



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 Litke

Citizen Member
appointed by Mayor

Diane Worstell

Citizen Member
appointed by Mayor

Kyle Yelton

Alternate Member
appointed by Mayor

STAFF

Bob Thompson,
Executive Secretary

Mark Worthley,
Attorney

Valparaiso Plan Commission Meeting Agenda

Tuesday, November 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. Consideration of Minutes of the previous meeting(s)
 - October 7, 2025

5. Old Business and Matters Tabled

RZ25-002 (Public Hearing Closed)

The Valparaiso Department of Parks and Recreation. The petitioner seeks to rezone Lots 5-8 and a portion of Lots 3 and 4 in Block 2 of Fiske Subdivision also known as 605 Beech. St. The current zoning is PS Public Space, and the proposed zoning is UR Urban Residential.

RZ25-003 (Public Hearing Closed)

Luke Land, LLC. The petitioner seeks to rezone approximately 70 acres at the Northwest corner of State Road 130 and CR 250 W. (Tower Road). The current zoning of the property is RU Rural, and the proposed zoning is GR General Residential and CG Commercial General.

PUDA25-002 (Public Hearing Closed)

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 Amendment to the Alternate Plan for Phase 3 in The Brooks at Vale Park.

6. Other Business
 - Rules and Procedures
7. Adjournment

Next scheduled meeting: Tuesday, December 2, 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 PS to UR
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

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

For Office Use Only:

Petition #: B225-002

Application Filing Fee: —

Date Filed: 9 / 19 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

605 Beech St.

Subject Property fronts on the Beech St. side

between (streets) _____

College Ave. and Greenwich St.

Description of Location of Property:

Banta Neighborhood

Between Beech St, College Ave,
Elm St, Greenwich St.

Zoning District (Current): PS - Public Space

Zoning District (Proposed): UR - Urban Residential

Zoning of Adjacent Properties:

North: RT - Res. Tran. South: NC 60

East: NC 60 West: NC 60

Parcel/Tax Duplicate Number(s):

Present Use of Property:

Activity / Senior Center for
Valpo Parks

Subdivision (If Applicable):

NA

Proposed Use of Property:

Residential

Dimensions of Property: Front: 280.5 Depth: 280.5

Property Area (sq. ft./acres): 1,80 acres

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.

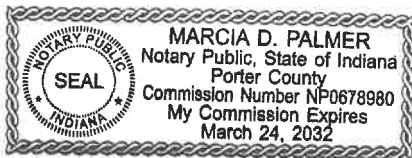
K.P. Nupnan 9/19/25
Signature of owner/Petitioner Date

Kevin P. Nupnan
Printed name

Subscribed and sworn to before me this 19th day of September 2025.

Marcia D. Palmer
Notary Public

My Commission Expires: March 24, 2032





3/2/73

Before me, Eli N. Norris, a notary public in and for said county this 20th day of July, 1888 personally appeared Zada A. Fiske, Glendora G. Sloan, and John Sloan, her husband and acknowledged the execution of the foregoing plat and subdivision. Witness my hand and Notarial seal this 20th day of July 1888 Eli N. Norris

of part of Councils Addition of 1863, in the City of Valparaiso, Porter County, Indiana, described as the north 40 rods of the south 77½ rods of the east 57 rods of the west half northeast quarter of Section 24, Township 35, Range 6 west, of the 2^d principal meridian. The size of lots, width of streets and alleys are marked on the plat in feet.

Laid out by us, July 20th 1888.

Received for record this 21st day of July, 1888 at
ten o'clock A.M. and recorded in miscellaneous record D,
page 252.

[illegible]

*Copied by Rex McNulty
Sept. 26, 1930.*

PETITION TO VALPARAISO PLAN COMMISSION

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

PUBLIC HEARING REQUIRED:

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

NO PUBLIC HEARING REQUIRED:

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

For Office Use Only:

Petition #: BZ25-003

Application Filing Fee: \$150

Date Filed: 09 / 04 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

250 W St Rd 130
Valparaiso, IN 46383

287 St Rd 130
Valparaiso, IN 46385

Description of Location of Property:

Northwest Corner of State Rd 130 and
County Rd. 250 W (Tower Rd.)

Parcel/Tax Duplicate Number(s):

64-09-09-376-001.000-031
64-09-09-300-015.000-031

Subdivision (If Applicable):

Dimensions of Property: Front: 2100' Depth: 2029'

Property Area (sq. ft./acres): 69.37 AC

Subject Property fronts on the North side

between (streets) _____

SR130 & CR250W (Tower Rd.)

Zoning District (Current): RU (Rural)

Zoning District (Proposed): GR (Residential, General) / CG (Commercial, General)

Zoning of Adjacent Properties:

North: R1 (Porter County) South: CM (Porter County)

East: SR (Suburban Residential) West: R1 (Porter County)

Present Use of Property: Agricultural

Proposed Use of Property: Residential Subdivision
& (1) Commercial Lot

PETITIONER INFORMATION

Applicant Name: _____

Daniel TursmanAddress: 3592 N. Hobart Rd.
Hobart, IN 46342Phone: 219-654-4821Email: dtursman@lukebrands.com**PROPERTY OWNER INFORMATION**

Applicant Name: _____

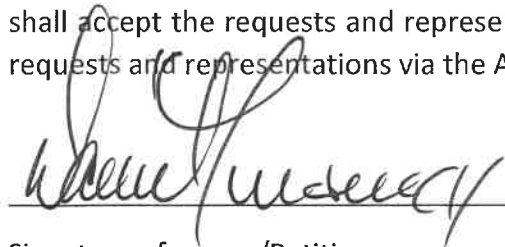
Luke Land, LLCAddress: 3592 N. Hobart Rd.
Hobart, IN 46342Phone: 219-654-4821Email: dtursman@lukebrands.com**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. 1)**

Separate Document Attached

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. 2)

Separate Document Attached

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.



Signature of owner/Petitioner

9/2/2025

Date

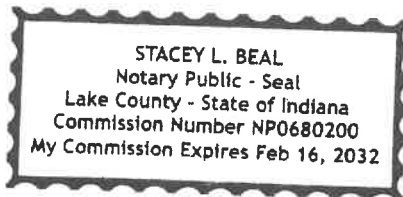
Daniel Tursman

Printed name

Subscribed and sworn to before me this 2nd day of September, 2025.



Notary Public



My Commission Expires: 2/16/32

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

Thomas M. Collins, II, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That _____ ("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 Daniel Tursman ("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.


Property Owner

8/29/2025
Date

Property Owner

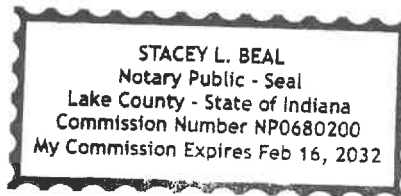
Date

Subscribed and sworn to before me this 29th day of August, 2025.


Notary Public

My Commission Expires:

2/16/32
Date



PROPOSED ZONING GR DESCRIPTION: (GENERAL RESIDENTIAL PARCEL)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROAD FOUND AT GRADE PER PORTER COUNTY SURVEYOR MONUMENT RECORD 23065 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032) , ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 2029.22 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE WEST 616.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 435.61 FEET TO THE NORTH LINE OF THE SOUTH 435.61 FEET OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, 100.00 FEET TO THE EAST LINE OF THE WEST 516.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE 1664.04 FEET TO A LINE 540.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, 807.00 FEET TO A 1/2 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 67 DEGREES 07 MINUTES 18 SECONDS EAST, 305.35 FEET TO A 5/8 INCH IRON ROD WITH CAP "BEEG S0004" FOUND AT GRADE ON A LINE 1037.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 1038.14 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 187.00 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE ON A LINE 850.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 133.21 FEET TO A 5/8 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 84 DEGREES 40 MINUTES 11 SECONDS EAST, 711.40 FEET TO A IRON ROD WITH CAP STAMPED "DERANGO LS#22100011" SET AT GRADE; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST, 141.81 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 738.71 FEET TO THE POINT OF BEGINNING; IN VALPARAISO, PORTER COUNTY, INDIANA

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 511.11 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, 405.77 FEET TO CURVE HAVING A RADIUS OF 1025.00 FEET, A CHORD WHICH BEARS SOUTH 80 DEGREES 15 MINUTES 06 SECONDS EAST; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 360.56 FEET TO A POINT OF TAGENCY; THENCE NORTH 89 DEGREES 40 MINUTES 16 SECONDS EAST, 157.59 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 343.00 FEET TO THE POINT OF BEGINNING IN VALPARAISO, PORTER COUNTY, INDIANA

State Road 130 & Tower Road
Valparaiso, Indiana

Prepared by Mackie Consultants, LLC
8/28/2025

Zoning Deviations List

Zoning Code Section:	Standard:		Concept 30' Core:
3.500 Standard Development	Land Use	General Residential (GR)	
3.501	Lot Size Minimum Area	6,000 SQ FT	6,000 SQ FT
3.501	Lot Minimum Width	60 FT	50 FT
3.501	Minimum Lot Depth	100 FT (based on 6,000/60)	120 FT
3.501	Minimum Front Yard Setback	20 FT	25 FT
3.501	Minimum Rear Yard Setback	25 FT	25 FT
3.501	Minimum Corner Side Yard Setback	20 FT	25 FT
3.501	Minimum Interior Side Yard Setback	6 FT	6 FT
3.501	Maximum Building Coverage	44%	35%
3.501	Maximum Lot Coverage	50%	41%
3.501	Maximum Principal Building Height	28 FT	21 FT
3.301	Minimum Open Space Ratio (OSR)	0.10	0.46

Engineering Deviations List

Specs & Standards for Acceptance of Municipal Improvements:	Standard:		Concept Plan:
B3	Right-Of-Way Width	50 FT	50 FT
B2	Paving Width (including curbs & gutters)	30 FT	30 FT
B7	Minimum Radii of Centerline	150 FT	100 FT
Detail B05	Minimum Radii of Cul-de-sac with Island	50 FT	50 FT
C10	Multi-Use Pathway Material	Concrete	HMA
H20	Watermain Material	Ductile Iron	PVC

Unified Development Ordinance	Standard:		Concept Plan:
6.304	Minimum Block Length	800 FT	1,100 FT

Stormwater Management Ord.	Standard:		Concept Plan:
Chapter 6	Maximum Detention Basin Bounce	4 FT	5 FT



September 2, 2025

City of Valparaiso Plan Commission
c/o Planning Department
166 Lincolnway
Valparaiso, IN 46383

RE: Petition for Rezone (Map Amendment) from RU (Rural) to GR (General Residential) and CG (Commercial General) at the Northwest Corner of State Road 130 and CR 250W (Tower Rd.), Valparaiso, IN

Dear Board Members:

Luke Land, LLC owns the approximately 70.2 AC property located at the Northwest intersection of State Road 130 and County Road 250 W (Tower Rd.) currently used as agricultural farm land. In keeping with the Future Land Use Plan as part of the City's Comprehensive Plan, Luke Land is proposing an approximately 66 AC single family residential development with 4.2 AC Commercial Outlot at the corner intersection.

Therefore, Luke Land, LLC respectfully requests the approval of a Map Amendment (Rezone) to change the current zoning of RU (Rural) to a combination of GR (General Residential) and CG (Commercial General).

Consideration of this Petition for Conditional Use is appropriate based on the following considerations:

1. **The Comprehensive Plan:** The proposed rezone is consistent with the Future Land Use Plan (Map 2.1.1) in the city's Comprehensive Plan.
2. **Current conditions and the character of current structures and uses in each District:**
The subject property is at the western edge of the city. The proposed GR (General Residential) zoning is compatible to the residential uses on the adjacent properties R1 (Residential, Porter County) to the north and west, and SR (Suburban Residential) to the East. Proposed CG (Commercial General) at the southeast corner of the parcel creates a

transitional buffer to the existing Commercial and Light Industrial uses on the adjacent parcels to the South along the State Road 130 corridor.

3. **The most desirable use for which the land in each district is adapted:** The proposed residential product offering allows for modern amenities with individual design aesthetic while maintaining an efficient building design at an attainable price point.
4. **The conservation of property values throughout the jurisdiction:** The proposed development and uses are consistent and compatible with the adjacent properties. Natural greenspace buffers and forested wetland areas, walking paths, and park areas further enhance the surrounding property values.
5. **Responsible development and growth:** The plan includes cooperation with the City Engineering department and utilization of a Traffic Engineering Study to plan for future growth and ensure safe access to the new development along the City's SR130 corridor.

To that end Luke Land, LLC, respectfully requests approval of the petition for rezone.

