TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, MARCH 18, 2026 - 5:30 P.M.

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement: In case of an emergency, exit the Commissioners' Courtroom/Council Chamber, proceed to the stairs, go to the second floor, and exit the building. Do not enter an elevator in an emergency. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.

IV. Record of those present

V. Communications

VI. Minutes

VII. Old Business

1. 26-ZC-01 PC – Johnson Sunnybrook Farm, LLC, The Land Trust Company as Trustee Under Trust No. 4928 and Barnabas Foundation Properties, LLC, Owners and Dinwiddie Holdings, LLC, Petitioner
Located approximately 2/10 of a mile east of Clay Street on the south side of E. 181st Avenue in Eagle Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to M-1 (Light Industrial Zone)

Purpose: To allow a proposed data center.

2/18/2026 Deferred by Plan Commission – Petitioner Requested Deferral

favorable_____ unfavorable_____deferred_____ vote_____

VIII. New Business

1. 26-FS-02 PC – Mike Schilling, Owner and Mike Skurka, Petitioner – Skurka Estate
Located approximately ½ mile west of Calumet Street on the north side of W. 109th Avenue, a/k/a 15104 W. 109th Avenue in Hanover Township.

Request: Final Approval

Purpose: Subdivision (1 lot)

approved_____ denied____ deferred_____ vote_____

2. **25-ZC-09 PC – Roy W. and Sandra S. Mason, Owners and John Mason, Petitioner**
Located approximately 3/10 of a mile east of Mount Street on the south side of W. 173rd Avenue, a/k/a 4607 W. 173rd Avenue in Cedar Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential Zone)

Purpose: To allow a proposed residential subdivision.

12/17/2025 Deferred by Plan Commission – The petitioner failed to advertise.
1/21/2026 Removed from the agenda – The petitioner failed to advertise.
2/18/2026 Deferred by Plan Commission – The petitioner failed to advertise.

favorable_____ unfavorable_____deferred_____ vote_____

3. **23-W-08 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythone Lakes**
Located approximately 3/10 of a mile south of W. 153rd Avenue on the west side of Clark Street in Cedar Creek Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12,Subdivision Design and Improvements, Chapter 40, Lots, Section (A) General (4) Lots may not exceed a depth to width ration of 3.5 to 1.

Purpose: To allow a subdivision with lots that exceed the depth to width ration of 3.5 to 1.

approved_____ denied_____deferred_____ vote_____

4. **23-W-09 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythone Lakes**
Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12,Subdivision Design and Improvements, Chapter 40, Lots, Section (E) (1), Flag Lots.

Purpose: To allow a subdivision with flag shaped lots and outlots.

approved_____ denied_____deferred_____ vote_____

5. **23-W-10 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythone Lakes**
Located as above.

Request: Waiver from Chapter 50, Streets, Section (D) Dead End Streets (1) Temporary Dead-End Streets.

Purpose: To allow a subdivision that does not extend proposed streets to aline with temporary dead-end streets in an adjacent subdivision.

approved_____ denied_____deferred_____ vote_____

6. **23-W-11 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythone Lakes**
Located as above.

Request: Waiver from Chapter 70, Street Trees, (A) Street trees must be installed along both sides of all streets except when existing trees meeting these requirements will be preserved.

Purpose: To allow a subdivision without street trees.

approved_____ denied_____deferred_____ vote_____

7. **23-PS-04 PC – Howard 5, LLC, Owner and Graythorne Lakes, LLC, Petitioner – Graythone Lakes**
Located as above.

Request: Primary Approval

Purpose: Subdivision (85 lots)

approved_____ denied_____deferred_____ vote_____

8. **26-W-04 PC – Jose Martinez and Kelly Martinez Revocable Living Trust, Owner and Jose and Kelly Martinez, Petitioners**
Located approximately 3/10 of a mile east of Sheffield Street on the north side of W. 101st. Avenue, a/k/a 14702 W. 101st Avenue in St. John Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 17, Review and Approval Procedures, Chapter 70, Subdivision Waivers.

Purpose: To allow for a re-subdivision of Lot 1 in ASC Subdivision.

approved_____ denied_____deferred_____ vote_____

9. **26-SE-01 BZA – Shane Botma, Owner/Petitioner**
Located approximately 3/10 of a mile south of W. 185th Avenue on the east side of White Oak Street, a/k/a 18759 White Oak Street in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 90, Sand and Soil Excavation Regulations, Section (C), Special Exception Approval Required, no sand or soil excavation may occur until Special Exception approval is granted pursuant to 154-17-100.

Purpose: To allow the excavation of a pond.

favorable_____unfavorable_____deferred_____vote_____

10. **26-SE-02 BZA – Crossroads Young Men's Christian Association, Inc., Owner/Petitioner**
Located approximately 3/10 of a mile west of Chase Street on the north side of W. 141st Avenue, a/k/a 3838 W. 141st Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose: To allow the deposit of solid fill.

favorable_____unfavorable_____deferred_____vote_____

IX. Study Session

1. **26-SS-05 PC – JCB Companies, Owner/Petitioner**
Located approximately 2/10 of a mile south of W. 173rd Avenue on the west side of Holtz Road in Cedar Creek Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (b), owner-initiated rezoning from A-1 (Agricultural Zone) to R-1 (Residential Single-dwelling 1 Zone). For the purpose of a residential development.

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

2. **26-SS-06 PC – Minerva Moya, Aldo Moya, Miguel Moya, et al., Owners/Petitioners**
Located approximately 8/10 of a mile south of W. 197th Avenue on the east side of State Line Road, a/k/a 20407 State Line Road in West Creek Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions for the purpose of Agritourism/ Agritainment.

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

3. **26-SS-07 PC – Andy James, Owner/Petitioner**
Located at the southeast quadrant at the intersection of W. 141st Avenue and Clark Street, a/k/a 14105 Clark Street in Center Township.

Request: Study Session pursuant to Title 154-17-60, Major Subdivisions, Chapter D. Pre-Application Meetings and Study Sessions (2). If the primary plat includes more than 25 lots or more than 25 acres of land area, the applicant must also appear before the plan commission in one or more study sessions before formal submittal of the primary plat application.

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

4. **26-SS-08 PC – Jerome S. Fetko, Owner and Hydro-Exc., Inc. dba HEI Utility Contractors, Petitioner**
Located approximately 4/10 of a mile west of Burr Street on the north side of W. 91st Avenue, a/k/a 5814 W. 91st Avenue in St. John Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions, for the purpose of solid fill on a parcel greater than one acre.

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

5. **26-SS-09 PC – Van Kalker Family Limited Partnership, Owner and Foundry Works Energy Storage, LLC, Petitioner**
Located approximately 2/10 of a mile north of E. 181st Avenue (State Road 2) on the east side of Clay Street in Eagle Creek Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (a), owner-initiated rezoning from A-1 (Agricultural Zone) to CD (Conditional Development Zone). For the purpose of Battery Energy Storage System (BESS).

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

X. Site Development Plans Approved by Plan Commission

XI. Site Development Plans Approved by Staff

1. **26-SDP-04 PC – Adina Taubman Trust and Romy S Separate Trust, Owners and US Aggregates, Petitioner**
Located approximately 400 feet 1/10 of a mile west of the southwest quadrant at the intersection of W. 205th Avenue and Austin Street in West Creek Township.

Purpose: New Sediment Pond.

2. **26-SDP-05 PC – FRC Global Holdings Lowell, LLC, Owner and Legacy Sign Group, Petitioner**
Located approximately 9/10 of a mile of W. US 41 (Wicker Blvd.) on the north side of Belshaw Road, a/k/a 9810 Belshaw Road in West Creek Township.

Purpose: Freestanding Commercial/Industrial Business Sign.

XII. Public Comment

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 26-ZC-05

Date: March 18, 2026

Parcel Numbers: 45-21-30-100-009.000-012
45-21-30-100-002.000-012
45-21-30-100-013.000-012
45-21-30-400-001.000-012

GENERAL INFORMATION:

This petition was deferred at the request of the Attorney representing the developer with the public hearing to remain open. The request for deferral was to allow the Petitioner an opportunity to host one or more public forums similar to a town hall meeting to provide information to the interested parties in attendance at the February 18th Plan Commission Meeting about their proposed Data Center project.

Owner:	Johnson Sunnybrook Farm LLC, The Land Trust Company as Trustee Under Trust No. 4928 and Barnabas Foundation Properties LLC.
Petitioner:	Dinwiddie Holdings, LLC
Requested Action:	Zone Change from A-1 (Agricultural Zone) to M-1 (Light Industrial Residential Zone)
Purpose:	To allow a proposed data center
Location:	Located approximately 2/10 of a mile east of Clay Street on the south side of E. 181st Avenue in Eagle Creek Township
Size:	162.639 acres
Existing Zoning:	A-1 (Agricultural Zone)

Surrounding Zoning and Land Use:

North: A-1 (Agricultural Zone) Farmland and Residential

East: A-1 (Agricultural Zone) Farmstead with Farmland

South: A-1 (Agricultural Zone); Farmland

West: A-1 (Agricultural Zone); Farmland and CDD – Ordinance 2580 (Conditional Development District) Proposed Concrete Ready-Mix Plant

Comprehensive Plan:

The majority of this property is targeted for agricultural use. The small area at the northwest corner calls for Residential.

AGENCY COMMENTS:

Health Department: No issues or concerns for zone change

Highway: No objections to the zone change only.

Surveyor: No comments on Zone Change.

BACKGROUND INFORMATION:

This zone change proposal was before the Plan Commission at the December 17, 2025 meeting for a Study Session as required for properties seeking a zone change from A-1, Agricultural to M-1, Light Industrial Zone. The zone change request to M-1 is the first step in seeking approvals to operate a data center on this property. If the zone change is successful, resulting in approval from the Lake County Council. The petitioners will be required to submit application for a Special Exception for the proposed data center. The proposal will be required to satisfy the Data Center Ordinance.

When considering such Zone Change proposals, the Plan Commission shall pay reasonable regard to the following:

1. The Comprehensive Plan;
2. The current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

The Proposed Land Use Map calls the majority of this area to remain agricultural. There is a small portion of the property at the northwest corner that calls for the property to be used for residential purposes. This parcel contains an existing residence that was constructed in 1890 according to the records of the Lake County Assessor's Office.

The property located to the west of this parcel was re-zoned from A-1, Agricultural to CD, Conditional Development Zone (Ordinance #2582) for the purpose of a Concrete Ready-Mix Plant (Wille Brothers). That parcel contains just over 13-acres. The property is currently in the mix of securing subdivision approval, having been approved for a Subdivision Waiver for excessive lot depth to width ratio and Primary Plat approval.

The approved ready-mix plant is located on a State Road (SR 2), and is in close proximity the stone quarry located on the west side Clay Street (Range Line Road) south of State Road 2.

Other than the approval of the CD zoning for the Concrete Ready-Mix Plant, there are mainly traditional farms and farmland surrounding these parcels.

Property to the north (across State Road 2) has property that is part of the proposed solar farm (Foundry Works). That property is zoned A-1, Agricultural.

ANALYSIS:

Compliance with Comprehensive Plan:	This property is targeted for Agricultural uses
Compatibility with Neighborhood:	The proposed subdivision is similar to the properties located west of this parcel.
Environmentally Sensitive Areas:	
Traffic implications:	None.
Access and street design	N/A
Stormwater management:	N/A
Infrastructure fees	N/A
DEFICIENCIES AND DISCREPANCIES:	None observed
ATTACHMENTS:	Petitioner's Findings of Fact ALTA Land Title Surveys Zoning Map Proposed Land Use Map

Findings of Fact

Zone Change

In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to the following five items. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a change of the Zone Map.

(1) The comprehensive plan - findings or reasons as to whether the request for the stated zone change **meets/does not meet** the intent of the comprehensive plan;

The request for the stated zone change <u>meets</u> the intent of the Comprehensive Plan. Pursuant to the Lake County Comprehensive Plan adopted September 11, 2018, the subject property is located in the Dinwiddie Target Area and Business Park Center category. These areas are unique with availability of major highway access which provides for land uses including "logistic and distribution, research and development, and tech industry applications." Comprehensive Plan, pg. 82. Specifically, technology park is one of the listed appropriate land uses.

The requested zone change would bring the subject property into compliance with the comprehensive plan and is consistent with the County's vision for future development in that area. The proposed use would also promote the plan's goal of prioritizing growth, creating significant high-paying jobs, advancing cutting edge technologies, and driving infrastructure investment. Finally, the use will adhere to all performance standards as set forth in the Lake County Ordinances including the new data center designation to mitigate impacts on surrounding areas.

(2) Current conditions and the character of current structures and uses in each district – findings or reasons as to whether the request for the stated zone change **is/is not** consistent with the current conditions and the character of current structures and uses in each district;

The request for the stated zone change <u>is</u> consistent with the current conditions and the character of structures and uses in the district. While the subject property is currently unimproved farmland, the immediate area contains multiple existing and approved large-scale industrial and utility uses, including a ~1,400 acre solar field, concrete plant, battery storage, NIPSCO substation, cold storage facility, John Deere plant, stone quarry, etc. Additionally, the site is strategically located away from any residential neighborhoods or schools.

(3) The most desirable use for which the land in each district is adapted - findings or reasons as to whether the request **is/is not**

consistent with the most desirable use for the land;

The request for the stated zone change is consistent with the most desirable use for the land and the County's vision for the future. Given the site's proximity to several major utility and industrial uses, the property well-suited for a utility-supported industrial use. The proposed use is desirable for the area because it can be designed as a low-traffic, landscaped campus that leverages existing infrastructure while remaining compatible with the surrounding agricultural character through appealing design, landscaping, and buffering.

(4) The conservation of property values throughout the jurisdiction; findings or reasons as to whether the request **is/is not** consistent with the conservation of property values throughout the jurisdiction;

The request for the stated zone change is consistent with the conservation of property values throughout the jurisdiction. The proposed use can be developed as a high-quality, landscaped campus to minimize off-site impacts on nearby agricultural and residential properties. In addition, the project introduces long-term investment and an expanded tax base, supporting public services and infrastructure that help maintain and enhance property values throughout the jurisdiction.

(5) Responsible growth and development – findings or reasons regarding whether the request **does/does not** represent responsible growth and development;

The request for the stated zone change does represent responsible growth and development. The proposed use will leverage existing regional infrastructure while using design and operational standards to minimize impacts on surrounding agricultural land. The project will also support long-term economic development by attracting investment and expanding the tax base in a controlled, phased manner aligned with public utility and safety considerations.

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

INDEX TO SCHEDULE B

		PART I			
		PART II			

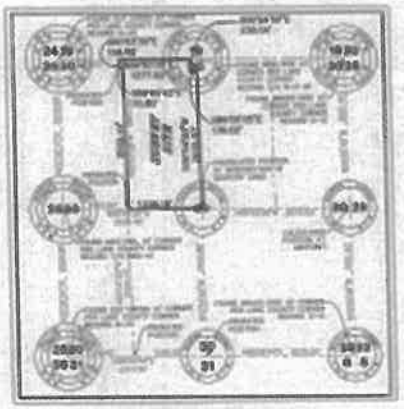
SURVEYOR'S REPORT

LEGAL DESCRIPTION

PROPERTY AREA

PROPERTY ADDRESS

PIN



SECTION DETAIL

SHEET INDEX

BASIS OF BEARINGS

SURVEY PREPARED FOR

SURVEYOR'S NOTES

FLOOD HAZARD NOTE

Manhard CONSULTING

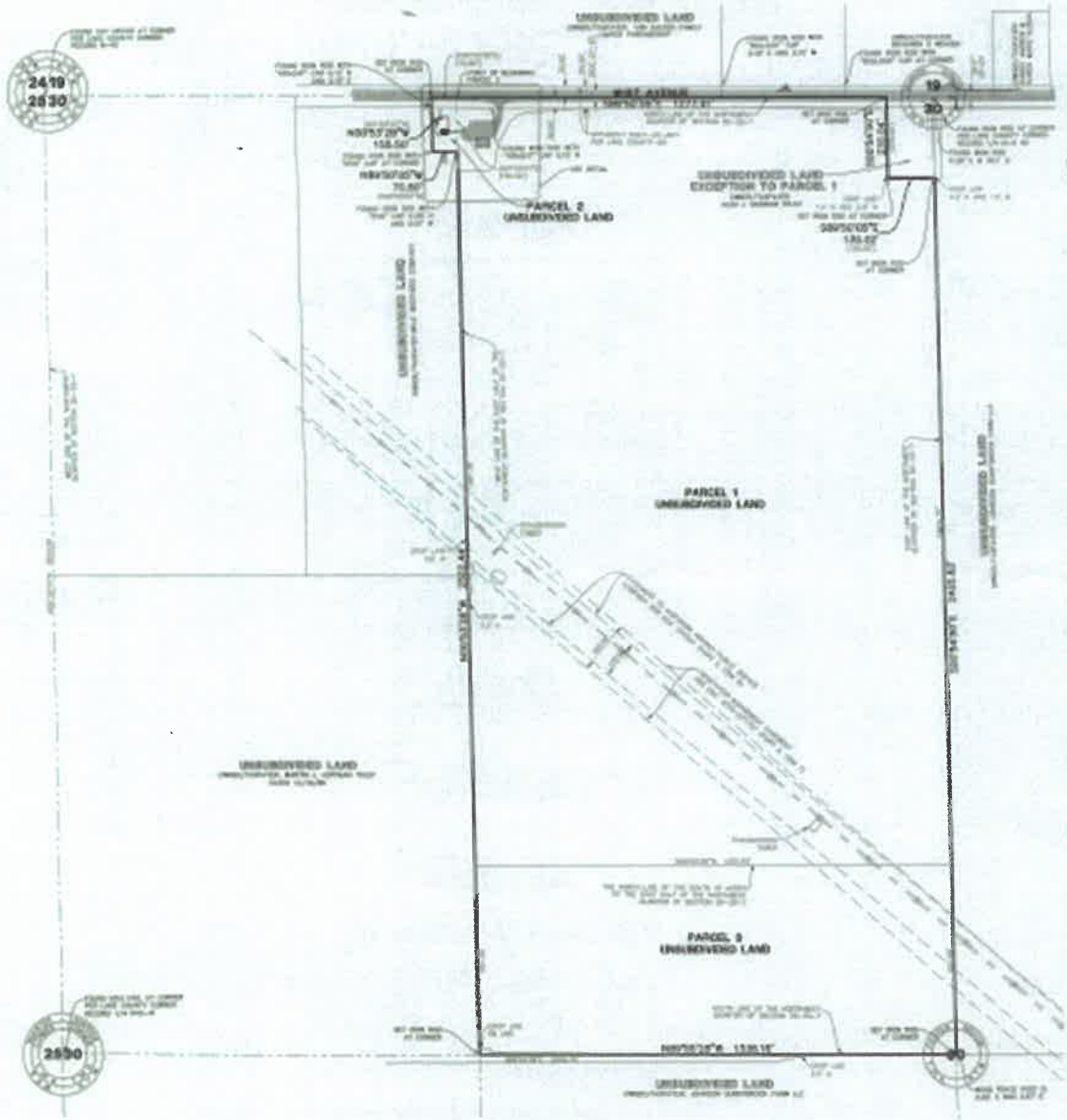
INDIANA LAND TRUST COMPANY PROPERTY

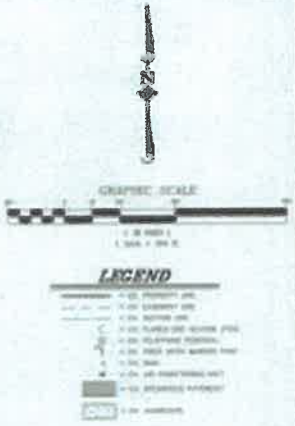
LAKE COUNTY, INDIANA

ALTA/NSPS LAND TITLE SURVEY

1 - 2

ALTA/NSPS LAND TITLE SURVEY





Manhard CONSULTING

INDIANA LAND TRUST COMPANY PROPERTY

LAKE COUNTY, INDIANA

ALTA/NSPS LAND TITLE SURVEY

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ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

INDEX TO SCHEDULE B

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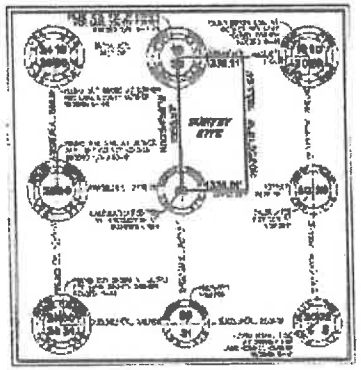
SURVEYOR'S REPORT

LEGAL DESCRIPTION

PROPERTY AREA

PROPERTY ADDRESS

PIN



SECTION DETAIL

SHEET INDEX

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[illegible]	[illegible]

