

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, FEBRUARY 19, 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**
- VIII. New 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, 3,864 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_____

3. 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, 3,060 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_____

4. 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_____

5. 25-UV-01 BZA – Tim Krajci, Owner and Lance Dabrowski / Dabrowski Construction, Petitioner

Located approximately 2/10 of a mile east of Cedar Lake Road on the north side of W. 133rd Avenue, a/k/a 4314 W. 133rd Avenue in Center Township.

Request: A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 20, Residential use Category, Section A (1), Detached House, a detached house is a principal residential building, that contains only one dwelling unit and that is located on a single lot that is not occupied by other principal residential buildings.

Purpose: To allow the construction of a second detached house as the owner occupies the existing detached house until the new detached house has completed construction.

approved _____ denied _____ deferred _____ vote _____

6. 25-V-03 BZA – Tim Krajci, Owner and Lance Dabrowski, Petitioner

Located as above.

Request: 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 for personal use only.

approved _____ denied _____ deferred _____ vote _____

7. 25-V-04 BZA – Dean Black, Owner/Petitioner

Located at the southwest quadrant at the intersection of east 129th Avenue and County Line Road, a/k/a 9425 E. 129th Avenue in Winfield 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, 3,267 sq. ft. permitted, 6,504 sq. ft. requested

Purpose: To allow a 48' X 88' accessory building for personal use.

approved _____ denied _____ deferred _____ vote _____

8. 25-V-05 BZA – Dean Black, 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, 22 ft. permitted, 24 ft. 6 in requested.

Purpose: To allow an accessory building with an overall height of 24 ft. 6 in.

approved _____ denied _____ deferred _____ vote _____