

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 19, 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-04 BZA – Daniel Rhinehart, Owner/Petitioner**
Located approximately 3/10 of a mile south of W. 117th Avenue on the west side of White Oak Street, a/k/a 11880 White Oak Street in Hanover Township.

Request: A 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; Table 2-2 Agricultural and Residential District Use Regulations; Two-unit house in an A-1 (Agricultural Zone), Special Exception Approval Required.

Purpose: To allow a Two-unit house in an A-1 (Agricultural Zone).

approved_____denied_____deferred_____ vote_____

2. 26-SE-05 BZA – Silver Rock Holdings, LLC, Owner and Schilling Development, Petitioner

Located approximately 3/10 of a mile south of W. 143rd Avenue on the west side of Wicker Boulevard (US 41), a/k/a 14520 Wicker Boulevard in Hanover Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose: To allow the deposit of solid fill.

approved_____denied_____deferred_____ vote_____

3. 26-XSE-02 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_____

4. 26-UV-05 BZA – Thomas J. Postma, Owner/Petitioner

Located approximately 7/10 of a mile south of 157th Avenue on the west side of Parrish Street (Avenue), a/k/a 16280 Parrish Street (Avenue) in West Creek Township.

Request: A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 10, General Applicable Regulations, Section C (2), Time of Construction and Establishment, Accessory buildings may be established in conjunction with or after the principal building or use. They may not be established before the principal building or use is in place.

Purpose: For the purpose of allowing construction of an accessory building before construction of the primary residence.

approved_____denied_____deferred_____ vote_____

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-04

Date: August 19, 2026

Parcel number: 45-15-18-227-009.000-013

GENERAL INFORMATION:

Owner:

Danielle Rhinehart

Petitioner:

Danielle Rhinehart

Request:

A 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; Table 2-2 Agricultural and Residential District Use Regulations; Two-unit house in an A-1 (Agricultural Zone), Special Exception Approval Required.

Purpose:

To allow a Two-unit house in an A-1 (Agricultural Zone).

Location:

Located approximately 3/10 of a mile south of W. 117th Avenue on the west side of White Oak Street, a/k/a 11880 White Oak Street in Hanover Township.

Size:

3.28 acres

Existing Zoning and Land Use:

A-1 (Agricultural), Single Family Residence.

Surrounding Zoning and Land Use:

North: A-1 (Agricultural), Single Family Residence

East: R-1; Single-Family Residence

South: R-1; Single-Family Residence

West: A-1 (Agricultural), Single Family Residence

Comprehensive Plan:

This property is targeted for Residential use

AGENCY COMMENTS:

Health:	Approved
Highway:	No objections.
Surveyor:	No objections.

BACKGROUND INFORMATION:

The Petitioner is seeking a Special Exception allow a two-unit house with a 988~ square foot area. The UDO limits use on Agriculturally-zoned properties by requiring the issuance of a special exception. While not allowed by right in either RR or R-1 residentially-zoned properties, it is allowed by right in R-3 and R-5 zoning and allowed in R-2 under a special exception.

The existing residence has a floor area of 2,352 square-feet (excluding the attached garage, wood deck, and front porch). 49% of that area is 1152.48 square-feet.

The Petitioner is asking for a secondary suite to care for a family member who requires their immediate attention when at home, thus necessitating additional living space.

ANALYSIS:

Compliance with Comprehensive Plan:	This property is targeted for Residential uses.
Compatibility with neighborhood:	The surrounding area contains single family residences.
Environmentally Sensitive Areas:	None.
Traffic implications:	None.
Access and street design	N/A
Stormwater management / Infrastructure Fees:	N/A

DEFICIENCIES AND DISCREPANCIES:

None

ATTACHMENTS:

Site Plan, Findings of Fact, and Comp Plan

Findings of Fact

SPECIAL EXCEPTION

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall largely base their recommendation on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Special Exception. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because:

My parents are getting older and have
had an increase in medical concerns.
This requires my parents to need additional
assistance. My father is no longer able
to care for their home.

; and,

2. Approval of the Special Exception will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

We live on 3.28 acres, the addition will
be attached to our existing home, our
addition is not close to adjacent
properties.

; and,

3. Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because:

Being a nurse and the only daughter
who lives close to my parents I will
be able to care for them as they
age and provide a safe place for
them to live. One that is surrounded
with love and support.



PROPERTY ADDRESS:

11880 WHITE OAK AVENUE CEDAR LAKE, IN 46303

LEGAL DESCRIPTION:

Lot 25, Hanover Hill Unit 2 (being a resubdivision of part of Hanover Hill Unit 1, and a Subdivision of part of Sections 17 and 18 in Township 34 North, Range 9 West), an Addition to Lake County, Indiana, as shown in Plat Book 45 page 103.

PARCEL NO: 45-15-18-227-009 000-013



NORTH

SCATTER: $1'' = 40'$ 

ELEVATION NOTE:
TOP OF FOUNDATION OF THIS PROPOSED ADDITION
TO MATCH THE EXISTING FOUNDATION TO MAKE
FINISH FLOOR ELEVATIONS TO MATCH.

- LEGEND:
 EXISTING GRADE + 695.2
 PROPOSED GRADE $\frac{695.1}{695.1}$
 EXISTING CONTOURS
 PROPOSED CONTOURS
 DRAINAGE FLOW
 SILT FENCE
 CONC. WASHOUT

SHEET 1 OF 2

ALL TEXTURED AREA TO BE TYPICAL GRADED
AND PERMANENTLY PLACED
RESPONSIBLE PARTY FOR EROSION CONTROL
ADJUSTMENT DURING CONSTRUCTION
CONSTRUCTION SHALL BE MAINTAINED ON
SLOPES TO BE STABILIZED

CLIENT: ADVANCED SKYLINE HOMES INC.
NEW ADDITION:

JOSHUA & DANIELLE RHINEHART
DATE: JUNE 24, 2026; JULY 7, 2026
JOB NO.: 267295

I hereby certify that the property herein was surveyed under my supervision or at least the day indicated for the purpose of providing an additional entry in following localities, on the persons which has been subdivided and surveyed according to TITLE XXX, ACT NO. 11, CHAPTER II of the American Administrative Code by persons having one or two years experience as surveyors and surveying.

This policy, land holding office and further associated documents shall be submitted to the relevant prime time, making, becoming a record and being recorded.



Cheryl H. Smith
and Richard S. Smith, M.D., University of Michigan



STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-05

Date: August 19, 2026

Parcel numbers: 45-15-32-276-011.000-013

GENERAL INFORMATION:

Owner:

Silver Rock Holdings LLC

Petitioner:

Schilling Development

Requested Action:

Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose:

To allow the deposit of solid fill

Location:

Located approximately 3/10 of a mile south of W. 143rd Avenue on the west side of Wicker Boulevard (US 41), a/k/a 14520 Wicker Boulevard in Hanover Township.