BASIS OF BEARINGS

SURVEY PREPARED FOR

SURVEYOR'S NOTES

FLOOD HAZARD NOTE

SURVEYOR

Manhard CONSULTING

JOHNSON SUNNYBROOK FARM, LLC PROPERTY

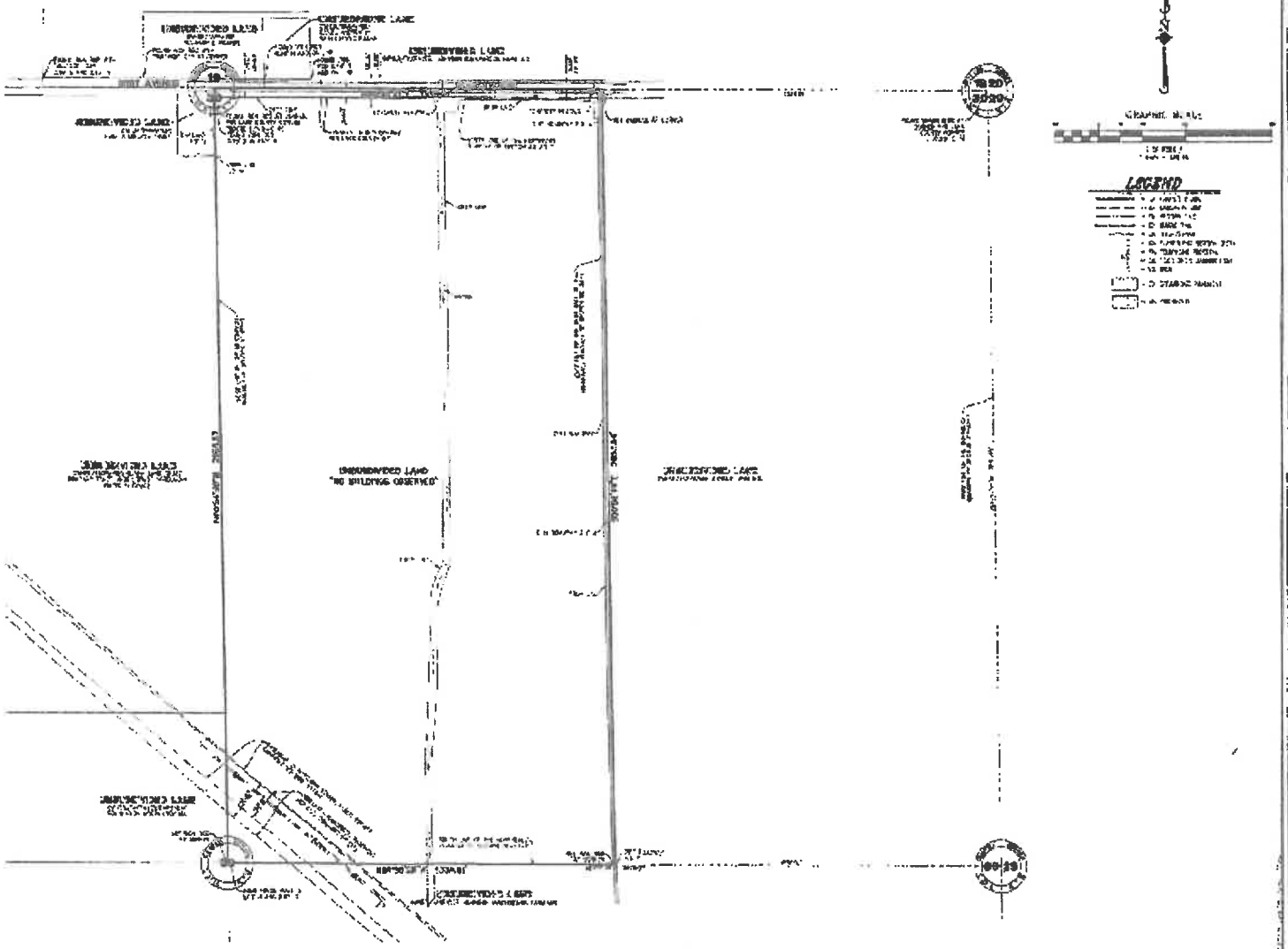
LAKE COUNTY, INDIANA

ALTA/NSPS LAND TITLE SURVEY

DATE

SHEET 1 OF 2

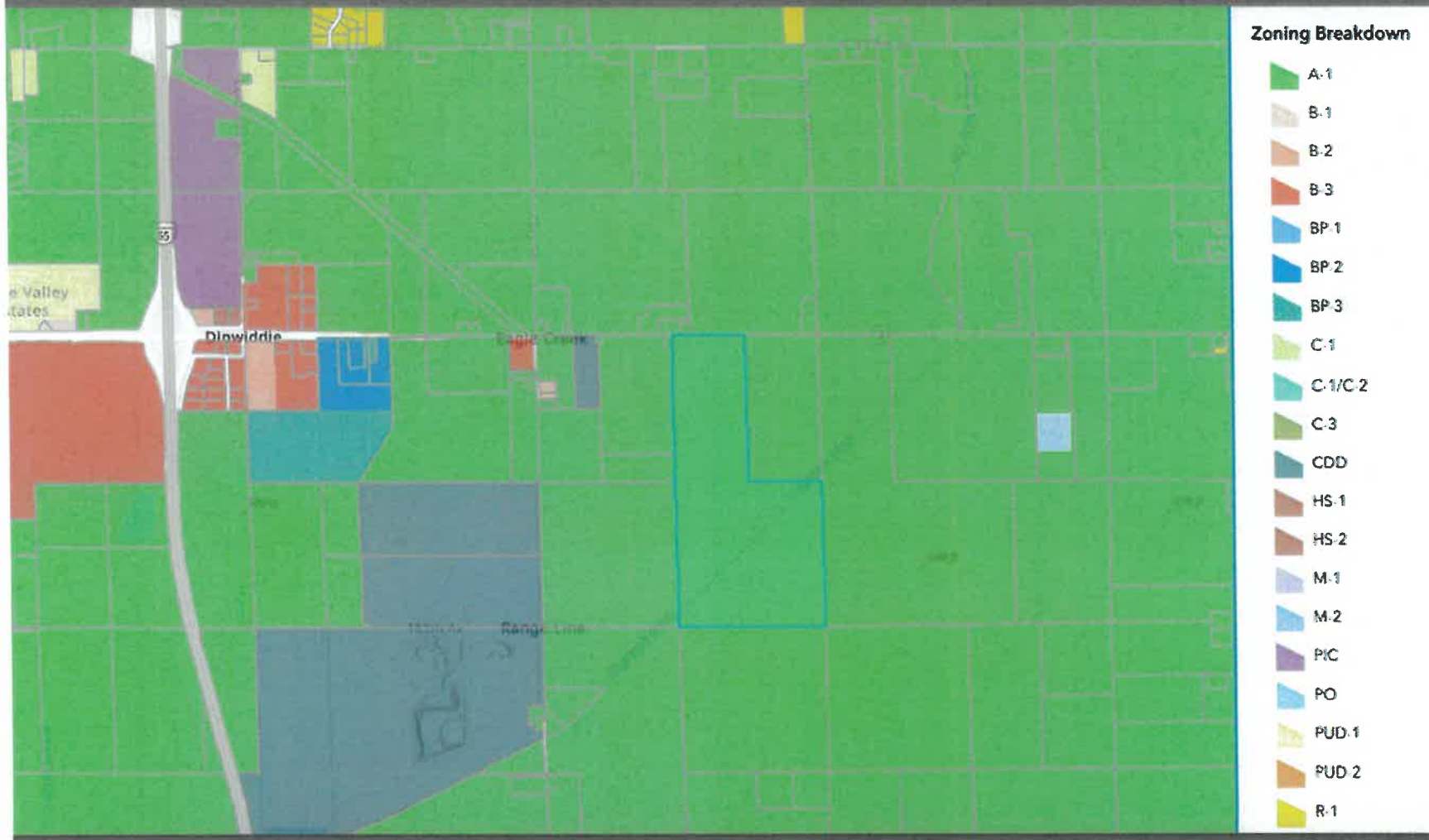
ALTA/NSPS LAND TITLE SURVEY



Manhard CONSULTING

JOHNSON SHINTERBOOK FARM, LLC PROPERTY
LAKE COUNTY, INDIANA
ALTA/NSPS LAND TITLE SURVEY

2 - 2


Dinwiddie
Eagle Creek
Range Line
Zoning Breakdown
A-1
B-1
B-2
B-3
BP-1
BP-2
BP-3
C-1
C-1/C-2
C-3
CDD
HS-1
HS-2
M-1
M-2
PIC
PO
PUD-1
PUD-2
R-1


Proposed Land Use
Residential
County Neighborhood
Agriculture
Parks/Open Space
Government
Highway Commercial
Commercial/Office
Other
Institutional
Mixed-Use Commercial

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 26-FS-02-01

Date: March 18, 2026

Parcel number: 45-14-01-400-004.000-013

GENERAL INFORMATION:

Owner:	Mike Schilling
Petitioner:	Mike Skurka
Request:	Secondary Approval – **Skurka Estates**
Purpose:	Subdivision (1 lot)
Location:	Located approximately ½ mile west of Calumet Street on the north side of W. 109th aka 15104 W 109th Avenue a/k/a 15104 W. 109th Avenue in Hanover Township.
Size:	5.00 Acres
Existing Zoning and Land Use:	R-1, Residential Single-dwelling 1 Ordinance 2592 (Partial Farmland / Undeveloped)
Surrounding Zoning and Land Use:	**North:** Town of St. John (Large Lot Residential) **South:** A-1, Agricultural (Large Lot Residential) **East:** A-1, Agricultural (Undeveloped Urquiza Estates, Lot 2) **West:** A-1, Agricultural (Single Family Residence, Thiel's Subdivision Lot 1)
Comprehensive Plan:	Agricultural

AGENCY COMMENTS:

Health:	Approved for secondary plan.

Highway:	Maintain existing roadside drainage; shoulder to be graded such that water will not pond along 109th Avenue.
Surveyor:	Recommend approval
Soils and Water Conservation District:	See attached Secondary Plan review dated 2/9/26
BACKGROUND INFORMATION:	Property was rezoned A-1 Agricultural to R-1, Residential Single-dwelling (Ordinance 2592). Subdivision Waiver for excessive lot depth to width ratio was approved along with Primary Plat approval containing one (1) lot. All agency approvals appear to be positive. Soils limitations are addressed in the attached report produced by the Lake County Soils and Water Conservation District. The proposed subdivision appears to avoid development within those soil types identified as having such limitations for developing one residence on the 5-acre parcel.
	ANALYSIS:
Compliance with Comprehensive Plan:	Comprehensive plan states targeted land use is agricultural
Compatibility with neighborhood:	Surrounding properties are primarily residential.
Environmentally Sensitive Areas:	None.
Traffic implications:	None as noted by the LC Highway Department
Access and street design:	N/A
Stormwater management / Infrastructure Fees:	N/A
DEFICIENCIES AND DISCREPANCIES:	N/A
ATTACHMENTS:	1. Skurka Estates Secondary Plat 2. LC Soils and Water Conservation District Secondary Plan Review

SKURKA ESTATE
AN ADDITION TO LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

THE EAST 1/2 OF THE SOUTH 1,485.00 FEET OF THE EAST 293.33 FEET OF THE WEST 403.33 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE 2nd PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

STATE OF _____)
COUNTY OF _____) SS

IT, THE UNDERSIGNED, MICHAEL D SCHILLING, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, 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 HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SKURKA ESTATE, AN ADDITION TO LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO LAKE COUNTY FOR USE AS PUBLIC STREET RIGHT-OF-WAYS. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET NO NEW BUILDINGS OR STRUCTURES SHALL BE ERECTED OR MAINTAINED.
WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MICHAEL D SCHILLING

_____ ITS: _____
(SIGNATURE)

_____
(PRINTED NAME)

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND TO PRIVATE UTILITY COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES- EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUB, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUN-OFF.

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED MICHAEL D SCHILLING, WHO DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY AND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2026.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF INDIANA]
COUNTY OF LAKE] SS

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE LAKE COUNTY PLAN COMMISSION AT A MEETING HELD ON:

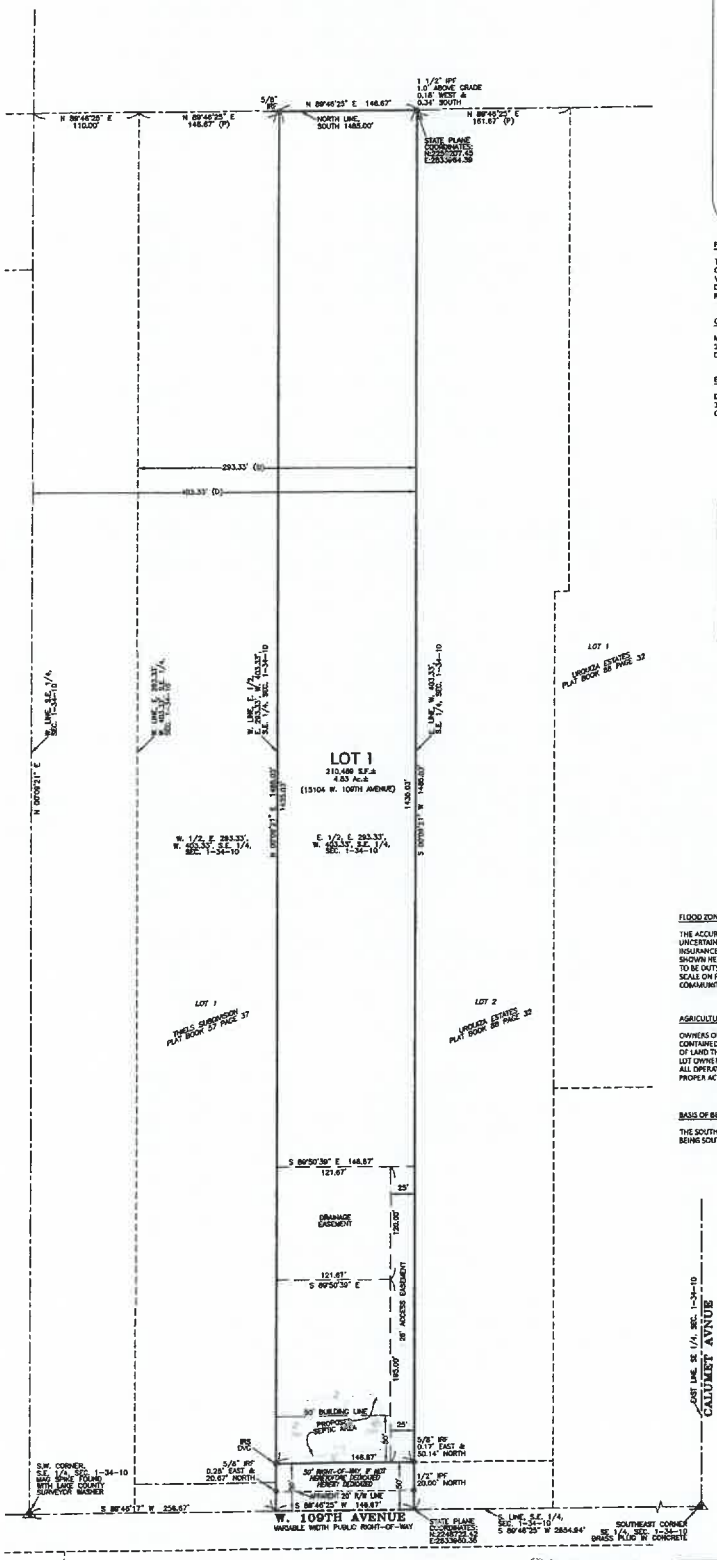
_____, 2026.

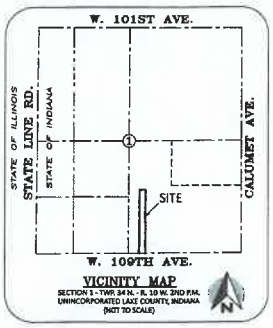
_____ _____
PRESIDENT- BILL EMERSON JR. EXECUTIVE SECRETARY - NED ROVACHEVICH

BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS FOUND ON THE ENTIRE PLAT.

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE SUBDIVISION.

_____
KEVIN SAYERS, PS FOR BILL EMERSON, JR., LAKE COUNTY SURVEYOR





VICINITY MAP
SECTION 1 - TWP. 34 N. - R. 10 W. 2ND P.M.
UNINCORPORATED LAKE COUNTY, INDIANA
(NOT TO SCALE)

PARCEL INFORMATION:

TAX ID. NO. 45-14-01-400-004.000-013
OWNER: MICHAEL D. SCHILLING
WARRANTY DEED
DOC. NO. 2021-543474
REC. DECEMBER 9, 2021

OWNER AND SUBDIVIDER:

MICHAEL D SCHILLING
14231 DAYX WAY
DYER, INDIANA 46311

ENGINEER AND SURVEYOR:

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

PARCEL AREA:

GROSS:
217,872 SQ. FT.±
5.00 ACRES±

NET (LESS 50' R/W):
210,486 SQ. FT.±
4.83 ACRES±

PARCEL DENSITY:

1 UNIT/5.00 ACRES
= 0.20 UNITS/ACRE

LEGEND

————	SUBJECT BOUNDARY LINE
- - - -	ADJOINING PARCEL LINE
— — —	SECTION LINE
— — —	EASEMENT LINE
SOIL BORING	

P- DIMENSION SHOWN ON RECORD PLAT
D- DIMENSION SHOWN ON RECORD DEED
M- DIMENSION MEASURED BETWEEN MONUMENTS
C- DIMENSIONED CALCULATED BASED ON RECORD DEEDS AND FIELD MEASUREMENTS.
IRF- IRON ROD FOUND
IPF- IRON PIPE FOUND
LCS- LAKE COUNTY SURVEYOR'S OFFICE
IRS CVG- 5/8" REBAR SET WITH CAP STAMPED "DVG TEAM INC FIRM NO 0120"

FLOOD ZONE DESIGNATION:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP 18089C0120E FOR UNINCORPORATED LAKE COUNTY COMMUNITY NUMBER 180126. MAP EFFECTIVE DATE: JANUARY 18, 2012.

AGRICULTURAL NOTE:

OWNERS OF LOTS WITHIN THE ABOVE TITLED SUBDIVISION ARE ADVISED THAT THE LAND CONTAINED HEREIN IS SURROUNDED, BORDERED, OR IN THE VICINITY OF TRACTS OR PARCELS OF LAND THAT MAY BE USED FOR AGRICULTURAL PURPOSES. PROSPECTIVE PURCHASERS OR LOT OWNERS ARE ADVISED THAT THE KEEPING OF LIVESTOCK, TILLAGE, CARE OF CROPS, AND ALL OPERATIONS APPURTENANT THERETO ARE LEGAL, EXPECTED, AND CONSIDERED TO BE PROPER ACTIVITIES IN AN AGRICULTURAL COMMUNITY.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1-34-10 BEING SOUTH 88 DEGREES 46 MINUTES 25 SECONDS W537

REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY PREPARED BY DVG TEAM, INC., JOB NUMBER 25-0549, RECORDED IN SURVEY BOOK 44, PAGE 87 AS DOCUMENT NUMBER 2025-020777 ON 8/18/2025 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.

SECONDARY PLAT CERTIFICATE

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND THAT THIS SECONDARY PLAT SUBMITTAL WAS PREPARED BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION. THE PURPOSE OF THIS PLAT IS FOR MUNICIPAL SUBMITTAL AND REVIEW AND SHOULD NOT BE CONSIDERED AS THE SECONDARY OR FINAL PLAT FOR RECORDING UNTIL MUNICIPAL APPROVAL IS GRANTED. THIS DOCUMENT IS PROPERLY EXECUTED, AND THIS CERTIFICATE IS REMOVED. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

DATED THIS 27TH DAY OF JANUARY, 2026.

PROFESSIONAL SURVEYOR: GLEN E. BOREN
REGISTRATION NUMBER: LS20000006

GLEN E. BOREN REGISTERED No. LS20000006 STATE OF INDIANA LAND SURVEYOR

Plan Commission

25-0549...\25-0549 Final Plat.dwg	
FB/PG	FILE NO.
DRAWN BY DAR	DATE 1/27/26
SECTION 1-34-10	COUNTY LAKE, IN
PROJECT NO. 25-0549	

MIKE SKURKA

0' 30' 60'
SCALE: 1" = 60'

SKURKA ESTATE
15104 W. 109th AVENUE
DYER, INDIANA 46311
FINAL PLAT

DATE:	REVISIONS AND NOTES:

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

DVG

Lake County Soil and Water Conservation District
2291 North Main Street - Crown Point, IN 46307-4848 - 219-663-7042

Secondary Plan

TO: **Lake County Plan Commission** **DATE: 2/9/2026**

RE: Plat Review of: **Skurka Estate**

Sketch Plat: **10/23/25**
Primary Plat: **11/21/25**
Secondary Plat: **1/27/26**

Civil Township : **Hanover**
Total Acres: **5**
Acres Disturbed:

SOILS INFORMATION:

Lake County Soil Survey Sheet # **30**
Soils: **El, MaB2, OzlB3**

Prime Farmland: Are there soils classified as prime farmland by the USDA Natural Resources Conservation Service?
☒ Yes**Soils: El, MaB2**
☐ No

Sanitary Facilities: Are there soils that have limitations for conventional septic systems as described in the Lake County Soil Survey?
☒ Yes
☐ No

Wetness:
Wetness, Percs Slowly: **El, MaB2, OzlB3**
Wetness, Percs Slowly, Slope:
Wetness, Poor Filter:
Ponding:
Ponding, Percs Slowly:
Ponding, Poor Filter:
Poor Filter:
Percs Slowly:
Slope, Poor Filter:

Building Sites: Are there soils that have limitations for conventional building sites as described in the Lake County Soil Survey?
☒ Yes
☐ No

Wetness: **El**
Ponding:
Shrink-swell: **MaB2**
Wetness, Shrink-Swell: **OzlB3**
Wetness, Shrink-Swell, Slope:
Ponding, Shrink-swell:
Ponding, Low Strength:
Slope:
Wetness, Slope:

Roads & Streets: Are there soils that have limitations for roads and streets as described in the Lake County Soil Survey?

☒ Yes
☐ No

Ponding:
Ponding, Frost Action:
Ponding, Frost Action, Low Strength:
Ponding, Shrink-swell, Low Strength:
Frost Action:
Frost Action, Low Strength: **El, MaB2**
Frost Action, Shrink-swell:
Wetness:
Wetness, Frost Action:
Wetness, Slope:
Slope:
Slope, Low Strength:
Low Strength: **OzlB3**

WETLANDS:

Hydric Soils: Are there hydric (wet) soils on the site?

Yes Soils:
_X_ No

Do the U.S. Fish and Wildlife Service National Wetlands Inventory Maps indicate wetlands on the site?

☐ Yes Quadrangle Map: **# 7 Dyer**
☒ No

(If yes, a permit may be needed from the U.S. Army Corps of Engineers Chicago Field Office 312.846.5530 and/or the Indiana Department of Environmental Management, Office of Water Quality, 317.233.8488. U.S. Fish and Wildlife Service National Wetland Inventory Maps are available at https://www.fws.gov/wetlands/.)

EROSION CONTROL:

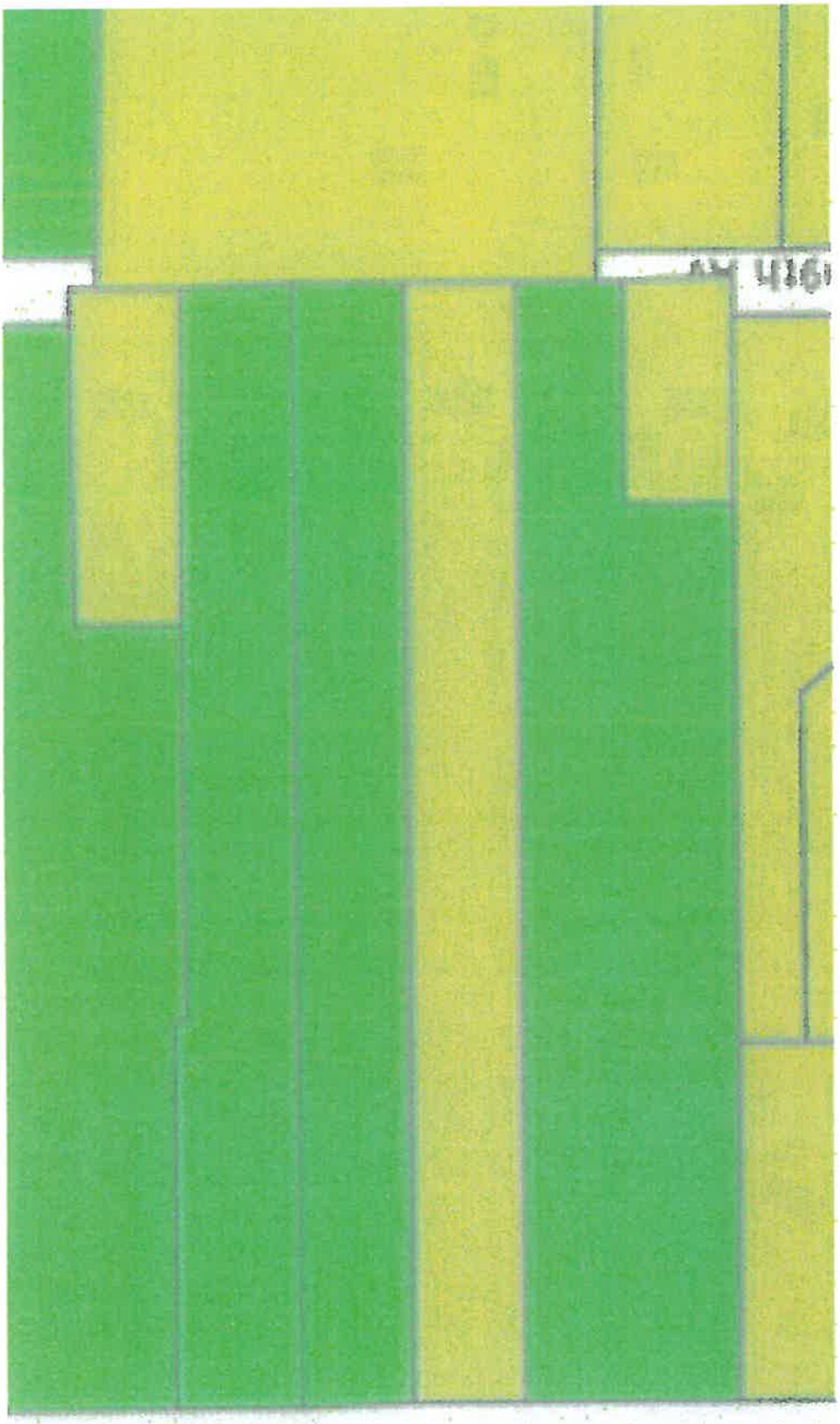
Is an Erosion and Sediment Control Plan required?

☒ Yes
☐ No

327 IAC 15-5 Storm Water Run-off Associated with Construction Activity Permit (commonly referred to as Rule 5)
For more information or to obtain an Information Compliance Packet, contact the Lake County Soil and Water Conservation District Office at 219.663.7042; Indiana Department of Environmental Management Storm Water Permits Desk, 800.451.6027 or https://www.in.gov/idem/stormwater/.

