

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, DECEMBER 14, 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-ZC-12 PC – LBL Development LLC (C/O Timothy Kuiper), Owner/Petitioner

Located approximately one mile north of 157th Avenue on the west side of County Line Road, a/k/a 14910 County Line Road in Winfield Township.

Request: Zone Change from A-1 (Agricultural Zone) to R-3 (One to Four-Family Zone).

Purpose: To allow a proposed residential development.

11/16/2022 Deferred 30 days by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

2. 22-ZC-13 PC – RCJJ Development LLC (C/O Timothy Kuiper), Owner/Petitioner

Located approximately 3/10 of a mile north of 133rd Avenue on the east side of State Line Road, a/k/a 12863 State Line Road in Hanover Township.

Request: Zone Change from A-1 (Agricultural Zone) to R-3 (One to Four-Family Zone)

Purpose: To allow a proposed residential development.

11/16/2022 Deferred 30 days by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

VIII. New Business

1. 22-FS-24 PC – Zachary Bencur, Owner/Petitioner – Bencur Estates

Located approximately 2/10 of a mile north of 91st Avenue on the east side of Colfax Street in St. John Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

2. 22-FS-25 PC – B.E.T.O.N. Construction Co., Owner/Petitioner – Hillside Orchard

Located approximately ½ mile west of White Oak Street on the north side of 165th Avenue, a/k/a 13504 W. 165th Avenue in West Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. 22-FS-26 PC – William J. and Kriston Scott, Owners/Petitioners – Bill and Kriston Estates

Located approximately 2/10 of a mile east of Chase Street on the south side of 153rd Avenue in Cedar Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (4 lots)

approved_____ denied_____ deferred_____ vote_____

4. 22-W-24 PC – Brian and Kelly Jordan, Owners/Petitioners – Jordan Subdivision

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

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow an irregular shaped subdivision lot.

approved_____ denied_____ deferred_____ vote_____

5. 22-PS-19 PC – Brian and Kelly Jordan, Owners/Petitioners – Jordan Subdivision

Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

6. **22-SE-10 PC – Alysia and Sam Wayne, Owner and Alysia Wayne, Petitioner**
Located approximately 9/10 of a mile south of 109th Avenue on the east side of Burr Street, a/k/a 1161 Burr Street in Center Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (C) (2) (k), Uses Permitted by Special Exception, Duplex.

Purpose: To allow a duplex in an R-2 Zone.

favorable_____unfavorable_____deferred_____ vote_____

7. **22-SDP-42 PC – Van Kalker Family Limited Partnership II, Owner and Rieth-Riley Construction Co. Inc., Petitioner**
Located approximately one mile west of Clay Street on the north side of 189th Avenue in Eagle Creek Township.

Request: Site Development Plan Approval

Purpose: Asphalt Plant

approved_____ denied_____ deferred_____ vote_____

8. The **LAKE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE** to make provisions to restrict, regulate, or prohibit certain uses in areas of Unincorporated Lake County that are subject to periodic flooding. This proposed Ordinance is intended to replace Ordinance No. 2473, **Ordinance for Flood Hazard Areas for Unincorporated Lake County**, approved on March 8, 2016 by the Lake County Council, our legislative body.

favorable_____unfavorable_____deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **22-SDP-40 PC – Gordon & Darguia Biffle, Owners and Gordon Biffle, Petitioner**
Located at the southeast quadrant at the intersection of 41st Avenue and Cleveland Street in Calumet Township.

Purpose: Remodeling Restaurant

2. **22-SDP-41 PC – SBA Communications, Owner and T-Mobile, Petitioner**
Located approximately 2/10 of a mile north of 45th Avenue on the west side of Ross Road, a/k/a 4410 Ross Road in Calumet Township.

Purpose: T-Mobile Co-Location on existing SBA Tower