

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, May 21, 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. 25-V-08 BZA – Tim Denhartog, Owner and Illiana Construction Co., Petitioner**
Located approximately one mile east of Cline Street on the north side of W. 71st Avenue, a/k/a 131 W. 71st Avenue in St. John Township

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 21, Measurements and Exceptions, Chapter 60, Setbacks, Sec. (D), Porches, Front porches that are open on at least three sides may encroach a maximum of 5 feet into a required street setback.

Purpose: For the purpose of allowing a porch with an 18-foot encroachment in to the 30-foot street setback

approved____denied____deferred____ vote_____

2. **25-V-09 BZA – James and Sue Waldmarson, Owners/Petitioners**
Located approximately ½ mile west of Cline Street on the south side of W. 159th Avenue, a/k/a 8675 W. 159th 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 Structures and Storage Buildings, Section E, Area and Height Regulations, Table 9-2, Maximum Building Height, 22 ft. permitted, 26 ft. Requested.

Purpose: To allow an accessory building with an overall height of 26 ft. for personal use only.

approved____denied____deferred____ vote_____

3. **25-V-10 BZA – Hallmark Construction Company, Inc., Owner and Venture One Acquisitions, 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_____

4. **25-V-11 BZA – Sam Carlson, Owner/Petitioner**
Located at the southeast quadrant at the intersection of West 152nd Court and Durbin Street, a/k/a 15159 Durbin Street 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 Structures and Storage Buildings, Section E, Area and Height Regulations, Table 9-2, Maximum Building Height, 18 ft. permitted, 25 ft. 7 in. Requested.

Purpose: To allow an accessory building with an overall height of 25 ft. 7 in. for personal use only.

approved____denied____deferred____ vote_____

5. **25-V-12 BZA – Jerry Jansen, Owner and Kurt Weisefluh, Petitioner**
Located approximately 1/10 of a mile north of 93rd Avenue on the west side of Colfax Street, a/k/a 9124 and 9128 Colfax 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, 3,460 sq. ft. requested

Purpose: To allow a 16' X 32' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

6. **25-V-13 BZA – Dan and Carol Szymanski, Owner/Petitioner**
Located at the northeast quadrant at the intersection of W.93rd Place and Beal Street also located at the southeast quadrant at the intersection of 93rd Avenue, a/k/a 14522 W. 93rd Place in St. John 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 A-1 and R Districts along a minor arterial street, Building Setbacks in an R-2 Zone, 50-foot setback required, 17-foot setback requested.

Purpose: To allow an above ground swimming pool with a 17-foot setback in an R-2 Zone.

approved_____denied_____deferred_____ vote_____

7. **25-V-14 BZA – Frank Moore, Owner and Brian S. Laffoon, Petitioner**
Located approximately one mile north of 173rd Avenue on the west side of Parrish Street, a/k/a 16538 Parrish Street 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, 3,267 sq. ft. permitted, 6,900 sq. ft. requested.

Purpose: To allow a 46' X 75' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

8. **25-V-15 BZA – Wille Brothers Company, Owner/Petitioner**

Located approximately 2/10 of a mile east of Clay Street on the south side of E. 181st Avenue 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 CDD (Conditional Development District), 45 ft. permitted, 55 ft. Requested for a concrete ready-mix plant and a maximum 90-foot height for equipment height.

Purpose: To allow a building height of 55 ft. for a concrete ready-mix plant and a maximum 90 ft. equipment height.

approved_____denied_____deferred_____ vote_____