

AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, SEPTEMBER 20, 2023 – 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

1. 23-V-53 – Simon Ristevski, Owner/Petitioner

Located approximately 4/10 of a mile west of Burr Street and 1/10 of a mile north of West 117th Avenue in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (2) Minimum Lot Width (road/street frontage with a septic system), 100 ft. required, 0 ft. requested.

Purpose: To allow proposed subdivision lots without frontage on county maintained roads.

8/16/2023 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

2. 23-V-54-Simon Ristevski, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 10.1 (C) (1) Permits, adequate frontage on an improved street maintained by the Highway Department.

Purpose: To allow permits to be issued on proposed subdivision lots without frontage on county maintained roads.

8/16/2023 Deferred by Petitioner

approved_____denied_____deferred_____vote_____

VIII. New Business

1. 23-SE-07 PC- Nicholas Spannan, Owner/Petitioner

Located approximately 4/10 of a mile west of White Oak on the north side of 165th Avenue, a/k/a 13010 W. 165th Avenue in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class B Recreational Special Exception.

Purpose: To allow a personal motocross track.

approved_____denied_____deferred_____vote_____

2. 23-SE-08 PC- Association for Protestant Reformed Education, Inc. (C/O Nathan Vis) and Mark and Bethany Lenting, Owners and Association for Protestant Reformed Education, Inc. (C/O Nathan Vis), Petitioner

Located at the northwest quadrant at the intersection of 109th Avenue and Calumet Avenue, a/k/a 10790 Calumet Avenue in Hanover Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for proposed improvements to an existing school

favorable_____unfavorable_____deferred_____vote_____

3. 23-SE-09 PC – Tri -Creek School Corporation – Andy Anderson, Superintendent, Owner and Bledsoe Riggert Cooper James – William S. Riggert, PE, Petitioner

Located approximately 2/10 of a mile west of U.S. 41 (Wicker Boulevard) on the south side of 181st Avenue, a/k/a 11601 W. 181st Avenue in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for additions and proposed improvements to Lake Prairie Elementary School.

approved_____denied_____deferred_____vote_____

4. **23-SE-06 BZA – Wojciech Jarosz, Owner/Petitioner**
Located approximately 9/10 of a mile west of Chase Street on the south side of 47th Avenue, a/k/a 4509 W. 47th Avenue in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, 9.2 (E), Hobby Farm: Keeping of more animals than permitted, 0 permitted, 40 requested.

Purpose: To allow 2 ponies, 4 sheep, 4 goats, 10 ducks, 5 geese and 15 chickens on a 2-acre parcel.

approved_____ denied_____ deferred_____ vote_____

5. **23-UV-05 BZA – Wojciech Jarosz, Owner/Petitioner**

Located as above.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 9.2 (B), Hobby Farms, Minimum Lot Size.

Purpose: To allow a Hobby Farm on a lot less than 2 ½ acres in size.

approved_____ denied_____ deferred_____ vote_____

6. **23-V- 55 BZA – Wojciech Jarosz, Owner/Petitioner**

Located as above

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,770 sq. ft. requested.

Purpose: To allow a 45' X 19' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

7. **23-V- 56 BZA – Wojciech Jarosz, 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, 19 ft. requested.

Purpose: To allow an accessory building with an overall height of 19 ft.

approved_____ denied_____ deferred_____ vote_____

8. **23-V- 57 BZA – Alan Coyle, Owner/Petitioner**
Located approximately 4/10 of a mile south of 121st Avenue on the east side of Clark Street, a/k/a 12403 Clark Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 3,344 sq. ft. requested.

Purpose: To allow a 12' X 56' addition to an accessory building for personal use.

approved_____denied_____deferred_____ vote_____

9. **23-V- 58 BZA – Sarah Darnell and Jonathan Bandstra, Owners and Sarah Darnell, Petitioner**

Located approximately 2/10 of a mile east of Sheffield Street on the north side of 93rd Avenue, a/k/a 14814 W. 93rd Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec.5.1 (D) (2), Minimum Lot Width, 165 ft. required, 60 ft. requested.

Purpose: To allow a proposed subdivision lot with 60 ft. of lot width.

approved_____denied_____deferred_____ vote_____

10. **22-V- 59 BZA – Jason Sanchez, Owner/Petitioner**

Located at the southeast quadrant at the intersection of 163rd Avenue and Madison Street, a/k/a 16331 Madison Street in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,792 sq. ft. requested.

Purpose: To allow a 40' X 50' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

11. **23-V-60 BZA – Jason Sanchez, 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_____

12. 23-V- 61 BZA – Dan Van Deel, Owner/Petitioner

Located approximately 4/10 of a mile west of County Line Road on the south side of 165th Avenue, a/k/a 9085 E. 165th Avenue in Eagle 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, 3,768 sq. ft. requested.

Purpose: To allow a 40' X 72' accessory building with a 20' X 36' porch for personal use.

approved_____denied_____deferred_____ vote_____

13. 23-V- 62 BZA – Dan Van Deel, 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, 23 ft. requested.

Purpose: To allow an accessory building with an overall height of 23 ft.

approved_____denied_____deferred_____ vote_____