

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, FEBRUARY 15, 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**
 - 1. 23-SE-01 PC – SSA9, LLC, Owner and McMahon Associates Inc., Petitioner**

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

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 7.2 (A) (1), Uses Permitted by Special Exception in a B-2 Zone, Automobile Service Station.

Purpose: To allow a Gas Station/Convenience Store.

1/18/2023 Deferred by Petitioner

approved_____denied_____deferred_____ vote_____

VIII. New Business

1. 23-SE-03 PC- Sickinger Farms, LLC, Owner and Harvest Tyme Pumpkin Patch, LLC, Petitioner

Located approximately 3/10 of a mile north of State Road 2 on the west side of Grant Street a/k/a 17904 Grant Street in Cedar Creek Township.

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

Purpose: To allow Harvest Tyme Pumpkin Patch LLC, a private recreational development including a pumpkin patch, amusement rides, and other related activities.

approved_____denied_____deferred_____ vote_____

2. 23-V-05 BZA – Christopher Moek, Owner / Petitioner

Located approximately 8/10 of a mile south of 197th Avenue on the east side of Calumet Avenue, a/k/a 20285 Calumet Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 28 ft. requested.

Purpose: To allow an accessory building with an overall height of 28 ft.

approved_____denied_____deferred_____ vote_____

3. 23-V-06 BZA – Julie and Arthur Mink, Owner/Petitioner

Located approximately 4/10 of a mile west of County Line Road on the north side of 165th Avenue, a/k/a 9082 E. 165th Avenue in Eagle Creek 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, 4,442 sq. ft. requested.

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

approved_____denied_____deferred_____ vote_____

4. 23-V-07 BZA – Troy Tate, Owner/Petitioner

Located approximately 1/2 a mile north of 101st Avenue on the east side of Sheffield Avenue, a/k/a 9629 Sheffield Avenue in St. John Township

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 5,760 sq. ft. requested.

Purpose: To allow a 96' x 40' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

5. 23-V-08 BZA – Troy Tate, 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, 25 ft. requested.

Purpose: To allow an accessory building with an overall height of 25 ft.

approved_____ denied_____ deferred_____ vote_____