



CITY OF VALPARAISO

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

Ellen Kapitan

Member
appointed by City Council
from its membership

Tim Warner, Vice President

Member
appointed by Park Board

Vic Ritter

Member or designated rep
appointed by Board of Works

Max Rehlander, PE

City civil engineer or a qualified
assistant appointed by same

Matt Evans, President

Citizen Member
appointed by Mayor

Clay Patton

Citizen Member
appointed by Mayor

Harry Peterson

Citizen Member
appointed by Mayor

Sarah Polman

Citizen Member
appointed by Mayor

Diane Worstell

Citizen Member
appointed by Mayor

Kyle Yelton

Alternate Member
appointed by Mayor

STAFF

Bob Thompson, Executive Secretary

Patrick Lyp, Attorney

Valparaiso Plan Commission Meeting Agenda

Tuesday, March 4, 2025, 5:30 p.m. CST
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Declaration of a Quorum
4. Election of officers and BZA appointment
5. Consideration of Minutes of the previous meeting(s)
 - December 3, 2024
6. Old Business and Matters Tabled
7. New Business

PUDA25-001 (Public Hearing)

A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks an Alternate Plan for Phase 3 in The Brooks at Vale Park.

SSP25-001 (Public Hearing)

A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks a Secondary Development Plan for Phase 3 of The Brooks at Vale Park.

RZ25-001 (Public Hearing)

A petition filed by Neighbors Corp., 454 College Ave., Valparaiso, IN 46383. The petitioner seeks to rezone Lots 4-7 in Block 13 in Smith's Addition. Currently, the four lots are addressed as 556-560 Locust St. The current zoning is CA Campus. The proposed zoning is RT Residential Transition.

8. Other Business
9. Staff Items
 - Approval of 2025 regular meeting schedule
 - Draft update to Rules and Procedures for consideration
10. Adjournment

Next scheduled meeting: Tuesday, April 1, 2025, 5:30 p.m.

The agenda packet can be reviewed on the city's website (Valpo.us). Interested persons desiring to participate in the public hearing process for a petition on the agenda may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). For questions about a petition or about the meeting in general, contact the Planning Department at planningdepartment@valpo.us, (219) 462-1161, or visit City Hall. The meeting will be livestreamed on the city's website. A recording of the meeting will be posted on the city's website, and meeting minutes will be posted on the city's website once approved.

PETITION TO VALPARAISO PLAN COMMISSION

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

PUBLIC HEARING REQUIRED:

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

* Minor Amendment to PUD

NO PUBLIC HEARING REQUIRED:

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

For Office Use Only:

Petition #: PUDA25-001 & SSP25-001

Application Filing Fee: \$500 CL #1246
Receipt # 64963

Date Filed: 01 / 31 / 2025

Meeting: 03 / 04 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address: _____
Vacant Ransom Road

Description of Location of Property _____

South side of Vale Park Rd. between Windsor Tr. and Forest Ridge Dr.

Parcel/Tax Duplicate Number: _____
64-09-11-351-006.000-004

Subdivision (if Applicable): _____

Dimensions of Property:

Front: Irregular Depth: Irregular

Property Area (sq. ft./acres: 21.51 acres

Subject Property fronts on the _____ side
between (streets) South side of Vale Park Rd.
between Windsor Tr. and Forest Ridge Dr.

Zoning District (Current): PUD

Zoning District (Proposed): _____

Zoning of Adjacent Properties:

North: PUD South: SR (Sub. Res)

East: PUD West: GR (Res. Gen.)

Present Use of Property: Vacant

Proposed Use of Property: _____

Residential Development

PETITIONER INFORMATION

Applicant Name: The Brooks Land LLC

Address: c/o Todd A. Leeth, Leeth Law LLC

Phone: 219-250-6501

2700 Valparaiso Street #2412

Email: todd@leeth.law

Valparaiso, Indiana 46384

PROPERTY OWNER INFORMATION

Applicant Name: Same as Applicant

Address: _____

Phone: _____

Email: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____) See Attached

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)

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

Todd A. Leeth
Signature of owner/Petitioner

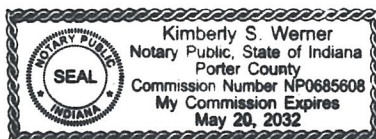
1/30/2025
Date

Todd A. Leeth, Attorney for Petitioner/Owner

Printed Name

Subscribed and sworn to before me this 30th day of January, 2025.

Kimberly S. Werner
Notary Public



My Commission Expires: _____

Description:

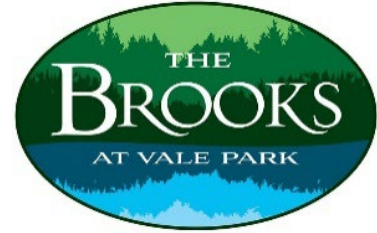
Part of the Southwest Quarter of Section 11, Township 35 North, Range 6 West, of the 2nd Principal Meridian, in the City of Valparaiso, Porter County, State of Indiana, as shown on a boundary survey certified by Christian F. Marbach, registration number LS80880002, with Marbach-Palm, Inc. drawing number A-42910, on July 5, 2019, recorded in Instrument Number 2019-027462 in the Office of the Recorder of Porter County, Indiana, and being more particularly described as follows:

Commencing at a railroad rail in a vault marking the Northeast corner of the Southwest Quarter of said Section 11; said point also being the northeast corner of the plat of The Brooks at Vale Park - Phase One, recorded in Plat File 60-D-3C, Instrument Number 2021-038716 in the Office of the Recorder of Porter County, Indiana; thence South 00°13'22" East along the East line of said Southwest Quarter of Section 11 and said plat of The Brooks at Vale Park - Phase One a distance of 1119.04 feet to the southeast corner of said plat of The Brooks at Vale Park - Phase One; said point also being the southeast corner of land conveyed to the City of Valparaiso by Instrument Number 2015-029236 in the Office of the Recorder of Porter County, Indiana; said point also being the northeast corner of the plat of The Brooks at Vale Park - Phase Two, recorded in Plat File 60-B-3C1, Instrument Number 2022-010829 in the Office of the Recorder of Porter County, Indiana; thence along the South line of said plat of The Brooks at Vale Park - Phase One and said City of Valparaiso land and the North line of said plat of The Brooks at Vale Park - Phase Two the following three (3) courses:

1. South 89°59'18" West a distance of 987.79 feet;
2. along a curve turning to the left through an angle of 39°36'48", having a radius of 460.00 feet, and whose long chord bears South 70°10'54" West for a distance of 311.74 feet;
3. South 50°22'30" West a distance of 51.89 feet to the southwest corner of said land conveyed to the City of Valparaiso; said point also being the southeast corner of land conveyed to the City of Valparaiso by Instrument Number 2015-029235 in the Office of the Recorder of Porter County, Indiana; thence South 50°21'56" West along the South line of said City of Valparaiso land and said plat of The Brooks at Vale Park - Phase One and the North line of said plat of The Brooks at Vale Park - Phase Two a distance of 265.27 feet to the point of beginning of this description; thence along the West line of said plat of The Brooks at Vale Park - Phase Two the following fifteen (15) courses:
 1. along a curve turning to the left through an angle of 90°07'12", having a radius of 15.00 feet, and whose long chord bears South 05°18'20" West for a distance of 21.24 feet;
 2. South 39°45'16" East a distance of 71.40 feet;
 3. along a curve turning to the right through an angle of 01°15'06", having a radius of 255.00 feet, and whose long chord bears South 39°07'43" East for a distance of 5.57 feet;
 4. North 49°54'36" East a distance of 154.62 feet;
 5. South 34°33'02" East a distance of 48.30 feet;
 6. South 04°14'27" West a distance of 101.98 feet;
 7. North 70°54'49" East a distance of 57.39 feet;
 8. South 55°30'27" East a distance of 42.50 feet;
 9. South 07°02'48" West a distance of 99.20 feet;
 10. South 19°14'52" East a distance of 75.00 feet;
 11. South 37°50'07" West a distance of 85.00 feet;
 12. South 48°58'44" West a distance of 80.00 feet;
 13. South 02°00'42" East a distance of 104.80 feet;
 14. South 55°31'05" West a distance of 65.00 feet;

15. South 22°05'39" West a distance of 51.26 feet; thence South 03°57'03" West a distance of 20.51 feet to a point on the West line of said plat of The Brooks at Vale Park - Phase Two; thence along said West line the following seven (7) courses:
 1. South 20°18'04" West a distance of 144.27 feet;
 2. South 01°50'34" East a distance of 128.83 feet;
 3. South 60°14'12" East a distance of 51.44 feet;
 4. South 28°36'30" West a distance of 60.96 feet;
 5. South 78°57'35" West a distance of 123.46 feet;
 6. South 43°08'13" West a distance of 123.50 feet;
 7. South 30°01'50" West a distance of 154.81 feet to a point on the South line of said Southwest Quarter of Section 11, said point also being the southwest corner of said plat of The Brooks at Vale Park - Phase Two; thence South 89°46'50" West along the South line of said Southwest Quarter of Section 11 a distance of 901.23 feet to a 5/8" rebar marking the Southwest corner of the Southwest Quarter of said Section 11; thence North 00° 16' 21" West along the West line of the Southwest Quarter of said Section 11 a distance of 886.36 feet to the southwest corner of said plat of The Brooks at Vale Park - Phase One; said point also being the southwest corner of said City of Valparaiso land; thence along the South line of said plat of The Brooks at Vale Park - Phase One and said City of Valparaiso land the following seven (7) courses:
 1. North 86° 11' 59" East a distance of 432.04 feet;
 2. South 00° 14' 15" West a distance of 90.00 feet;
 3. South 89° 45' 45" East a distance of 86.79 feet;
 4. North 72° 46' 58" East a distance of 190.06 feet;
 5. North 49° 54' 36" East a distance of 176.75 feet;
 6. along a curve turning to the left through an angle of 07° 59' 58", having a radius of 540.00 feet, and whose long chord bears North 54° 21' 55" East for a distance of 75.33 feet; North 50° 21' 56" East a distance of 284.88 feet to the point of beginning.

THE BROOKS AT VALE PARK PHASE 3 DEVELOPMENT PLAN



Alternate Plan for Phase 3 Lot Standards and Secondary Development Plan – Phase Three

This is an amendment to Ordinance No. 11, 2019 (hereinafter referred to “The Brooks PUD Ordinance”) and Schedule 1 thereto, the Planned Unit Development known as The Brooks at Vale Park within the City of Valparaiso, Indiana amending portions of Conceptual Site Plan therein specifically to allow for 50 single-family lots being 19 E-Lots within the Traditional Home Subdistrict (15 of which are in the Flex Area) and 31 CS Lots located in the Cottage Home Subdistrict) of the original PUD, and for other purposes.

WHEREAS, Article 15, Division 15.500 of the Unified Development Ordinance entitled "Procedures and Administration for Planned Unit Development Approval" permits the establishment in the City of Valparaiso of planned unit developments ("PUDs"), and an application for approval of The Brooks at Vale Park PUD District was filed by VJW Limited, LLC (on behalf of VJW The Brooks, LLC); and

WHEREAS, the Valparaiso Plan Commission and the Common Council for the City of Valparaiso, after all proper legal notice, did conduct a public hearing and other procedural requirements of the Indiana Code and the Unified Development Ordinance for the City of Valparaiso for the consideration of the application and the establishment of the PUD District; and

WHEREAS, on July 22, 2019, the Common Council did adopt The Brooks PUD Ordinance by a vote of 6-0 and said The Brooks PUD Ordinance was duly recorded on January 31, 2020 in the Office of the Recorder of Porter County, Indiana as Document No. 2020-002278; and

WHEREAS, pursuant to Section 17 of Schedule 1 to The Brooks PUD Ordinance, the Plan Commission, may approve a development standard or an alternate plan that is not included in, or is different from, those set forth in this The Brooks at Vale Park PUD Ordinance or which is different than previously approved by the Plan Commission; and

WHEREAS, Exhibit A attached hereto and incorporated herein depicts the changes to the proposed Conceptual Site Plan as to the Flex Area and other adjacent or contiguous area with The Brooks which now laid out on the Secondary Development Plan - Phase Three submitted simultaneously herewith; and

WHEREAS, lots within the Secondary Development Plan – Phase 3 are proposed to include a Tree Preservation Area for protection of the wooded area within the Traditional Home Subdistrict on the Secondary Development Plan – Phase Three and this requires adjustment to certain development standards within the PUD Ordinance.

