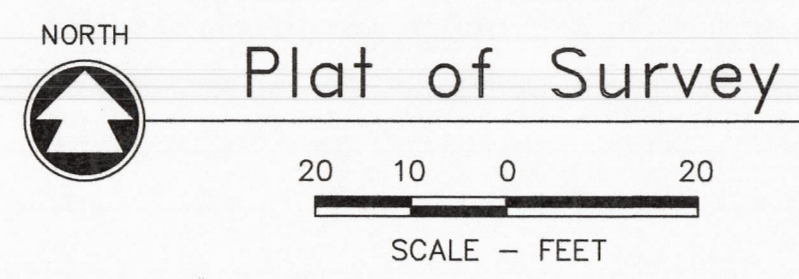
Overview



Property Address
452 Chicago Street, Valparaiso, Indiana 46385

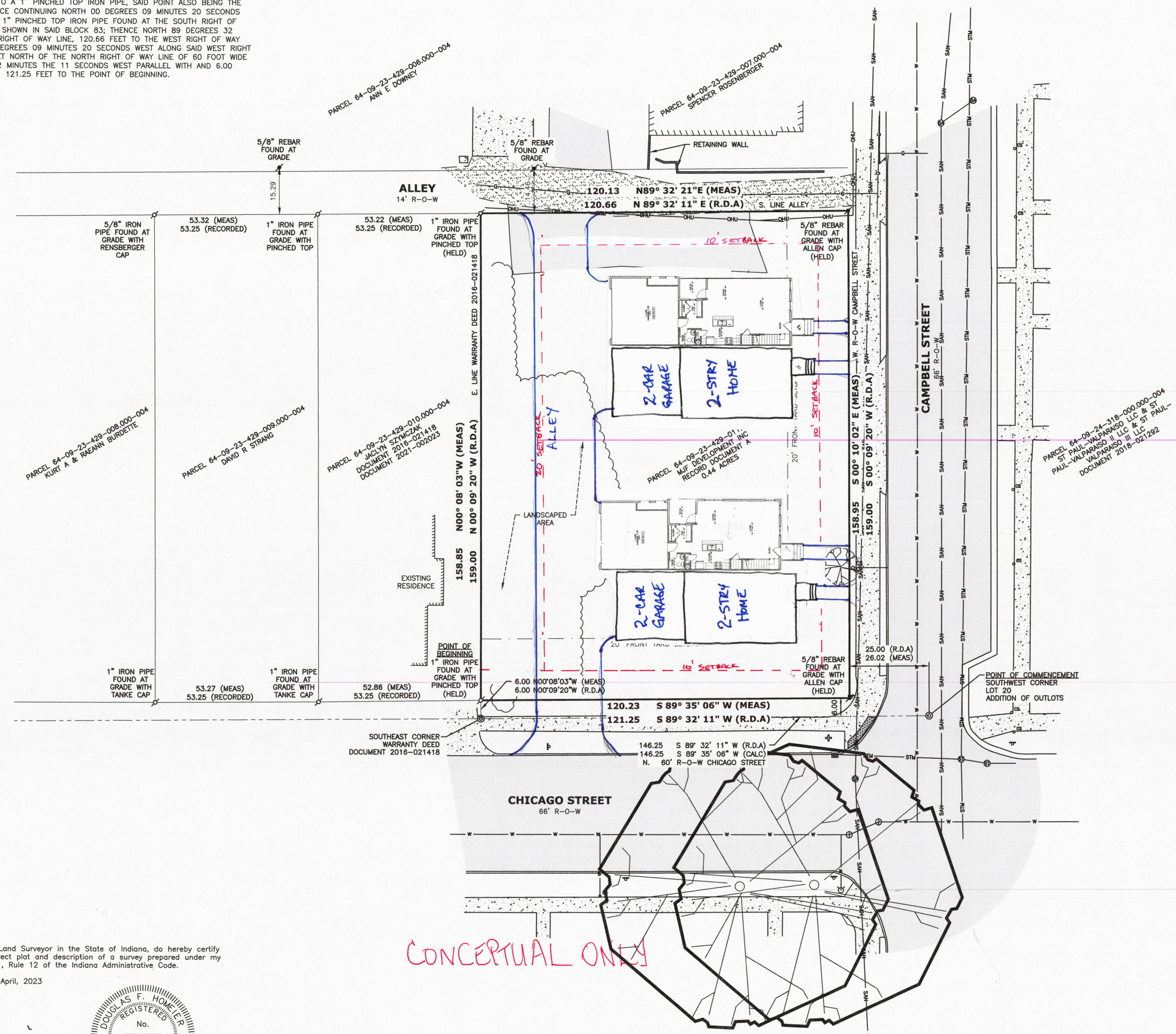
Legal Description (per Record Document A - Chicago Title Insurance Company)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ALSO BEING PART OF BLOCK 83 IN COUNCIL'S ADDITION OF 1883 TO THE TOWN, NOW CITY, OF VALPARAISO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 20 IN THE ADDITION OF OUTLOTS TO THE TOWN, NOW CITY, OF VALPARAISO; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF 60 FOOT WIDE CHICAGO STREET, 146.25 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AUGUST 30, 2016 AS INSTRUMENT NUMBER 2016-021418; THENCE NORTH 00 DEGREES 09 MINUTES 20 SECONDS W ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2016-021418, 6.00 FEET TO A 1" PINCHED TOP IRON PIPE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, 159.00 FEET TO A 1" PINCHED TOP IRON PIPE FOUND AT THE SOUTH RIGHT OF WAY LINE OF A 14 FOOT WIDE PUBLIC ALLEY AS SHOWN IN SAID BLOCK 83; THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 120.66 FEET TO THE WEST RIGHT OF WAY LINE OF CAMPBELL STREET; THENCE SOUTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 159.00 FEET TO A POINT 6.00 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF 60 FOOT WIDE CHICAGO STREET; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE, 121.25 FEET TO THE POINT OF BEGINNING.