☒ Yes
☐ No

Lake County Surveyor's Office
For more information in regard to Lake County's Stormwater Management Ordinance or to obtain an Information Compliance Packet, contact the Lake County Stormwater Department located in the Lake County Surveyor's Office.



STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 25-ZC-09

Date: March 18, 2026

Parcel number: 45-20-19-101-001.000-007

GENERAL INFORMATION:

Petition History:	12/17/2025 – Petitioner failed to advertise 1/21/ 2026 – Petitioner failed to advertise 2/18/2026 – Petitioner failed to advertise
Owner:	Roy W. and Sandra S. Mason
Petitioner:	Roy W. and Sandra S. Mason
Request:	Zone Change from A-1 (Agricultural) to RR (Rural Residential)
Purpose:	To allow a proposed residential subdivision containing 2-lots
Location:	Located approximately 3/10 of a mile east of Mount Street on the south side of W. 173rd Avenue, a/k/a 4607 W. 173rd Avenue in Cedar Creek Township.
Size:	15.8 Acres
Existing Zoning and Land Use:	A-1 (Agricultural)
Surrounding Zoning and Land Use:	**North:** A-1; Single-Family Residential **South:** A-1; Redwing Lake **East:** A-1; Redwing Lake **West:** A-1 & R-2 (Residential Single-dwelling 2): Single-Family Residence and Undeveloped Land
Comprehensive Plan:	Residential

AGENCY COMMENTS:

Health: No comments or concerns.

Highway: No objections to Zone Change. See attached letter addressing proposed subdivision layout.

Surveyor: No comments on Zone Change. Parcel is not within a County Regulated Drain Easement.

BACKGROUND INFORMATION:

The subject property is currently zoned A-1 with an existing single-family residence. The property owner would like to create a second building site for another single-family residence after approval of their proposed two lot subdivision.

The property is bordered by the west shoreline of Redwing Lake. A property on the east side of Redwing Lake was advised to seek sanitary sewers from the Town of Lowell for a Major Subdivision, containing 10-lots along Holtz Road. The proposed zone change is looking to add one additional home resulting in a two-lot subdivision on the 15.8-acre parcel.

Any subdivision design discrepancies are required to be addressed as Subdivision Waivers at the time of application for Primary Subdivision Plat Approval.

When considering such Zone Change proposals, the Plan Commission shall pay reasonable regard to the following:

1. The Comprehensive Plan;
2. The current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

ANALYSIS:

Compliance with Comprehensive Plan:	Comprehensive land use plan identifies this parcel as residential
Compatibility with neighborhood:	There are more densely developed residential properties located northeast of this property in the Red Wing Acres Subdivision. (3 lots with 2.58 acres / 1.16 units per acre) and the Red Wing Acres, Unit 2 (1 lot with 1.002 acres / 0.99 units per acre). The subdivision proposed for this parcel will result in two lots on 15.8 acres with a density of 0.13 units per acre.
Environmentally Sensitive Areas:	Property borders Redwing Lake.
Traffic implications:	To be addressed at subdivision review for access to proposed second lot.
Access and street design:	Same as above
Stormwater management / Infrastructure Fees:	To be addressed at subdivision review.

DEFICIENCIES AND DISCREPANCIES: N/A

ATTACHMENTS:

1. October 10, 2025 Lake County Highway Department letter addressing issues with proposed layout of subdivision
2. Plat of Survey
3. Proposed Subdivision Layout (Sketch Plan)
4. Findings of Fact

Lake County Highway Department

Duane A. Alverson, P.E.
Engineer

1100 E. Monitor Street
Crown Point, Indiana 46307
Phone: 219-663-0525
Fax: 219-662-0497
Email: alverda@lakecountyin.org

October 10, 2025

Lake County Plan Commission
Lake County Government Center
2293 North Main Street
Crown Point, IN 46307

ATTN: Steve Nigro, Planning and Building Administrator

RE: Application for Zone Change, A-1 to RR
4607 W 173rd St
Lowell, IN, 46356

Owner: Roy & Sandra Mason

The Lake County Highway Department has reviewed the Application for Zone Change from A-1 to RR, for the property located at 4607 W 173rd St and offers the following comments;

- A waiver form UDO regulation will be needed for No Frontage on a County maintained road.
- An Ingress/Egress Easement will be required for access to Lot 2 as reviewed by legal counsel.

The Lake County Highway Department has no objections **to Zone Change only**.

We will review further at Subdivision stage submittal.

If you have any questions, please contact me.

Respectfully Submitted,

Duane A. Alverson JMA

Duane A. Alverson
Engineer

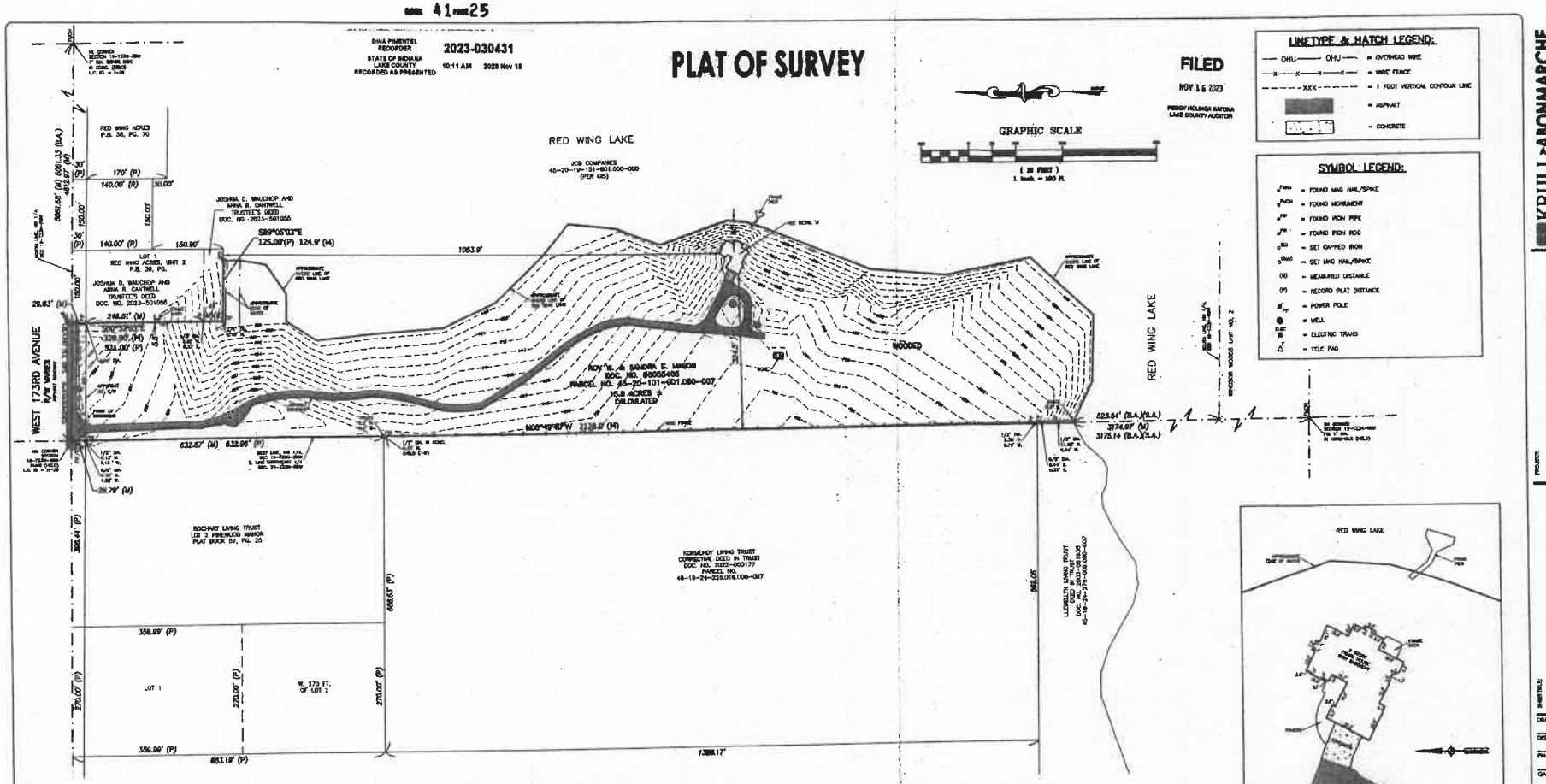
BOOK 41 PAGE 25

DINA PRIMETEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-030431
10:11 AM 2023 Nov 16

PLAT OF SURVEY

FILED
NOV 16 2023
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



LINETYPE & HATCH LEGEND:

- OHU — OHU — = OVERHEAD WIRE
- —x—x—x—x— = WIRE FENCE
- ---XXX--- = 1 FOOT VERTICAL CONTOUR LINE
- = ASPHALT
- = CONCRETE

SYMBOL LEGEND:

- = FOUND MAG NAIL/SPIKE
- = FOUND MONUMENT
- = FOUND IRON PIPE
- = FOUND IRON ROD
- = SET CAPPED IRON
- = SET MAG NAIL/SPIKE
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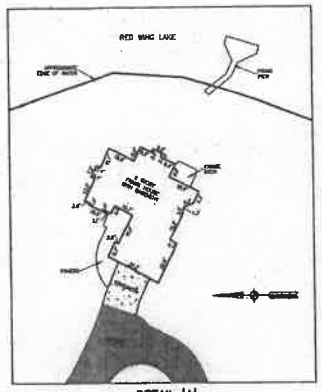


DETAIL 'A'
SCALE 1" = 30'

PARCEL ADDRESS:

4407 W 173RD AVENUE, LOWELL, IN 46356

LEGAL DESCRIPTION: (PER TRUSTEE'S DEED DOC. NO. 96055405)

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 248.71 FEET TO THE NORTHWEST CORNER OF LOT 1 IN RED WING ACRES UNIT NO. 2; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 AND SAID LOT 1 EXTENDED SOUTH, A DISTANCE OF 321.00 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION, 125.00 FEET, MORE OR LESS, TO THE SHORE LINE OF RED WING LAKE; THENCE SOUTHERLY AND WESTERLY ALONG THE SHORE LINE OF RED WING LAKE TO THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE, 2128.0 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN TRUSTEE'S DEED DOCUMENT NUMBER 96055405.

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING:

1. REFERENCE MONUMENTS FOUND IN THE LOCATIONS AS SHOWN

REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.

A. CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION OF THAT PART VISIBLE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 28.77 FEET SOUTH AND 1.32 FEET EAST.

B. UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
1) OVERHEAD UTILITIES WERE LOCATED OVER THE PARCEL LINES AS SHOWN.
2) A WIRE FENCE WAS LOCATED NEAR THE WEST PARCEL LINE AS SHOWN.

C. THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.

D. THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED) WAS WITHIN THE ALLOWABLE 0.07 FEET PLUS 50 PARTS PER MILLION) FOR A URBAN SURVEY, PER 865-IAC 1-12-7.

REFERENCES:

1. DEEDS AND RECORDS
2. LAKE COUNTY, INDIANA GIS WEBSITE
3. PLAT OF PINEWOOD MANOR – P.B. 57, PG. 25
4. PLAT OF RED WING ACRES – P.B. 38, PG. 70
5. ALTA/ACSM SURVEY BY TOWNENDA SURVEYING, LLC – S.B. 38, PG. 06, DOC. NO. 2023-008785 (S.A.)
6. BOUNDARY SURVEY BY ARDEN LAND SURVEYING, LLC – S.B. 29, PG. 73 DOC. NO. 2017-014018 (B.A.)

GENERAL NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORDED PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
C) OWNERSHIP OR TITLE.

2. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATIONS OF SURVEY (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

3. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.

4. NO ATTEMPT HAS BEEN MADE AT A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITY LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. NO LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY VISION ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PARKING OR SNOW. AT THE TIME OF THIS SURVEY, NO SNOW COVERED THE SITE, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

6. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON SEPTEMBER 19, 2023.

7. BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.

LAND SURVEYOR'S CERTIFICATE:

STATE OF INDIANA
COUNTY OF LAKE
S.S. .....
THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

DATE: 11/03/2023

PROFESSIONAL SURVEYOR: KENNETH GEBBULA
REGISTRATION NUMBER: S0568
kgebbula@krullabonmarche.com
STATE OF INDIANA

KENNETH D. GEBBULA
No. S0568
STATE OF INDIANA
LAND SURVEYOR

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

KENNETH D. GEBBULA

NO.	REVISION DESCRIPTION:	BY:	DATE

KRULL>ABONMARCHE
Surveying Services
Site Planning
Land Development
Transportation
Geographic Information Systems
111 East 3rd Street
Hobart, IN 46342
(219) 947-2483
FAX (219) 947-2486
dgomez@krullc.com
Engineering / Architecture / Land Surveying

PROJECT:
4407 W 173RD AVENUE,
LOWELL, IN 46356
LAKE COUNTY, INDIANA

SHEET TITLE:
PLAT OF SURVEY
CLIENT: JOHN MASON
SECTION 19-T33N-R8W

DRAWN BY: GS / BAM
DESIGNED BY:
PM REVIEW: BLM
QA/QC REVIEW: KDG
DATE: 11/03/2023
SEAL:

SIGNATURE:
DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WITH FLOODED SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZE

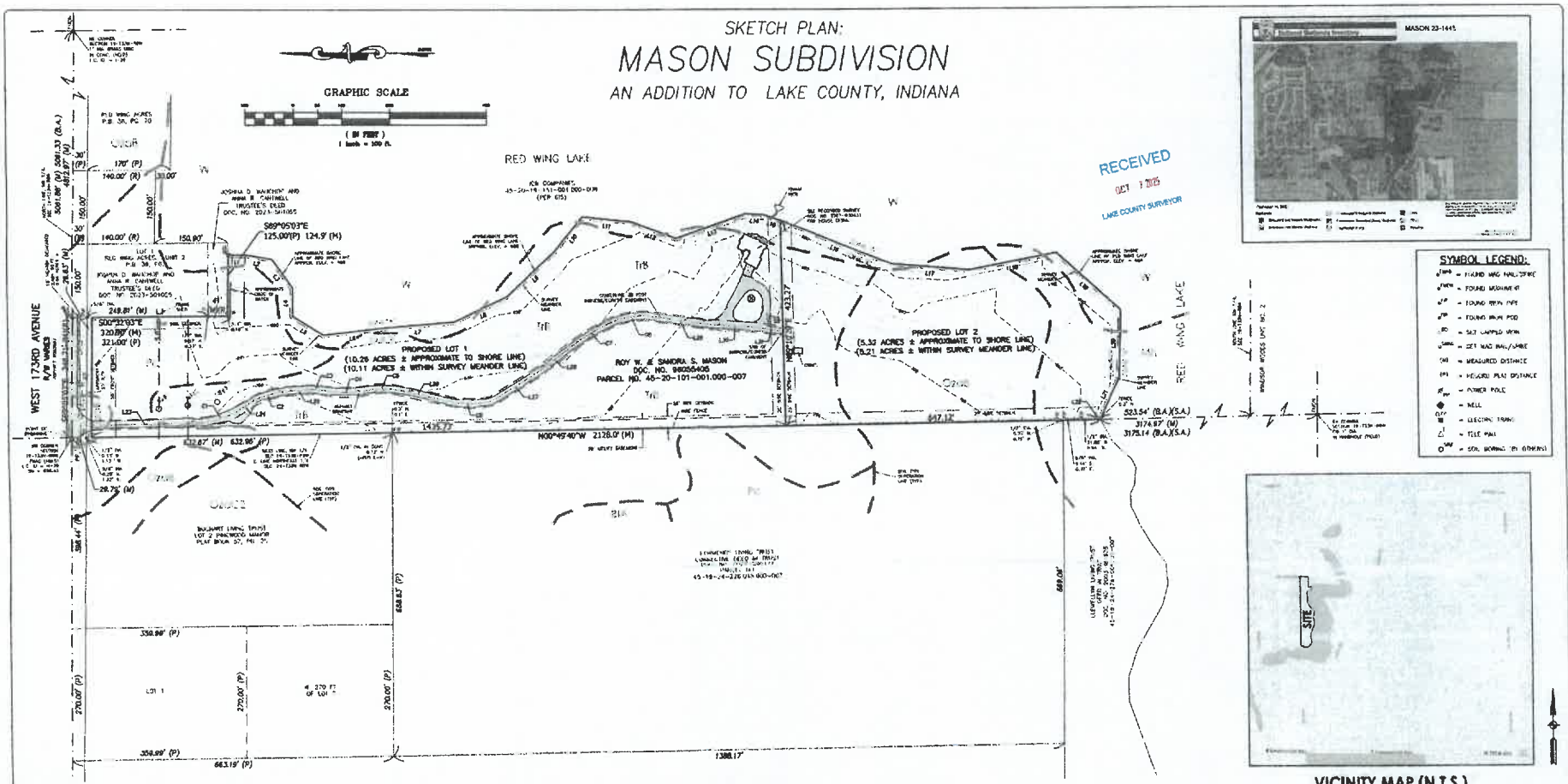
SCALE:
HORZ: VARIES
VERT:

ACI JOB #
23-1445.250
SHEET NO.
1 of 1

SKETCH PLAN:

MASON SUBDIVISION

AN ADDITION TO LAKE COUNTY, INDIANA



SYMBOL LEGEND:

- = FOUND MAG NAIL/SPIKE
- = FOUND MONUMENT
- = FOUND IRON PIPE
- = FOUND IRON ROD
- = SET CAPPED IRON
- = SET MAG NAIL/SPIKE
- (M) = MEASURED DISTANCE
- (P) = RECORD PLAT DISTANCE
- = POWER POLE
- = WELL
- = ELECTRIC TRANS
- = TILE MAN
- = SOIL BORING (BY OTHERS)

VICINITY MAP (N.T.S.)

PARCEL ADDRESS:

4607 W 173RD AVENUE, LOWELL, IN 46356

LEGAL DESCRIPTION: (PER TRUSTEE'S DEED DOC. NO. 98055405)

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LINETYPE & HATCH LEGEND:

- OHU — = OVERHEAD UTIL
- WFE — = WIRE FENCE
- XXX — = 1 FOOT VERTICAL CONTOUR LINE
- = APPROX.
- = DOMESTIC

GENERAL NOTES:

1. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREAS SUBJECT TO A 1% OR GREATER ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP #18089C0334E, EFFECTIVE 01/18/2012.
2. THE FIELD WORK FOR THE SURVEY FOR THIS PROJECT WAS COMPLETED ON SEPTEMBER 19, 2023.
3. VERTICAL DATUM: NAVD88
4. BENCHMARK: FOUND MAG NAIL AT THE NW CORNER OF PARCEL = 698.43 (AS SHOWN)
5. APPROXIMATE LOCATION OF SOIL BORINGS PER REPORT PROJECT # 15-378(13) BY SOIL SOLUTIONS DATED JANUARY 22, 2013.
6. LAKES OR STREAMS ADJOIN OR AFFECT THE PARCEL PER THE NATIONAL WETLAND INVENTORY U.S. FISH AND WILDLIFE SERVICE MAP.
7. SOIL BOUNDARIES PER US DEPT. OF AGRICULTURE WEB SOIL SURVEY AND THE LAKE COUNTY SOIL SURVEY BOOK ISSUED JULY, 1972, SHEET NUMBER 43.
8. TOTAL GROSS ACREAGE = 15.8 ACRES ±
9. PROPOSED DENSITY: 0.13 UNITS PER ACRE.
10. FOR BOUNDARY REFERENCE, SEE PLAT OF SURVEY BY KRULL-ABONMARCHE DATED NOVEMBER 03, 2023 RECORDED IN SURVEY BOOK 41, PAGE 23 AS DOCUMENT NUMBER 2023-030431 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
11. NO SANITARY OR STORM SEWERS. NO WATER MAINS. SEPTIC FIELDS AND WATER WELLS TO BE PROPOSED FOR EACH LOT.
12. EXISTING OVERLAND STORM WATER FLOW PER CONTOURS SHOWN.
13. NO SIDEWALKS IN THIS AREA.

CURRENT ZONING:

A-1 AGRICULTURAL ZONE

- MIN. LOT AREA = 871,200 SQ. FT.
- MIN. LOT WIDTH (ROAD FRONTAGE) = 330 FT.
- MIN. FRONT YARD ON ALL COUNTY HIGHWAYS OR ANY ROAD DESIGNATED OR PROPOSED TO HAVE AN EIGHTY (80) FOOT RIGHT-OF-WAY = 50 FEET FROM THE EDGE OF THE PROPOSED RIGHT-OF-WAY
- MIN. SIDE YARD (TWO REQUIRED) = 10 FEET OR 30% OF TOTAL LOT WIDTH
- MIN. REAR YARD = 25% OF TOTAL LOT DEPTH
- MAX. LOT COVERAGE = 25%

PROPOSED ZONING:

RR RURAL RESIDENTIAL ZONE

- MIN. LOT AREA = 217,800 SQ. FT.
- MIN. LOT WIDTH (ROAD FRONTAGE) = 165 FT.
- MIN. FRONT YARD ON ALL COUNTY HIGHWAYS OR ANY ROAD DESIGNATED OR PROPOSED TO HAVE AN EIGHTY (80) FOOT RIGHT-OF-WAY = 50 FEET FROM THE EDGE OF THE PROPOSED RIGHT-OF-WAY
- MIN. SIDE YARD (TWO REQUIRED) = 25 FEET OR 30% OF TOTAL LOT WIDTH
- MIN. REAR YARD = 20% OF TOTAL LOT DEPTH
- MAX. LOT COVERAGE = 20%

SOIL TYPE LEGEND:

- BlA = BLOUNT SILT LOAM, LAKE MICHIGAN LOBE, 0-2% SLOPES
- Mh = MARSH
- OwB = OSHAWEE SILT LOAM, 2-6% SLOPES
- Pc = PEWAMO SILTY CLAY LOAM
- TrB = TRACY LOAM, SILTY CLAY LOAM SUBSTRATUM, 2-6% SLOPES
- W = WATER

MISC:

NEAREST ROAD WEST = MOUNT STREET, 1300'±
NEAREST ROAD EAST = HOLTZ ROAD, 1900'±

Line Table		
Line #	Bearing	Length
L1	S89°03'33"E	35.08'
L2	N0°41'27"W	53.15'
L3	N44°53'34"W	46.01'
L4	N88°43'34"W	58.64'
L5	S35°32'22"W	76.74'
L6	N0°38'08"E	133.67'
L7	N4°46'46"E	151.72'
L8	S85°16'16"E	134.41'
L9	N43°53'32"E	136.94'
L10	S80°38'10"E	47.52'
L11	N0°00'14"W	96.98'

Line Table		
Line #	Bearing	Length
L12	S30°21'11"W	66.24'
L13	S46°15'31"E	102.64'
L14	S73°38'16"E	57.08'
L15	S17°54'48"E	36.35'
L16	S31°38'54"E	243.10'
L17	S4°46'36"E	143.68'
L18	S45°53'13"E	469.67'
L19	N41°30'52"E	172.91'
L20	N50°38'38"W	136.38'
L21	N44°53'06"W	65.49'
L22	N76°53'06"W	9.20'

Line Table		
Line #	Bearing	Length
L23	S1°40'08"E	222.18'
L24	S38°47'08"E	18.06'
L25	S71°17'16"E	43.03'
L26	N41°56'13"W	84.88'
L27	S35°58'38"E	111.68'
L28	S37°16'46"E	88.67'
L29	S7°48'32"W	123.14'
L30	S4°50'47"W	103.08'
L31	S83°33'4"W	47.84'

Curve Table			
Curve #	Length	Radius	Delta
C1	82.652	178.000	030.3529
C2	86.533	178.000	028.3341
C3	36.382	304.000	014.3730
C4	103.382	287.112	022.3518
C5	53.378	129.884	023.5508
C6	108.536	201.579	024.5679
C7	84.865	400.184	012.1541
C8	88.880	140.000	035.6164

DATE: XX/XX/2024

PRELIMINARY

PROFESSIONAL SURVEYOR: KENRICK D. GEMBALA
REGISTRATION NUMBER: 50568
kgembala@abonmarche.com
STATE OF INDIANA

NO.	REVISION DESCRIPTION	BY	DATE

KRULL>ABONMARCHE

Portage
South Bend
Michigan City
Hobart
Lowell
Valparaiso

Engineering Architecture Surveying

4607 W 173RD AVENUE,
LOWELL, IN 46356
LAKE COUNTY, INDIANA

PROJECT:

SKETCH PLAN:
MASON SUBDIVISION
SECTION 19-T33N-R8W

WRITTEN BY: BAM
DESIGNED BY:
FM REVIEW: MJR
TRAFFIC REVIEW: EDG
DATE: XX/XX/2024
SEAL:

SIGNATURE:
DATE:

HARD COPY IS INTENDED TO BE THE 24 X 36 VERSION. ALL OTHER SIZE AND FORMATS CANNOT GUARANTEE TO BE ACCURATE FOR ANY CHANGE MADE.

