

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, JULY 20, 2022 - 5:30 P.M.**

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**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-ZC-11 PC – Howard 5 LLC, Owner and Graythorne Lakes LLC, Petitioner**

Located approximately 3/10 of a mile south of 153<sup>rd</sup> Avenue on the west side of Clark Street, a/k/a 5125 W. 153<sup>rd</sup> 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.

6/15/2022 Deferred by Plan Commission.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**2. 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 109<sup>th</sup> Avenue, a/k/a 5409 W. 109<sup>th</sup> 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.

6/15/2022 Deferred by Plan Commission.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**VIII. New Business**

**1. 22-FS-12 PC – Glen Scheeringa, Owner/Petitioner – Glen Subdivision**

Located approximately 3/10 of a mile south of Avenue H on the east side of Cline Street, a/k/a 1209 S. Cline Street in St. John Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**2. 22-FS-13 PC – Gregory and Diana C. Hovan, Owners/Petitioners – K & S Acres**

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

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (3 lots)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**3. 22-FS-14 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:** Final Subdivision Approval

**Purpose:** Subdivision (2 lots)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**4. 22-FS-15 PC – Rob Rosenbaum and Ronna Lukasik-Rosenbaum, Owners and Rob Rosenbaum, Petitioner – Rosenbaum Estates**

Located approximately ½ mile south of 169<sup>th</sup> Avenue on the east side of State Line Road in West Creek Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (2 lots)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**5. 22-FS-16 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 161<sup>st</sup> Avenue in Cedar Creek Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

6. **22-FS-17 PC – Sam and Aly Wayne, Owners/Petitioners – Twin Oak Farm**  
Located approximately 9/10 of a mile south of 109<sup>th</sup> Avenue on the east side of Burr Street in Center Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

7. **22-SE-05 PC – Martin J. Hoffman Trustee of the Martin J. Hoffman Trust dated 12-19-85, Owner and Eagle Creek Township Trustees Office, Petitioner**

Located at the southeast quadrant at the intersection of 173<sup>rd</sup> Avenue and Colorado Street in Eagle Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (2), Cemetery.

**Purpose:** To allow a cemetery.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

8. **21-SE-06 PC – Crossroads Young Men’s Christian Association, Inc., Owner/Petitioner**

Located Approximately 3/10 of a mile west of Chase Street on the north side of 141<sup>st</sup> Avenue a/k/a 3838 W. 141<sup>st</sup> Avenue in Center Township.

**Request:** Revision to a Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class A Recreational Special Exception.

**Purpose:** To allow a YMCA Youth Camp.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**IX. Site Development Plans Approved by Staff**

1. **22-SDP-16 PC – SMJ International – AT & T, Owner and AT & T, Petitioner**

Located approximately 2/10 of a mile east of Parrish on the south side of 117<sup>th</sup> Avenue, a/k/a 9005 W. 117<sup>th</sup> Avenue in Hanover Township.

**Purpose:** Equipment upgrades and installation of a diesel generator at an existing wireless facility.

**X. UNIFIED DEVELOPMENT ORDINANCE (UDO) for areas of Unincorporated Lake County, IN that will replace both the current Unincorporated Lake County Zoning Ordinance and Unincorporated Lake County Subdivision Ordinance.**