

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JANUARY 18, 2023 – 6:00 P.M.**

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. Minutes

VI. Communications

VII. Old Business

VIII. New Business

1. 23-SE-01 PC – SSA9, LLC, Owner and McMahon Associates, Petitioner

Located at the northeast quadrant at the intersection of Wicker Avenue (U.S. 41) and State Road 2, a/k/a 18087 Wicker Avenue in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 7.1 (A) (1), Uses Permitted by Special Exception in a B-2 Zone, Automobile Service Station.

Purpose: To allow a Gas Station / Convenience Store.

approved____denied____deferred____ vote____

2. 23-SE-02 PC - Illiana Christian High School, Owner/Petitioner

Located at the southwest quadrant at the intersection of 109th Avenue and Calumet, except the north 295 ft. in Hanover Township.

Request: Revision to Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for proposed improvements to an existing school.

approved____denied____deferred____ vote____

3. 23-UV-01 BZA – Paul Stout, Owner and Paul Stout DBA Stoutco Trading Post, Petitioner

Located approximately 2/10 of a mile west of Grand Boulevard on the south side of 141st Avenue, a/k/a 6009 E. 141st Avenue in Winfield Township.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (C) (1), Uses Permitted by Right in an A-1 Zone.

Purpose: To allow the online sales, service and assembly (manufacture) of firearms in an A-1 (Agricultural) Zone.

approved_____denied_____deferred_____vote_____

4. 23-V-01 BZA – Jim Bonick, Owner and Curtis Hayman, Petitioner

Located approximately 3/10 of a mile north of U.S. 231 (109th Avenue) on the west side of Hanley Street, a/k/a 10732 Hanley 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, 2,192 sq. ft. requested.

Purpose: To allow a 30' x 40' accessory building with a 10' X 40' overhang for personal use.

approved_____denied_____deferred_____vote_____

5. 23-V-02 BZA – Jim Bonick, Owner and Curtis Hayman, 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. 23-V-03 BZA – Chuck Ellison, Owner and Curtis Hayman, Petitioner

Located approximately 4/10 of a mile west of Burr Street on the south side of 117th Avenue, a/k/a 6201 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, 1,590 sq. ft. permitted, 3,080 sq. ft. requested.

Purpose: To allow a 30' x 60' accessory building with a 30' X 20' overhang for personal use.

approved_____denied_____deferred_____vote_____

7. 22-V-04 BZA – Chuck Ellison, Owner and Curtis Hayman, 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 front yard.

approved _____ denied _____ deferred _____ vote _____