

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, MAY 18, 2022 - 5:30 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement: In case of an emergency, exit the Auditorium, proceed to the nearest exit, and exit the building. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.

IV. Record of those present

V. Communications

VI. Minutes

VII. Old Business

VIII. New Business

1. 22-FS-07 PC – Thomas DeMichael, Owner/Petitioner – Magnolia Acres

Located approximately 2/10 of a mile south of 157th Avenue on the east side of Colorado Street, a/k/a 15727 Colorado Street in Eagle Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

2. 22-FS-08 PC – Patriot Partners INC, Owner and Patriot Partners INC - Greg Fox, Petitioner – R2S Subdivision

Located approximately 1/10 of a mile west of Grant Street (IN 55) on the north side of 181st Avenue in Cedar Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. 22-FS-09 PC – Dipakkumar Patel, Owner and DG Partners, LLC, Petitioner – DG Dyer Subdivision

Located approximately ½ mile east of State Line Road on the south side of 101st Avenue, a/k/a 15177 W. 101st Avenue in Hanover Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

4. 22-PS-09 PC – DG Partners LLC, Owner/Petitioner – DG Gary Subdivision

Located at the southwest quadrant at the intersection of Ridge Road and Ross Road, a/k/a 5555 W. Ridge Road in Calumet Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

5. 22-W-08 PC – Gregory and Diane C. Hovan, Owners/Petitioners – K & S Acres

Located at the southwest quadrant at the intersection of 139th Avenue and Arizona Street in Winfield Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow a subdivision with an excessive depth-to-width ratio and irregular lot shape.

approved_____ denied_____ deferred_____ vote_____

6. 22-W-09 PC – Gregory and Diane C. Hovan, Owners/Petitioners – K & S Acres

Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (c) Street Improvements, Appendix D (c), concerning shoulder and ditch improvements.

Purpose: To waive the requirement for shoulder and ditch improvements along 139th Avenue and Arizona Street

approved_____ denied_____ deferred_____ vote_____

7. 22-PS-10 PC – Gregory and Diane C. Hovan, Owners/Petitioners – K & S Acres

Located as above.

Request: Primary Approval

Purpose: Subdivision (3 lots)

approved_____ denied_____ deferred_____ vote_____

8. **22-W-10 PC – Sam and Aly Wayne, Owners/Petitioners – Twin Oak Farm**
Located approximately 9/10 of a mile south of 109th Avenue on the east side of Burr Street in Center Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow a subdivision with an irregular lot shape.

approved_____ denied_____ deferred_____ vote_____

9. **22-W-11 PC – Sam and Aly Wayne, Owners/Petitioners – Twin Oak Farm**
Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (c) Street Improvements, Appendix D (c), concerning shoulder and ditch improvements.

Purpose: To waive the requirement for shoulder and ditch improvements along Burr Street.

approved_____ denied_____ deferred_____ vote_____

10. **22-PS-11 PC – Sam and Aly Wayne, Owners/Petitioners – Twin Oak Farm**
Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

11. **22-W-12 PC – Brandon Arnold LLC, Owner/Petitioner – 11127 Wicker Addition**
Located approximately 3/10 of a mile south of 109th Avenue on the east side of US 41 (Wicker Blvd.), a/k/a 11727 Wicker Boulevard in Hanover Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow a subdivision with an irregular lot shape.

approved_____ denied_____ deferred_____ vote_____

12. **22-W-13 PC – Brandon Arnold LLC, Owner/Petitioner – 11127 Wicker Addition**
Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (b) Minimum Design Standards, right-of-way width, 75 feet required, 46 feet requested.