Plat of Survey

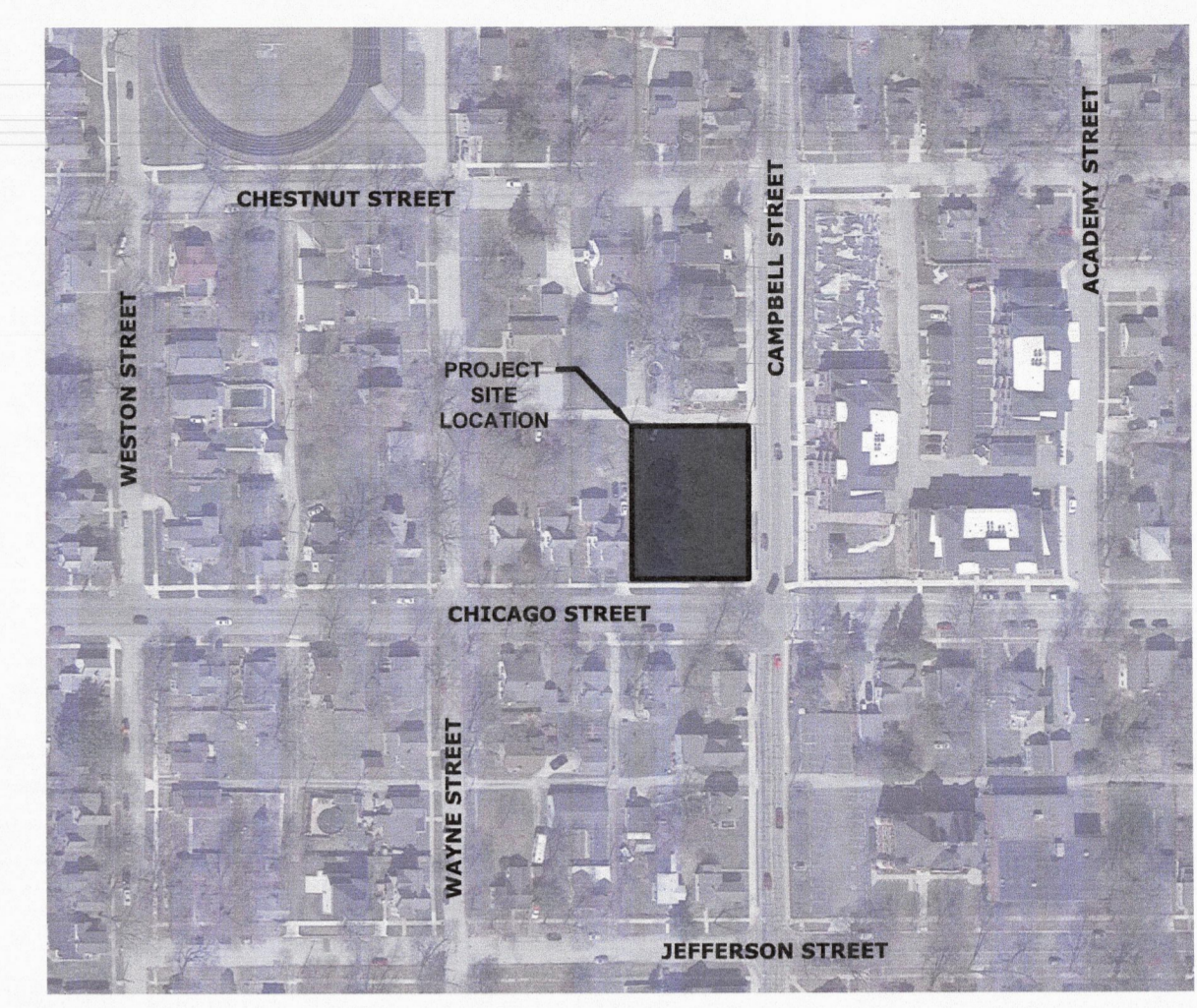
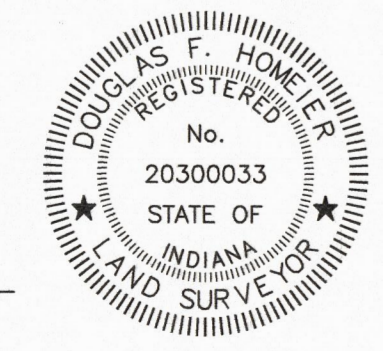
Plat of Survey Legend	
Asphalt	
Building	
Concrete	
Curb Stop	
Drainage - Inlet	
Fire Hydrant	
Gravel	
Manhole (General)	
Manhole (Sanitary)	
Over-Head Utilities	
Power Pole	
Sanitary Line	
Sign	
Storm Line	
Street Name Sign	
Truncated Dome	
Water Line	



