

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JANUARY 15, 2025 – 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. 24-V-52 BZA – Chris Bohling, Owner and Jericho Morris, Petitioner**
Located approximately ½ of a mile west of White Oak Street on the south side of W. 185th Avenue, a/k/a 14205 W. 185th Avenue in West Creek 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, 3,610 sq. ft. requested

Purpose: To allow a 64' X 40' accessory building for personal use.

12/18/2024 Deferred by Board of Zoning Appeals

approved____denied____deferred____ vote_____

2. 24-V-53 BZA – Chris Bohling, Owner and Jericho Morris, 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, 25 ft. requested.

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

12/18/2024 Deferred by Board of Zoning Appeals

approved _____ denied _____ deferred _____ vote _____

2. 24-V-54 BZA – Richard Verduzco, Owner/Petitioner

Located approximately 2/10 of a mile north of W. 125th Avenue on the west side of Burr Street, a/k/a 12254 Burr Street in Center Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 30, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, lot and building regulations for conventional development in an R-3 District, minimum lot width in an R-3 District, One to Four Family Residential Zone, 100 ft. required, 28 ft. requested.

Purpose: To allow creation of a subdivision lot with 28 ft. of frontage.

12/18/2024 Deferred by Board of Zoning Appeals

approved _____ denied _____ deferred _____ vote _____

VIII. New Business

1. 25-SE-01 PC – Eagle Rock Land Company LLC, Owner and Longspur Energy Storage LLC, Petitioner

Located approximately 2/10 of a mile west of Clay Street on the south side of E. 181st Avenue (St. Road 2), a/k/a 4239 E. 181st Avenue in Eagle Creek Township.

Request: Special Exception under the Unified Development Ordinance 2560, Article 16 - Additional Regulations of General Applicability, Chapter 110 – Regulations for Battery Storage Facilities.

Purpose: To allow a Battery Energy Storage System (BESS).

approved _____ denied _____ deferred _____ vote _____

2. 25-V-01 BZA – Denise and Allen Kendall, Owners/Petitioners

Located approximately 3/10 of a mile east of Harrison Street (State Road 55) on the south side of W. 181st Avenue, a/k/a 105 W. 181st Avenue in Cedar Creek 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, 2,700 sq. ft. requested .

Purpose: To allow a 40' X 60' accessory building with a 20' X 15' covered porch for personal use.

approved _____ denied _____ deferred _____ vote _____

3. 25-V-02 BZA – Dennise and Allen Kendall, Owners/Petitioners

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, 22 ft.4 in. requested.

Purpose: To allow an accessory building with an overall height of 22 ft. 4 in.

approved _____ denied _____ deferred _____ vote _____