Purpose: To allow a subdivision right-of-way of 46 feet.

approved_____ denied_____ deferred_____ vote_____

13. **22-PS-12 PC – Brandon Arnold LLC, Owner/Petitioner – 11127 Wicker Addition**
 Located as above.
- Request:** Primary Approval
- Purpose:** Subdivision (1 lot)
- approved_____ denied_____ deferred_____ vote_____
14. **22-W-16 PC – Rob Rosenbaum and Ronna Lukasik-Rosenbaum, Owners/Petitioners – Rosenbaum Estates**
 Located approximately ½ mile south of 169th Avenue on the east side of State Line Road in West Creek Township.
- Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.
- Purpose:** To allow an irregularly shaped subdivision lot.
- approved_____ denied_____ deferred_____ vote_____
15. **22-W-17 PC Rob Rosenbaum and Ronna Lukasik-Rosenbaum, Owners/Petitioners – Rosenbaum Estates**
 Located as above.
- Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (c), Street Improvements, Appendix D (c), concerning Shoulder & Ditch Improvements,
- Purpose:** To waive the requirement for shoulder and ditch improvements along State Line Road.
- approved_____ denied_____ deferred_____ vote_____
16. **22-PS-13 PC – Rob Rosenbaum and Ronna Lukasik-Rosenbaum, Owners/Petitioners – Rosenbaum Estates**
 Located as above.
- Request:** Primary Approval
- Purpose:** Subdivision (2 lots)
- approved_____ denied_____ deferred_____ vote_____
17. **22-PS-14 PC – Ryan and Victoria Webb, Owners/Petitioners – Stove Pipe Acres**
 Located approximately 2/10 of a mile west of Holtz Road on the south side of 161st Avenue in Cedar Creek Township.
- Request:** Primary Approval
- Purpose:** Subdivision (1 lot)
- approved_____ denied_____ deferred_____ vote_____

18. 22-ZC-06 PC – Olson Property Services, Inc., Owner and McMahon Associates, Petitioner

Located approximately 2/10 of a mile west of Rutledge Street on the south side of 45th Avenue, a/k/a 2701 W. 45th Avenue in Calumet Township.

Request: Zone Change from M-1 (Light Industrial Zone) and R-3 (One to Four Family Zone) to B-3 (General Business Zone).

Purpose: To allow a commercial development.

favorable_____ unfavorable_____ deferred_____ vote_____

19. 22-ZC-09 PC – 15205 Wicker Ave, LLC, Owner/Petitioner

Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West Creek Township.

Request: Zone Change from CDD (Conditional Development District) to CDD (Conditional Development District).

Purpose: To allow for a reduction of the current CDD (Conditional Development District) Zoning area.

favorable_____ unfavorable_____ deferred_____ vote_____

20. 22-ZC-10 PC – 15205 Wicker Ave, LLC, Owner/Petitioner

Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West Creek Township.

Request: Zone Change from CDD (Conditional Development District) to B-3 (General Business Zone)

Purpose: To allow a proposed storage unit facility.

favorable_____ unfavorable_____ deferred_____ vote_____

21. 22-SE-02 PC – Marquette Property Corporation, Owner and Jack Havlin, Petitioner

Located approximately 4/10 of a mile south of 61st Avenue on the west side of Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

Request: Revision to a Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Uses Permitted by Special Exception.

Purpose: To allow a revision to a Recreational Special Exception for construction of a pavilion.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. 22-SDP-09 PC – T-Mobile, Owner/Petitioner

Located approximately 3/10 of a mile south of 109th Avenue on the east side of Lake Shore Drive, a/k/a 1048 Lakeshore Drive in Winfield Township.

Purpose: Temporary Tower for Existing T-Mobile Equipment on Water Tower.

2. 22-SDP-10 PC – Samuil Kirov, Owner/Petitioner

Located at the northeast quadrant at the intersection of 47th Avenue and Roosevelt Street, a/k/a 2138-2140 W. 47th Avenue in Calumet Township.

Purpose: Fence for Commercial Storage.

3. 22-SDP-11 PC – American Tower, Owner and SMJ International, Petitioner

Located at the northeast quadrant at the intersection of 157th Avenue and Wicker Avenue (U.S. 41), a/k/a 10409 W. 157th Avenue in West Creek Township.

Purpose: Verizon Equipment Upgrade at Existing American Tower Wireless Site.

4. 22-SDP-12 PC – Stream's Edge Property LLC, Owner and Renier Construction, Petitioner

Located approximately 1/10 of a mile west of Mississippi on the north side of 181st Avenue, a/k/a 1300 E. 181st Avenue in Eagle Creek Township.

Purpose: Building Additions – Terminal Building, Office Area and Maintenance Building.