

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 18, 2021 – 6:00 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement. In case of an emergency, exit the Auditorium, proceed to the nearest exit, and exit the building. 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. 21-V-45 BZA – Michael A. Van Baren, Owner/Petitioner

Located approximately 2/10 of a mile east of State Line Road on the south side of 91st Avenue, a/k/a 15501 W. 91st Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,512 sq. ft. requested.

Purpose: To allow a 36' X 42' detached garage for personal use.

approved_____ denied_____ deferred_____ vote_____

2. 21-V-46 BZA – Michael A. Van Baren, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 21 ft. 6 in. requested.

Purpose: To allow a detached garage with an overall height of 21 ft. 6 in.

approved_____ denied_____ deferred_____ vote_____

3. **21-V-49 BZA – Louisa Mancilla, Owner/Petitioner**
Located approximately 1/10 of a mile north of 117th Avenue on the west side of Cedar Street, a/k/a 11664 Cedar Street in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,760 sq. ft. requested.

Purpose: To allow a 30' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

4. **21-V-50 BZA – Louisa Mancilla, Owner/Petitioner**

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 18 ft. requested.

Purpose: To allow an accessory building with an overall height of 18 ft.

approved_____ denied_____ deferred_____ vote_____

5. **21-V-51 BZA – Kyle S. Bruce, Owner/ Petitioner**

Located at the southeast quadrant at the intersection of 219th Avenue and US 41 (Wicker Blvd.), a/k/a 11019 W. 219th Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 4.2, Regulations for C-2 and C-3 (Flood Fringe Zones), no development may occur in any Special Flood Hazard Area (SFHA) without a Variance from Development Standards.

Purpose: To allow an 86' X 122' agricultural building in a flood fringe zone .

approved_____ denied_____ deferred_____ vote_____

6. **21-V-52 BZA – Brian Mabry, Owner/Petitioner**

Located at the northeast quadrant at the intersection of 93rd Avenue and Beal Street, a/k/a 14620 W. 93rd Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 26 ft. requested.

Purpose: To allow a previously approved accessory building with an overall height of 26 ft.

approved_____ denied_____ deferred_____ vote_____

7. **21-V-53 BZA – Mark Holtz, Owner/Petitioner**
Located approximately 9/10 of a mile south of 109th Avenue on the east side of Cedar Street, a/k/a 11665 Cedar Street in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 1,755 sq. ft. requested.

Purpose: To allow a 24' X 32' accessory building with a 10' X 32' overhang for personal use.

approved_____ denied_____ deferred_____ vote_____

8. **21-V-54 BZA – Jeffrey C. Pals, Owner/Petitioner**
Located approximately ½ of a mile east of Montgomery Street on the south side of 137th Avenue, a/k/a 7925 E. 137th Avenue in Winfield Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 26.5 ft. requested.

Purpose: To allow an accessory building with an overall height of 26.5 ft.

approved_____ denied_____ deferred_____ vote_____

9. **21-V-55 BZA – Jeffrey C. Pals, Owner/Petitioner**
Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

Purpose: To allow an accessory building in the front yard.

approved_____ denied_____ deferred_____ vote_____

10. **21-V-56 BZA – Nancy Garcia-Johnsen, Owner/Petitioner**
Located at the northeast quadrant at the intersection of 165th Avenue and White Oak Avenue, a/k/a 16305 White Oak Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 3,172 sq. ft. requested.

Purpose: To allow a 42' X 66' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

11. 21-V-57 BZA – Nancy Garcia-Johnsen, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 22 ft. requested.

Purpose: To allow an accessory buiding with an overall height of 22 ft.

approved_____ denied_____ deferred_____ vote_____

12. 21-V-58 BZA – Joyce and John Sears, Owners/Petitioners

Located approximately 2/10 of a mile east of Calumet Street on the north side of 129th Avenue, a/k/a 14044 W. 129th Avenue in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,494 sq. ft. requested.

Purpose: To allow a 36' X 48' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

13. 21-V-59 BZA – Joyce and John Sears, Owners/Petitioners

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 18 ft. requested.

Purpose: To allow an accessory building with an overall height of 18 ft.

approved_____ denied_____ deferred_____ vote_____

14. 21-V-60 BZA – Victor Cancialosi, Owner and Eric Goetz Master Builders, Inc., Petitioners

Located at the northwest quadrant at the intersection of 185th Avenue and White Oak Street, a/k/a 12854 W. 185th Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,760 sq. ft. requested.

Purpose: To allow a 36' X 60' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

15. **21-V-61 BZA – Victor Cancialosi, Owner and Eric Goetz Master Builders, Inc., Petitioners**
Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 18 ft. requested.

Purpose: To allow an accessory building with an overall height of 18 ft.

approved_____ denied_____ deferred_____ vote_____

16. **21-V-62 BZA – Jeff Bowling, Owner/ Petitioner**
Located approximately 1/10 of a mile west of Burr Street on the north side of 122nd Place, a/k/a 5718 West 122nd Place in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B) (2), Second accessory building greater than 150 sq. ft. on less than one acre.

Purpose: To allow a second accessory building (carport) greater than 150 sq. ft. on a property less than one acre in size.

approved_____ denied_____ deferred_____ vote_____

17. **21-V-63 BZA – Jeff Bowling, Owner/ Petitioner**
Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,680 sq. ft. requested.

Purpose: To allow a 24' x 26' addition to an existing accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

18. **21-V-64 BZA – Jeff Bowling, Owner/Petitioner**
Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

Purpose: To allow an addition to an existing accessory building in the side yard.

approved_____ denied_____ deferred_____ vote_____