

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, SEPTEMBER 15, 2021 – 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 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-65 BZA – Dean Ross, Owner/Petitioner**

Located approximately ½ of a mile west of Arizona Street on the north side of 139<sup>th</sup> Avenue, a/k/a 3206 E. 139<sup>th</sup> Avenue in Winfield Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 3,148 sq. ft. requested.

**Purpose:** To allow a 30' X 48' accessory building for personal use.

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

**2. 21-V-66 BZA – Christopher Moek, Owner/Petitioner**

Located approximately 2/10 of a mile south of Belshaw Road on the west side of Cline Avenue, a/k/a 19734 Cline Avenue in West Creek Township

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 5,800 sq. ft. requested.

**Purpose:** To allow a 50' X 90' accessory building with a 10' X 90' overhang for personal use.

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

**3. 21-V-67 BZA – Christopher Moek, 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, 22 ft. requested.

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

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

**4. 21-V-68 BZA – Dean and Joan E. Dewes, Owners/Petitioners**

Located at the southwest quadrant at the intersection of 173<sup>rd</sup> Avenue and Kosciusko Place, a/k/a 17342 Kosciusko Place 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, 2,754 sq. ft. requested.

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

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

**5. 21-V-69 BZA – Dean and Joan E. Dewes, 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, 21 ft. 11-1/8 in. requested.

**Purpose:** To allow an accessory building with an overall height of 21 ft. 11-1/8 in.

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

**6. 21-V-70 BZA – Dean and Joan E. Dewes, Owners/Petitioners**

Located as above.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (3), Minimum Setback, 50 ft. required, 10 ft. requested.

**Purpose:** To allow an accessory building to encroach the 50' building line.

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

7. **21-V-71 BZA – William and Becky Bultema, Owners/Petitioners**  
Located approximately 3/10 of a mile south of 161<sup>st</sup> Avenue on the east side of Mount Street in Cedar Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 2,592 sq. ft. requested.

**Purpose:** To allow a 36' X 56' accessory building for personal use.

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

8. **21-V-72 BZA – William and Becky Bultema, 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, 21 ft. requested.

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

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

9. **21-V-73 BZA – William and Becky Bultema, Owners/Petitioners**  
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. **20-UV-04 BZA – Reality Income Properties 5 LLC, Owner and Jones Sign Col, Inc., Petitioner**  
Located approximately 9/10 of a mile east of US 41 (Wicker Boulevard) on the south side of 109<sup>th</sup> Avenue, a/k/a 9905 W. 109<sup>th</sup> avenue in Hanover Township.

**Request:** Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 9.1 (C) (1), Uses Permitted by Right in an R-3 zone..

**Purpose:** To allow a business sign.

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

**11. 21-SE-04 PC – Foundry Works Solar Energy, LLC, Petitioner**

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec.5.1, C, 2, Uses Permitted by Special Exception and Section 9.10.2, titled Supplemental Regulations.

**Purpose:** To allow a Solar Farm on 3,117.771 acres, more or less.

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