Size:

9.6 acres (3.2 acre lot + 6.4 acre lot)

Existing Zoning and Land Use:

R-3; Residential

Surrounding Zoning and Land Use:

North: R-3; Residential

East: R-3; Residential

South: R-3; Residential

West: A-1; Agricultural

Comprehensive Plan:

This property is targeted for Agricultural use

AGENCY COMMENTS:

Health Department:

Approved

Highway:

Petitioner must inform department of number of trucks, weight of trucks, and routes for all solid fill transportation operations

Surveyor:

Recommends approval

BACKGROUND INFORMATION:

ANALYSIS:

The Petitioner is requesting a Special Exception to allow for an after-the-fact placement of solid fill of unknown constitution adjacent to a regulated drain pursuant to the development of a business park on residentially zoned property.

Schilling Development is currently in violation of the Plan Commission's ordinance for the deposit of solid fill, in that they have deposited fill in unknown quantities of unknown quality and makeup from multiple sources without an engineering plan or permits pursuant to a project that the subject property does not have the required zoning for.

This special exception is an attempt to correct this violation, int that a special exception is required for the deposit of solid fill and must be accompanied by all required deliverables as stated in Article 16 Chapter 80 Section C in order to be compliant with the standards of our ordinance and receive approval.

Compliance with Comprehensive Plan:

The parcel is targeted for agricultural use

Compatibility with Neighborhood:

Not compatible with the surrounding unincorporated areas, but petitioner seeks annexation into Cedar Lake

Environmentally Sensitive Areas:

Valentine-Schelitz Drain

Traffic implications:

None.

Access and street design

N/A

Stormwater management:	See environmentally sensitive areas
Infrastructure fees	N/A
Attached:	Findings of Fact and Comp Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also [154-17-010.K](#)).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.

SPECIAL EXCEPTION

FINDINGS OF FACT

1. Approval of the Special Exception **will/will not** be deemed essential or desirable to the public convenience or welfare because:

Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because the property will be brought up to be closer to the road elevation, creating a safer travel way for commuters along U.S. Highway 41.

_____ ; and,

2. Approval of the Special Exception **will/will not** adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

Approval of the Special Exception will not adversely affect the use of enjoyment of the property adjacent to the area of the proposed Special Exception because the solid fill for the site will not greatly change the existing state of the vacant lot. The property will remain vacant after the placement of the solid fill.

_____ ; and,

3. Approval of the Special Exception **will/will not** be in harmony with the various elements or objectives Master Plan because:

Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because site fill will align with a safer travel way along U.S. Highway 41 by allowing for a less steep grade transition on the west side of U.S. Highway 41. Site Runoff will continue to the drainage easement on the property as it currently is.

STAFF REPORT

To: Lake County Plan Commission / BZA

Prepared by: Kenneth Wolfrum
& Kristina Kuzma

Case number: 25-XSE-01

Date: August 19, 2026

Parcel numbers: See Attached

GENERAL INFORMATION:

Owner:	Foundry Works Energy Storage LLC
Petitioner:	Foundry Works Energy Storage LLC
Requested Action:	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.
Location:	Located approximately 2/10 of a mile north of E. 181st Avenue (State Road 2) on the east side of Clay Street in Eagle Creek Township.
Size:	3117.8 Acres +/-
Existing Zoning and Land Use:	A-1; Agricultural
Surrounding Zoning and Land Use:	North: A-1; Agricultural East: A-1; Agricultural

South:	CD; Conditional Development M-1; Light Industrial A-1; Agricultural
West:	A-1; Agricultural (Church) & CD; Conditional Development

Comprehensive Plan:	This property is targeted for Agricultural use.
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AGENCY COMMENTS:

Health Department:	No Objections
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Highway:	No Objections
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Surveyor:	Favorable Recommendation
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BACKGROUND INFORMATION:

This extension is one of multiple since 2021 requested for the development of a solar farm on this property by Invenergy. The following summary accompanied the petitioner's initial application for a special exception. Since this application, there has been no development of the property pursuant to the use of a solar farm, and various and frequent changes to the solar farm's site plan and the inclusion of a Battery Energy Storage System (BESS) has necessitated the re-visiting of this special exception.

The substation proposed to be used in conjunction with the solar farm is currently in violation of our unified development ordinance, as it required a special exception, licensed contractors, and site plan approval before construction. Neither of these criteria were sought from the plan commission before construction, and the developer, benefactor, and engineers behind it were not disclosed until Invenergy and NIPSCO were prompted by the Plan Commission to do so.

The Petitioner is seeking a Special Exception to allow

a solar farm on 3,117.771 acres across unincorporated Eagle Creek and Winfield Townships.

According to Ordinance #2527, solar farms are a permitted use in A-1 (Agricultural) zoning districts, but they must first secure approval through the Special Exception Process.

Foundry Works Solar Energy has met all application requirements outlined in Ordinance #2527. **The Petitioner's full application, including all supporting documentation, has been uploaded to Dropbox. The Petitioner's Findings of Fact provides additional information and is attached.**

It is important to note that reasonable conditions may be placed upon this project as a condition of its approval.

If this Petition is approved, the Petitioner must do the following prior to construction:

1. Secure Site Development Plan Approval which will ensure the solar farm meets all development criteria established by the Zoning Ordinance / Ordinance #2527 (setbacks, landscaping, etc.), as well as any additional conditions imposed during the Special Exception process.
2. Provide a financial guarantee to cover the approved decommissioning cost estimate. The financial guarantee must be in the form of a bond, cash, or other surety approved by Lake County.
3. Identify all roads to be used for the purpose of transporting components and equipment for construction, operation, or maintenance of the solar farm and obtain applicable permits from the Lake County Board of Commissioners through the Lake County Highway Department.
4. Conduct a pre-construction survey, in coordination with the Lake County Highway Department to determine existing roadway conditions.

5. Work with the landowners and Lake County Surveyor using reasonably practicable methods to identify existing subsurface drainage systems.

ANALYSIS:

Compliance with Comprehensive Plan:

This property is targeted for Agricultural uses.

Compatibility with Neighborhood:

Property is adjacent to existing power lines.

Environmentally Sensitive Areas:

None

Traffic implications:

Property is on State Road 2 (INDOT).