SCALE: HORZ: 1"=100'
VERT:

JOB NO.: 23-1445.110

SHEET NO.: 1 of 1

Findings of Fact

Zone Change

In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to the following five items. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a change of the Zone Map.

(1) The comprehensive plan - findings or reasons as to whether the request for the stated zone change **meets/does not meet** the intent of the comprehensive plan;

the proposed zone change from A1 to RR will meet the intent of the comprehensive plan, and be cohesive to its surroundings

; and,

(2) Current conditions and the character of current structures and uses in each district – findings or reasons as to whether the request for the stated zone change **is/is not** consistent with the current conditions and the character of current structures and uses in each district; and,

the requested zone change A1 to RR is consistant with current conditions.

;

(3) The most desirable use for which the land in each district is adapted - findings or reasons as to whether the request **is/is not** consistent with the most desirable use for the land;

An additional primary residence will be created on Lot 2, the request is consistant with the most desirable use of the land

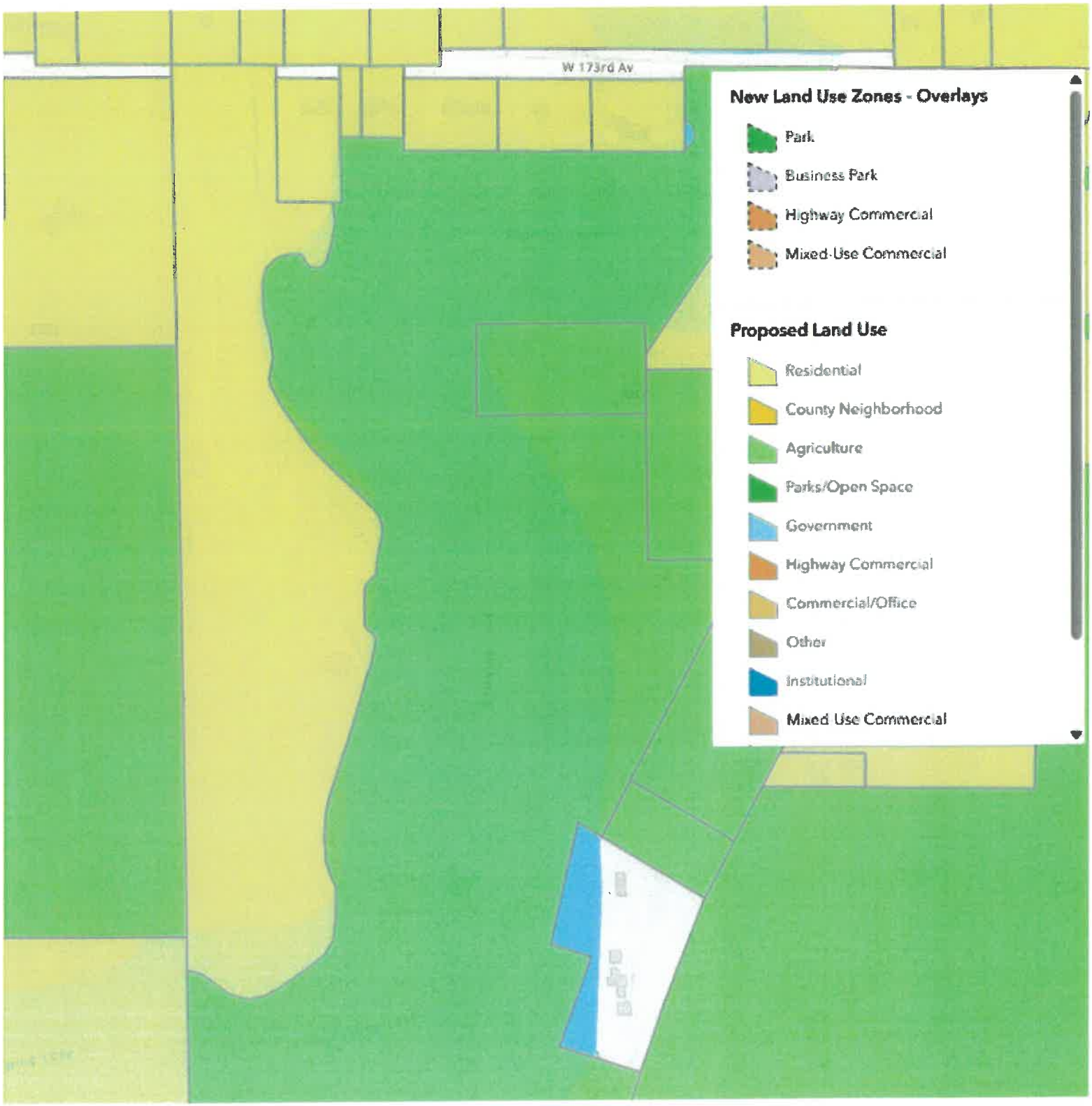
_____; and,

(4) The conservation of property values throughout the jurisdiction; findings or reasons as to whether the request **is/is not** consistent with the conservation of property values throughout the jurisdiction;

Granting this zoning request will allow the owner of Lot 2 to construct an aesthetically pleasing residence while following zoning code for RR; and,

(5) Responsible growth and development – findings or reasons regarding whether the request **does/does not** represent responsible growth and development;

RR zoning would respect responsible growth and development for the area. Therefore granting the zone change would be consensus with existing construction and the health, safety, morals, and general welfare of the community.


W 173rd Av
New Land Use Zones - Overlays
Park
Business Park
Highway Commercial
Mixed-Use Commercial
Proposed Land Use
Residential
County Neighborhood
Agriculture
Parks/Open Space
Government
Highway Commercial
Commercial/Office
Other
Institutional
Mixed Use Commercial

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 23-W-08; 23-W-09; 23-W-10; 23-W-11; 23-PS-04

Date: March 18, 2026

Parcel numbers: Various – See Plat

GENERAL INFORMATION:

Owner:		Howard 5, LLC
Petitioner:		Graythorne Lakes, LLC
Requested Action:	**23-W-08 Waiver:**	Lots exceeding Depth-to-width ratio
	23-W-09 Waiver:	Flag Shaped Lots
	23-W-10 Waiver:	Street Extension to boundary lines of tract
	23-W-11 Waiver:	Required Street Trees
	23-PS-04 Primary	85-lot subdivision request for approval
Purpose:		To allow an 85-lot subdivision and associated Waivers described below.
Location:		Located approximately 3/10 of a mile south of 153rd Avenue on the west side of Clark Street in Cedar Creek Township
Size:		89.40 acres
Density:		0.95 units/acre
Existing Zoning and Land Use:		R-1 (One-Family Residential)
Surrounding Zoning and Land Use:		**North**: R-2; Residential **East**: R-1, R-2; Residential **South**: R-2; Residential **West**: Lake Dalecarlia
Comprehensive Plan:		This property is targeted for County Neighborhood use

AGENCY COMMENTS:

Lake Dale Regional Waste District:

See attached letter with conditions

1. Subdivision Approval
2. Lake Dale Regional Waste District (LDRWD) Engineering Approval
3. IDEM Permit
4. Engineering expansion work & fees paid by Howard5 LLC, and
5. LDRWD Board approval

Fairways Regional Water District:

See Attached Letter by Nathan Vis (subject to)

1. IDEM approval
2. Collaborate agreement with Graythorne, LLC

Highway:

See attached letter dated February 13, 2026 containing comments considered minor in nature below

1. Provide more detail on the typical section for Clark Street 8' Shoulder and Ditch improvements showing the shoulder cross-slope at ½" per foot and drainage patterns
2. Review overland flood routing for sections D-D, N-N, Q-Q, K-K,L-L, M-M on plan sheet C208 vs, the width as shown on the Primary Plat. Revise as needed so the typical sections are consistent with the easement widths shown on the Plat.

Surveyor:

See attached letter dated February 17, 2026 and Consultants Review dated February 10, 2026

Soils and Water Conservation District:

See attached Primary Plat review dated 2/9/26

Indiana Department of Environmental Management: See attached Water of the State Determination

BACKGROUND INFORMATION:

The subject property is currently zoned R-1 (One-Family Residential). The zoning district classification was changed in 2022 to accommodate a proposed development.

The request is to submit a Subdivision application to the Plan Commission for an 85-lot residential development along with several required Waivers. The layout of the development is proposed with two points of access. One on Clark Road and the other on

Durbin Street. The subdivision has gone through several iterations with the Planning Staff and is presented to you with the above agency comments. We suggest you read the comments from all participating agencies in order to more fully understand their requirements.

The Petitioner has addressed previous concerns with parcels labeled as Outlots by labeling them as Common Areas. The language on the plat calls out;

"Maintenance Obligation for Common Areas and Improvements: Each property owner, by acceptance of a deed to property within each development, will be deemed to have agreed to be a pro-rata fee-simple share owner of all common areas, member of the property owners association, and be subject to assessment for maintenance of the common areas and any other improvements within the subdivision.

All outlots / common areas will remain with the property owners association for perpetuity and the outlots / common areas shall not and cannot be deeded to the Lake County Board of Commissioners.

As a condition of any approval by the Plan Commission, we feel that these Common Areas much should be treated like those contained in condominium associations whereby equal responsibility remains with the owners of the subdivision plat. The obligation for perpetual maintenance and repair, financial or otherwise, of any of these common areas and improvements within the subdivision plat shall be established and remain with the owners of the plat. Each property owner, their heirs, assigns, or any future property owner shall be deemed to have agreed to be subject to a pro-rata assessment for any repair or maintenance, including improvements, of the common areas or other improvements. A Recital on the Secondary Subdivision Plat entitled "Perpetual Repair & and Maintenance of Common Areas and Improvements" shall contain the aforementioned language acceptable to the Lake County Plan Commission to be recorded with the Lake County Recorder. In addition, the

recital should contain a statement that Lake County assumes no maintenance or repair responsibility for any common areas or other private improvements contained within the subdivision plat. This language should also be contained in any HOA/POA established for the subdivision.

Finally, as can be seen in the letter from the Lake Dale Regional Waste District, the Planning Staff would feel more comfortable with the petitioner being further along with their approval process with respect to the sanitary sewer extension in the development. Recognizing that the engineering and approval process may be a costly endeavor without knowing they may proceed with their subdivision; the Planning Staff recommends that we receive LDRWD approval as outlined in the enclosed and attached letter prior to any Secondary/Final subdivision plat approval. This will assure both engineering and IDEM clearance (permit) have been obtained and approved.

ANALYSIS:

Compliance with Comprehensive Plan: This property is targeted for County Neighborhood use

Compatibility with Neighborhood: The surrounding area is primarily Residential in nature

Traffic implications: **See attached letter – Lake County Highway Dept.**

DEFICIENCIES AND DISCREPANCIES: Outlined in various conditions presented herein.

ATTACHMENTS: 1. **Various**

RECOMMENDATION: The Planning Staff has reviewed the various aspects of the subdivision plat and is agreement with the many agency comments. Also, we believe our recommendation regarding the Common Areas and other potential private improvements be made a condition of approval so that Lake County does not become responsible for any maintenance or repair of these areas.

If the Plan Commission feels comfortable with the agency and staff conditions/requirements, especially those by the sewer and water districts (since we have no authority therein) the Planning Staff would forward a recommendation of approval of the Primary Plat for Graythorne Lakes Subdivision incorporating all conditions and commitments provided in this Staff Summary.

PRIMARY PLAT

GRAYTHORNE LAKES

AN ADDITION TO UNINCORPORATED LAKE COUNTY, INDIANA

SHEET 1 OF 4

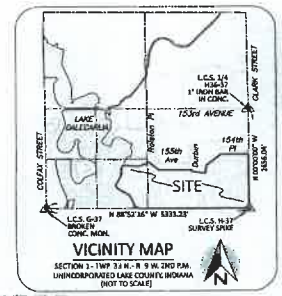
SOIL MAP

SOIL TYPES:

BlA- Blount silt loam, Lake Michigan Lobe
0 to 2 percent slopes
Mo- Milford silt loam, overwash
OzaB - Ozaukee silt loam
2 to 6 percent slopes
OzaC2 - Ozaukee silt loam
6 to 12 percent slopes, eroded
OzaD2 - Ozaukee silt loam
12 to 18 percent slopes, eroded
OzaE - Ozaukee silt loam
18 to 30 percent slopes
Pc - Pewamo silty clay loam
Ur - Urban land
W - Water

PARCEL DESCRIPTION:

PART OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 1,480.12 FEET TO THE SOUTH LINE OF 154TH PLACE AS PER PLAT OF DALECARLIA FAIRWAYS SUBDIVISION RECORDED IN PLAT BOOK 35, PAGE 78; THENCE NORTH 88 DEGREES 54 MINUTES 27 SECONDS WEST 738.77 FEET (RECORD BEARING AND DISTANCE = NORTH 88 DEGREES 54 MINUTES 00 SECONDS WEST, 739.80 FEET) ALONG THE SOUTH LINE OF 154TH PLACE TO THE WEST LINE OF HONEY STREET; THENCE SOUTH 52 DEGREES 17 MINUTES 00 SECONDS WEST, 480.33 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST, 234.54 FEET; THENCE NORTH 81 DEGREES 03 MINUTES 35 SECONDS WEST, 366.06 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 56 SECONDS EAST, 44.18 FEET TO A MONUMENT FOUND ON THE EAST LINE OF DURBIN STREET AND THE SOUTH LINE OF DALECARLIA FAIRWAYS; THENCE NORTH 88 DEGREES 54 MINUTES 25 SECONDS WEST, 878.11 FEET (RECORD BEARING AND DISTANCE = NORTH 88 DEGREES 54 MINUTES 00 SECONDS WEST, 878.81 FEET) TO A MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 28 IN SAID DALECARLIA FAIRWAYS; THENCE NORTH 48 DEGREES 27 MINUTES 31 SECONDS WEST, 339.80 FEET (RECORD BEARING AND DISTANCE= NORTH 48 DEGREES 28 MINUTES 01 SECONDS WEST, 340.00 FEET) TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 25 IN SAID DALECARLIA FAIRWAYS; THENCE SOUTH 68 DEGREES 29 MINUTES 55 SECONDS WEST, 305.20 FEET (RECORD BEARING AND DISTANCE = SOUTH 68 DEGREES 29 MINUTES 25 SECONDS WEST, 305.00 FEET) TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 20 IN SAID DALECARLIA FAIRWAYS; THENCE NORTH 83 DEGREES 29 MINUTES 27 SECONDS WEST, 317.86 FEET TO THE EASTERLY SHORE LINE OF LAKE DALECARLIA; THENCE SOUTHERLY ALONG THE EASTERLY SHORE OF LAKE DALECARLIA TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 71, BLOCK 15, DALECARLIA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22 PAGE 18; THENCE SOUTH 61 DEGREES 36 MINUTES 46 SECONDS EAST, 72.28 FEET MORE OR LESS TO THE SOUTH LINE OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M.; THENCE SOUTH 88 DEGREES 52 MINUTES 36 SECONDS EAST, 1610.17 FEET TO THE MONUMENTED WEST LINE OF LOT 13 IN DALECARLIA BLOCKS 33-38 AS SHOWN IN PLAT BOOK 24, PAGE 1; THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, 12.16 FEET ALONG LAST SAID WEST LINE TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 88 DEGREES 16 MINUTES 19 SECONDS EAST, 665.79 FEET ALONG THE MONUMENTED NORTH LINE OF SAID DALECARLIA BLOCK 33-38 TO THE NORTHEAST CORNER OF SAID DALECARLIA BLOCKS 33-38 AS MONUMENTED; THENCE SOUTH 01 DEGREES 07 MINUTES 44 SECONDS WEST 5.20 FEET ALONG THE EAST LINE OF SAID DALECARLIA BLOCKS 33-38 AS MONUMENTED TO SAID SOUTH LINE OF SECTION1; THENCE SOUTH 88 DEGREES 57 MINUTES 16 SECONDS EAST, 666.51 FEET ALONG LAST SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 89.27 ACRES MORE OR LESS.



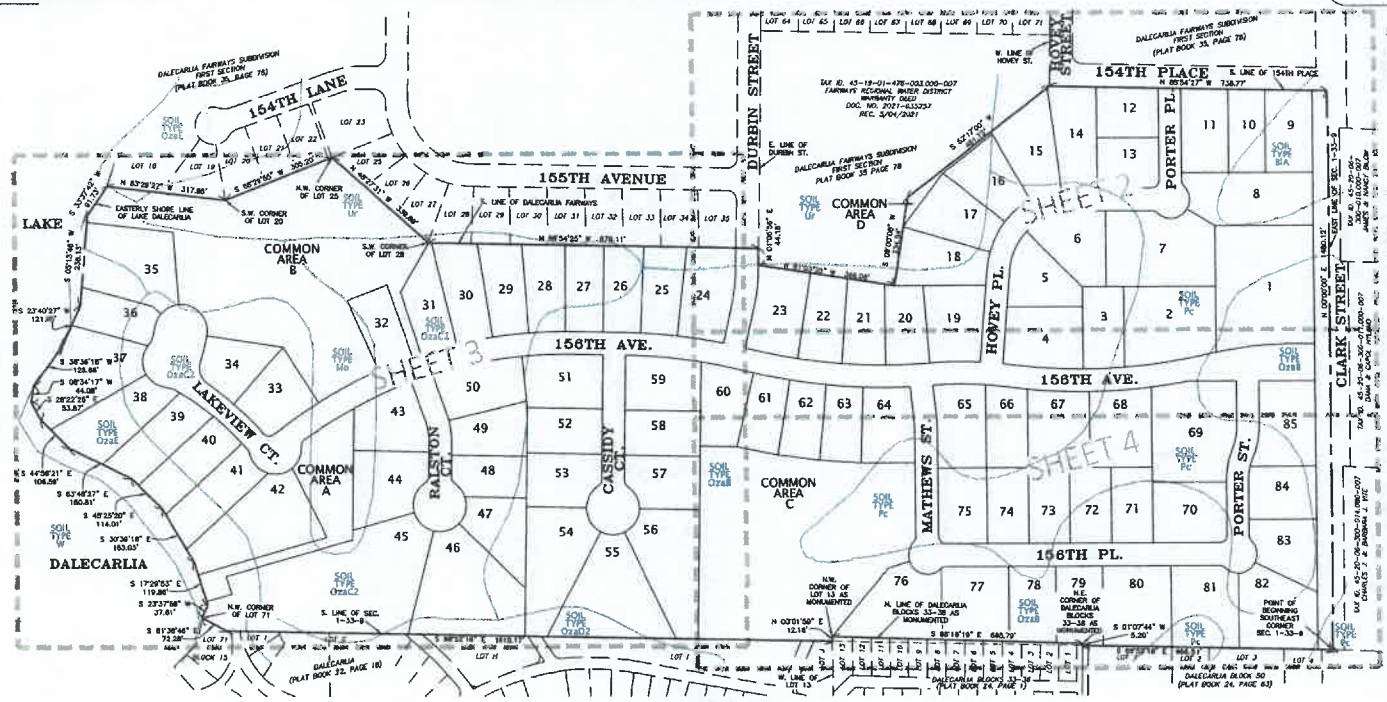
VICINITY MAP

SECTION 1 - T1WP 33 N - R 9 W. 2ND P.M.
UNINCORPORATED LAKE COUNTY, INDIANA
(NOT TO SCALE)

DVG

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

DATE - REVISIONS AND NOTES:



SHEET LEGEND

(NOT TO SCALE)

PARCEL INFORMATION:

TAX ID. NUMBER:
45-19-01-476-003.000-007
HOWARD S. LLC
CORRECTION QUIT CLAIM DEED
DOC. NO. 2019 010282
REC. 1/19/2019

PROPERTY OWNER:
HOWARD S. LLC
9100 W. 133RD STREET
CROWN POINT, IN 46307

SUBDIVIDER:
GRAYTHORNE LAKES, LLC
PO BOX 1441
CROWN POINT, IN 46308

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

GROSS PARCEL AREA (TO MEANDER LINE):
3,988,415 SQUARE FEET&
89.27 ACRES±

NET PARCEL AREA (TO MEANDER LINE AND LESS 40' RIGHT OF WAY CLARK ROAD):
3,801,139 SQUARE FEET&
87.26 ACRES±

DENSITY
85 LOTS ON 89.27 AC = 0.96 LOTS PER ACRE

ZONING:

CURRENT ZONING IS R1
PROPOSED ZONING IS R1

TYPE OF ANTICIPATED DEVELOPMENT IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

ALL PROPOSED STREETS ARE TO CONSIST OF:
24 FEET OF ASPHALT PAVEMENT WITH
1.5 FOOT WIDE CURB AND GUTTER
TOTAL ROADWAY WIDTH IS 27 FEET
RIGHT OF WAY TO BE REDUCED FROM 80 FEET TO 60 FEET.

SANITARY SEWER SERVICE WILL BE PROVIDED BY LAKE DALECARLIA REGIONAL WASTE DISTRICT, 15801 BRIARGATE STREET, LOWELL, IN 46356, (219) 696-6035.

WATER SERVICE WILL BE PROVIDED BY FAIRWAYS REGIONAL WATER DISTRICT, 15450 HONEY STREET, LOWELL, IN 46356, (219) 562-1144.

SURFACE WATER WILL BE COLLECTED IN A STORM SEWER SYSTEM AND CONVEYED TO ON-SITE DETENTION BASINS BEFORE BEING DISCHARGED TO EXISTING DRAINAGE WAYS

THE LOCATION AND NAMES OF ADJACENT SUBDIVISIONS AND THE OWNERS OF ADJOINING PARCELS AS WELL AS THE LOCATION OF EXISTING PLATTED STREETS, ALLEYS OR OTHER PUBLIC WAYS CAN BE FOUND ON THE PLAT OF SURVEY.

NO FENCES WILL BE PERMITTED TO BLOCK STORM WATER FLOOD ROUTE DRAINAGE EASEMENTS OR REAR YARD DRAINAGE EASEMENTS

DRAINAGE EASEMENTS AND OVERLAND FLOOD ROUTES ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

MAINTENANCE OBLIGATION FOR COMMON AREAS AND IMPROVEMENTS:

EACH PROPERTY OWNER, BY ACCEPTANCE OF A DEED TO PROPERTY WITHIN THE DEVELOPMENT, WILL BE DEEMED TO HAVE AGREED TO BE A PRO-RATA FEE-SIMPLE SHARE OWNER OF ALL COMMON AREAS, MEMBER OF THE PROPERTY OWNERS ASSOCIATION, AND BE SUBJECT TO ASSESSMENT FOR MAINTENANCE OF THE COMMON AREAS AND ANY OTHER IMPROVEMENTS WITHIN THE SUBDIVISION.

ALL OUTLOTS/COMMON AREAS WILL REMAIN WITH THE PROPERTY OWNERS ASSOCIATION FOR PERPETUITY AND THE OUTLOTS/COMMON AREAS SHALL NOT AND CANNOT BE DEEDED TO THE LAKE COUNTY BOARD OF COMMISSIONERS.

APPROVED

APPROVED

Looks good!!