Included in this submittal are the following Documents and Exhibits:

1. Petition to Valparaiso Plan Commission for Rezone (Map Amendment)
2. Affidavit of Consent of Property Owner
3. Legal Description of Subject Property
4. Proposed List of Waivers
5. Concept Site Plan and Sample Residential Renderings
6. Draft Notice to Surrounding Property Owners and List of Property Owners within 300' of the subject property
7. Zoning Plat and Legal Descriptions of the Proposed Zoning Areas (GR / General Residential and CG / Commercial General)
8. Boundary Survey of Subject Parcel
9. Topographic Survey of Subject Parcel

Applicant: Daniel Tursman, Director of Development
Luke Land, LLC
3592 N. Hobart Road
Hobart, IN 46342
(219) 654-4821

Property Owner: Luke Land, LLC
3592 N. Hobart Road
Hobart, IN 46342
(219) 654-4821

Civil Engineer: Mackie Consultants, LLC
9575 W. Higgins Rd., Ste. 500
Rosemont, IL 60018
(847) 696-1400

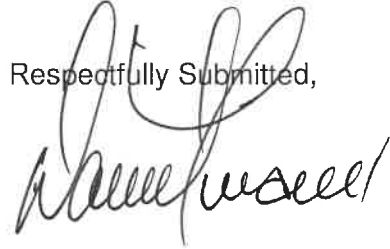
Land Planner /
Landscape Architect

Gary R. Weber Associates, Inc.
402 W. Liberty Dr.
Wheaton, IL 60187
(630) 668-7197

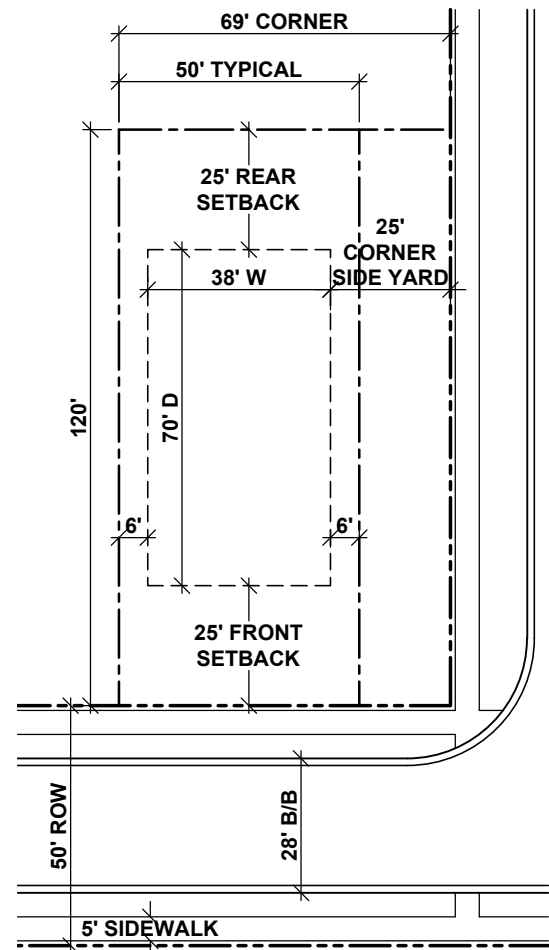
Project Location: NWC State Road 130 & County Road 250 W (Tower Rd.)

Thank you for your consideration. Should you have any questions or concerns, please feel free to contact me via email at dtursman@lukebrands.com.

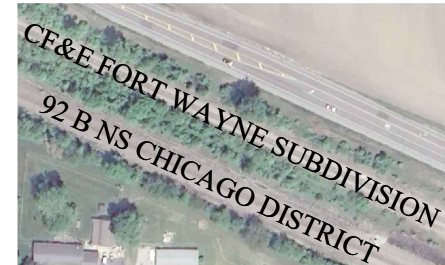
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Daniel Tursman', written over the text 'Respectfully Submitted,'.

Daniel Tursman

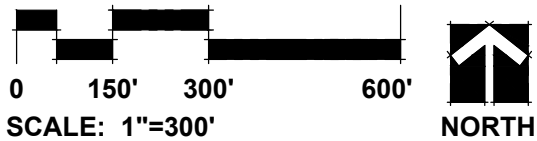
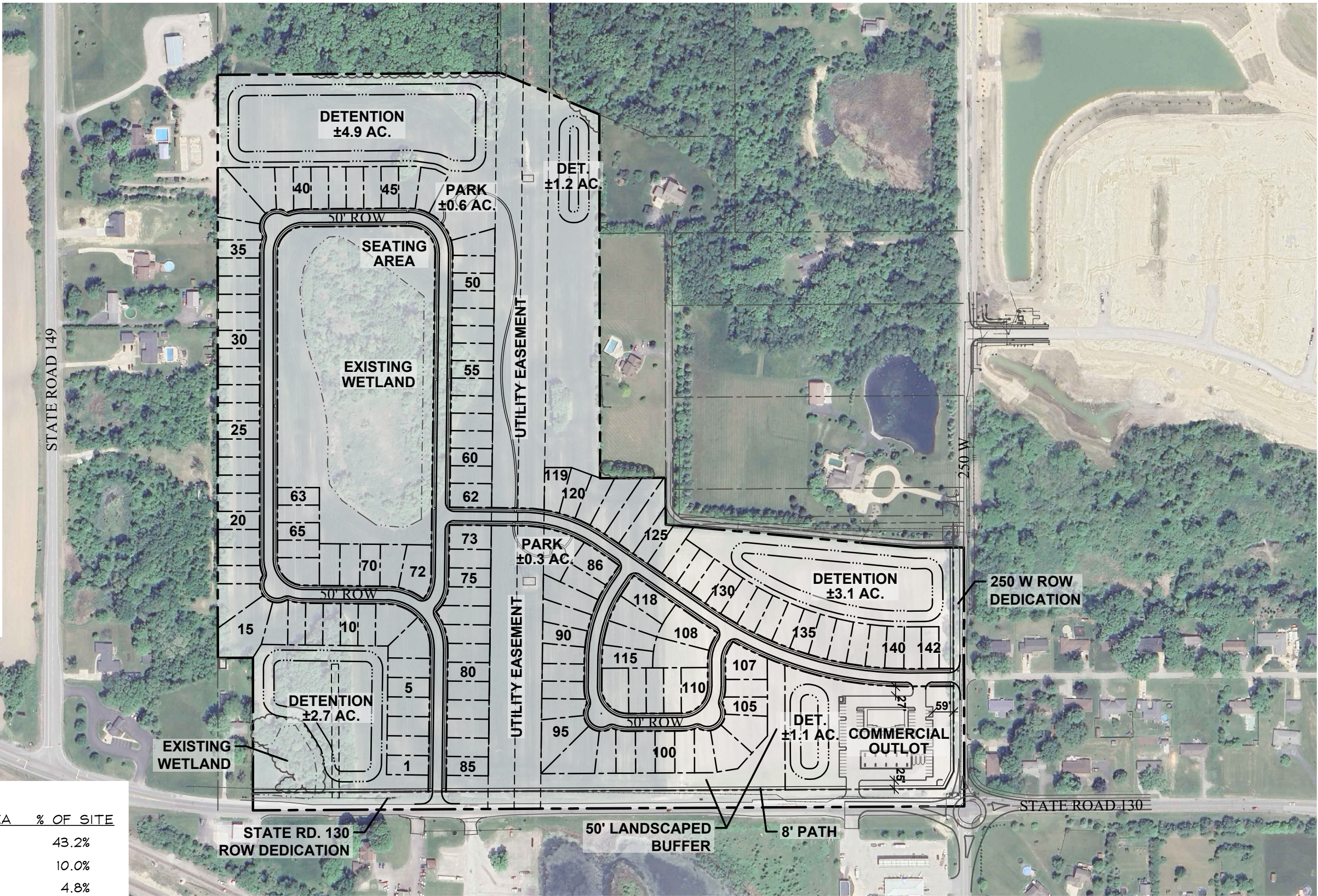


TYPICAL LOT DETAIL
SCALE: 1"=40'



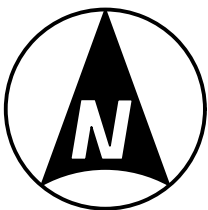
SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (50'x120')	142	30.3	43.2%
UTILITY EASEMENTS		7.0	10.0%
COMMERCIAL OUTLOT		3.4	4.8%
DETENTION / OPEN SPACE		26.7	38.0%
STATE ROAD 130 ROW DED.		2.3	3.3%
250 W ROW DEDICATION		0.5	0.7%
TOTAL	142	70.2 AC.	100.0%



CONCEPT PLAN
VALPARAISO, INDIANA

08/27/2025

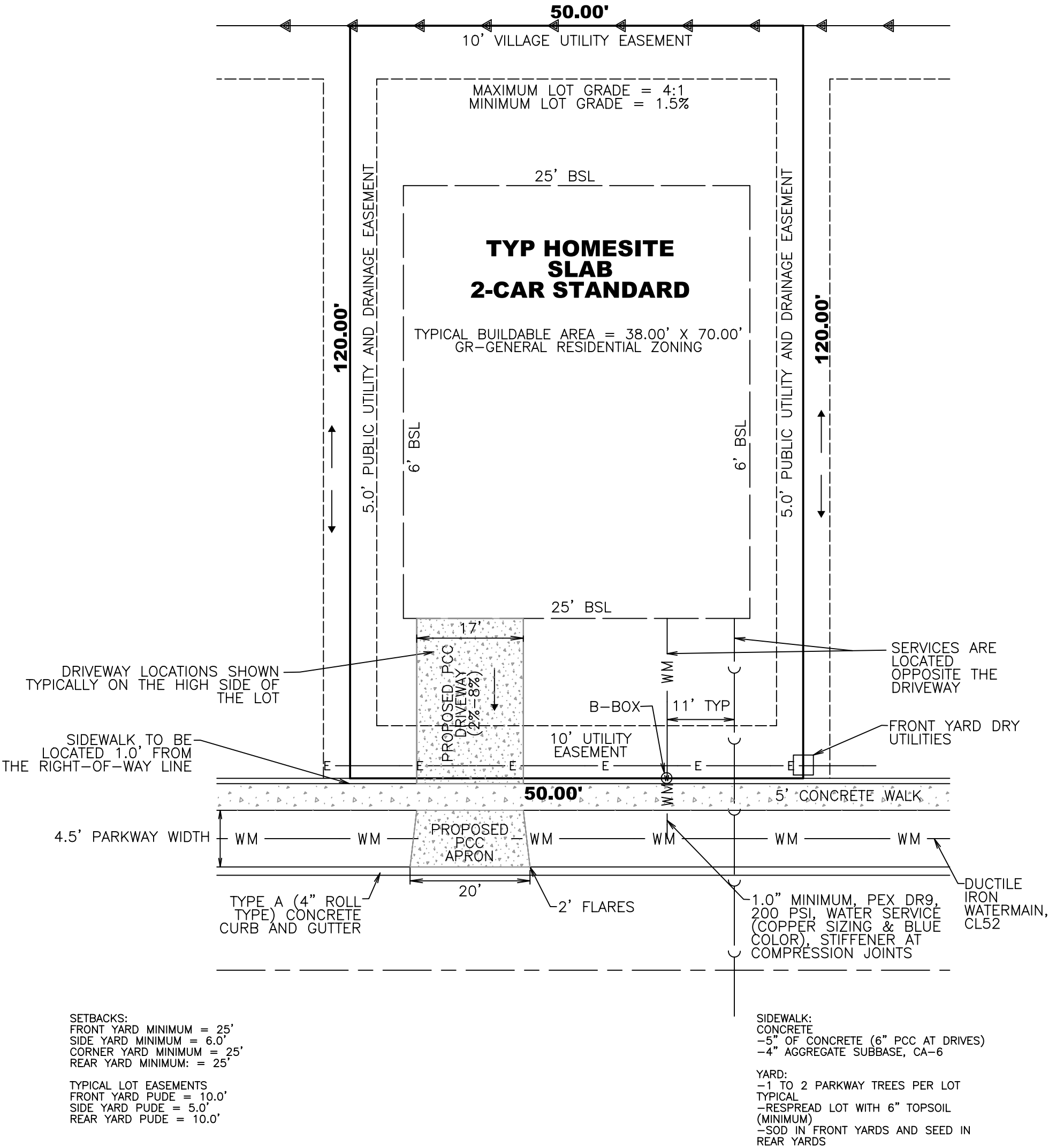


NOT TO SCALE

TYPICAL HOMESITE EXHIBIT

"PROPOSED SINGLE FAMILY"

TYPICAL PROPOSED HOMESITE
MINIMUM SINGLE FAMILY HOMESITE AREA IS APPROXIMATELY 6,000 SF



SETBACKS:
FRONT YARD MINIMUM = 25'
SIDE YARD MINIMUM = 6.0'
CORNER YARD MINIMUM = 25'
REAR YARD MINIMUM: = 25'

TYPICAL LOT EASEMENTS
FRONT YARD PUDE = 10.0'
SIDE YARD PUDE = 5.0'
REAR YARD PUDE = 10.0'

SIDEWALK:
CONCRETE
-5" OF CONCRETE (6" PCC AT DRIVES)
-4" AGGREGATE SUBBASE, CA-6

YARD:
-1 TO 2 PARKWAY TREES PER LOT
TYPICAL
-RESPREAD LOT WITH 6" TOPSOIL
(MINIMUM)
-SOD IN FRONT YARDS AND SEED IN
REAR YARDS

