

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 16, 2023 – 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. 23-V-43 BZA – Iwona Eson, Owner/Petitioner

Located approximately 1/10 of a mile south of Ridge Road on the west side of Marshall Street, a/k/a 3964 Marshall Street in Calumet Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.6 (B), Residential Fences, fences may be constructed between a building and right of way provided it meets the setback requirements of 2.7 (I) and does not exceed 3 ½ feet.

Purpose: To allow a 6 ft. fence to encroach the 50 ft. building setback line by 50 ft., leaving a setback of 0 ft. along Marshall Street.

approved_____ denied_____ deferred_____ vote_____

2. 23-V-44 BZA – Cedar Creek Township, Owner/Petitioner

Located at the northwest quadrant at the intersection of 233rd Avenue and Tyler Street in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 4.2, Regulations for C-2 and C-3 (Flood Fringe Zones), no development may occur in any Special Flood Hazard Area (SFHA) without a Variance from Development Standards.

Purpose: To allow a building to be constructed at a minimum elevation of 2 ft. above the Base Flood Elevation and to allow a septic system to be constructed above the Base Flood Elevation.

approved____ denied____ deferred____ vote____

3. 23-V-45 BZA – Cedar Creek Township, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (1), Minimum Setback, 60-feet required from edge of proposed right-of-way, 25-feet requested.

Purpose: To allow a building to encroach 35-feet over the required building setback leaving a setback of 25 feet from the property line along 233rd Avenue (a/k/a S.R. 55).

approved____ denied____ deferred____ vote____

4. 23-V-46 BZA – Cedar Creek Township, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (2), Maximum Setback, 50-feet required, 25-feet requested.

Purpose: To allow a building to encroach 15-feet over the required building setback leaving a setback of 25-feet from the property line along Tyler Street

approved____ denied____ deferred____ vote____

5. 23-V-47 BZA – Cedar Creek Township, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (8), Maximum Building Height in an R-3 Zone, 25 ft permitted, 35 ft. requested.

Purpose: To allow a building height of 35 ft.

approved____ denied____ deferred____ vote____

6. 23-V-48 BZA – Cedar Creek Township, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (C) (6), Off-Street Parking Schedule, 208 spaces required, 47 parking spaces requested.

Purpose: To allow a reduction of the required 208 parking spaces to 47 parking spaces (19 on-site parking spaces and 28 offsite adjacent parking spaces)

approved_____ denied_____ deferred_____ vote_____

7. 23-V-49 BZA – William Waligora, Owner/Petitioner

Located approximately 2/10 of a mile west of Clark Street on the south side of Lakeview Drive, a/k/a 935 N. Lakeview Drive in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

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

approved_____ denied_____ deferred_____ vote_____

8. 23-V-50 BZA – Brad Barber, Owner/Petitioner

Located approximately ¼ of a mile west of Cline Avenue on the south side of west 85th Avenue, a/k/a 8425 W. 85th Avenue in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,814 sq. ft. permitted, 2,992 sq. ft. requested.

Purpose: To allow a 30' X 64' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

9. 23-V-51 BZA – Brad Barber, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (2), Maximum Building Height, 18 ft. permitted, 19 ft. 11 in. requested.

Purpose: To allow an accessory building with an overall height of 19 ft.11 in.

approved_____ denied_____ deferred_____ vote_____

10. 23-V-52 BZA – Brad Barber, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.9 (G), Accessory Building Rear Yard Only.

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

approved_____ denied_____ deferred_____ vote_____

11. 23-V-53 – Simon Ristevski, Owner/Petitioner

Located approximately 4/10 of a mile west of Burr Street and 1/10 of a mile north of West 117th Avenue in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (2) Minimum Lot Width (road/street frontage with a septic system), 100 ft. required, 0 ft. requested.

Purpose: To allow proposed subdivision lots without frontage on county maintained roads.

approved_____ denied_____ deferred_____ vote_____

12. 23-V-54-Simon Ristevski, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 10.1 (C) (1) Permits, adequate frontage on an improved street maintained by the Highway Department.

Purpose: To allow permits to be issued on proposed subdivision lots without frontage on county maintained roads

approved_____ denied_____ deferred_____ vote_____