

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, JULY 16, 2025 – 6:00 P.M.**

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- 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. 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. 153<sup>rd</sup> Avenue, a/k/a 5409 W. 153<sup>rd</sup> 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.

6/18/2025      Deferred by Board of Zoning Appeals

approved \_\_\_\_\_ denied \_\_\_\_\_ deferred \_\_\_\_\_ vote \_\_\_\_\_

**VIII. New Business**

**1. 25-V-23 BZA – Donna Krygier, Owner and Adam M. Sworden, Petitioner**

Located approximately 3/10 of a mile east of Calumet Street on the south side of W. 93<sup>rd</sup> Avenue, a/k/a 13801 W. 93<sup>rd</sup> Avenue 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, 2,604 sq. ft. requested .

**Purpose:** To allow a 36' X 64' accessory building for personal use.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**2. 25-V-24 BZA – BZA – Donna Krygier, Owner and Adam M. Sworden, 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, 23 ft. 10 in. requested.

**Purpose:** To allow an accessory building with an overall height of 23 ft. 10 in.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**3. 25-V-25 BZA – Brian Kortum, Owner/Petitioner**

Located approximately 2/10 of a mile south of 113<sup>th</sup> Avenue on the west side of Baker Street. a/k/a 11484 Baker Street 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 40, Secondary Suites, Section I, Size, the floor area of a secondary suite may not exceed 49% of the floor area of the principal dwelling unit or 580 square feet, whichever is less.

**Purpose:** To allow a 978 square foot secondary suite.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**4. 25-V-26 BZA – Al Bunge, Owner/Petitioner**

Located approximately ½ mile west of Clark Street on the south side of Vasa Terrace, a/k/a 5505 Vasa Terrace 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, 1,014 sq. ft. permitted, 2,736 sq. ft. requested .

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

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**5. 25-V-27 BZA – Al Bunge, 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, 18 ft. permitted, 19 ft. 10 in. requested.

**Purpose:** To allow an accessory building with an overall height of 19 ft. 10.5 in.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**6. 25-V-28 BZA – Al Bunge, 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 an accessory building in the front-yard for personal use only.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_