No Issues or Concerns.
On Sani Tary Sewer

ADJOINING PARCEL OWNERS

DALECARLIA BLOCK 50 PLAT BOOK 24 PAGE 63

	TAX ID. NUMBER	OWNER
LOT 1	45-19-12-232-001.000-007	STEVE & LISA CAMPBELL
LOT 2	45-19-12-232-002.000-007	CHRISTOPHE & IMAN SKINNER
LOT 3	45-19-12-232-004.000-007	GARY & BONNIE HAYNES
LOT 4	45-19-12-232-005.000-007	GARY & BONNIE HAYNES

DALECARLIA BLOCKS 33 TO 38 PLAT BOOK 24 PAGE 1

	TAX ID. NUMBER	OWNER
LOTS 1-7	45-19-12-225-008.000-007	STEVE & LISA CAMPBELL
LOTS 8-13	45-19-12-226-002.000-007	MARK & LISA WOODKE

DALECARLIA PLAT BOOK 22 PAGE 18

	TAX ID. NUMBER	OWNER
LOT J	45-19-12-225-002.000-007	MARK & LISA WOODKE
LOT I	45-19-12-203-001.000-007	MARK WOODKE
LOT H	45-19-12-202-001.000-007	DONALD KING
LOT G	45-19-12-201-005.000-007	RAYMOND REESE
LOT G	45-19-12-129-005.000-007	RONALD & CASSANDRA SARGENT
LOT 1	45-19-12-129-001.000-007	CARL & NORMA STROMBERG
LOT 71	45-19-12-127-004.000-007	CARL & NORMA STROMBERG

DALECARLIA FAIRWAYS- FIRST SECTION PLAT BOOK 35 PAGE 78

	TAX ID. NUMBER	OWNER
LOT 18	45-18-01-376-001.000-007	DOPPLER LIVING TRUST DATED 5/12/08
LOT 19	45-19-01-376-008.000-007	JOHN P AND DANA DOPPLER
LOT 20	45-19-01-376-004.000-007	CHAD SEDLACEK
LOT 21	45-19-01-376-005.000-007	VIRGINIA M. FEYES
LOT 22	45-19-01-376-006.000-007	PHILIP & CAROLEE BARLOWE
LOT 23	45-19-01-451-001.000-007	CLIFFORD & LINDA DEMOFF
LOT 25	45-19-01-451-003.000-007	DANIEL & CYNTHIA DEKHARTOG
LOT 26	45-19-01-451-004.000-007	JESSICA RYAN
LOT 27	45-19-01-451-005.000-007	ADAM HAZLETT
LOT 28	45-19-01-451-006.000-007	STEVEN & AMY NOHEJL
LOT 29	45-19-01-451-007.000-007	NICHOLAS BATZER, IV
LOT 30	45-19-01-451-008.000-007	MICHAEL & DEBRA GIANGUILLO
LOT 31	45-19-01-451-009.000-007	THEODORE H. BRANDMAIR
LOT 32	45-19-01-451-010.000-007	DAVID & LAURI MEISER
LOT 33	45-19-01-451-011.000-007	ROBBI & SARA BURTON
LOT 34	45-19-01-451-012.000-007	NICHOLAS BANK
LOT 35	45-19-01-451-013.000-007	BRANDON M. KURS

WETLAND DELINEATION MAP

SOURCE: U.S. FISH AND WILDLIFE SERVICE
https://www.fws.gov

PRIMARY PLAT CERTIFICATE

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PRIMARY PLAT SUBMITTAL WAS PREPARED BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION. THE PURPOSE OF THIS PLAT IS FOR MUNICIPAL SUBMITTAL AND REVIEW AND SHOULD NOT BE CONSIDERED AS THE SECONDARY OR FINAL PLAT. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

DATED THIS 3RD DAY OF FEBRUARY, 2026.

PROFESSIONAL SURVEYOR: GLEN E. BOREN
REGISTRATION NUMBER: LS20000006

GLEN E. BOREN — REGISTERED — No. LS20000006 — STATE OF INDIANA — LAND SURVEYOR

RECEIVED
FEB 03 2026
LAKE COUNTY
PLAN COMMISSION

REVISED

PRIMARY PLAT

GRAYTHORNE LAKES
154TH AND CLARK STREET
LOWELL, IN 46356
PRIMARY PLAT

SCALE: 1" = 60'

GRAYTHORNE LAKES LLC

U22-0544 Primary Plat.dwg

FB/PG	SHEET NO. 1 OF 4
DRAWN BY DAR	DATE 2/3/26
SECTION 1-33-9	COUNTY, STATE LAKE, IN
JOB NO. 22-0544	

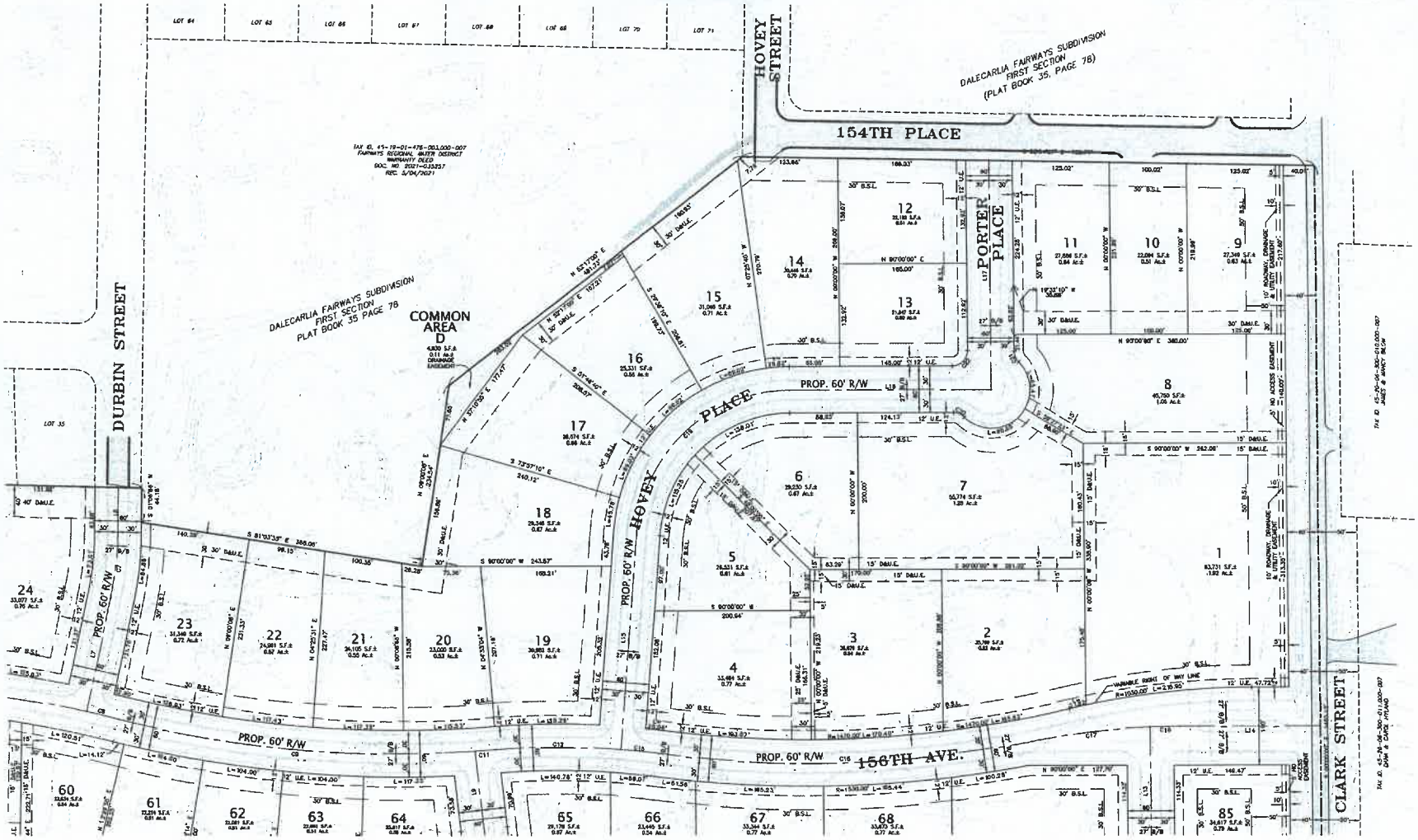
PRIMARY PLAT

GRAYTHORNE LAKES

AN ADDITION TO UNINCORPORATED LAKE COUNTY, INDIANA

SHEET 2 OF 4

NOTE: REFERENCE CONTOURS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



GREEN = DELINEATED WETLANDS

LINE AND CURVE TABLE

L1 N 52°40'56" E 80.39'	C1 L=120.16' R=1000.00' Chord: S 01°01'29" W Chord: 120.10'	C8 L=286.46' R=1000.00' Chord: S 01°37'40" E Chord: 285.51'	C11 L=86.14' R=1000.00' Chord: S 89°58'43" E Chord: 86.12'
L2 S 18°31'06" E 130.45'	C2 L=338.86' R=1000.00' Chord: S 01°33'57" E Chord: 337.26'	C9 L=78.87' R=1000.00' Chord: N 00°44'06" E Chord: 78.85'	C12 L=102.21' R=1000.00' Chord: N 00°08'43" E Chord: 102.16'
L3 S 01°07'44" W 160.84'	C3 L=388.02' R=1000.00' Chord: S 01°01'47" E Chord: 386.53'	C10 L=62.09' R=1000.00' Chord: S 00°46'33" E Chord: 62.08'	C13 L=117.86' R=200.00' Chord: S 01°08'57" E Chord: 117.40'
L4 S 88°52'16" E 113.13'	C4 L=1184.68' R=1000.00' Chord: S 31°11'42" E Chord: 1117.87'	C11 L=162.86' R=1000.00' Chord: S 04°46'40" E Chord: 162.68'	C14 L=72.88' R=200.00' Chord: S 11°08'57" E Chord: 72.48'
L5 S 01°07'44" W 20.30'	C5 L=412.19' R=1200.00' Chord: N 81°17'06" E Chord: 410.06'	C12 L=33.87' R=1000.00' Chord: S 04°34'30" E Chord: 33.87'	C15 L=46.60' R=200.00' Chord: S 22°47'33" E Chord: 46.50'
L6 N 12°52'15" E 100.86'			C16 L=483.42' R=1500.00' Chord: N 01°07'26" E Chord: 481.33'
L7 N 01°06'04" E 83.00'			C17 L=164.04' R=1000.00' Chord: N 05°21'00" E Chord: 163.87'
L8 S 08°09'05" E 122.03'			C18 L=36.76' R=1000.00' Chord: N 08°53'23" E Chord: 36.75'
L9 S 00°00'00" E 320.78'			C19 L=297.95' R=200.00' Chord: N 47°19'16" E Chord: 271.10'
L10 S 00°00'00" E 180.13'			C20 L=12.00' R=50.00' Chord: S 87°47'33" E Chord: 11.97'
L11 N 00°00'00" W 180.13'			C21 L=15.50' R=50.00' Chord: N 12°12'28" W Chord: 15.43'
L12 N 00°00'00" W 180.01'			C22 L=31.45' R=50.00' Chord: N 40°00'00" W Chord: 30.94'
L13 N 00°00'00" W 163.58'			C23 L=30.17' R=50.00' Chord: N 67°06'16" W Chord: 29.73'
L14 N 00°00'00" E 180.13'			C24 L=63.96' R=50.00' Chord: N 19°06'48" W Chord: 59.88'
L15 N 00°38'32" E 278.64'			C25 L=22.64' R=50.00' Chord: N 23°28'01" W Chord: 22.45'
L16 N 90°00'00" E 290.00'			C26 L=22.27' R=50.00' Chord: N 22°04'21" E Chord: 22.08'
L17 N 00°00'00" W 230.29'			C27 L=10.06' R=50.00' Chord: S 89°03'16" E Chord: 10.04'
			C28 L=18.86' R=50.00' Chord: N 80°16'47" E Chord: 18.77'
			C29 L=18.84' R=50.00' Chord: S 38°15'16" W Chord: 18.73'
			C30 L=18.84' R=50.00' Chord: N 40°00'00" W Chord: 18.73'
			C31 L=19.84' R=50.00' Chord: S 51°15'16" W Chord: 19.71'
			C32 L=19.84' R=50.00' Chord: N 89°00'46" W Chord: 19.71'
			C33 L=31.42' R=50.00' Chord: S 40°00'00" W Chord: 30.92'
			C34 L=31.42' R=50.00' Chord: N 40°00'00" W Chord: 30.92'
			C35 L=15.94' R=50.00' Chord: S 78°13'23" W Chord: 15.87'
			C36 L=15.94' R=50.00' Chord: N 78°13'23" E Chord: 15.87'
			C37 L=18.80' R=50.00' Chord: N 67°47'53" E Chord: 18.69'
			C38 L=18.80' R=50.00' Chord: N 52°12'28" W Chord: 18.69'

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

DATE | REVISIONS AND NOTES

GRAYTHORNE LAKES
154TH AND CLARK STREET
LOWELL, IN 46356
PRIMARY PLAT

SCALE: 1" = 60'

GRAYTHORNE LAKES LLC

FILE/TC	SHEET NO. 2 OF 4
DRAWN BY DAR	DATE 2/3/26
SECTION 1-33-9	COUNTY, STATE LAKE, IN
JOB NO. 22-0544	

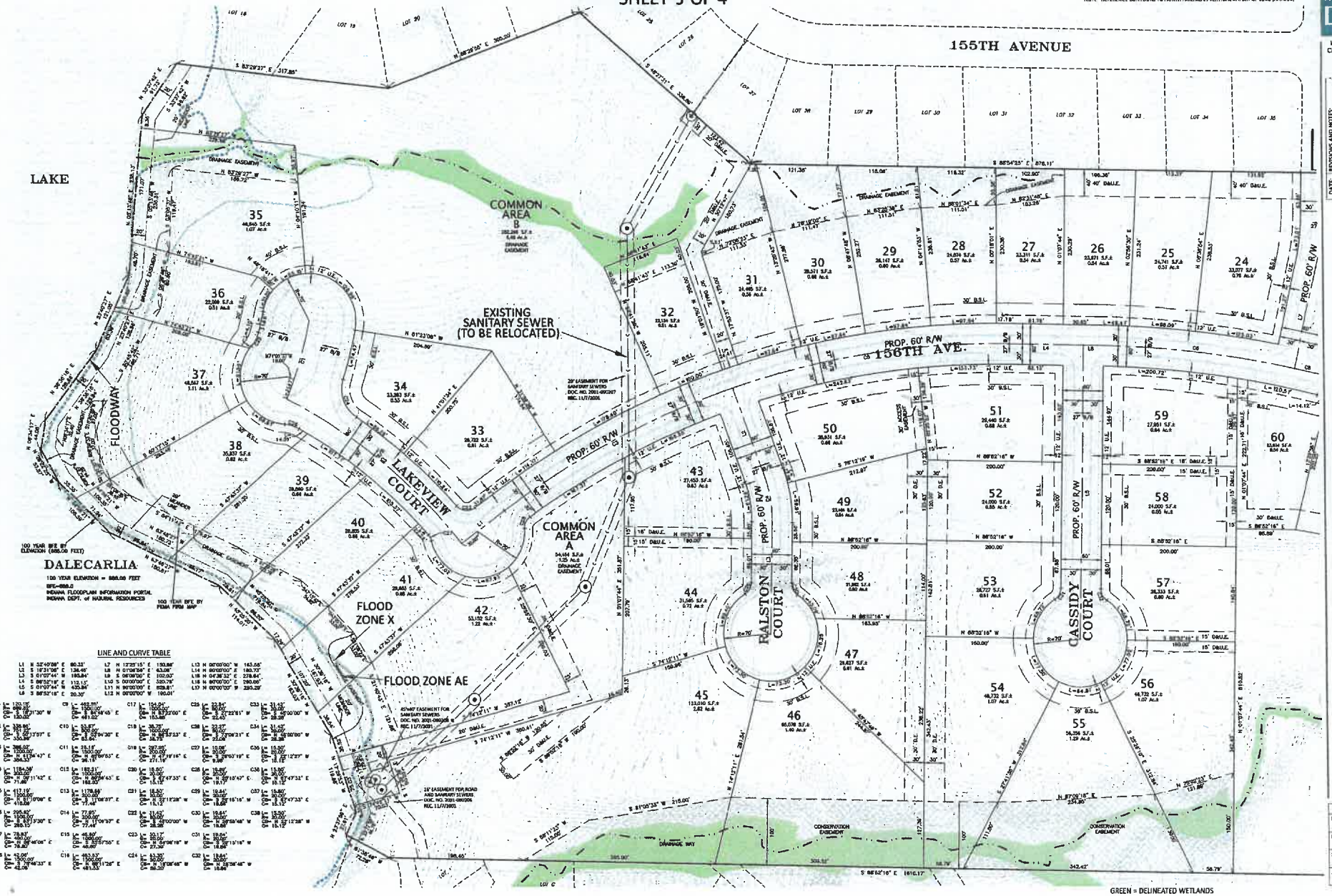
PRIMARY PLAT

GRAYTHORNE LAKES

AN ADDITION TO UNINCORPORATED LAKE COUNTY, INDIANA

SHEET 3 OF 4

NOTE: REFERENCE CONTOURS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



LINE AND CURVE TABLE

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

DATE: REVISIONS AND NOTES:

GRAYTHORNE LAKES
154TH AND CLARK STREET
LOWELL, IN 46356
PRIMARY PLAT

SCALE: 1" = 60'

GRAYTHORNE LAKES LLC

PL/PC	SHEET NO. 3 OF 4
DRAWN BY DAR	DATE 2/3/26
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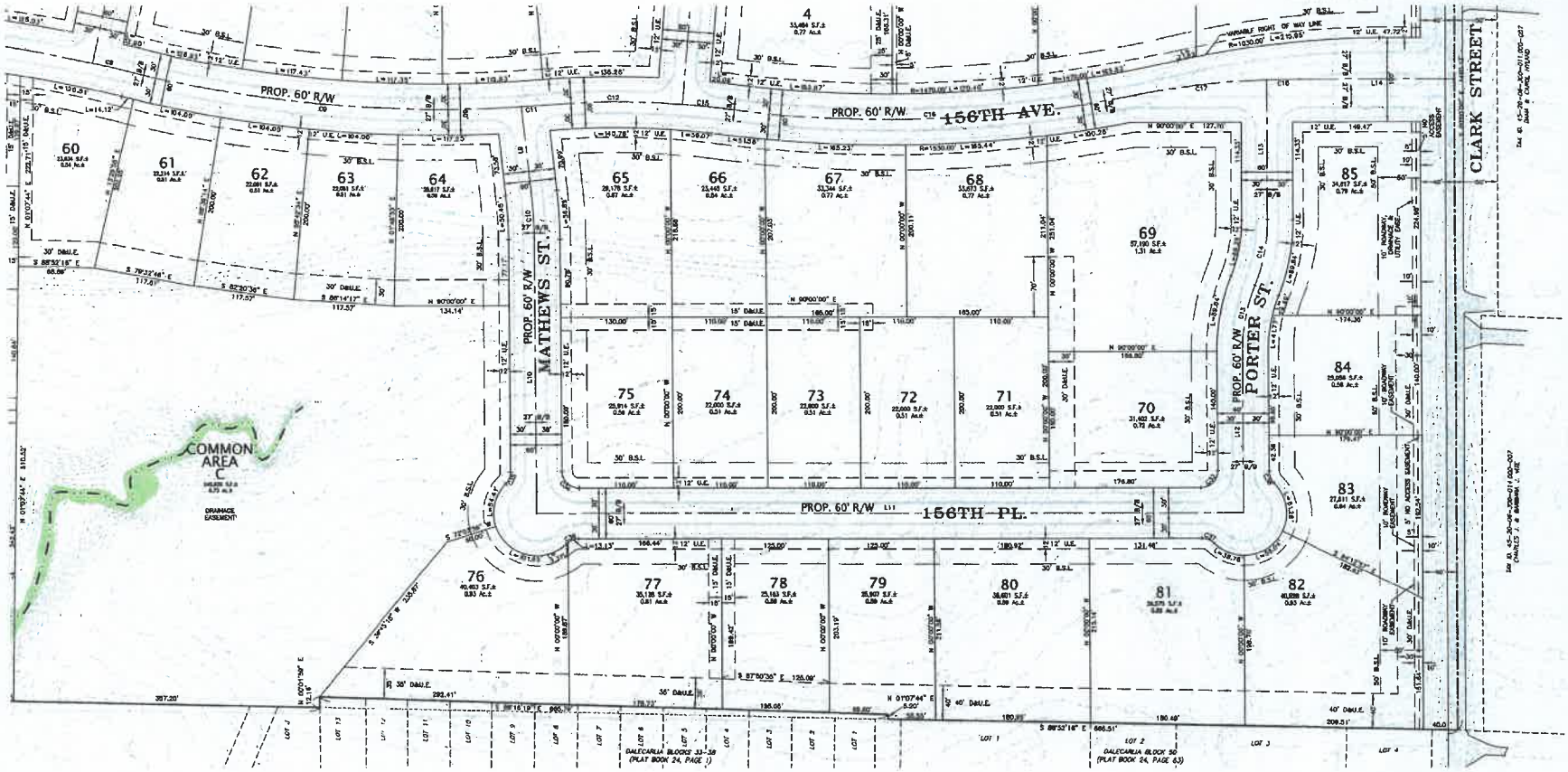
PRIMARY PLAT

GRAYTHORNE LAKES

AN ADDITION TO UNINCORPORATED LAKE COUNTY, INDIANA

SHEET 4 OF 4

NOTE: REFERENCE CONTOURS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



GREEN = DELINEATED WETLANDS

LINE AND CURVE TABLE

L1	N 82°40'39" E	80.38'	L7	N 12°23'15" E	150.98'
L2	S 16°31'08" E	136.43'	L8	N 01°06'06" E	63.06'
L3	S 01°07'44" W	185.84'	L9	S 00°00'00" E	102.00'
L4	S 88°52'16" E	112.13'	L10	S 00°00'00" E	130.78'
L5	S 01°07'44" W	138.84'	L11	N 90°00'00" E	225.81'
L6	S 88°52'16" E	30.30'	L12	N 00°00'00" W	190.01'

L13	N 00°00'00" W	183.38'	L19	N 00°00'00" W	190.01'
L14	N 90°00'00" E	180.73'	L20	N 00°00'00" W	190.01'
L15	N 04°36'32" E	278.64'	L21	N 00°00'00" W	190.01'
L16	N 90°00'00" E	280.00'	L22	N 00°00'00" W	190.01'
L17	N 00°00'00" W	295.29'	L23	N 00°00'00" W	190.01'
L18	N 00°00'00" W	190.01'	L24	N 00°00'00" W	190.01'

C1	L= 130.18'	C9	L= 462.86'	C17	L= 184.04'	C25	L= 20.64'	C33	L= 31.46'
	R= 60.00'		R= 1500.00'		R= 1000.00'		R= 30.00'		R= 20.00'
	CH= S 18°31'30" W		CH= S 14°06'46" E		CH= S 12°22'00" E		CH= S 12°22'51" W		CH= S 00°00'00" W
	C= 109.02'		C= 461.02'		C= 183.90'		C= 18.57'		C= 28.28'
C2	L= 139.68'	C10	L= 53.87'	C18	L= 38.72'	C26	L= 22.27'	C34	L= 31.46'
	R= 60.00'		R= 1500.00'		R= 1000.00'		R= 30.00'		R= 20.00'
	CH= S 21°37'57" E		CH= S 13°54'30" E		CH= S 08°53'33" E		CH= S 09°06'21" E		CH= S 00°00'00" W
	C= 115.99'		C= 53.87'		C= 38.72'		C= 21.09'		C= 28.28'
C3	L= 368.09'	C11	L= 55.18'	C19	L= 233.96'	C27	L= 10.00'	C35	L= 13.90'
	R= 1500.00'		R= 1500.00'		R= 1000.00'		R= 30.00'		R= 20.00'
	CH= S 81°56'47" E		CH= S 00°00'03" E		CH= S 07°16'16" E		CH= S 05°13'19" E		CH= S 12°12'27" W
	C= 367.37'		C= 55.18'		C= 231.16'		C= 9.98'		C= 13.89'
C4	L= 139.68'	C12	L= 182.12'	C20	L= 15.50'	C28	L= 10.00'	C36	L= 15.50'
	R= 60.00'		R= 1500.00'		R= 30.00'		R= 30.00'		R= 20.00'
	CH= S 21°37'42" E		CH= S 02°09'43" E		CH= S 12°47'33" E		CH= S 15°15'47" E		CH= S 12°47'33" E
	C= 115.99'		C= 182.03'		C= 15.12'		C= 9.97'		C= 15.12'
C5	L= 417.19'	C13	L= 1176.09'	C21	L= 15.50'	C29	L= 15.64'	C37	L= 15.50'
	R= 1500.00'		R= 300.00'		R= 30.00'		R= 30.00'		R= 20.00'
	CH= S 81°30'06" E		CH= S 11°06'07" E		CH= S 12°12'28" W		CH= S 29°15'16" W		CH= S 12°47'33" E
	C= 415.96'		C= 77.48'		C= 15.12'		C= 15.49'		C= 15.12'
C6	L= 368.43'	C14	L= 77.48'	C22	L= 31.46'	C30	L= 15.64'	C38	L= 15.50'
	R= 1500.00'		R= 300.00'		R= 20.00'		R= 30.00'		R= 20.00'
	CH= S 81°13'30" E		CH= S 11°06'07" E		CH= S 00°00'00" W		CH= S 29°06'46" W		CH= S 12°12'28" W
	C= 365.13'		C= 77.48'		C= 28.28'		C= 15.49'		C= 15.12'
C7	L= 78.87'	C15	L= 48.80'	C23	L= 50.17'	C31	L= 15.64'	C39	L= 15.50'
	R= 400.00'		R= 1000.00'		R= 30.00'		R= 30.00'		R= 20.00'
	CH= N 06°46'06" E		CH= S 83°51'55" E		CH= N 15°06'18" W		CH= S 29°15'16" W		CH= S 12°12'28" W
	C= 78.82'		C= 48.80'		C= 27.28'		C= 15.49'		C= 15.12'
C8	L= 45.00'	C16	L= 463.93'	C24	L= 63.38'	C32	L= 15.64'		
	R= 1500.00'		R= 1500.00'		R= 30.00'		R= 30.00'		
	CH= N 19°46'33" E		CH= S 86°11'26" E		CH= N 13°06'46" W		CH= N 29°06'46" W		
	C= 45.00'		C= 463.93'		C= 56.70'		C= 15.49'		

DVG
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DATE	REVISIONS AND NOTES

GRAYTHORNE LAKES
154TH AND CLARK STREET
LOWELL, IN 46356
PRIMARY PLAT

SCALE: 1" = 60'

GRAYTHORNE LAKES LLC

L22-0544 Primary Plat.dwg	
FB/PG	SHEET NO. 4 OF 4
DRAWN BY DAR	DATE 2/3/26
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JOB NO. 22-0544	


W 154th Ct
W 155th Av
W 154th Av


Marina
DALECARLIA
FAIRWAYS SUB.
1ST SECTION
154TH AVE.
DURBIN ST.
154TH AVE.
154TH CT.
155TH AVE.
LAKEVIEW DR.
VASA TERR.
WHITE OAK TERR.
DALECARLIA
BLK. 50
LAKEVIEW DR.

