

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, JANUARY 17, 2024 - 5:30 P.M.**

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**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 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.

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

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

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

**3. 23-W-12 PC – Aaron Hacker, Owner/Petitioner**

Located approximately 4/10 of a mile east of Iowa Street on the south side of US 231, a/k/a 2817 US 231 in Center Township.

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (1) (c), Subdivision shall contain no left over pieces.

**Purpose:** To allow a subdivision of less than a complete parcel.

10/18/2023 Deferred by Plan Commission  
11/15/2023 Deferred by Petitioner  
12/13/2023 Deferred by Plan Commission

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

**4. 23-ZC-07 PC – Vicky Kim Brightwell and Dennis Brightwell Revocable Trust, Owners and Todd Dykstra (C/O Nathan Vis), Petitioner**

Located approximately 2/10 of a mile east of State Line Road on the north side of 113<sup>th</sup> Avenue, a/k/a 15714 W. 113<sup>th</sup> Avenue in Hanover Township.

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

**Purpose:** To allow a landscaping contractor's business.

11/15/2023 Deferred by Plan Commission  
12/13/2023 Deferred by Plan Commission

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

**VIII. New Business**

**1. 24-ZC-01 PC – Hallmark Construction Company, Inc., Owner and Venture One Acquisitions, LLC, Petitioner**

Located on the south side of State Road 2 (E. 181<sup>st</sup> Avenue) east of Mississippi Street and west of Interstate 65 in Eagle Creek Township.

**Request:** Zone Change from A-1 (Agricultural Zone), B-2 (Rural Business Zone), HS-1 (Highway Service 1 District), HS-2 (Highway Service 2 District) to B-3 (General Business Zone)

**Purpose:** To allow a proposed distribution center.

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

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

**1. 23-SDP-37 PC – Thomas Krygsheld, Owner and Faithful Companion, Petitioner**

Located approximately 6/10 of a mile south of 109<sup>th</sup> Avenue (U.S. 231) on the east side of Wicker Boulevard (U.S. 41), a/k/a 11401 Wicker Boulevard in Hanover Township.

**Purpose:** Commercial Accessory Storage Building.

**2. 24-SDP-01 PC – Tim Durham, Owner and Eric Goetz Master Builder, Petitioner**

Located approximately 1/10 of a mile east of Lincoln Street on the north side of 180<sup>th</sup> Lane, a/k/a 1250 W. 180<sup>th</sup> Lane in Cedar Creek Township.

**Purpose:** Commercial Cold Storage Building Addition.