Access and street design

N/A

Stormwater management:

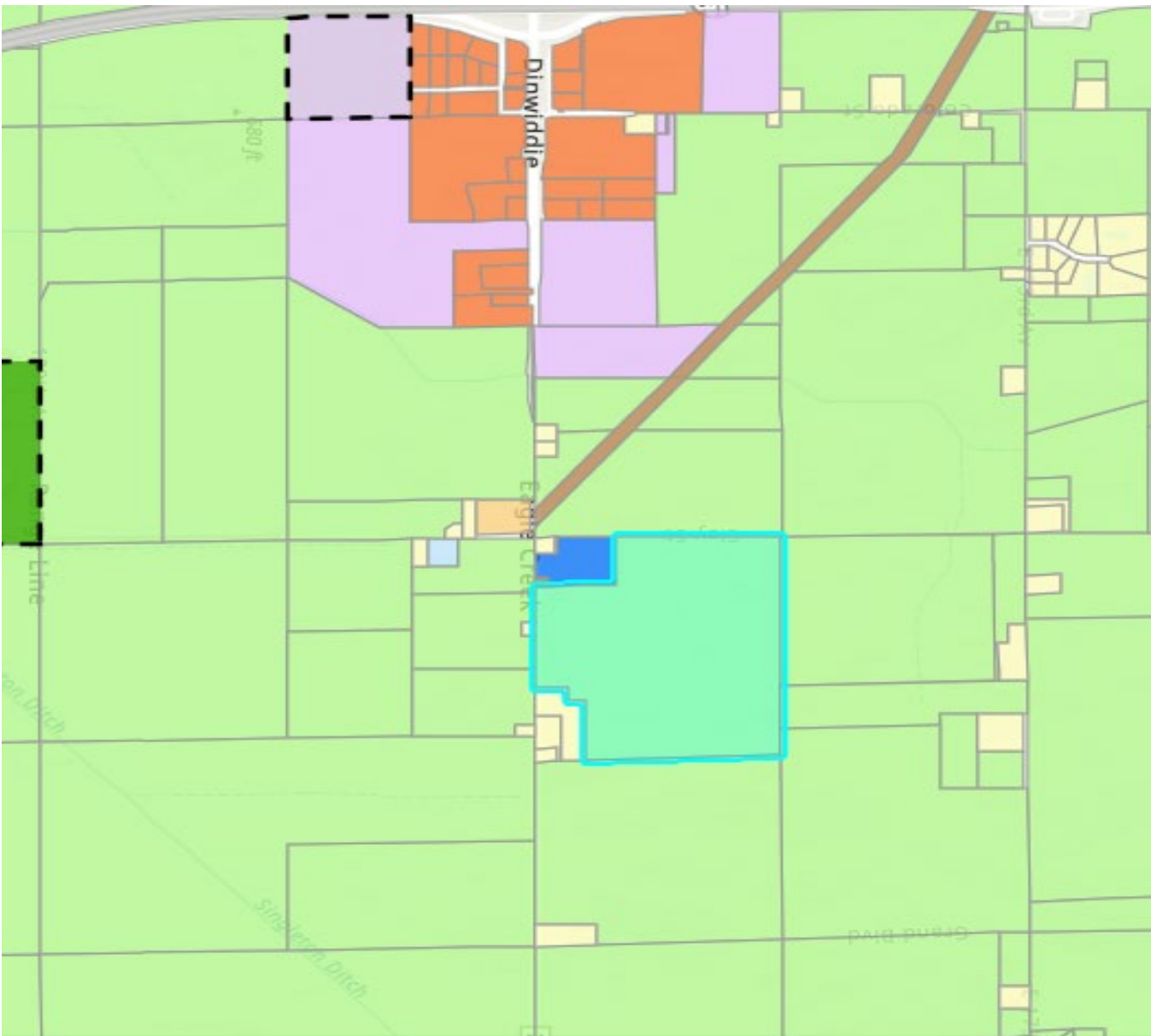
N/A

Infrastructure fees

N/A

DEFICIENCIES AND DISCREPANCIES:

Substation to be used by solar farm is currently in violation, and is pursuing a special exception to rectify said violation.



New Land Use Zones - Overlays

-  Park
-  Business Park
-  Highway Commercial
-  Mixed-Use Commercial

Proposed Land Use

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed-Use Commercial

Findings of Fact – Foundry Works Solar Energy LLC

Second Extension of the Special Exception Application approved on 09/15/2021

1. **Approval of the Second Extension of the Special Exception will be deemed essential or desirable to the public convenience or welfare because:** The Project will generate clean, renewable energy and provide Lake County and its citizens with significant economic benefits. Coal power plant retirement announcements by utilities such as NIPSCO, Vectren, and Hoosier are leading to a high demand for solar energy in Indiana. The production of solar energy to power Indiana homes and businesses is essential and desirable. The Project will benefit the citizens of Lake County through tens of millions of dollars in tax payments to the County and other taxing districts in the Project area. Hundreds of jobs, including those requiring skilled labor, will be created during the construction of the Project. The Project also allows participating agricultural landowners to obtain an alternative, consistent source of income that is not dependent upon fluctuating crop prices, shifting tariff policies, or weather patterns. In sum, this Project will produce electricity, an essential and necessary commodity, while creating substantial economic benefits for Lake County and its residents.
2. **Approval of the Second Extension of the Special Exception will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:** The Project area is zoned agricultural and is primarily used for crop cultivation. The proposed solar facilities are compatible with the agricultural uses in the Project area and will not interfere with agricultural activities on surrounding properties. The Project is designed to avoid negative impacts on area drainage. Prairie grasses planted in the Project area will improve area drainage as their deep and dense root systems reduce erosion and stormwater run-off. This vegetative cover also builds nutrients in the soil and provides a habitat for insects and small mammals. The scattered residential uses in the area will not be adversely affected by the Project, as all setback and landscaping requirements set forth in the Lake County Zoning Ordinance will be followed or exceeded. These buffers ensure appropriate separation and screening between the solar project's facilities and residential structures. Solar energy projects do not produce any fumes, odors, dust, noise, lights or other impacts that could harm nearby residential uses. As only a few technicians will be present on-site during operations, additional traffic generated during the operation of the Project will be minimal. Extensive nationwide studies, and the information in the Project application, confirms that solar energy projects do not adversely affect residential property values. As a result, this solar energy project will coexist with adjacent residential uses.
3. **Approval of the Second Extension of the Special Exception will be in harmony with the various elements or objectives of the Master Plan because:** The Project complies

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with the Lake County UDO regulations for the development of utility-scale solar energy projects within Lake County agricultural districts. The Project furthers the goals of the Master Plan by fostering new economic development. Providing agricultural owners with an alternate, consistent income stream strengthens the economic viability of farms and allows landowners to strategically invest in their farming operations and in other local activities. The Project will not require any new public services or investment from the County or encourage residential growth in the agricultural-zoned area. After the end of the Project's life, the Project will be decommissioned. The prairie grasses planted by the project will result in more productive growing conditions after decommissioning when the land can be returned to agricultural use, enabling agricultural activities to continue in the long term. The Project is, therefore, consistent with the objectives of the Master Plan.



Foundry Works Solar Energy LLC

Parcel Legal Descriptions for Mailing (Condensed)

Blue Sky Farms LLC Description of the Property

The South One-half (1/2) of the Southeast Quarter (1/4) of Section 8, Township 33 North, Range 7 West, EXCEPTING THEREFROM the South 1320 feet of the East 150 feet of said parcel, containing approximately 75.45 acres, more or less after said exception.

