

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JUNE 15, 2022 – 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

1. 22-V-12 BZA – Christopher Brall, Owner/Petitioner

Located approximately 9/10 of a mile south of 117th Avenue on the east side of Cline Street, a/k/a 12319 Cline Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (l) (2), Minimum Setback, 50-feet required from the edge of proposed right-of-way, 0-feet requested.

Purpose: To allow an attached garage and porch addition to encroach the required building setback along Cline Avenue.

2/16/2022 Deferred to May 18, 2022 by the Board of Zoning Appeals.

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. 22-SE-02 PC – Marquette Property Corporation-Rich Miller, President, Owner and Jack Havlin, Petitioner

Located approximately 4/10 of a mile south of 61st Avenue on the west side of Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

Request: Revision to a Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Uses Permitted by Special Exception.

Purpose: To allow a revision to a Recreational Special Exception for construction of a pavilion.

approved_____ denied_____ deferred_____ vote_____

2. **22-V-30 BZA – Juan and Rebecca Cabrera, Owners/Petitioners**
Located at the northeast quadrant at the intersection of 81st Avenue and Austin Street, a/k/a 9138 W. 81st 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, 2,128 sq. ft. requested.

Purpose: To allow a 36' X 48' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

3. **22-V-31 BZA – Juan and Rebecca Cabrera, Owners/Petitioners**
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, 20 ft. requested.

Purpose: To allow an accessory building with an overall height of 20 ft.

approved_____denied_____deferred_____ vote_____

4. **22-V-32 BZA – Juan and Rebecca Cabrera, Owners/Petitioners**
Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

Purpose: To allow an accessory building in the side-yard.

approved_____denied_____deferred_____ vote_____

5. **22-V-33 BZA – Andrea Hovanec, Owner/Petitioner**
Located approximately ½ mile north of 109th Avenue on the east side of Lane Street, a/k/a 10505 Lane Street in Center 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, 1,728 sq. ft. requested.

Purpose: To allow a 36' X 48' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

6. 22-V-34 BZA – Andrea Hovanec, 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, 22 ft. requested.

Purpose: To allow an accessory building with an overall height of 22 ft.

approved_____ denied_____ deferred_____ vote_____

7. 22-V-35 BZA – Christy and Gregory Andersen, Owners/Petitioners

Located at the northwest quadrant at the intersection of 103rd Lane and Towle Street, a/k/a 14904 W. 103rd Lane in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (B), Residential Fences, fences may be constructed between a building and right of way provided it meets the setback requirements of 2.7 (I) and does not exceed 3 ½ feet.

Purpose: To allow a 5 ft. fence to encroach the 30 ft. building setback line by 18 ft., leaving a setback of 12 ft. along Towle Street.

approved_____ denied_____ deferred_____ vote_____

8. 22-V-36 BZA – Cody Pederson, Owner/Petitioner

Located approximately 9/10 of a mile north of Belshaw Road on the east side of Austin Street, a/k/a 19019 Austin Street in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,522 sq. ft. requested.

Purpose: To allow a 40' X 61' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

9. 22-V-37 BZA – Cody Pederson, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 21 ft. requested.

Purpose: To allow an accessory building with an overall height of 21 ft.

approved_____ denied_____ deferred_____ vote_____

10. **22-V-38 BZA – Ryan and Victoria Webb, Owners/Petitioners**
Located approximately 2/10 of a mile west of Hendricks Street on the south side of 161st Avenue, a/k/a 3737 W. 161st Avenue in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 2,280 sq. ft. requested.

Purpose: To allow a 30' X 56' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

11. **22-V-39 BZA – Ryan and Victoria Webb, Owners/Petitioners**

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 24 ft. requested.

Purpose: To allow an accessory building with an overall height of 24 ft.

approved_____denied_____deferred_____ vote_____

12. **22-V-40 BZA – Ryan and Victoria Webb, Owners/Petitioners**

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

Purpose: To allow an accessory building in the side-yard.

approved_____denied_____deferred_____ vote_____

13. **22-V-41 BZA – Daniel Kelly, Owner/Petitioner**

Located approximately 8/10 of a mile north of 117th Avenue on the east side of Cline Avenue, a/k/a 12305 Cline Avenue in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 2,224 sq. ft. requested.

Purpose: To allow a 30' X 48' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

14. 22-V-42 BZA – Daniel Kelly, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 21 ft. requested.

Purpose: To allow an accessory building with an overall height of 21 ft.

approved_____ denied_____ deferred_____ vote_____

15. 22-SE-01 PC – Tommy K. & Cindy F. Hwang, Owners and Tommy K. Hwang, Petitioner

Located approximately 1/10 of a mile east of Hanley Street on the south side of 109th Avenue, a/k/a 5409 W. 109th Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (1), Aircraft Landing Field.

