

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JUNE 15, 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

1. 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_____

05/18/2022 Deferred by Plan Commission

2. 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_____

05/18/2022 Deferred by Plan Commission

3. **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_____

05/18/2022 Deferred by Plan Commission

VIII. New Business

1. **22-FS-10 PC – Charles and Barbara Vite, Owners/Petitioners – Cloverland Estates**
Located approximately 3/10 of a mile south of 153rd Avenue on the east side of Clark Street, a/k/a 15665 Clark Street in Cedar Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (3 lots)

approved_____ denied_____ deferred_____ vote_____

2. **22-FS-11 PC – Aleksandar and Sophia Stefoski, Owners/Petitioners – Lozani Acres**
Located approximately 2/10 of a mile north of 163rd Avenue on the east side of Grant Street in Cedar Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

3. **22-W-18 PC – BCM Properties, Inc. – Tom Cummings, Owner/Petitioner – Emerald Crossing Unit 4 – First Resubdivision**
Located approximately 3/10 of a mile west of Calumet on the south side of 101st Avenue, a/k/a 14825 W. 101st Avenue 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 irregular lot shapes.

approved_____ denied_____ deferred_____ vote_____

4. **22-PS-15 PC – BCM Properties, Inc. – Tom Cummings, Owner/Petitioner – Emerald Crossing Unit 4 – First Resubdivision**
Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

5. **22-W-19 PC – Sovereign Development, Owner/Petitioner**
Located approximately 4/10 of a mile south of 109th Avenue on the east side of US 41 (Wicker Boulevard) in Hanover Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 1.11, Re-Subdivision of Land.

Purpose: To allow for a re-subdivision of Tract 1 of Plat “C” Artesian Wells.

approved_____ denied_____ deferred_____ vote_____

6. **22-ZC-11 PC – Howard 5 LLC, Owner and Graythorne Lakes LLC, Petitioner**
Located approximately 3/10 of a mile south of 153rd Avenue on the west side of Clark Street, a/k/a 5125 W. 153rd Avenue in Cedar Creek Township.

Request: Zone Change from CDD (Conditional Development District) and R-2 (One-Family Zone) to R-1 (One-Family Zone)

Purpose: To allow a proposed residential development.

favorable_____ unfavorable_____ deferred_____ vote_____

7. **22-SE-01 PC – Tommy K. & Cindy F. Hwang, Owners and Tommy K. Hwang, Petitioner**
Located approximately 1/10 of a mile east of Hanley Street on the south side of 109th Avenue, a/k/a 5409 W. 109th Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (1), Aircraft Landing Field.

Purpose: To allow an aircraft landing field and ultra-light flight park.

favorable_____ unfavorable_____ deferred_____ vote_____

8. 22-SE-04 PC – Village Evangelical Church of Dyer, Inc., Owner/Petitioner

Located approximately 1/10 of a mile east of Sheffield Street on the south side of 93rd Avenue, a/k/a 14849 W. 93rd Avenue in St. John Township.

Request: Revision to a Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (C) (2) (i), Uses Permitted by Special Exception in an A-1 Zone, Churches.

Purpose: To allow a revision to a Special Exception for construction of an addition to the main worship building at Village Evangelical Church of Dyer.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. 22-SDP-13 PC – Gregory and Margaret Reithel, Owners and American Tower Corporation, Petitioner

Located at the southwest quadrant at the intersection of 49th Avenue and Chase Street, a/k/a 4990 Chase Street in Calumet Township.

Purpose: Antenna Upgrade for Cellular Tower.

2. 22-SDP-14 PC – Crown Castle USA Inc., Owner/Petitioner

Located approximately 7/10 of a mile south of 109th Avenue on the west side of Burr Street, a/k/a 11404 Burr Street in Center Township.

Purpose: Verizon Equipment Upgrade at Existing Crown Castle Wireless Site.

3. 22-SDP-15 PC – New Beginnings Christian Ministry, Inc., Owner and Wunder Company, Inc., Petitioner

Located approximately 1/10 of a mile west of Harrison Street on the south side of 47th Avenue. a/k/a 901 W. 47th Avenue in Calumet Township.

Purpose: Fence and Wall Mounted Sign.