

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, OCTOBER 21, 2026 - 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

1. 26-SE-06 BZA – Van Kalker Family Limited Partnership, Owner and Foundry Works Energy Storage, Petitioner

Located approximately 2/10 of a mile north of E. 181st Avenue (State Road 2) on the east side of Clay Street in Eagle Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 110, Battery Energy Storage Systems (BESS) (B), Submittal requirements for battery energy storage facilities are permitted only in the following zoning district classifications: CD (Conditional Development District) by special exception

Purpose: To allow a Battery Energy System Storage Facility (BESS).

9/16/2026 Deferred by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

VIII. New Business

1. 26-FS-08 PC – Trkulja Properties, LLC, Owner/Petitioner – Trkulja Subdivision

Located approximately 2/10 of a mile south of W. 113th Avenue on the east side of US 41 (Wicker Blvd.), a/k/a 11429 Wicker Boulevard in Hanover Township.

Request: Final Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

2. **26-PS-09 PC – Jose Martinez and Kelly Martinez Revocable Living Trust, Owner and Jose Martinez and Kelly Martinez, Petitioners – ASC Subdivision Phase 2**
Located approximately 3/10 of a mile east of Sheffield Street on the north side of W. 101st Avenue, a/k/a 14702 W. 101st Avenue in St. John Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

3. **26-W-11 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located at the southeast quadrant at the intersection of W. 141st Avenue and Clark Street, a/k/a 14105 Clark Street in Center Township.

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

Purpose: To allow a subdivision with lots that exceed the depth to width ration of 3.5 to 1.

approved_____ denied_____ deferred_____ vote_____

4. **26-W-12 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (B) Access to Subdivision, All major subdivisions must have at least 2 points of access from an existing street.

Purpose: To allow a major subdivision without 2 points of access.

approved_____ denied_____ deferred_____ vote_____

5. **26-W-13 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located as above.

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_____

6. 26-W-14 PC – Andy James, Owner/Petitioner – Clark Street Ridge

Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 50, Streets, Table 12-1: Minimum Street Right-of-Way Width, 40 ft. right-of-way required, 30 ft. requested.

Purpose: To allow a 30 ft. right-of-way along W. 141st Avenue.

approved_____ denied_____ deferred_____ vote_____

7. 26-W-15 PC – Andy James, Owner/Petitioner – Clark Street Ridge

Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 80, Sidewalks, Sidewalks are required on interior and perimeter streets in all major subdivisions.

Purpose: To allow to allow a major subdivision without sidewalks along existing public roads (Clark Street and W.141st Avenue).

approved_____ denied_____ deferred_____ vote_____

8. 26-PS-08 PC – Andy James, Owner/Petitioner – Clark Street Ridge

Located as above

Request: Primary Approval

Purpose: Subdivision (5 lots)

approved_____ denied_____ deferred_____ vote_____

9. 26-PS-10 PC – Richard and Ries Plank, Owners/Petitioners – Plank Estates

Located approximately 3/10 of mile west of Arizona Street on the north side of E. 145th Avenue, a/k/a 3200 E. 145th Avenue in Eagle Creek Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

10. 26-ZC-09 PC – STP Holdings, LLC, Owner and Adam M. Sworden, Petitioner

Located approximately 3/10 of a mile west of Gibson Street on the south side of US 231, a/k/a 5101 US 231 in Winfield Township.

Request: Zone Change from R-3 (Residential One to Four-dwelling Zone) to B-3 (General Business Zone)

Purpose: To allow outdoor and indoor storage.

favorable_____ unfavorable_____ deferred_____ vote_____

11. AN ORDINANCE TO AMEND the Unincorporated Lake County Unified Development Ordinance, County of Lake, State of Indiana, adopted June 13, 2023 specifically to amend Title 154, Unified Development Ordinance 2560; Article 8, Supplemental Use Regulations, Chapter 90, Data Centers, to rescind current stated Chapter 90 (formerly Ordinance Amendment #2590) concerning Data Centers and replace with new Chapter 90, regarding Data Centers.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Study Session

X. Site Development Plans Approved by Plan Commission

XI. Site Development Plans Approved by Staff

1. **26-SDP-13 PC – Wille Brothers Co., Owner/Petitioner**
Located approximately 2/10 of a mile east of Clay Street on the south side of E. 181st Avenue (State Road 2) in Eagle Creek Township.

Purpose: Wille Brothers Concrete Production Plant.

2. **26-SDP-15 PC – Crossroads YMCA, Owner/Petitioner**
Located approximately 3/10 of a mile west of Chase Street on the north side of W. 141st Avenue, a/k/a 3838 W. 141st Avenue in Center Township.

Purpose: Placement of Solid Fill and excavation of existing ponds.

XII. Public Comment