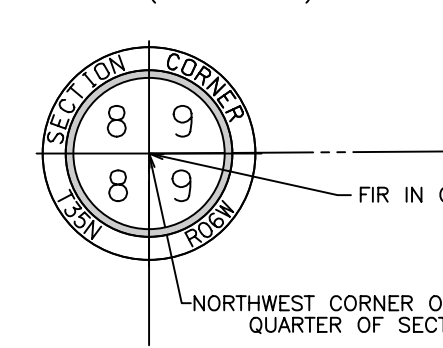


Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION	BY

**TYPICAL HOMESITE EXHIBIT-
CORE SERIES
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA**

DATE: 08-27-25 | DR BY: MEB | PROJ NO: 5225 | LOT NO: TYPICAL



—————	BOUNDARY LINE
-----	EASEMENT LINE
- - - - -	APPARENT RIGHT-OF-WAY LINE
=====	EXISTING LOT LINE
=====	UNDERLYING LOT LINE
- - - - -	SECTION LINE
— OH —	OVERHEAD WIRE
— X —	FENCE
⊗	MANHOLE (MH)
○	CATCH BASIN (CB)
◁	FLARED END SECTION (FES)

- VALVE BOX (VB)
- CLEANOUT (CO)
- GAS VALVE (GV)
- ☐ FIRE HYDRANT (FH)
- ☐ ELECTRIC MANHOLE (EMH)
- ☐ HANDHOLE (HH)
- ☐ POWER POLE (PP)
- GUY WIRE (GW)
- ☐ CABLE PEDESTAL (PEDC)
- ☐ ELECTRIC PEDESTAL (PEDE)
- ☐ TELEPHONE PEDESTAL (PEDT)
- ☐ TRANSFORMER
- ☐ SIGN
- ☐ MAILBOX (MB)

C&G	CURB AND GUTTER
CLF	CHAIN LINK FENCE
(C)	CALCULATED
(D)	DEED
EM	ELECTRIC METER
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
GM	GAS METER
PCS	PORTER COUNTY SURVEYOR
(R)	RECORD
SAN	SANITARY
STM	STORM

SIR	SET IRON ROD WITH CAP STAMPED "DERANGO LS#22100011"
SMN	SET MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011"
	CONCRETE (CONC)
	GRAVEL
	HOT MIX ASPHALT (HMA)
	BUILDING
	DEPRESSED CURB

PARCEL 1: (PID: 64-09-09-300-015.000-031)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, LYING NORTH OF THE RIGHT-OF-WAY OF STATE ROAD NO. 130; EXCEPTING THEREFROM THE EAST 1053.325 FEET THEREOF, AND EXCEPTING THE WEST 516.85 FEET THEREOF, AND EXCEPTING THE EAST 100 FEET OF THE WEST 616.85 FEET OF THE SOUTH 435.6 FEET THEREOF, AND ALSO EXCEPTING THE FOLLOWING TWO PARCELS:

EXCEPTION 1:
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTHERN BOUNDARY 516.85 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTHERN BOUNDARY OF SAID QUARTER SECTION 807 FEET; THENCE SOUTH 540 FEET; THENCE WEST 807 FEET; THENCE NORTH 540 FEET TO THE POINT OF BEGINNING.

EXCEPTION 2:
THAT PART OF THE LAND LYING WITHIN THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 650.00 FEET FROM THE EAST LINE OF SAID QUARTER; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 725.14 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE 236.79 FEET; THENCE SOUTH 67 DEGREES 05 MINUTES 35 SECONDS WEST 168.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 540.00 FEET TO SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE 667.33 FEET TO THE POINT OF COMMENCEMENT.

PARCEL 2: (PID: 64-09-09-376-001.000-031)
THE EAST 1,053.325 FEET OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6
WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, EXCEPTING THEREFROM THE
FOLLOWING 9 PARCELS:

EXCEPTION 1:
THE NORTH 1000.0 FEET OF THE EAST 650.0 FEET OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP
35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA.

EXCEPTION 2:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 650.00 FEET WEST OF THE EAST LINE OF SAID QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST PARALLEL TO SAID EAST LINE 725.14 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE 236.79 FEET; THENCE NORTH 67 DEGREES 05 MINUTES 55 SECONDS WEST 468.69 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 540.00 FEET TO SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 667.33 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTION 3: LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 WEST, BOUNDARY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH IS 1772.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, 187.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 45 SECONDS EAST PARALLEL TO SAID EAST LINE, 40.0 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, 187.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 45 SECONDS WEST, 792.0 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS WEST, 274.86 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS WEST, 236.79 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 35 SECONDS WEST, 163.18 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 45 SECONDS WEST, 187.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 45 SECONDS WEST, 60.0 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTION 4:
THE SOUTH 698.8 FEET OF THE NORTH 1698.8 FEET OF THE WEST 187.0 FEET OF THE EAST 1037.0
FEET OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND
PRINCIPAL MERIDIAN PORTER COUNTY, INDIANA.

EXCEPTION 5:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH 1,000 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 830 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION 207 FEET; THENCE EAST 830 FEET PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 207 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTION 6:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35
NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH 1469.50 FEET ALONG THE
EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE
NORTH LINE OF SAID QUARTER SECTION 830 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID
QUARTER SECTION 262.50 FEET; THENCE EAST 830 FEET PARALLEL TO THE NORTH LINE OF SAID
QUARTER SECTION TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 262.50
FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTION 7:
PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE
NINTH MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID
SOUTHWEST QUARTER, THENCE SOUTH 0 DEGREES 1 MINUTES 55 SECONDS EAST 1207 FEET ALONG THE
EAST LINE OF SAID QUARTER TO A POINT ON THE EAST LINE OF SAID QUARTER,
THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER
A DISTANCE OF 100 FEET TO AN IRON PIPE W/CAP, THENCE NORTH 89 DEGREES 33 MINUTES 28
SECONDS EAST PARALLEL WITH SAID EAST LINE 525 FEET TO A 3/4" IRON PIPE W/CAP, THENCE NORTH 89
DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH SAID EAST LINE 100 FEET TO AN IRON
PIPE ON SAID EAST LINE, THENCE NORTH 0 DEGREES 11 MINUTES 55 SECONDS WEST ALONG SAID EAST
LINE TO THE NORTHEAST CORNER OF SAID QUARTER, THENCE NORTH 0 DEGREES 11 MINUTES 55
SECONDS WEST ALONG THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35
NORTH, RANGE 6 WEST OF THE NINTH MERIDIAN, A DISTANCE OF 100 FEET TO THE EAST LINE OF SAID
QUARTER, THENCE EAST PARALLEL TO THE POINT OF BEGINNING, THENCE WEST PARALLEL TO THE
EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, THENCE WEST PARALLEL TO THE
EAST LINE OF SAID QUARTER SECTION 2.60 FEET; THENCE EAST 830 FEET PARALLEL TO THE NORTH LINE OF SAID QUARTER
SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 282.50 FEET, MORE
OR LESS, TO THE POINT OF BEGINNING.

EXCEPTION 8: PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 6 WEST OF THE
RANGE LINE, MERION, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID
SOUTHWEST QUARTER, THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS EAST 1732 FEET ALONG THE
SECTION CORNER TO A R.R. SPIKE; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST
CONTINUING SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 40 FEET ALONG SAID EAST-THENCE
SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER
TO AN IRON PEG; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH
EAST LINE 40 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH SAID
EAST LINE 28.22 FEET TO A R.R. SPIKE; THENCE NORTH 0 DEGREES 11 MINUTES 55 SECONDS WEST PARALLEL WITH
SAID EAST LINE 40 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH
28 SECONDS EAST PARALLEL WITH SAID NORTH LINE 630 FEET TO THE POINT OF BEGINNING.

EXCEPTION 9:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH IS 832.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST 850.0 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 32 SECONDS EAST 711.40 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 48 SECONDS EAST 141.83 FEET TO SAID EAST LINE; THENCE NORTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 71.0 FEET TO THE POINT OF COMMENCEMENT.

MONUMENT SIGN x5
& RETAINING WALL x2

STATION 1+00.00

CONC WALK

Diagram illustrating the cross-section of a road structure. The layers from top to bottom are:

- CONC. C&G (Top layer, 10' thick)
- CONC. C&G (Middle layer, 10' thick)
- CONC. WALK (Bottom layer, 10' thick)
- CONC. C&G (Bottom-most layer, 10' thick)

The total width of the structure is 10'.

PROPERTY DESCRIPTION:
(NON-RECORD, CREATED FOR THIS PLAT):

[illegible]

SHEET

2 OF 2

PROJECT NUMBER:	522
© MACKIE CONSULTANTS LLC	
ILLINOIS FIRM LICENSE 184.0	

BOUNDARY SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

SEE SHEET 1

CLIENT:

Luke
FAMILY OF BRANDS

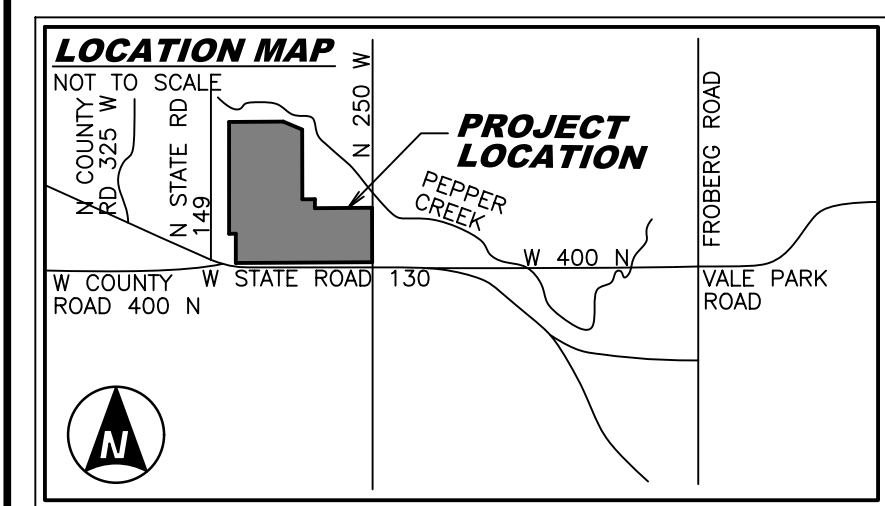
3592 HOBART ROAD
HOBART, INDIANA 46342



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9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

8/29/2025 9:14:48 AM
N:\5225\Survey\Existing\5225-Boundary Survey-2.dwg

			DESIGNED	- - -
			DRAWN	MJF
			APPROVED	JDD
			DATE	08/27/2025
08-29-25	ADDED UTILITY EASEMENT	MJF	SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		



AREA:

PROPERTY CONTAINS 3,058,234 SQUARE FEET OR 70.207 ACRES MORE OR LESS

P.I.N.:

64-09-09-300-015.000-031

64-09-09-376-001.000-031

TOPOGRAPHIC SURVEY

PROPERTY DESCRIPTION:

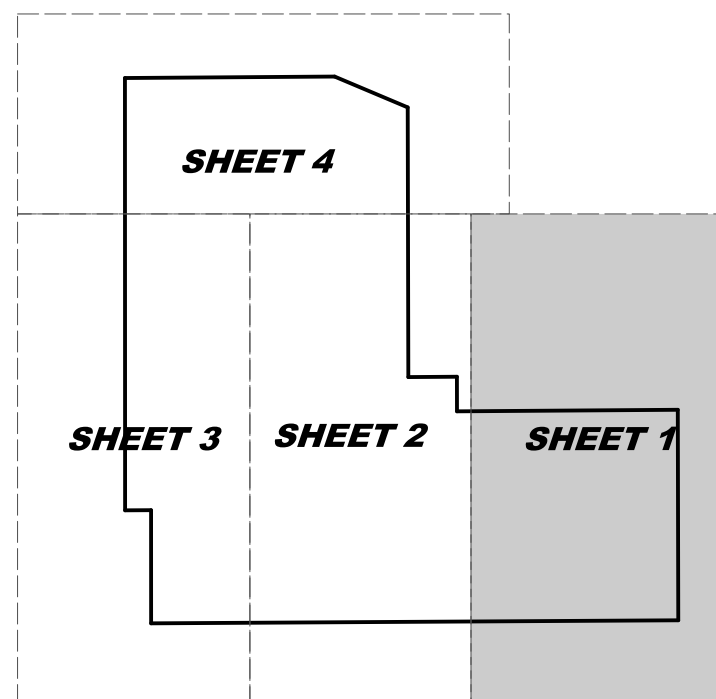
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROD FOUND AT GRADE PER PORTER COUNTY SURVEYOR MONUMENT RECORD 23065 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 2029.22 FEET TO A MAG NAIL WITH WASHER STAMPED *DERANGO LS#22100011* SET AT GRADE ON THE EAST LINE OF THE WEST 616.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 435.61 FEET TO THE NORTH LINE OF THE SOUTH 435.61 FEET OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, 100.00 FEET TO THE EAST LINE OF THE WEST 516.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 1664.04 FEET TO A LINE 540.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, 807.00 FEET TO A 1/2 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 67 DEGREES 07 MINUTES 18 SECONDS EAST, 305.35 FEET TO A 5/8 INCH IRON ROD WITH CAP *BEEG 50004* FOUND AT GRADE ON A LINE 1037.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 1038.14 FEET TO A 5/8 INCH IRON ROD WITH CAP *DAVID TIEMENS 29980020* FOUND AT GRADE; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 187.00 FEET TO A 5/8 INCH IRON ROD WITH CAP *DAVID TIEMENS 29980020* FOUND AT GRADE ON A LINE 850.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 133.21 FEET TO A 5/8 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 84 DEGREES 40 MINUTES 11 SECONDS EAST, 711.40 FEET TO A IRON ROD WITH CAP STAMPED *DERANGO LS#22100011* SET AT GRADE; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST, 141.81 FEET TO A MAG NAIL WITH WASHER STAMPED *DERANGO LS#22100011* SET AT GRADE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 738.71 FEET TO THE POINT OF BEGINNING IN VALPARAISO, PORTER COUNTY, INDIANA