NOW, THEREFORE, The Brooks PUD Ordinance provides and allows for the amendment of development standards and approval of the amendment to the alternative plans upon petition of The Brooks Land LLC, successor to and assignee of VJW The Brooks, LLC (hereinafter sometimes referred to as "Developer") has petitioned for and seeks the following amendment to and an Alternative Plan to The Brooks PUD Ordinance in the following respects, incorporating the Secondary Development Plan – Phase Three by reference:

Section 1. Incorporation of Recitals. The above and foregoing recitals are hereby incorporated in this instrument by reference.

Section 2. Definitions. Terms defined in The Brooks PUD Ordinance which are used in this Alternate Plan shall have the meaning as set forth in The Brooks PUD Ordinance unless otherwise expressly specified herein or the context expressly provides otherwise.

Section 3. Vacate Walking Path. The portion of Lot OS-5 on the Secondary Development Plan recorded May 17, 2022 as Plat File 60-B-3C1 (Document No. 2022-010829) in the Office of the Recorder of Porter County, Indiana and located within the boundaries of the Secondary Development Plan for The Brooks at Vale Park – Phase Three is hereby vacated.

In lieu of the walking path, the Secondary Development Plan has incorporated a pedestrian easement 12' in width, and 6 feet on either side of the common lot line between Lots E-79 and E-80.

Section 4. Tree Preservation Area. The area on the rear or south or east side of Lots E-70 to E-83, inclusive and E-97 to E-100, inclusive, and shown cross-hatched and denoted as Tree Preservation Area on the Secondary Development Plan – Phase Three shall be a zone for preservation of healthy and living trees where no owner shall be permitted to remove, cut down, or otherwise destroy a tree, the trunk of which exceeds four (4) inches in diameter, without the prior express written consent of the homeowners association or its designated committee of owners, except that dead or diseased trees may be removed by an owner without consent.

Section 5. Revision to Lot Standards – Development Standards for E Lots. This revision or amendment to lot standards shall apply to 19 lots only, namely Lots E-69 through E-83 and E-97 through E-100 as shown on the Secondary Development Plan for The Brooks at Vale Park – Phase Three. To the extent that this Amendment is inconsistent with the Alternate Plan and

Schedule 1 to The Brooks PUD Ordinance, the following shall modify Section 6.5 therein only to the extent that they are inconsistent with the following:

- (a) Front Yard Setback. Table 6.5 is hereby amended to modify the front yard setback from 30 feet to 20 feet for **Lots E-69 through E-83 and E-97 through E-100** located in the Traditional Home Subdistrict to allow for the new Tree Preservation Area on said lots.
- (b) Side Yard Setback. Table 6.5 is hereby amended to modify the side yard setback from 10 feet to 6 feet for **Lots E-69 through E-83 and E-97 through E-100** located in the Traditional Home Subdistrict to allow for the homes on said lots to move forward to accommodate the Tree Preservation Area.

Section 6. Revision to Lot Standards – Development Standards for CS Lots. This revision or amendment to lot standards shall apply to the thirteen (13) Cottage Home Subdistrict lots fronting on Trailbrook Drive only, namely Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14 as shown on the Secondary Development Plan for The Brooks at Vale Park – Phase Three. To the extent that this Amendment is inconsistent with the Alternate Plan and Schedule 1 to The Brooks PUD Ordinance, the front yard setback in Section 6.5 is hereby amended to modify the front yard setback from 10 feet to 15 feet for **Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14** located in the Cottage Home Subdistrict.

Section 7. Public Streets. Within the area of the Secondary Development Plan - Phase Three, the public street known as Trailbrook Drive shall incorporate a parkway to be five (5) feet in width on both sides of the street.

Section 8. Consideration of Alternate Plan by Plan Commission. On or about March 4, 2025, the Plan Commission did conduct a public hearing pursuant to the rules of the Plan Commission to consider the Alternate Plan and Secondary Development Plan for The Brooks at Vale Park – Phase Three, and after hearing Developer's arguments and evidence in support of the amendment, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Plan Commission for the City of Valparaiso, Indiana now finds and determines that the alternate plan to the 19 E-Lots, namely Lots E-69 through E-83 and E-97 through E-100 located in the Traditional Home Subdistrict set forth on Exhibit A hereto:

- (i) will not substantially affect the integrity of the Site Improvement Plans for the Property;
- (ii) is appropriate for the site and its surrounding;
- (iii) is compatible and consistent with the intent of the stated standards or Site Improvement Plans.

Section 9. Severability. The invalidity of any section, clause, sentence or provision of this amendment shall not affect the validity of any other part of this amendment which can be given effect without such invalid part or parts.

Section 10. Effective Date. This Alternate Plan and Secondary Development Plan - Phase Three shall be in full force and effect after its passage and approval by the Plan Commission for the City of Valparaiso.

APPROVAL

This Alternate Plan for Phase 3 Lot Standards and Secondary Development Plan – Phase Three was approved by the Plan Commission for the City of Valparaiso, Indiana this ____ day of _____, 2025.

Matt Evans, President
Plan Commission
City of Valparaiso

I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. *Todd A. Leeth*

This Instrument Prepared By:

**TODD A. LEETH
LEETH LAW LLC
2700 VALPARAISO ST., #2412
VALPARAISO, INDIANA 46384**

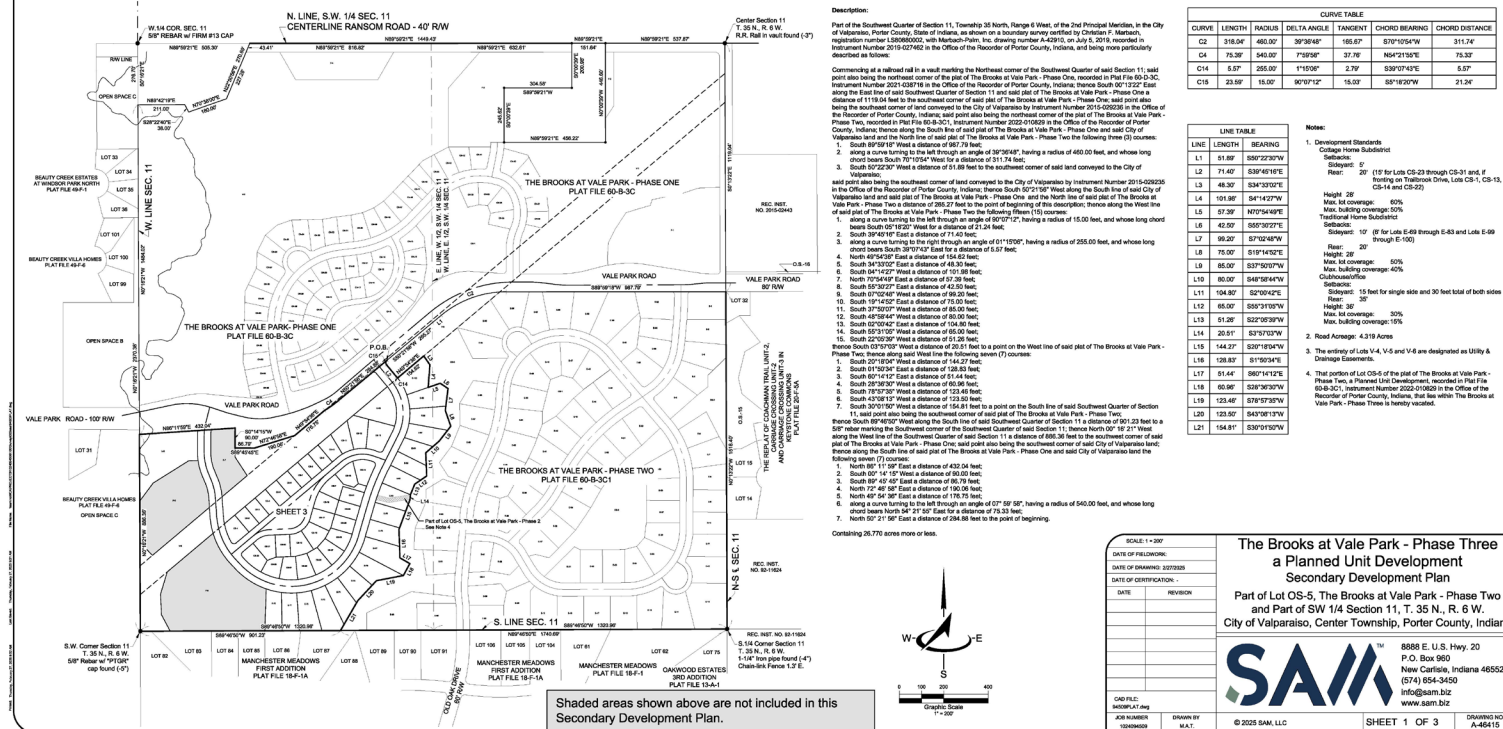


February 27, 2025

<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Tango/TCW Development 19369/Beauty Creek Project -1/Phase 3 Lot Revisions - Flex Area + 10-2024/Documents/Amendment to Alt Plan for Phase 3 Lot Revisions 2025-02-24.docx>



EXHIBIT A



Notice to Property Owners within 300 feet:
South side of Vale Park Road
Between Windsor Tr. And Forest Ridge Dr.

Dear Property Owner:

You are receiving this notice because you are a property owner within 300 feet of the above-referenced property. A zoning matter concerning the above referenced property is on an upcoming Valparaiso Plan Commission agenda. Please review details herein.

Leeth Law LLC (Counsel) for The Brooks Land LLC (Petitioner) provides this Notice. A petition has been made to the Valparaiso Plan Commission to request an Alternate Plan for Phase 3 Lot Standards and Secondary Development Plan for Phase 3 in The Brooks Subdivision located in the PUD Zoning District.

1. **PUDA25-001**, filed by Todd Leeth, Leeth Law LLC on behalf of The Brooks Land LLC, 2700 Valparaiso St, Valparaiso, IN 46384. The petitioner seeks an Alternate Plan for Phase 3 Lot Standards
2. **SSP25-001**, filed by Todd Leeth, Leeth Law LLC on behalf of The Brooks Land LLC, 2700 Valparaiso St, Valparaiso, IN 46384. The petitioner seeks a Secondary Development Plan for Phase 3.

Plainly speaking:

The Alternate Plan and Secondary Development Plan are included with this letter. The legal description of the above-referenced property is:

Part of the Southwest Quarter of Section 11, Township 35 North, Range 6 West, of the 2nd Principal Meridian, in the City of Valparaiso, Porter County, State of Indiana, as shown on a boundary survey certified by Christian F. Marbach, Registration number LS80880002, with Marbach-Palm, Inc. drawing number A-42910, on July 5, 2019, recorded in Instrument Number 2019-027462 in the Office of the Recorder of Porter County, Indiana.

The Plan Commission will conduct a public hearing on this matter, **Petition Number PUDA25-001 and SSP25-001** on **Tuesday, March 4, 2025, at 5:30pm** at Valparaiso City Hall (166 Lincolnway) in Council Chambers.

Interested persons desiring to participate in the public hearing process for this petition may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). The meeting may be viewed live on the city's website (valpo.us), but public participation is not available via the website.

If you have questions about this petition or would like more information, please contact:

City of Valparaiso Planning Department
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Phone: (219) 462-1161
Email: planningdepartment@valpo.us

Respectfully,

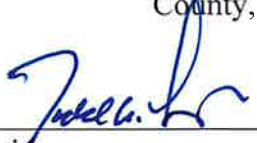
Todd A. Leeth, Leeth Law LLC (Counsel for Petitioner)

Affidavit of Proper Public Notice for Public Hearing

Todd A. Leeth, being duly sworn upon his oath, being of sound mind and legal age deposes and states:

1. That he is the Attorney for the petitioner of the property described in the attached notice which an application for an Alternate Plan for Phase 3 Lot Standards and Secondary Development Plan for Phase 3 in the Brooks Subdivision has been filed before the Plan Commission of the City of Valparaiso, Indiana.
2. That on the 21st day of February, 2025 did mail at least ten (10) days prior to the scheduled Public Hearing, postage paid, by certified mail, returned receipt requested, a letter explaining the proposed variance, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.

Part of the Southwest Quarter of Section 11, Township 35 North, Range 6 West, of the 2nd Principal Meridian, in the City of Valparaiso, Porter County, State of Indiana, as shown on a boundary survey certified by Christian F. Marbach, Registration number LS80880002, with Marbach-Palm, Inc. drawing number A-42910, on July 5, 2019, recorded in Instrument Number 2019-027462 in the Office of the Recorder of Porter County, Indiana.

