

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, MAY 18, 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**

**1. 22-V-12 BZA – Christopher Brall, Owner/Petitioner**

Located approximately 9/10 of a mile south of 117<sup>th</sup> Avenue on the east side of Cline Street, a/k/a 12319 Cline Street in Center Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (l) (2), Minimum Setback, 50-feet required from the edge of proposed right-of-way, 0-feet requested.

**Purpose:** To allow an attached garage and porch addition to encroach the required building setback along Cline Avenue.

2/16/2022 Deferred to May 18, 2022 by the Board of Zoning Appeals.

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

**VIII. New Business**

**1. 22-SE-02 PC – Marquette Property Corporation-Rich Miller, Owner and Jack Havlin, Petitioner**

Located approximately 4/10 of a mile south of 61<sup>st</sup> Avenue on the west side of Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

**Request:** Revision to a Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Uses Permitted by Special Exception.

**Purpose:** To allow a revision to a Recreational Special Exception for construction of a pavilion.

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

**2. 22-V-30 BZA – Juan and Rebecca Cabrera, Owners/Petitioners**

Located at the northeast quadrant at the intersection of 81<sup>st</sup> Avenue and Austin Street, a/k/a 9138 W. 81<sup>st</sup> 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, 2,128 sq. ft. requested.

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

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

**3. 22-V-31 BZA – Juan and Rebecca Cabrera, 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, 20 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 20 ft.

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

**4. 22-V-32 BZA – Juan and Rebecca Cabrera, 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 side-yard.

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

**5. 22-V-33 BZA – Andrea Hovanec, Owner/Petitioner**

Located approximately ½ mile north of 109<sup>th</sup> Avenue on the east side of Lane Street, a/k/a 10505 Lane 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, 1,728 sq. ft. requested.

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

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

**6. 22-V-34 BZA – Andrea Hovanec, 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\_\_\_\_\_

**7. 22-V-35 BZA – Christy and Gregory Andersen, Owners/Petitioners**

Located at the northwest quadrant at the intersection of 103<sup>rd</sup> Lane and Towle Street, a/k/a 14904 W. 103<sup>rd</sup> Lane in Hanover Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (B), Residential Fences, fences may be constructed between a building and right of way provided it meets the setback requirements of 2.7 (I) and does not exceed 3 ½ feet.

**Purpose:** To allow a 5 ft. fence to encroach the 30 ft. building setback line by 18 ft., leaving a setback of 12 ft. along Towle Street.

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

**8. 22-V-36 BZA – Cody Pederson, Owner/Petitioner**

Located approximately 9/10 of a mile north of Belshaw Road on the east side of Austin Street, a/k/a 19019 Austin Street 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, 3,522 sq. ft. requested.

**Purpose:** To allow a 40' X 61' accessory building for personal use.

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

**9. 22-V-37 BZA – Cody Pederson, 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. requested.

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

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

10. **22-V-38 BZA – Ryan and Victoria Webb, Owners/Petitioners**  
Located approximately 2/10 of a mile west of Hendricks Street on the south side of 161<sup>st</sup> Avenue, a/k/a 3737 W. 161<sup>st</sup> Avenue in Cedar 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, 2,280 sq. ft. requested.

**Purpose:** To allow a 30' X 56' accessory building for personal use.

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

11. **22-V-39 BZA – Ryan and Victoria Webb, Owners/Petitioners**

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\_\_\_\_\_

12. **22-V-40 BZA – Ryan and Victoria Webb, 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 side-yard.

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

13. **22-V-41 BZA – Daniel Kelly, Owner/Petitioner**

Located approximately 8/10 of a mile north of 117<sup>th</sup> Avenue on the east side of Cline Avenue, a/k/a 12305 Cline Avenue in Center 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, 2,224 sq. ft. requested.

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

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

**14. 22-V-42 BZA – Daniel Kelly, 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. requested.

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

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