154TH AVE.
DUBLIN ST.
1ST SECTION
155TH AVE.
154TH CT.
LAKEVIEW
VASA TERR.
WHITE OAK TERR.
DALECARLIA
BLK. 50

Lake Dalecarlia Regional Waste District

15901 Briargate Place
Lowell, IN 46356
Phone 219-696-4035
Fax 219-696-4055
Email ldrwd@lakedalecarlia.org

May 5, 2022

RE: Proposed Clay Point Subdivision Sanitary Sewer Availability

Lake County Plan Commission
Lake County Government Center
2293 N. Main Street
Crown Point, IN 46307

Key No. 45-19-01-476-001.000-007

Legal Description: PT S ½ S.1 T.33 R.9 116.5 AC

To Whom It May Concern:

This letter is written for Howard 5 LLC to verify that the Lake Dalecarlia Regional Waste District Board of Trustees has conditionally approved 85 sanitary sewer taps for 85 single family residences at the above referenced property based on the 23-page document titled "Conditional Approval of the Proposed Development Being Referred to as 'Clay Point'" attached hereto as Exhibit 1. The taps are subject to the following conditions: (1) subdivided by Lake County, (2) LDRWD Engineering approval, (3) IDEM permit, (4) all engineering expansion, work and fees are paid by Howard5 LLC, and (5) LDRWD Board approval.

If there are any questions, please call 219-696-4035

Thank you,

Nicole Walkowiak
District Manager

VIS LAW, LLC
ATTORNEY AT LAW
Licensed in Illinois and Indiana

12632 Wicker Avenue, Cedar Lake, Indiana 46303
Mailing Address: P. O. Box 980, Cedar Lake, Indiana 46303
Telephone (219) 230-4533
Facsimile (219) 533-4281
www.nvislaw.com

NATHAN D. VIS
ndv@nvislaw.com

LISA KMETZ, PARALEGAL
lisa@nvislaw.com
RACHEL PHIPPS, PARALEGAL
rachel@nvislaw.com

February 12, 2024

Lake County Plan Commission

RE: Fairways Regional Water District – Proposed Graythorne Development

To Whom It May Concern:

Please be advised the undersigned represents the Fairways Regional Water District. As you are aware, the Fairways Regional Water District was created in the early 1990s, to provide potable water to a geographic location located in south Lake County, near Lake Dalecarlia.

Over the course of the last year and a half, we have been working with Graythorne LLC, interested in the development of approximately 89 lots, located in a geographic location which is within the area of the Fairways Regional Water District.

Over the course of the last year, the Board has retained engineering professionals to assess the existing operations of the system, and has concluded, based upon historical data and the capital infrastructure of the District, that we have the capacity, pressure and ability, to deliver potable water to the proposed Graythorne Development.

We recognize that ultimate approval is subject to IDEM, and we have agreement, with Graythorne, LLC to collaborate should any questions arise.

Please reach out to the undersigned or the Fairways Engineer, John Sturgill, should you have any questions.

Respectfully,

/s/ Nathan D. Vis

Nathan D. Vis
NDV/cso

Lake County Highway Department

Duane A. Alverson, P.E.
Engineer

1100 E. Monitor Street
Crown Point, Indiana 46307
Phone: 219-663-0525
Fax: 219-662-0497
Email: alverda@lakecountyin.org

February 13, 2026

Lake County Plan Commission
Lake County Government Complex
2293 North Main Street
Crown Point, IN 46307

ATTN: Steve Nigro, Planning and Building Administrator

RE: Revised Primary Plat
Graythorne Lakes – Lake Dalecarlia
5125 W 153rd Avenue, Lowell, IN 46356
Pt S1/2 Section 1 Township 33 N Range 9 W

Petitioner: Graythorne Lakes LLC Owner: Howard5 LLC

The Lake County Highway Department has reviewed the Primary Plat for Graythorne Lakes and offers the following comments, which are considered minor in nature

1. Please provide more detail on the typical section for Clark Street 8' Shoulder and Ditch improvements showing the shoulder cross-slope at ½" per foot and drainage patterns.

2. Please review overland flood routing for sections D-D, N-N, Q-Q, K-K, L-L, M-M on plan sheet C208 vs. the width shown on the Primary Plat. Please revise as needed so the typical sections are consistent with the easement widths shown on the Plat.

The Highway Department has no objections to Primary approval as these changes will be incorporated in the Final documents at Secondary Plat approval.

I am available to meet and discuss.

If you have any questions, please contact me.

Respectfully Submitted,

Duane A. Alverson
Engineer

Office of the Lake County Surveyor

Lake County Government Center • 2293 North Main Street • Crown Point, Indiana 46307
Phone: (219) 755-3745 • Fax: (219) 755-3750

Bill Emerson, Jr., P.E.
County Surveyor

February 17, 2026

Ned Kovachevich
Director, Lake County Plan Commission
2293 North Main Street
Crown Point, IN 46307

Re: Graythorne Lakes
Recommendation for Consideration for Approval—Primary and SWPPP

Dear Ned:

Please be advised that the above-captioned project complies with Lake County Ordinance 1500A and the Lake County Surveyor's Office is recommending consideration for approval. The approval is based upon the initial plans, response to comments, revised plans for the above-captioned project at the direction of the Lake County Surveyor, and the review by the consultant to the Lake County Surveyor's Office, which review this Office adopts as its own. The Consultant's review is attached hereto and made a part hereof. The review was primarily conducted with consideration to the previously approved project plans and water quality practices as applicable. The final plans, studies/reports, and responses submitted with respect to this review will satisfactorily meet the minimum Ordinance standards.

Thank you for your cooperation. Should you have any questions, please contact me.

Respectfully,

/s/*Clifford E Duggan Jr*

Clifford E Duggan, Jr., Atty #4678-45
MS4 Coordinator

Cc: Bill Emerson, Jr, PE, Lake County Surveyor
Dan Gossman, Senior Drainage Administrator
Chris Brown, Assistant Drainage Administrator
Frank Stewart, PE, DLZ, Lake County Surveyor consultant

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

FACSIMILE / EMAIL TRANSMISSION COVER SHEET

Date: February 10, 2026

To: Cliff Duggan

Organization: Lake County Surveyor's Office

Phone: 219-755-3745

Fax: 219-755-3750

From: Frank Stewart

Number of Pages Transmitted Including This Page: 1

If there is any difficulty encountered with this transmission, please call (219) 836-5884

Project: **Graythorne Lakes Resubmittal**
LCSO # 26-001

Subject: Drainage review of above reference project

Dear Cliff,

DLZ Indiana, LLC (DLZ) has reviewed the initial plans, response to comments and revised plans for the above referenced project at the direction of the Lake County Surveyor's Office (LCSO). The review was requested to determine compliance with the Lake County Ordinance 1500A (the Ordinance). The review was primarily conducted with consideration to the overall project release rate and water quality practices.

DLZ concludes the final plans, studies / reports and responses provided to DLZ with respect to this project will satisfactorily meet the ordinance standards when constructed. DLZ recommends consideration for approval.

26-001
1383

Lake County, Indiana MS4 Lake County Surveyor's Office	**Construction/ Stormwater Pollution Prevention Plan Technical Review** **Construction Stormwater General Permit:** https://www.in.gov/idem/stormwater/construction-land disturbance-permitting/ (INRA00000 effective 12/18/2021)

Construction/Stormwater Pollution Prevention Plan Technical Review and Comment

Project Name:		**Plan Submittal Date:**
Graythorne Lakes Subdivision		2/2/2026
Scope of Project:		**Plan Review Date:**
Construction on 89 acres of 85 residential lots		2/9/2026
County(ies):		
Lake		
Latitude:	**Longitude:**	
41d 20' 08.4" N	87d 23' 32.7" W	
Plan Preparer:	**Affiliation:**	
Douglas M. Rettig	DVG Team, Inc.	
Address:		
1155 Troutwine Rd		
City:	**State:**	**Zip: Phone:**
Crown Point	IN	46307
Phone / Cell:	**Email:**	
219-662-7710	Doug Rettig <drettig@dvgteam.com>	
Project Site Owner:	**Company Name (if applicable):**	
Cassidy Dye	Graythorne Lakes LLC	
Address:		
P.O. Box 1441		
City:	**State:**	**Zip:**
Crown Point	IN	46308
Phone:	**Cell Phone:**	**Email:**
219-644-7855		dyecassidy@gmail.com
Plan Reviewer:	**Affiliation:**	**On behalf of:**
Frank Stewart	DLZ Indiana LLC	Lake County Surveyor
Address:		
900 Ridge Rd, Suite L		
City:	**State:**	**Zip:**
Munster	IN	46321
Phone:	**Cell Phone:**	**Email:**
219-301-3214		fstewart@dlz.com

Plan Review Status:

√	**Plan is Adequate**	A comprehensive plan review has been completed and it has been determined that the plan satisfies the minimum requirements of the Construction Stormwater General Permit INRA00000 (Effective 12-16-2021).
–	**Preliminary Review**	A comprehensive review will not be completed at this time. The plan review authority reserves the right to perform a comprehensive review at a later date, and revisions may be required at that time.
–	**Conditional Acceptance**	Acceptance of the plan is conditional. The conditional acceptance is contingent upon addressing the issues identified in the comment sections.
–	**Plan is Deficient**	Significant deficiencies were identified and must be addressed. Refer to the comment sections.

Action:	
√	**Submit a Notice of Intent:** —Submit the Notice of Intent (NOI) online through the IDEM Regulatory ePortal (https://stormwater.idem.in.gov/ncore/external/home)
—	**Do not file a Notice of Intent or commence land-disturbing activities:** Deficiencies must be adequately addressed and an acceptable plan review completed.
—	**Comments:** Refer to Plan Review Comments Sections of this document.
—	**Revisions:** Update and submit the revised Construction/Stormwater Pollution Prevention Plan as indicated below. Revisions must be submitted through the Regulatory ePortal at (https://stormwater.idem.in.gov/ncore/external/home)
—	Update and submit a complete plan set that addresses plan deficiencies.
—	Update and submit a document (narrative and/or plan sheets) that address plan deficiencies.
—	Update and submit a complete plan set that addresses plan deficiencies. A comprehensive plan review will not be completed.

Plan Review Information

- *The technical review and comment is intended to evaluate the completeness of the Construction/Stormwater Pollution Prevention Plan for the project. The Plan submitted was not reviewed for the adequacy of engineering design. All measures included in the plan, as well as those recommended in the comments should be evaluated as to their feasibility by a qualified individual with structural measures designed by a qualified engineer. The Plan has not been reviewed for other local, state, or federal permits that may be required to proceed with this project.*
- *Additional information, including design calculations may be requested to further evaluate the plan.*
- *All proposed stormwater pollution prevention measures and those referenced in this review must meet the design criteria and standards set forth in the "Indiana Stormwater Quality Manual" from the Indiana Department of Environmental Management or similar Guidance Documents.*
- *Construction activities and unforeseen weather conditions may affect the performance of the erosion and sediment control system, individual measures, or the effectiveness of the plan. The plan must be a flexible document, with provisions to modify or substitute measures as necessary to ensure compliance.*

Section A: Construction Plan Elements				
Adequate	Deficient	NA	A	*The construction plan elements include general information associated with the project site that are critical for the evaluation of the stormwater pollution prevention plan component. This information includes, but is not limited to an index, resource information, reference maps, grading information, project layout and design, and drainage plan*
√	–	–	1	Index of the location of required plan elements in the construction plan
√	–	–	2	A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads
√	–	–	3	Narrative of the nature and purpose of the project
√	–	–	4	Latitude and longitude to the nearest fifteen (15) seconds of the project entrance or beginning of project for linear projects
√	–	–	5	Legal description of the project site. The description must include the legal section(s), or alternative land division(s), township and range
√	–	–	6	Reduced plat or project site map that is submitted on a sheet or sheets no larger than eleven (11) inches by seventeen (17) inches for all phases or sections associated with this plan, lot numbers/boundaries, and road layout/name, and legend
√	–	–	7	Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways
√	–	–	8	Land use of all adjacent properties
√	–	–	9	Identification of a U.S. EPA approved or established TMDL, including the name of the TMDL and the pollutant(s) for which there is a TMDL
√	–	–	10	Name(s) of the receiving water(s) and, when the discharge is to a system (storm sewer, stormwater management measure, etc.) owned/or operated by a municipality, city, town, or county, the name of the system operator and the ultimate receiving water
√	–	–	11	Identification of discharges to a water on the current 303d list of impaired waters and the pollutant(s) for which it is impaired
√	–	–	12	Soil map of the predominant soil types that includes soil properties, characteristics, limitations, and hazards associated with the project site and the measures that will be integrated into the project to overcome or minimize adverse soil conditions
√	–	–	13	Identification and location of all known wetlands, lakes and water courses on or adjacent to the project site (construction plan, existing site layout,)
√	–	–	14	Identification and status of any other state or federal water quality permits or authorizations that are required for construction activities and the expected timeline if the permits have not been obtained
–	–	√	15	Identification and delineation of natural buffers and existing vegetative cover, such as crop or crop residue, grass, weeds, brush, and trees
√	–	–	16	Existing topography at a contour interval appropriate to indicate drainage patterns
Adequate	Deficient	NA	A	*The construction plan elements include general information associated with the project site that are critical for the evaluation of the stormwater pollution prevention plan component. This information includes, but is not limited to an index, resource information, reference maps, grading information, project layout and design, and drainage plan*
√	–	–	17	Location(s) of where run-off enters the project site
√	–	–	18	Location(s) of where run-off discharges from the project site prior to construction
√	–	–	19	Location of all existing structures on the project site
√	–	–	20	Location, size, and dimensions of features, such as existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management
√	–	–	21	Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features
√	–	–	22	Size of the project area expressed in acres
√	–	–	23	Total expected land disturbance expressed in acres
√	–	–	24	Proposed topography
√	–	–	25	Delineation of all proposed land-disturbing activities, including known off-site activities that will provide services to the project site
√	–	–	26	Location, size, and dimensions of all stormwater drainage systems, such as culverts, storm sewers, and conveyance channels
√	–	–	27	Locations of specific points where stormwater and non-stormwater discharges will leave the project site
X	–	–	28	Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas

√	–	–	29	Location of all on-site soil stockpiles and borrow areas and, when known at the time of submittal, the location of all off-site borrow, soil stockpiles, and disposal areas
√	–	–	30	Construction support activities that are expected to be part of the project (e.g., staging areas, disposal sites, etc.)
–	–	√	31	Location of any in-stream activities that are planned for the project including, but not limited to stream crossings and pump arounds

Section A – Comments:

- Evaluate areas with potential waters of the state and, where required, verify if permits/authorizations are required prior to any impacts to waters of the state. These potential resources include areas with hydric soil, hydrophytic vegetation, pooling water, or evidence of flowing water such as swales, ditches, drains, or natural conveyances. Evaluation of hydric soil, hydrophytic vegetation, or pooling water should conform to the US Army Corps of Engineers Wetlands Delineation Manual," Technical Report Y- 87-1, and the applicable regional supplement https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and- Permits/reg_supp/. Avoidance and minimization of impacts to waters of the state should be prioritized.
-

Section B: Stormwater Pollution Prevention Plan – Erosion and Sediment Control/Project Site Management				
Adequate	Deficient	NA	B	*The construction component of the Stormwater Pollution Prevention Plan includes stormwater quality measures to address erosion, sedimentation, and other pollutants associated with land disturbance and construction activities. Proper implementation of the plan, maintenance of measures, and administering a self-monitoring program is required to manage the project site to minimize the discharge of sediment and other pollutants. Construction activities and unforeseen weather conditions may affect the performance of the erosion and sediment control system, individual measures, or the effectiveness of the plan. The plan must be a flexible document, with provisions to modify or substitute measures as necessary to ensure compliance.*
√	-	-	1	Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges
√	-	-	2	Stable construction entrance locations and specifications (at all points of ingress and egress)
√	-	-	3	Specifications for temporary and permanent stabilization
√	-	-	4	Sediment control measures for concentrated flow areas
√	-	-	5	Sediment control measures for sheet flow areas
-	-	√	6	Run-off control measures (e.g., diversions, rock check dams, swales, etc.)
√	-	-	7	Stormwater inlet and outlet protection locations and specifications
-	-	√	8	Grade stabilization structure locations and specifications
√	-	-	9	Dewatering applications and management methods (basin outlet measures, flocculants etc.)
√	-	-	10	Measures utilized for work within waterbodies (crossings, coffer dams, etc.)
√	-	-	11	Maintenance guidelines for each proposed temporary stormwater quality measure
√	-	-	12	Planned construction sequence describing the relationship between implementation of stormwater quality measures and temporary/permanent stabilization measures in relation to land disturbance
√	-	-	13	Provisions for erosion and sediment control on individual building lots regulated under this project
√	-	-	14	Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1
√	-	-	15	Material handling and storage procedures associated with construction activity describing the management and disposal of construction products and waste, including concrete and cementitious washout areas and management measures

Section B – Comments:

- Stormwater quality measures for the reduction of sediment have not been evaluated for adequacy of design. The proposed measures included in this SWP3 are being accepted based on the design engineer's submittal.
-

Section C: Post Construction Stormwater Pollution Prevention Plan				
Adequate	Deficient	NA	C	*The post-construction component of the Stormwater Pollution Prevention Plan includes the implementation of stormwater quality measures to address pollutants that will be associated with the final project land use. Post- construction stormwater measures should be functional upon completion of the project. Long term functionality of the measures is critical to their performance and should be monitored and maintained.*
√	-	-	1	Description of potential pollutant generating sources and a list of pollutants from the final land use that may reasonably be expected to contribute pollutants to stormwater discharges
√	-	-	2	Description of stormwater quality and stormwater management measures that will be installed to address post- construction sources that are expected to generate pollutants in stormwater discharges and increased run-off after construction activities have been completed
√	-	-	3	Location, dimensions, detailed specifications, and construction details of all post-construction stormwater quality and stormwater management measures listed in C2 above
√	-	-	4	Sequence describing when each post-construction stormwater measure will be installed in relation to project construction activities including how post-construction measures will be protected from impacts if the measure is installed during active construction/land disturbance
√	-	-	5	Operation and maintenance manual for each post-construction stormwater measure (manufactured/proprietary measures may include a link to the manual for a specific measure that will be used on the project)
√	-	-	6	Entity that will be responsible for operation and maintenance of the post-construction system (if known)

Section C – Comments: • Post-construction stormwater quality and quantity measures have not been evaluated for adequacy of design. The proposed measures included in this SWP3 are being accepted based on the design engineer's submittal. • The rate of stormwater run-off and/or volume from the project site must meet local requirements to address stormwater quantity as established by ordinance or other regulatory mechanism. When a local requirement does not exist, the post-development run- off discharge from the project site must not exceed the pre-development discharge based on the two-year, ten-year, and one- hundred-year peak storm events. •

Lake County Soil and Water Conservation District
2291 North Main Street - Crown Point, IN 46307-4848 - 219-663-7042

Revised Primary Plan

TO: **Lake County Plan Commission** **DATE: 2/9/2026**

RE: Plat Review of: **Graythorne Lakes**

Sketch Plat: **4/28/23**
Primary Plat: **12/9/25**
Revised Plat: **2/3/26**
Secondary Plat:

Civil Township : **Cedar Creek**

Total Acres: **89.27**
Acres Disturbed:

SOILS INFORMATION:

Lake County Soil Survey Sheet # **46**
Soils: **BIA, Mo, OzaB, OzaC2, OzaD2, OzaE, Pc, Ur, W**

Prime Farmland: Are there soils classified as prime farmland by the USDA Natural Resources Conservation Service?

☒ Yes **Soils: BIA, Mo, Pc**
☐ No

Sanitary Facilities: Are there soils that have limitations for conventional septic systems as described in the Lake County Soil Survey?

☒ Yes Wetness:
☐ No Wetness, Percs Slowly: **BIA, Mo, OzaB, OzaC2**
Wetness, Percs Slowly, Slope: **OzaD2, OzaE**
Wetness, Poor Filter:
Ponding:
Ponding, Percs Slowly: **Pc**
Ponding, Poor Filter:
Poor Filter:
Percs Slowly:
Slope, Poor Filter:

Building Sites: Are there soils that have limitations for conventional building sites as described in the Lake County Soil Survey?

☒ Yes Wetness: **BIA**
☐ No Ponding: **Mo, Pc**
Shrink-swell:
Wetness, Shrink-Swell: **OzaB,**
Wetness, Shrink-Swell, Slope: **OzaC2, OzaD2, OzaE**
Ponding, Shrink-swell:
Ponding, Low Strength:
Slope:
Wetness, Slope:

Roads & Streets: Are there soils that have limitations for roads and streets as described in the Lake County Soil Survey?