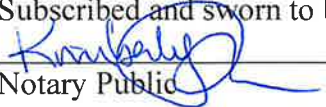


Petitioner



Date

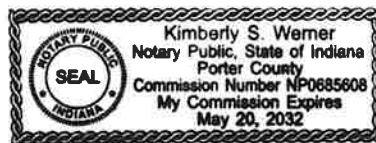
Subscribed and sworn to before me this 27th day of February, 2025.



Notary Public

My Commission Expires:

Date



Parcel Number	Owner	Owner Address
64-09-11-377-072.000-004	ABC Development Inc	103 S 725 W Crown Point IN 46307
64-09-14-101-002.000-004	Bauswell Connie L	1952 Hampstead Ct Valparaiso IN 46385
64-09-10-483-016.000-004	Beauty Creek Villa Homes Property O	c/o 1st American Mgmt Co Inc 3408 Enterprise Ave Val
64-09-10-478-013.000-004		c/o 1st American Mgmt Co Inc 3408 Enterprise Ave Val
64-09-14-101-005.000-004	Behrend Robert J & Karen S	1852 Hampstead Ct Valparaiso IN 46385
64-09-11-377-068.000-004	Buchelt Stephen Paul & Diane Sue	7043 E 112th Ave Crown Point IN 46307
64-09-11-377-067.000-004	Butler Kevin Michael & Erin Joan	1517 N Bosworth Ave Apt 1 Chicago IL 60642
64-09-14-101-001.000-004	Chiarodo Michael D & Siegel Nanette	1954 Hampstead Ct Valparaiso IN 46385
64-09-11-352-005.000-004	Diamond Peak Homes LLC	1313 White Hawk Dr Crown Point IN 46307
64-09-11-377-061.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-11-352-002.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-11-302-040.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-11-352-004.000-004		1313 White Hawk Dr Crown Point IN 46307
64-09-14-101-006.000-004	Ely Rodney M & Tami Marie	1754 Hampstead Ct Valparaiso IN 46385
64-09-11-377-066.000-004	Emmert Steven L Revocable Declarati	2705 Old Oak Dr Valparaiso IN 46385
64-09-14-101-008.000-004	Gariup Matthew & Jennifer	2603 Manchester Dr Valparaiso IN 46385
64-09-14-103-009.000-004	Groves Reginald J & Adelheid	1753 Hampstead Ct Valparaiso IN 46385
64-09-14-103-005.000-004	Hauser Janet M Life Est	1853 Hampstead Ct Valparaiso IN 46385
64-09-11-377-070.000-004	Havyn Holdings LLC	1877 E Summit St Crown Point IN 46307
64-09-11-377-062.000-004	Hayvn Homes LLC	9421 Joliet St Saint John IN 46373
64-09-14-101-003.000-004	Herring W A Living Trust 1/2 & Herr	1856 Hampstead Ct Valparaiso IN 46385
64-09-14-102-001.000-004	Jones David S & Gina A	1955 Hampstead Ct Valparaiso IN 46385
64-09-11-377-069.000-004	JTD Investment Trust	713 N 200 E Valparaiso IN 46383
64-09-14-102-004.000-004	Kinsey John I & Sharonw	1857 Hampstead Ct Valparaiso IN 46385
64-09-11-353-001.000-004	Krueger Tom & Nicole	601 Erie St Valparaiso IN 46383
64-09-14-101-009.000-004	Kubiszak Robert M	2605 Manchester Dr Valparaiso IN 46385
64-09-10-483-002.000-004	Mitreski Kliment P & Misael Krusaro	1035 Stillwater Pkwy Crown Point IN 46307
64-09-14-101-010.000-004	Ostojic Daniel & Anita	2607 Manchester Dr Valparaiso IN 46385
64-09-14-101-007.000-004	Rossmann Brian S & Gilliana- Rossm	2601 Manchester Dr Valparaiso IN 46385
64-09-11-352-006.000-004	The Brooks at Vale Park Homeowners	212 Lincolnway Valparaiso IN 46383
64-09-11-377-074.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-327-005.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-352-013.000-004		212 Lincolnway Valparaiso IN 46383

64-09-11-328-001.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-377-022.000-004		212 Lincolnway Valparaiso IN 46383
64-09-11-302-002.000-004	Valparaiso City Utilities	205 Billings St Valparaiso IN 46383
64-09-11-351-005.000-004		205 Billings St Valparaiso IN 46383
64-09-11-351-004.000-004		205 Billings St Valparaiso IN 46383
64-09-14-101-004.000-004	Yelavarthi Krishna Kumari& Nageswar	1854 Hampstead Ct Valparaiso IN 46385

PETITION TO VALPARAISO PLAN COMMISSION

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

- ☒ To Rezone a Property from CA to RT
- ☐ To Approve a Primary Plat
- ☐ To Approve a Secondary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Planned Unit Development (PUD) Amendment
- ☐ To Approve a Minor Subdivision (public notice required post-decision)
- ☐ To Approve a Plat Amendment or Replat (public notice required post-decision)
- ☐ To Appeal the Decision of the Plat Committee
- ☐ Other: _____

For Office Use Only:

Petition #: R225-001

Application Filing Fee: \$150 ck #1359

Date Filed: 2 / 10 / 2025

Meeting: 3 / 4 / 2025

Receipt # 65038

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

556 LOCUST
558 LOCUST
560 LOCUST (?)
562 LOCUST (?)

Description of Location of Property:

SOUTH END OF LOCUST ST.

