

AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, APRIL 20, 2022 – 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. 22-V-20 BZA – Roger Rolnicki, Owner/Petitioner

Located approximately 2/10 of a mile east of Colfax Street on the south side of Main Street, a/k/a 3960 W. Main Street in Cedar Creek 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 greater than 150 sq. ft. (720 sq. ft.) on a property less than one acre.

approved_____ denied_____ deferred_____ vote_____

2. 22-V-21 BZA – Tom and Brenda Rumisek, Owners and Tom Rumisek, Petitioner

Located at the southeast quadrant at the intersection of 154th Avenue and Durbin Street, a/k/a 5211 W. 154th Avenue in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (3), Minimum Setback, 30-feet required, 14.6-feet requested.

Purpose: To allow an attached garage that encroaches 15.4-feet into the 30-foot building setback.

approved_____ denied_____ deferred_____ vote_____

3. **22-V-22 BZA – Brian and Kelly Jordan, Owners/Petitioners**
Located approximately 1/10 of a mile south of the southeast quadrant at the intersection of 93rd Avenue and Sheffield, a/k/a 9313 Sheffield in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D), Rear-Yard Setback, 25% of lot depth (58-feet) required, 20 ft. requested.

Purpose: To allow proposed residence with a 20-foot rear-yard setback.

approved_____denied_____deferred_____ vote_____

4. **22-V-23 BZA – Donald Hollingshead, Owner/Petitioner**
Located at the southeast quadrant at the intersection of 115th Place and Hawthorne Street, a/k/a 11867 W. 115th Place in Hanover Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,460 sq. ft. requested.

Purpose: To allow a 30' X 38' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

5. **22-V-24 BZA – Donald Hollingshead, 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/side yard.

approved_____denied_____deferred_____ vote_____

6. **22-V-25 BZA – Yyves Guillermo, Owner/Petitioner**
Located approximately ½ mile west of White Oak Street on the north side of 173rd Avenue, a/k/a 13620 W. 173rd Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 17 ft. requested.

Purpose: To allow an accessory building with an overall height of 17 ft.

approved_____denied_____deferred_____ vote_____

7. 22-V-26 BZA – Yyves Guillermo, 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_____

8. 22-V-27 BZA – DLG Companies, Owner and Arthur C. Rauch, Petitioner

Located approximately 1/10 of a mile north of 133rd Avenue on the west side of Clark Street, a/k/a 13220 Clark Street in Center 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, 1,600 sq. ft. requested.

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

approved_____denied_____deferred_____vote_____

9. 22-V-28 BZA – Tom Kramer, Owner/Petitioner

Located approximately 4/10 of a mile west of US 41 (Wicker Blvd.) on the south side of 129th Avenue, a/k/a 11715 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, 1,814 sq. ft. permitted, 5,120 sq. ft. requested.

Purpose: To allow a 48' X 64' accessory building for personal use.

approved_____denied_____deferred_____vote_____

10. 22-V-29 BZA – Tom Kramer, 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, 24 ft. requested.

Purpose: To allow an accessory building with an overall height of 24 ft.

approved_____denied_____deferred_____vote_____

11. 22-UV-01 BZA – Fred Kroll, Owner/Petitioner

Located approximately 1/10 of a mile north of 206th Avenue on the west side of Woodmar Street, a/k/a 20506 Woodmar Street in West Creek Township.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 2.9 (A) (4), Only One Main Building on a Lot.

Purpose: To temporarily allow two main structures (single-family residences) on one lot on the following described property.

approved_____ denied_____ deferred_____ vote_____

