

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, FEBRUARY 15, 2023 - 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

1. 22-PS-19 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: Primary Approval

Purpose: Subdivision (1 lot)

12/14/2022 Deferred by Plan Commission

1/18/2023 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

2. 23-SE-01 PC – SSA9, LLC, Owner and McMahon Associates Inc., Petitioner

Located at the northeast quadrant at the intersection of Wicker Boulevard (U.S. 41) and State Road 2, a/k/a 18087 Wicker Boulevard in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 7.2 (A) (1), Uses Permitted by Special Exception in a B-2 Zone, Automobile Service Station.

Purpose: To allow a Gas Station/Convenience Store.

1/18/2023 Deferred by Petitioner

favorable_____ unfavorable_____ deferred_____ vote_____

VIII. New Business

1. **23-W-01 PC – Olson Construction, Owner/Petitioner – NWI Storage Subdivision**
Located approximately 2/10 of a mile west of Rutledge Street on the south side of 45th Avenue, a/k/a 2701 W. 45th Avenue in Calumet 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_____

2. **23-PS-01 PC – Olson Construction, Owner/Petitioner – NWI Storage Subdivision**
Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. **23-SE-03 PC- Sickinger Farms, LLC, Owner and Harvest Tyme Pumpkin Patch, LLC, Petitioner**
Located approximately 3/10 of a mile north of State Road 2 on the west side of Grant Street, a/k/a 17904 Grant Street in Cedar Creek Township.

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

Purpose: To allow Harvest Tyme Pumpkin Patch LLC, a private recreational development including a pumpkin patch, amusement rides, and other related activities.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **23-SDP-02 PC – Crown Castle, Owner/Petitioner**
Located approximately one mile south of 45th Avenue on the west side of Cleveland Street, a/k/a 5200 Cleveland Street in Calumet Township.

Purpose: Dish Wireless Co-Location on existing Crown Castle Tower.

2. **23-SDP-03 PC – Crown Castle, 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: Dish Wireless Co-Location on existing Crown Castle Tower.