Subject Property fronts on the SOUTH side

between (streets) UNION ST ON N

RR TRACKS ON S

Zoning District (Current): CA

Zoning District (Proposed): RT

Zoning of Adjacent Properties:

North: RT South: INH & UR

East: C West: PS

Present Use of Property: VACANT

Parcel/Tax Duplicate Number(s):

LOT 7-64-09-25-201-010.000-004

LOT 6-64-09-25-201-011.000-004

LOT 5-64-09-25-201-012.000-004

Subdivision (If Applicable):

Proposed Use of Property: RESIDENTIAL

Dimensions of Property: Front: 269.28' Depth: 174.24' - 71.94'

Property Area (sq. ft./acres): 40,532 SQ. FT. = .93 ACRE

PETITIONER INFORMATION

Applicant Name: NEIGHBORS CORP Address: 454 COLLEGE AVE.
(PAUL SCHREINER (219-405-3070 & CARMEN VINCENT VALPARAISO, IN
219-200-4079) 46383
 Phone: 219-465-3131
 Email: Schreiner1927@aol.com & CARMEN.VINCENT@PROJECTNEIGHBORS.ORG

PROPERTY OWNER INFORMATION

Applicant Name: UNIVERSITY LUTHERAN Address:
ASSOCIATION OFFICE
 Phone: _____
 Email: MARK.VOLPATTI@VALDO.EDU

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

LOT 7 - SMITHS ADD LOT 7 BLK 13 DR 426 P503
 LOT 6 - SMITHS ADD LOT 6 BLK 13 DR 466 P503
 LOT 5 - SMITHS ADD LOT 5 BLK 13
 LOT 4 - SMITHS ADD LOT 4 BLK 13

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)

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

Mark C. Volpatti

2/5/2025

Signature of owner/Petitioner

Date

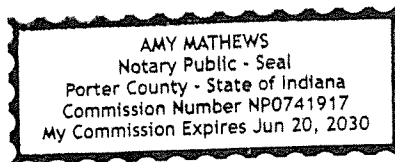
Mark C. Volpatti

Printed name

Subscribed and sworn to before me this 5 day of February, 2025.

Amy Mathews

Notary Public



My Commission Expires: June 20, 2030

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

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

1. That Lutheran University Assoc. ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes Neighbors Corporation ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.

Mark C. Volpeth
Property Owner

2/5/2025
Date

Property Owner

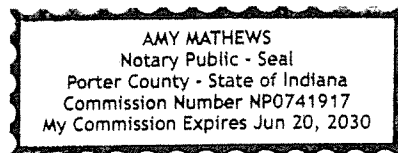
Date

Subscribed and sworn to before me this 5 day of February, 2025.

Amy Mathews
Notary Public

My Commission Expires:

June 20, 2030
Date





Project Neighbors

To the Valparaiso City Planning Commission,

EXECUTIVE DIRECTOR
Carmen Vincent

COMMUNITY DIRECTOR
Gregory Jones

HOUSING DIRECTOR
Cody Wilson

BOARD LEADERSHIP

Richard Sévère
President

Pat Terrell
Vice-President

Ken Luther
Secretary

Matt Puffer
Treasurer

BOARD MEMBERS

Tina Allen-Abulhassan

Larry Baas

Patrick Dalton

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Susannah Larson

Ken Luther

Matt Puffer

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Rebecca Reiner

Paul Schreiner

Ed Senne

George Terrell

Willow Walsh

Terrence Jamal Watkins

Liz Wuerffel

FRF COMMITTEE

Tina Allen-Abulhassan

Greg Jones

Richard Sévère

Pat Terrell

Project Neighbors is interested in purchasing and developing the

number 4, 5, 6, and 7 lots from Smith's addition. (See vicinity map below).

We are in conversation with and will be purchasing the lots from The Office of The Lutheran University Association contingent on rezoning.

While remaining in compliance with all city developmental ordinances, Project Neighbors seeks to create 4 duplexes totaling 8 living units. Each unit is expected to have 3 bedrooms and total approximately 1200 sq/ft. We believe that by developing this land we will be vastly improving the appeal of this area while addressing an ever-growing need for cost-effective and attainable housing in our city, in accordance with the mission of Project Neighbors.

