

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, SEPTEMBER 18, 2024 - 5:30 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

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

IV. Record of those present

V. Communications

VI. Minutes

VII. Old Business

VIII. New Business

1. 24-PS-01 PC – Christopher K. Shofner, Owner/Petitioner – Shofner Acres

Located at the northwest quadrant at the intersection of W. 129th Avenue and Grant Street (Indiana 55), a/k/a 12819 Grant Street in Center Township.

Request: Primary Approval

Purpose: Subdivision (4 lots)

approved _____ denied _____ deferred _____ vote _____

2. 24-W-05 PC – Unity Church of Christ, Inc., Owner/Petitioner – Unity Church

Located approximately 8/10 of a mile east of Sheffield/Hart Street on the south side of W. 77th Avenue, a/k/a 13909 W. 77th Avenue in St. John Township.

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

Purpose: To allow a subdivision containing a proposed lot with excessive depth to width ratio.

approved _____ denied _____ deferred _____ vote _____

3. **24-PS-06 PC – Unity Church of Christ, Inc., Owner/Petitioner – Unity Church**
 Located as above
- Request:** Primary Approval
- Purpose:** Subdivision (1 lot)
- approved_____ denied_____ deferred_____ vote_____
4. **24-PS-14 PC – Ross and Amelia Kupsik, Owners/Petitioners – Resubdivision of Lots 27 & 28 of Deer Ridge South**
 Located approximately ½ of a mile north of W. 133rd Avenue on the west side of Baker Court, a/k/a 12848 Baker Court in Center Township.
- Request:** Primary Approval
- Purpose:** Subdivision (2 lots)
- approved_____ denied_____ deferred_____ vote_____
5. **24-ZC-09 PC – Trkulja Properties, LLC, Owner/Petitioner**
 Located approximately 2/10 of a mile south of W.113th Avenue on the east side of US 41 (Wicker Blvd.), a/k/a 11429 Wicker Boulevard in Hanover Township.
- Request:** Zone Change from B-2 (Rural Business Zone) to B-3 (General Business Zone).
- Purpose:** To allow a maintenance facility and heavy equipment storage.
- favorable_____ unfavorable_____ deferred_____ vote_____
6. **24-ZC-10 PC – Alyssa Lukasik and Joshua Thompson, Owner/Petitioner**
 Located approximately 2/10 of a mile south of W. 169th Avenue on the east side of State Line Road, a/k/a 17027 State Line Road in West Creek Township.
- Request:** Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential).
- Purpose:** To allow a proposed one-lot residential development.
- favorable_____ unfavorable_____ deferred_____ vote_____
7. **24-ZC-11 PC – Eagle Rock Land Company LLC, Owner and Longspur Energy Storage LLC, Petitioner**
 Located approximately 2/10 of a mile west of Clay Street on the south side of E. 181st Avenue (St. Road 2), a/k/a 4239 E. 181st Avenue in Eagle Creek Township
- Request:** Zone Change from A-1 (Agricultural Zone) to CDD (Conditional Development District).
- Purpose:** To allow a Battery Energy Storage System.
- favorable_____ unfavorable_____ deferred_____ vote_____

8. **24-ZC-12 PC – Wille Brothers Company, Owner/Petitioner**
Located approximately 2/10 of a mile east of Clay Street on the south side of E. 181st Avenue in Eagle Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to CDD (Conditional Development District).

Purpose: To allow a concrete ready-mix plant.

favorable _____ unfavorable _____ deferred _____ vote _____

9. **24-W-12 PC – Richard Verduzco, Owners/Petitioner**
Located approximately 2/10 of a mile north of W. 125th Avenue on the west side of Burr Street a/k/a 12254 Burr Street in Center Township.

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

Purpose: To allow a re-subdivision of Lot 1 in Tall Grass Subdivision into two lots.

approved _____ denied _____ deferred _____ vote _____

10. **24-W-13 PC – Samuel Lenting and Ainsley Vanoverloop, Owners and Nathan Vis, Petitioner**
Located approximately 2/10 of a mile south of W. 153rd Avenue on the east side of Ralston Place, a/k/a 15407 Ralston Place in Cedar Creek Township.

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

Purpose: To allow for a resubdivision of lot 47 in Lake Dalecarlia Fairways Subdivision.

approved _____ denied _____ deferred _____ vote _____

11. **24-VAC-03 PC – Anthony Romano, Owner/Petitioner**
Located approximately 4/10 of a mile east of Sheffield on the north side of west 85th Avenue, a/k/a 14566 W. 85th Place in St. John Township.

Request: Plat Vacation of the entire drainage easement on Lot 9 Whispering Woods, Phase One.

Purpose: For the purpose of vacating the entire drainage easement.

approved _____ denied _____ deferred _____ vote _____

12. **24-ZC-05 PC – Mazher Hussain – Malik Property, Inc., Owner/Petitioner**
Located approximately 4/10 of a mile east of State Line Road on the south side of W. 101st Avenue, a/k/a 15201 W. 101st Avenue in Hanover Township.

Request: Zone Change from B-2 (Rural Business) to B-3 (General Business)

Purpose: To allow self-storage buildings.

7/17/2024 Deferred by Plan Commission

8/21/2024 Deferred by Plan Commission – Application amended by Petitioner

favorable _____ unfavorable _____ deferred _____ vote _____

IX. Site Development Plans Approved by Staff

1. **24-SDP-09 PC – NWI Lighthouse Charter School, Owner/Petitioner**
Located approximately 1/10 of a mile west of Grant Street on the south side of 41st Avenue in Calumet Township.

Purpose: Construction of a new Administration Building

2. **24-SDP-13 PC – Ryan and Melanie Plank, Owners/Petitioners**
Located approximately 4/10 of a mile east of White Oak on the south side of 109th Avenue., a/k/a 11909 W. 109th Avenue in Hanover Township.

Purpose: Construction of Accessory Building Before Principal Building.

3. **24-SDP-14 PC – Crossroads YMCA, Owner/Petitioner**
Located approximately 1/10 of a mile west of Grant Street on the south side of 41st Avenue in Calumet Township.

Purpose: Construction of Pool, Pool House and Welcome Center.

4. **24-SDP-15 PC – Tri-Creek School Corporation, Owner and Gibraltar/Skillman Corp, Petitioner**
Located approximately 4/10 of a mile north of Belshaw Road on the west side of Cline Avenue in West Creek Township.

Purpose: Removal and Replacement of Ground Mounted Signs.

5. **24-SDP-16 PC – AT & T (Tyler Parkerson), Owner and Mas Tec Network Solutions, Petitioner**
Located at the southeast quadrant at the intersection of 109th Avenue and State Line Road, a/k/a 15409 W. 109th Avenue in Hanover Township.

Purpose: Proposed AT & T Antenna with Walk Up Cabinets and Diesel Generator on SBA Tower (Site No. IL4434)