

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, MAY 19, 2021 – 6:00 P.M.**

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Emergency exit announcement.** In case of an emergency, exit the Auditorium, proceed to the nearest exit, and exit the building. 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. 21-SE-02 PC – Jim Brooker, Owner/Petitioner

Located at the southeast quadrant at the intersection of Chase Street and Belshaw Road in Cedar Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (9), Soil or Sand Excavation.

Purpose: To allow two ponds.

approved_____ denied_____ deferred_____ vote_____

2. 21-SE-03 PC – Palmira LLC, Owner/Petitioner

Located at the northeast quadrant at 117th Avenue and White Oak a/k/a 12111 W. 109th Avenue in Hanover Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (C) (2) (g), Uses Permitted by Special Exception, Golf Course.

Purpose: To allow for a revision to the Special Exception for Palmira Golf Course.

favorable_____ unfavorable_____ deferred_____ vote_____

3. **21-V-29 BZA – John and Carol Whiteside, Owners/Petitioners**
Located at the southeast quadrant at the intersection of 125th Avenue and Clark Street
a/k/a 12513 Clark Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake
County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft.
permitted, 2,883 sq. ft. requested.

Purpose: To allow a 36' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

4. **21-V-30 BZA – John and Carol Whiteside, Owners/Petitioners**

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake
County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft.
permitted, 20 ft. 10 in. requested.

Purpose: To allow an accessory building with an overall height of 20 ft. 10 in.

approved_____ denied_____ deferred_____ vote_____

5. **21-UV-02 BZA – Ann Marie and Brian Cusack, Owners and Ann Marie Cusack,
Petitioner**

Located approximately 1/10 of a mile west of Harrison Street on the south side of 153rd
Avenue a/k/a 957 W. 153rd Avenue in Cedar Creek Township.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance,
Sec. 9.2 (F), Hobby Farms, Hobby Farms shall not be permitted in
subdivisions unless 80% of the platted lots are five (5) acres or more in size.

Purpose: To allow a Hobby Farm on Lot 1 in Cedar Green, a subdivision in which
fewer than 80% of the platted lots are five acres or greater.

approved_____ denied_____ deferred_____ vote_____

6. **21-V-31 BZA – Stojan Marinceski, Owner/Petitioner**

Located approximately ½ of a mile north of 163rd Avenue on the east side of Grant Street
a/k/a 15915 Grant Street in Cedar Creek 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, 3,904 sq. ft. requested.

Purpose: To allow a 64' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

7. 21-V-32 BZA – Stojan Marinceski, 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 side yard.

approved_____ denied_____ deferred_____ vote_____

8. 21-V-33 BZA – Roger Sizemore and Lynn Crotty, Owners/Petitioners

Located approximately 2/10 of a mile north of 161st Avenue on the west side of Hilltop Drive a/k/a 15908 Hilltop Drive in Cedar Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B) (2), Second accessory building greater than 150 sq. ft. on less than one acre.

Purpose: To allow a second accessory building greater than 150 sq. ft. on less than an acre

approved_____ denied_____ deferred_____ vote_____

9. 21-V-34 BZA – Roger Sizemore and Lynn Crotty, Owners/Petitioners

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 2,315 sq. ft. requested.

Purpose: To allow a 36' X 40' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

10. 21-V-35 BZA – Roger Sizemore and Lynn Crotty, Owners/Petitioners

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 19 ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

11. 21-V-36 BZA – Roger Sizemore and Lynn Crotty, Owners/Petitioners

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/side yard.

approved_____ denied_____ deferred_____ vote_____

12. 21-V-37- Roman Rzadkosz, Owner/Petitioner

Located at the southwest quadrant at the intersection of Fathke Road and Burr Street in Center Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 10.1 (C), Lot Without Adequate Frontage/No Frontage.

Purpose: To allow a building permit to be issued on a proposed subdivision lot with no frontage.

approved_____ denied_____ deferred_____ vote_____

13. 21-V-38 BZA – Felix Garza, Owner/Petitioner

Located approximately 1/10 of a mile north of 159th Avenue on the east side of Deodor Street a/k/a 15831 Deodor Street in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,014 sq. ft. permitted, 1,450 sq. ft. requested.

Purpose: To allow a 30' X 45' accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

14. 21-V-39 BZA – Felix Garza, Owner/Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 22 ft. requested.

Purpose: To allow an accessory building with an overall height of 22 ft.

approved_____ denied_____ deferred_____ vote_____

15. 21-V-40 BZA – Chad and Kim Domke, Owners and Eric Goetz Master Builder, Petitioner

Located approximately 9/10 of a mile south of 181st Avenue (State Road 2) on the east side of Austin Street a/k/a 18709 Austin Street in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 2,220 sq. ft. requested.

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

approved_____ denied_____ deferred_____ vote_____

16. 21-V-41 BZA – Chad and Kim Domke, Owners and Eric Goetz Master Builder, Petitioner

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 20 ft. requested.

Purpose: To allow an accessory building with an overall height of 20 ft.

approved_____ denied_____ deferred_____ vote_____

17. 21-V-42 BZA – Paul D. Metcalfe, Owner and Gary D. Metcalfe, Petitioner

Located approximately 3/10 of a mile east of State Line Road on the north side of 109th Avenue a/k/a 15332 W. 109th Avenue in Hanover Township

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 5,008 sq. ft. requested.

Purpose: To allow a 64' X 24' addition to an existing accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

18. 21-V-43 BZA – Timothy Metcalfe, Owner and Gary D. Metcalfe, Petitioner

Located approximately 3/10 of a mile east of State Line Road on the north side of 109th Avenue a/k/a 15394 W. 109th Avenue in Hanover Township

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 5,008 sq. ft. requested.

Purpose: To allow a 24' X 64' addition to an existing accessory building for personal use.

approved_____ denied_____ deferred_____ vote_____

19. 21-V-44 BZA – Lora Heiser, Owner and Gary D. Metcalfe, Petitioner

Located approximately 3/10 of a mile east of State Line Road on the north side of 109th Avenue a/k/a 15328 W. 109th Avenue in Hanover 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, 3,856 sq. ft. requested.

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

approved _____ denied _____ deferred _____ vote _____