Parcel ID: 45-21-08-400-002.000-012

Carol A. Wendel, Wendel Living Trust Description of the Property

The Southeast Quarter of the Northwest Quarter, of Section 13, Township 33 North, Range 8 West of the 2nd P.M., in Lake County, Indiana.
Parcel ID: 45-20-13-100-009.000-012

The Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter and the West 10 acres of the Southeast Quarter of the Northeast Quarter, of Section 13, Township 33 North, Range 8 West of the 2nd P.M., in Lake County Indiana.
Parcel ID: 45-20-13-200-001.000-012

The Northwest Quarter of the Southeast Quarter, of Section 13, Township 33 North, Range 8 West of the 2nd P.M., in Lake County Indiana.
Parcel ID: 45-20-13-400-001.000-012

The Northeast Quarter of the Southwest Quarter, of Section 13, Township 33 North, Range 8 West of the 2nd P.M., in Lake County Indiana.
Parcel ID: 45-20-13-326-001.000-012

Ceres Farms, LLC Description of the Property

The West Half of the Northwest Quarter of Section 17 and the East Half of the West Half of Section 18, all in Township 33 North, Range 7 West of the 2nd P.M., in Lake County, Indiana, being more particularly described as follows: Beginning at a monument with a brass plug at the Northeast corner of said Section 18; thence South 89 degrees 30 minutes 28 seconds West along the North line of Section 18 a distance of 3,980.02 feet to a railroad spike at the Northwest corner of the East Half of the West Half of Section 18; thence South 00 degrees 39 minutes 55 seconds East along the West line of the said East Half of the West Half of Section 18 a distance of 5,304.82 feet to a 5/8" rebar at the Southwest corner of the East Half of the West Half of Section 18; thence North 89 degrees 39 minutes 43 seconds East along the South line of Section 18 a distance of 3,967.17 feet to a monument with a brass plug at the Southeast corner of Section 18; thence North 00 degrees 31 minutes 35 seconds West along the East line of Section 18 a distance of 2,657.73 feet to a 5/8" rebar at the Northeast corner of the Southeast Quarter of Section 18; thence North 89 degrees 42 minutes 51 seconds East along the South line of the West Half of the Northwest Quarter of said Section 17 a distance of 1,326.84 feet to the Southeast corner of said West Half of the Northwest Quarter of Section 17; thence North 00 degrees 32 minutes 02 seconds West along the East line of the West Half of the Northwest Quarter of Section 17 a distance of 2,661.60 feet to a railroad spike at the Northeast corner of said West Half of the Northwest Quarter of Section 17; thence South 89 degrees 32 minutes 49 seconds West along the North line of said Section 17 a distance of 1,326.48 feet to the point of beginning.
Parcel ID: 45-21-17-100-001.000-012; 45-21-18-200-001.000-012

David A. Hoffman and Janet L. Hoffman Description of the Property

The Fractional West Half of the Northwest Quarter of Section 18, Township 33 North, Range 7 West of the Second Principal Meridian, Lake County, Indiana.
EXCEPT: All that part of Twin Rocks Estates recorded January 13, 2003 in Plat Book 93 page 4 as Instrument No. 2003-003970.

Parcel ID: 45-21-18-100-006.000-012

Legal Description:

The North 1/2 of the Southeast 1/4 of Section 8, Township 33 North, Range 7 West, of the 2nd Principal Meridian, in Lake County, Indiana.
Parcel ID: 45-21-08-400-001.000-012

The Northwest Quarter of Section 8, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, except the North 702 feet of the East 620.51 feet thereof and also excepting a tract of land in the Southwest corner of said Northwest Quarter section described as follows: Beginning at the Southwest corner of said Northwest Quarter and running thence East 50 links; thence North 5 chains; thence North 26 degrees West 1 chain and 12 links to the West line of said Quarter Section; thence South 6 chains to the place of beginning, and also excepting the North 16-1/2 feet of said Northwest Quarter lying East of the drainage ditch and excepting the North 16-1/2 Feet of said Northwest Quarter lying West of the drainage ditch.
Parcel ID: 45-21-08-100-004.000-012

Eagle Rock Land Company, LLC Description of the Property

The North 12-1/2 acres of the Northeast Quarter of the Southeast Quarter of Section 13, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana. And,
The East 30 acres of the South Half of the Northeast Quarter of the Section 13, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.

Parcel ID: 45-20-13-200-004.000-012

The Fractional West Half of the Southwest Quarter of Section 18, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, EXCEPTING THEREFROM, a parcel in the West Half of the Southwest Quarter of Section 18, Township 33 North, Range 7 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of said Section 18; thence Easterly along the South line of said Section 18, 523 feet to the place of beginning; continuing thence Easterly along said South line 235 feet; thence Northerly on a line parallel to the West line of said Section 18, 370 feet; thence Westerly on a line parallel to the South line of said Section 18, 235 feet; thence Southerly on a line parallel to the West line of said Section 18, 370 feet, more or less, to the point of beginning.

Parcel ID: 45-21-18-300-001.000-012

The Northeast Quarter except the West 60 acres thereof, in Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.

And,
The West 60 acres of the Northeast Quarter of Section 24, Township 33 North, Range 8 West on the 2nd Principal Meridian, in Lake County, Indiana, excepting therefrom the following described parcel: Commencing at the Northeast corner of said Northeast Quarter; thence South 89 degrees 20 minutes 59 seconds West, along the North line of said Northeast Quarter (basis of bearings) 1,769 feet to the point of beginning; thence South 00 degrees 31 minutes 01 seconds East, 255.5 feet; thence South 89 degrees 20 minutes 59 seconds West, parallel with the North line of said Northeast Quarter, 341 feet; thence North 00 degrees 39 minutes 01 seconds West, 255.5 feet to the North line of said. North Half; thence North 89 degrees 20 minutes 59 seconds East, along the North line of said North Half, 341 feet to the point of beginning.

And,

The East Quarter of the Northwest Quarter of Section 24, Township 33 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, Except a part of the North Half of Section 24, Township 33 North, Range 8 West of the 2nd Principal Meridian, situated in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southwest corner of the East Quarter of the Northwest Quarter of said Section 24; thence North 0 degrees 22 minutes 11 seconds West along the West line of the East Quarter of the Northwest Quarter of said Section 24 a distance of 144.91 feet to a point; thence South 49 degrees 30 minutes 04 seconds East a distance of 223.21 feet to a point on the South line of the North Half of said Section 24; thence North 89 degrees 59 minutes 02 seconds West along the South line of the North Half of said Section 24 a distance of 168.78 feet to the place of beginning of this description.

Also excepting, part of the East Half of the East Half of the Northwest Quarter of Section 24, Township 33 North, Range 8 West of the 2nd Principal meridian, in Lake County, Indiana, desc, as follows: Beginning at a point on the North line of said Northwest Quarter which is 529.46 feet West of the Northeast corner thereof; thence West along said North line 140 feet; thence South 248.91 feet; thence East 140 feet; thence North 289.91 feet to the place of beginning.

