

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, JULY 20, 2022 – 6:00 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 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 117<sup>th</sup> 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.

6/15/2022 Deferred by Board of Zoning Appeals.

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

2. **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 109<sup>th</sup> Avenue, a/k/a 5409 W. 109<sup>th</sup> 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.

6/15/2022 Deferred by the Board of Zoning Appeals.

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

**VIII. New Business**

1. **22-SE-05 PC – Martin J. Hoffman Trustee of the Martin J. Hoffman Trust dated 12-19-85, Owner and Eagle Creek Township Trustees Office, Petitioner**

Located at the southeast quadrant at the intersection of 173<sup>rd</sup> Avenue and Colorado Street in Eagle Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (2), Cemetery.

**Purpose:** To allow a cemetery.

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

2. **21-SE-06 PC – Crossroads Young Men’s Christian Association, Inc., Owner/Petitioner**

Located Approximately 3/10 of a mile west of Chase Street on the north side of 141<sup>st</sup> Avenue a/k/a 3838 W. 141<sup>st</sup> Avenue in Center Township.

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

**Purpose:** To allow a YMCA Youth Camp.

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

3. **22-V-54 BZA – Kalchbrenner Trust No. 1, Owner/Petitioner**

Located approximately 2/10 of a mile south of 153<sup>rd</sup> Avenue on the east side of Clinton Place, a/k/a 15421 Clinton Place in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (l), Minimum Setback, 20-feet required, 16-feet requested.

**Purpose:** To allow an addition to an existing structure that encroaches the front yard setback.

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

4. **22-V-55 BZA – Frank H. Kush, Jr., Owner/Petitioner**  
Located approximately 1/10 of a mile north of 117<sup>th</sup> Avenue on the west side of Cedar Street, a/k/a 11600 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, 1,653 sq. ft. requested.

**Purpose:** To allow a 26' X 36' accessory building for personal use.

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

5. **22-UV-02 BZA – David and Danielle Torres, Owners/Petitioners**  
Located approximately 4/10 of a mile west of Clark Street on the south side of 153<sup>rd</sup> Avenue in Cedar Creek Township.

**Request:** Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 2.2 Definitions, Accessory Building without a main residence.

**Purpose:** To allow an accessory building on a lot without a main residence.

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

6. **22-V- 56 BZA – David and Danielle Torres, Owners/Petitioners**  
Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,200 sq. ft. requested.

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

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

7. **22-V- 57 BZA – David and Danielle Torres, 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, 18 ft. requested.

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

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

8. **22-V-58 BZA – William P. and Becky J. Bultema, Owners/Petitioners**  
Located approximately 3/10 of a mile south of 161<sup>st</sup> Avenue on the east side of Mount Street in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D), Rear-Yard Setback, 25% of lot depth (323-feet) required, 22% (280.84-feet) requested.

**Purpose:** To allow a reduction in the required rear yard setback.

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

9. **22-V- 59 BZA – Brad and Kelsey Zditosky, Owners and Brad Zditosky, Petitioner**  
Located approximately 2/10 of a mile west of Holtz Road on the south side of 167<sup>th</sup> Avenue, a/k/a 4021 167<sup>th</sup> Avenue in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,739 sq. ft. requested.

**Purpose:** To allow a 24' X 47' accessory building for personal use.

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

10. **22-V- 60 BZA – Brad and Kelsey Zditosky, Owners and Brad Zditosky, 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, 26 ft. 11 in. requested.

**Purpose:** To allow an accessory building with an overall height of 26 ft. 11 in.

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

11. **22-V-61 BZA–22-V-59 BZA – Brad and Kelsey Zditosky, Owners and Brad Zditosky, Petitioner**  
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\_\_\_\_\_

**12. 22-V-64-William and Kriston Scott, Owners/Petitioners**

Located approximately 2/10 of a mile east of Chase Street on the south side of 153<sup>rd</sup> Avenue in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (2) Minimum Lot Width (road/street frontage), 165 ft. required, 0 ft. requested.

**Purpose:** To allow three proposed subdivision lots with 0 ft. of frontage on an improved street.

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

**13. 22-V-65-William and Kriston Scott, Owners/Petitioners**

Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 10.1 (C) (1) Permits, adequate frontage on an improved street maintained by the Highway Department.

**Purpose:** To allow permits to be issued on three subdivision lots with zero feet of frontage on an improved street (access provided via ingress/egress easement).

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