50 25 0 50

SCALE: 1" = 50'



KEY PLAN

NOT TO SCALE

LEGEND:

—	BOUNDARY LINE
—	EXISTING RIGHT-OF-WAY LINE
—	EXISTING LOT LINE
—	SANITARY SEWER
—	STORM SEWER
—	WATER MAIN
—	ELECTRIC LINE
—	FORCE MAIN
—	GAS LINE
—	OVERHEAD WIRE
—	FENCE
—	TREE LINE
○	WETLANDS
○	MANHOLE (MH)
○	CATCH BASIN (CB)
○	FLARED END SECTION (FES)
○	VALVE BOX (VB)
○	CLEANOUT (CO)
○	GAS VALVE (GV)
○	FIRE HYDRANT (FH)
○	ELECTRIC MANHOLE (EMH)
○	HANDHOLE (HH)
○	POWER POLE (PP)
○	GUY WIRE (GW)
○	CABLE PEDESTAL (PEDC)
○	ELECTRIC PEDESTAL (PEDE)
○	TELEPHONE PEDESTAL (PEDT)
○	TRANSFORMER
○	MAILBOX (MB)
○	DECIDUOUS TREE (SIZE IN INCHES)
○	CONIFEROUS TREE (SIZE IN INCHES)
○	SOIL BORING
○	CONTOUR LINE
○	SPOT ELEVATION
○	PAVEMENT ELEVATION
○	TOP OF CURB ELEVATION
○	TOP OF DEPRESSED CURB ELEVATION
○	WALK ELEVATION
○	CURB AND GUTTER
○	CHAIN LINK FENCE
○	ELECTRIC METER
○	PUBLIC UTILITY & DRAINAGE EASEMENT
○	DRAINAGE & UTILITY EASEMENT
○	GAS METER
○	INVERT
○	POLYVINYL CHLORIDE PIPE
○	REINFORCED CONCRETE PIPE
○	SANITARY
○	STORM
○	TRANSFORMER
○	CONCRETE (CONC)
○	GRAVEL
○	HOT MIX ASPHALT (HMA)
○	BUILDING
○	DEPRESSED CURB

NOTES:

- THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER VTW2503295, DATED JUNE 6, 2025.
- THE BASIS OF BEARINGS IS INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 2011 ZONE 1032 (INDIANA WEST).
- CONTOURS SHOWN WITHIN TREE LIMITS PER PORTER COUNTY CONTOURS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS, PANEL NUMBER 18127C0108D, DATED SEPTEMBER 30, 2015, THE SCALED LOCATION OF THE PARCEL SHOWN HEREON IS IN ZONE "X", OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- CONTACT INDIANAS811 AT 800-382-5544 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- TOPOGRAPHY IS BASED ON FIELD WORK COMPLETED ON 07-28-25.
- OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
- THIS SURVEY IS NOT INTENDED TO REPRESENT A BOUNDARY, RETRACEMENT, OR LOCATION REPORT. SEE BOUNDARY SURVEY PREPARED BY MACKIE CONSULTANTS, LLC PROJECT NUMBER 5225 DATED 08/28/25.

BENCHMARKS:

SITE BENCHMARKS ARE NAVD83 DATUM

SITE BENCHMARK #CP5:
IRON ROD ON EAST SIDE OF COUNTY ROAD 250 W APPROXIMATELY 47.08 FEET NORTH AND 20.21 FEET EAST FROM COUNTY ROAD 250 W AND W STATE ROAD 130 INTERSECTION.
ELEVATION = 689.01

SITE BENCHMARK #CP16:
MAG IN HMA PATH ON SOUTH SIDE OF RIVERWOOD ROAD APPROXIMATELY 33.07 FEET EAST AND 35.07 FEET SOUTH FROM COUNTY ROAD 250 W AND RIVERWOOD ROAD INTERSECTION.
ELEVATION = 682.63

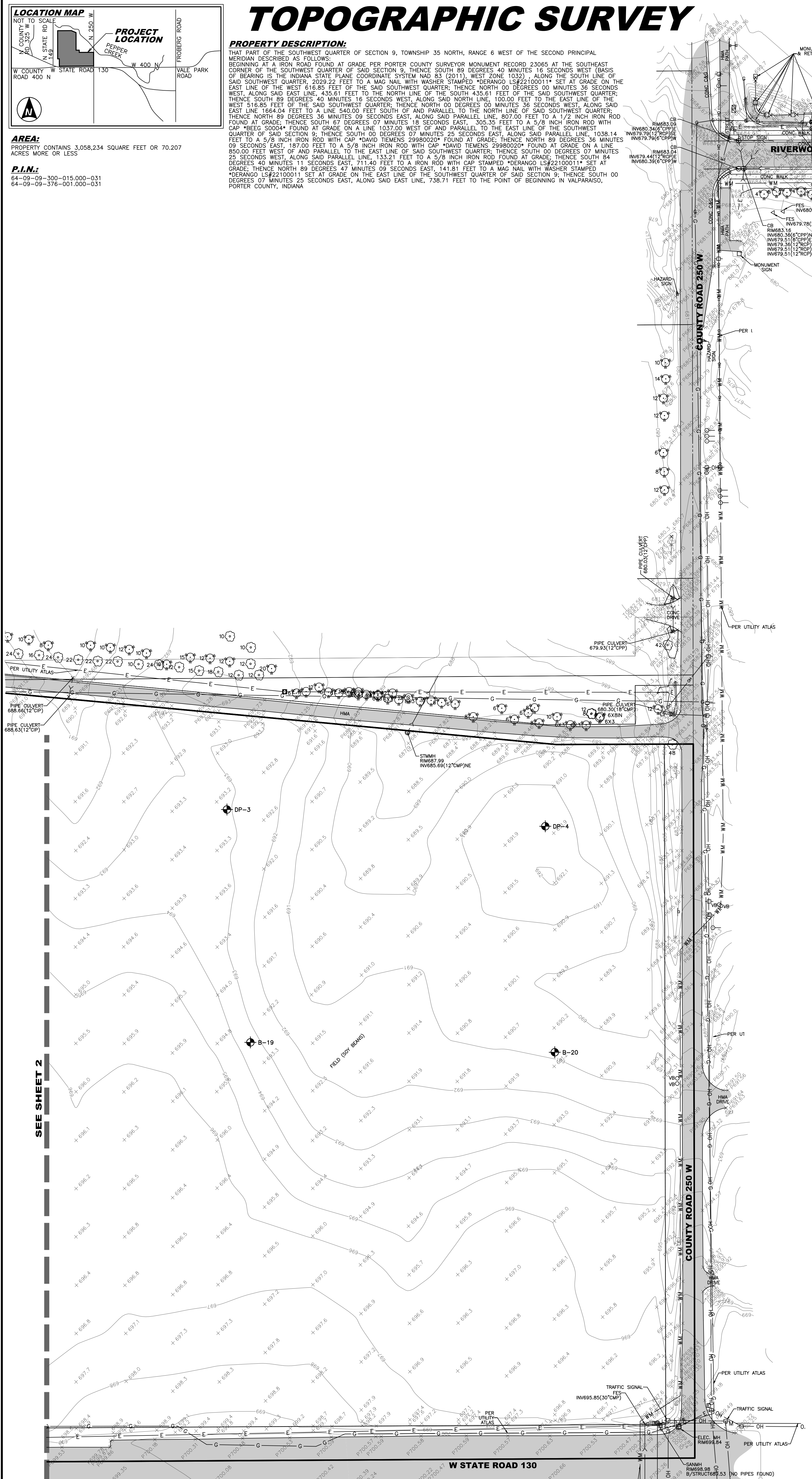
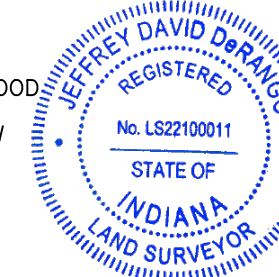
STATE OF ILLINOIS
COUNTY OF COOK

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PREPARED THE TOPOGRAPHY OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY AND TOPOGRAPHY.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF

AUGUST, 2025, IN ROSEMONT, ILLINOIS.

JERREY D. DERANGO
E.M.C.: derango@mackieconsult.com
INDIANA PROFESSIONAL LAND SURVEYOR NUMBER 22100011
LICENSE EXPIRES: JULY 31, 2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT INDIANA MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.



LUKE LAND, LLC

3592 N HOBART ROAD

HOBART, INDIANA



Mackie Consultants, LLC

9575 W. Higgins Road, Suite 500

Rosemont, IL 60018

(847)696-1400

www.mackieconsult.com

DESIGNED	-
DRAWN	HDC
APPROVED	JDD
DATE	08/06/2025
SCALE	1" = 50'

TOPOGRAPHIC SURVEY

TOWER ROAD AND STATE ROAD 130

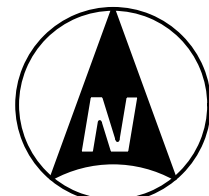
VALPARAISO, INDIANA

SHEET	1	OF	4
PROJECT NUMBER:	5225		
© MACKIE CONSULTANTS, LLC, 2025			
ILLINOIS FIRM LICENSE 184-002694			

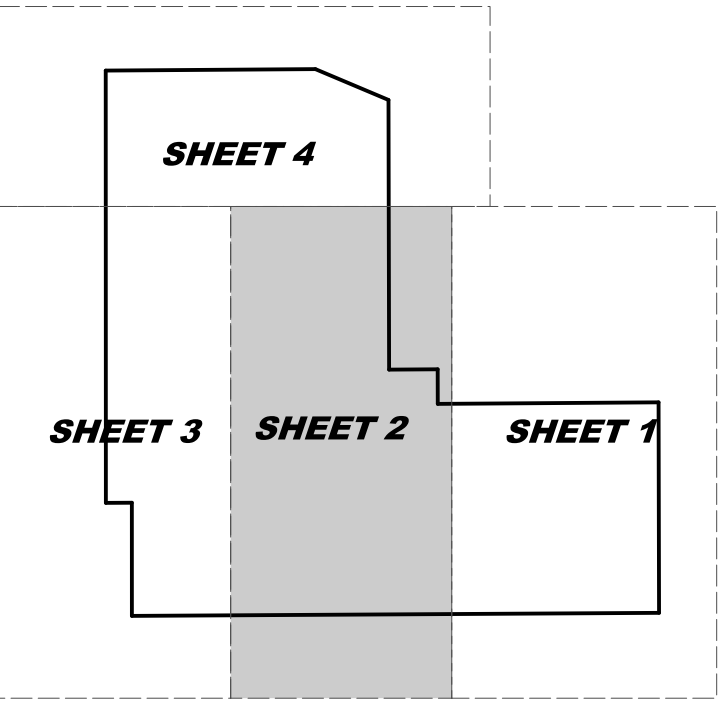
TOPOGRAPHIC SURVEY

LEGEND:

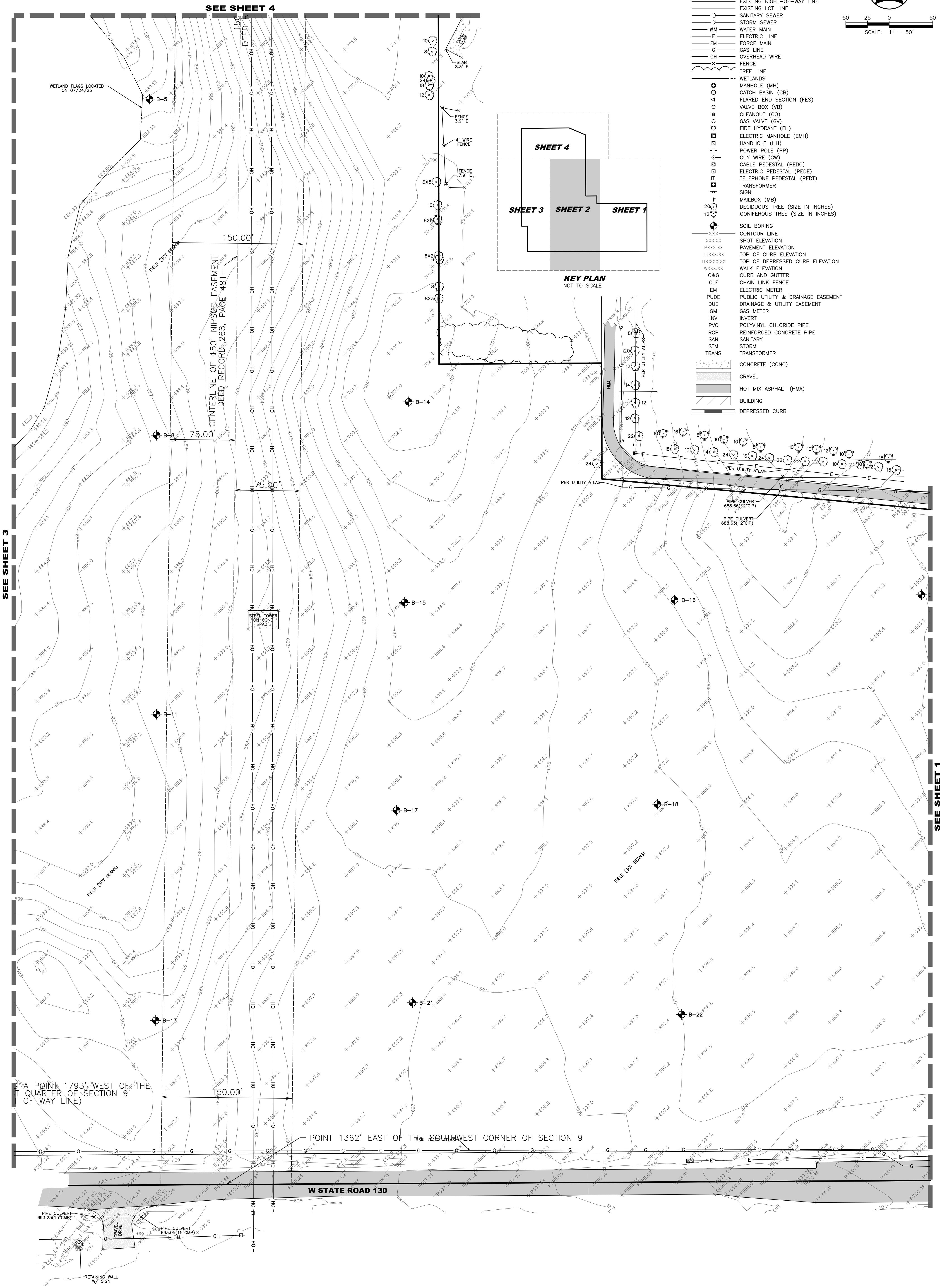
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- ELECTRIC LINE
- FORCE MAIN
- GAS LINE
- OVERHEAD WIRE
- FENCE
- TREE LINE
- WETLANDS
- MANHOLE (MH)
- CATCH BASIN (CB)
- FLARED END SECTION (FES)
- VALVE BOX (VB)
- CLEANOUT (CO)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- HANDHOLE (HH)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER SIGN
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- SOIL BORING
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSION CURB ELEVATION
- WALK ELEVATION
- CURB AND GUTTER
- CHAIN LINK FENCE
- CLF
- EM
- PUDE
- DUE
- GM
- INV
- PVC
- RCP
- SAN
- STM
- TRANS
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB



50 25 0 50
SCALE: 1" = 50'



KEY PLAN
NOT TO SCALE



POINT 1793' WEST OF THE
1/4 QUARTER OF SECTION 9
OF WAY LINE

POINT 1362' EAST OF THE SOUTHWEST CORNER OF SECTION 9

W STATE ROAD 130

LUKE LAND, LLC
3592 N HOBART ROAD
HOBART, INDIANA



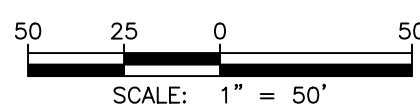
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DESIGNED	-
DRAWN	HDC
APPROVED	JDD
DATE	08/06/2025
SCALE	1" = 50'

TOPOGRAPHIC SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

SHEET	2 OF 4
PROJECT NUMBER:	5225
© MACKIE CONSULTANTS, LLC, 2025	
ILLINOIS FIRM LICENSE 184-002694	

SEE SHEET 4



	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
)	SANITARY SEWER
-	STORM SEWER
WM	WATER MAIN
E	ELECTRIC LINE
FM	FORCE MAIN
G	GAS LINE
OH	OVERHEAD WIRE
X	FENCE
(X)	TREE LINE
	WETLANDS
⊙	MANHOLE (MH)
<	CATCH BASIN (CB)
◊	FLARED END SECTION (FES)
○	VALVE BOX (VB)
●	CLEANOUT (CO)
○	GAS VALVE (GV)
⦿	FIRE HYDRANT (FH)
⊖	ELECTRIC MANHOLE (EMH)
H	HANDHOLE (HH)
⌚	POWER POLE (PP)
—○—	GUY WIRE (GW)
▣	CABLE PEDESTAL (PEDC)
▢	ELECTRIC PEDESTAL (PEDE)
☐	TELEPHONE PEDESTAL (PEDT)
□	TRANSFORMER
△	SIGN
P	MAILBOX (MB)
20"	DECIDUOUS TREE (SIZE IN INCHES)
12"	CONIFEROUS TREE (SIZE IN INCHES)
⬤	SOIL BORING
XXX	CONTOUR LINE
XXXX.XX	SPOT ELEVATION
PXXXX.XX	PAVEMENT ELEVATION
TCXXX.XX	TOP OF CURB ELEVATION
TDXXX.XX	TOP OF DEPRESSION CURB ELEVATION
XXXX.XX	WALK ELEVATION
C&G	CURB AND GUTTER
CLF	CHAIN LINK FENCE
EM	ELECTRIC METER
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
GM	GAS METER
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY
STM	STORM
TRANS	TRANSFORMER
[Pattern]	CONCRETE (CONC)
[Pattern]	GRAVEL
[Pattern]	HOT MIX ASPHALT (HMA)
[Pattern]	BUILDING
[Pattern]	DEPRESSED CURB



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DESIGNED	-
DRAWN	HDC
APPROVED	JDD
DATE	08/06/2025

TOPOGRAPHIC SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

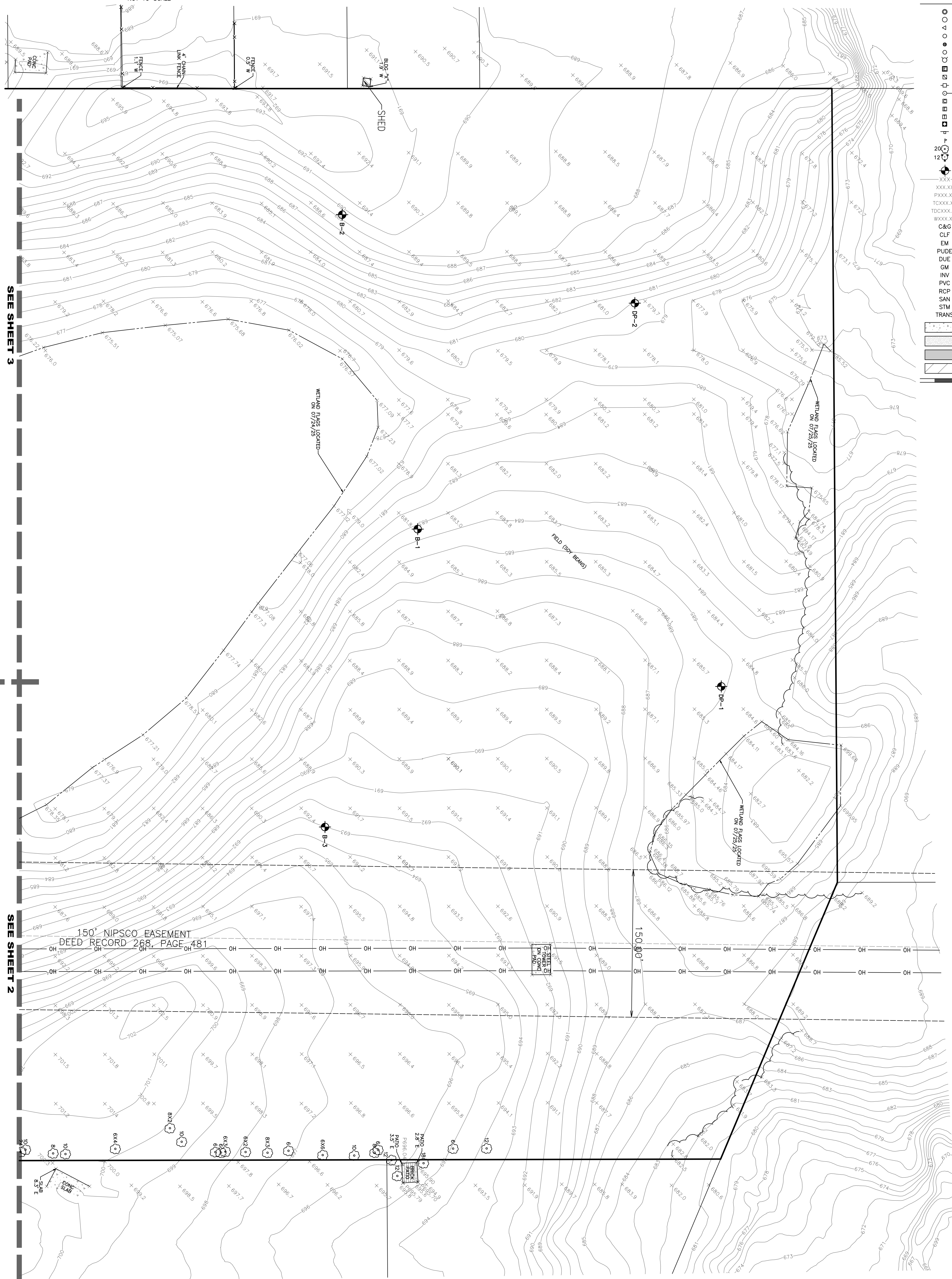
SHEET
3 OF **4**

PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE 184-002694	



LEGEND:

- | | |
|--|------------------------------------|
| | BOUNDARY LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING LOT LINE |
| | SANITARY SEWER |
| | STORM SEWER |
| | WATER MAIN |
| | ELECTRIC LINE |
| | FORCE MAIN |
| | GAS LINE |
| | OVERHEAD WIRE |
| | FENCE |
| | TREE LINE |
| | WETLANDS |
| | MANHOLE (MH) |
| | CATCH BASIN (CB) |
| | ELATED SECTION (FES) |
| | VALVE BOX (VB) |
| | CLEANOUT (CO) |
| | GAS VALVE (GV) |
| | FIRE HYDRANT (FH) |
| | ELECTRIC MANHOLE (EMH) |
| | HANDHOLE (HH) |
| | POWER POLE (PP) |
| | GUY WIRE (GW) |
| | CABLE PEDESTAL (PEDC) |
| | ELECTRIC PEDESTAL (PEDE) |
| | TELEPHONE PEDESTAL (PETD) |
| | TRANSFORMER |
| | SIGN |
| | MAILBOX (MB) |
| | DECIDUOUS TREE (SIZE IN INCHES) |
| | CONIFEROUS TREE (SIZE IN INCHES) |
| | SOIL BORING |
| | CONTOUR LINE |
| | SPOT ELEVATION |
| | PAVEMENT ELEVATION |
| | TOP OF CURB ELEVATION |
| | TOP OF DEPRESSED CURB ELEVATION |
| | WALK ELEVATION |
| | CURB AND GUTTER |
| | CHAIN LINK FENCE |
| | ELECTRIC METER |
| | PUBLIC UTILITY & DRAINAGE EASEMENT |
| | DRAINAGE & UTILITY EASEMENT |
| | GAS METER |
| | INVERT |
| | POLYVINYL CHLORIDE PIPE |
| | REINFORCED CONCRETE PIPE |
| | SANITARY |
| | STORM |
| | TRANSFORMER |
| | CONCRETE (CONC) |
| | GRAVEL |
| | HOT MIX ASPHALT (HMA) |
| | BUILDING |
| | DEPRESSED CURB |



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			DESIGNED	-
			DRAWN	HDC
			APPROVED	JDD
			DATE	08/06/2025
DATE	DESCRIPTION OF REVISION	RY	SCALE	1" = 50'

TOPOGRAPHIC SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

SHEET

4 OF 4

PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE 184-002694	

ZONING PLAT

PROPERTY DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT A IRON ROAD FOUND AT GRADE PER PORTER COUNTY SURVEYOR MONUMENT RECORD 23065 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 2029.22 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE WEST 616.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 435.61 FEET TO THE NORTH LINE OF THE SOUTH 435.61 FEET OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, 100.00 FEET TO THE EAST LINE OF THE WEST 516.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE 1664.04 FEET TO A LINE 540.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, 807.00 FEET TO A 1/2 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 67 DEGREES 07 MINUTES 18 SECONDS EAST, 305.35 FEET TO A 5/8 INCH IRON ROD WITH CAP "BEEG S0004" FOUND AT GRADE ON A LINE 1037.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 1038.14 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 187.00 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE ON A LINE 850.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 133.21 FEET TO A 5/8 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 84 DEGREES 40 MINUTES 11 SECONDS EAST, 711.40 FEET TO A IRON ROD WITH CAP STAMPED "DERANGO LS#22100011" SET AT GRADE; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST, 141.81 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 738.71 FEET TO THE POINT OF BEGINNING IN VALPARAISO, PORTER COUNTY, INDIANA

PROPOSED ZONING GROSS AREA:

GR - GENERAL RESIDENTIAL: 66.016 ACRES
CG - COMMERCIAL, GENERAL: 4.192 ACRES

LEGEND:

- BOUNDARY LINE
- APPARENT RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- CHORD BEARING
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- PROPOSED GR - GENERAL RESIDENTIAL ZONING
- PROPOSED CG - COMMERCIAL, GENERAL ZONING

EXISTING ZONING:

RU - RURAL

PROPOSED ZONING:

GR - GENERAL RESIDENTIAL
CG - COMMERCIAL, GENERAL

NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON IS FROM BOUNDARY SURVEY PREPARED BY MACKIE CONSULTANTS, LLC. DATED AUGUST 28, 2025. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. CTNW2503295 WITH A COMMITMENT DATE OF JUNE 6, 2025.
- THE BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 2011 ZONE 1302 (INDIANA WEST).
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN INDIANA PROFESSIONAL DESIGN FIRM NO. 2011061400668.00, HEREBY CERTIFY THAT THIS ZONING PLAT IS PREPARED WITH OFFICIAL RECORDS AND IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF AUGUST, 2025 IN ROSEMONT, ILLINOIS.

