

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 21, 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

1. 24-V-34 BZA – Michael R. Gilkerson, Owner/Petitioner

Located approximately 4/10 of a mile south of W. 157th Avenue on the west side of Wicker Boulevard (U.S. 41), a/k/a 16006 Wicker Boulevard in West 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, 2,178 sq. ft. permitted, 4,036 sq. ft. requested .

Purpose: To allow a 24' X 48' addition to an accessory building for personal use.

7/17/2024 Deferred by Board of Zoning Appeals

approved _____ denied _____ deferred _____ vote _____

VIII. New Business

1. 24-V-39 BZA – Roni Gregori, Owner/Petitioner

Located approximately one mile west of White Oak Street south of Maplewood Court in West Creek 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 A-1, Agricultural Zone, 330 ft. required, 0 ft. requested.

Purpose: To allow the installation of shipping containers on a parcel of land without frontage on a county street.

approved _____ denied _____ deferred _____ vote _____

2. 24-V-40 BZA – Scott Ebbens, Owner/Petitioner

Located approximately 2/10 of a mile south of E. 137th Avenue, a/k/a 13820 Iowa Street in Center 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, 4,896 sq. ft. requested .

Purpose: To allow a 50' X 80' accessory building for personal use.

approved _____ denied _____ deferred _____ vote _____

3. 24-XSE-01 BZA – Foundry Works Solar Energy, LLC, Petitioner

Request: Extension of a Special Exception Approval from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 8 Supplemental Uses and Regulations, Chapter 60 Solar Farms, Section W. Building Permits. A building permit must be obtained within 36 months of approval of the Special Exception (including site plan approval).

Purpose: The purpose is to allow an extension of a Special Exception approval (approved September 15,2021) for a Solar Farm on 3,117.771 acres, more or less.

approved _____ denied _____ deferred _____ vote _____