

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JULY 16, 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-FS-05 PC – Richard Verduzco, Owner/Petitioner – Tall Grass Minor Subdivision First Resubdivision of Lot 1

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: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

2. 25-FS-06 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: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. **25-W-06 PC – Shirley Ogradowski, Owner and Andrew Moore, Petitioner**
Located approximately 3/10 of a mile west of Sheffield Street on the north side of W. 87th Avenue, a/k/a 15976 W. 87th Avenue in St. John Township.

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

Purpose: To allow for a re-subdivision of the balance of Lot 3 in Pon & CO's 2nd Addition to Dyers Acres for a single-family residence.

approved_____ denied_____ deferred_____ vote_____

4. **25-W-07 PC – Stewart Roth, Owner and CHOAM, LLC, Petitioner**
Located at the northeast quadrant at the intersection of US 231 (W.109th Avenue) and Lane Street, a/k/a 10813 Lane 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 for a re-subdivision of Tract 4 of Green Hill Ranches Subdivision, in order to develop seven single-family lots.

approved_____ denied_____ deferred_____ vote_____

5. **AN ORDINANCE TO AMEND THE UNINCORPORATED LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) OF LAKE COUNTY, INDIANA, ADOPTED JUNE 13, 2023, AS AMENDED, REGARDING DATA CENTERS, TO ADD TITLE 154, UNIFIED DEVELOPMENT ORDINANCE 2560 AS FOLLOWS:**

1. Amendments to the Business Districts Use Table of UDO Section 154-3-020.A (Table 3-2);
2. Amendments to the Industrial Districts Use Table of UDO Section 154-4-020.A (Table 4-2);
3. New supplemental use regulations for Data Centers in UDO Section 154-8-080; and,
4. Definition of "Data Center" in UDO Section 154-7-050.A.

IX. Site Development Plans

1. **25-SDP-14 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 (State Road 2), a/k/a 4239 E. 181st Avenue in Eagle Creek Township.

Purpose: Battery Energy Storage System Facility

approved_____ denied_____ deferred_____ vote_____

2. **25-SDP-15 – V1 Tempo, LLC, Owner and Venture One Acquisitions, LLC, Petitioner**
Located on the south side of State Road 2 (E. 181st Avenue) east of Mississippi Street and west of Interstate 65 in Eagle Creek Township

Purpose: Partial Site Development Plan Approval

approved_____ denied_____ deferred_____ vote_____

X. Site Development Plans Approved by Staff

1. **25-SDP-08 PC – Big John’s Farm, Owner/Petitioner**
Located approximately 2/10 of a mile west of Morse Street on the south side of 159th Avenue, a/k/a 7705 W. 159th Avenue in Cedar Creek Township.

Purpose: Commercial Greenhouses

2. **25-SDP-09 PC – Ryan Strong, Owner/Petitioner**
Located less than 1/10 of a mile east of Wicker Boulevard (U.S. 41) on the north side of W. 181st Avenue (State Road 2), a/k/a 11108 W. 181st Avenue in West Creek Township.

Purpose: Commercial Accessory Storage Building

3. **25-SDP-10 PC – Illiana Christian High School Assoc. and Illinois Corp., Owner/Petitioner**
Located approximately 1/10 of a mile west of Calumet Street on the south side of 109th Avenue, a/k/a 10920 Calumet Street in Hanover Township.

Purpose: Conversion of Outdoor Athletic Field from Grass to Synthetic Turf