

AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, APRIL 20, 2022 - 5:30 P.M.

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Emergency exit announcement:** In case of an emergency, exit the Auditorium, proceed to the nearest exit, and exit the building. 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. 22-FS-03 PC – James Thorn, Owner/Petitioner – Thornmeadow Unit Three**
Located approximately 4/10 of a mile south of 159th Avenue on the west side of Morse Street adjacent to Thonrmeadow Unit 1.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____
 - 2. 22-FS-04 PC – Justin and Kaytee LaPorte, Owners/Petitioners – LaPorte’s Grove**
Located approximately ½ mile east of I-65 on the south side of 153rd Avenue in Eagle Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____
 - 3. 22-FS-05 PC – Emerald Crossing Development LLC, Owner and Olthof Homes, Petitioner– Emerald Crossing, Unit 8-First Resubdivision**
Located approximately 1/10 of a mile south of 101st Avenue on the east side of Kreitzburg Street in Hanover Township.

Request: Final Subdivision Approval

Purpose: Subdivision (3 lots)

approved_____ denied_____ deferred_____ vote_____

4. **22-FS-06 – Jeff Pals, Owner/Petitioner – Pals Subdivision**

Located approximately 1/2 of a mile east of Montgomery Street on the south side of 137th Avenue, a/k/a 7925 E. 137th Avenue in Winfield Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

5. **22-W-14 PC – John Wright, Owner and McMahon Associates, Petitioner**

Located approximately 4/10 of a mile north of 137th Avenue on the west side of County Line Road in Winfield Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance Sec. 3.5 (1) (c), Exempt Divisions, General Procedure, Conformance with the Lake County Subdivision Ordinance Regulations.

Purpose: To allow an exempt division for a parcel with an irregular lot shape.

approved_____ denied_____ deferred_____ vote_____

6. **22-W-15 PC – Tom Cummings, Owner and BCM Properties, Petitioner**

Located approximately 3/10 of a mile west of Calumet on the south side of 101st Avenue, a/k/a 14825 W. 101st Avenue in Hanover Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 1.11, Re-Subdivision of Land.

Purpose: To allow for a re-subdivision of Lot “I” in Emerald Crossing.

approved_____ denied_____ deferred_____ vote_____

7. **22-ZC-03 PC – Zachary Bencur, Owner/Petitioner**

Located approximately 2/10 of a mile north of 91st Avenue on the east side of Colfax Street in St. John Township.

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

Purpose: To allow a proposed one-lot residential subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

8. **22-ZC-04 PC – Thomas and Lorri Witvoet, Owners/Petitioners**

Located approximately 1/10 of a mile south of 135th Avenue on the east side of Calumet in Hanover Township.

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

Purpose: To allow a proposed three-lot residential subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

9. **22-ZC-05 PC – Thomas and Lorri Witvoet, Owners/Petitioners**
Located approximately 2/10 of a mile east of Calumet on the south side of 135th Avenue in Hanover Township.

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

Purpose: To allow a proposed one-lot residential subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

10. **22-ZC-06 PC – Olson Property Services, Inc., Owner and McMahon Associates, Petitioner**
Located approximately 2/10 of a mile west of Rutledge Street on the south side of 45th Avenue, a/k/a 2701 W. 45th Avenue in Calumet Township.

Request: Zone Change from M-1 (Light Industrial Zone) to B-3 (General Business Zone).

Purpose: To allow a commercial development.

favorable_____ unfavorable_____ deferred_____ vote_____

11. **22-ZC-07 PC – DR Land LLC, Owner/Petitioner**
Located approximately 1/10 of a mile south of Belshaw Road (SR 2) on the east side of Woodmar Street in West Creek Township.

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

Purpose: To allow a proposed residential subdivision lot.

favorable_____ unfavorable_____ deferred_____ vote_____

12. **22-ZC-08 PC – DR Land LLC, Owner/Petitioner**
Located approximately 3/10 of a mile south of Belshaw (SR 2) on the west side of U.S. 41 in West Creek Township.

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

Purpose: To allow a proposed residential subdivision lot.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **22-SDP-06 PC – Crown Castle Inc., Owner and T-Mobile, Petitioner**
Located approximately one mile south of 45th Avenue on the west side of Cleveland Street, a/k/a 5200 Cleveland Street in Calumet Township.

Purpose: equipment upgrades at an existing wireless facility.

2. 22-SDP-07 PC – Monarch Towers III, LLC, Owner and T-Mobile Central LLC by SBA Network Services, Petitioner

Located just north at the northwest quadrant at the intersection of 125th Avenue and Colfax Street, a/k/a 6330 W. 125th Avenue in Center Township.

Purpose: Equipment upgrades at an existing wireless facility.