CONCEPTUAL ONLY

Surveyor's Certification
I, Douglas F. Homeier, a Registered Professional Land Surveyor in the State of Indiana, do hereby certify that the above is believed to be a true and correct plat and description of a survey prepared under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code.
Given under my hand and seal this 13th day of April, 2023

Douglas F. Homeier
Douglas F. Homeier, Registered Land Surveyor #20300033



Surveyor's Report

In accordance with Title 865 of the Indiana Administrative Code, Article 1, Rule 12, Section 12, the surveyor shall report his opinions of the causes and amounts of any positional uncertainty in the lines and corners found or established in any original or retracement survey resulting from the following:

- A. **Theory of Location**
All property corners were found and held and found monuments match those shown in Record Documents.
- B. **Availability and condition of reference monuments:**
As shown.
- C. **Occupation or possession lines:**
As shown.
- D. **Clarity or ambiguity of the record description used and/or adjoining descriptions:**
None.
- E. **Ambiguities and discrepancies in the locations of structures:**
None exist.
- F. **Relative positional accuracy:**
The accuracy, due to random errors inherent to equipment and procedures used, of the locations of the lines and corners established by this survey is within the specifications for a Suburban survey with a relative positional accuracy of 0.13 feet (40 millimeters) plus 100 parts per million as defined in the above-referenced code.

Record Documents

- A. Chicago Title Insurance Company, Commitment Number CTNW1806405 Revision 1, Commitment Dated July 20, 2018.
- B. Document 2016-021418, Warranty Deed recorded August 30, 2016 (West adjoining property)
- C. Document 2021-002023, Name Affidavit recorded January 21, 2021 (West adjoining property)
- D. Plat of Survey by Toranga Surveying, LLC (Job Number 2018-0507) dated August 7, 2018.
- E. Plat of Council's Addition to the City of Valparaiso dated March 1895
- F. Document 2018-021292, Secondary Plat of St. Paul's Square, Plat File 58-A-4 recorded September 19, 2018 (east property across Campbell Street)