Parcel ID: 45-20-24-200-001.000-012

**Janet Trembly and Lyle Trembly
Description of the Property**

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Thirty-three (33) North, Range Eight (8) West of the Second Principal Meridian, Lake County, Indiana, excepting therefrom a parcel of land described as: Commencing at the Northeast (NE) corner of said quarter-quarter (1/4 1/4) section, thence westerly along the North line of said quarter-quarter (1/4 1/4) section 750 feet to the true point of beginning; thence Southerly on a line parallel to the East line of said quarter-quarter (1/4 1/4) section 200 feet; thence Westerly on a line Parallel with the North line of said quarter-quarter (1/4 1/4) section 150 feet; thence Northerly on a line parallel to the East line of said quarter-quarter (1/4 1/4) section 200 feet to the North line of said quarter-quarter (1/4 1/4) section; thence Easterly along said North line 150 feet to the point of beginning.

**Lora A. Brown, as TTEE of Harry D. Brown Trust
Description of the Property**

The South 1/2 of the Southeast 1/4 of Section 12, Township 33 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, Excepting Therefrom the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section, and containing 60 acres, more or less.
45-20-12-451-001.000-012

The Southwest 1/4 of Section 8, Township 33 North, Range 7 West of the 2nd Principal Meridian in Lake County, Indiana.
45-21-08-300-001.000-012

The Northwest 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, Except that part of said tract described as follows: Beginning at a point 665 feet East of the Northwest corner of said 1/4 1/4 Section; thence South 198 feet; thence East 226 feet; thence North 198 feet; thence West 220 feet, to the point of beginning.
45-21-16-101-004.000-012

Martin J. Hoffman, trustee of the Martin J. Hoffman Trust Agreement dated December 19, 1985

Description of the Property

The North 1/2 of the Southwest Quarter in Section 24, Township 33 North, Range 8 West of the 2nd P.M. in Lake County, Indiana. EXCEPT the North 120 feet of the West 175 feet of the North 1/2 of the Southwest Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana. ALSO EXCEPT Part of the North 1/2 of the Southwest Quarter of Section 24, Township 33 North, Range 8 West of the 2nd Principal Meridian, more particularly described as follows: The West 1027.67 feet of the South 205 feet of the Southwest Quarter of Section 24, Township 33 North, Range 8 West of the 2nd Principal Meridian, situate in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southeast corner of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence North 0°22'56" West along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 1429.15 feet to the TRUE POINT OF BEGINNING of this description; thence North 49°30'04" West, a distance of 1853.64 feet to a point on the North line of the South 1/2 of said Section 24, said point being South 89°59'02" East, a distance of 1771.64 feet from the Northeast corner of the North 120 feet of the West 175 feet of the North 1/2 of the Southwest Quarter of said Section 24; thence South 89°59'02" East along the North line of the South 1/2 of said Section 24, a distance of 231.04 feet to a point; thence South 49°30'04" East, a distance of 1548.06 feet to a point on the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence South 0°22'56" East along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 198.40 feet to the true point of beginning of this description.
Parcel ID: (Part of) 45-20-24-300-018.000-012

Also,
All that part of the West 1/2 of the West 1/2 of the Northwest Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying South of and adjoining the following described real estate: Beginning at the Northwest corner of said Section 24; thence South 0 degrees 21 minutes 07 seconds East (measures South 00 degrees 21 minutes 40 seconds East) along the West line of the Northwest Quarter of said Section 24, a distance of 960.47 feet to the true point of beginning of this description; thence South 63 degrees 04 minutes 18 seconds East, a distance of 614.38 feet (measures South 63 degrees 04 minutes 51 seconds East, a distance of 614.36 feet) to a point; thence South 49 degrees 30 minutes 04 seconds East, a distance of 164.14 feet (measures 49 degrees 19 minutes 15 seconds East, a distance of 163.72 feet) to a point on the East line of the West 1/2 of the West 1/2 of the Northwest Quarter of said Section 24, said point being South 0 degrees 23 minutes 20 seconds East (measures 00 degrees 22 minutes 00 seconds East) a distance of 1343.86 feet from the Northeast corner of the West 1/2 of the West 1/2 of the Northwest Quarter of said Section 24; thence South 0 degrees 23 minutes 20 seconds East (South 00 degrees 22 minutes 00 seconds East) along the East line of West 1/2 of the West 1/2 of the Northwest Quarter of said Section 24, a distance of 198.42 feet to a point; thence North 49 degrees 30 minutes 04 seconds West (measures North 49 degrees 28 minutes 44 seconds West), a distance of 69.64 feet to a point; thence North 61 degrees 37 minutes 35 seconds West, a distance of 618.08 feet (measures North 61 degrees 35 minutes 54 seconds West, a distance of 617.45 feet) to a point on the West line of the Northwest Quarter of Section 24; thence North 0 degrees 21 minutes 07 seconds West (measures North 00 degrees 21 minutes 40 seconds West) along the West line of the Northwest Quarter of said Section 24, a distance of 179.36 feet to the point of beginning of this description.
(f.k.a. Parcel ID: 45-20-24-100-011.000-012)
Parcel ID: (Now part of) 45-20-24-300-018.000-012

The Southwest Quarter of Section 5, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, EXCEPT that portion taken for 157th Avenue and EXCEPT the following tract of land:
Part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows:
Commencing at the Northeast Corner of said Northeast Quarter of the Southwest Quarter and along the East line of said Quarter Section a distance of 125 feet to the point of beginning; thence continuing South along said East line a distance of 300 feet; thence West, parallel to the North line of said Quarter Section a distance of 291 feet; thence North, parallel to the East line of said Quarter Section a distance of 300 feet; thence East, parallel to the North line of said Quarter Section a distance of 291 feet East to the point of beginning.
Parcel ID: 45-21-05-300-002.000-044

The West Half of the West Half of the Southeast Quarter in Section 24, Township 33 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana. EXCEPT Part of the South 1/2 of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, situate in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southeast corner of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence North 0°22'56" West along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 1429.15 feet to the TRUE POINT OF BEGINNING of this description; thence North 49°30'04" West, a distance of 1853.64 feet to a point on the North line of the South 1/2 of said Section 24, said point being South 89°59'02" East, a distance of 1771.64 feet from the Northeast corner of the North 120 feet of the West 175 feet of the North 1/2 of the Southwest Quarter of said Section 24; thence South 89°59'02" East along the North line of the South 1/2 of said Section 24, a distance of 231.04 feet to a point; thence South 49°30'04" East, a distance of 1548.06 feet to a point on the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence South 0°22'56" East along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 198.40 feet to the true point of beginning of this description.
ALSO EXCEPT: All that part deeded to the State of Indiana in Instrument No. 2004 108839.

