

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, SEPTEMBER 17, 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-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, 2,592 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-UV-03 BZA – D & F Land, LLC, Owner and Lamar Advertising, Petitioner

Located approximately 3/10th of a mile west of Parrish Street, on the south side of W. 109th Avenue (US 231), a/k/a 10007 W. 109th Avenue, in Hanover Township.

Request: Variance of Use from the Unincorporated Lake County Unified Development Ordinance 154, Article 3, Business Districts, Chapter 20, Uses A. Business District Use Table 3-2: Business District Use Regulations, Other (Uses); Off-Premise Outdoor Advertising Sign, Prohibited in an HS-2, Highway Service 2 District.

Purpose: To allow replacing an existing Off-Premise Outdoor Advertising Sign with a new Off-Premise Outdoor Advertising Sign.

approved_____denied_____deferred_____vote_____

4. 25-V-35 BZA – D & F Land, LLC, Owner and Lamar Advertising, Petitioner

Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 60, Signs in Business and Industrial Zoning Districts, Section E, Maximum Sign Height, 24 feet permitted, 40 feet requested

Purpose: To allow a proposed off-site business sign (billboard) with an overall height of 40 feet.

approved_____denied_____deferred_____vote_____

5. **25-V-36 BZA – D & F Land, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 60, Signs in Business and Industrial Zoning Districts, Section F, Dynamic Displays on Wall, Projecting and Freestanding Signs, (3), The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less

Purpose: To allow a 752 square foot dynamic display on a proposed off-site business sign (billboard).

approved _____ denied _____ deferred _____ vote _____

6. **25-V-37 BZA – D & F Land, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, from Article 15, Chapter 60, Section F, Dynamic Displays on Wall, Projecting and Freestanding Signs, (4) Only one, contiguous dynamic display is allowed on a wall, projecting, or freestanding sign face.

Purpose: To allow a proposed off-site business sign (billboard) with back to back digital LED panels.

approved _____ denied _____ deferred _____ vote _____

7. **25-V-38 BZA – D & F Land, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 80, Dynamic Displays, Section F, Dynamic displays may not be located within 200 feet of any R zoning district

Purpose: To allow construction of a proposed off-site business sign (billboard) with LED digital display panels within 200 feet of an R-3 One to Four Family Residential Zoning District.

approved _____ denied _____ deferred _____ vote _____

8. 25-V-39 BZA – Steven Schaap, Owner and Ronald Schaap, Petitioner

Located at the southwest quadrant at the intersection of W. 117th Avenue and Blaine Street, a/k/a 11702 Blaine 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 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 2,178 sq. ft. permitted, 3,264 sq. ft. requested .

Purpose: To allow a 42' X 64' accessory building for personal use.

approved_____denied_____deferred_____ vote_____