

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, MAY 15, 2024 – 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**
- VIII. New Business**

1. 24-SE-01 BZA – Lake County Board of Commissioners, Owner and Lake County Highway Department, Petitioner

Located at the southeast quadrant at the intersection of Ellsworth Street and 42nd Court, a/k/a 2501 W. 42nd Court in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 30, Public, Civic and Institutional Use Category, Section O (1) Minor Utilities and Public Service Facility, (a), Sanitary Lift Station.

Purpose: To allow the installation of a sanitary lift station.

approved _____ denied _____ deferred _____ vote _____

2. **24-SE-02 BZA – Crossroads Young Men’s Christian Association, Inc., Owner/Petitioner**

Located approximately 3/10 of a mile west of Chase Street on the north side of 141st Avenue, a/k/a 3838 W. 141st Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 30, Public, Civic and Institutional Use Category, Section K, Parks and Recreation

Purpose: To allow construction of a Welcome Center Building, a Pool House with Pool, a Greenhouse, and moving the Zipline to the existing Youth Camp.

approved_____denied_____deferred_____vote_____

3. **24-V-16 BZA – Tracey McNorton and Christopher Gonzalez, Owners/Petitioners**

Located approximately 1/10 of a mile north of 173rd Avenue on the west side of Holtz Road, a/k/a 17224 Holtz Road in Cedar Creek Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 8,200 sq. ft. requested.

Purpose: To allow a 60’ X 20’ accessory building for personal use.

approved_____denied_____deferred_____vote_____

4. **24-V-17 BZA – Tracey McNorton and Christopher Gonzalez, Owners/Petitioners**

Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 20 ft. permitted, 28 ft. requested.

Purpose: To allow an accessory building with an overall height of 28 ft.

approved_____denied_____deferred_____vote_____

5. **24-V-18 BZA – Vivian Johnson, Owner and Stephen Johnson, Petitioner**
Located approximately ½ mile west of Georgia Street on the north side of 181st Avenue, a/k/a 102 E. 181st Avenue in Eagle Creek Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 2,016 sq. ft. requested.

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

approved_____denied_____deferred_____ vote_____

6. **24-V-19 BZA – Ricardo Silva, Owner/Petitioner**
Located approximately 7/10 of a mile north of 133rd Avenue on the east side of State Line Road, a/k/a 12665 State Line Road in Hanover Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 3,267 sq. ft. permitted, 7,350 sq. ft. requested.

Purpose: To allow a 90' X 80' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

7. **24-V-20 BZA – Ricardo Silva, Owner/Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 22 ft. permitted, 26 ft. requested.

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

approved_____denied_____deferred_____ vote_____

8. 24-V-21 BZA – Barbara Burke, Owner/Petitioner

Located approximately 4/10 of a mile east of Gibbons Street on the south side of 129th Avenue, a/k/a 6215 E. 129th Avenue in Winfield Township.

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section B, Rear Yard Only

Purpose: To allow an accessory building in the side-yard for personal use only.

approved _____ denied _____ deferred _____ vote _____