Also except,
The South Half of the West Half of the West Half of the Southeast Quarter in Section 24, Township 33 North, Range 8 west of the Second Principal Meridian in Lake County, Indiana
Parcel ID: (Part of) 45-20-24-400-001.000-012

Open Sky Farms LLC
Description of the Property

The Northeast Quarter (1/4) of Section 17 in Township 33 North, Range 7 West of the 2nd Principal Meridian in Lake County, Indiana. EXCEPTING THEREFROM the North 544.5 feet of the West 240 feet of the East 770.55 feet of the Northeast Quarter (1/4) of Section 17, Township 33 North, Range 7 West of the 2nd Principal.

ALSO EXCEPTING THEREFROM the North 544.5 feet of the West 160 feet of the East 930.55 feet of the Northeast Quarter (1/4), containing approximately 154.992 acres after said exceptions.

Parcel ID: 45-21-17-200-003.000-012

Parry A. Brown
Description of the Property

A parcel of land in the South One-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 8, and the South One-half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 9, all in Township 33 North, Range 7 West of the Second Principle Meridian, in Eagle Creek Township, Lake County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of said S ½ of the SW ¼ of Section 9;
thence Easterly along the South line of said S ½ of the SW ¼ of Section 9, a distance of 510 feet, more or less, to the centerline of an existing North-South ditch;
thence Northerly parallel with the West line of said S ½ of the SW ¼ of Section 9, a distance of 1320 feet, more or less to the North line of said ½ of the SW ¼ of Section 9;
thence Westerly along said North line, a distance of 510 feet more or less to the Northwest corner of said S ½ of the SW ¼ of Section 9, said corner also being the Northeast corner of said S ½ of the SE ¼ of Section 8;
thence continuing Westerly along the North line of said S ½ of the SE ¼ of Section 8, a distance of 150 feet, more or less to the West line of the East 150.00 feet, as measured along the South line, of said S ½ of the SE ¼ of Section 8;
thence Southerly along said West line, a distance of 1320 feet, more or less, to the South line of said S ½ of the SE ¼ of Section 8;
thence Easterly along said South line, a distance of 150.00 feet to the Point of Beginning.
Contains 20 acres, more or less

Parcel ID: 45-21-09-300-001.000-012

Ronald L Hoffman, as Trustee
Description of the Property

A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West of the 2nd Principal Meridian, Eagle Creek Township, Lake County, Indiana, more particularly described as follows: Beginning at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence North 89° 39' 52" East along the North line of said Northwest Quarter 1854.30 Feet to a Mag Spike stamped "MCMAHON FIRM 0088" set on the East line of the West Three-Quarter of said Northwest Quarter: thence South 01° 16' 47" East along said East line 351.50 Feet to a 5/8" rebar with ID cap stamped "MCMAHON FIRM 0088"; thence South 89° 39' 47" West 1858.96 Feet to a MCMAHON Mag Spike on the West Line of said Northwest Quarter thence North 00° 24' 16" West along said West line 351.50 Feet to the Point of Beginning, excepting therefrom the following:

Commencing at the Northwest corner of Section 19, Township 33 North, Range 7 West of the 2nd Principal Meridian, thence North 89° 39' 52" East along the North line of said Section 19 a distance of 1138.10 Feet to the Point of Beginning: thence continuing North 89° 39' 52" East along said North line a distance of 716.20 Feet to the East line of the West Three-Quarter of said Northwest Quarter; thence South 01° 16' 47" East 294.85 Feet; thence South 89° 25' 51" West a distance of 45.70 Feet; thence South 77° 03' 18" West a distance of 63.57 Feet; thence South 88° 26' 43" West a distance of 359.65 Feet, thence North 49° 06' 28" West a distance of 13.41 Feet thence North 03° 32' 41" West a distance of 98.05 Feet; thence South 89° 54' 03" West a distance of 223.69 Feet; thence North 64° 22' 44" West a distance of 19.38 Feet; thence North 00° 30' 16" East a distance of 200.41 Feet to the point of beginning. Containing 10.42 Acres more or less after said exception.

Parcel ID: 45-21-19-100-001.000-012

Parcel 1: A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West, Eagle Creek Township, Lake County, Indiana, more particularly described as follows:

Commencing at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence South 00 degrees 24 minutes 16 seconds East along the West line of said Northwest Quarter 351.50 feet to a mag spike with ID cap stamped McMahon firm 0088 and the point of beginning of the herein described tract; thence North 89 degrees 39 minutes 47 seconds East 1859.67 feet to a McMahon rebar set on the East line of the West three-quarter of said Northwest Quarter; thence South 01 degrees 16 minutes 47 seconds East 718.62 feet to a McMahon rebar; thence South 89 degrees 39 minutes 47 seconds West 1870.65 feet to a McMahon mag spike on the aforementioned West line of the Northwest Quarter; thence North 00 degrees 24 minutes 16 seconds West 718.52 feet to the point of beginning, containing 30.77 acres, more or less.

Parcel 2: A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West, Eagle Creek Township, Lake County, Indiana, more particularly described as follows:

Commencing at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence South 00 degrees 24 minutes 16 seconds East along said West line 1070.02 feet to a mag spike with ID cap stamped McMahon firm 0088 and the point of beginning of the herein described tract; thence North 89 degrees 39 minutes 47 seconds East 1870.65 feet to a McMahon rebar set on the East line of the West three-quarter of said Northwest Quarter; thence South 01 degrees 16 minutes 47 seconds East 765.12 feet to a McMahon rebar; thence South 89 degrees 39 minutes 47 seconds West 1882.34 feet to a McMahon mag spike set on the aforementioned West line of the Northwest Quarter; thence North 00 degrees 24 minutes 16 seconds West 765.02 feet to the point of beginning, containing 32.96 acres, more or less.

Parcel 3: A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West, Eagle Creek Township, Lake County, Indiana, more particularly described as follows:

Commencing at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence South 00 degrees 24 minutes 16 seconds East along the West line of said Northwest Quarter 1835.04 feet to a mag spike with ID cap stamped McMahon firm 0088 and the point of beginning of the herein described tract; thence North 89 degrees 39 minutes 47 seconds East 1882.34 feet to a McMahon rebar set on the East line of the West three-quarter of said Northwest Quarter; thence South 01 degrees 16 minutes 47 seconds East 790.87 feet to a McMahon rebar; thence North 89 degrees 33 minutes 31 seconds West 1894.62 feet to a McMahon mag spike on the aforementioned West line of the Northwest Quarter; thence North 00 degrees 24 minutes 16 seconds West 765.03 feet to the point of beginning, containing 33.72 acres, more or less.

Parcel ID: 45-21-19-100-003.000-012

Ronald L. Hoffman and David A. Hoffman, Co-Trustees of the Edna J. Hoffman Land Trust
Description of the Property

The East Half of the Southeast Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.
Also the East Half of the West Half of the Southeast Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana.