☒ Yes Ponding:
☐ No Ponding, Frost Action:
Ponding, Frost Action, Low Strength: **Mo, Pc**
Ponding, Shrink-swell, Low Strength:
Frost Action:
Frost Action, Low Strength: **BIA**
Frost Action, Shrink-swell:
Wetness:
Wetness, Frost Action:
Wetness, Slope:
Slope:
Low Strength, Slope: **OzaD2, OzaE**
Low Strength: **OzaB, OzaC2**

WETLANDS:

Hydric Soils: Are there hydric (wet) soils on the site?

☒ Yes Soils: **Mo, Pc**
☐ No

Do the U.S. Fish and Wildlife Service National Wetlands Inventory Maps indicate wetlands on the site?

X Yes Quadrangle Map: **# 12 Lowell**
No

(If yes, a permit may be needed from the U.S. Army Corps of Engineers Chicago Field Office 312.846.5530 and/or the Indiana Department of Environmental Management, Office of Water Quality, 317.233.8488. U.S. Fish and Wildlife Service National Wetland Inventory Maps are available at https://www.fws.gov/wetlands/.)

EROSION CONTROL:

Is an Erosion and Sediment Control Plan required?

☒ Yes **327 IAC 15-5 Storm Water Run-off Associated with Construction Activity Permit**
☐ No (commonly referred to as CSGP - Construction Stormwater General Permit, previously known as Rule 5)
For more information or to obtain an Information Compliance Packet, contact the Lake County Soil and Water Conservation District Office at 219.663.7042; Indiana Department of Environmental Management Storm Water Permits Desk, 800.451.6027 or https://www.in.gov/idem/stormwater/.

☒Yes **Lake County Surveyor's Office**
☐ No ***For more information in regard to Lake County's Stormwater Management Ordinance or to obtain an Information Compliance Packet, contact the Lake County Stormwater Department located in the Lake County Surveyor's Office.***

INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
We Protect Hoosiers and Our Environment.
100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

WATER OF THE STATE DETERMINATION

PROJECT NO.:	2022-1097-45-MTM-Q
PROJECT NAME:	Graythorne
AUTHORITY:	327 IAC 17-1-3(13), 327 IAC 17-1-3(17)
DATE OF ISSUANCE:	August 25, 2023
DATE OF EXPIRATION:	August 25, 2028
APPROVED:	Brian Wolff, Branch Chief Surface Water and Operations Office of Water Quality
RESPONSIBLE PARTIES:	Graythorne Lakes, LLC Attn: Cassidy Dye 3100 W. 133rd Avenue Crown Point, IN 46307
DELINEATOR(S):	L. Pajon Gary R. Weber Associates, Inc. 402 W. Liberty Drive Wheaton, IL 60187
AGENT(S):	Gary R. Weber Associates, Inc. Attn: Ellen Raimondi 402 W. Liberty Drive Wheaton, IL 60187
DELINEATION DATE:	September 24, 2021

DATE REPORT RECEIVED: August 21, 2023

TRACT LOCATION: Lake County

The project tract is approximately 116 acres and is located approximately 0.45 miles southwest of the intersection of Clark Street and West 153rd Avenue in Lowell, Indiana.

USACE ID: LRC-2022-540 (January 4, 2023)

IDEM FIELD DATE: December 15, 2022

CONCLUSIONS:

The Indiana Department of Environmental Management (IDEM) has reached the following conclusions about whether any Waters, as defined in 327 IAC 17-1-3(13), exist on the property. In accordance with 327 IAC 17-1-3(17) the department makes all isolated wetland determinations consistent with the Wetland Delineation Manual, Technical Report Y-87-1 of the United States Army Corps of Engineers.

SITE ID	ACRES	CLASS	FORESTED	EXEMPT	EXEMPTION AUTHORITY	REGULATED UNDER IC 13-18-22
1	0.05	1	No	Yes	IC 13-11-2-74.5(a)(6)	No
2	0.70	NA	Yes	No	NA	USACE Jurisdictional
3	0.07	1	No	Yes	IC 13-11-2-74.5(a)(5)	No
4	0.04	1	No	Yes	IC 13-11-2-74.5(a)(5)	No

5	0.55	1	No	Yes	IC 13-11-2-74.5(a)(5)	No
6	0.13	1	No	Yes	IC 13-11-2-74.5(a)(5)	No
7	0.16	1	No	Yes	IC 13-11-2-74.5(a)(5)	No
8	0.14	1	No	Yes	IC 13-11-2-74.5(a)(5)	No
9	0.03	1	No	Yes	IC 13-11-2-74.5(a)(5)	No

COMMENTS:

Wetlands 1, 3-9 are wetlands which were created or disturbed during construction of a basin in 2000-2001, and based on technical functionality, are Class 1 Wetlands. Therefore, they are exempt from regulation under IC 13-11-2-74.5(a)(5).

Wetland 2 is a jurisdictional water of the United States. Impacts to this wetland will require Section 401 Water Quality Certification from IDEM.

DISCLAIMER:

This determination is based upon the information provided in the above referenced delineation report and/or the above referenced field evaluation. This determination does not relieve the recipient from the responsibility of obtaining any permits or authorizations that may be required for this project or related activities from IDEM or any other agency or person. The project site and the associated construction may be subject to the Construction Stormwater General Permit (CSGP). The CSGP specifically addresses stormwater run-off and the pollutants associated with all land-disturbing activities of one acre or more. If applicable, permit coverage must be obtained prior to the initiation of land-disturbing activities. Please contact the IDEM Stormwater Program at Stormwat@idem.IN.gov or 317-233-1864 concerning obtaining permit coverage under the CSGP. You may also wish to contact the Indiana

Department of Natural Resources at 317-232-4160, or toll free at 877-928-3755, concerning the possible requirement of a Natural Freshwater Lake or Construction in a Floodway Permit.

This determination does not:

(1) authorize impacts or activities;
(2) authorize any injury to persons or private property or invasion of other private rights, or any infringement of federal, state or local laws or regulations;
(3) convey any property rights of any sort, or any exclusive privileges;
(4) preempt any duty to obtain federal, state or local permits or authorizations required by law for the execution of the project or related activities; or
(5) authorize changes in the plan design detailed in the application.

APPEALS PROCEDURES:

This decision may be appealed in accordance with IC 4-21.5, the Administrative Orders and Procedures Act. The steps that must be followed to qualify for review are:

1. You must petition for review in writing that states facts demonstrating that you are either the person to whom this decision is directed, a person who is aggrieved or adversely affected by the decision, or a person entitled to review under any law.

2. You must file the petition for review with the Office of Environmental Adjudication (OEA) at the following address:

   Office of Environmental Adjudication
   100 North Senate Avenue
   IGCN Room N103
   Indianapolis, IN 46204

3. You must file the petition within eighteen (18) days of the mailing date of this decision. If the eighteenth day falls on a Saturday, Sunday, legal holiday, or other day that the OEA offices are closed during regular business hours, you may file the petition the next day that the OEA offices are open during regular business hours. The petition is deemed filed on the earliest of the following dates: the date it is personally delivered to OEA; the date that the envelope containing the petition is postmarked if it is mailed by United States mail; or, the date it is shown to have been deposited with a private carrier on the private carrier's receipt, if sent by private carrier.

Identifying the permit, decision, or other order for which you seek review by number, name of the responsible, location, or date of this notice will expedite review of the petition.

Note that if a petition for review is granted pursuant to IC 4-21.5-3-7, the petitioner will, and any other person may, obtain notice of any prehearing conferences, preliminary hearings, hearings, stays, and any orders disposing of the proceedings by requesting copies of such notices from OEA.

If you have procedural or scheduling questions regarding your Petition for Administrative Review, additional information on the review process is available at the website of the Office of Environmental Adjudication at http://www.in.gov/oea.

If you have any questions about this determination, contact Marty Maupin, Project Manager, by phone at 317-409-7579 or by e-mail at mmaupin@idem.in.gov.

cc: Ellen Raimondi, Gary R. Weber Associates, Inc.

LEGEND

- Study Area
- Flagged Wetland Boundaries
- Unflagged Wetland Boundaries
- Unflagged Non-wetland Drainage
- Exempt Wetland Boundaries

Sample Points A-Y

Provided by: Google Earth - Image date 4/22/2017

0 200' 400'

SCALE: 1"=400'

NORTH

GARY R. WEBER ASSOCIATES, INC.

Graythorne Lakes

Lowell, Lake County, Indiana 46356

GLL2201

Graythorne Lakes, LLC.

WATER RESOURCES SUMMARY

DATE OF SITE VISIT: 9/24/2021

EXHIBIT G

Created by: LRP Checked by: LRP

L:\Projects\GLL2201\Eco-Con\Wetland Report\Maps\Lake Dale_WL Exhibits.dwg

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 26-W-04

Date: March 18, 2026

GENERAL INFORMATION:

Owner:	Jose Martinez and Kelly Martinez Revocable Living Trust
Petitioner:	Jose and Kelly Martinez
Requested Action:	Waiver
Purpose:	To allow a Waiver for a re-subdivision of the existing parcel, Lot 1 in ASC Subdivision creating a second buildable lot.
Location:	Located approximately 3/10 of a mile east of Sheffield Street on the north side of W. 101st. Avenue, a/k/a 14702 W. 101st Avenue in St. John Township
Size:	5.55 acres more or less
Existing Zoning:	B-2 (Rural Business)
Surrounding Zoning and Land Use:	**North:** A-1; Large residential parcel (10-acres) **East:** B-2; Lot 2 in ASC Subdivision Contractor's Office and Storage **South:** BP-3; Providence Christian Academy **West:** A-1; The Peace Protestant Reformed Church
Comprehensive Plan:	This property is targeted for commercial use

AGENCY COMMENTS:

Health Department:	No issues or concerns
Highway:	No comments on the Waiver for the proposed re-subdivision.

Surveyor:	No objections with conditions. See attached letter dated February 9, 2026.
Soils and Water Conservation District:	No objections.
BACKGROUND INFORMATION:	The subject property is currently zoned B-2, rural business. The petitioners would like to re-subdivide the property creating an additional building site for a retail sales business.

ANALYSIS:

Compliance with Comprehensive Plan:	Above
Compatibility with Neighborhood:	Existing and adjacent zoning is primarily business with business type uses.
Environmentally Sensitive Areas:	None
Traffic implications:	To be addressed under subdivision submittal
Access and street design	To be addressed under subdivision submittal
Stormwater management:	N/A
Infrastructure fees	N/A
DEFICIENCIES AND DISCREPANCIES:	To be addressed under subdivision submittal
STAFF RECOMMENDATION:	Staff has no recommendation. If approved, the property will be subject to subdivision approval.

Office of the Lake County Surveyor

Lake County Government Center • 2293 North Main Street • Crown Point, Indiana 46307
Phone: (219) 755-3745 • Fax: (219) 755-3750

Bill Emerson, Jr., P.E.
County Surveyor

February 9, 2026

Ned Kovachevich, Director
Lake County Plan Commission
2293 North Main Street
Crown Point, IN 46307

RE: **ASC Subdivision**
Request for Waiver from Lake County UDO No. 2560—Waiver to Re-subdivide Lot 1
Conditional Recommendation for Approval

Dear Ned,

The Lake County Surveyor's Office respectfully submits to the Lake County Plan Commission its review/comment that this Office does not object to the above request, with the following conditions:

Applicant will clear the approved as-built pond located on the north side of Lot #1 of underbrush/brush/small trees without causing erosion/following erosion control BMPs, all to restore the pond to its original design and function. Said work shall be completed within 6 months. As the development of Lot #1 is anticipated to involve the expansion of the pond, this work may be completed concurrent with the approved expansion of the pond, consistent with the time limit contained herein.

A storm water review, detention, wetland delineation, and/or impact study, as applicable, will be required before moving forward with a primary approval of the new subdivision proposal.

Should you have any questions or comments, please do not hesitate to contact our office.

Respectfully,

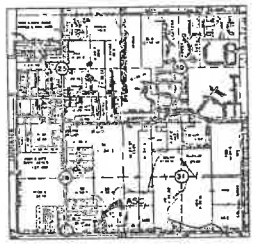
Cliff

Clifford E Duggan, Jr., JD
Attorney #4678-45
MS4 Coordinator

cc: Bill Emerson, Jr., P.E., Lake County Surveyor
Dan Gossman, Senior Drainage Administrator
Chris Brown, Assistant Drainage Administrator

ASC SUBDIVISION

An Addition To Lake County, Indiana



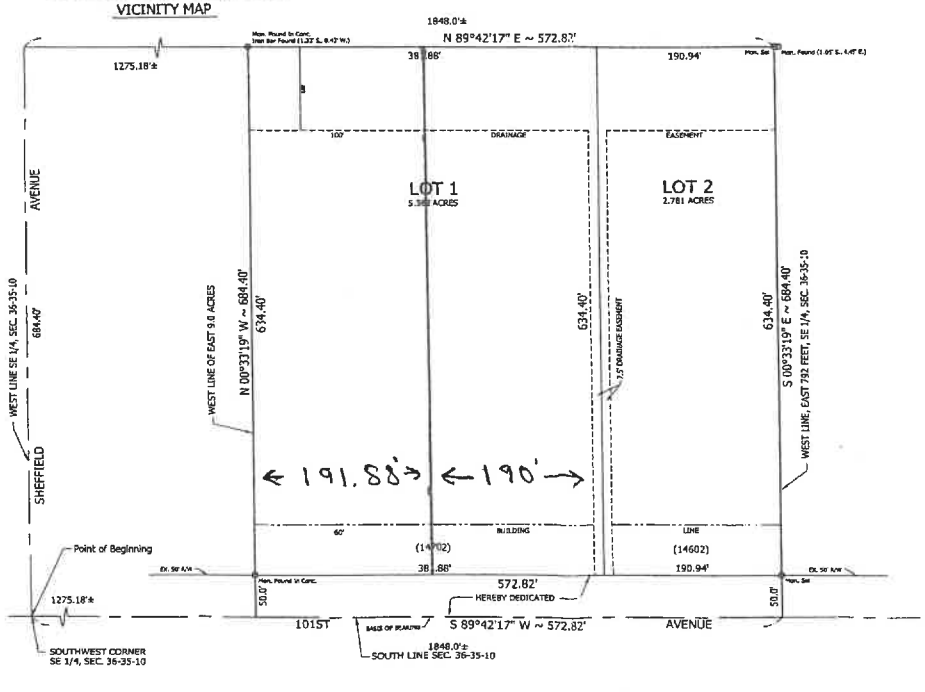
VICINITY MAP

ALL PLATTED AREA
SEE 46-32-15
SEE BELOW FOR BUILDING SUBJECT.
FINAL ACCEPTANCE FOR TRANSFER

MAY 0 1 2003
NEW SEE 46-32-11
STEPHEN R. STOUGH
LAKE COUNTY AUDITOR
LOTS 1 & 2

DESCRIPTION:

The East 9 Acres of that part of the South Half of the Southeast Quarter of Section 36, Township 35 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Southwest corner of said Southeast Quarter, thence East 1848 feet, more or less, to a point 792 feet West of the Southeast corner thereof; thence North, along the West line of the East 792 feet of said Southeast Quarter, to a point 684.4 feet North of the South line of said Quarter Section; thence West 1848 feet, more or less, to the West line of said Quarter Section, thence South 684.4 feet to the point of beginning.



STATE OF INDIANA §
COUNTY OF LAKE §

2003 044162

BOOK 093 61

We, Jose A. Martinez and Kelly Martinez, do hereby certify that we are the Owners of the herein above described Real Estate, and we have of our own free will and accord caused the same to be laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as ASC Subdivision, an Addition to Lake County, Indiana.

Dated this 3rd day of March 2003.

Jose A. Martinez
A.K.A. - José Martínez

Kelly Martinez

STATE OF INDIANA §
COUNTY OF LAKE §

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Jose A. Martinez and Kelly Martinez known to me to be the same persons who signed the attached certificate, and acknowledged to me that they executed the same as their own free act and deed.

Witness my hand and Notarial Seal this 3rd day of March 2003.

My Commission Expires: 6-3-03
County of Residence: Lake

Notary Public

STATE OF INDIANA §
COUNTY OF LAKE §

I, Gary P. Torrenga, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have caused a survey of the land shown and described herein and subdivided some as shown on the plat hereto attach; that the Plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this 4th day of February 2003.

TORRENGA ENGINEERING, INC.

Gary P. Torrenga-Registered P.E. #18576 and L.S. #50314

STATE OF INDIANA §
COUNTY OF LAKE §

Under the authority provided by Chapter 174, Acts of 1947, enacted by General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of Lake County, Indiana, this plat was given for approval by the County of Lake as follows:

Approved by the County Plan Commission at a meeting held:

This 7th day of April 2003.

President

Secretary

STATE OF INDIANA §
COUNTY OF LAKE §

This is to certify that I have checked and verified the boundary closures of this subdivision.

W. Wood Oakes, R.L.S. for Lake County
Surveyor George Van Til
LAKE COUNTY SURVEYOR

DRAINAGE EASEMENT:

An easement is hereby granted to the County of Lake for the installation of a drainage swale, ditch, or waterway upon and along the area or strips of land designated on the plat and marked "D-Drainage Easement" for the purpose of handling the storm water runoff.

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8410

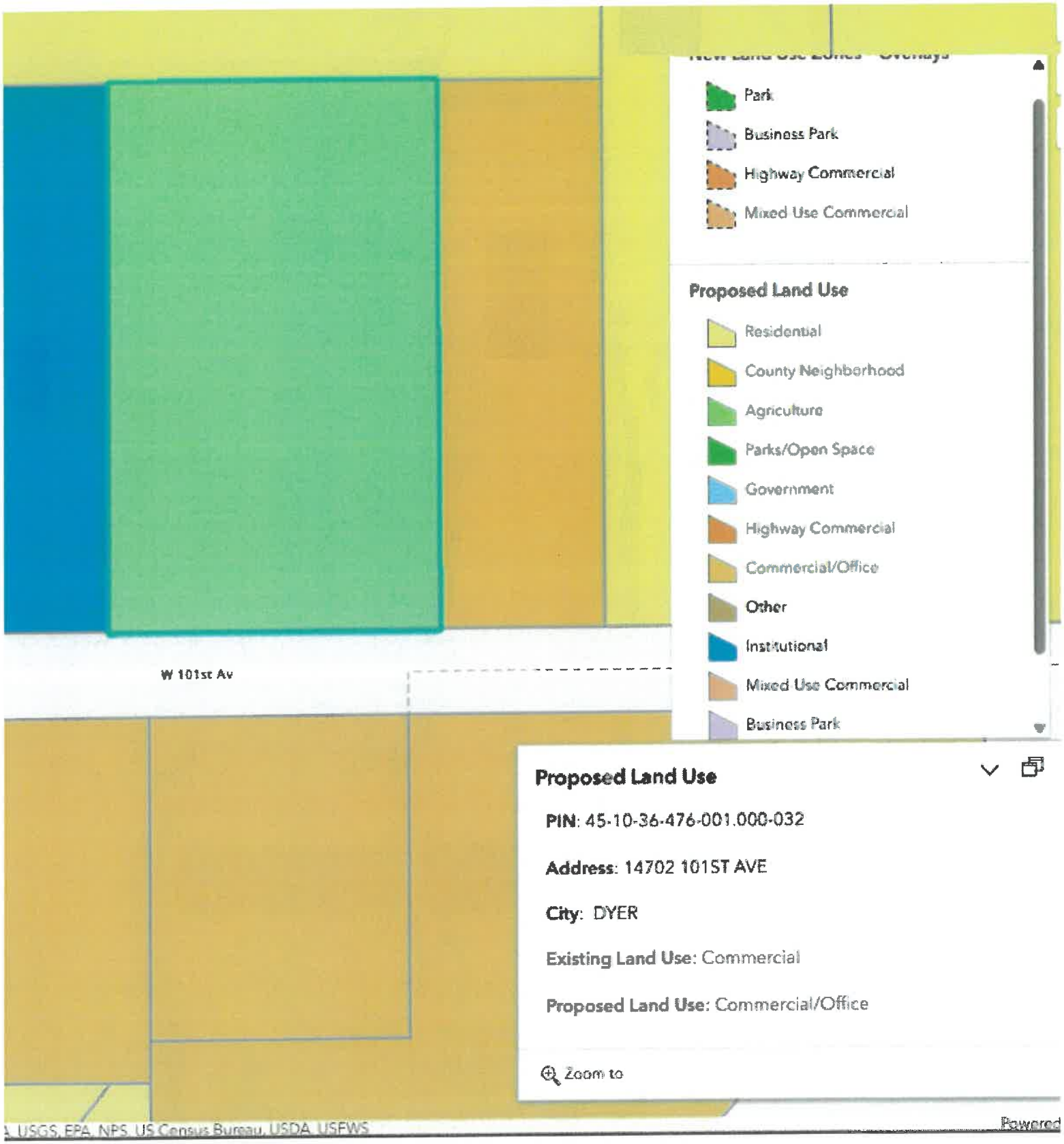
ASC SUBDIVISION
Lake County, Indiana
FINAL PLAT

REVISIONS
DATE: 03-14-2003

FILENAME: Engineering Service Center 10 S. Dearborn Street Chicago, Illinois 60603

JOB NO.: 2-38-02
SCALE: 1" = 50'

SHEET
1 OF 1


Park
Business Park
Highway Commercial
Mixed Use Commercial
Proposed Land Use
Residential
County Neighborhood
Agriculture
Parks/Open Space
Government
Highway Commercial
Commercial/Office
Other
Institutional
Mixed Use Commercial
Business Park
W 101st Av
Proposed Land Use
PIN: 45-10-36-476-001.000-032
Address: 14702 101ST AVE
City: DYER
Existing Land Use: Commercial
Proposed Land Use: Commercial/Office
Zoom to
USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Powered

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-01

Date: March 18, 2026

Parcel numbers: 45-19-29-300-015.000-037

GENERAL INFORMATION:

Owner:	Shane Botma
Petitioner:	Shane Botma
Requested Action:	Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 16, Additional Regulations of General Applicability, Chapter 80, Solid Fill Regulations, (A), Special Exception Required
Purpose:	To allow for the excavation of solid fill for an existing pond.
Location:	Located approximately 3/10ths of a mile south of W. 185th Avenue on the east side of White Oak Street, aka 18759 White Oak Street in West Creek Township
Size:	9.6 acres (3.2 acre lot + 6.4 acre lot)
Existing Zoning and Land Use:	A-1; Agricultural
Surrounding Zoning and Land Use:	North: A-1; Agricultural & R-1; Residential East: A-1; Agricultural South: A-1; Agricultural West: A-1; Agricultural
Comprehensive Plan:	This property is targeted for residential, single-family and agricultural use (the property consists of two parcels).

AGENCY COMMENTS:

Health Department: No issues or concerns.

Highway: No objections.

Surveyor: Conditional approval. Requires an as-built dawing.

BACKGROUND INFORMATION:

ANALYSIS:

The Petitioner is requesting a Special Exception to allow for an after-the-fact retention pond in the eastern yard of his property.

The petitioner states that his property experienced flooding prior to the development of this pond, and states that he was not aware that this development required special exception approval.

Based on aerial and GIS analysis of the property by the surveyor's office, they would have required the following items from the petitioner:

1. Pond profile to see depth and side slopes
2. Runoff Calculations
3. Outfall calculations for proposed control structure and peak elevations
4. Emergency overflow calculations
5. Outfall erosion control and possibly a level spreader (pond appears to flow onto the adjoining property as sheet flow)
6. SWPPP for disturbance (> 1 acre [3.71 acres])

Compliance with Comprehensive Plan: The eastern parcel is targeted for agricultural use
The western parcel is targeted for residential use

Compatibility with Neighborhood: Dependent on the impacts of the retention pond.

Environmentally Sensitive Areas: None

Traffic implications: None.

Access and street design N/A

Stormwater management: N/A

Infrastructure fees N/A

Attached: Findings of Fact, Site Plan, and Comp Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also 154-17-010.K).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.