Purpose: To allow an aircraft landing field and ultra-light park.

approved_____ denied_____ deferred_____ vote_____

16. 22-SE-04 PC – Village Evangelical Church of Dyer, Inc., Owner/Petitioner

Located approximately 1/10 of a mile east of Sheffield Street on the south side of 93rd Avenue a/k/a 14849 W. 93rd Avenue in St. John Township.

Request: **Revision to a** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (2) (i), Uses Permitted by Special Exception in an A-1 Zone, Churches.

Purpose: To allow an addition to the main worship building at Village Evangelical Church of Dyer.

approved_____ denied_____ deferred_____ vote_____

17. 22-V-43 BZA – Elba Amerzcua, Owner/Petitioner

Located at the southwest quadrant at the intersection of 97th Court and Forest Street, a/k/a 9791 Forest Street in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (B), Residential Fences, fences may be constructed between a building and right of way provided it meets the setback requirements of 2.7 (I) and does not exceed 3 ½ feet.

Purpose: To allow a 6 ft. fence to encroach the 30 ft. building setback line by 30 ft., leaving a setback of 0 ft. along 97th Court.

approved_____ denied_____ deferred_____ vote_____

18. **22-V-44 BZA – Jeff and Katherine Natelborg, Owners/Petitioners**
Located approximately 1/10 of a mile east of Marshall Street on the south side of State Road 2, a/k/a 2639 W. 181st Avenue in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

Purpose: To allow an accessory building in the front yard.

approved_____denied_____deferred_____vote_____

19. **22-V-45 BZA – Sandra Silva, Owner and Robert Stiegal, Petitioner**
Located approximately 3/10 of a mile west of Burr Street on the south side of 117th Avenue, a/k/a 6025 W. 117th Avenue in Center 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, 3,424 sq. ft. requested.

Purpose: To allow a 40' X 72' accessory building for personal use.

approved_____denied_____deferred_____vote_____

20. **22-V-46 BZA – Sandra Silva, Owner and Robert Stiegal, 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, 20 ft. requested.

Purpose: To allow an accessory building with an overall height of 20 ft.

approved_____denied_____deferred_____vote_____

21. **22-V-47 BZA – Jason Brennan, Owner/Petitioner**
Located approximately 1/10 of a mile south of 77th Avenue on the west side of Columbia Street, a/k/a 7730 Columbia Street 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, 2,025 sq. ft. requested.

Purpose: To allow a 30' X 50' accessory building for personal use.

approved_____denied_____deferred_____vote_____

22. 22-V-48 BZA – Jason Brennan, 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_____

23. 22-V-49 BZA – Bianca Koss and Jacob Bennett, Owners and Bianca Koss, Petitioner

Located at the northwest quadrant at the intersection at 89th Avenue and Hamlin Place, a/k/a 8886 Hamlin Place in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (2), Minimum Setback, 50-feet required, 12-feet requested.

Purpose: To allow a pool to encroach 38-feet over the required building setback, leaving a setback of 12 feet from the property line along 89th Avenue.

approved_____ denied_____ deferred_____ vote_____

24. 22-V-50 BZA – Thomas Huizenga, Owner/Petitioner

Located approximately 4/10 of a mile west of Whitcomb Street on the south side of Hillcrest Court, a/k/a 4655 Hillcrest Court in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,463 sq. ft. requested.

Purpose: To allow a 36' X 48' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

25. 22-V-51 BZA – Muayad Musleh, Owner and 14901 W. 101st Ave LLC, Petitioner

Located at the southeast quadrant at the intersection of 101st Avenue and Mondorf Street, a/k/a 14901 W. 101st Avenue in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Section 2.7 (C) (6), Off Street Parking Schedule, 51 spaces required, 33 parking spaces requested

Purpose: To allow a reduction of the required 51 parking spaces to 33 parking spaces.

approved_____ denied_____ deferred_____ vote_____

26. 22-V-52 BZA – Tom Cummings, Owner and BCM Properties, Inc., Petitioner
Located approximately 3/10 of a mile west of Calumet on the south side of 101st Avenue, a/k/a 14825 W. 101st Avenue in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (E), Fences, fences shall be required along the rear or side of any business or industry where the same abuts either to the rear or side of any residential use.

Purpose: To allow screening with trees (arborvitaes) instead of a fence along the south line of Lot "I", Emerald Crossing.

approved_____denied_____deferred_____ vote_____

27. 22-V-53 BZA – Sovereign Development, Owner and McMahon Associates, Inc. Petitioner
Located approximately 4/10 of a mile south of 109th Avenue on the east side of US 41 (Wicker Boulevard) in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I), Minimum Setback, 60-feet required, 23.3-feet requested.

Purpose: To allow an existing structure to encroach the 60 ft. building line by 36.7 feet, leaving a setback of 23.3 ft.

approved_____denied_____deferred_____ vote_____