EXCEPTING

1.) A parcel of land in the East Half of the Southeast Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, in Lake County, Indian, described as follows: Commencing at the Southeast corner of said Section 24; thence West along the South line of said Section 24 a distance of 1,020 feet to a point which is the place of beginning; thence continuing along the said South line of said Section 24 a distance of 200 feet to a point; thence North along a line parallel to the East line of said Section 24 a distance of 240 feet to a point; thence East along a line parallel to the South line of said Section 24 a distance of 200 feet to a point; thence South along a line parallel to the East line of said Section 24 a distance of 240 feet to the place of beginning.

2.) A parcel of land in the East Half of the Southeast Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal, in Lake County, Indiana, described as follows: Commencing at the Southeast corner of said Section 24; thence West along the South line of said Section 24 a distance of 1,220 feet to a point which is the place of beginning; thence continuing along the said South line of said Section 24 a distance of 200 feet to a point; thence North along a line parallel to the East line of said Section 24 a distance of 240 feet to a point; thence East along a line parallel to the South line of said Section 24 a distance of 200 feet to a point; thence South along a line parallel to the East line of said Section 24 a distance of 240 feet to the place of beginning.

3.) Part of the Southeast Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, situated in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southeast corner of the Southeast Quarter of said section 24; thence South 89°54'27" West along the South line of the Southeast Quarter of said Section 24 a distance of 118.47 feet to the True Point of Beginning of this description; thence continuing South 89°54'27" West along the South line of the Southeast Quarter of said Section 24 a distance of 230.54 feet to a point; thence North 49°30'04" West a distance of 2196.45 feet to a point on the East line of the West Half of the Southeast Quarter of said Section 24, said point being North 0°22'56" West a distance of 1429.15 feet from the Southeast corner of the West Half of the West Half of the Southeast Quarter of said Section 24; thence North 0°22'56" West along the East line of the West Half of the West half of the Southeast Quarter of said Section 24 a distance of 198.40 feet to a point; thence South 49°30'04" East a distance of 2501.35 feet to the true point of beginning of this description.

Parcel ID: 45-20-24-400-003.000-012

Steve Jensen and Joann Jensen, Trustees
Description of the Property

The Northeast Quarter (NE 1/4) of Section Eight (8), Township Thirty-three (33) North, Range Seven (7) West of the Second Principal Meridian, together with improvements thereon, consisting of 160 acres, more or less, in Lake County, Indiana, except the North 374 feet of the East 165 feet thereof.

Parcel ID: 45-21-08-200-004.000-012

Sunny Sky Farms LLC
Description of the Property

The Wet One-half (1/2) of the Southwest Quarter (1/4) and the West 10 acres of the East One-half (1/2) of the Southwest Quarter (1/4) of Section 9, Township 33 North, Range 7 West of the 2nd Principal Meridian, EXCEPTING THEREFROM the West 510 feet of the South 1320 feet of the West One-half (1/2) of the Southwest Quarter (1/2) of Section 9, Township 33 North, Range 7 West of the 2nd Principal Meridian, containing after said exception approximately 74.55 acres, more or less.

Parcel ID: 45-21-09-300-002.000-012

Beverly A. Laszlo, Trustees of the Ronald L. and Beverly A. Laszlo Revocable Living Trust
Description of the Property

The Southwest Quarter of the Northwest Quarter of Section 16, Township 33 North, Range 7 West of the 2nd P.M., Lake County, Indiana

Parcel ID: 45-21-16-151-001.000-012

Triple T. Acres, LLC
Description of the Property

The Southwest 1/4 of Section 7, Township 33 North, Range 7 West of the 2nd Principal Meridian, excepting therefrom the South 1320 feet of the West 440 feet of said parcel containing approximately 130 acres, more or less, after said exception.

Parcel ID: 45-21-07-300-002.000-012

Van Kalker Family Limited Partnership
Description of the Property

Tract A:
The Fractional West Half of the Southwest Quarter of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian in Lake County, Indiana; excepting therefrom the South 860 feet of the West 613.66 feet of said Fractional West Half of the Southwest Quarter.

Tract B:
The Southeast Quarter of the Fractional Southwest Quarter of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian in Lake County, Indiana, excepting the East 165 feet thereof, and also excepting that part of the Southeast Quarter of the Fractional Southwest Quarter of said Section 19 described as follows: Beginning at the Southeast corner of said Fractional Southwest Quarter; thence South 90 degrees 00 minutes West, along the South line of said Southwest Quarter, 245.76 feet to the Southwest corner of a tract of land conveyed to Richard Kreis by Warranty Deed dated September 18, 1995 and recorded September 21, 1995 as Document No. 95056732 in the Lake County Recorder's Office; thence continuing South 90 degrees 00 minutes West along said South line 345.0 feet; thence North 00 degrees 00 minutes East, at right angles to said South line, 355.00 feet; thence North 90 degrees 00 minutes East, parallel with said South line, 345.0 feet; thence South 00 degree 00 minutes West 91.12 feet, more or less, to the Northwest corner of the aforesaid Kreis tract; thence North 90 degrees 00 minutes East, along the North line of

said Kries tract, 237.88 feet to a point on the East line of said Fractional Southwest Quarter; thence South 01 degrees 42 minutes 36 seconds East, along said East line, 264.00 feet to the Southeast corner of said Fractional Southwest Quarter and the point of beginning of this exception.

Tract C:

The East 165 feet of the Southeast 1/4 of the Fractional Southwest 1/4 of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, EXCEPTING the South 264 feet thereof as measured along the East line of said Fractional Southwest Quarter.

Tract D:

The Northeast 1/4 of the Fractional Southwest 1/4 of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana.

Tract E:

The West 1/2 of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, EXCEPTING the South 264 feet thereof as measured along the West line of said Southeast Quarter.

Except,

Part of the Southeast Quarter of the Fractional Southwest Quarter and the West Half of the West Half of the West Half of the Southeast Quarter of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian in Lake County, Indiana, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 19; thence North 90 degrees 00 minutes 00 seconds East, along the South line thereof, 334.24 feet to the Southeast corner of the West Half of the West Half of the West Half of said Southeast Quarter; thence North 01 degrees 44 minutes 57 seconds West, along the East line of said West Half of the West Half of the West Half, 264.0 feet to the Northeast corner of a tract of land conveyed to Richard Kreis by Warranty Deed dated September 18, 1995 and recorded September 21, 1995 as Document Number 95056732 in the Lake County Recorder's Office, which point is the true point of beginning hereof; thence North 90 degrees 00 minutes 00 seconds West, along the North line of said Kreis tract and parallel to the South line of said Section 19, a distance of 571.94 feet to the Northwest corner of said Kreis tract; thence North 00 degrees 00 minutes 00 seconds East, 91.12 feet to a point on a line that is parallel to and 355.0 feet (by perpendicular measure) North of the South line of said Section 19; thence North 90 degrees 00 minutes 00 seconds West, along said parallel line, 195.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 180.00 feet to point on a line that is parallel to and 535.0 feet (by perpendicular measure) North of the South line of said Section 19; thence North 90 degrees 00 minutes 00 seconds East, along said parallel line, 758.66 feet to a point on the East line of the West Half of the West Half of the Southeast Quarter of said Section 19; thence South 01 degrees 44 minutes 57 seconds East, along said East line, 271.25 feet to the point of beginning.

