

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, OCTOBER 16, 2024 - 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. 24-PS-06 PC – Unity Church of Christ, Inc., Owner/Petitioner – Unity Church
Located as above

Request: Primary Approval

Purpose: Subdivision (1 lot)

9/18/2024 Deferred - Indecisive Vote

approved_____ denied_____ deferred_____ vote_____

2. 24-ZC-11 PC – Eagle Rock Land Company LLC, Owner and Longspur Energy Storage LLC, Petitioner

Located approximately 2/10 of a mile west of Clay Street on the south side of E. 181st Avenue (St. Road 2), a/k/a 4239 E. 181st Avenue in Eagle Creek Township

Request: Zone Change from A-1 (Agricultural Zone) to CDD (Conditional Development District).

Purpose: To allow a Battery Energy Storage System.

9/18/2024 Deferred - Indecisive Vote

favorable_____ unfavorable_____ deferred_____ vote_____

3. **24-VAC-03 PC – Anthony Romano, Owner/Petitioner**
Located approximately 4/10 of a mile east of Sheffield on the north side of west 85th Avenue, a/k/a 14566 W. 85th Place in St. John Township.

Request: Plat Vacation of the entire drainage easement on Lot 9 Whispering Woods, Phase One.

Purpose: For the purpose of vacating the entire drainage easement.

9/18/2024 Deferred by Petitioner

approved_____denied_____deferred_____vote_____

4. **24-ZC-05 PC – Mazher Hussain – Malik Property, Inc., Owner/Petitioner**
Located approximately 4/10 of a mile east of State Line Road on the south side of W. 101st Avenue, a/k/a 15201 W. 101st Avenue in Hanover Township.

Request: Zone Change from B-2 (Rural Business) to B-3 (General Business)

Purpose: To allow self-storage buildings.

7/17/2024 Deferred by Plan Commission

8/21/2024 Deferred by Plan Commission – Application amended by Petitioner

9/18/2024 Deferred - Indecisive Vote

favorable_____unfavorable_____deferred_____vote_____

VIII. New Business

1. **24-W-12 PC – Richard Verduzco, Owners/Petitioner**
Located approximately 2/10 of a mile north of W. 125th Avenue on the west side of Burr Street a/k/a 12254 Burr Street in Center Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 17, Review and Approval Procedures, Chapter 70, Subdivision Waivers.

Purpose: To allow a re-subdivision of Lot 1 in Tall Grass Subdivision into two lots.

approved_____denied_____deferred_____vote_____

2. **23-W-13 PC – NKJ Farms, LLC, Owner/Petitioner – NKJ Farms Subdivision**
Located at the southwest quadrant of Iowa Street and E.153rd Avenue in Eagle 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.

approved_____denied_____deferred_____vote_____

3. **23-PS-05 PC – NKJ Farms, LLC, Owner/Petitioner – NKJ Farms Subdivision**
Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved _____ denied _____ deferred _____ vote _____

4. **24-W-09 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres**
Located approximately 4/10 of a mile west of Burr Street and 1/10 of a mile north of West 117th Avenue in Center Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (E) (1) Flag Lots.

Purpose: To allow a subdivision with flag shaped lots.

approved _____ denied _____ deferred _____ vote _____

5. **24-PS-12 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres**
Located as above

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved _____ denied _____ deferred _____ vote _____

6. **24-VAC-01 PC- Randolph W. Majcher, Owner/Petitioner**
Located at the northwest quadrant at the intersection of State Road 231 and County Line Road in Winfield Township.

Request: Plat Vacation of Pine Brook Farms

Purpose: For the purpose of vacating an existing subdivision.

approved _____ denied _____ deferred _____ vote _____

7. **24-VAC-04 PC- Jack Cockrum, Owner/Petitioner**
Located approximately 2/10 of a mile west of Wicker Blvd. (US 41) on the north side of W. 165th Avenue, a/k/a 11484 W. 165th Avenue in West Creek Township.

Request: Plat Vacation of a No-Access Easement

Purpose: For the purpose of vacating the east 30 feet of the 2 foot. No-Access Easement recorded for Lot 1 Nikolic Subdivision.

approved _____ denied _____ deferred _____ vote _____

IX. Site Development Plans Approved by Staff

1. 24-SDP-18 PC – Lake Ridge Schools, Owner/Petitioner

Located approximately 140 feet south of W. 45th Avenue on the west side of Calhoun Street, a/k/a 4500 Calhoun Street in Calumet Township.

Purpose: Interior Remodel – Longfellow New Tech Elementary School.

2. 24-SDP-19 PC – Lake Ridge Schools, Owner/Petitioner

Located approximately 2/10 of a mile south of west Ridge Road on the west side of Calhoun Street, a/k/a 3900 Calhoun Street in Calumet Township. .

Purpose: Interior Remodel – Lake Ridge New Tech High School.

3. 24-SDP-20 PC – Workman Limited Partnership, Owner and Henn and Sons Constructions, Petitioner

Located at the southeast quadrant at the intersection of W. 205th Avenue and Austin Street, a/k/a 9119 W. 205th Avenue in West Creek Township.

Purpose: U.S. Aggregates Office Trailer