TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, NOVEMBER 18, 2026– 6:30 P.M.

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

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. **26-SE-07 BZA – Denis and Claire Sullivan, Owners/Petitioners**
Located approximately 3/10 of a mile north of W. 165th Avenue on the east side of Sheffield Street, a/k/a 16215 Sheffield Street in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table 2-2: Agricultural and Residential District Use Regulations Uses permitted in an A-1 (Agricultural) Zone by Special Exception, Agritourism.

Purpose: To allow Agritourism uses.

approved_____denied_____deferred_____ vote_____

2. **26-V-18 BZA – Robert Kien, Owner/Petitioner**
Located approximately 1/10 of a mile north of Belshaw Road on the east side of Austin Street, a/k/a 19733 Austin Street 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, 1,525 sq. ft. permitted, 2,520 sq. ft. requested .

Purpose: To allow a 52' X 30' accessory building for personal use.

approved_____denied_____deferred_____ vote_____

3. **26-V-24 BZA – Eric Roach, Owner/Petitioner**
Located at the southwest quadrant at the intersection of Fillmore Place and W. 129th Avenue, a/k/a 1011 W. 129th Avenue in Center Township.

Request: 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, Building Setbacks, Minimum Street Setback on Other Streets in an R-1 Zone, 30-foot setback required, 17-foot setback requested.

Purpose: To allow a garage with a 17-foot setback along Fillmore Street.

approved_____denied_____deferred_____ vote_____

4. **26-UV-07 BZA – Illiana Acres, LLC, Owner and Lamar Advertising, Petitioner**
Located approximately 6/10 of mile south of W. 109th Avenue (US 231) on the east side of Wicker Blvd. (US 41), a/k/a 11407 Wicker Boulevard. in Hanover Township.

Request: A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 3, Business Districts, Chapter 20, Uses A. Business District Use Table 3-2: Business District Use Regulations, Other (Uses); Off-Premise Outdoor Advertising Sign, Prohibited in a B-3, General Business Zone.

Purpose: For the purpose of replacing an existing Off-premise Outdoor Advertising Sign with a new Off-premise Outdoor Advertising Sign.

approved_____denied_____deferred_____ vote_____

5. **26-V-25 BZA – Illiana Acres, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 60, Signs in Business and Industrial Zoning Districts, Section E, Maximum Sign Height, 24 feet permitted, 45 feet requested.

Purpose: To allow a proposed off-site outdoor advertising sign with an overall height of 45 feet.

approved_____denied_____deferred_____ vote_____

6. **26-V-26 BZA – Illiana Acres, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 40, Sign Regulations of General Applicability, Section B, Required Setbacks, Spacing and Separation, (1), All parts of a sign must be set back at least 10 feet from street rights-of way.

Purpose: To allow a 0 setback from the street rights-of-way.

approved_____denied_____deferred_____ vote_____

7. **26-V-27 BZA – Illiana Acres, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 40, Sign Regulations of General Applicability, Section B, Required Setbacks, Spacing and Separation, (3), Signs with an area of more than 32 square feet that are visible from a lot in an R district must be set back at least 50 feet from the R zoned lot.

Purpose: To allow an off-premise outdoor advertising sign with a 10 ft. setback from an R-3 zoned lot.

approved_____denied_____deferred_____ vote_____

8. **26-V-28 BZA – Illiana Acres, LLC, Owner and Lamar Advertising, Petitioner**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 15, Signs, Chapter 60, Signs in Business and Industrial Zoning Districts, Section D, Maximum Sign Area, The maximum combined area of all wall projecting, and freestanding signs allowed on a lot in a business or industrial zoning district may not exceed 3 square feet per linear foot of street frontage or 50 square feet, whichever is greater.

Purpose: To allow a double sided off premise outdoor advertising sign at 1,496 sq. ft.

approved_____denied_____deferred_____ vote_____

9. **26-V-29 BZA – Carmen Bonilla, Owner and Leonides Bonilla, Petitioner**
Located approximately 2/10 of a mile south of E. 145th Avenue on the southeast side of Arthur Henry Gibbs Street, a/k/a 14609 Arthur Henry Gibbs Street in Winfield 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 B, Rear Yard Only.

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

approved_____ denied_____deferred_____ vote_____

10. **26-V-32 BZA – Justin Cope, Owner/Petitioner**
Located approximately 3/10 of a mile north of E. 145th Avenue on the east side of Elkhart Street, a/k/a 14307 Elkhart Street in Winfield 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, 1,014 sq. ft. permitted, 1,200 sq. ft. requested.

Purpose: To allow a 30' X 40' accessory building for personal use.

approved_____denied_____deferred_____ vote_____