

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, OCTOBER 16, 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

VIII. New Business

1. 24-V-44 BZA – Anthony Delacruz, Owner/Petitioner

Located approximately 2/10 of a mile west of U.S. 41 (Wicker Blvd.) on the north side of W. 129th Avenue, a/k/a 12802 W. 129th 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 40, Secondary Suites, Section I, Size, the floor area of a secondary suite may not exceed 49% of the floor area of the principal dwelling unit or 580 square feet, whichever is less.

Purpose: To allow an 1,800 square foot secondary suite.

approved _____ denied _____ deferred _____ vote _____

2. **24-V-45 BZA – Vincent Matthews, Owner/Petitioner**
Located approximately 6/10 of a mile south of W. 159th Avenue on the west side of Cline Avenue, a/k/a 16350 Cline Avenue 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 40, Secondary Suites, Section I, Size, the floor area of a secondary suite may not exceed 49% of the floor area of the principal dwelling unit or 580 square feet, whichever is less.

Purpose: To allow a 1,200 square foot secondary suite.

approved _____ denied _____ deferred _____ vote _____

3. **24-V-46 BZA – James Rounsaville, Owner/Petitioner**
Located approximately 1/10 of a mile north of W. 159th Avenue on the west side of Sherman Place, a/k/a 15850 Sherman Place in Cedar Creek Township.

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) (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: For the purpose of allowing a residential fence in the street yard area with a height of 6 ft.

approved _____ denied _____ deferred _____ vote _____

4. **24-V-47 BZA – Horvath Communications – Erin Horvath, Owner and Insite – Bryan Donely, Petitioner**
Located at the northwest quadrant at the intersection at 217th Avenue and I-65, a/k/a 2214 W. 217th Avenue in Eagle Creek Township

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Additional Regulations of General applicability, Chapter 10, Development in a Floodplain, Section (B) (1), Flood Fringe, no development shall take place in a Flood Fringe without approval of a Variance from Development Standards

Purpose: To allow a telecommunications facility in a flood fringe area.

approved _____ denied _____ deferred _____ vote _____

5. 24-V-48 BZA – Josh Rietveld, Owner/Petitioner

Located approximately 8/10 of a mile south of W. 125th Avenue on the east side of Calumet Avenue, a/k/a 13213 Calumet 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, 3,633 sq. ft. requested .

Purpose: To allow a 22' X 80' addition to an accessory building for personal use.

approved____denied____deferred____ vote_____