

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JULY 21, 2021 – 6:00 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. Minutes

VI. Communications

VII. Old Business

VIII. New Business

1. 21-SE-04 PC – Foundry Works Solar Energy, LLC, Petitioner

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec.5.1, C, 2, Uses Permitted by Special Exception and Section 9.10.2, titled Supplemental Regulations.

Purpose: To allow a Solar Farm on 3,117.771 acres, more or less.

favorable_____ unfavorable_____ deferred_____ vote_____

2. 21-V-45 BZA – Michael A. Van Baren, Owner/Petitioner

Located approximately 2/10 of a mile east of State Line Road on the south side of 91st Avenue, a/k/a 15501 W. 91st Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,512 sq. ft. requested.

Purpose: To allow a 36' X 42' detached garage for personal use.

approved_____ denied_____ deferred_____ vote_____

3. 21-V-46 BZA – Michael A. Van Baren, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 21 ft. 6 in. requested.

Purpose: To allow a detached garage with an overall height of 21 ft. 6 in.

approved_____ denied_____ deferred_____ vote_____

4. 21-V-49 BZA – Louisa Marcilla, Owner/Petitioner

Located approximately 1/10 of a mile north of 117th Avenue on the west side of Cedar Street, a/k/a 11664 Cedar Street in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,760 sq. ft. requested.

Purpose: To allow a 30' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

5. 21-V-50 BZA – Louisa Marcilla, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 18 ft. requested.

Purpose: To allow an accessory building with an overall height of 18 ft.

approved_____ denied_____ deferred_____ vote_____

6. 20-V-51 BZA – Kyle S. Bruce, Owner/ Petitioner

Located at the southeast quadrant at the intersection of 219th Avenue and US 41 (Wicker Blvd.), a/k/a 11019 W. 219th Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 4.2, Regulations for C-2 and C-3 (Flood Fringe Zones), no development may occur in any Special Flood Hazard Area (SFHA) without a Variance from Development Standards.

Purpose: To allow an 86' X 122' agricultural building in a flood fringe zone .

approved_____ denied_____ deferred_____ vote_____