

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, DECEMBER 18, 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 approximately 8/10 of a mile east of Sheffield/Hart Street on the south side of W. 77th Avenue, a/k/a 13909 W. 77th Avenue in St. John Township.

Request: Primary Approval

Purpose: Subdivision (1 lot)

9/18/2024 Deferred - Indecisive Vote
10/16/2024 Deferred by Plan Commission
11/20/2024 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

2. 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.

10/16/2024 Deferred by Plan Commission
11/20/2024 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

3. 24-W-15 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres

Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (C) (1), Access to Lots, Land must be divided in a way that affords each lot with frontage on and access to a street that complies with the applicable provisions.

Purpose: To allow subdivision lots with frontage and access on a private street.

11/20/2024 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

4. 24-PS-12 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres

Located as above

Request: Primary Approval

Purpose: Subdivision (2 lots)

10/16/2024 Deferred by Plan Commission

11/20/2024 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

5. 24-ZC-13 PC – Sabrina D. Lozanovski, Owner/Petitioner

Located approximately 3/10 of a mile east of Iowa Street on the south side of E. 109th Avenue, a/k/a 2911 E. 109th Avenue in Center Township.

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

Purpose: To allow for a rezone of a lot with an existing home.

11/20/2024 Deferred by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

VIII. New Business

1. 24-FS-11 PC – NKJ Farms LLC, Owner/Petitioner – NKJ Farms Subdivision

Located at the southwest quadrant of Iowa Street and 153rd Avenue in Eagle Creek Township.

Request: Final Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

2. **24-FS-12 PC – Hallmark Construction Company, Inc., Owner and Venture One Acquisitions, LLC, Petitioner – Tempo Subdivision**
Located on the south side of State Road 2 (E. 181st Avenue) east of Mississippi Street and west of Interstate 65 in Eagle Creek Township.

Request: Final Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. **24-FS-13 PC – Jim and Sue Waldmarson, Owners/Petitioners – McConnell Ditch Subdivision**
Located approximately 4/10 of a mile west of Cline Street on the south side of W. 159th Avenue, a/k/a 8605 W. 159th Avenue in West Creek Township.

Request: Final Approval

Purpose: Subdivision (4 lots)

approved_____ denied_____ deferred_____ vote_____

4. **24-W-16 PC – Paul M. Horst Owner/Petitioner – Fairways Addition**
Located approximately 3/10 of a mile west of Clark Street on the south side of W. 153rd Avenue, a/k/a 5125 W. 153rd Avenue in Cedar Creek 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-16 PC – Paul M. Horst Owner/Petitioner – Fairways Addition**
Located as above

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **24-SDP-21 PC – Lake Ridge School, Owner/Petitioner**
Located at the southwest quadrant at the intersection of W. Ridge Road and Calhoun Street, a/k/a 3900 Calhoun Street in Calumet Township.

Purpose: Interior Remodeling - Lake Ridge New Tech High School Auditorium and Fieldhouse

2. **24-SDP-22 PC – Manzoor Hussain, Owner and Parent Petroleum, 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.

Purpose: Sign and Canopy Re-Branding.

3. **24-SDP-23 PC – Tyler Parkerson for AT & T, Owner and MasTec Network Solutions, Petitioner**
Located approximately 2/10 of a mile west of Cline Street on the north side of W. 241st Avenue, a/k/a 8234 W. 241st Avenue in West Creek Township.

Purpose: New Telecommunications Facility.