

AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, DECEMBER 13, 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-W-31 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County**
Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West Creek 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.

7/19/2023	Deferred by Plan Commission
8/16/2023	Deferred by Plan Commission
9/20/2023	Deferred by Petitioner
10/18/2023	Deferred by Plan Commission
11/15/2023	Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

- 2. 22-PS-25 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County**

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

7/19/2023 Deferred by Plan Commission
8/16/2023 Deferred by Plan Commission
9/20/2023 Deferred by Petitioner
10/18/2023 Deferred by Plan Commission
11/15/2023 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

3. 23-W-12 PC – Aaron Hacker, Owner/Petitioner

Located approximately 4/10 of a mile east of Iowa Street on the south side of US 231, a/k/a 2817 US 231 in Center Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (1) (c), Subdivision shall contain no left over pieces.

Purpose: To allow a subdivision of less than a complete parcel.

10/18/2023 Deferred by Plan Commission
11/15/2023 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

2. 23-ZC-07 PC – Vicky Kim Brightwell and Dennis Brightwell Revocable Trust, Owners and Todd Dykstra (C/O Nathan Vis), Petitioner

Located approximately 2/10 of a mile east of State Line Road on the north side of 113th Avenue, a/k/a 15714 W. 113th Avenue in Hanover Township.

Request: Zone Change from A-1 (Agricultural Zone) to B-2 (Rural Business)

Purpose: To allow a landscaping contractor’s business.

11/15/2023 Deferred by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

VIII. New Business

1. 23-W-15 PC – Watson Family Trust, Owner and Brittani Lis, Petitioner – Brittani Estates

Located approximately 7/10 of a mile north of 93rd Avenue on the east and west side of Fairbanks Street, a/k/a 8700 Fairbanks Street 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_____

2. 23-PS-06 PC – Watson Family Trust, Owner and Brittani Lis, Petitioner – Brittani Estates

Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. **23-ZC-08 PC – Brandon Arena, Owner/Petitioner**
Located approximately 7/10 of a mile north of 163rd Avenue on the east side of Broadway in Eagle Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential)

Purpose: To allow a proposed one-lot subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

4. **23-ZC-09 PC – Jacob and Shawna Mudde, Owners and Jacob Mudde and Phil Admiraal, Petitioners**
Located approximately 2/10 of a mile south of Belshaw Road at the terminus of Drummond Aveue, a/k/a 20110 Drummund Street in West Creek Township.

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

Purpose: To allow a proposed two-lot subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

5. **23-ZC-10 PC – Jennifer Jentsch Revocable Trust, Owner and Christina & Chad Vlietstra, Petitioners**
Located approximately ½ mile east of State Line Road on the north side of 121st Avenue, a/k/a 15150 W. 121st Avenue in Hanover Township.

Request: Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential)

Purpose: To allow a proposed one-lot subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

6. **23-FS-05 PC – Pilot Travel Centers, LLC, Owner/Petitioner - Southern Tire Mart at Pilot J**
Located at the northeast quadrant at the intersection of E. 181st Avenue (S.R. 2) and Colorado Street, a/k/a 18001 Colorado Street in Eagle Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **23-SDP-33 PC – Cedar Creek Township, Owner/Petitioner**
Located at the northwest quadrant at the intersection of 233rd Avenue and Tyler Street in Cedar Creek Township.

Purpose: Shelby Community Center

2. 23-SDP-34 PC – Joe Giannini, Owner and Milmar Buildings, Petitioner

Located approximately ½ mile east of US 41 (Wicker Boulevard) on the south side of 181st Avenue (State Road 2), a/k/a 10653 W. 181st Avenue in West Creek Township.

Purpose: Commercial Cold Storage Building

3. 23-SDP-35 PC – Elements SSR, Alisha Zinsmeiser and Cristina Cisneros, Owners/Petitioners

Located at the southwest quadrant at the intersection of 101st Avenue and Mondorf Street, a/k/a 10108 Mondorf Street in Hanover Township.

Purpose: Elements Retail Center

4. 23-SDP-36 PC – Tri-Creek School Corporation, Owner/Petitioner

Located approximately 4/10 of a mile north of Belshaw Road on the west side of Cline Avenue in West Creek Township.

Purpose: Lowell Middle School – Additions and Improvements