

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, FEBRUARY 21, 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
1/17/2024	Deferred 60 Days 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 by 60 Days 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  
1/17/2024 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  
1/17/2024 Deferred by Plan Commission

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

**VIII. New Business**

1. **24-FS-01 PC – Watson Family Trust, Owner and Brittani Lis, Petitioner – Brittani Estates**  
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:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

2. **AN ORDINANCE TO AMEND THE UNINCORPORATED LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE NO. 2560**, adopted June 13, 2023, more specifically to add the following;

1. Article 16 I Additional Regulations of General Applicability, to add Chapter 80, Regulations for Sold Fill; and,
2. Article 16 I Additional Regulations of General Applicability, to add Chapter 90, Regulations for Soil & Sand Excavation

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_