

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JANUARY 18, 2017 - 5:30 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement. In case of an emergency, exit the Commissioner's 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. Site Development Plan

1. 17-SDP-01 PC - West Creek Properties, LLC, Owner/Petitioner

Located at the northwest quadrant at the intersection at 181st Avenue and Wicker Boulevard (US 41) in West Creek Township.

Request: Site Development Plan Approval

Purpose: To allow a shop/wash bay to existing building.

approved____ denied____ deferred____ vote____

VIII. Old Business

1. **16-SE-08 BZA - Winfield Civil Township, Owner and Larry Cope, Petitioner**
Located approximately 7/10 of a mile west of Grand Boulevard on the north side of 145th Avenue, a/k/a 5524 E. 145th Avenue in Winfield Township.

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

Purpose: A revision to Special Exception to allow a covered open-air pavilion.

12/14/16: Deferred 30 days by Plan Commission

approved____ denied____ deferred____ vote____

2. **16-W-05 PC - Nathan & Stacy Swentko, Owners/Petitioners - Willow Creek**
Located approximately 4/10 of a mile east of Broadway on the north side of 173rd Avenue, a/k/a 750 E. 173rd Avenue in Eagle Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow a subdivision with irregular shaped lot.

12/14/16: Deferred 30 days by Plan Commission

approved____ denied____ deferred____ vote____

3. **16-PS-07 PC - Willow Creek - Nathan & Stacy Swentko, Owners/Petitioners**
Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

12/14/16: Deferred 30 days by Plan Commission

approved____ denied____ deferred____ vote____

IX. New Business

1. 16-FS-04 PC - Cedar Grove Estates - Verduin Brothers Properties, LLC, Owner/Petitioner

Located at the northeast quadrant at the intersection at 145th Avenue and State Line Road in Hanover Township.

Request: Secondary Approval

Purpose: Subdivision (3 lots)

approved____ denied____ deferred____ vote____

2. 16-FS-06 PC - Clemdonado Estates - Colleen Clemens, Owner/Petitioner

Located approximately 2/10 of a mile south of 197th Avenue on the east side of Calumet, a/k/a 19827 Calumet in West Creek Township.

Request: Secondary Approval

Purpose: Subdivision (1 lot)

approved____ denied____ deferred____ vote____

3. 16-PS-08 PC - Walnut Grove - James & Susan Waldmarson, Owners/Petitioners

Located approximately 2/10 of a mile south of 91st Avenue on the west side of Sheffield Street, a/k/a 9150 Sheffield in St. John Township.

Request: Secondary Approval

Purpose: Subdivision (3 lots)

approved____ denied____ deferred____ vote____

4. 16-PS-09 PC - Nautical Acres - Steiner Homes, Ltd, Owner and Edward Klingberg, Petitioner

Located approximately 2/10 of a mile north of 137th Avenue on the east side of Delaware Street, a/k/a 13555 Delaware Street in Center Township.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved____ denied____ deferred____ vote____

5. **17-SE-01 PC - Victoria Karius, Owner/Petitioner**

Located approximately 4/10 of a mile east of Grand Boulevard on the north side of 145th Avenue, a/k/a 7-10 E. 145th Avenue in Winfield Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) Revision of a Special Exception and Sec. 5.1 (C) (2) (d) Revision of a Riding Academy or Commercial Stable in an A-1 (Agricultural Zone).

Purpose: To allow an addition to existing residence.

favorable____ unfavorable____ deferred____ vote____

6. **17-W-01 PC - Steve C. Smith and Jeannette M. Zelhart-Smith, Owners/Petitioners - Mount Hope Lakefront Estates**

Located approximately 4/10 of a mile south of 161st Avenue on the east side of Mount Street in Cedar Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow a subdivision with irregular shaped lots.

approved____ denied____ deferred____ vote____

7. **17-PS-01 PC - Mount Hope Lakefront Estates - Steve C. Smith and Jeannette M. Zelhart-Smith, Owners/Petitioners**

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved____ denied____ deferred____ vote____

8. **17-ZC-01 PC - James P. & Barbara P. Holding, Owners and Lowell Partners, LLC, Petitioner**

Located approximately ½ mile north of State Road 2 on the west side of Colorado Street, a/k/a 17616 Colorado Street in Eagle Creek Township.

Request: Zone Change from A1 (Agricultural Zone) to PIC (Planned Industrial Center)

Purpose: Commercial business park

favorable_____ unfavorable_____ deferred_____ vote_____

9. **17-ZC-02 PC - Collins Family Limited Partnership, Owner and Lowell Partners, LLC., Petitioner**

Located at the southwest quadrant at the intersection at 173rd Avenue and Colorado Street in Eagle Creek Township.

Request: Zone Change from A1 (Agricultural Zone) and B2 (Rural Business Zone) to PIC (Planned Industrial Center)

Purpose: Commercial Business Park

favorable_____ unfavorable_____ deferred_____ vote_____