

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, MAY 21, 2025 - 5:30 P.M.**

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**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-17 PC – Michael and Amanda Stevens, Owners/Petitioners – Shady Acres**  
Located approximately 2/10 of a mile west of County Line Road on the north side of E. 137<sup>th</sup> Avenue, a/k/a 9310 E. 137<sup>th</sup> Avenue in Winfield Township.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

4/19/2025 Deferred by Plan Commission

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

- 2. 24-PS-18 PC – Michael and Amanda Stevens, Owners/Petitioners – Pasture Paradise**  
Located approximately 2/10 of a mile west of County Line Road on the south side of E. 137<sup>th</sup> Avenue, a/k/a 9311 E. 137<sup>th</sup> Avenue in Winfield Township.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

4/19/2025 Deferred by Plan Commission

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

5. **25-W-04 PC – Michael P. and Amanda C. Stevens, Owners and Gary A. Radtke, Radtke Engineering and Surveying, Inc., Petitioner – Pasture Paradise**  
Located approximately 2/10 of a mile west of County Line Road on the south side of E. 137<sup>th</sup> Avenue, a/k/a 9311 E. 137<sup>th</sup> Avenue in Winfield Township.

**Request:** Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (A) (4) Lots may not exceed a depth to width ratio of more than 3.5 to 1.

**Purpose:** To allow a subdivision containing a proposed lot with excessive depth to width ratio.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

#### **IX. Study Session**

1. **25-SS-01 PC – Jabaay Ventures I, LLC, Owner and Priority Landscape, LLC, Petitioner**  
Located at the northwest quadrant at the intersection of 45<sup>th</sup> Avenue and Hayes Street and located at the northeast and northwest quadrants at the intersection of 44<sup>th</sup> Avenue and Hayes Street in Calumet Township.

**Request:** Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (b), owner-initiated rezoning from R-3 (One to Four-Family Zone) and B-2 (Rural Business Zone) to B-3 (General Business Zone). For the purpose of a proposed landscaping business.

**Purpose:** To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

4/19/2025 Deferred by Plan Commission

#### **X. Site Development Plans Approved by Staff**

1. **25-SDP-03 PC – SBA Communication Corporation, Owner and WT Group, LLC, Petitioner**  
Located approximately 4/10 of a mile south of W. 61<sup>st</sup> Avenue on the west side of S. Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

**Purpose:** Antenna Modification

2. **25-SDP-04 PC – Complete Automotive, Owner and Sign Production, LLC, Petitioner**  
Located approximately one mile south of 45<sup>th</sup> Avenue on the west side of Cleveland Street, a/k/a 5200 Cleveland Street in Calumet Township.

**Purpose:** Sign Replacement