Findings of Fact

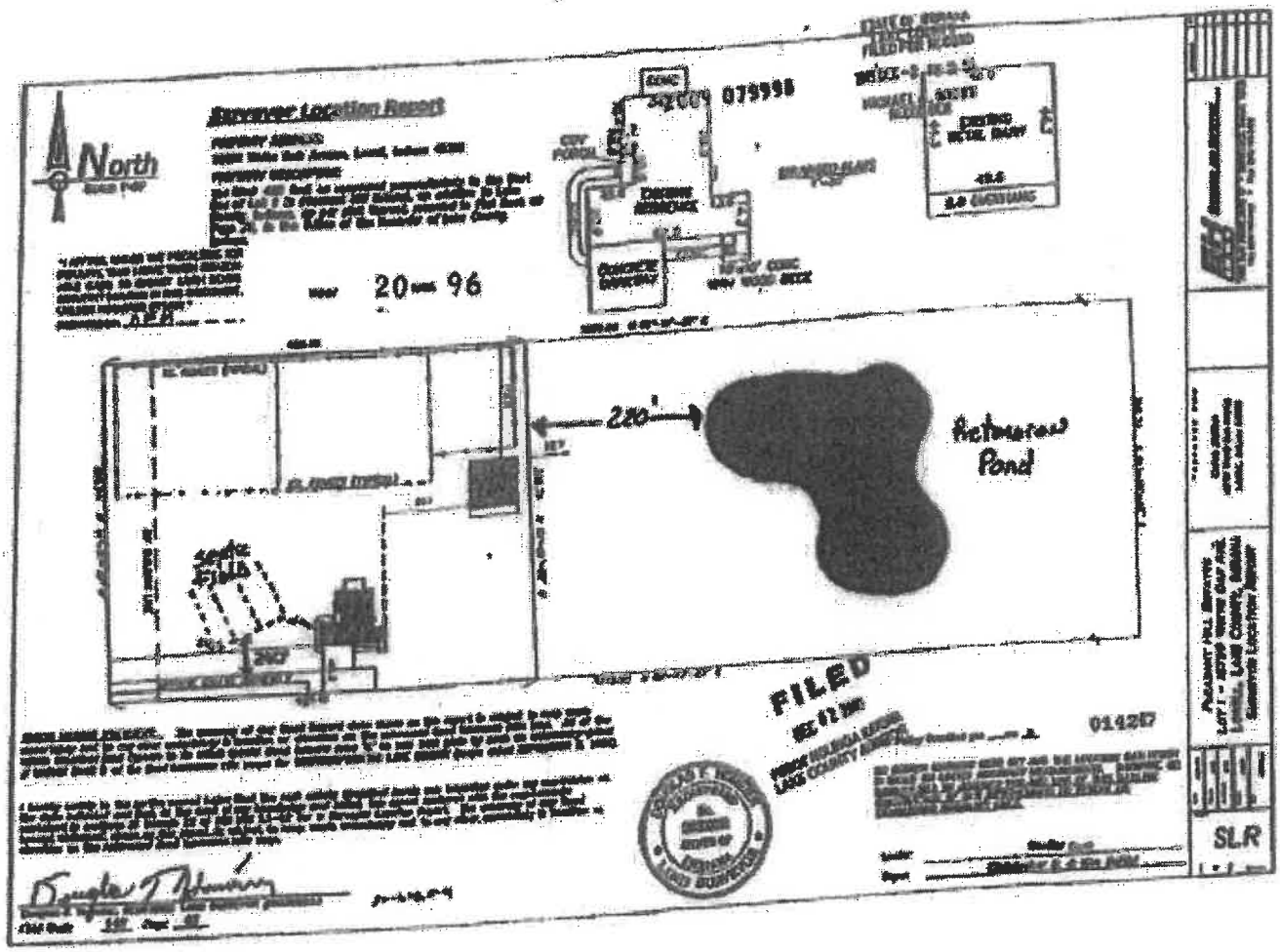
SPECIAL EXCEPTION

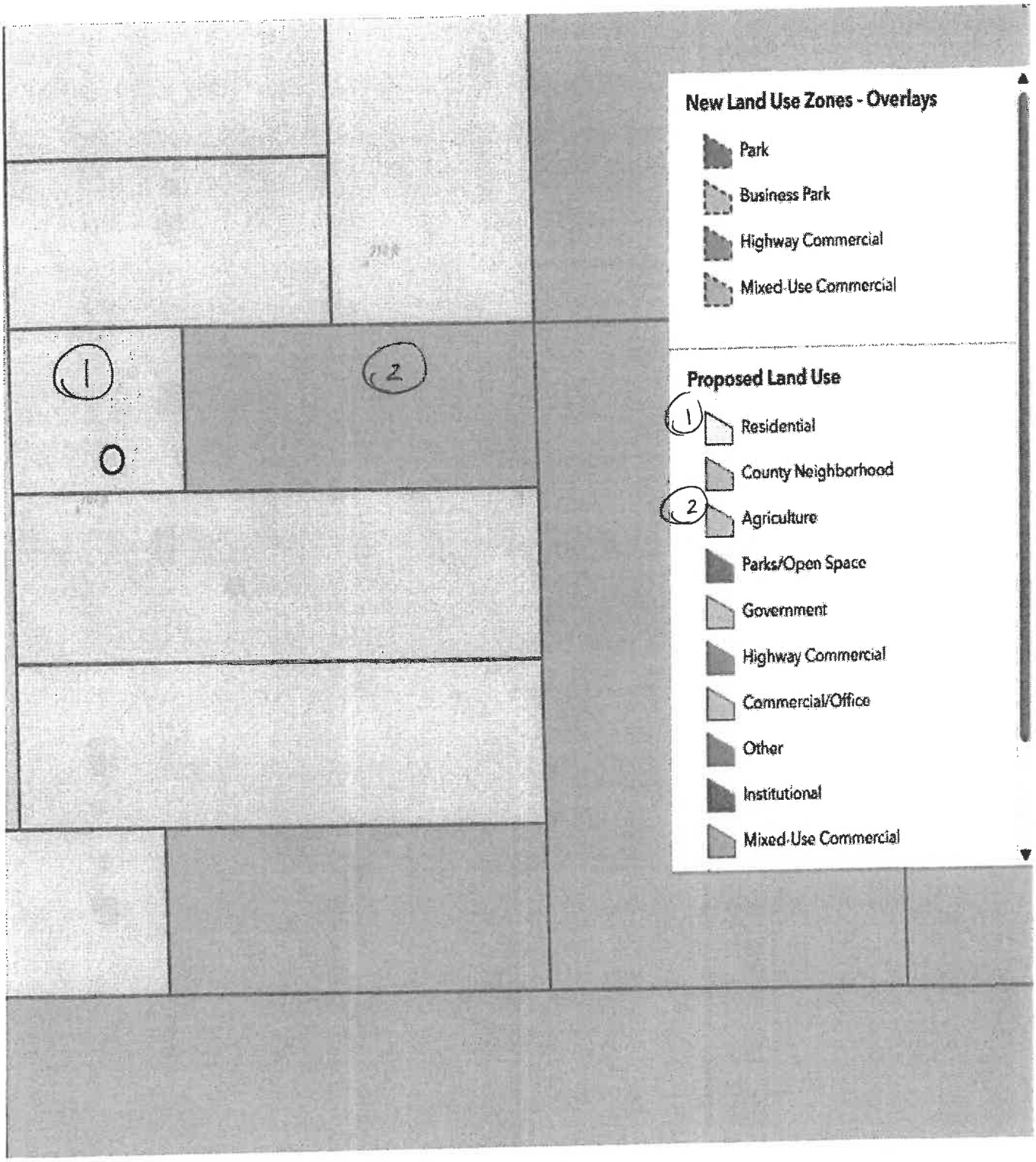
In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall largely base their recommendation on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Special Exception. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because:
   the Retention Pond by is way out Back away Farm Any driveway or STREET. And Solved the Flooding Issue Not Only to My Barn and Live Stock, Pastures, but also Solved the Flooding to the neighbors yard to the North; and,

2. Approval of the Special Exception will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:
   Solved the flooding Issue to Our Property barn and Pastures and also to the Property North of Our farm. Everytime there was a Heavy Rain Back of BARN would flood to the Extreme of Being In tack Room and Back STALL; and,

3. Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because:
   Solved MaJoR flooding and also We Will USe Retension for Irrigation to Our farm Property. And Hay.


North
Surveyor Location Report
20 96
220'
Retention Pond
FILED
014207
SLR


New Land Use Zones - Overlays
Park
Business Park
Highway Commercial
Mixed-Use Commercial
Proposed Land Use
1
Residential
County Neighborhood
2
Agriculture
Parks/Open Space
Government
Highway Commercial
Commercial/Office
Other
Institutional
Mixed-Use Commercial
1
2

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-02 & 26-UV-02

Date: March 18, 2026

Parcel numbers: 45-16-30-300-006.000-041
45-16-30-300-007.000-041
45-16-30-401-001.000-041

GENERAL INFORMATION:

Owner:	Crossroads YMCA
Petitioner:	Crossroads YMCA
Requested Action (1):	Variance of Use from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 16, Additional Regulations of General Applicability, Chapter 10, Development in the Floodplain, (A), Floodway
Purpose (1):	To allow dredging/earthwork within a floodway.
Requested Action (2):	Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.
Purpose (2):	To allow the deposit of solid fill.
Location:	Located approximately 3/10ths of a mile west of Chase Street on the north side of W. 141st Avenue aka 3838 W 141st Avenue in Center Township.
Size:	141.06 Acres total; 12.6 acres disturbed
Existing Zoning and Land Use:	A-1; Agricultural; Class A recreational use
Surrounding Zoning and Land Use:	North: A-1; Agricultural

East:	A-1; Agricultural & R-1 Residential
South:	A-1; Agricultural
West:	A-1; Agricultural

Comprehensive Plan: This property is targeted for parks and open space use.

AGENCY COMMENTS:

Health Department: No issues or concerns.

Highway: No comments.

Surveyor: Will not be approved until the petitioner produces the following:

1. Full Engineering Drawings
2. Specifications
3. Runoff and storage calculations

The petitioner must also comply with the lake county stormwater management ordinance including a stamped "as-built" certification of engineering plans previously approved by Lake County Surveyor.

No objections to earthwork in the floodplain due to dredging existing ponds.

BACKGROUND INFORMATION:

ANALYSIS:

NOTE: Approval cannot be granted for either the special exception or the variance of use for this project until IDNR approval for development in a riverine floodway has been granted and submitted to the Lake County Plan Commission.

The Petitioner is requesting a Special Exception and a variance of use to allow for the dredging of two ponds in a riverine floodway, and the deposit of fill due to dredging of existing ponds in the floodway.

This operation is being pursued to increase the depth of two existing ponds on the property to allow for recreational use including kayaking and fishing. This is accessory to the existing use of the property as a recreational outdoor implement of Crossroads Young Men's Christian Association Incorporated.

This operation disturbs approximately 12.6 acres of land and water area on the property which totals approximately 141.06 acres.

The western lateral half of the property lies almost entirely in a FEMA-designated riverine floodway which encroaches upon the eastern lateral half (including part of the project's easternmost pond) to the immediate west and north west of the YMCA's principal structures on the property.

Compliance with Comprehensive Plan:	This development is complementary to the proposed use of this land for parks and open space.
Compatibility with Neighborhood:	Complements the current use, which is compatible with the surrounding community.
Environmentally Sensitive Areas:	Riverine Floodways
Traffic implications:	None.
Access and street design	N/A
Stormwater management:	N/A
Infrastructure fees	N/A
Attached:	FEMA FIRMette Findings of Fact, Site Plan, and Comp Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

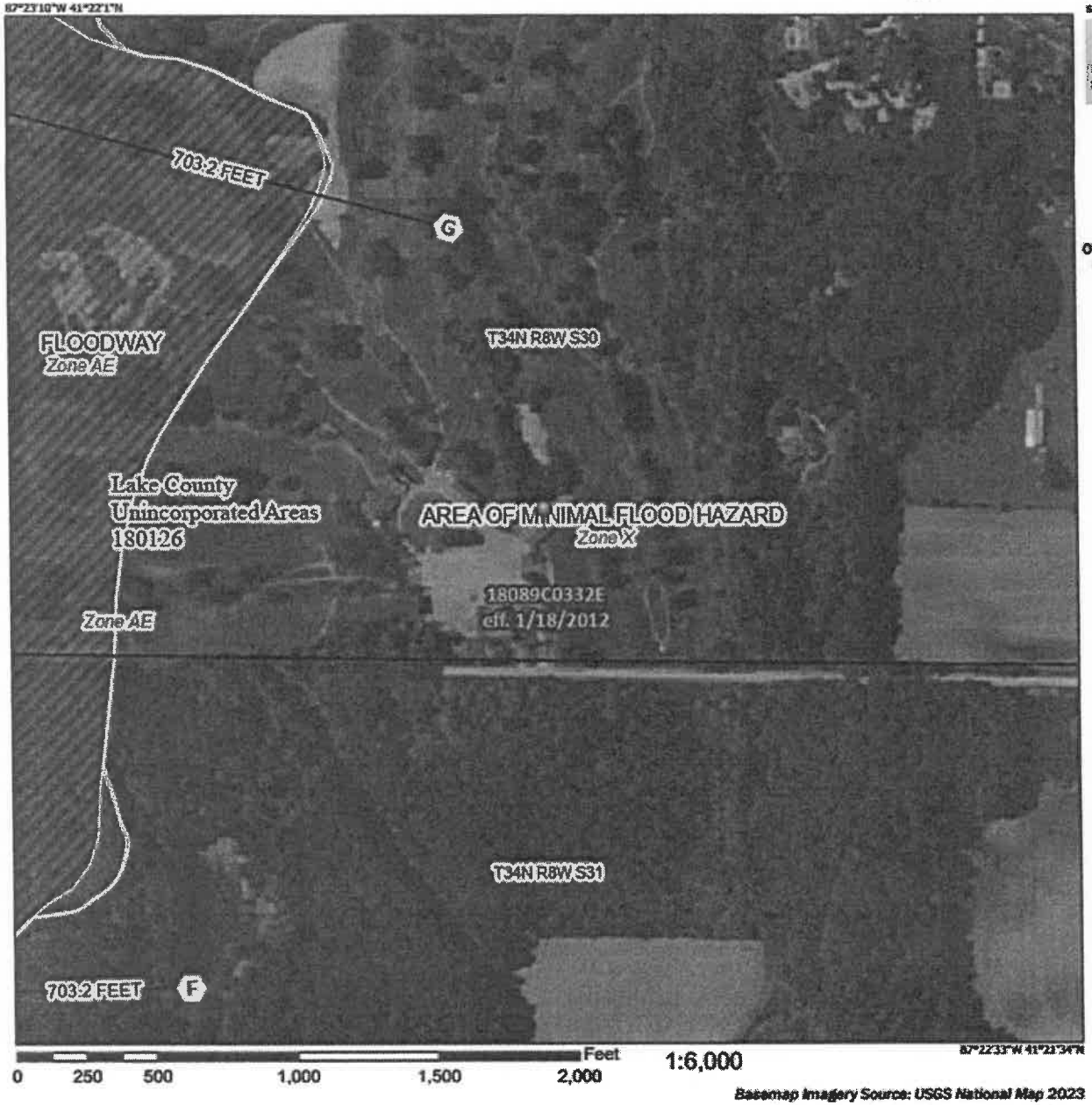
The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also 154-17-010.K).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 23.2 / 17.8 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2026 at 2:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SPECIAL EXCEPTION

FINDINGS OF FACT

1. Approval of the Special Exception **will/will not** be deemed essential or desirable to the public convenience or welfare because:

   It will be desirable to the public. The purpose of the dredging of the ponds is to increase depth so the ponds can be used for canoeing and other active functions ideal for outdoor camps.

   ; and,

2. Approval of the Special Exception **will/will not** adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

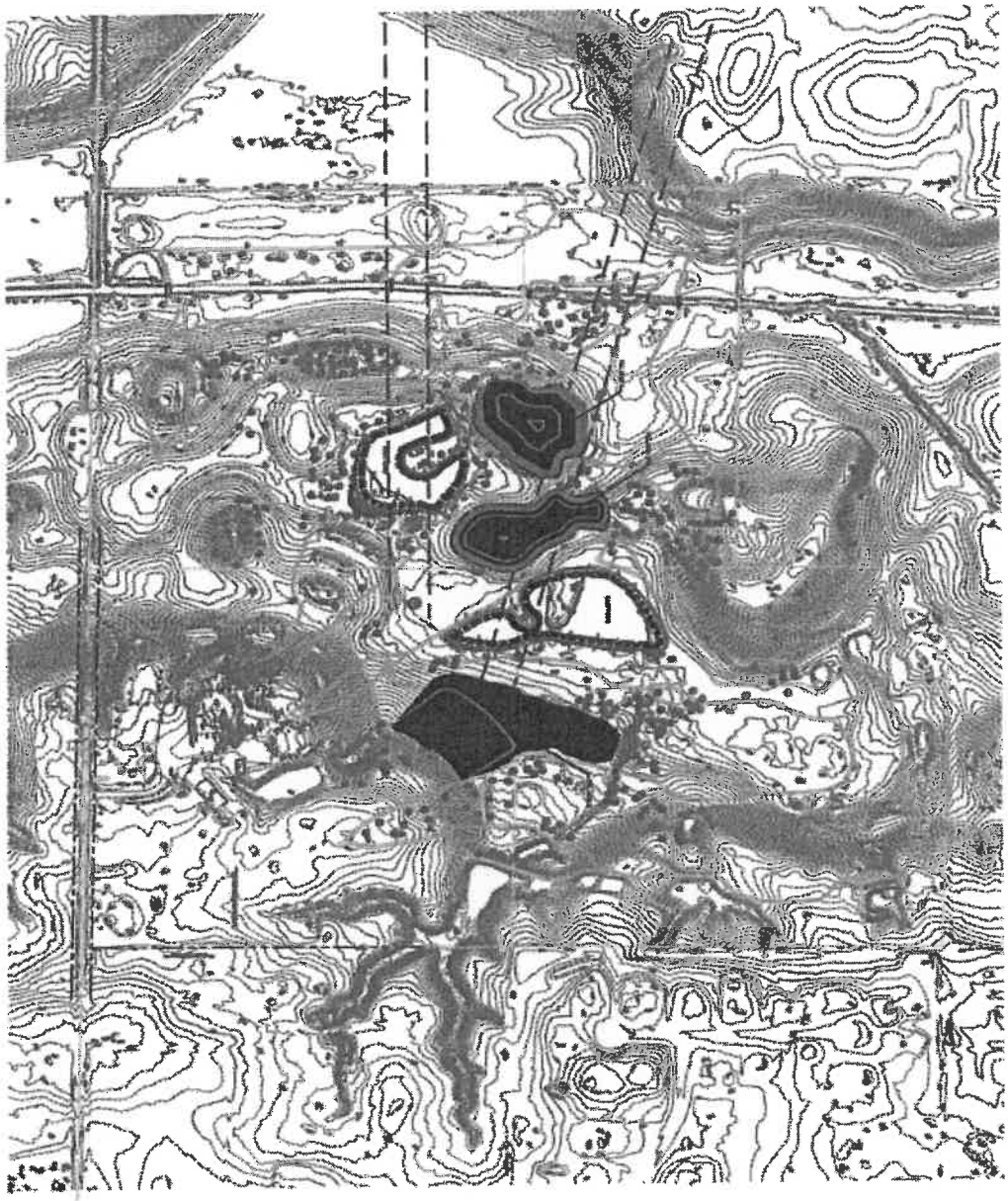
   It will not adversely affect the surrounding area. The current use is a public recreation facility. The earthwork associated with the dredging will respread on-site outside the limits of existing floodplain.

   ; and,

3. Approval of the Special Exception **will/will not** be in harmony with the various elements or objectives Master Plan because:

   It will be in harmony with the various elements or objectives master plan because a youth camp is a positive recreational activity.

   .



NOT FOR CONSTRUCTION

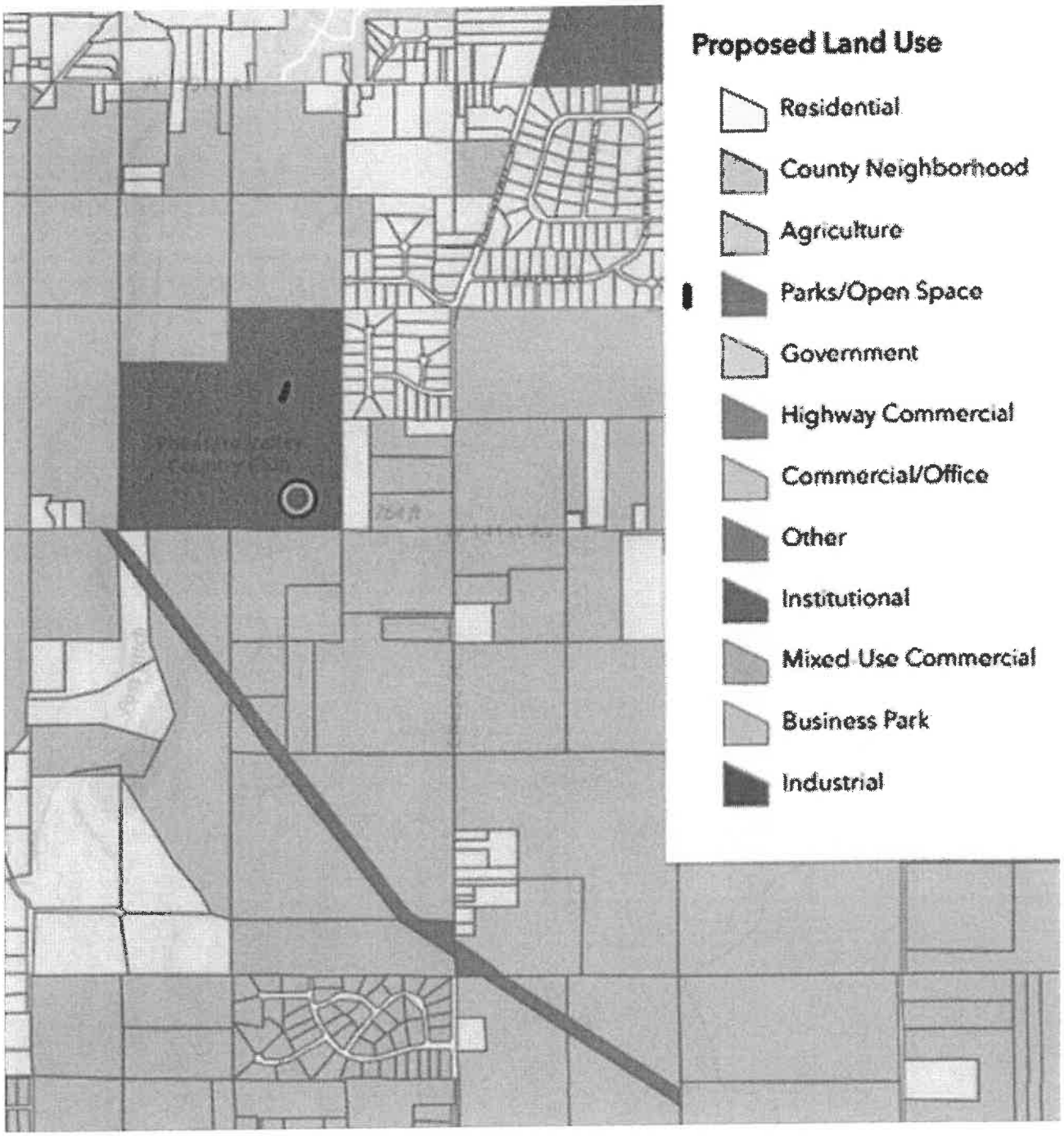
C103

YMCA Tri-Hills - Dredging

Overall Site Plan

CROSSROADS YMCA
100 W. Burrell Dr.
Crown Point, IN 46307

DVG


Proposed Land Use
Residential
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Agriculture
Parks/Open Space
Government
Highway Commercial
Commercial/Office
Other
Institutional
Mixed Use Commercial
Business Park
Industrial