

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JUNE 18, 2025 - 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. 25-ZC-05 PC – David Vanderzee, Owner/Petitioner

Located approximately one mile west of White Oak Street on the north side of W. 151st Avenue, a/k/a 13916 W. 151st Avenue in West Creek Township.

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

Purpose: To allow a proposed residential subdivision.

favorable_____unfavorable_____deferred_____vote_____

2. 25-ZC-06 PC – Dion and Charity Viola, Owners and Dion Viola, Petitioner

Located approximately 2/10 of a mile east of Montgomery Street on the north side of E. 157th Avenue, a/k/a 7482 E. 157th Avenue in Winfield Township.

Request: Zone Change from A-1 (Agricultural Zone) to R-1 (One-Family Zone).

Purpose: To allow a proposed residential subdivision.

favorable_____unfavorable_____deferred_____vote_____

3. **25-W-02 PC – Josh Thompson, Owner/Petitioner – Thompson-Lukasik Addition**
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: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (E) (1) Flag Lots.

Purpose: To allow a subdivision with a flag shaped lot.

approved _____ denied _____ deferred _____ vote _____

4. **25-PS-02 PC – Josh Thompson, Owner/Petitioner – Thompson-Lukasik Addition**
Located as above

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved _____ denied _____ deferred _____ vote _____

5. **25-SE-02 BZA – Apple Blossom Trails, LLC, Diana Jagiella and Charles Thorbjornsen (h/w), Owners/Petitioners**
Located approximately ½ mile west of Grand Blvd. on the south side of US 231, a/k/a 5507 E. State Road 231 in Winfield Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table 2-2, Uses permitted in an A-1 (Agricultural) Zone by Special Exception, Agritourism and Title 154, Article 3, Business Districts, Chapter 20, Uses, (A), Business Districts Use Table 3-2, Uses permitted in a B-1 (Neighborhood Business) Zone by Special Exception, Agritourism.

Purpose: To allow agritourism uses.

favorable _____ unfavorable _____ deferred _____ vote _____

6. **25-SE-03 BZA – Daniel T & Lisa S. Chesner, Owners and Derek McGrew, Petitioner**
Located approximately 4/10 of a mile east of US 41 (Wicker Blvd.) on the north side of W.173rd Avenue, a/k/a 10620 W. 173rd Avenue in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 11, Wireless Communication Facilities, Chapter 30, Where Allowed, Table 11-1, New Tower, allowed in an A-1 (Agricultural) Zone by Special Exception.

Purpose: To allow a new wireless telecommunications facility

favorable _____ unfavorable _____ deferred _____ vote _____

IX. Site Development Plans Approved by Staff

1. 25-SDP-05 PC – Pilot Travel Centers, LLC, Owner/Petitioner

Located at the northeast quadrant at the intersection of State Road 2 and Colorado Street, a/k/a 18011 Colorado Street in Eagle Creek Township.

Purpose: Interior Remodel / Alteration

2. 25-SDP-06 PC – Crown Point Community School Corporation, Owner and Skillman Corporation, Petitioner

Located approximately 4/10 of a mile south of 129th Avenue on the west side of Montgomery Street, a/k/a 13128 Montgomery Street in Winfield Township.

Purpose: Winfield Elementary School Monument Sign Replacement

3. 25-SDP-07 PC – Ridgeway Petroleum, Inc., Owner/Petitioner

Located at the southeast quadrant at the intersection of 101st Avenue and State Line Road, a/k/a 15725 W. 101st Avenue in Hanover Township.

Purpose: Interior Remodel for Quick Serve Kitchen