MACKIE CONSULTANTS LLC

MICHAEL FREIDEL
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS22500029
LICENSE EXPIRES: JULY 31, 2026

CLIENT:



3592 HOBART ROAD
HOBART, INDIANA 46342



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

			DESIGNED	MTL
			DRAWN	MJF
			APPROVED	JDD
			DATE	08/28/2025
			SCALE	1" = 150'
DATE	DESCRIPTION OF REVISION	BY		

ZONING PLAT VALPARAISO, INDIANA

SHEET	
1 OF 1	
PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE 184-002694	

FOR TRUE SCALE FULL SIZE PRINT IS 18 X 24





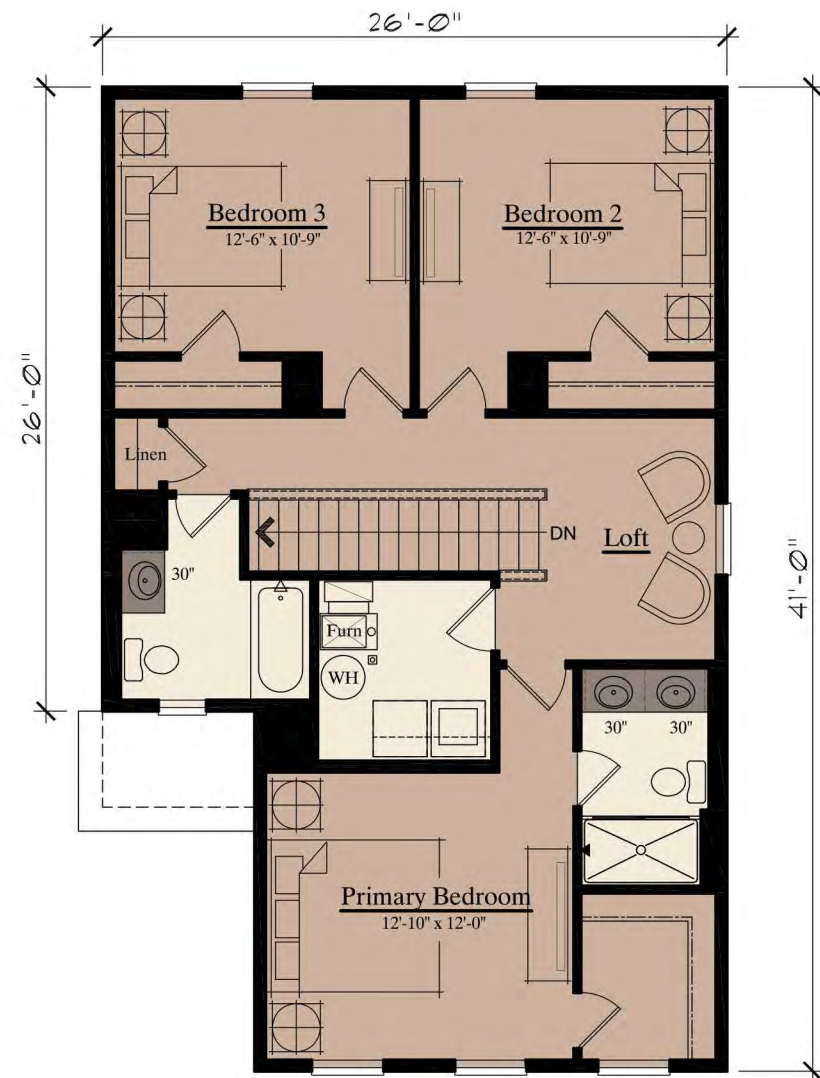
ELEVATION C



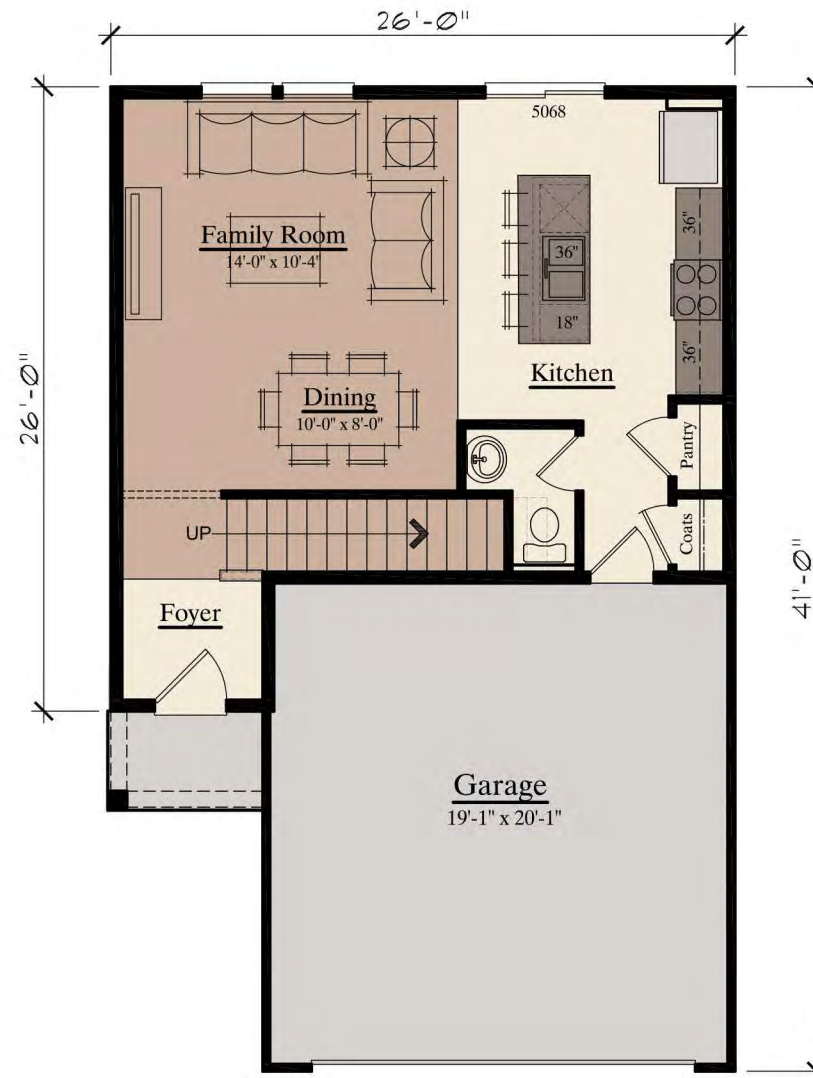
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