Thank you for your consideration,

Cody Wilson

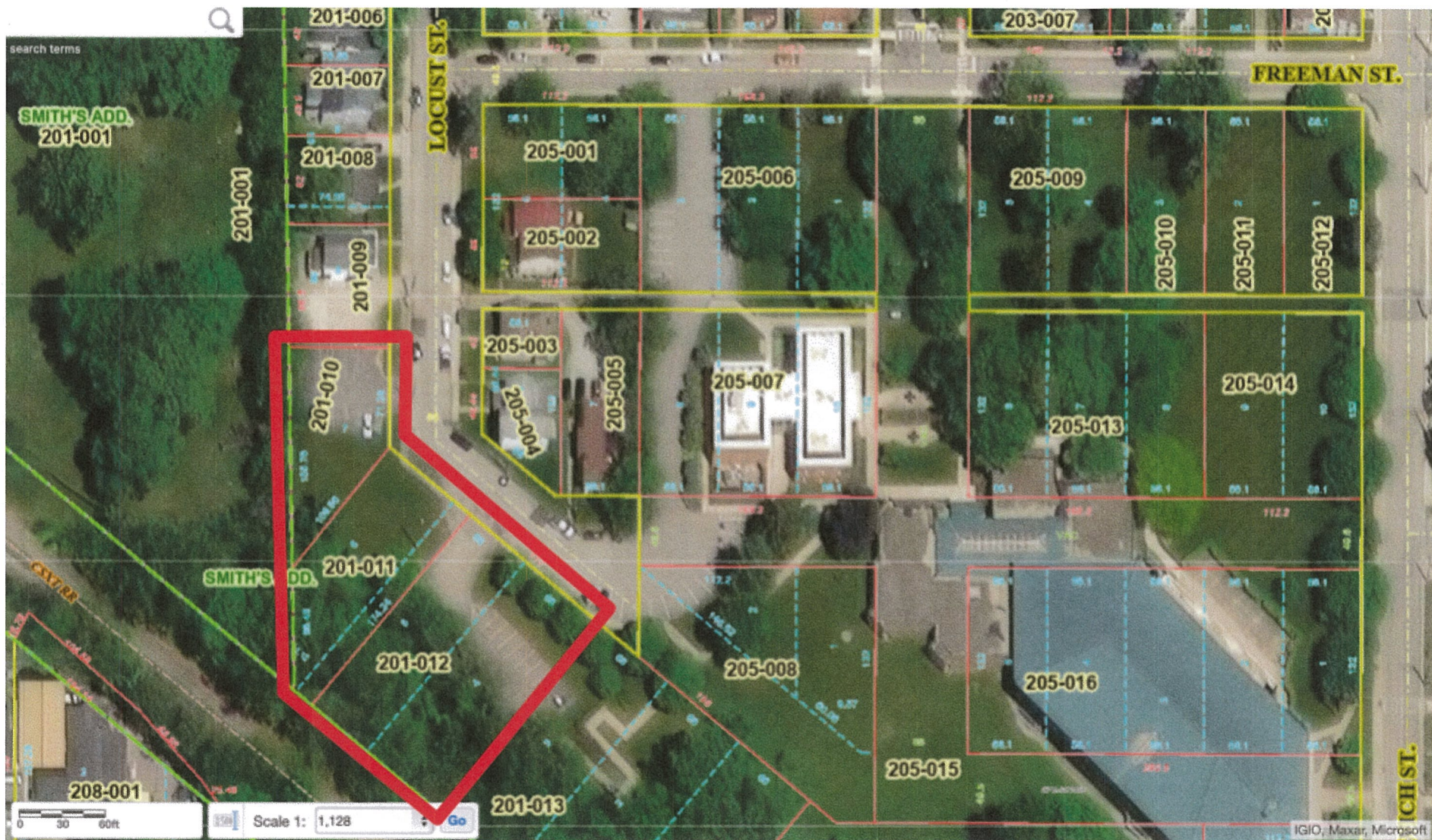
-Housing Director

Project Neighbors, Neighbors Broadcasting WVLP 103.1 FM, and Chiapas Building Project are projects of Neighbors Corporation, an Indiana not-for-profit corporation, which is recognized as a tax-exempt public charity pursuant to Section 501(c)(3) of the Internal Revenue Code.

Donations made to public charities are tax deductible to the extent provided for in law.

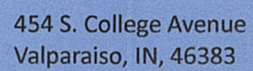
Please consult your tax advisor to determine the deductibility of your donation.

EIN: 35-1768550



454 S. College Avenue
Valparaiso, IN, 46383

219-465-3131
www.projectneighbors.org



219-465-3131
www.projectneighbors.org

CITY OF VALPARAISO PLAN COMMISSION PETITION RZ25-001

Notice to Property Owners within 300 feet of approximately 556-560 Locust Street

Dear Property Owner:

You are receiving this notice because you are a property owner within 300 feet of the above-referenced property. A zoning matter concerning the above-referenced property is on an upcoming Valparaiso Plan Commission agenda. Please review details herein.

Neighbors Corporation (Petitioner) provides this Notice. An application has been made to the Valparaiso Plan Commission to request the rezoning of Lots 4-7 in Block 13 in Smith's Addition. The current zoning is CA Campus. The proposed zoning is RT Residential Transition.

Plainly speaking: Neighbors Corporation (also known as Project Neighbors, a local nonprofit) would like the Valparaiso Plan Commission to recommend to the Valparaiso City Council that these lots be rezoned. The request is to change the zoning district designation of the above-referenced lots from CA Campus Zoning District (associated with Valparaiso University) to RT Residential Transition Zoning District, which is the zoning district of other properties in the neighborhood not associated with the university. The intention of the rezoning is for Neighbors Corporation to construct a two-unit residential structure on each of the four lots, totaling 8 living units.

An aerial image of the area with the properties highlighted is included with this letter.

The Plan Commission will conduct a public hearing on this matter, **Petition Number RZ25-001** on **Tuesday, March 4, 2025, at 5:30pm** at Valparaiso City Hall (166 Lincolnway) in Council Chambers.

Interested persons desiring to participate in the public hearing process for this petition may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). The meeting may be viewed live on the city's website (valpo.us), but public participation is not available via the website.

If you have questions about this petition or would like more information, please contact:

City of Valparaiso Planning Department
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Phone: (219) 462-1161
Email: planningdepartment@valpo.us

Respectfully,



Executive Director of Project Neighbors

Neighbors Corporation

Affidavit of Proper Public Notice for Public Hearing

(To be presented to Plan Commission staff or attorney at Public Hearing)

Cody Wilson _____, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That he/she is the agent _____ (agent, attorney, owner) of the property described in the attached notice which an application for a variance has been filed before the Board of Zoning Appeals of the City of Valparaiso, Indiana
2. That on the 20 day of February, 2025, did mail at least ten (10) days prior to the scheduled Public Hearing, postage paid, by certified mail, returned receipt requested, a letter explaining the proposed change, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.

(Please attach legal description)

List the name the address of all property owners who have received notification below:

(Please print)

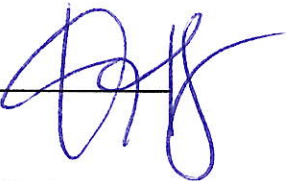
Please Attach a copy of the Surrounding Property Owners List.

Cody Wilson _____
Petitioner

2/20/2025
Date

Subscribed and sworn to before me this 20 day of February, 2025.

Kathryn Gong
Notary Public



My Commission Expires:

