

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JANUARY 17, 2024 – 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-V-73 BZA – Christopher R. Smetana, Owner/Petitioner

Located approximately 7/10 of a mile south of 81st Avenue on the west side of Columbia Street, a/k/a 8250 Columbia Street in St. John Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 2,900 sq. ft. requested.

Purpose: To allow a 72' X 36' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

2. 23-V-74 BZA – Christopher R. Smetana, Owner/Petitioner

Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 20 ft. permitted, 21 ft. 6.5 in. requested.

Purpose: To allow an accessory building with an overall height of 21 ft. 6.5 in.

approved_____ denied_____ deferred_____ vote_____

3. 23-V-75 BZA – John D. Odham, Owner/Petitioner

Located at the northeast quadrant at the intersection of 87th Avenue and Fulton Place, a/k/a 8695 Fulton Place in St. John Township.

Request: Variance from Development Standards from Standards from the Unincorporated Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Sec. 20 (C) (2), Residential Fences, fences and walls up to 3.5 feet in height are permitted in street yard areas, but they may not be located within existing or planned street rights-of-way.

Purpose: To allow a residential fence in the street yard area with a height of 6 ft.

approved_____ denied_____ deferred_____ vote_____

4. 23-V-77 BZA – Brian Jordan, Owner/Petitioner

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

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 2,125 sq. ft. requested

Purpose: To allow a 40' X 52' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

5. 23-V-78 BZA – Brian Jordan, Owner/Petitioner

Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 20 ft. permitted, 35 ft. requested.

Purpose: To allow an accessory building with an overall height of 35 ft.

approved_____ denied_____ deferred_____ vote_____

6. 24-V-01 BZA – Robert and Amy Westfall, Owners and Robert Westfall, Petitioner

Located at the southwest quadrant at the intersection of 121st Avenue and Clark Street, a/k/a 4865 W. 121st Avenue in Center Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 2,000 sq. ft. requested.

Purpose: To allow a 50' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

7. 24-V-02 BZA – Robert and Amy Westfall, Owners and Robert Westfall, Petitioner

Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section B, Rear Yard Only.

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

approved_____ denied_____ deferred_____ vote_____

8. 24-UV-01 BZA – Vicky Kim and Dennis Brightwell Revocable Trust, Owner and Vis Law, LLC, Petitioner

Located approximately 2/10 of a mile east of State Line Road on the north side of 113^t Avenue, a/k/a 15714 W. 113th Avenue in Hanover Township.

Request: Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Chapter 20, Principal Uses in an A-1 (Agricultural Zone), Table 2-2: Agricultural and Residential Use Regulations

Purpose: To allow a landscaping contractor's business on the following described property.

approved_____denied_____deferred_____ vote_____

9. 24-V-04 BZA – Hallmark Construction Company, Inc., Owner and Venture One Acquiuisitions, LLC, Petitioner

Located on the south side of State Road 2 (E. 181st Avenue) east of Mississippi Street and west of Interstate 65 in Eagle Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 3, Business District, Chapter 30, Lot and Building Regulations, Section A, Table of Regulations, Table 3-3, Maximum Building Height in a B-3 (General Business Zone), 45 ft. permitted, 125 ft. Requested.

Purpose: To allow a building height of 125 ft. for a distribution center, more specifically described on Petitioners application as Variance of Development Standards for height from 45' to 50' on the 1,200,600 square foot building and 500,250 square foot Phase I Expansion and also for height from 45' to 125' on the ~ 77,000 square foot potential future ASRS that will not be human occupied.

approved_____denied_____deferred_____ vote_____