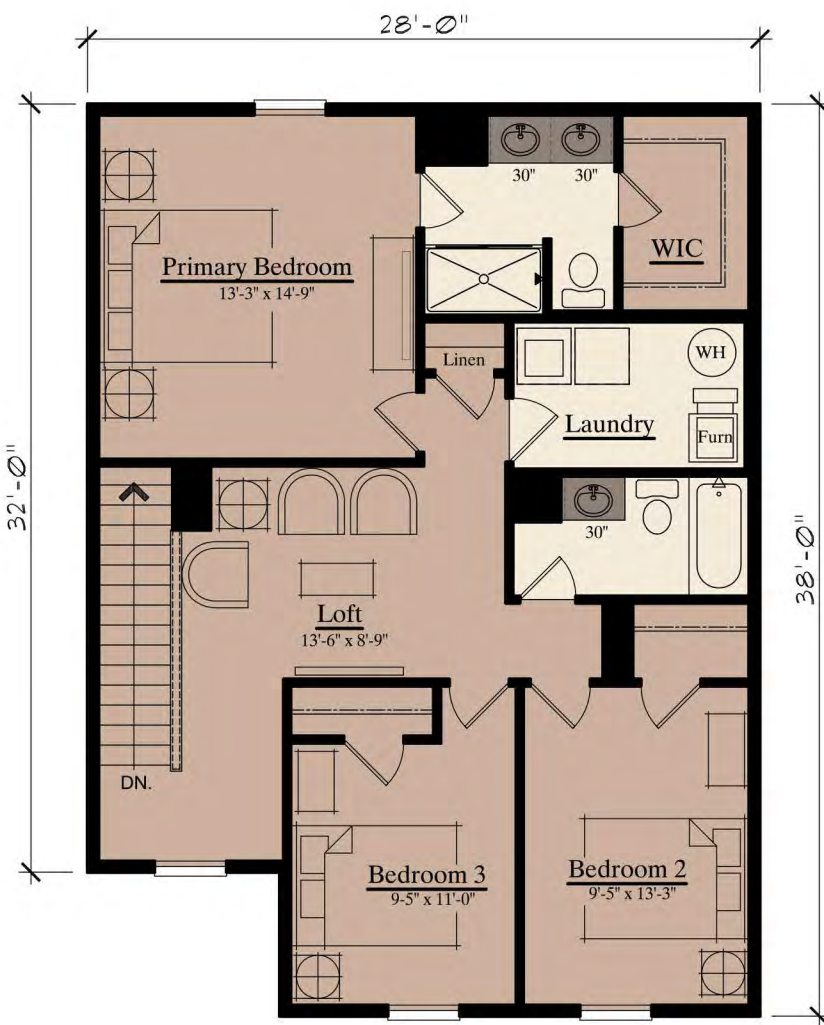
1st FLOOR PLAN

THE 1508 PLAN

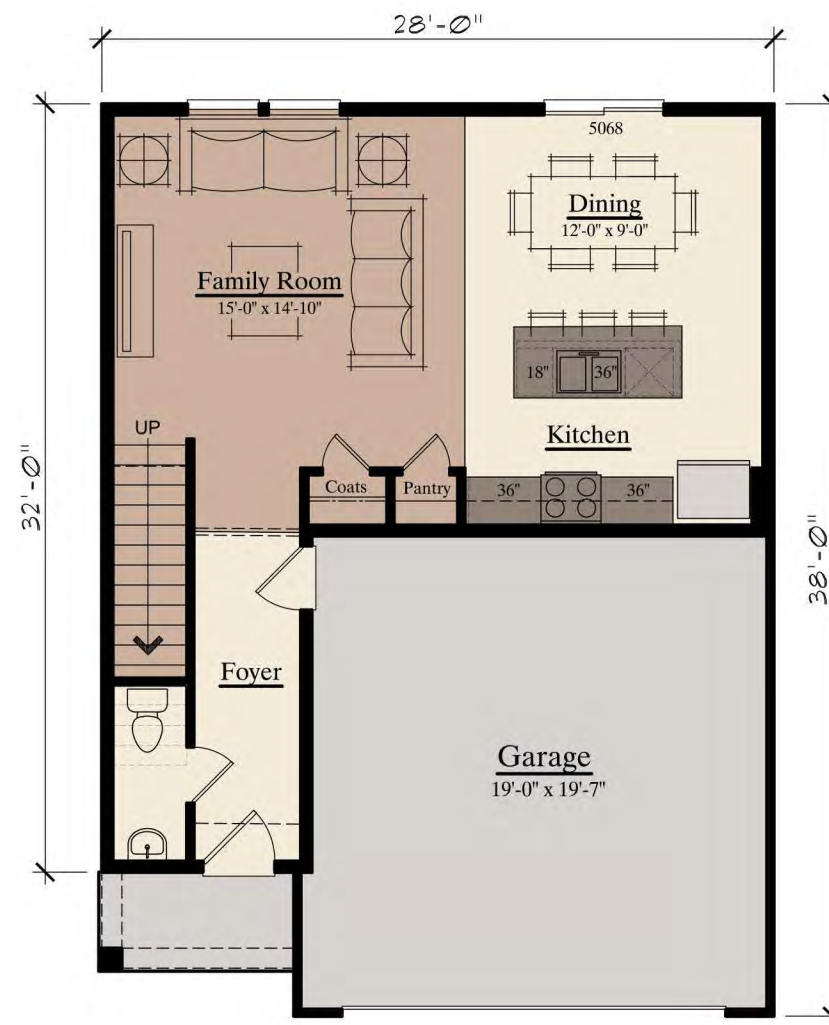
30' CORE PLANS

5/10/2024

1,508 sf



2nd FLOOR PLAN



1st FLOOR PLAN

1,625 sf



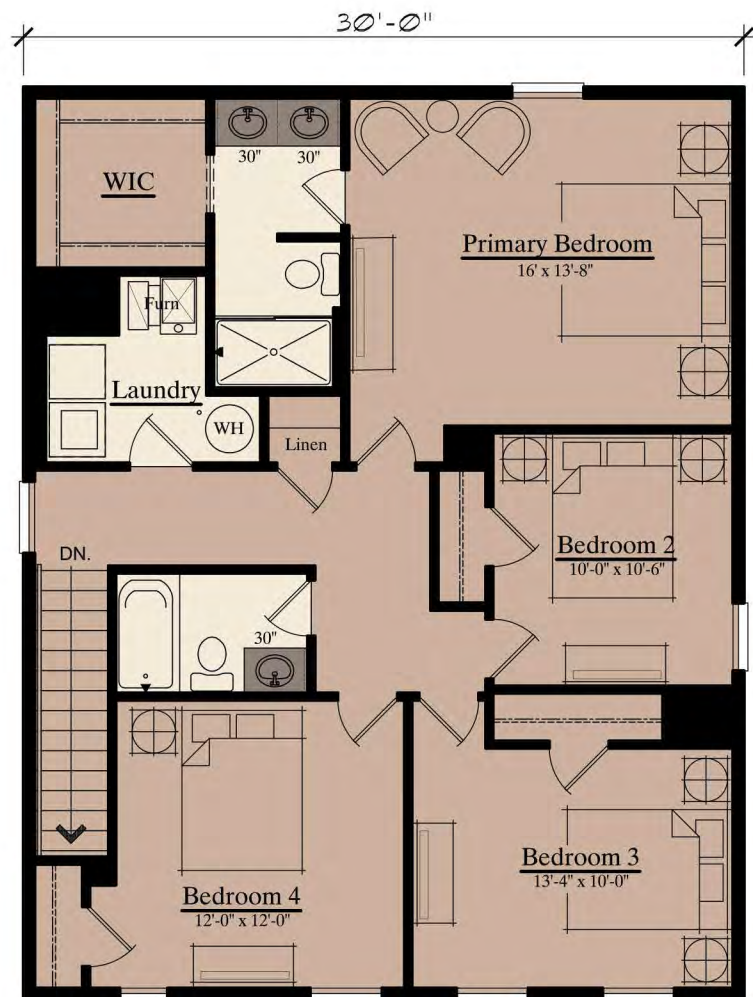
ELEVATION C



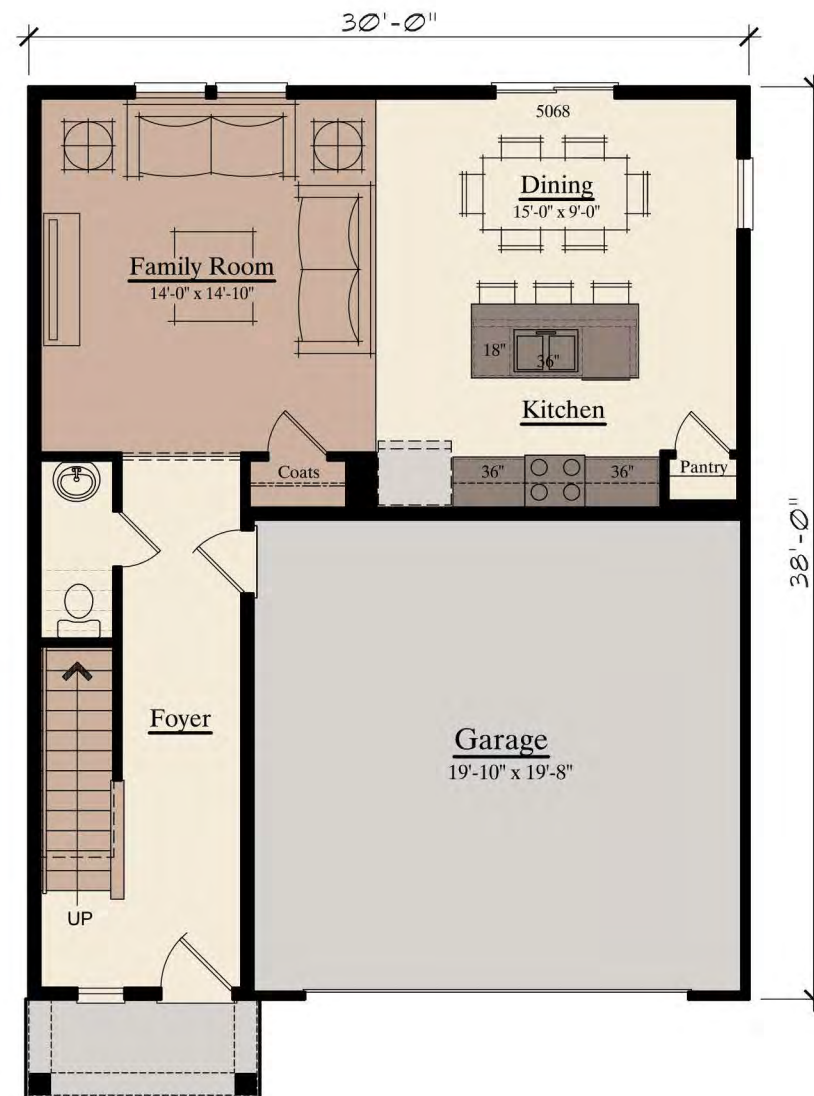
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN

1,829 sf



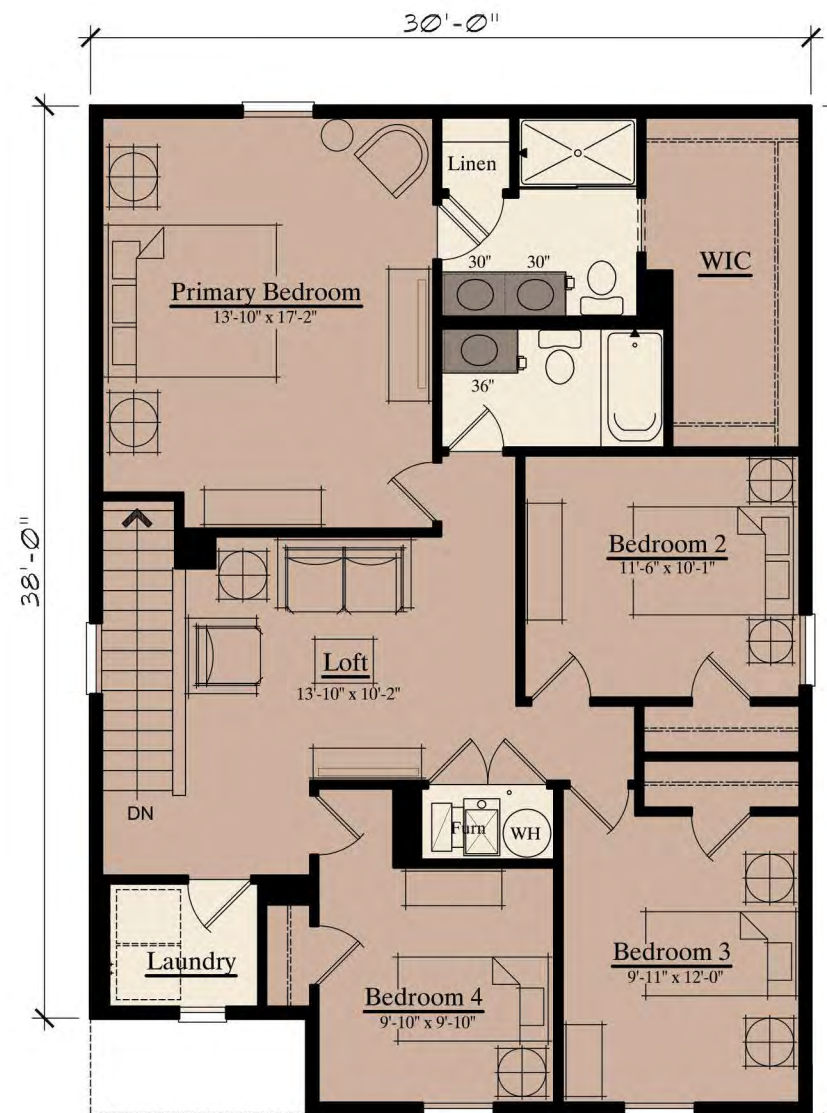
ELEVATION C



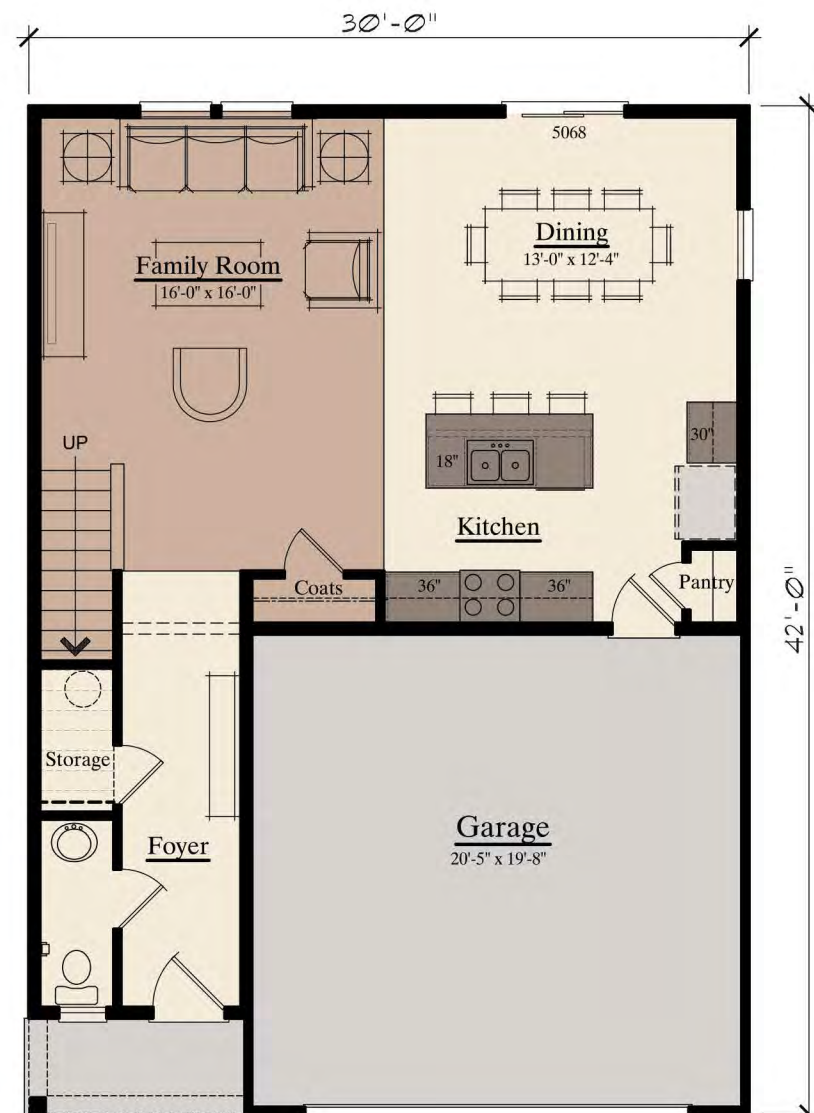
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN



ELEVATION C



ELEVATION B



ELEVATION A

T H E B R O A D M O O R

30' CORE PLANS

5/10/2024

1,995 sf



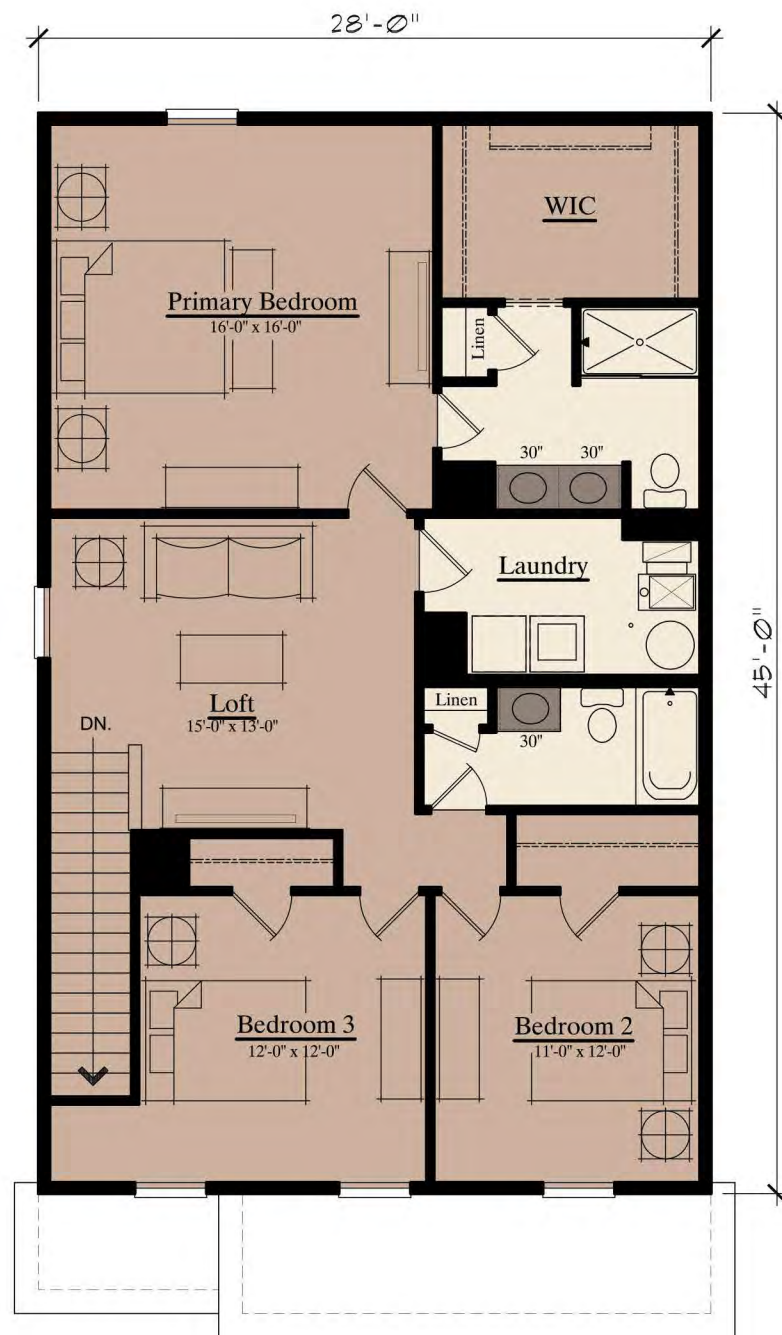
ELEVATION C



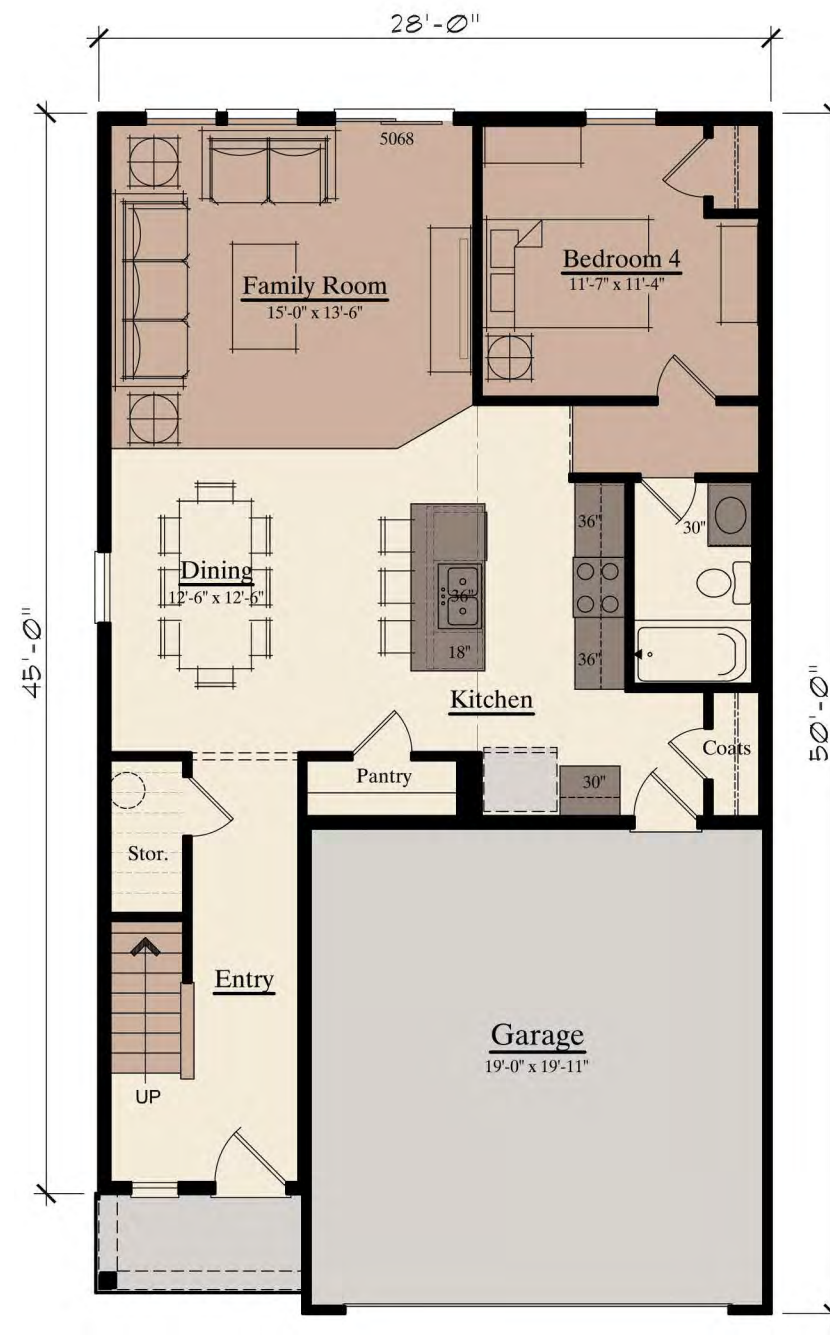
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN

T H E D A V I D S O N

30' CORE PLANS

5/10/2024

2,178 sf

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

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 #: PUDA25-002

Application Filing Fee: _____

Date Filed: 9 / 17 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address: _____

See Attached List of Addresses

Description of Location of Property _____

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

Parcel/Tax Duplicate Number: _____

See Attached List of Parcel Numbers

Subdivision (if Applicable): _____

Dimensions of Property:

Front: Irregular Depth: Irregular

Property Area (sq. ft./acres: +/- 5.183 acres

Subject Property ~~fronts~~ is north of Manchester Meadows between (streets) between Vale Park Rd. and Old Oak Drive

Zoning District (Current): PUD

Zoning District (Proposed): _____

Zoning of Adjacent Properties:

North: PUD South: PUD

East: PUD West: PUD

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

2700 Valparaiso Street #2412

Phone: 219-250-6501

Valparaiso, Indiana 46384

Email: todd@leeth.law

PROPERTY OWNER INFORMATION

Applicant Name: Same as Applicant

Address: _____

Phone: _____

Email: _____

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

Lots CS-1 thru Lot CS-31, inclusive in the Secondary Development Plan of The Brooks at Vale Park – Phase 3 recorded May 14, 2025 as Document No. 2025-007920 in the Office of the Recorder of Porter County, Indiana.

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

9/17/25

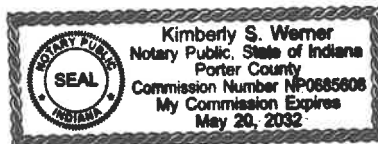
Date

Todd A. Leeth, Attorney for Petitioner/Owner

Printed Name

Subscribed and sworn to before me this 17th day of September, 2025.

Kimberly S. Werner
Notary Public



My Commission Expires: _____

Application for Amendment
to the Alternate Plan for Phase 3 to the Brooks PUD Ordinance

Applicant: The Brooks Land LLC
 c/o Todd A. Leeth
 Leeth Law LLC
 2700 Valparaiso Street, #2412
 Valparaiso, Indiana 46384

Contents:

1. Application to Approve a Plat Amendment
2. Parcel Numbers and Site Address for subject site
3. Amendment to Alternate Plan for Phase 3 Lot Standards
4. Property Owner List of interested parties within 300 feet
5. Vicinity Map

This Instrument Prepared By:

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



THE BROOKS AT VALE PARK PHASE 3



Amendment to Alternate Plan for Phase 3 Lot Standards

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 specific development standards on 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, on March 4, 2025 the Valparaiso Plan Commission of 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 Alternate Plan and Secondary Development Plan for The Brooks at Vale Park – Phase Three; 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.

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"); and the Developer has petitioned for and seeks the following amendment to the Amendment to the Alternative Plan for Phase 3 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 Amendment to 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. Revision to Lot Standards – Development Standards for CS Lots.

- (a) The Alternate Plan approved March 4, 2025 provided, *inter alia*, an increase the front yard setback to 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. The purpose of this change was to ensure that each driveway on said lots would be no less than twenty feet (20') in length and in doing so, Petitioner and the Plan Commission and its staff anticipated a typical house design as shown below in Figure 1, where the garage protrudes from the home and is closet to the right-of-way.

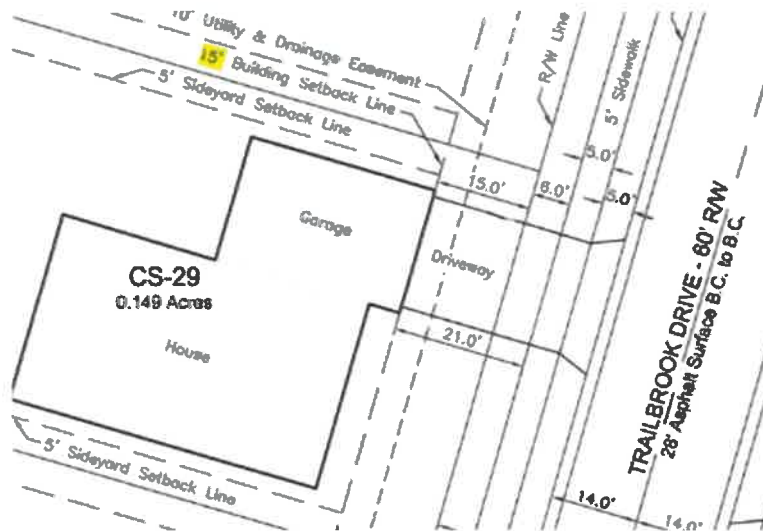


Figure 1

Figure 1 is an excerpt that was used by the City Engineer and City Plan Commission staff, along with Peititioner's working group to determine the terms of the Alternate Plan and the lots affected. Petitioner has now determined a house type that is unique and distinctive and includes four (4) housing styles which are age group targeted with outdoor living to include a prominent front porch which extends beyond the garage of one (1) or more of the new home styles. This home style will ensure that each driveway will exceed twenty feet (20'), the original purpose and goal of the Alternate Plan when the setback was increased to fifteen feet (15').

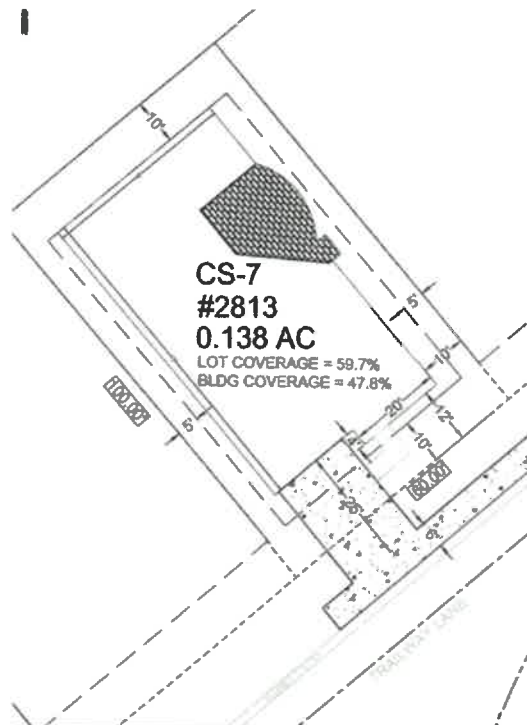


Figure 2

Figure 2 shows the dimensions of a typical layout for the Promenade home style with the prominent front porch. A rendering of the Promenade front elevation is shown on Exhibit "A" attached hereto and incorporated herein. Therefore, 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 further amended to return the front yard setback from 15 feet to 10 feet for **Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14** located in the Cottage Home Subdistrict; provided that each lot shall provide a driveway no less than twenty feet (20') in length.

- (b) Exhibit "B" depicts the home style floor plan layout with an interior courtyard in lieu of a rear patio or deck. The house does not have any rear access or backdoor whatsoever. (See Exhibit "B"). To the extent that this Amendment is inconsistent with the Alternate Plan and Schedule 1 to The Brooks PUD Ordinance, the rear yard setback in Section 6.5 is hereby amended to reduce the rear yard setback from 15 feet to 10 feet for the Cottage Home Subdistrict located within Phase 3.

Section 4. Consideration of Amendment to Alternate Plan by Plan Commission.

On or about October 7, 2025, the Plan Commission did conduct a public hearing pursuant to the rules of the Plan Commission to consider the Amendment to Alternate Plan – 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 amendment to the alternate plan:

- (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 5. 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 6. Effective Date. This Amendment to Alternate Plan shall be in full force and effect after its passage and approval by the Plan Commission for the City of Valparaiso.

APPROVAL

This Amendment to Alternate Plan for Phase 3 Lot Standards 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



September 17, 2025

<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Tango/TCW Development 19369/Beauty Creek Project -I/Phase 3 Lot Revisions - Flex Area + 10-2024/Amendment Second to Alt Plan for Phase 3 Lot Revisions 2025-09-16.docx>

Vicinity Map