Except,

Part of the Southeast Quarter of the Fractional Southwest Quarter of Section 19, Township 33 North, Range 7 West of the Second Principal Meridian in Lake County, Indiana, being more particularly described as follows: commencing at the Southeast corner of said Fractional Southwest Quarter; thence South 90 degrees 00 minutes West, along the South line of said Southwest Quarter 245.76 feet to the Southwest corner of a tract of land conveyed to Richard Kreis by Warranty Deed dated September 18, 1995 and recorded September 21, 1995 as Document No. 95056732 in the Lake County Recorder's Office, which point is the true point of beginning hereof; thence continuing South 90 degrees 00 minutes West, along said South line 345.0 feet; thence North 00 degrees 00 minutes East, at right angles from said South line, 355.0 feet; thence North 90 degrees 00 minutes East, parallel with said South line, 345.0 feet; thence South 00 degrees 00 minutes West, 355.0 feet to the point of beginning; subject to existing legal highways, ditches, drains, and easements, if any; and subject to applicable zoning regulations.

Parcel ID: 45-21-19-300.000-012

**Wayne C. Nelson and Debra J. Nelson, as Trustees
Description of the Property**

That part of Southwest Quarter of Section 17, Township 33 North, Range 7 West of the 2nd PM, together with the East Half of the Northwest Quarter of Section 17, Township 33 North, Range 7 West of the 2nd PM, in Lake County, Indiana, more particularly described as follows: commencing at Southwest corner of said Section 17; Thence North 00°00'57" West along the West line of said Southwest Quarter a distance of 1328.88 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence South 89°40'30" East along the South line of said Quarter Quarter Section a distance of 660.01 feet to the East line of the West 660 feet of said Quarter Quarter Section; thence North 00°00'57" West along said line a distance of 1329.81 feet to the North line of said Southwest Quarter and the Northeast corner of Big Oaks Estates Subdivision recorded in Plat Book 87, page 69, in the Office of the Recorder of Lake County; thence South 89°45'21" East along said North line a distance of 666.49 feet to the Southwest corner of the East Half of the Northwest Quarter of said Section 17; thence North 00°01'06" West along the West line of said East Half a distance of 2661.51 feet to the North line of said Section 17; thence South 89°55'04" East along said North line a distance of 1326.37 feet to the Northeast corner of said Northwest Quarter; thence South 00°01'15" East along the East line of said Northwest Quarter a distance of 2665.26 feet to the Southeast corner of said Northwest Quarter; thence South 00°01'15" East along the East line of said Southwest Quarter, a distance of 1877.25 feet to a point 788.01 feet North of the Southeast corner of said Southwest Quarter; thence North 89°35'39" West parallel with the South line of said Southwest Quarter a distance of 1410.44 feet; thence South 00°24'21" West a distance of 788.00 feet to the South line of said Southwest Quarter; thence North 89°35'39" West along said South line a distance of 1237.00 feet to the Point of Beginning, containing 197.50 acres.

Parcel ID: 45-21-17-100-002.000-012; 45-21-17-100-003.000-012; 45-21-17-300-006.000-012;
45-21-17-300-007.000-012; 45-21-17-300-008.000-012; 45-21-17-300-009.000-012

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-UV-05

Date: August 19th, 2026

Parcel number: 45-19-09-400-005.000-037

GENERAL INFORMATION:

Owner:

Thomas J. Postma

Petitioner:

Thomas J. Postma

Request:

A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 10, General Applicable Regulations, Section C (2), Time of Construction and Establishment, Accessory buildings may be established in conjunction with or after the principal building or use. They may not be established before the principal building or use is in place.

Purpose:

For the purpose of allowing construction of an accessory building before construction of the primary residence.

Location:

Located approximately 7/10 of a mile south of 157th Avenue on the west side of Parrish Street (Avenue), a/k/a 16280 Parrish Street (Avenue) in West Creek Township.

Size:

23.02 acres

Existing Zoning and Land Use:

R-R; Rural Residential

Surrounding Zoning and Land Use:

North: R-R; Rural Residential

East: A-1; Agricultural

South: A-1; Agricultural

West: A-1; Agricultural

Comprehensive Plan:

This property is targeted for Agricultural use, but is immediately adjacent to lots targeted for residential use.

AGENCY COMMENTS:

Health:

Approved

Highway:

No comments, no driveway required at this time.

Surveyor:

No objections.

BACKGROUND INFORMATION:

The Petitioner is seeking a Variance of Use from the Residential Use Category addressing Detached Houses to construct a new residence on the property for a temporary period. The property currently contains an existing single-family residence.

This variance of use is being pursued so that the petitioner can construct a new home for the owner, and so the owner does not have to vacate their property prematurely. Both homes will remain on separate utility connections.

The Board of Zoning Appeals has approved similar Variances of Use with the condition that the original single-family residence is to be removed under a demolition permit roughly 60-90 days after a Certificate of Occupancy has been issued for the new single-family residence.

ANALYSIS:

Compliance with Comprehensive Plan:

The property's agricultural target use allows for this development should a variance be granted.

Compatibility with neighborhood:

Targeted development matches the character of other adjacent lots.

Environmentally Sensitive Areas:

None.

Traffic implications:

None.

Access and street design

See highway department comments.

Stormwater management / Infrastructure Fees: N/A

DEFICIENCIES AND DISCREPANCIES: None

ATTACHMENTS: Site Plan, Comprehensive Plan & Findings of Fact

Findings of Fact

VARIANCE OF USE

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall base their recommendation on the following five requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner answer the following items in order to apply for a Variance of Use. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. The approval of the Variance of Use will not be injurious to the public health, safety, morals, and general welfare of the community because:

The property is currently a vacant piece of
farm ground which petition intends to use for
a future residence. The development proposed is
in character with surrounding development and
uses.

_____ ; and,

2. The use and value of the area adjacent to the property included in the Variance of Use will not be affected in a substantially adverse manner because:

The value of the property once improved will
increase property values and will not have
any adverse drainage or land use impacts of
other surrounding farms and residential uses.

_____ ; and,

3. The need for the Variance of Use arises from some condition peculiar to property involved because:

The property is historically farmed and the
existence of a barn on a parcel in this area
of unincorporated Lowell used for farming and
farming activities is typical for rural Lake
County. It is also in harmony with the
County's Comprehensive Plan.

[illegible]

