

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, APRIL 17, 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. 22-W-31 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County

Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West 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.

7/19/2023	Deferred by Plan Commission
8/16/2023	Deferred by Plan Commission
9/20/2023	Deferred by Petitioner
10/18/2023	Deferred by Plan Commission
11/15/2023	Deferred by Plan Commission
12/13/2023	Deferred by Plan Commission
1/17/2024	Deferred 60 Days by Plan Commission
3/20/2024	Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

**2. 22-PS-25 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John’s Self Storage
Unincorporated Lake County**

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

7/19/2023 Deferred by Plan Commission
8/16/2023 Deferred by Plan Commission
9/20/2023 Deferred by Petitioner
10/18/2023 Deferred by Plan Commission
11/15/2023 Deferred by Plan Commission
12/13/2023 Deferred by Plan Commission
1/17/2024 Deferred 60 Days by Plan Commission
3/20/2024 Deferred by Plan Commission

approved _____ denied _____ deferred _____ vote _____

VIII. New Business

1. 24-ZC-02 PC – Angela Mills, Owner and Rodney Mills, Petitioner

Located approximately 3/10 of a mile east of Blaine Street on the south side of 93rd Avenue, a/k/a 7195 W. 93rd Avenue in St. John Township.

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

Purpose: To allow a proposed one-lot subdivision.

favorable _____ unfavorable _____ deferred _____ vote _____

2. 24-SS-01 PC – Young Men’s Christian Association, Inc., Owner/Petitioner

Located approximately 3/10 of a mile west of Chase Street on the north side of 141st Avenue, a/k/a 3838 W. 141st Avenue in Center Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions for the purpose of the proposed construction of a Welcome Center building, Pool House, Greenhouse; and moving the Zipline to the existing Youth Camp.

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.

3. **24-SS-02 PC – Diana Jagiella and Charles Thorbjornsen, Owners/Petitioners**
Located approximately ½ mile west of Grand Blvd. on the south side of US 231, a/k/a 5507 E. State Road 231 in Winfield Township.
- Request:** Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions for the purpose of a proposed Farm Stand, Farmer’s Markets and Agri-Tourism.
- 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. **24-SS-03 PC – Derrill and Roberta Kregel, Owners and Big John’s Farm Market, Inc., Petitioners**
Located approximately 2/10 of a mile west of Morse Street on the south side of 159th Avenue, a/k/a 7705 W. 159th Avenue in Cedar Creek township.
- Request:** Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions for the purpose of proposed Greenhouses.
- 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.