

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, DECEMBER 17, 2025 - 5:30 P.M.**

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**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**

**1. 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. 137<sup>th</sup> 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.

11/19/25 Deferred by Plan Commission

Favorable\_\_\_\_\_unfavorable\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_

**VIII. New Business**

**1. 25-ZC-09 PC – Roy W. and Sandra S. Mason, Owners and John Mason, Petitioner**

Located approximately 3/10 of a mile east of Mount Street on the south side of W. 173<sup>rd</sup> Avenue, a/k/a 4607 W. 173<sup>rd</sup> Avenue in Cedar Creek Township.

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

**Purpose:** To allow a proposed residential subdivision.

favorable\_\_\_\_\_unfavorable\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_

2. **25-ZC-10 PC – Daniel and Debra Dadlow, Owners and Daniel Dadlow, Petitioner**  
Located approximately 2/10 of a mile west of White Oak Street on the south side of W. 173<sup>rd</sup> Avenue in West Creek Township.
- Request:** Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential Zone)
- Purpose:** To allow a proposed residential subdivision.
- favorable \_\_\_\_\_ unfavorable \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_
3. **25-ZC-11 PC – Kleefisch Living Trust, Owner and Vis Law, LLC, Petitioner**  
Located approximately 3/10 of a mile north of W. 161<sup>st</sup> Avenue on the east side of Holtz Road, a/k/a 15773 Hendricks Street in Cedar Creek Township.
- Request:** Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential Zone)
- Purpose:** To allow a proposed residential subdivision.
- favorable \_\_\_\_\_ unfavorable \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_
4. **25-ZC-12 PC – Andy James, Owner/Petitioner**  
Located at the southeast quadrant at the intersection of W. 141<sup>st</sup> Avenue and Clark Street, a/k/a 14105 Clark Street in Center Township.
- Request:** Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential Zone)
- Purpose:** To allow a proposed residential subdivision.
- favorable \_\_\_\_\_ unfavorable \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_
5. **25-ZC-13 PC – Charles Niementomski, Owner and Antonio Gaeta, Petitioner**  
Located at the southwest quadrant at the intersection of E. 123<sup>rd</sup> Avenue and County Line Road, a/k/a 9009 E. 123<sup>rd</sup> Avenue, a/k/a 9009 E. 123<sup>rd</sup> Avenue in Winfield Township.
- Request:** Zone Change from A-1 (Agricultural Zone) to R-1 (Residential Single-dwelling 1)
- Purpose:** To allow a proposed residential subdivision.
- favorable \_\_\_\_\_ unfavorable \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_
6. **25-XP-02 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 77<sup>th</sup> Avenue, a/k/a 13909 W. 77<sup>th</sup> Avenue in St. John Township.
- Request:** One (1) year Extension of Primary Plat Approval of Unity Church.
- Purpose:** To allow a one (1) year Extension of Primary Plat
- approved \_\_\_\_\_ denied \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_

**IX. Study Session**

1. **25-SS-07 PC – Johnson Sunnybrook Farm, LLC, The Land Trust Company as Trustee Under Trust No. 4928 and Barnabas Foundation Properties, LLC, Owners and Dinwiddie Holdings, LLC, Petitioner**

Located approximately 2/10 of a mile east of Clay Street on the south side of E. 181<sup>st</sup> Avenue in Eagle Creek 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 M-1 (Light Industrial Zone), for the purpose of a proposed Data Center.

**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.

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

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

1. **25-SDP-22 PC – Forever Green Lawn Care, Inc., Owner and Verizon Wireless – SMJ International, Petitioner**

Located approximately 3/10 of a mile west of Parrish Street on the south side of W. 109<sup>th</sup> Avenue (US 231), a/k/a 9961 W. 109<sup>th</sup> Avenue in Hanover Township.

**Purpose:** Removal and Replacement of Antenna and Ground Equipment.

2. **25-SDP-23 PC – SBA Communications, Owner and Verizon Wireless, Petitioner**

Located approximately 1/10 of a mile north of W. 45<sup>th</sup> Avenue on the west side of Ross Road, a/k/a 4410 Ross Road in Calumet Township.

**Purpose:** Fiber Optics Installation

**XII. Public Comment**