

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 20, 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-29 BZA – Kelvin Gouwens, Owner and Glenn Vanderaa, Petitioner**
Located approximately 4/10 of a mile east of Sheffield Street on the south side of W. 154th Place, a/k/a 14615 W. 154th 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 side-yard for personal use only.

approved____denied____deferred____ vote_____

2. **25-V-30 BZA – Tim Koedyker, Owner and Sworden Law, P.C., Petitioner**
Located at the southwest quadrant at the intersection of W. 151st Avenue and Magoun Street, a/k/a 15120 Magoun 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, 5,760 sq. ft. requested .

Purpose: To allow a 60' X 96' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

3. **25-V-31 BZA – Tim Koedyker, Owner and Sworden Law, P.C., 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, 27 ft. 10.5 in. requested.

Purpose: To allow an accessory building with an overall height of 27 ft. 10.5 in.

approved_____denied_____deferred_____ vote_____

4. **25-V-32 BZA – Tim Koedyker, Owner and Sworden Law, P.C., 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_____