

**AGENDA**  
**LAKE COUNTY PLAN COMMISSION**  
**WEDNESDAY, JULY 19, 2023 - 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**

**1. Bond Review for Farmington Meadows Phase II – FMPII, LLC, Owner/Petitioner**  
Located approximately 1/10 of a mile south of 159<sup>th</sup> Avenue on the west side of Colfax Street in Cedar Creek Township.

**VI. Minutes**

**VII. Old Business**

**1. 23-SE-04 PC- David and Jeri Bryan, Owners and Noah Bryan, Petitioner**  
Located approximately 2/10 of a mile west of Chase Street on the north side of 153<sup>rd</sup> Avenue, a/k/a 15126 Chase Street in Cedar Creek Township

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class C Recreational Special Exception.

**Purpose:** To allow a Farm Market.

5/17/2023      Deferred by Plan Commission  
6/21/2023      Deferred by Petitioner

favorable \_\_\_\_\_ unfavorable \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_

**VIII. New 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 151<sup>st</sup> 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.

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)

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**3. 23-W-05 PC – Christopher K. Shofner, Owner/Petitioner**

Located at the northeast quadrant at the intersection of 129<sup>th</sup> Avenue and Grant Street (Indiana 55), a/k/a 12819 Grant Street in Center 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 1 in Fox Run 2<sup>nd</sup> Addition.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**4. 23-ZC-03 PC – Watson Family Trust-William E. Watson, Owner and Brittani M. Lis, Petitioner**

Located approximately 7/10 of a mile north of 93<sup>rd</sup> Avenue on the east and west side of Fairbanks street, a/k/a 8700 Fairbanks Street in St. John Township.

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

**Purpose:** To allow a one-lot residential development.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

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

**1. 23-SDP-18 PC – David and Patricia Sutton, Owner and American Tower, Petitioner**

Located approximately 3/10 of a mile west of U.S. 41 (Wicker Blvd.) on the north side of 165<sup>th</sup> Avenue in West Creek Township.

**Purpose:** Shared Generator

**2. 23-SDP-19 PC – Illiana Christian High School, Owner/Petitioner**

Located at the southwest quadrant at the intersection of 109<sup>th</sup> Avenue and Calumet, except the north 295 ft. in Hanover Township.

**Purpose:** Building Addition and Renovations at Illiana Christian High School

**3. 23-SDP-21 PC – Aldi, Inc. Owner/Petitioner**

Located at the southeast quadrant at the intersection of Calhoun Street and Ridge Road, a/k/a 5995 Ridge Road in Calumet Township.

**Purpose:** Building Addition and Sign Replacements.