General Notes

- 1. Site basis of bearing per geodetic north.
- 2. Date of last field work performed April 11, 2023
- 3. Plat of Survey completed for:
Coolman Communities
359 S. Franklin Street
Valparaiso, Indiana 46383
- 4. The utilities shown in plan are indicated in accordance with available records and Indiana 811 Underground, Ticket No. 2304102635. The contractor shall be responsible for obtaining exact locations and elevations of all utilities, including any private utilities, from the owners of the respective utilities. All utilities shall be notified 72 hours prior to excavation.
- 5. Property is zoned Neighborhood Conservation (NC60)
Minimum Lot Area: 7,000 sq.ft.
Lot Width: 60 feet
Street Yard: 20 feet
Side Yard: 6 feet / 12 feet total
Rear Yard: 20 feet
Height (max): 35 feet
Building Coverage (max): 0.45
Lot Coverage (max): 0.50
Note that rear and side yard setbacks are not shown hereon as placement will depend on how the site is utilized for development.

McMAHON
ENGINEERS ARCHITECTS
952 South State Road 9
Valparaiso, Indiana 46385
Tel: (219) 464-7743 Fax: (219) 464-9248
mcm@mcmaffr-in.com

McMAHON provides the services of a professional engineer and architect. All rights including copyright are reserved. The client and/or recipient agrees to the fullest extent to indemnify and hold McMAHON harmless from and against all claims, damages, losses, costs, and expenses, including reasonable attorney's fees, arising out of or from the use of the drawings or data without prior written consent by McMAHON.

NO.	DATE	REVISION

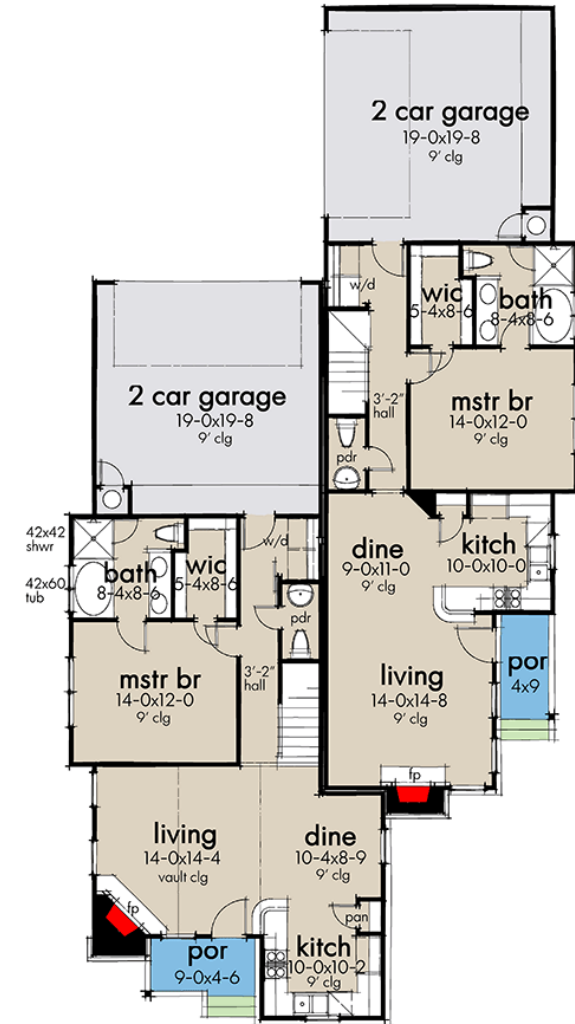
452 Chicago Street, Valparaiso, Indiana 46385
Council Addition to Valparaiso, Block 83
Plat of Survey

DESIGNED KMC	DRAWN KMC
PROJECT NO. C5017-05-23-00103	
DATE 04/13/2023	
SHEET NO. PLAT	

452 Chicago St., former St. Paul Rectory property
Example of Proposed Single Family Attached Product
****these are preliminary & for demonstrative purpose only-much more original design work to do upon rezoning approval!****



Above is representative of the original 452 Chicago Rectory style.
Below is the home to the west on Chicago St.



Ideally, we will build duplexes that offers a gentle transition in style and stature between neighborhoods.

A duplex that looks like a larger single-family home.



An opaque buffer currently exists with the adjoining property to the west. The huge arborvitae will be preserved as much as possible.

