

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, OCTOBER 15, 2025– 6:00 P.M.**

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

- 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-33 BZA – Christopher R. Smetana, Owner and Sworden Law, Petitioner**
Located approximately 2/10 of a mile east of Sheffield Street on the north side of W. 93rd Avenue, a/k/a 14902 W. 93rd 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, 3,712 sq. ft. requested .

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

approved _____ denied _____ deferred _____ vote _____

2. 25-V-34 BZA – Christopher R. Smetana, 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, 20 ft. permitted, 21 ft. 7 in. requested.

Purpose: To allow an accessory building with an overall height of 21 ft. 7 in.

approved_____denied_____deferred_____vote_____

3. 25-V-40 BZA – Dan Mamula, Owner/Petitioner

Located approximately 8/10 of a mile north of W. 109th Avenue on the east side of Cline Street, a/k/a 10411 Cline Avenue 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 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 2,300 sq. ft. requested .

Purpose: To allow a 30' X 50' accessory building for personal use.

approved_____denied_____deferred_____vote_____

4. 25-V-41 BZA – Andrew and Stephanie Calarie, Owners/Petitioners

Located approximately 3/10 of a mile north of W. 129th Avenue on the east side of Monroe Court, a/k/a 12649 Monroe Court in Center 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_____

5. 25-V-42 BZA – Meet Petroleum, Owner and Terry Vaidik, Petitioner

Located at the southeast quadrant at the intersection of W. 47th Avenue and Cleveland Street, a/k/a 4705 Cleveland Street in Calumet Township.

Request: Variances from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 3, Business Districts, Chapter 30, Lot and Building Regulations, Sec. (A), Table of Regulations, Table 3-3, Business District Lot and Building Regulations, Minimum Street Setbacks in a B-2 (Rural Business Zone), Minimum Street Setback 60-feet on a Major Arterial and a 50-foot Street Setback on a Minor: for the purpose of allowing a 20-foot Street Setback (Major Arterial – Cleveland Street) and a 19-foot Street Setback (Minor Arterial- W. 47th Avenue) for a gas station canopy and fuel pump islands for a proposed fueling station.

Purpose: To allow a 20-foot setback from Cleveland Street and a 19-foot setback from W. 47th Avenue for a proposed canopy and fuel pumps.

approved _____ denied _____ deferred _____ vote _____

6. 25-V-43 BZA – Meet Petroleum, Owner and Terry Vaidik, Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 3, Business Districts, Chapter 30, Lot and Building Regulations, Sec. (A), Table of Regulations, Table 3-3, Business District Lot and Building Regulations, Minimum Rear Setback, 20-feet abutting an R district: for the purpose of allowing a 6-foot rear-yard setback adjacent to an R-3 One to Four Family District to allow a proposed fueling station.

Purpose: To allow a 6-foot rear yard setback for a proposed fueling station building.

approved _____ denied _____ deferred _____ vote _____