

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
THURSDAY, JUNE 20, 2024 – 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 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-03 BZA – Derrill and Roberta Kregel, Owners and Big John's Farm Market, Inc., Petitioner**

Located approximately 2/10 of a mile west of Morse Street on the south side of 159<sup>th</sup> Avenue, a/k/a 7705 W. 159<sup>th</sup> Avenue in Cedar Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Chapter 20, Principal Uses, (A): Table 2-2, Agricultural Uses, Non-Traditional (Indoor) Farm (Greenhouses). Special Exception approval required in an R-1, Residential Single-dwelling 1 Zone and an R-3, Residential One to Four-dwelling Zone.

**Purpose:** To allow greenhouses.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_

2. **24-V-16 BZA – Tracey McNorton and Christopher Gonzalez, Owners/Petitioners**  
Located approximately 1/10 of a mile north of 173<sup>rd</sup> 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 120' accessory building for personal use.

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

3. **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 \_\_\_\_\_

4. **24-V-22 BZA – Chad Naylor, Owner/Petitioner**  
Located approximately 6/10 of a mile east of State Line Road on the south side of 145<sup>th</sup> Avenue, a/k/a 15049 W. 145<sup>th</sup> Avenue 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, 1,525 sq. ft. permitted, 3,340 sq. ft. requested.

**Purpose:** To allow a 40' X 56' accessory building for personal use.

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

5. **24-V-23 BZA – Angela Mills, Owner and Rodney Mills, Petitioner**  
Located approximately 3/10 of a mile east of Blaine Street on the south side of 93<sup>rd</sup> Avenue, a/k/a 7195 W. 93<sup>rd</sup> Avenue in St. John Township.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 30, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, lot and building regulations for conventional development in A-1 and R Districts, minimum Lot Width in an RR, Rural Residential Zone, 165 ft. required, 155.50 ft. requested.

**Purpose:** To allow a proposed subdivision lot with 155.50 feet of lot width.

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

6. **24-V-24 BZA – Lake County Board of Commissioners, Owner and Lake County Highway Department, Petitioner**  
Located at the southwest quadrant at the intersection of Ellsworth Street and 42<sup>nd</sup> Court, a/k/a 2501 W. 42<sup>nd</sup> Court.

**Request:** A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Additional Regulations of General applicability, Chapter 20, Fences and Walls, Section (C) Residential Districts (1) Fences and walls up to 6 feet in height are permitted along interior side and rear lot lines and in interior side and rear yards, and (2) Fences and walls up to 3.5 feet in height are permitted in street yard areas, but they may not be located within the existing or planned street right-of-way.

**Purpose:** To allow a residential fence with a height of 8 ft. for the purpose of enclosing a proposed lift station on the following described property

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

7. **24-V-25 BZA – Frank Dekruiff, Owner/Petitioner**  
Located approximately 7/10 of a mile south of 153<sup>rd</sup> Avenue on the east side of south Lakview Drive, a/k/a 661 S. Lake View Drive in Cedar Creek 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 \_\_\_\_\_

8. **24-V-26 BZA – Raymond Wetzel, Owner/Petitioner**  
Located approximately 1/10 of a mile north of 109<sup>th</sup> Avenue (US 231) on the east side of Hanley Street, a/k/a 10805 Hanley Street in Center 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 \_\_\_\_\_

9. **24-V-27 BZA – Wayne and Amy Witkowski, Owners/Petitioners**  
Located at the southwest quadrant at the intersection of 123<sup>rd</sup> Avenue and Brookside Drive, a/k/a 12314 Brookside Drive in Winfield Township.

**Request:** Variance from Development Standards from Standards from the Unincorporated Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Additional Regulations of General applicability, Chapter 20, Fences and Walls, Section (C) (2), fences and walls up to 3.5 feet in height are permitted in street yard areas, but they may not be located within existing or planned street rights-of-way.

**Purpose:** To allow a residential fence in the street yard area with a height of 6 ft.

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

10. **24-V-28 BZA – Robert J. Delco Trust – Robert J. Delco, Trustee, Owner/Petitioner**  
Located approximately one mile south of 109<sup>th</sup> Avenue on the west side of Maplewood Place, a/k/a 11662 Maplewood Place 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, 1,525 sq. ft. permitted, 4,800 sq. ft. requested.

**Purpose:** To allow a 80' X 60' accessory building for personal use.

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

11. **24-V-29 BZA – Robert J. Delco Trust – Robert J. Delco, Trustee, 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, 20 ft. permitted, 27 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 27 ft.

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

12. **24-UV-02 BZA – Ryan and Melanie R. Plank, Owners/Petitioners**  
Located approximately 4/10 of a mile east of White Oak on the south side of 109<sup>th</sup> Avenue, a/k/a 11909 W. 109<sup>th</sup> Avenue in Hanover Township.

**Request:** A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 10, Generally Applicable Regulations, Section A, Accessory Uses Allowed, Accessory uses and structures are allowed only in conformance with a lawfully established principal use.

**Purpose:** To allow construction of an accessory building prior to construction of the principal structure (house).

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

13. **24-V-30 BZA – Ryan and Melanie R. Plank, 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 B, Location, Detached accessory buildings are required to be located in the rear yard or at least be set back 200 feet from all street rights-of-way,

**Purpose:** To allow an accessory building in the front yard.

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

14. **24-V-31 BZA – John and Phyllis Hall, Owners and Matt Justice and Katie Gasparovic, Petitioners**

Located approximately ½ mile south of 153<sup>rd</sup> Avenue on the east side of Grant Street, a/k/a 15619 Grant Street 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 Building Height, 20 ft. permitted, 22 ft. requested.

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

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