

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, NOVEMBER 19, 2025 - 5:30 P.M.**

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

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

VIII. New Business

- 1. 25-XP-01 PC – Milburn E. Nelson Revocable Trust, Owner/Petitioner – Orchard Estates**
Located at the southwest quadrant at the intersection of W. 93rd Avenue and Henry Street, a/k/a 14701 W. 93rd Avenue in St. John Township.

Request: One (1) year Extension of Primary Plat Approval of Orchard Estates.

Purpose: To allow a one (1) year Extension of Primary Plat

approved _____ denied _____ deferred _____ vote _____

- 2. 25-W-08 PC – Pamela Purkey, Owner/Petitioner – Purkey Acres**
Located approximately 6/10 of a mile north of W. 205th Avenue on the east side of Colfax Street, a/k/a 20009 Colfax Street 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 a flag shaped lot.

approved _____ denied _____ deferred _____ vote _____

3. 25-PS-06 PC – Pamela Purkey, Owner/Petitioner – Purkey Acres

Located as above

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____denied_____deferred_____vote_____

4. 25-SE-04 BZA – Mike Bilka, Owner/Petitioner

Located approximately 7/10 of a mile south of E. 157th Avenue on the west side of Clay Street, a/k/a 16380 Clay Street in Eagle Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table 2-2: Agricultural and Residential District Use Regulations; Backyard Cottage in an A-1 (Agricultural Zone), Special Exception Approval required.

Purpose: To allow a backyard cottage within an existing accessory building.

Favorable_____unfavorable_____deferred_____vote_____

5. 25-SE-05 BZA – Darko Nedić, Owner and Sarah Nedić, Petitioner

Located less than 1/10th of a mile west of Towle St. on the north side of W. 104th Ave. a/k/a 15018 W. 104th Avenue in Hanover Township

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table; Table 2-2: Agricultural and Residential District Use Regulations; Short-term rental, non-owner-occupied in an R-2 (Residential Single-dwelling 2 Zone), Special Exception Approval Required

Purpose: To allow a Short-Term Rental, Non-Owner-Occupied.

Favorable_____unfavorable_____deferred_____vote_____

6. 25-SE-06 BZA – LHA Properties, LLC, Owner and Cross Creek Ranch (C/O Timothy Kuiper), Petitioner

Located approximately 3/10 of a mile west of Burr Street on the north side of W. 125th Avenue, a/k/a 6330 W. 125th Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential District Use Table 2-2: Agricultural and Residential District Use Regulations; Agritourism permitted in an A-1 (Agricultural Zone) by Special Exception.

Purpose: To allow Agritourism-Agritainment uses.

Favorable_____unfavorable_____deferred_____vote_____

7. **25-SE-07 BZA – Aaron Hacker, Owner and Aaron Hacker (C/O Timothy Kuiper), Petitioner**

Located approximately 2/10 of a mile north of W. 137th Avenue on the east side of Iowa Street, a/k/a 13535 Iowa Street in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose: To allow the deposit of solid fill.

Favorable_____unfavorable_____deferred_____vote_____

IX. **Study Session**

1. **25-SS-06 PC – Matthew Pochron, Owner/Petitioner**

Located approximately 1/10 of a mile north of E. 145th Avenue on the west side of Grand Blvd., a/k/a 14460 Grand Boulevard in Winfield 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 A-1 (Agricultural Zone) to B-2 (Rural Business Zone) for the purpose of trailer rentals.

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.

10/15/2025 Deferred by Plan Commission

X. **Site Development Plans Approved by Plan Commission**

XI. **Site Development Plans Approved by Staff**

1. **25-SDP-13 PC – American Tower, Owner and Mastec, Petitioner**

Located approximately ½ mile east of Cline Street on the south side of Oakley Avenue, a/k/a 402 Oakley Avenue in Cedar Creek Township.

Purpose: Removal and Replacement of Antenna.

2. **25-SDP-21 PC – Haresh Patel, Owner/Petitioner**

Located approximately 9/10 of a mile west of Clay Street on the south side of E. 181st Avenue (State Road 2), a/k/a 3421 E. 181st Avenue in Eagle Creek Township.

Purpose: Signage and Drive-Thru Renovation.

XII. **Public Comment**