

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JUNE 18, 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-SE-02 BZA – Apple Blossom Trails, LLC, Diana Jagiella and Charles Thorbjornsen (h/w), Owners/Petitioners

Located approximately ½ mile west of Grand Blvd. on the south side of US 231, a/k/a 5507 E. State Road 231 in Winfield Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table 2-2, Uses permitted in an A-1 (Agricultural) Zone by Special Exception, Agritourism and Title 154, Article 3, Business Districts, Chapter 20, Uses, (A), Business Districts Use Table 3-2, Uses permitted in a B-1 (Neighborhood Business) Zone by Special Exception, Agritourism.

Purpose: To allow agritourism uses.

approved_____denied_____deferred_____vote_____

2. **25-SE-03 BZA – Daniel T. & Lisa S. Chesner, Owners and Derek McGrew, Petitioner**

Located approximately 4/10 of a mile east of US 41 (Wicker Blvd.) on the north side of W. 173rd Avenue, a/k/a 10620 W. 173rd Avenue in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 11, Wireless Communication Facilities, Chapter, Where Allowed, Table 11-1, New Tower, allowed in an A-1 (Agricultural) Zone by Special Exception.

Purpose: To allow a new wireless telecommunications facility.

approved_____denied_____deferred_____ vote_____

3. **25-V-16 BZA – Scott Golinski and Janet Jewart, Owners/Petitioners**

Located at the northeast quadrant at the intersection of Belshaw Road and King Place, a/k/a 19135 King Place 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, 2,178 sq. ft. permitted, 3,040 sq. ft. requested .

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

approved_____denied_____deferred_____ vote_____

4. **25-V-17 BZA – Scott Golinski and Janet Jewart, 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, 24 ft. requested.

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

approved_____denied_____deferred_____ vote_____

5. 25-V-18 BZA – Joe Blandford, Owner and Kurt Weisenfluh, Petitioner

Located approximately 4/10 of a mile south of W. 197th Avenue on the east side of Calumet Street, a/k/a 19917 Calumet Street in West Creek Township.

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-yard for personal use only.

approved_____ denied_____ deferred_____ vote_____

6. 25-V-19 BZA – Joseph A. Hoffman, Owner/Petitioner

Located approximately 2/10 of a mile south of 151st Avenue on the west side of Oakdale Place, a/k/a 15212 Oakdale Place in West Creek Township.

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-yard for personal use only.

approved_____ denied_____ deferred_____ vote_____

7. 25-V-20 BZA – Kevin Sartori, Owner/Petitioner

Located approximately 2/10 of a west of Cleveland Street on the north side of W. 49th Place, a/k/a 2138 W. 49th Place in Calumet Township.

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 D, Number, Table 9-1: Number of Detached Accessory Garages and Storage Buildings, maximum 2 buildings allowed, 3 buildings requested.

Purpose: To allow 3 accessory buildings.

approved_____ denied_____ deferred_____ vote_____

8. 25-V-20 BZA – Kevin Sartori, Owner/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 a 20' X 20' carport in the front yard.

approved_____ denied_____ deferred_____ vote_____

9. 25-V-20 BZA – Kevin Sartori, Owner/Petitioner

Located as above.

Request: 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, (B) Conventional Development Regulations, Table 2-3, Minimum Street Setbacks, Other Street 45-feet as platted, 28-feet requested.

Purpose: To allow a carport with a 28-foot setback.

approved_____ denied_____ deferred_____ vote_____

10. 25-AP-01 BZA - Michael McDonough (C/o Attorney James Wieser), Owner/Petitioner

Located less than 1/10 of a mile east of Ralston Place on the south side of W. 153rd Avenue, a/k/a 5409 W. 153rd Avenue in Cedar Creek Township.

Request: Appeal of Administrative Decision from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 17, Review and Approval Procedures, Chapter 120, Appeals of Administrative Decision, to appeal the administrative decision of the Lake County Planning & Building Department to deny the final building inspection and issuance of a Certificate of Occupancy as required under the Unincorporated Lake County Building Code No. 18 and under the Unincorporated Lake County Zoning Ordinance, Section 10.0 – Administration & Enforcement, for a single-family residence

approved_____ denied_____ deferred_____ vote_____