11/08/2025
Date



Site Address	Homestead #	Legal Description	Parcel Number	Owner	Owner Address
458 Locust St Valparaiso IN 46383	False	Smiths Add N51 Lot 10 Blk 13	64-09-25-201-005.000-004	206 Beech LLC	399 Wilshire Ct Valparaiso IN 46385
753a Cyrus St Valparaiso IN 46383	True	Parc in Bl 24 Councils Add in NW NE 25-35-6 being 358 N of Centerline Brick St .107 A	64-09-25-252-013.000-004	Boender Rheanna	753 Cyrus St Valparaiso IN 46383
551 Locust St Valparaiso IN 46383	False	Smiths N1\2 Lots 4 & 5 Blk 4	64-09-25-205-001.000-004	Bradley Timothy J & Vukovic-Bradley	2701 Willowcreek Rd Unit 2612 Portage IN 46368
552 Locust St Valparaiso IN 46383	False	Smith Add S1/2 Lot 9 & N121/2 Lot 8 Blk 13	64-09-25-201-008.000-004	College Avenue Apartments LLC	PO Box 2365 Chesterton IN 46304
501 Freeman St Valparaiso IN 46383	True	Smiths Add S1/2 Lots 6 & 7 Blk 3 Mr119 P207	64-09-25-202-009.000-004	Earl Sandra Lee Trust	457 Locust St Valparaiso IN 46383
505 Freeman St Valparaiso IN 46383	False	Smiths Add Lot 8 Blk 3	64-09-25-202-010.000-004	Housing Opportunities Inc	2001 Calumet Ave Valparaiso IN 46383
403 Courtney St Valparaiso IN 46383	False	Axe's Sub Lot 7 & S1/2 Vac Alley On N Blk 2	64-09-25-208-005.000-004	Kelly Matt	PO Box 1460 Valparaiso IN 46384
405 Courtney St Valparaiso IN 46383	False	Axe's Sub Lot 8 & S1/2 Vac Alley On N Blk 2 Dr449 P181	64-09-25-208-006.000-004	Kelly Matthew T	PO Box 1460 Valparaiso IN 46384
753 Axe Ave Valparaiso IN 46383	False	Axe's Sub S53.56 Lts 1&3 Blk1 &Lts 2-5 Blk2&N1/2 Vac Aly & Vac Hattie St	64-09-25-208-002.000-004	Kotynski Robert	753 Axe Ave Valparaiso IN 46383
460 Locust St Valparaiso IN 46383	False	Smiths Add N1/2 Lot 9 Blk 13	64-09-25-201-007.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
559 Locust St Valparaiso IN 46383	False	Smith Add Lot 7 Blk 4	64-09-25-205-005.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
456 Locust St Valparaiso IN 46383	False	Smiths Add Lot 11 Blk 13	64-09-25-201-004.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
557 Locust St Valparaiso IN 46383	False	Smiths Add Lot 6 Ex N42 Blk 4	64-09-25-205-004.000-004	Locust Apartments LLC	2929 Jewett Ave Highland IN 46322
555 Locust St Valparaiso IN 46383	False	Smiths Add N42 Lot 6 Blk 4	64-09-25-205-003.000-004	Locustfield LLC	P.O. Box 1481 Portage IN 46368
458 1/2 Locust St Valparaiso IN 46383	True	Smiths Add Lot 10 Ex N51 Blk 13	64-09-25-201-006.000-004	Mannington Neville D & Jean A/H&W	458 1/2 Locust St Valparaiso IN 46383
455 B Locust St Valparaiso IN 46383	False	Smiths Add S1/2 N1/2 Lots 6 & 7 Ex E18.5 N12.5 Blk 3	64-09-25-202-008.000-004	Nava Juan I & Luz E/H&W	202 Burlington Beach Rd Valparaiso IN 46383
551 & 553 Morgan Blvd Valparaiso IN 46383	False	Stewards Subdivision Lot 6 ex pt rd ROW .23A	64-09-25-128-008.000-004	Neighbors Corp	454 S College Valparaiso IN 46383
553 Locust St Valparaiso IN 46383	False	Smiths Add S1/2 Lots 4 & 5 Blk 4	64-09-25-205-002.000-004	Neighbors Corporation	454 College Ave Valparaiso IN 46383
554 Locust St Valparaiso IN 46383	False	Smith Add Lot 8 Except N12 1/2 Ft Blk 13	64-09-25-201-009.000-004	Neighbors Corporation	454 College Ave Valparaiso IN 46383
751 Cyrus St Valparaiso IN 46383	True	Parc In N115 S Of Pitt RR & E Cyrus St Nw Ne 25-35-6 .49A	64-09-25-252-001.000-004	Nuss Vicki	751 Cyrus St Valparaiso IN 46383
653 Axe Ave Valparaiso IN 46383	False	Axe's Sub Blk 1 lot 2 & N66.8 Lot 1 & N17.72 Lot 3 & 194.14 strip RR ROW on N of lots NW NE 2	64-09-25-208-001.000-004	PHR Properties LLC	653 Axe Ave Valparaiso IN 46383
505 Don Hovey Valparaiso IN 46383	False	Councils Add E110 W209 Blk 24	64-09-25-252-008.000-004	Prisoner & Community Together Inc	2056 S State Road 2 Valparaiso IN 46385
651 Axe Ave Valparaiso IN 46383	False	Councils Add Part Of Blk 29 Desc Dr362 P16 1.655AC	64-09-25-130-014.000-004	Ralston Paving Corp	651 Axe Ave Valparaiso IN 46383
651 Axe Ave Valparaiso IN 46383	False	Councils Add Part Blk 29 Descdr 354 P174	64-09-25-130-015.000-004	Ralston Paving Corp	651 Axe Ave Valparaiso IN 46383
756 Cyrus St Valparaiso IN 46383	True	Axe's Sub Lots 9 & 10 & S1/2 Vac Alley On N Blk 2	64-09-25-208-007.000-004	Steel William R	756 Cyrus St Valparaiso IN 46383
556 Locust St Valparaiso IN 46383	False	Smiths Add Lot 7 Blk 13 Dr466 P503	64-09-25-201-010.000-004	University Lutheran Associnc Off Of	Kretzmann Hall Valparaiso IN 46383
558 Locust St Valparaiso IN 46383	False	Smith Add Lot 6 & W15 Lot 5 Blk 13 Dr466 P503	64-09-25-201-011.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
College Ave Valparaiso IN 46383	False	Smiths Add Lots 8-10 Blk 4	64-09-25-205-007.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Freeman College Valparaiso IN 46383	False	Smiths Add Lots 1-3 Blk 4	64-09-25-205-006.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Locust St Valparaiso IN 46383	False	Smiths Add Blk 12	64-09-25-205-017.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Locust St Valparaiso IN 46383	False	Smiths Add Lots 4 & 5 Ex N15 Blk 13	64-09-25-201-012.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
656 Greenwich St Valparaiso IN 46383	False	Smiths Add Lots 1-5 Blk 8	64-09-25-205-016.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
College Ave Valparaiso IN 46383	False	Smiths Add Blk 9 & St On S	64-09-25-205-008.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Locust St Valparaiso IN 46383	False	Smiths Add Lots 1-3 Blk 13	64-09-25-201-013.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Greenwich St Valparaiso IN 46383	False	Smiths Add Lots 6-8 Blk 5	64-09-25-205-013.000-004	University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
Union St Valparaiso IN 46383	False	Smiths Add Blk 13 W215 N Of RR 25-35-6 Maplewood Cem	64-09-25-201-001.000-004	Valparaiso City Of	166 Lincolnway Valparaiso IN 46383
754 Cyrus St Valparaiso IN 46383	False	Axe's Sub Lot 1 Blk 2	64-09-25-208-003.000-004	Wolfe Lamont E Etal	756 Cyrus St Valparaiso IN 46383